CITY OF OPA-LOCKA

The City of Bright Opportunities

REGULAR COMMISSION MEETING
Agenda

Wednesday, June 10, 2026
6:00 PM

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

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

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

SPEAKING BEFORE THE CITY COMMISSION

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

To participate virtually, please register by 6:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

CITY OF OPA-LOCKA

"The City of Bright Opportunities"

AGENDA
REGULAR COMMISSION MEETING
June 10, 2026
6:00 PM

1. CALL TO ORDER:

2. ROLL CALL:

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE:

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

Special Presentation by Vice Mayor Joseph L. Kelley
In recognition of Dr. Glenton Samuels

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

7. APPROVAL OF AGENDA:

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes — May 27, 2026

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

10. PUBLIC PRESENTATIONS:

11. CITIZENS' FORUM:
(Opportunity for discussion of any concerns – please limit to 3 minutes)

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

13. ADMINISTRATION:

CONSENT AGENDA:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR A POOL OF CONTRACTORS FOR CITYWIDE TOWING SERVICES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AUTHORIZING THE CITY MANAGER TO REJECT A PROPOSAL SUBMITTED PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) 2026-PDN-001 FOR PRINTING AND DISTRIBUTION OF A QUARTERLY COMMUNITY NEWSPAPER; FURTHER AUTHORIZING THE CITY MANAGER TO ENGAGE COMMUNITY NEWSPAPER SERVICES FOR AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) IN A CONTRACT FORM ACCEPTABLE TO THE CITY ATTORNEY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO CONDUCT A CITYWIDE ASSESSMENT OF UNSAFE STRUCTURES AND FURTHER AUTHORIZING THE CITY MANAGER TO SUBMIT THE FINDINGS TO THE MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA DIRECTING THE CITY MANAGER TO CONDUCT AND PRESENT A STUDY AND ANALYSIS REGARDING A SIX-MONTH PILOT PROGRAM FOR EXTENDED SERVICE HOURS FOR CITY SERVICES AND OPERATIONS; PROVIDING FOR REPORTING AND RECOMMENDATIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Vice Mayor Kelley*

5. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING THE PUBLIC SPACE ADJACENT TO THE HISTORIC CITY HALL AS "CENTENNIAL PARK"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Commissioner Ervin*

6. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO IMMEDIATELY COORDINATE REVIEW AND INSPECTION OF JUNKYARDS, SALVAGE YARDS, AUTO DISMANTLING FACILITIES AND OUTDOOR VEHICLE STORAGE OPERATIONS WITHIN THE CITY LIMITS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Commissioner Santiago*

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

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

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

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

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

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

BUILDINGS ON THE PROPERTY LOCATED WITHIN THE CORRIDOR MIXED-USE OVERLAY DISTRICT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

3. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RENAMING RUTLAND STREET FROM OPA-LOCKA BOULEVARD TO VERMONT STREET AS "PROGRESSIVE FIREFIGHTERS ASSOCIATION STREET"; PROVIDING FOR CONFLICT AND REPEALER; SEVERABILITY; SCRIVENER'S ERRORS; AND AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor*

4. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, APPROVAL, ISSUANCE, EXPANSION, OR MODIFICATION OF DEVELOPMENT APPLICATIONS, PERMITS, SITE PLAN APPROVALS, ZONING APPROVALS, OR OTHER AUTHORIZATIONS FOR NEW JUNKYARDS, SALVAGE YARD OPERATIONS, AUTO DISMANTLING FACILITIES AND OUTDOOR VEHICLE STORAGE OPERATIONS USES; PROVIDING FOR THE PURPOSE OF ALLOWING THE CITY MANAGER AND CITY STAFF ADEQUATE TIME TO REVIEW, DEVELOP, AND IMPLEMENT ENHANCED OPERATIONAL, FIRE SAFETY, LAND DEVELOPMENT, INSPECTION, AND REGULATORY PROCESSES TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR FINDINGS; PROVIDING FOR SCOPE OF MORATORIUM; PROVIDING FOR PURPOSE AND REVIEW; PROVIDING FOR EXEMPTIONS, WAIVERS, AND VESTED RIGHTS; PROVIDING FOR DURATION AND SUNSET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Commission*

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

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

18. OFFICIAL BOARD REPORTS:

19. MAYOR/COMMISSION REPORTS:

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

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

20. OFFICIAL BOARD APPOINTMENTS:

Civil Service Board
1 Individual Appointment (Mayor Taylor)
1 Individual Appointment (Commissioner Ervin)
1 Individual Appointment (Commissioner Santiago)

Charter Review Board
2 At-Large Appointments

Historic Environmental Preservation Board
1 Individual Appointment (Commissioner Santiago)
2 At-Large Appointments (Alternate Members)

Teen, Young Adult and Community Relations Advisory Board
1 Individual Appointment (Mayor Taylor)
1 Individual Appointment (Vice Mayor Kelley)
1 Individual Appointment (Commissioner Dr. Bass)
1 Individual Appointment (Commissioner Ervin)
2 At-Large Appointments

21. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES

1. **City of Opa-locka Mayor & Commission Triangle Community Block Party, in partnership with Lowe's Groceries, Friday, June 5, 2026 (first Friday of every month) from 7:00 PM - 11:00 PM, Lowe's Groceries, 1731 Ali Baba Avenue, Opa-locka, Florida.** *Hosted by Commissioner Luis B. Santiago*

2. **The City of Opa-locka Mayor & Commission presents Community Chess & Dominoes Monthly Challenge, Sunday, June 7, 2026 from 3:00 PM - 5:00 PM, Sherbondy Park Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida.** *Hosted by Commissioner Dr. Sherelean Bass and Commissioner Luis B. Santiago*

3. **The City of Opa-locka Police Department presents a Memorial Service in honor of Sgt. Ephraim Brown, Monday, June 8, 2026 at 10:00 AM, 780 Fisherman Street, Opa-locka, Florida.**

4. **Join Vice Mayor Joseph L. Kelley for Meet Me Monday, June 8, 2026, at 6:00 PM, Helen L. Miller Center, 2331 NW 143rd Street, Opa-locka, Florida.**

5. **Opa-locka Community Redevelopment Agency Meeting, Tuesday, June 9, 2026 at 6:00 PM, Opa-locka Government Center, Commission Chambers, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.**

6. **The City of Opa-locka Mayor & Commission presents Community Bingo, Friday, June 12, 2026 at 6:00 PM, Sherbondy Park Auditorium, 215 Perviz Avenue, Opa-locka, Florida.** *Hosted by Vice Mayor Joseph L. Kelley*

7. **The City of Opa-locka Mayor & Commission presents a Juneteenth Celebration on Friday, June 19, 2026 — TBA.** *Hosted by Vice Mayor Joseph L. Kelley and Commissioner Natasha L. Ervin*

8. **City of Opa-locka 4th Annual Father & Son Basketball Tournament, in partnership with S.W.A.T., Saturday, June 20, 2026 from 10:00 AM - 3:00 PM, Sherbondy Village Gymnasium, 215 Perviz Avenue, Opa-locka, Florida. Registration required: www.SwatTeamWork.org, via telephone at 954.770.6148 or email at Inc.Swat@gmail.com** *Sponsored by Commissioner Dr. Sherelean Bass*

9. **UHI Community Care Clinic in partnership with the City of Opa-locka Mayor & Commission presents Mobile Dental Services, Bringing Dental Care to You, starting June 26, 2026 by appointment only. For more information, please call 305.620.7797.** *Hosted by Mayor John H. Taylor, Jr.*

10. **The City of Opa-locka Mayor & Commission presents Pages in the Park Through Art, Tuesday, June 30, 2026 from 9:30 AM - 12:00 PM, Sherbondy Park Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida.** *Hosted by Commissioner Dr. Sherelean Bass*

11. **The City of Opa-locka Mayor & Commission presents Prayer in the Garden, Wednesday, July 1, 2026 at 12:05 PM, Rose Tydus Prayer Garden, corner of Sharazad Boulevard and Codadad Street, Opa-locka, Florida.** *Hosted by Vice Mayor Joseph L. Kelley*

12. **The City of Opa-locka Mayor & Commission invites you to a Monthly Free Food and Resource Drive, Thursday, July 2, 2026, from 9:30 AM - 12:30 PM, Sherbondy Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida. First come, first served — while supplies last.** *Hosted by Vice Mayor Joseph L. Kelley, co-hosted by Mayor John H. Taylor, Jr., Commissioner Natasha L. Ervin, Commissioner Dr. Sherelean Bass and Commissioner Luis B. Santiago*

13. **The City of Opa-locka and the Opa-locka Community Redevelopment Agency presents the Rose Tydus Prayer Garden Ribbon Cutting Ceremony, Thursday, July 2, 2026 at 6:00 PM, 1052 Sharazad Boulevard, Opa-locka, Florida. RSVP at 305.953.2868 Ext. 1104.**

14. **Miami-Dade County Tax Collector Dariel Fernandez in partnership with City of Opa-locka Mayor John H. Taylor presents TConnect - Driving Service Closer to You, July 2026 (date to be determined) from 9:00 AM - 4:00 PM, Opa-locka Government Center, 780 Fisherman Street, Opa-locka, Florida.**

15. **The City of Opa-locka presents RnB in the Park, Saturday, July 18, 2026 from 5:00 PM - 11:00 PM, Sherbondy Park, 380 Bahman Avenue, Opa-locka, Florida.** *Hosted by Commissioner Natasha L. Ervin*

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

CITY OF OPA-LOCKA

"The City of Bright Opportunities"

REGULAR COMMISSION MEETING
Wednesday, May 27, 2026
6:00 PM

1. CALL TO ORDER:

Mayor John H. Taylor, Jr. called the meeting to order at 6:01 PM on Wednesday, May 27, 2026, at the City of Opa-locka Commission Chamber, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

2. ROLL CALL:

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

3. INVOCATION:

The invocation was delivered by Vice Mayor Joseph L. Kelley.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chief Dr. Robin Starks and recited in unison.

Following the Pledge of Allegiance, Mayor Taylor thanked the City of Opa-locka, City staff, and his colleagues for coming together the previous evening to support residents displaced by a fire south of the City.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

Mayor Taylor acknowledged a Congressional Record submitted by Congresswoman Frederica Wilson honoring the City of Opa-locka on its 100th anniversary, which was delivered to the City in recognition of the City's centennial celebrated on May 14.

The Honorable Dr. Walter Fajet, Mayor of the City of Miami Springs, addressed the City Commission and presented a proclamation congratulating the City of Opa-locka on its centennial, recognizing the City's century of resilience, achievement, and community spirit, and proclaiming 2026 a centennial celebration year for Opa-locka. He noted the two cities share a founding connection through Glenn Curtiss and invited the City Commission to participate in Miami Springs' own centennial events.

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

It was moved by Commissioner Santiago, seconded by Commissioner Ervin, to approve the Consent Agenda (items 13-1, 13-2, 13-3, 13-4, 13-5).

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

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

7. APPROVAL OF AGENDA:

It was moved by Commissioner Ervin, seconded by Commissioner Santiago, to approve the Agenda.

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

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

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes — April 22, 2026

It was moved by Commissioner Ervin, seconded by Commissioner Bass, to approve the April 22, 2026 Regular Commission Meeting Minutes.

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

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

Special Commission Meeting Minutes — May 4, 2026

It was moved by Vice Mayor Kelley, seconded by Commissioner Santiago, to approve the May 4, 2026 Special Commission Meeting Minutes.

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

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

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

There were none.

10. PUBLIC PRESENTATIONS:

There were none.

11. CITIZENS' FORUM:

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

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

Mayor Taylor opened Citizens' Forum.

Alex Van Mecl, 806 Jann Avenue, congratulated the City on its centennial and thanked staff and the City Commission for the Centennial Plaza. He requested that a poinciana tree be planted elsewhere in the city in honor of the late Dolly MacIntyre, a former Historic and Environmental Preservation Board member, to replace the donated tree removed from the Plaza site. He also requested trash receptacles for the area, asked that the urban forestry contractor be held accountable for maintaining new plantings, and asked how soon updated littering signage could be posted.

Mayor Taylor closed Citizens' Forum.

Mayor Taylor stated he would speak with the City Manager regarding the tree and confirmed that receptacles were being ordered for the area.

Vice Mayor Kelley stated the receptacles were in process. He also acknowledged a disconnect with the County regarding roadway maintenance, and noted the City Manager and Mayor had been meeting with County officials to resolve the issue. He stated the city would proceed with signage but encouraged residents to help report dumping and littering.

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

There were none.

13. ADMINISTRATION:

CONSENT AGENDA:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO REVIEW AND IDENTIFY OPPORTUNITIES TO DECREASE THE MILLAGE RATE DURING THE PREPARATION OF THE FISCAL YEAR 2026-2027 BUDGET; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Mayor Taylor* **Deferred from April 22, 2026 RCM**

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT ALL PROPOSALS FOR THE PRE-QUALIFIED POOL OF GENERAL CONTRACTORS FOR THE OWNER-OCCUPIED MINOR HOME REPAIR PROGRAM PURSUANT TO RFP NO. 26-0316200; FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO MULTIPLE AGREEMENTS AS PROVIDED HEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL OF HYDROCORP, LLC FOR CROSS-CONNECTION CONTROL PROGRAM MANAGEMENT SERVICES PURSUANT TO RFP NO. 26-0312200; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HYDROCORP, LLC FOR SAID SERVICES IN AN AMOUNT NOT TO EXCEED THREE HUNDRED EIGHTY-FIVE THOUSAND, FOUR HUNDRED SIXTY-THREE DOLLARS AND FORTY-SEVEN CENTS ($385,463.47); PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL OF DIAMANTI CONSTRUCTION & DEVELOPMENT, INC., FOR URBAN FORESTRY REVITALIZATION INITIATIVE PURSUANT TO RFP NO. 26-0220200; FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DIAMANTI CONSTRUCTION & DEVELOPMENT, INC. FOR SAID SERVICES, IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED NINETY-SIX THOUSAND EIGHT HUNDRED FOURTEEN DOLLARS ($496,814.00); PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

DRAFT

5. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO EXPLORE THE IMPLEMENTATION OF ACCESSORY DWELLING UNITS WITHIN RESIDENTIAL ZONING AREAS OF THE CITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Vice Mayor Kelley*

14. NEW ITEMS:

There were none.

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

There were none.

B. APPEALS:

There were none.

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

There were none.

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

Agenda Item 16-B.1 was heard immediately following Agenda Item 16-B.4

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22 OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, DIVISION 5 ENTITLED "WATER AND SEWER IMPACT FEES", SPECIFICALLY AMENDING SECTION 22-379(F) ENTITLED "LEGISLATIVE FINDINGS" TO CHANGE THE NAME OF THE UPDATED RATE STUDY CONSULTANT TO STANTEC CONSULTING SERVICES INC; AMENDING SECTION 22-385 ENTITLED "COMPUTATION OF THE AMOUNT OF WATER AND SEWER IMPACT FEE" TO UPDATE WATER, SEWER, AND RELATED FACILITIES FEES; AMENDING SECTION 22-386 ENTITLED "PAYMENT OF FEE" TO UPDATE IMPACT FEE PAYMENT TERMS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN**

DRAFT

CODE; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on April 22, 2026). Sponsored by City Manager

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

It was moved by Commissioner Ervin, seconded by Commissioner Bass, to discuss Agenda Item 16-B.1.

City Manager Lawson introduced the item and stated the recommended amendments to the water, sewer, and related facilities impact fees were necessary to ensure adequate levels of service are provided and maintained for new residential, commercial, and industrial growth. She stated the existing impact fees of $1,439 per equivalent residential unit for water and $1,276 per equivalent residential unit for sewer were insufficient to meet the City's current and future infrastructure needs, and noted there had been no changes between first and second reading.

Mayor Taylor opened the public hearing. No one came forth to speak. Mayor Taylor closed the public hearing.

Vice Mayor Kelley requested that language be added to the ordinance requiring the City Manager to revisit the fees at the three-and-one-half-year mark, prior to the four-year point, by returning to a request-for-proposals process to engage a consultant to update the rate study. He stated he preferred the requirement be captured within the ordinance to ensure it remained in place regardless of staffing changes, and offered the requirement as an amendment.

Assistant City Attorney Cobb stated the language could be added to the whereas clauses of the ordinance.

City Manager Lawson stated she had drafted an internal policy that included a date certain at three and one-half years for staff to initiate the process again.

It was moved by Vice Mayor Kelley, seconded by Commissioner Bass, to amend the ordinance to require the City Manager to revisit the fees at the three-and-one-half-year mark.

There being no additional discussion, the amendment passed by a 5-0 vote.

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

There being no additional discussion, the ordinance, as amended, passed on second reading by a 5-0 vote.

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

2. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, "IMPACT FEES", SPECIFICALLY AMENDING SECTION 22-310(F), ENTITLED "LEGISLATIVE FINDINGS" TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22- 316(A) ENTITLED "COMPUTATION OF THE AMOUNT OF PUBLIC SAFETY IMPACT FEE" TO UPDATE THE PUBLIC SAFETY FEE SCHEDULE; AMENDING SECTION 22-317 ENTITLED "PAYMENT OF FEE" TO UPDATE IMPACT FEE PAYMENT TERMS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on April 22, 2026).** *Sponsored by City Manager*

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

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

City Manager Lawson introduced the item and stated the recommended amendments were necessary because the current public safety impact fee of $0.166 per square foot was insufficient to meet the City's current and future needs. She noted there had been no changes between first and second reading.

Mayor Taylor opened the public hearing. No one came forth to speak. Mayor Taylor closed the public hearing.

It was moved by Vice Mayor Kelley, seconded by Commissioner Ervin, to amend the ordinance with the same language requiring the City Manager to revisit the fees at the three-and-one-half-year mark.

There being no additional discussion, the amendment passed by a 5-0 vote.

Commissioner Ervin Yes
Vice Mayor Kelley Yes
Commissioner Santiago Yes

Commissioner Bass Yes
Mayor Taylor Yes

There being no additional discussion, the ordinance, as amended, passed on second reading by a 5-0 vote.

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

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

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

It was moved by Vice Mayor Kelley, seconded by Commissioner Ervin, to discuss Agenda Item 16-B.3.

City Manager Lawson introduced the item and stated the recommended amendments to the park and recreation impact fees were necessary to provide and maintain a level of service for new growth. She stated the current park and recreation impact fee of $0.998 per square foot was inadequate, and noted there had been no changes between first and second reading.

Mayor Taylor opened the public hearing. No one came forth to speak. Mayor Taylor closed the public hearing.

It was moved by Vice Mayor Kelley, seconded by Commissioner Bass, to amend the ordinance with the same language requiring the City Manager to revisit the fees at the three-and-one-half-year mark.

There being no additional discussion, the amendment passed by a 5-0 vote.

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

There being no additional discussion, the ordinance, as amended, passed on second reading by a 5-0 vote.

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

Agenda Item 16-B.4 was heard immediately following Agenda Item 11.

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

DRAFT

DESIGNATIONS BEARING THE PREFIX HDOD; CMU; AND MNMU; TO DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A CERTIFICATION PROCESS AND FEE OF $100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING PROOF OF CURRENT TITLE AND REGISTRATION, AS REQUIRED BY APPLICABLE LAW; ALLOWING A RECREATIONAL VEHICLE NOT EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING, OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER 2, ARTICLE XI, SECTION 2-570.33 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM $500.00 TO $250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on April 22, 2026).
Sponsored by Commissioner Santiago

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

It was moved by Commissioner Santiago, seconded by Vice Mayor Kelley, to discuss Agenda Item 16-B.4.

Commissioner Santiago introduced the item and, through an interpreter, stated the ordinance had been under discussion for approximately one and one-half years and had been developed in coordination with residents and his colleagues. He stated residents understood the rules and regulations and that the ordinance would allow residents to park recreational vehicles on their own property provided all rules were followed, while prohibiting the use of recreational vehicles as living quarters.

Mayor Taylor opened the public hearing. No one came forth to speak. Mayor Taylor closed the public hearing.

There being no additional discussion, the ordinance passed on second reading by a 5-0 vote.

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

C. RESOLUTION(S):

There were none.

17. CITY MANAGER'S REPORT:

City Manager Lawson reported that summer camp registration had begun, with the program running June 8 through August 7, 2026; that Lift Station No. 9 was nearing completion, with a new driveway being installed for the affected property owner; and that improvements continued at Ingram Park, including new sidewalks and restroom enhancements. She stated the Finance Department continued working with internal and external auditors, who were on site and returning the next day, and that the City remained on track for the June 30, 2026 audit submission. She also reported the Social Services Division had begun hurricane preparedness efforts and would poll the City Commission to schedule a workshop to inform residents and distribute preparedness kits.

Mayor Taylor asked that staff present hurricane preparedness during a regular City Commission meeting, to be broadcast to residents, rather than a separate workshop. City Manager Lawson agreed.

Mayor Taylor requested a temporary moratorium on junkyards, salvage yards, automobile dismantling, and outdoor storage operations, citing recurring incidents, to allow staff time to develop enhanced fire safety, land development, inspection, and regulatory processes.

Commissioner Bass asked the City Manager to evaluate Sherbondy Village for use as an emergency shelter, noting the City had no facility of its own, and suggested including it in the next budget.

City Manager Lawson confirmed Sherbondy had been built as a shelter but needed work to pass inspections, and that staff had begun researching the cost of cots for possible inclusion in the next budget.

Mayor Taylor requested a status update on the previously approved curfew program.

City Manager Lawson stated discussions with the County Attorney were ongoing, but the City Attorney was not present to elaborate. Later in the meeting, Assistant City Attorney Cobb clarified that the County was no longer willing to sign the agreement, and no other cities had

agreed to participate. Mayor Taylor directed the City Attorney to provide a detailed report at the next meeting.

Commissioner Santiago thanked City Manager Lawson for accompanying him to the Cairo Lane area affected by a recent fire and reported he had prepared a moratorium related to that area to bring forward by the last City Commission meeting in June. He acknowledged the affected business owners present and pledged the City's assistance.

Mayor Taylor offered to co-sponsor the moratorium.

Vice Mayor Kelley asked to be included, noting he had proposed a similar measure in 2003 and cautioned it would require considerable work.

Commissioner Bass suggested the entire City Commission co-sponsor.

Vice Mayor Kelley asked when the events and policy update would be presented.

City Manager Lawson stated she would be meeting with the City Clerk the next morning, and Vice Mayor Kelley requested a preliminary report by the first City Commission meeting in June 2026.

Mayor Taylor asked the City Attorney and City Manager to research recent State and federal changes, including those affecting diversity, equity, and inclusion programs, ahead of budget season.

18. OFFICIAL BOARD REPORTS:

There were none.

19. MAYOR/COMMISSION REPORTS:

Mayor John H. Taylor, Jr.

- **Financial Oversight**

Vice Mayor Joseph L. Kelley

- **Fiscal Responsibility & Accountability**

Vice Mayor Kelley reported on the May Farm Share distribution at Sherbondy Pavilion, with the next on June 3, 2026. He also reported on the National Day of Prayer, Meet Me Monday at Jesus Rock Church, the Police response to a concern on 21st Court, and his attendance at the Florida League of Cities leadership class May 14–15. He thanked those involved in the Arabian Nights Festival and Gospel Fest, hoped to budget the Gospel Fest next year and provide shirts for the senior performers, and reported hosting the Haitian Heritage Month reception that day.

Commissioner Ervin expressed sympathy to the Cairo Lane business owners and praised staff and the Police Department for the Arabian Nights Festival and centennial gala. She recognized

former Vice Mayor Rose Tydus for collecting litter near Sherbondy and Historic City Hall. Commissioner Ervin also reported on the inaugural Slip and Slide Kickball game, suggested a future game challenging the Police Department. Commissioner Ervin also invited residents to an upcoming bingo event.

Commissioner Bass announced summer reading initiatives "Turning Pages with Art in the Park" and "Got Caught Reading with Commissioner Bass."

Commissioner Santiago announced a Triangle-area block party on June 5, 2026 and the Community Chess and Dominoes Monthly Challenge, co-sponsored with Commissioner Bass, on June 7, 2026 at Sherbondy Park. He urged fairness in selecting Owner-Occupied Minor Home Repair Program recipients.

Mayor Taylor responded that the program was advertised on social media and by text, that 39 applications were received, and that all 10 completed applications were awarded.

The City Commission discussed convening a meeting to assist the Cairo Lane fire business owners.

Mayor Taylor stated any assistance would return as legislation and invited all members to visit the site.

Under Financial Oversight, Mayor Taylor confirmed the City was on track for the June 30, 2026 audit and raised concern over the efficiency audit.

City Manager Lawson cited audit season for the delay and noted a forthcoming budget amendment with individual meetings beforehand.

Mayor Taylor announced Tax Collector services June 5, 2026 at the Municipal Complex and noted the June 19 Florida Licensing on Wheels would be rescheduled for Juneteenth.

20. OFFICIAL BOARD APPOINTMENTS:

There were none.

21. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Ervin, seconded by Commissioner Bass to adjourn the meeting at 7:15 PM.

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

DRAFT

Sponsored by: City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR A POOL OF CONTRACTORS FOR CITYWIDE TOWING SERVICES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka's current agreement for citywide towing services is set to expire on July 16, 2026; and

WHEREAS, to ensure there is no lapse in service, the City of Opa-Locka ("City") desires to issue a Request for Proposals (RFP) to seek qualified licensed and experienced towing firms to enter into an agreement for citywide towing services and; and

WHEREAS, the selected vendor shall provide the services, design, labor, materials, equipment, and all incidentals necessary, as further defined in the RFP to provide Citywide Towing Services within the City; and

WHEREAS, due to high demand for services, historical practices and the most recent experiences with a single tow contractor, the City intends to award a contract to multiple selected contractors for the services described in this RFP; and

WHEREAS, there is no financial impact associated with the issuance of the RFP since no financial liability is created in receiving and evaluating proposals; and

WHEREAS, the City Commission finds it in the best interest of the City and its residents to authorize the City Manager to issue a Request for Proposals for a pool of contractors for citywide towing services.

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION. The City Commission of the City of Opa-Locka hereby authorizes the City Manager to issue a Request for Proposal soliciting a pool of contractors for Citywide Towing Services.

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED AND ADOPTED this _____day of _____, 2026.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

Moved by: _____

Seconded by:_____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

City Manager:	Sha'mecca Lawson			**CM Signature:**				
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
				X				
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		**X**
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
							X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
	X							
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*			
	X							
Sponsor Name	City Manager		**Department:**		City Manager			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR PROPOSAL FOR A POOL OF CONTRACTORS FOR CITYWIDE TOWING SERVICES.

Staff Summary:

The City's current agreement for citywide towing services is set to expire on July 16, 2026. To ensure there is no lapse in service, the City is seeking qualifications from licensed and experienced towing firms to enter into an agreement for citywide towing services.

The selected consultant shall provide the services, design, labor, materials, equipment, and all incidentals necessary, as further defined in the RFP to provide Citywide Towing Services within the City.
Due to high demand for services, historical practices and the most recent experiences with a single tow contractor, the City intends to award a contract to multiple selected contractors for the services described in this RFP.

Financial Impact: There is no financial impact associated with the issuance of RFP since no financial liability is created in receiving and evaluating proposals.

Proposed Action:

Staff recommend the City Commission approve this legislation.

Attachment:

Draft Solicitation

City of Opa-locka

RFP NO: 26-XXXXXXX

REQUEST FOR PROPOSALS (RFP)

CITYWIDE TOWING SERVICES

CITY OF OPA-LOCKA
RFP NO. 26-
XXXXXXX
CITYWIDE TOWING SERVICES

TABLE OF CONTENTS

Subject	Page Number
Cover	1
Table of Contents	2
Advertisement	3
Part I - Proposal Guidelines	4
Part II - Nature of Services Required	9
Part III - Proposal Requirements	22
Part IV - Evaluation of Proposals	24
Proposer Qualifications	27
Price Proposal	28
Debarment, Suspension Certification	29
Drug-Free Certification	31
Non-Collusion Affidavit	32
Non-Discrimination Affidavit	33
E-Verify Form	35

CITY OF OPA-LOCKA REQUEST FOR PROPOSALS
RFP NO: 26-XXXXXXX
Citywide Towing Services

Sealed Proposals for a towing service will be received by the City of Opa-locka at the Office of the City Clerk, 780 Fisherman St, 4th Floor, Opa-locka, Florida 33054, **TBD, 2026 by 2:00 p.m.** Any RFP Package received after the designated closing time will be returned unopened. The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th
Floor Opa-locka, Florida
33054

An original and six (6) copies for a total of seven (7) plus 1 copy of the Proposal package on USB Flash Drive in PDF format shall be submitted in sealed envelopes/packages addressed to the City Clerk, City of Opa-locka, Florida, and marked **RFP for Citywide Towing Services.**

Proposers desiring information for use in preparing proposals may obtain a set of such documents by visiting the City's website at www.opalockafl.gov or www.demandstar.com.

The City reserves the right to accept or reject any and all proposals and to waive any technicalities or irregularities therein. The City further reserves the right to award the contract to that proposer whose proposal best complies with the **RFP NO: 26-XXXXXXX** requirements. Proposers may not withdraw their proposal for a period of ninety (90) days from the date set for the opening thereof.

Joanna Flores, CMC
City Clerk

CITY OF OPA-LOCKA

RFP NO: 26-XXXXXXX
Citywide Towing Services

PART I

PROPOSAL GUIDELINES

1-1. Introduction: The City of Opa-locka is requesting proposals from qualified professional companies and firms to provide **Towing Services**. The City hereby requests proposals for the selection of one or more firms (collectively, the "Consultant" or "Respondent") to provide the services set forth in this RFP.

1-2. Proposal Submission and Withdrawal: The City of Opa-locka will be accepting proposals by mail, however it is Proposer's responsibility to submit Proposer's proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The City must receive all proposals by 2:00 p.m. on TBD 2026. The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th
Floor Opa-locka, Florida 33054

To facilitate processing, please clearly mark the outside of the proposal package as follows: **RFP NO. 26-XXXXXXX – Citywide Towing Services.**

This package shall also include the Proposer's return address.

Proposers may withdraw their proposals by notifying the City in writing at any time prior to the deadline for proposal submittal. After the deadline, the proposal will constitute an irrevocable offer, for a period of 90 days. Once opened, proposals become a record of the City and will not be returned to the Proposer.

The City cautions Proposers to assure actual delivery of mailed or hand-delivered proposals directly to the City Clerk's Office at 780 Fisherman Street, 4th Floor, Opa-locka, Florida 33054 prior to the deadline set for receiving proposals. Telephone confirmation of timely receipt of the proposal may be made by calling (305) 688-4611 before proposal closing time. Any proposal received after the established deadline **will not** be considered and will be returned unopened to the Proposer(s).

1-3. Number of Copies: Proposers shall submit an **original and six (6) copies (a total of 7) plus one copy on USB flash drive in PDF format** of the proposal in a sealed, opaque package marked as noted above. The Proposer will be responsible for timely delivery, whether by personal delivery, US Mail or any other delivery medium.

1-4. Development Costs: Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Request for Proposal. Proposers should prepare their proposals simply and economically, providing a straightforward and concise description of the Proposer's ability to meet the requirements of the RFP.

1-5. Inquiries: The City Clerk will receive written requests for clarification concerning the meaning or interpretations of the RFP, until eight (8) days prior to the submittal date. City personnel are authorized only to direct the attention of prospective Proposers to various portions of the RFP so that they may read and interpret such for themselves. No employee of the City is authorized to interpret any portion of this RFP or give information as to the requirements of the RFP in addition to what is contained in the written RFP document.

1-6. Addendum: The City may record its response to inquiries and any supplemental instructions in the form of written addenda. The City may mail written addenda up to three (3) calendar days before the date fixed for receiving the proposals. Proposers shall contact the City to ascertain whether any addenda have been issued. Failure to do so could result in an unresponsive proposal. Any oral explanation given before the RFP opening will not be binding.

All Proposers are expected to carefully examine the proposal documents. Any ambiguities or inconsistencies should be brought to the attention of the City's Purchasing Agent through written communication prior to the opening of the proposals.

1-7. Contract Awards: The City anticipates entering into an Agreement with the Proposer who submits the proposal judged by the City to be most advantageous.

The Proposer understands that this RFP does not constitute an offer or an Agreement with the Proposer. An offer or Agreement shall not be deemed to exist and is not binding until proposals are reviewed, accepted by appointed staff, the best proposal has been identified, approved by the appropriate level of authority within the City and executed by all parties. The City anticipates that the final Agreement will be in substantial conformance with this sample Agreement; nevertheless, Proposers are advised that any Agreement may result from the RFP may deviate from the Sample Agreement.

The City reserves the right to reject all proposals, to abandon the project and/or to solicit and re-advertise for other proposals.

1-8. Contractual Agreement: This RFP and Consultant/Contractor proposal shall be included and incorporated in the final award. The order of contractual precedence will be the Contract or Agreement document, original Terms and Conditions, and Proposer response. Any and all legal action necessary to enforce the award will be held in Miami-Dade County and the contractual obligations will be interpreted according to the laws of Florida. **Any additional contract or agreement requested for consideration by the Proposer must be attached and enclosed as part of the proposal.**

1-9. Selection Process: The proposals will be evaluated and assigned points. The firm with the highest number of points will be ranked first; however, nothing herein will prevent the City from assigning work to any firm deemed responsive and responsible.

The City reserves the right to further negotiate any proposal, including price, with the highest rated Proposer. If an agreement cannot be reached with the highest rated Proposer, the City reserves the right to negotiate and recommend award to the next highest Proposer or subsequent Proposers until an agreement is reached.

1-10. Public Records: Upon award recommendation or ten (10) days after opening, whichever occurs first, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119 Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the RFP and must identify the data or other materials to be protected and must state the reasons why such exclusion from public disclosure is necessary. Document files may be examined, during normal working hours.

1-11. News Releases: The Proposer shall obtain the prior approval of the City Manager's Office for all news releases or other publicity pertaining to this RFP or the service, study, or project to which it relates.

1-12. Insurance: The awarded Proposer(s) shall maintain insurance coverage reflecting at least the minimum amounts and conditions specified herein. In the event the Proposer is a governmental entity or a self-insured organization, different insurance requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposers' insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing Agreement.

1. Evidence of General Liability coverage with limits not less than $1,000,000 per Occurrence/ $2,000,000 Aggregate (Including Policy Number and Policy Period);

2. Evidence of Auto Liability coverage with limits not less than $1,000,000 per Occurrence/$1,000,000 Aggregate (Including Policy Number and Policy Period);

3. Evidence of Workers' Compensation coverage with statutory limits and Employer's Liability coverage with limits not less than $100,000 (Including Policy Number and Policy Period);

4. The City listed as an additional insured (this may be specifically limited to the specific job(s) the contractor will be performing);

5. Minimum 30-day written notice of cancellation.

1-13. Licenses: Proposers, both corporate and individual, must be fully licensed and certified in the State of Florida at the time of RFP submittal. The proposal of any Proposer who is not fully licensed and certified shall be rejected.

1-14. Public Entity Crimes: Award will not be made to any person or affiliate identified on the Department of Management Services' "Convicted Vendor List". This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing processes because they have been found guilty of a public entity crime. No public entity shall award any contract to or transact any business in excess of the threshold amount provided in Section 287.017 Florida Statutes for Category Two (currently $25,000) with any person or affiliated on the "Convicted Vendor List" for a period of thirty-six (36) months from the date that person or affiliate

was placed on the "Convicted Vendor List" unless that person or affiliate has been removed from the list. By signing and submitting the RFP proposal forms, Proposer attests that they have not been placed on the "Convicted Vendor List".

1-15. Code Of Ethics: If any Proposer violates or is a party to a violation of the code of ethics of the City of Opa-locka or the State of Florida with respect to this proposal, such Proposer may be disqualified from performing the work described in this proposal or from furnishing the goods or services for which the proposal is submitted and shall be further disqualified from submitting any future proposals for work, goods or services for the City of Opa-locka.

1-16. Drug-Free Workplace: Preference shall be given to businesses with Drug-Free Workplace (DFW) programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

1-17. Permits and Taxes: The Proposer shall procure all permits, pay all charges, fees, and taxes, and give all notices necessary and incidental to the due and lawful execution of the work.

1-18. Protests: Protests of the plans, specifications, and other requirements of the request for proposal and bids must be received in writing by the City Clerk's Office at least ten (10) working days prior to the scheduled bid opening. A detailed explanation of the reason for the protest must be included. Protests of the award or intended award of the bid or contract must be in writing and received in the City Clerk's Office within seven (7) working days of the notice of award. A detailed explanation of the protest must be included.

1-19. Termination for Convenience: A contract may be terminated in whole or in part by the City at any time and for any reason in accordance with this clause whenever the City shall determine that such termination is in the best interest of the City. Any such termination shall be affected by the delivery to the contractor at least five (5) working days before the effective date of a Notice of Termination specifying the extent to which performance shall be terminated and the date upon which termination becomes effective. An equitable adjustment in the contract price shall be made for the completed service, but no amount shall be allowed for anticipated profit on unperformed services.

1.20 SCHEDULE OF EVENTS: The following schedule shall govern this RFP. The City reserves the right to change the scheduled dates and times at its sole discretion.

No.	Event	Date	Time (EST)
1	Advertisement/ Distribution of RFP (Cone of Silence Begins)	TBA	
2	Closing Date for Respondent Questions	TBA	5:00 P.M.
3	City's Answers to Questions by Respondents	TBA	5:00 P.M.
4	Proposals Due Date	TBA	2:00 P.M.
5	Review of Proposals for Responsiveness	TBA	TBA
6	Recommendation to Commission	TBA	TBA
7	Commission Meeting to Select Consultant(s) and Approve Agreement(s)	TBA	TBA

PART II

NATURE OF SERVICES REQUIRED

2.1 SCOPE OF SERVICES

The City of Opa-locka is seeking qualifications from licensed and experienced towing firms to enter into an agreement for citywide towing services.

The selected consultants shall provide the services, design, labor, materials, equipment, and all incidentals necessary, as further defined in Section 2 of this request for proposals (the "Services") to provide Citywide Towing Services within the City.

The City intends to award a contract to the selected Consultant for the Services described in this RFP.

The contract term is to be for an initial one (1) year period, with up to four (4) one-year option terms. The Respondent shall include all storage, refurbishment, and maintenance prices for each year of the contract.

Contract scope includes the removal and storage of vehicles and equipment that are creating a traffic hazard, abandoned, disabled from a traffic crash, or for non-consensual removal of vehicles from public streets and areas within the City. The proposer will provide 24-hour towing services, 365 days per year. The proposer will supply the City with priority services. The selected proposer/s will be given first call for all wrecker services requested by the City unless a motorist makes a specific request for another wrecker.

Proposer shall specify in their proposal two (2) subcontractors that may be called upon to perform services in an emergency; subcontractor facilities and available equipment are subject to inspection by the City. If services are split between one or more towing firms, a staggered service schedule, at the direction of the City, shall be arranged and adhered to.

Please note: Incumbent (current) firms contracted to provide Towing services to the City of Opa-locka shall submit a proposal package in accordance with this RFP to be considered as a part of the evaluation process.

2.2 REQUESTS FOR SERVICE

All requests for service shall be made through the City of Opa-locka Police Department, Code Compliance Division, or Public Works Department. The City reserves the right to cancel a request for service at any time, including up to the time of hookup.
All vehicles being towed to Proposer's storage compound shall be taken directly to that area. If after assessing an accident scene, the Police Officer or Aide determines the safety of the public requires immediate removal of the vehicle(s), or if the owner's requested tow service does not respond within a reasonable time, the proposer may be required to remove the vehicle(s) to the side of the road or other safe area. If so, the owner of the vehicle so moved may be charged in accordance with the rate schedule.

2.3 REQUIRED RESPONSE TIME

The proposer shall respond to the request for services within forty-five (45) minutes of the call for service. Proposer shall assess the call for service immediately, if the proposer is unable to meet their

obligation within the forty-five-minute time limit, the proposer shall immediately call the requesting department back and notify them that they cannot respond in a timely manner. The proposer shall call designated City-approved subcontractor to respond to the City's call. Subsequently, the City representative making the tow request shall be appropriately notified of the call's successful hand-off to subcontractor.

2.4 PAYMENT

The City will not be responsible for the collection or payment of any charge for services rendered by reasons of having dispatched service in accordance with this contract unless such service charge is a City authorized special service. All other such services rendered shall be charged to the owner of the towed vehicle or other lawful claimant of possession. The motor vehicle owner and/or operator shall be responsible for payment of charges imposed by the Proposer in accordance with the contract rate structure.

Proposer shall ALWAYS accept payment from the vehicle owner or authorized representative for charges in any of at least three (3) of the following forms:

1. Cash, money order, or valid traveler's check.
2. Valid credit card.
3. Valid personal check showing on its face the name and address of the vehicle owner or authorized representative.
4. Electronic funds transfer applications such as Paypal, Venmo, Zelle, or similar payment application.

2.5 ANCILLARY SERVICES

Any ancillary services are to be performed only if required and appropriate. If any such charges are questioned by the City, and such ancillary services were not noted on the Vehicle Storage Receipt, it shall be the proposer's responsibility to prove the validity of such charges.

2.6 SPECIAL SERVICES

If additional duties, like those herein, but not specified, are required by the City, and the firm is able to provide those special services, those services may be requested under this contract by authorized City staff. Examples of such special services could be removal of an aircraft from water or recovery of a large piece of City equipment from mud.

In such instances, the City will depend upon the firm's experience in such matters and authorize the firm to assemble all necessary special equipment and staff, including use of subcontractors, to resolve the special or emergency. Whenever possible estimated costs for such special services shall be provided to the City prior to engaging in work and all costs shall be subject to negotiation. In any such instances the City reserves the right, time and circumstances permitting, to seek the special services elsewhere in accordance with the City procurement ordinances and code.

2.7 RELEASE

The proposer shall directly release, within thirty (30) minutes of payment, any vehicle that has not been marked "hold" by the City, providing the proper proof of identification and ownership is presented. Any vehicle towed that is marked "hold" cannot be released without written authorization from the Police Department. Vehicles can be held up to five (5) days. If the period to hold the vehicle will exceed more than five days, the Police Department shall provide written authorization to the proposer to continue to hold the vehicle, or the vehicle may be removed to the Police Department holding facility. The vehicle owner shall be responsible for storage fees from the 1st through the 5th day. The City shall be responsible for the storage fees after the 5th day. The proposer shall release any vehicle towed in at the

request of the City only to the driver with sufficient identification, or to the person whose name appears on the title or registration certificate as the registered owner of the vehicle, or to the authorized agent of such person. Persons who make application for the release of such a vehicle shall be required to present proof of ownership by presentation of a title or registration, and where applicable, proof of agency or copy of lease agreement.

The storage site must be open for release of vehicles seven (7) days per week, from 8:00 a.m. until 8:00 p.m., and when closed, shall have a sign prominently displayed indicating a telephone number in Miami-Dade County where the operator of the site can be always reached. Upon receipt of a telephoned request to open the site to release a vehicle between the hours of 8:00 p.m. and 8:00 a.m., the operator must respond to the site within one (1) hour by having an authorized employee appear at the site to allow release of the vehicle. The phone number posted shall be always kept open for the receipt of calls. If that line is busy for five (5) continuous minutes, it shall create a rebuttable presumption that the line has been disconnected in violation of this requirement. All motor vehicles that have not been claimed must be disposed of according to state and county laws.

2.8 <u>VIEWING OF IMPOUNDED VEHICLES / REMOVAL OF PERSONAL PROPERTY</u>

The proposer agrees to allow the registered owner of an impounded vehicle or the registered owner's agent or insurance representative, upon proper identification, to view said vehicle on the premises of the proposer. The proposer shall allow every vehicle owner or authorized representative to inspect the towed vehicle within a reasonable time upon his/her arrival at the storage facility and before payment of any charges. The vehicle owner or authorized representative shall be permitted to remove from the vehicle all personal possessions not affixed to the vehicle, including but not limited to telephones, tapes, medicines, tools, etc., and proposer shall assist any vehicle owner/agent in doing so. Vehicle owner/authorized representative shall acknowledge receipt of such property on a form provided by proposer. The above provisions regarding the inspection, viewing, and photographing of a towed vehicle and the release of personal property do not apply to vehicles marked "HOLD" by the Police Department.

2.9 DROP FEES & CITY'S RIGHT TO CANCEL TOWS OR ORDER RELEASE OF VEHICLE

Drop fees occur when a vehicle owner arrives on the scene of a tow and the vehicle has been engaged (hooked) by the tow truck, but the tow truck has not left the scene. Although Florida low allows towing companies to assess a drop fee (of not more than 50% of the posted towing rates).

Contract Manager or designee reserves the right to cancel a tow on the scene before vehicle is attached to wrecker. Contract Manager or designee also reserves the right to order the release of an already impounded vehicle.

2.10 CITY VEHICLES

City of Opa-locka vehicles and equipment up to and including 1-ton trucks and other heavy-duty Public Works vehicles shall be towed at no charge anywhere within Miami-Dade County, Broward County and Palm Beach County. The City will not be charged for any scrap or derelict vehicles disposed of by the tow company. Calls for towing Opa-locka trucks and buses shall be responded to within thirty minutes. If unable to respond during the specified time, proposer shall call a subcontractor to respond.

2.11 COMPLAINTS AND DISPUTES

All complaints will be forwarded to the Chief of Police or designee. If the incident requires formal investigation, the proposer will be notified of the complaint by certified mail. The proposer will have seven (7) business days to reply to the complaint in writing. After the investigation is completed, a memo will be forwarded to the Chief of Police regarding the outcome. If the complaint is sustained, a recommendation of disciplinary action against the proposer will be forwarded to the Chief of Police.

The proposer agrees that any complaints received by the City of Opa-locka concerning misconduct on the part of the proposer, such as excessive charges, poor business practices, damage to vehicles, etc., that cannot be resolved between the proposer and the Police Chief's designee, will be referred to the Police Chief's office for appropriate action. If the complaint is not resolved to the satisfaction of the Police Chief or the owner of the vehicle, it may be referred to the City Manager's office.

2.12 CLEANLINESS

The proposer will be responsible for the cleaning of cars and vehicles from the streets and roadways as ordered by the Police officers or aides. It shall be proposer's responsibility to remove all glass and debris deposited upon the roadway and leave the area in complete cleanliness.
If the proposer is called by the Police Department to clean up an accident scene where another wrecker service has removed the vehicle, the proposer may bill the owner of the vehicle in accordance with the rate schedule.

2.13 STORAGE FACILITY (IES)

The proposer's storage and pick-up locations shall be properly identified by signs on the exterior of the structure, i.e., visible from the adjacent access road.

Inside Storage: Shall accommodate a minimum of four vehicles. Shall have paved floor, i.e., concrete or asphalt, in a condition acceptable to the City of Opa-locka Police Department, free of dirt, standing water, vegetation, and/or articles inappropriate to or inconsistent with the operation of a towing service. It shall have a working area of 12' x 20' per vehicle, with at least an 8' ceiling. Facility shall have an outside window or ventilation system and lighting sufficient to permit processing of vehicles. It must be located within the property of the proposer's towing facility or in proximity (walking distance). Said structure shall provide complete protection from weather and unauthorized entry.

Outside Storage: Shall be of a size to hold a minimum of twenty-five (25) vehicles, properly spaced to provide access for removal or addition of vehicles. Must have a durable surface, properly drained, and enclosed. Shrubbery, trees, and lawns shall be maintained, and junk tires and auto parts shall not be stored. It must be screened from all public rights-of-way by a six (6) foot masonry wall, or fence. Any wire at the top of the wall or fence must be in addition to the six (6) foot. No repair work or servicing of vehicles shall be permitted in the storage area. Facility should have video camera required on exterior stored vehicles w/ at least 10 days of recorded time. Recording 24/7, low light cameras, or lighted storage space. The proposer shall be responsible for all thefts and damage to stored vehicles occurring while the vehicle is in its possession.

2.14 OFFICE FACILITY (IES)
Shall include telephone and rest room facilities and workspace (i.e., desk, phone). Shall have name and mailing address on front of building. Shall be separate from any other business or enterprise. Office and storage shall be at one location.

2.15 POSTING OF RATES FOR TOWING AND STORAGE
Proposers shall have contract rates posted in an area that will be plainly visible to the public (offices, waiting area, etc.) The posting shall have a heading that reads "City of Opa-locka Police Contracted Towing Rates". The rates and heading shall be posted wherever the proposer releases vehicles at the storage compound.

2.16 NON-CONSENT TOW RATES
Non-Consent Tow Rates shall be in accordance with Miami-Dade County Maximum Non-Consent Tow Rates (Refer to Attachment "B") and will only be adjusted by County revisions to these rates.

2.17 INSPECTIONS
The proposer agrees that all records, equipment, personnel, office, and storage facilities will be subject to periodic inspections by properly authorized representatives of the City of Opa-locka.

2.18 TOW TRUCK DRIVERS
Proposer shall be solely responsible for selecting, training, and employing (or otherwise retaining) such personnel as is necessary for proposer to satisfy the requirements of the Contract and to satisfactorily perform the work and services required under the Contract.

- Proposer shall perform driver's license screening on all employees with driving responsibilities and a copy of each employee's driver's license shall be kept on file by Proposer and made available upon request of the City Manager or designee.
- Proposer shall be required to provide all employees with uniforms. Which shall be subject to the prior written approval by the City Manager or designee.
- Proposer shall perform drug test screening on all employees and provide pass/fail results to the City Manager or designee, upon request.

All employees and/or other individuals retained by proposer, shall not, for any purposes, be considered to be employees of the City of Opa-locka, and proposer shall be solely responsible for their supervision and daily direction and control.

It is the intent of the City and proposer, and proposer acknowledges, that the proposer is legally considered to be an independent contractor and that neither it, nor its officers, directors, employees, agents, contractors or servants, shall, under any circumstances, be considered officers, directors, employees, contractors, agents or servants of the City, and that the City shall at no time be legally responsible or liable for any negligent acts, errors, omissions, or misconduct on the part of proposer, or any of its officers, directors, employees, contractors, agents or servants. Additionally, toward that end, proposer agrees to have no markings on either vehicles, buildings, or correspondence that indicates or tends to indicate any official relationship between the proposer and the City of Opa-locka.

Proposer shall have qualified, trained employees. It will also ensure that all drivers possess a valid

commercial driver's license in accordance with the law. Drivers used on City calls shall be neat, clean, courteous, sober, and competent in operating skills.

2.19 EQUIPMENT REQUIREMENTS

Proposers shall provide and always maintain and have available a minimum of the following equipment (described in further detail below):

- Four (4) Class A wreckers
- Two (2) slide-back carriers, Class A or B
- One (1) Class B wrecker
- One (1) Class C wrecker (or greater)

All vehicles must be owned or directly leased by the proposer. The proposer shall produce evidence of ownership or valid first party lease of the required number of wreckers and slide back carriers. A rental agreement of Class B or C wreckers does not meet the qualifications of this contract. All equipment shall be maintained in a state of readiness for response as delineated in this contract and be for the sole use of the Contractor. All wreckers will be registered and shall have the appropriate licenses to operate as wreckers. All wreckers shall display a current decal issued by the City of Opa-locka.

All equipment shall be free of unsightly damages and shall always be clean and presentable to the public. Inappropriate decals on tow trucks shall be removed. City reserves the right to determine what is inappropriate. All trucks shall have fenders, doors, hoods, and bumpers intact always when in operation. Company names, addresses, and phone numbers shall be visible on both doors of the proposer call for service vehicles.

A) CLASS "A" WRECKER:

1. Commercially manufactured unit with a rated capacity of not less than 10,000 pounds gross vehicle weight (GVW), according to the manufacturer's identification plate. If there have been any modifications to the truck chassis that changes the GVW, documentation from the dealer or manufacturer supporting the changes must be provided.
2. Dual rear wheels
3. Cab to axle dimension of not less than 56 inches
4. Commercially manufactured hydraulic boom with a minimum total winching capacity of 8,000 pounds.
5. 100 feet of 3/8 inch steel core cable per winch
6. Hydraulically operated wheel lift with retracted rating of not less than 3,500 pounds and an extended rating of not less than 2,000 pounds.
7. Tow sling or tow bar with a safe lift rating of 3,500 pounds
8. Dolly equipped
9. Slings and protective devices to prevent damage to towed vehicle
10. Motorcycle sling
11. Four-way lug wrench
12. One pair of jumper cables
13. Air Tank
14. Tire plug kit to fix flat tires

B) CLASS "A" SLIDE BACK CAR CARRIER:

1. Commercially manufactured unit, with a rated capacity of not less than 14,500 pounds GVW.
2. Cab to axle dimension of not less than 102 inches.
3. Dual rear wheels
4. Hydraulically operated winch or winches with a minimum total winching capacity of 8,000 pounds.
5. 65 feet of 3/8 inch steel core cable per winch
6. Minimum of 17' hydraulically operated slide back or tilt bed
7. Four-way lug wrench
8. Two tie down chains, each ten feet in length.
9. One pair of jumper cables

C) CLASS "B" WRECKER:

1. Commercially manufactured unit with a rated capacity of not less than 18,000 pounds GVW, according to manufacturer's identification plate. Any modifications to increase GVW must be documented by the dealer or manufacturer.
2. Cab to axle dimension of not less than 84 inches
3. Commercially manufactured boom or booms with a minimum total capacity of 24,000 pounds.
4. 200 feet of ½ inch steel core cable for each winch
5. Hydraulically operated winch or winches with a minimum total winching capacity of 24,000 pounds
6. Hydraulically operated under reach with a retracted rating of not less than 10,500 pounds and an extended rating of not less than 8,500 pounds
7. Two snatch blocks, minimum of 8,000-pound capacity each
8. Two scotch blocks
9. Six to eight feet of extra towing chain with hooks, minimum 5,000-pound capacity
10. Slings and protective devices to prevent damage to towed vehicles
11. Four-way lug wrench
12. One pair of jumper cables

D) CLASS "B" SLIDE BACK CAR CARRIER:

1. Commercially manufactured unit with a rated capacity of not less than 20,000 pounds GVW according to the manufacturer's identification plate. Any modification to increase the GVW must be documented by the dealer or manufacturer.
2. Cab to axle dimension of not less than 138 inches
3. Dual rear wheels
4. 21 feet or longer hydraulically operated slide back or tilt bed.
5. Hydraulically operated winch or winches with a minimum winching capacity of 8,000 pounds.
6. 65 feet of 3/8 inch steel core cable
7. Two-tie-down chains, each ten feet in length
8. One snatch block, minimum 8,000-pound capacity
9. Four-way lug wrench
10. One pair of jumper cables

E) CLASS "C" WRECKER:

1. Commercially manufactured unit with a rated capacity of not less than 30,000 pounds GVW according to manufacturer's identification plate. Any modifications to increase the GVW must be documented by the dealer or the manufacturer.
2. Cab to bogey dimension of not less than 144 inches

3. Commercially manufactured boom or booms with a minimum total winching capacity of50,000 pounds.
4. Hydraulically operated winch or winches with a minimum total winching capacity of 50,000 pounds.
5. 200 feet of 5/8 steel core cable per winch.
6. Hydraulically operated under reach with a retracted rating of not less than 25,000 pounds and an extended rating of not less than 12,000 pounds.
7. Rear support jacks or outriggers
8. Two ½ inch alloy safety chains
9. Tow bar or tow-sling equipped
10. External air hookup and minimum hoses to supply air to disabled vehicles
11. Two snatch blocks, minimum 24,000-pound capacity for each
12. Two scotch blocks
13. Spring brake-air lock
14. Six to eight feet of extra towing chain with hooks, minimum 4,000-pound capacity.

F) CLASS "D" WRECKER

1. Commercially manufactured unit with a rated capacity of not less than 52,000 pounds GVW according to the manufacturer's identification plate. Any modification to increase GVW must be documented by the dealer or manufacturer.
2. Cab to bogey dimension of not less than 180 inches
3. Commercially manufactured booms or booms with a minimum total capacity of 70,000 pounds.
4. Hydraulically operated winch or winches with a minimum total winching capacity of 70,000 pounds.
5. 200 feet of ¾ inch steel core cable per winch
6. Hydraulically operated under reach with a retracted rating of not less than 45,000 pounds and an extended rating of not less than 12,000 pounds.

7. Rear support jacks or outriggers
8. Two ½ inch alloy safety chains
9. Tow bar or tow-sling equipped
10. External air hookup and minimum hoses to supply air to disabled vehicles
11. Two snatch blocks, minimum 24,000-pound capacity for each.
12. Spring bake-air lock
13. Two scotch blocks
14. Six to eight feet of extra towing chain with hoods, minimum 4,000-pound capacity

G) EQUIPMENT REQUIRED ON EACH VEHICLE:

1. Sand or oil absorbent material
2. Heavy duty broom
3. Reflectors
4. Proper safety lights
5. Amber rotational dome light
6. Two flood lights at rear
7. Two-way radio
8. Quick-start jumper cable equipment

9. Safety cones (2 minimum, day-glow orange, 2' high)
10. Shovel
11. Axe
12. Fire extinguisher - 5 lb. dry chemical U.L. approved
13. First aid kit, minimum 16 units.
14. Crowbar or pry bar
15. Bolt cutter
16. Water
17. Tire inflation capabilities
18. Extra towing chain (8’ to 10' with hooks)
19. Necessary hand tools
20. 4-way lug wrench
21. Steering wheel lock or belt or rope
22. Two jack stands
23. Flashlight
24. Six 30-minute fuses
25. Any other equipment as deemed necessary by the City.

2.20 SPECIAL EQUIPMENT

Equipment such as a lowboy, air cushions, or major street clean up equipment does not have to be part of the firm’s inventory. However, the firm must demonstrate, to the satisfaction of the City that such equipment is immediately available to firm when the need for this equipment occurs.

Lowboy specifications:

1. Hydraulic roll back, flatbed, tilt, self-loading with 50,000 lbs. minimum capacity. 60,000 lbs. GVW
2. Hydraulic winch capacity of 10,000 lbs. minimum
3. Size: 48 feet long and 102” wide
4. Company must have access to a certified scale capable of weighing vehicles involved in serious or fatal accidents at the request of the investigator.

2.21 PROPOSER’S EQUIPMENT DURING STATE OF EMERGENCY OR DISASTER

Each proposer that is selected by the City of Opa-locka and awarded a contract to tow for the City shall be responsible for the following:

- The proposer that is on call or on duty for the session or time frame when an emergency or disaster strikes shall have available at least two (2) Class A wreckers or Class A flatbeds at the disposal of the City of Opa-locka Police Department.
- Proposer that are not on call or are not on duty when an emergency or disaster strikes will make available one (1) Class A wrecker or Class A flatbed to the City of Opa-locka Police Department.

The City Manager or designee will declare a state of emergency or state of disaster. The City Manager or designee will then notify each proposer that a state of emergency or state of disaster exists, and the required equipment is ordered on standby.

2.22 RADIO COMMUNICATIONS

The proposer will provide all towing vehicles used pursuant to this agreement with two-way radio communication systems. The communication shall be between the proposer’s base station and all service trucks utilized in providing City towing service. The two-way radios will not be tuned to any City frequencies.

2.23 UNDERWATER DIVER
The proposer shall furnish a certified underwater diver if requested by the Police Department for removal of submerged or partially submerged vehicles. The proposer assumes all claims, liabilities, and expenses incurred by such diver. For every diver, duty time shall be computed from the time of arrival at the scene to the time vehicle or property is rigged and hoisted to dry land.

2.24 CITY DIVER
A City diver shall be used in the event of an emergency and the City will be reimbursed by the proposer at the rate provided on the Miami-Dade County Maximum Non-Consent Tow Rates (refer to Attachment "B.") Any monies reimbursed to the City by the proposer may in turn be charged back to the Owner. In the event of an emergency where a City diver is not available the proposer shall supply a diver and will charge the owner in accordance with the Miami-Dade County Maximum Non-Consent Tow Rates (refer to Attachment "B.") In the event of a non-emergency situation, vehicle owner shall be responsible for obtaining the services of a diver and wrecker for removal.

2.25 CHANGE OF TIRES / ROADSIDE ASSISTANCE
As a part of this service agreement, proposer agrees to respond to requests from the Police and City Departments to change vehicle tires where necessary and to provide roadside assistance.

2.26 REPORTS
In addition to the Vehicle Storage Receipt written by the Opa-locka Police officer or aide, or City Inspector at the scene, the following reports will be prepared and maintained at the place of business:

1. A daily log of all calls for service by the Opa-locka Police Department will be kept, and two copies submitted to the Police Department once each week, one copy to the Records Supervisor and one copy to the Police Department Designee.
2. A log of all unclaimed vehicles will be submitted to the Police Department once each month, two copies, one copy to the Records Supervisor and one copy to the Police Department Designee.

3. A notification log indicating date, time, and method of notification to the registered owner of an impounded vehicle, as in accordance with the State of Florida Statues, **EXCEPT THAT NOTIFICATION MUST BE MAILED TO REGISTERED OWNER WITHIN 48 HOURS OF PICK-UP OF VEHICLE.** The owner shall not be charged for storage for any days between 48 hours and the actual time of mailing of notification.
4. A release report, along with the administration fees collected, shall be submitted once each month to the Records Supervisor, and a copy submitted to the Police Department Designee.
5. Contractor shall copy the Contract Manager on any correspondence with the vehicle owner.

2.27 ANNUAL PERFORMANCE REVIEW, INSPECTIONS AND AUDITS
The City may conduct an annual performance review of the proposer. Criteria to be evaluated will consist of, but not be limited to, response times, complaints received, care and custody of vehicles and owners' possessions, condition of facilities and equipment, extent and clarity of records, and conduct of management and personnel. Such a review will be conducted ninety (90) days prior to the contract anniversary date and proposer will be provided a written copy of the review. Within thirty (30) days of the sending of the review, Contractor shall respond to the review in writing, and the parties shall meet to discuss the review and other pertinent subjects. A final report that will consist of the review,

proposer's written response, and a summary of the annual review meeting will be prepared by City staff with a copy sent to the City Manager and proposer. The proposer agrees that all records, equipment, personnel, office and storage facilities shall be subject to periodic checks and quarterly audits by representatives of the City without prior notice.

2.28 CRIME VICTIMS EXEMPTION

If the towed vehicle is determined by the Police Department's Police Legal Unit to be a crime scene and is being held for processing, no towing or storage charges shall be charged to the vehicle's owner.

2.29 ABANDONED AND DERELICT VEHICLES

The proposer may dispose of equipment to compensate for towing and storage charges after all responsibilities called for in accordance with Florida Statutes. The proposer agrees to maintain a log at the place of business listing date, time, and method of notification.

2.30 NON-EXCLUSIVE SERVICES

Nothing contained in this contract will prevent the owner or operator of a motor vehicle from calling a wrecker or tow truck of their choice or requesting that their vehicle be towed to a garage location or compound of his/her choice and not that of the City's proposer (s) for Towing Services, unless the disabled vehicle cannot be removed in forty-five (45) minutes or less is creating a tie up of traffic or hazardous situation, in the opinion of the officer at the scene.

2.31 SPECIAL CONDITIONS

2.31.1 MINIMUM QUALIFICATIONS

Respondents shall meet the qualifications as follows, to include but not be limited to the following:

1. To be eligible to provide towing services for the City, firms must maintain an office and adequate storage facility located in the City of Opa-locka or within a ten (10) mile radius of the City of Opa-locka (refer to Attachment "A" for boundary map). Location shall be properly identified by signs on the exterior of the structure, i.e., visible from the adjacent access road.
2. Respondents must demonstrate that they have successfully completed services like those specified herein.
3. Respondents must be regularly engaged in the towing business, be fully licensed to perform the work described herein, have prior successful experience in providing similar services during the past five (5) years, have satisfactory financial support, required equipment, staff, and organization sufficient to ensure that they can satisfactorily provide the services if awarded an exclusive service agreement.
4. Successful contractor shall not have any pending criminal or administrative charges against the firm, principal owners, partners, corporate officers, or management employees.
5. Twenty-four-hour service for release of towed vehicles shall be available.
6. Ability to always provide two (2) operators on duty to avoid delays and be able to respond to scene within forty-five (45) minutes.
7. Ability to ALWAYS accept at least three (3) forms of payment from customers.

2.31.2 COMPENSATION
In full consideration of the services of the Respondent hereunder, the Respondent shall pay on each and every vehicle towed within the City of Opa-locka, at the request of the City, an administrative charge in accordance with the Miami-Dade County Maximum Non-Consent Tow Rates (Refer to Attachment "B.") The administrative fee shall be paid automatically to the City on a monthly basis by the twentieth (20th) of the following month together with the list of tows. Failure to pay as provided for shall result in an interest penalty of 1.5% per month.

2.31.3 CITIZENS TOWING BILL OF RIGHTS
Awarded Respondents shall have the City of Opa-locka Citizen's Towing Bill of Rights (the "COMS Bill of Rights") posted inside of all service vehicles assigned to the City as well as at the pick-up office window, refer to Attachment "C". This informational sheet shall include but not be limited to all tow rates, methods of payments, and complaint contact information and shall be available in English, Spanish and Creole. The final COMS Bill of Rights to be posted will be approved in advance by the City Manager. Any change to the approved COMS Bill of Rights shall also require the prior written approval of the City Manager or designee.

2.31.4 PROHIBITION AGAINST OTHER BUSINESSES
Successful respondent(s) shall not engage directly or indirectly or through a subsidiary or other entity in the automobile paint and body repair business or salvage, junkyard or auto recycling. Further, the proposer shall not undertake any repairs to, or remove any part or parts from, any vehicle towed or stored pursuant to the provisions herein. Respondent also agrees that during the term of the agreement, contractor shall have no financial ties to a body shop/auto repair shop and will not accept any compensation for referral work on towed vehicles. The respondent agrees to refrain from soliciting any referrals from any auto body and/or repair facilities.

2.31.5 MATERIALS, INSPECTION, AND RESPONSIBILITY
The City shall have a right to inspect any vehicles/equipment/material to be used in carrying out this contract. The City does not assume any responsibility for the availability of any controlled materials or other materials and equipment required under this contract.

2.31.6 SUPERVISION
The respondent shall be responsible for their employees and Subcontractors, and for compliance with all laws and ordinances governing the work. Respondent shall always have a competent representative available to answer questions or handle problems, who shall be satisfactory to the City.

2.31.7 PROTECTION OF PROPERTY
The respondent shall take extra precaution to protect all property while conducting services. Any damage done by the respondent shall be corrected to its original or better state and shall be corrected to the satisfaction of the Contract Manager or designee.

2.31.8 PERSONNEL
The respondent shall provide a list of names, complete with Driver's Licenses of all respondent's personnel and subcontractors' personnel who will require access to the Police Department, along with a description of vehicles used, including license numbers. Respondent's personnel shall carry photo identification, commercial driver's license, and show same to City personnel at any time upon request.

The City reserves the right to request the same of Subcontractors. All workers shall, always, wear a company shirt or badge identifying the company name and individual's name. All vehicles shall have the company logo visible on the outside of the vehicle.

2.31.9 SUBCONTRACTORS AND ACCOUNT MANAGERS

Subcontractors shall not be utilized on a regular basis but on occasion and in the event of an emergency wherein the Contractor may be unable to fulfill the response time requirement due to extenuating circumstances. The City of Opa-locka shall approve all subcontractors used to respond to calls for service. The Contractor is fully responsible to the City for the acts and omissions of his subcontractors and of persons either directly or indirectly employed by said subcontractor.

Nothing contained in the Contract Documents shall create any contractual relations between any subcontractor and the City. Subcontractor shall follow the scope of services as stated herein and shall not charge City for any tows. Prior to any Subcontractor's response to City calls for service, the Contractor shall obtain written approval of the subcontractors used within the terms of this contract and shall submit for approval to the Police Department and the Procurement Division Certificates of Insurance. Subcontractors shall maintain the types of limits of insurance as required of the Contractor. A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the services covered by these specifications.

The Contractor shall furnish in writing to the City the names of the Subcontractors to be utilized on an emergency basis. The Contractor shall not contract with any Subcontractor to whom the City has made reasonable and timely objection. City shall have the right to approve all subcontractors, Account Manager, and staff assigned to City by Contractor. City shall have the right to approve all subcontractors, Account Manager, and staff assigned to City by Contractor. The Contractor, before making any subcontract for any portion of the services, will state in writing to the City the name of the proposed subcontractor, the portion of the Services which the subcontractor is to do, the place of business of such subcontractor, and such other information as the City may require.

The City will have the right to require the Contractor not to award any subcontract to a person, firm or corporation disapproved by the City. Before entering any subcontract hereunder, the Contractor will inform the subcontractor fully and completely of all provisions and requirements of the Agreement relating either directly or indirectly to the Services to be performed. Such Services performed by such subcontractor will strictly comply with the requirements of this Contract. The City may elect to have the selected Consultant(s) provide all of these services, some of the services, or none of these services. The selected Consultant(s) is/are not guaranteed any work by the City under this solicitation. All projects will be coordinated with the City Manager and/or the Police Department.

PART III

PROPOSAL REQUIREMENTS

3-1 RULES FOR PROPOSALS

In order to maintain comparability and enhance the review process, proposals shall be organized in the manner specified below and include all information required herein. The proposal must name all persons or entities interested in the proposal as principals. The proposal must declare that it is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

3-2 SUBMISSION OF PROPOSALS

The proposal shall be submitted on 8 ½ "x 11" paper, portrait orientation, with headings and sections numbered appropriately. Ensure that all information is written legibly or typed. The following should be submitted for a proposing firm to be considered:

3.2.1 Cover Page - Show the name of Proposer's agency/firm, address, telephone number, name of contact person, date, and the proposal number and description.

3.2.2 Tab 1 - Table of Contents
Include a clear identification of the material by section and by page number.

3.2.3 Tab 2 - Letter of Transmittal

3.2.3.1 Limit to one or two pages.
3.2.3.2 Briefly state the Proposer's understanding of the work to be done and make a positive commitment to perform the work.
3.2.3.3 Give the names of the persons who will be authorized to make representations for the Proposer, their titles, addresses and telephone numbers.
3.2.3.4 Provide an official signature of a Corporate Officer certifying the contents of the Proposer's responses to the City's Request for Proposal.

3.2.4 Tab 3 - General Information

3.2.4.1 Name of Business.
3.2.4.2 Mailing Address and Phone Number.
3.2.4.3 Names and contact information of persons to be contacted for information or services if different from name of person in charge.
3.2.4.4 Normal business hours.
3.2.4.5 State if business is local, national, or international and indicate the business legal status (corporation, partnership, etc.).
3.2.4.6 Give the date business was organized and/or incorporated, and where.
3.2.4.7 Give the location of the office from which the work is to be done and the number of professional staff employees at that office.
3.2.4.8 Indicate whether the business is a parent or subsidiary in a group of firms/agencies. If it is, please state the name of the parent company.
3.2.4.9 State if the business is licensed, permitted and/or certified to do business in the State of Florida and attach copies of all such licenses issued to the business entity.

3.2.5 Tab 4 – Project Approach
Describe in detail the proposal to fulfill the requirements of the scope of services listed in section 2.2 of this RFP.

3.2.6 Tab 5 – Experience and Qualifications

3.2.6.1 Specify the number of years the Proposer has been in business.

3.2.6.2 Identify the Proposer's qualifications to perform the services identified in this RFP as listed in section 2-2 of the Scope of Services.

Include resumes, not exceeding one page each, of all key personnel who will be assigned to the City for this project.

3.2.7 Tab 6 – Schedule

3.2.7.1 Include a timetable that identifies the amount of time required to complete each component of the Program.

3.2.7.2 Indicate the earliest available start date for Proposer's project team.

3.2.7.3 Indicate the project completion date based on the date provided in 3.2.7.1.

3.2.8 Tab 7 – Pricing of Services

3.2.8.1 Fee basis should be an all-inclusive, base fee.

3.2.9 Tab 8 – References

3.2.9.1 List a minimum of three (3) references in Florida for which the Proposer has provided towing services. Include the name of the organization, brief description of the project, name of contact person telephone number and email address.

3.2.10 Tab 9 – Additional Forms

Proposers must complete and submit as part of its Proposal all the following forms and/or documents.

- Proposer Qualifications
- Certification regarding debarment and suspension
- Drug Free workplace certification
- E-Verification

FAILURE TO SUBMIT ALL OF THE ABOVE REQUIRED DOCUMENTATION MAY DISQUALIFY PROPOSER.

PART IV

EVALUATION OF PROPOSALS

4-1 SELECTION COMMITTEE

A Selection Committee, consisting of City personnel, will convene, review and discuss all proposals submitted.

The Selection Committee will use a point formula during the review process to score proposals and assign points in the evaluation process in accordance with the evaluation criteria. The Proposer shall satisfy and explicitly respond to all the requirements of the RFP, including a detailed explanation of how the services shall be performed.

Each proposal will be reviewed to determine if the Proposal is responsive to the submission requirements outlined in the Solicitation. A responsive Proposal is one which follows the requirements of this Solicitation that includes all documents submitted in the format outlined in this Solicitation, is of timely submission, and has the appropriate signatures as required on each document. Failure to comply with these requirements may result in the Proposal being deemed non-responsive. The Contract (s) will be awarded to the most responsive Proposer whose Proposal best serves the interest of and represents the best value to the City of Opa-locka.

4-2 EVALUATION CRITERIA

The Committee may select and choose to invite any and/or or all firms to make presentations and be interviewed by the Committee as part of the evaluation process for this Solicitation. The Committee's decision will be communicated by staff to all Proposers. The Proposer's presentation may clarify but may not modify their submitted Proposal. Any discussion between the presenter (s) and Evaluation Committee during presentations are intended only for purposes of providing clarification in response to questions from the Committee.

Category	Points
Qualifications/Experience and Past Performance of the Firm/Respondent 1. To include years of municipal experience, ability, capacity, and skill of firm(s), whether the firm is a certified minority business enterprise, and adequacy of personnel to perform, including timeliness, stability and availability and licenses. 2. To be eligible to respond, the Consultant shall have five (5) years of continuous operation under the same entity name and provide proof of same. 3. To be eligible to respond, the Consultant shall have five (5) years of continuous operation under the same entity name and provide proof of same.	30
Qualifications/Experience of the Project Team 1. Professional credentials, qualifications, and accomplishments of the proposed team members to be used for City Projects.	20
References 1. Performance of similar services for governmental clients including at least three references.	20
Towing Equipment and Facilities 1. Proof of towing equipment and facilities in accordance with Section 2.	20
Price Proposal 1. Cost of proposed services	10
TOTAL	100

4-3 ORAL PRESENTATIONS

Proposers may be required to make individual presentations to the City Selection Committee in order to clarify their proposals. Only those firms with the highest rated scores in accordance with the stated criteria and their weights will be invited to give oral presentations. However, the City has the right to accept the best proposal as submitted, without discussion or negotiation.

If the City determines that such presentations are needed, a time and place will be scheduled for oral presentations. Each Proposer shall be prepared to discuss and substantiate any of the areas of the proposal submitted, and its qualifications to perform the specified services. During the oral presentations, the Proposers should relate their discussion to the evaluation criteria, which will include (but not be limited to) their approach to the project. The proposed Project Manager must be in attendance.

The Evaluation Criteria may be changed for the oral presentation evaluation phase. References and site visits (if completed) shall be included in the final evaluation criteria, along with other criteria and weights as determined by the Selection Committee. Finalists will be informed as to the revised criteria, if any, prior to their oral presentation.

Additionally, prior to award of an Agreement pursuant to this RFP, the City may require Proposers to submit such additional information bearing upon the Proposer's ability to perform the services in the Agreement as the City deems appropriate.

4-4 FINAL SELECTION

The City of Opa-locka will select the firm that meets the best interests of the City. The City shall be the sole judge of its own best interests, the proposals, and the resulting negotiated Agreement. The City's decisions will be final. Following the notification of the selected firm, it is expected that an Agreement will be executed between both parties. City staff will recommend award to the responsible Proposer whose Proposal is determined to provide overall best value to the City, considering the evaluation factors in this RFP.

4-5 AWARD AND CONTRACT EXECUTION

After review by the Selection Committee of the proposals and oral presentations a recommendation will be made to the City Manager for submission to the City Commission for final approval. Upon Commission authorization, contract negotiations will be initiated with the first ranked firm. If those negotiations are unsuccessful, the City will formally terminate negotiations with the first ranked firm and will commence contract negotiations with the next ranked firm, etc. Upon successful contract negotiations with the prevailing firm, the remaining firms will be notified that the process has been completed and that they were not selected.

RFP NO. 26-XXXXXXX
PROPOSER QUALIFICATIONS

The Proposer, as a result of this proposal, MUST hold a County and/or Municipal Contractor's Occupational License in the area of their fixed business location. The following information MUST be completed and submitted with the proposal to be considered:

1. Legal Name and Address:

   Name: _____

   Address: _____

   City, State, Zip:_____Phone/Fax: _____

2. Check One: Corporation ( ) Partnership ( ) Individual ( )

3. If Corporation, indicate:
   Date of Incorporation:_____State in which Incorporated: _____

4. If an out-of-state Corporation, currently authorized to do business in Florida, give date of such authorization:_____

5. **Name and Title of Principal Officers** **Date Elected:**

   _____ _____

   _____ _____

   _____ _____

   _____ _____

6. The length of time in business:_____years

7. The length of time (continuous) in business as a service organization in Florida:
   _____years

8. Provide a list of at least three commercial or government references that the bidder has supplied service/commodities meeting the requirements of the City of Opa-locka RFP during the last twenty-four months.

9. A copy of County and/or Municipal Occupational License(s)

Note: *Information requested herein and submitted by the Proposers will be analyzed by the City of Opa-locka and will be a factor considered in awarding any resulting contract. The purpose is to insure that the Contractors, in the sole opinion of the City of Opa-locka, can sufficiently and efficiently perform all the required services in a timely and satisfactory manner as will be required by the subject contract. If there are any terms and/or conditions that are in conflict, the most stringent requirement shall apply.*

RFP NO: 26-XXXXXXX

PRICE PROPOSAL FORM

If Proposer fees will be paid by City, Proposer understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the City changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, supervision and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: $_____

SUBMITTED
THIS _____ DAY OF _____ 2026.

BID SUBMITTED BY:

_____	_____
Company	Telephone Number
_____	_____
Name & Title	Signature

CITY OF OPA-LOCKA

CERTIFICATION REGARDING DEBARMENT, SUSPENSION PROPOSED DEBARMENT AND OTHER MATTERS OF RESPONSIBILITY

1. The Proposer certifies, to the best of its knowledge and belief, that the Proposer and/or any of its Principals:

A. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency.

B. Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

C. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 1-B of this provision.

2. The Proposer has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any City, State or Federal agency.

A. "Principals," for the purposes of this certification, means officers; directors; owners; partners; and persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject to Prosecution Under Section 1001, Title 18, United States Code.

B. The Proposer shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Proposer learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

C. A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Proposer's responsibility. Failure of the Proposer to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Proposer non-responsive.

D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph. (a) of this provision. The knowledge and information of a Proposer is not required to exceed

that which is normally possessed by a prudent person in the ordinary course of business dealings.

E. The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Proposer knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Signature_____

Printed Name _____

CITY OF OPA-LOCKA
RFP NO. 26-XXXXXXX

DRUG-FREE WORKPLACE CERTIFICATION FORM

Whenever two (2) or more bids/proposals, which are equal with respect to price, quality, and service, are received by the CITY OF OPA-LOCKA for the procurement of commodities or contractual services, a bid/proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of controlled substances is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in number (1).

4. In the statement specified in number (1), notify the employees that as a condition for working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction on or plea of guilty or no contest to any violation of Chapter 893, Florida Statutes or of any controlled substance law of the United States or any singular state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

This Certification is submitted by_____the
(Name)
_____of_____
(Title/Position) (Company)

who does hereby certify that said Company has implemented a drug-free workplace program, which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

_____ _____
Date Signature

CITY OF OPA-LOCKA

NON-COLLUSION AFFIDAVIT
STATE OF FLORIDA - COUNTY OF MIAMI DADE

_____ being first duly sworn, deposes and says that:

(1) He/She/They is/are the _____ (Owner, Partner, Officer, Representative or Agent) of _____ the PROPOSER that has submitted the attached proposal;

(2) He/She/They is/are fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

(3) Such Proposal is genuine and is not a collusive or sham Proposal;

(4) Neither the said PROPOSER nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other PROPOSER, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from Proposing in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any PROPOSER, firm, or person to fix any overhead, profit, or cost elements of the Proposal or of any other PROPOSER, or to fix any overhead, profit, or cost elements of the Proposed Price or the Proposed Price of any other PROPOSER, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the PROPOSER or any other of its agents, representatives, owners, employees or parties of interest, including this affiant.

Signed, sealed and delivered in the presence of:

_____ By: _____
Witness Signature

_____ _____
Witness Print Name and Title

NON-DISCRIMINATION AFFIDAVIT

I, the undersigned, hereby duly sworn, depose and say that the organization, business or entity represented herein shall not discriminate against any person in its operations, activities or delivery of services under any agreement it enters into with the City of Opa-locka. The same shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

By:_____

Title:_____

Sworn and subscribed before this

____day of_____, 20____

_____
Notary Public, State of Florida

_____
(Printed Name)

My commission expires:_____

E-VERIFY

Effective January 1, 2021, public and private employers, contractors and subcontractors will be required to register with, and use of the E-Verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and

b) All persons (including sub-vendors/sub-consultants/sub-contractors) assigned by Vendor /Consultant/ Contractor to perform work pursuant to the contract with the Department. The Vendor /Consultant/ Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City; and

By entering into a Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If t contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor acknowledges it is liable to the City for any additional costs as a result of termination of the contract due to Contractor's failure to comply with the provisionsherein.

E-VERIFY FORM

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-Verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and

b) All persons (including sub-vendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract isa condition of the contract with the City of Opa-locka; and

Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name: _____

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____

Sponsored by: City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AUTHORIZING THE CITY MANAGER TO REJECT A PROPOSAL SUBMITTED PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) 2026-PDN-001 FOR PRINTING AND DISTRIBUTION OF A QUARTERLY COMMUNITY NEWSPAPER; FURTHER AUTHORIZING THE CITY MANAGER TO ENGAGE COMMUNITY NEWSPAPER SERVICES FOR AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) IN A CONTRACT FORM ACCEPTABLE TO THE CITY ATTORNEY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") issued Request for Qualifications (RFQ) 2026-PDN-001 soliciting quotes from a qualified firm to be tasked with the printing and distribution of the City's Community Newspaper; and

WHEREAS, only one vendor, Boom Communications Group, LLC, submitted a response to the request, and their pricing ranges from One Thousand, Five Hundred Twenty-Seven Dollars ($1,527.00) to Two Thousand, Eight Hundred Ninety Dollars ($2,890.00) per issue, depending on the page count, which would result in an estimated annual cost range of Eighteen Thousand, Three Hundred Twenty-Four Dollars ($18,324.00) to Thirty-Four Thousand, Six Hundred Eighty Dollars ($34,680.00) for a monthly publication schedule; and

WHEREAS, due to the low proposer response and the fact that the single proposal lacked substantial information outlined in the RFQ, the City Manager recommends rejection of the single proposal; and

WHEREAS, since the City Manager has the authority to approve certain services for up to Twenty Five Thousand Dollars ($25,000.00) within her authority but lacks the authority to enter into certain agreements, the City Manager recommends that she be authorized to approve a vendor for newspaper services up to the amount of $25,000.00 and further be permitted to enter into an contract for a one (1) year term, with a one (1) year optional renewal in a contract form acceptable to the City Attorney; and

WHEREAS, there is no financial impact associated with rejecting this bid, however, if newspaper services are retained by the City Manager, there is an allocated Fiscal Year 2025-2026 budget of Forty Thousand Dollars ($40,000.00); and

WHEREAS, the City Commission finds it in the best interest of the City and its residents to reject the proposal pursuant to Request for Qualifications (RFQ) 2026-PDN-001. The City Commission also finds that granting the City Manager the authority to engage a vendor up to an amount of Twenty-Five Thousand Dollars ($25,000.00) and authorizing a contract form acceptable to the City Attorney is in the best interests of the City of Opa-Locka.

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION. The City Commission of the City of Opa-Locka, Florida hereby authorizes the City Manager to reject the proposal pursuant to RFQ 2026-PDN-001 and further authorize the City Manager to engage community newspaper services in an amount not to exceed Twenty-Five Thousand Dollars ($25,000.00) in a contract form acceptable to the City Attorney.

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this _____ day of _____, 2026.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

City Manager:	Sha'mecca Lawson			**CM Signature:**			
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)* **N/A**	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		**X**
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* See Attachments		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							X
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
		X	**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐				
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AUTHORIZING THE CITY MANAGER TO REJECT THE PROPOSAL FOR RFQ 2026-PDN-001 AND FURTHER AUTHORIZING THE CITY MANAGER TO ENGAGE COMMUNITY NEWSPAPER SERVICES IN AN AMOUNT NOT TO EXCEED $25,000.

Staff Summary:

The City issued RFQ 2026-PDN-001 soliciting quotes from a qualified firm to be tasked with the printing and distribution of the City's Community Newspaper. Only one vendor, Boom Communications Group, LLC, submitted a response to our request. Their pricing ranges from $1,527 to $2,890 per issue, depending on the page count. This would result in an estimated annual cost range of $18,324 to $34,680 for a monthly publication schedule. The single proposal lacked substantial information required and outlined in the RFQ. Therefore, staff recommends the rejection of the proposal based on the low response of quality bidders. In addition, a request is being made to authorize the City Manager to seek these services in an amount not to exceed $25,000 and further be permitted to enter into an contract for a one (1) year term, with a one (1) year optional renewal in a contract form acceptable to the City Attorney.

Financial Impact: There is no financial impact associated with rejecting this bid. However, if these services are retained, there is an allocated FY26 budget of $40,000, which will be funded from Account #19-519340.

Proposed Action:

Staff recommends the City Commission reject the bid received in response to RFQ 2026-PDN-001

Attachment:

Bid proposal- Boom Communications Group, LLC

REQUEST FOR QUOTE

PRINTING AND DISTRIBUTION OF QUARTERLY COMMUNITY NEWSPAPER

RFQ Number: 2026-PDN-001
Issue Date: 02/13/2026
Closing Date: 03/13/2026 at 3:00 PM

1. Purpose

The City of Opa-locka is soliciting quotes from qualified vendors to furnish all labor, material, equipment and transportation needed to print, distribute, post and broadcast a newspaper to retail and city facilities within the City of Opa-locka and Miami-Dade County.

2. Scope of Services

The Successful Vendor shall:

- Print and distribute a full color newspaper produced and created by the Successful Proposer
- ~~Print and distribute the newspaper quarterly to at least 200 bu~~businesses, schools, retail locations ~~and city facilities within the City of Opa-locka utilizing the~~ distribution list provided.
- Place ~~a Digital copy of the latest version of each quarter's newspaper on the~~ Vendor's website ~~within five (5) business days of the distribution of the printed version~~.
- In~~vite subscribers of the Vendor's website to view the newspaper via email b~~last and promote the newspaper throughout Miami Dade County.
- Plan and coordinate all the work with the assistance of the City Manager's Office.
- ~~Provide the City Manager's Office with both a hi-resolution print/physical~~ and a hi-resolution PDF ~~proof for approval before going to full press~~. PDF only

3. City Responsibility

Provide the awarded Vendor with requested artwork in the format preferred by the Vendor and agreed upon by the City.

4. Newspaper Specifications

- Color: Full Color
- Size: Tabloid- 11" x 17
- Paper: ~~50#~~ 45- White off-set newsprint
- Artwork: camera ready artwork and images, provided by the City
- Number of Pages per issue: up to 24
- Frequency: Quarterly (4 times per year)
- Number of Copies per issue: 8,000 (Eight Thousand)
- ~~Distribution: City facilities and various locations within the City~~
- ~~Broadcast: Miami Dade County~~

5. Minimum Requirements

- The Vendor shall submit three (3) completed and signed Reference Questionnaires on the form included in this solicitation.
- The Vendor must be operating the same business entity for a minimum of five (5) years.
- The Vendor must have experience in printing and distributing media products including newspapers and have printed and distributed newspapers identical to the specifications listed in Section 4 of this solicitation.
- The Vendor shall have an active website. A link to the vendor's website must be provided. Website information must be included in the quote.

BASIC INSTRUCTIONS TO VENDORS
A. General Provisions/Requirements

I. Submittal of a response for this project certifies that all pricing set forth has been arrived at independently, without consultation, communication, collusion, or agreement for the purpose of restricting competition.
II. The Work performed by the awarded Vendor shall meet all applicable federal, state, and local laws, codes, ordinances, and regulations.
III. The awarded Vendor must have adequate labor, material, sufficient equipment, and financial resources to perform the work in a timely manner.

~~B. Insurance~~

1. ~~Vendor shall submit to the~~ City certificates of insurance (COI) with supporting endorsements, prior to beginning work under the contract and no later than ten (10) days after award of the contract.

2. ~~All policies of insurance requir~~ed herein shall be written by insurance companies licensed to conduct the business of insurance in Florida, and acceptable to Owner, and shall carry the provision that the insurance will not be cancelled or materially modified without thirty-day (30) prior written notice to the Owner or to the extent permitted by Florida law.

3. ~~The certificates of insuranc~~e shall list City of Opa-locka, 780 Fisherman Street 4th Floor, Opa-locka, FL 33054, as the additional insured. Copies of actual endorsements to the policy shall be required to confirm any special request, such as, additional insured status. A COI shall not be issued or delivered that gives the impression there are coverage terms the referenced policy does specifically provide.

4. ~~Insurance shall be maintai~~ned during the entire term of the contract and shall be of the following forms and limits:
Date Issued: TBA 2026-PDN-001
PRINTING AND DISTRUBUTION OF QUARTERLY COMMUNITIY NEWSPAPER

Forms	Limits
Workers' Compensation	Statutory
Automobile Liability	$300,000 Combined Single Limit
Commercial General Liability, including Contractual Liability and Products and Completed Operations Coverage	$300,000 Combined Single Limit

The establishment of minimum limits of insurance by Owner does not reduce or limit the liability or responsibilities of the Vendor.

6. Terms of the Contract

The term of the contract resulting from this Request for Quote shall be for a period of one (1) year with the option to renew for one additional one-year period.

7. Pricing

Prices quoted shall be fixed for 90 days from the time of the Request for Quote opening and shall include labor, materials, equipment, supervision, insurance, and all incidentals to perform the Work completely. The City shall award a contract within this time period or shall request to the recommended awarded Vendor an extension to hold pricing, until issuance of a notice to proceed.

8. Methods of Award

Award of this Request for Quote will be made to the most responsive, responsible Vendor with the lowest price, whose quotation meets the minimum requirements of this solicitation. To be deemed responsive, a Vendor shall submit a quote which conforms to all material aspects to the requirements set forth in this Request for Quote. To be deemed responsible, a Vendor shall have the capability in all aspects to perform fully the requirements set forth in this solicitation. Vendor may be required to sign a contract with the City.

The City reserves the right to reject any or all quotes, to waive any formalities or minor irregularities in the Solicitation process, and to award or not award a contract based on this solicitation, as deemed in the best interest of the City.

9. Submission Instructions

Please submit quotes electronically no later than 3/13/26, at 3:00 PM EST to jbergel@opalockafl.gov or submit a proposal via DemandStar.com.

This quote is submitted by the Supplier's authorized representative. By signing, the Supplier is offering to enter a Contract on the terms set out in this document and the Conditions of Contract listed above.		
Signature	Jeffrey A Baker Name and Position	3/13/26 Date

PRICE SHEET

Vendor must provide pricing to include all labor, materials, equipment, and any other overhead costs associated with delivering the Scope of Work or any work described under this solicitation.

PRICE PER QUARTER: $ See attached estimate

ANNUAL TOTAL (4 times per year): $ attached estimate times 4

FIRM'S NAME: Opa Locka Newspaper

CONTACT NAME: Audrey Dominguez and Leslie B Samuel

STREET ADDRESS: 848 Brickell Ave. Suite PH5

CITY, STATE, ZIP CODE: Miami, FL 33131

OFFICE NUMBER: 305-831-1151

CELL NUMBER: 305-807-7676

EMAIL ADDRESS: opalockanewspaper.com
Audreydominguezc hotmail.com

FAILURE TO COMPLETE AND RETURN THIS FORM MAY DEEM YOUR QUOTE "NON-RESPONSIVE"

CITY OF OPA-LOCKA
780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

ADDENDUM No. 1

REQUEST FOR QUOTE No.: 2026-PDN-001
REQUEST FOR QUOTE TITLE: PRINTING AND DISTRIBUTION OF QUARTERLY COMMUNITY NEWSPAPER
DATE: 2/27/26

This Addendum is being issued to clarify and/or revise the request for quote documents, virtual conference meeting clarifications, and/or request for quote specifications. This Addendum modifies, supplements, and/or replaces information in the request for quote and is hereby made part of the original documents.

Unless specifically modified by this Addendum, the previously issued documents remain unchanged and in the event of a conflict between this Addendum and previously issued documents, this Addendum shall prevail.

REVISIONS TO THE REQUEST FOR QUOTE

- **Change of Closing/Due Date**

The closing date for the Request for Quote (RFQ) has been extended from February 27, 2026, to **March 13, 2026**. This extension gives interested parties more time to prepare and submit their quotes. Please note the new deadline for timely submissions.

Addenda should be returned with the response. Failure to do so may disqualify your response. Please sign below to verify that you have read and understand this addendum.

Jeffrey A. Baker
Signature and Print Name

President
Title

Boom Communications Group, LLC
Company Name

3/13/26
Date

CLIENT REFERENCE FORM

Provide (3) client references from recent similar Projects.

1) Name of Client Entity: Caribbean Today

Address: 9020 SW 152nd Street

City/State/Zip: Miami, FL. 33157

Contact: Peter Webley

Title: Publisher/Owner

Email Address: peter.webley@caribbeantoday.com

Telephone: 305-238-2868 (Ext 104)

Scope of Work: Printing & delivery of this monthly publication

Description of Services Provided: Same as above

2) Name of Client Entity: Miami Dade College (The Reporter)

Address: 11011 SW 104th St.

City/State/Zip: Miami, FL. 33176

Contact: Manolo Barco

Title: Media Adviser to The Reporter

Email Address: mbarco@mdc.edu

Telephone: 305-237-1255

Scope of Work: Printing & delivery of The Reporter during the academic year.

Description of Services Provided: Same as above

3) Name of Client Entity: The Happy Thrifter

Address: 507 Lake of the Woods Drive

City/State/Zip: Venice, FL. 34293

Contact: Patti Clark

Title: Publisher/Owner

Email Address: thehappythriftershopper@gmail.com

Telephone: 816-362-0975

Scope of Work: Printing & delivery of this annual publication

Description of Services Provided: Same as above.

CITY OF OPA-LOCKA
780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

ADDENDUM No. 2

REQUEST FOR QUOTE No.: 2026-PDN-001
REQUEST FOR QUOTE TITLE: PRINTING AND DISTRIBUTION OF QUARTERLY COMMUNITY NEWSPAPER
DATE: 3/06/26

This Addendum is being issued to clarify and/or revise the request for quote documents, virtual conference meeting clarifications, and/or request for quote specifications. This Addendum modifies, supplements, and/or replaces information in the request for quote and is hereby made part of the original documents.

Unless specifically modified by this Addendum, the previously issued documents remain unchanged and in the event of a conflict between this Addendum and previously issued documents, this Addendum shall prevail.

REVISIONS TO THE REQUEST FOR QUOTE

- **Revision of the Scope of Work**

Print and distribute the newspaper **monthly** to at least 200 businesses, schools, retail locations, and City facilities within the City of Opa-locka utilizing the distribution list provided.

- ☐ Printing **12 issues per year**
- ☐ ~~Distribution **12 times per year**~~
- ☐ ~~Digital posting and promotion **monthly**~~

The addenda should be returned with the response. Failure to do so may disqualify your response. Please sign below to verify that you have read and understand this addendum.

Jeffrey A Baker
Signature and Print Name

President
Title

Boom Communications Group, LLC
Company Name

3/13/26
Date

ESTIMATE

Boom Communications Group, LLC
8725 Placida Road, Suite 7-244
Placida, FL 33946

jeff@boomcommunicationsgroup.com
+1 (260) 450-0706

Bill to
Audrey Dominguez
Opa-locka

Estimate details
Estimate no.: 1750
Estimate date: 03/13/2026

#	Product or service	Description	Qty	Amount
1.	**Tabloid**	17" tabloid, 35# premium paper, process color throughout, 8 total pages	8000	$1,527.00
2.	**Tabloid**	same as above, except 12 pages	8000	$1,888.00
3.	**Tabloid**	same as above, except 16 pages	8000	$2,088.00
4.	**Tabloid**	same as above, except 20 pages	8000	$2,696.00
5.	**Tabloid**	same as above, except 24 pages	8000	$2,890.00
6.	**Delivery**	included to Opa-locka	1	$0.00
7.	**Miscellaneous**			
8.	**Files**	page layout and file prep, $30 per page	1	$0.00

Note to customer

Estimate is subject to paper availability and pricing at time of order.

The estimate reflects an embedded 3.25% cash discount.
Customers who make credit card payments agree to forfeit the 3.25% cash discount.

Accepted date **Accepted by**

Executive Summary

The City of Opa-locka issued Request for Quote (RFQ) No. 2026-PDN-001 to solicit qualified vendors to provide printing and distribution services for the City's community newspaper. The scope of work includes printing a full-color tabloid publication and distributing approximately 8,000 copies per issue to businesses, schools, retail establishments, and City facilities throughout the City.

Following the issuance of the RFQ, Boom Communications Group, LLC submitted the only response. The vendor demonstrated relevant experience in printing and distributing similar publications and provided references confirming its ability to perform the required services. The proposal includes all labor, materials, printing, and delivery services required to produce the City's community newspaper.

Addendum revisions to the solicitation modified the scope of work to require monthly publication and distribution, resulting in an estimated 12 issues annually. The vendor's pricing structure provides flexibility based on the number of pages per issue while maintaining competitive unit pricing for printing and distribution services.

Cost Breakdown

Page Count per Issue	Cost per Issue	Estimated Annual Cost (12 Issues)
8 Pages	$1,527	$18,324
12 Pages	$1,888	$22,656
16 Pages	$2,088	$25,056
20 Pages	$2,696	$32,352
24 Pages	$2,890	$34,680

Additional Cost Elements:

- **Delivery:** Included (no additional charge)
- **File preparation/layout:** $30 per page (not included in base print estimate)

Procurement Review

Procurement reviewed the vendor's pricing against industry benchmarks for newspaper printing and distribution services and determined the proposed pricing to be fair and reasonable. The quoted costs fall within typical market ranges for tabloid printing runs of approximately 8,000 copies, particularly given that delivery and distribution services are included in the pricing structure. The vendor's experience, references, and demonstrated capability to provide printing and distribution services support its ability to successfully perform the contract.

Sponsored by: Mayor Taylor

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO CONDUCT A CITYWIDE ASSESSMENT OF UNSAFE STRUCTURES AND FURTHER AUTHORIZING THE CITY MANAGER TO SUBMIT THE FINDINGS TO THE MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, aging infrastructure, weather-related deterioration, structural deficiencies, and other hazardous conditions may contribute to buildings becoming unsafe for occupancy; and

WHEREAS, recent structural failures and safety concerns throughout South Florida have heightened public awareness regarding the importance of proactive building safety inspections, building code compliance, and assessments to determine structural integrity; and

WHEREAS, Section 166.021, Florida Statutes, authorizes municipalities to exercise broad home rule powers for municipal purposes. Sections 553.73 and 553.80, Florida Statutes, authorizes and provides for enforcement pertaining to the Florida Building Code and requires local governments to regulate building construction and enforce the Florida Building Code; and Sections 633.202 and 633.216, Florida Statutes, provide for the Florida Fire Prevention Code and the inspection of buildings and structures where fire safety violations may exist; and

WHEREAS, the City's Code of Ordinances, together with applicable state building, fire, and code enforcement laws and regulations, provide the legal framework for the City to protect the health, safety, and welfare of residents, businesses, and visitors through building safety and code compliance measures; and

WHEREAS, the Miami-Dade County Unsafe Structures Board is authorized to hear and adjudicate matters relating to unsafe buildings and structures pursuant to Chapter 8 of the Miami-Dade County Code; and

WHEREAS, there is no financial impact associated with the passage of this legislation; however, should a consultant be engaged for this citywide assessment, there will be future costs which are unbudgeted; and

WHEREAS, the City Commission finds it in the best interest of the City and its residents to direct the City Manager to conduct a citywide assessment of unsafe

structures and submit the findings to the Miami-Dade County Unsafe Structures Board.

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION
The City Commission of the City of Opa-Locka hereby directs the City Manager to conduct a citywide assessment of unsafe structures, and further authorizes and directs the City Manager to submit the findings to the Miami-Dade County Unsafe Structures Board, pursuant to Chapter 8 of the Miami-Dade County Code of Ordinances.

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

SECTION 4. EFFECTIVE DATE.
This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

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

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

Resolution No. _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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

Moved by: _____

Seconded by: _____

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

City of Opa-locka
Agenda Cover Memo

City Manager:	Sha'mecca Lawson			**CM Signature:**				
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
				X				
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		X
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
							X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
	X							
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*			
	X							
Sponsor Name	Mayor Taylor		**Department:**		City Commission			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA DIRECTING THE CITY MANAGER TO CONDUCT A CITYWIDE ASSESSMENT OF UNSAFE STRUCTURES AND FURTHER AUTHORIZING THE CITY MANAGER TO SUBMIT THE FINDINGS TO MIAMI DADE COUNTY UNSAFE STRUCTURE BOARD.

Staff Summary:

Aging infrastructure, weather-related deterioration, structural deficiencies and other hazardous conditions may contribute to buildings becoming unsafe for occupancy. Additionally, recent structural failures and safety concerns throughout South Florida has heightened public awareness regarding the importance of proactive building safety inspections, building code compliance, and assessments to determine structural integrity.

The City Manager shall be authorized to conduct a citywide assessment of unsafe structures and further instructed to submit the findings to the Miami Dade County unsafe structures board. The Miami-Dade County Unsafe Structures Board is authorized to hear and adjudicate matters relating to unsafe buildings and structures pursuant to Chapter 8 of the Miami-Dade County Code.

Financial Impact: There is no financial impact associated with the passage this legislation, however should a Consultant is engaged for this citywide assessment, there will be future costs which are unbudgeted.

Proposed Action:

Staff will adhere to the direction of the City Commission.

Attachment:

Sponsored by: Vice Mayor Kelley

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA DIRECTING THE CITY MANAGER TO CONDUCT AND PRESENT A STUDY AND ANALYSIS REGARDING A SIX-MONTH PILOT PROGRAM FOR EXTENDED SERVICE HOURS FOR CITY SERVICES AND OPERATIONS; PROVIDING FOR REPORTING AND RECOMMENDATIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, many residents, business owners, and members of the public are unable to access City of Opa-Locka ("City") services during standard operating hours due to work, school, caregiving responsibilities, or other scheduling conflicts; and

WHEREAS, the City Commission desires to improve accessibility, customer service, and public engagement by exploring opportunities to offer extended service hours on a limited pilot basis for a period of six months; and

WHEREAS, implementing a study and analysis regarding a six-month pilot program related to extended hours for City services and operations will assist the City in determining the feasibility, staffing impacts, costs, demand, and overall public benefit associated with expanded service hours; and

WHEREAS, once a study is conducted the City Manager shall report back to the City Commission with any recommendations for a potential pilot program for City Commission consideration; and

WHEREAS, the fiscal impact will be dependent on the departments and staff included in the pilot program study and a final determination can be made once the operational analysis report is finalized, and

WHEREAS, the City Commission finds it in the best interest of the City and its residents to direct the City Manager to conduct and present a study and analysis regarding a six-month pilot program for extended hours for City services and operations.

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION. The City Commission of the City of Opa-Locka hereby directs the City Manager to conduct and present a study and analysis regarding a six-month pilot program for extended hours for City services and operations. The City Manager is further directed to report any recommendations, including cost and all other factors set foth herein, to the City Commission for consideration.

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this _____ day of _____, 2026.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

City Manager:	Sha'mecca Lawson			**CM Signature:**				
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
				X				
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		**X**
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
							X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
		X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*			
		X	**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐					
Sponsor Name	Vice Mayor Kelley		**Department:**		City Commission			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA DIRECTING THE CITY MANAGER TO CONDUCT AN ANALYSIS AND DEVELOP A PILOT "EXTENDED SERVICE HOUR" PROGRAM TO PROVIDE MONTHLY AFTER-HOURS ACCESS TO CERTAIN CITY SERVICES; PROVIDING FOR A SIX (6) MONTH PILOT PROGRAM

Staff Summary:

Many residents, business owners, and members of the public are unable to access City services during standard operating hours due to work, school, caregiving responsibilities, or other scheduling conflicts.
The sponsor desires to improve accessibility, customer service, and public engagement by exploring opportunities to offer extended service hours on a limited pilot basis. Implementing a pilot program will assist the City in determining the feasibility, staffing impacts, costs, demand, and overall public benefit associated with expanded service hours. At the conclusion of the pilot period, an operational analysis report and recommendation shall be presented to the City Commission for consideration.

Financial Impact: The fiscal impact will be dependent on the departments and staff included in the pilot program. A final determination can be made once the operational analysis report is finalized.

Proposed Action:

Staff will adhere to the direction of the City Commission

Attachment:

Sponsored by: Commissioner Ervin

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING THE PUBLIC SPACE ADJACENT TO THE HISTORIC CITY HALL AS "CENTENNIAL PARK"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 14th, 2026, the City of Opa-Locka celebrated 100 years since being founded in 1926; and

WHEREAS, as a part of the celebration, a commemorative public space was unveiled for the community; and

WHEREAS, this space is equipped with three benches, four light poles and a pavers pad displaying the City's Centennial logo; and

WHEREAS, the City Commission recognizes the importance of allowing this area to serve as a gathering place and contain commemorative features for residents and visitors; and

WHEREAS, the City Commission desires to designate this public space as Centennial Park; and

WHEREAS, there is no immediate fiscal impact to designate said area as Centennial Park, other than ceremony costs anticipated not exceed Five Thousand Dollars ($5,000.00); and

WHEREAS, the City Commission finds it in the best interest of the City and its residents to designate the public space adjacent to the Historic City Hall as Centennial Park.

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION. The City Commission of the City of Opa-Locka hereby designates the public space adjacent to Historic City Hall, within the City, as "Centennial Park" and authorizes a designating ceremony with a cost not to exceed Five Thousand Dollars ($5,000.00).

SECTION 3. SCRIVENER'S ERRORS. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be

authorized by the City Manager, following review by the City Attorney, without the need for public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this _____ day of _____, 2026.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

Moved by: _____

Seconded by: _____

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

City of Opa-locka
Agenda Cover Memo

City Manager:	Sha'mecca Lawson			**CM Signature**				
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**	
				X				
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Resolution Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**	
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
					X		**X**	
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: N/A See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
					X			
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
	X							
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*			
	X							
Sponsor Name	Commissioner Ervin		**Department:**		City Commission			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA DESIGNATING THE PUBLIC SPACE ADJACENT TO THE HISTORIC CITY HALL AS CENTENNIAL PARK.

Staff Summary:

On May 14th, 2026, the City of Opa-locka celebrated 100 years since being founded in 1926. As a part of the celebration, a commemorative public space was unveiled for the community. This space is equipped with three benches, four light poles and a paver's pad displaying the City's Centennial logo. The City Commission recognizes the importance of allowing this area to serve as a gathering place and commemorative feature for residents and visitors. Therefore, the sponsor desires to designate this public space as Centennial Park.

Financial Impact – There is no fiscal impact to designate this area Centennial Park, however the designating ceremony costs are to not exceed $5,000 and to be charged to Non-Department General Expense, Account 19-519493.

Proposed Action:

Staff will adhere to the direction of the City Commission.

Attachment:

Sponsored by: Commissioner Santiago

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO IMMEDIATELY COORDINATE REVIEW AND INSPECTION OF JUNKYARDS, SALVAGE YARDS, AUTO DISMANTLING FACILITIES AND OUTDOOR VEHICLE STORAGE OPERATIONS WITHIN THE CITY LIMITS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Opa-Locka recognizes the importance of protecting the health, safety, and welfare of the residents, businesses, and visitors within the City; and

WHEREAS, recent events, such as significant fires within the City of Opa-Locka ("City") have raised serious concerns regarding public safety, fire hazards, environmental conditions, code compliance, and potential threats to surrounding neighborhoods and businesses; and

WHEREAS, the City Commission finds that immediate action is necessary to ensure that junk yards, savage yards, auto dismantling facilities and outdoor vehicle storage operations are in compliance with applicable building codes, fire safety regulations, environmental standards, the City's Code of Ordinances, and all other applicable laws and regulations; and

WHEREAS, Section 166.021, Florida Statutes, authorizes municipalities to exercise powers for municipal purposes; Chapter 162, Florida Statutes, promotes, protects, and improves the health, safety, and welfare of municipal citizens through code enforcement; Section 553.80, Florida Statutes, requires local governments to regulate building construction and enforce the Florida Building Code; and Sections 633.202 and 633.216, Florida Statutes, provide for enforcement of the Florida Fire Prevention Code and the inspection of buildings, structures, equipment, vehicles, and chemicals where fires safety violations may exist; and

WHEREAS, there is no financial impact associated with the passage of this legislation; however, should a consultant be engaged for this citywide assessment, there will be future costs unbudgeted at this time; and

WHEREAS, the City Commission finds that it is in the best interest of the City and its residents to direct the City Manager to immediately review and coordinate inspection of junkyards, salvage yards, auto dismantling facilities and outdoor vehicle storage operations

within the City limits.

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

SECTION 1. ADOPTION OF REPRESENTATIONS.
The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

SECTION 2. AUTHORIZATION. The City Commission of the City of Opa-Locka hereby directs the City Manager to immediately review and coordinate inspection of junkyards, salvage yards, auto dismantling facilities and outdoor vehicle storage operations within the City limits by utilizing City departments and agencies as deemed necessary to determine compliance with applicable building codes, fire safety regulations, environmental standards, the City's Code of Ordinances, and all other applicable laws and regulations.

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

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

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

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.

City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

City Manager:	Sha'mecca Lawson			**CM Signature:**			
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)* **N/A**	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
			Public Hearing: *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
						X	**X**
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* See Attachments		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							X
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
		X					
Sponsor Name	Commissioner Santiago		**Department:**		City Commission		

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA DIRECTING THE CITY MANAGER TO IMMEDIATELY COORDINATE AND IMPLEMENT COMPREHENSIVE INSPECTIONS OF ALL JUNK YARDSALVAGE YARDS, AUTO DISMANTLING FACILITIES AND OUTDOOR VEHICLE STORAGE OPERATIONS PROPERTIES OPERATING WITHIN THE CITY LIMITS.

Staff Summary:

The City Commission of the City of Opa-locka recognizes its responsibility to protect the health, safety, and welfare of the residents, businesses, and visitors within the City. A recent fire ignited at junk yard properties along Cairo Lane which raised serious concerns regarding public safety, fire hazards, environmental conditions, code compliance, and potential threats to surrounding neighborhoods and businesses. The sponsor finds that immediate action is necessary to ensure that all junk yard facilities operating within the City are in compliance with applicable building codes, fire safety regulations, environmental standards, and municipal ordinances. The City Manager shall be authorized to coordinate comprehensive inspections of all junk yard, salvage yards, auto dismantling facilities, and outdoor vehicle storage operations properties within the City limits utilizing City departments and agencies as deemed necessary.

Financial Impact: There is no financial impact associated with the passage this legislation, however should a Consultant is engaged for this citywide assessment, there will be future costs which are unbudgeted.

Proposed Action:

Staff will adhere to the direction of the City Commission.

Attachment:

Sponsored by: City Manager

RESOLUTION NO. 26-XXXXXXX

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

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

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

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

WHEREAS, the Planning and Zoning Board reviewed this request and recommended approval of the final site plan by the applicant at a public hearing held on November 4, 2025, with a 3-1 vote, with a stipulation requiring Moorish architectural design features as part of the site plan approval; and

WHEREAS, the City Commission has considered the final site plan and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves / denies the final site plan approval request.

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

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

SECTION 2. APPROVAL/DENIAL.
Approval/Denial of Site Plan Review. The City Commission of the City of Opa-Locka, Florida hereby approves / denies this request for the Final Site Plan approval for the Construction of two commercial-industrial mixed-use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations on the property located at 1700 Service Road, identified by folio 08-2122-005-2170, in the R-TH Zoning District, as set forth in Exhibit "A" attached to herein.

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

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

PASSED AND ADOPTED this _____ day of _____, 2026.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Sha'mecca Lawson			**CM Signature**		
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
				X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)* Bus. & Economic Development Qual. of Life & City Image	
	X					
Sponsor Name	City Manager		**Department:**		Planning & Community Development	

Short Title:

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

Staff Summary:

The applicant, 1700 Service Holdings, LLC intends to construct two commercial use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-locka's Land Development Regulations. 1700 Service Holdings, LLC has submitted four application requests for the development:

1. To change the land use from residential to commercial
2. To change the zoning designation from Residential Townhouse (R-TH) to Commercial Intensive (B-3)
3. To review and approve the site plan to build two commercial buildings for this furniture business.

4. To review and approve the development agreement concerning development timelines, economic opportunity and the long-term maintenance of the site.

The Local Planning Agency of the City has reviewed the application of 1700 Service Holdings, LLC, at a duly noticed public hearing held on November 4, 2025, and has made a recommendation via a 3-1 vote to approve this Site Plan to construct two commercial use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City's Land Development Regulations

The Planning & Zoning Board's review of this item is subject to land development Regulation, Section 22-49, G, which requires "all matters required by the Charter or Code of the City are subject to review by the City Commission. All recommendations and findings of fact by the Planning Council shall be placed on the next available regular City Commission meeting agenda in compliance with the notice requirements".

Applications for Site Plan review shall require the submission of a site plan package in accordance with the provisions of this Article. The City Commission pursuant to Section 22-55, shall require that prior to any action by the City Commission at public hearing a review by and recommendation from the Planning Council shall be required.

BACKGROUND

The City of Opa-locka received previous applications from this applicant, one of which was a request to change the land use from residential to industrial. They also received a request to rezone the property from Residential Townhouse to Commercial Intensive (B-3). When the Planning & Zoning reviewed the Ordinance to change the Land Use from Residential to Industrial, they recommended denial of the request.

As is required by the City's Land Development Regulations, the request was then presented to the City Commission for their consideration on April 24, 2024. The City Commission motioned to approve this Ordinance amendment on first reading and the motion passed by a 3-0 vote.

This item was scheduled for the May 22, 2024, City Commission meeting for second reading, but was deferred to the June 12, 2024 Commission Meeting. On June 26, 2024, the Ordinance request was presented to the City Commission for second reading, and the item was motioned to approve but the item failed by a 4-0 vote. There was a community meeting at the Helen Miller Center to allow the residents to voice their concerns directly to the Developer and his team.

This site plan was presented for consideration on December 10th, 2025. During this meeting, the City Manager desired to defer this agenda item to allow the applicant to meet with the residents. Since then, two public meetings were held. The first public meeting was held on January 13th, 2026, and the second one was held on February 3rd, 2026. Informational documentation regarding Brownsfield conditions, site plan and a traffic study was disseminated at each meeting.

Financial Impact:

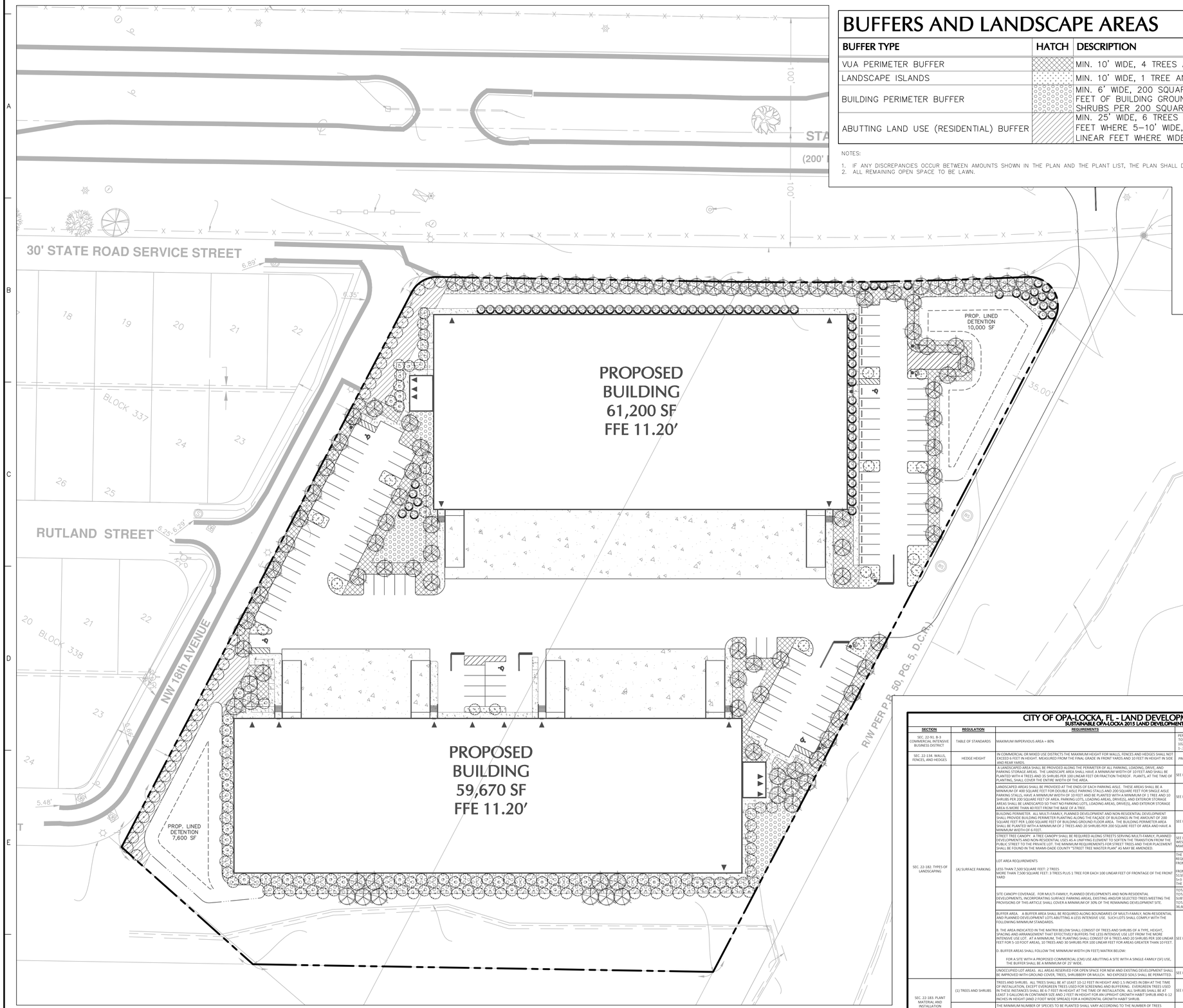
Financial Impact- The approval of this comprehensive plan amendment will not have a financial impact on City Administration.

Proposed Action:

Staff recommends approval of the site plan.

Attachment:

Draft Resolution
Planning & Zoning Board Application Package



BUFFERS AND LANDSCAPE AREAS

BUFFER TYPE	HATCH	DESCRIPTION	AREA (SF)	SHRUB QUANTITY	TREE QUANTITY
VUA PERIMETER BUFFER		MIN. 10' WIDE, 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET	15,206	481	55
LANDSCAPE ISLANDS		MIN. 10' WIDE, 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET	2,600	260	13
BUILDING PERIMETER BUFFER		MIN. 6' WIDE, 200 SQUARE FEET PER EVERY 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA, 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET	25,182	2,449	252
ABUTTING LAND USE (RESIDENTIAL) BUFFER		MIN. 25' WIDE, 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET WHERE 5–10' WIDE, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET WHERE WIDER THAN 10'	6,088	138	42

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL REMAINING OPEN SPACE TO BE LAWN.

CONCEPTUAL PLANT SCHEDULE

TREE TYPE	SYMBOL	QTY.	SIZE	ROOT	REMARKS
SHADE		104	2" CAL. MIN.	B+B	10' HT. MIN.
ORNAMENTAL		179	2" CAL. MIN.	B+B	10' HT. MIN.
EVERGREEN		79	2" CAL. MIN.	B+B	8' HT. MIN.

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

40 0 10 25 40
SCALE: 1" = 40'

GENERAL NOTES:

- EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE PLANS ARE BASED ON THE TOPOGRAPHIC/BOUNDARY SURVEY PREPARED BY MILLER LEGG, 3/18/08.

CITY OF OPA-LOCKA, FL - LAND DEVELOPMENT REGULATIONS

SUSTAINABLE OPA-LOCKA 2015 LAND DEVELOPMENT REGULATIONS

SECTION	REGULATION	REQUIREMENTS	PROPOSED	VARIANCE/ WAIVER REQUIRED
SEC. 22-91. B-3 COMMERCIAL INTENSIVE BUSINESS DISTRICT	TABLE OF STANDARDS	MAXIMUM IMPERVIOUS AREA = 80%	PERVIOUS AREA = 102,140 SQUARE FEET TOTAL AREA = 331,963 SQUARE FEET 102,140/331,963 = .33 1-.33 = .69 OR 69% IMPERVIOUS AREA	COMPLIES.
SEC. 22-134. WALLS, FENCES, AND HEDGES	HEDGE HEIGHT	IN COMMERCIAL OR MIXED USE DISTRICTS THE MAXIMUM HEIGHT FOR WALLS, FENCES AND HEDGES SHALL NOT EXCEED 6 FEET IN HEIGHT. MEASURED FROM THE FINAL GRADE IN FRONT YARDS AND 10 FEET IN HEIGHT IN SIDE AND REAR YARDS.	PROPOSED SHRUBS WILL MATCH REQUIREMENTS.	COMPLIES.
SEC. 22-182. TYPES OF LANDSCAPING	(A) SURFACE PARKING	A LANDSCAPED AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL PARKING, LOADING, DRIVE, AND PARKING STORAGE AREAS. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 10 FEET AND SHALL BE PLANTED WITH 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET OR FRACTION THEREOF. PLANTS, AT THE TIME OF PLANTING, SHALL COVER THE ENTIRE WIDTH OF THE AREA.	SEE PLANS AND SCHEDULES.	COMPLIES.
		LANDSCAPED AREAS SHALL BE PROVIDED AT THE ENDS OF EACH PARKING AISLE. THESE AREAS SHALL BE A MINIMUM OF 400 SQUARE FEET FOR DOUBLE AISLE PARKING STALLS AND 200 SQUARE FEET FOR SINGLE AISLE PARKING STALLS, HAVE A MINIMUM WIDTH OF 10 FEET AND BE PLANTED WITH A MINIMUM OF 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET OF AREA. PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREAS SHALL BE LANDSCAPED SO THAT NO PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREA IS MORE THAN 40 FEET FROM THE BASE OF A TREE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		BUILDING PERIMETER. ALL MULTI-FAMILY, PLANNED DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT SHALL PROVIDE BUILDING PERIMETER PLANTING ALONG THE FACADE OF BUILDINGS IN THE AMOUNT OF 200 SQUARE FEET PER 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA. THE BUILDING PERIMETER AREA SHALL BE PLANTED WITH A MINIMUM OF 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET OF AREA AND HAVE A MINIMUM WIDTH OF 6 FEET.	SEE PLANS AND SCHEDULES.	COMPLIES.
		STREET TREE CANOPY. A TREE CANOPY SHALL BE REQUIRED ALONG STREETS SERVING MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL USES AS A UNIFYING ELEMENT TO SOFTEN THE TRANSITION FROM THE PUBLIC STREET TO THE PRIVATE LOT. THE MINIMUM REQUIREMENTS FOR STREET TREES AND THEIR PLACEMENT SHALL BE FOUND IN THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN" AS MAY BE AMENDED.	SEE PLANS AND PLANTING SCHEDULE. STREET TREES LOCATED ALONG WEST SIDE OF SITE. TREE SPECIES AND SIZE WILL COMPLY WITH THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN"	COMPLIES.
		LOT AREA REQUIREMENTS LESS THAN 7,500 SQUARE FEET: 2 TREES MORE THAN 7,500 SQUARE FEET: 3 TREES PLUS 1 TREE FOR EACH 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD	THE SITE IS LARGER THAN 7,500 SQUARE FEET, SO 3 TREES ARE REQUIRED IN ADDITION TO 1 TREE FOR EVERY 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD. FRONT YARD FRONTAGE = 513 LINEAR FEET. 513/100 = 5 ADDITIONAL TREES 5+3 = 8 TREES TOTAL. MORE THAN 8 TREES HAVE BEEN PROVIDED ON THE SITE.	COMPLIES.
		SITE CANOPY COVERAGE. FOR MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL DEVELOPMENTS, INCORPORATING SURFACE PARKING AREAS, EXISTING AND/OR SELECTED TREES MEETING THE PROVISIONS OF THIS ARTICLE SHALL COVER A MINIMUM OF 30% OF THE REMAINING DEVELOPMENT SITE.	TOTAL SITE AREA = 331,963 SQUARE FEET TOTAL AREA AFTER BUILDING, PARKING, AND VUA AREAS ARE SUBTRACTED = 102,140 SQUARE FEET TOTAL SITE CANOPY COVERAGE = 36,603 SQUARE FEET 36,603/102,140 = .36 .OR 36% TREE CANOPY COVERAGE.	COMPLIES.
		BUFFER AREA. A BUFFER AREA SHALL BE REQUIRED ALONG BOUNDARIES OF MULTI-FAMILY, NON-RESIDENTIAL AND PLANNED DEVELOPMENT LOTS ABUTTING A LESS INTENSIVE USE. SUCH LOTS SHALL COMPLY WITH THE FOLLOWING MINIMUM STANDARDS. B. THE AREA INDICATED IN THE MATRIX BELOW SHALL CONSIST OF TREES AND SHRUBS OF A TYPE, HEIGHT, SPACING AND ARRANGEMENT THAT EFFECTIVELY BUFFERS THE LESS INTENSIVE USE LOT FROM THE MORE INTENSIVE USE LOT. AT A MINIMUM, THE PLANTING SHALL CONSIST OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET FOR 5-10 FOOT AREAS, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET FOR AREAS GREATER THAN 10 FEET. D. BUFFER AREAS SHALL FOLLOW THE MINIMUM WIDTH (IN FEET) MATRIX BELOW: FOR A SITE WITH A PROPOSED COMMERCIAL (CM) USE ABUTTING A SITE WITH A SINGLE-FAMILY (SF) USE, THE BUFFER SHALL BE A MINIMUM OF 25' WIDE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		UNOCCUPIED LOT AREAS. ALL AREAS RESERVED FOR OPEN SPACE FOR NEW AND EXISTING DEVELOPMENT SHALL BE IMPROVED WITH GROUND COVER, TREES, SHRUBBERY OR MULCH. NO EXPOSED SOILS SHALL BE PERMITTED.	SEE PLANS AND SCHEDULES.	COMPLIES.
SEC. 22-183. PLANT MATERIAL AND INSTALLATION	(1) TREES AND SHRUBS	TREES AND SHRUBS. ALL TREES SHALL BE AT LEAST 10-12 FEET IN HEIGHT AND 1.5 INCHES IN DBH AT THE TIME OF INSTALLATION, EXCEPT EVERGREEN TREES USED FOR SCREENING AND BUFFERING. EVERGREEN TREES USED IN THESE INSTANCES SHALL BE 6-7 FEET IN HEIGHT AT THE TIME OF INSTALLATION. ALL SHRUBS SHALL BE AT LEAST 3 GALLONS IN CONTAINER SIZE AND 2 FEET IN HEIGHT FOR AN UPRIGHT GROWTH HABIT SHRUB AND 6-12 INCHES IN HEIGHT (AND 2 FOOT WIDE SPREAD) FOR A HORIZONTAL GROWTH HABIT SHRUB.	SEE PLANS AND SCHEDULES.	COMPLIES.
	(2) TREE SPECIES MIX	THE MINIMUM NUMBER OF SPECIES TO BE PLANTED SHALL VARY ACCORDING TO THE NUMBER OF TREES PLANTED. THE MINIMUM NUMBER OF SPECIES MIX TO BE PLANTED IS INDICATED BELOW: FOR A SITE WITH 41 TREES OR MORE REQUIRED, AT LEAST 6 DIFFERENT TREE SPECIES SHALL BE USED.	OVER 41 TREES ARE PROPOSED. THEREFORE, 6 OR MORE TREE SPECIES WILL BE USED.	COMPLIES.

Date	Description	No.
Revisions		

LA 0001110 — STATE OF FLORIDA — REGISTERED LANDSCAPE ARCHITECT — MICHAEL KIDDE

Michael Kidde

SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project

MODANI INDUSTRIAL BUILDING

OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title

LANDSCAPE PLAN

Project No.	Drawing No.
330096201	L-100
Date: OCTOBER 4TH, 2023	
Drawn By: LL	
Checked By: MK	

© 2023 Langan

LANGAN Project No. 330096201

GENERAL LANDSCAPE PLANTING NOTES

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

2. STANDARDS FOR NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015" PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS MUST MEET FLORIDA GRADE NO. 1 OR BETTER. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

6. ALL PLANTS MUST MEET FLORIDA GRADE NO.1 OR BETTER AND SELECTED FROM THE FLORIDA FRIENDLY LANDSCAPE GUIDE AND THE INSTALLATION MUST FOLLOW THE FFL GUIDELINES AND BMPS.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES BASED ON AVAILABLE SURVEY INFORMATION AND BY CALLING 811 IN ACCORDANCE WITH WITH FLORIDA STATE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 556 AT LEAST TWO FULL BUSINESS DAYS PRIOR TO PLANNED EXCAVATION OR DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER.

2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

8. MAINTAIN A 2 TO 3" MULCH LAYER AROUND ESTABLISHED TREES, SHRUBS, AND BEDDING PLANTS. COARSE MATERIALS, SUCH AS PINE NUGGETS, MAY BE APPLIED TO A DEPTH OF 4", BUT DON'T ALLOW MULCH TO ACCUMULATE TO A GREATER DEPTH. CYPRESS MULCH WILL NOT BE ACCEPTED.

9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, EXCEPT FOR THE AREA FROM THE BUILDING OUT TO THE SURROUNDING CURBS, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

11. TREES MAY BE STAKED AT LANDSCAPE CONTRACTOR'S DISCRETION. CURRENT HORTICULTURAL PRACTICE DOES NOT RECOMMEND STAKING TREES EXCEPT IN CONDITIONS WHERE TREES ARE SUBJECT TO BLOW DOWNS DUE TO SOIL CONDITIONS, HEAVY PREVAILING WINDS OR A HIGH RATIO OF TOP GROWTH TO ROOT BALL. IF STAKING IS DEEMED NECESSARY BY CONTRACTOR, STAKE AND GUYS SHOULD BE LOCATED AND FLAGGED IN A MANNER TO PREVENT TRIPPING HAZARDS. WIRES OR GUYS SHALL BE LOCATED AND COVERED SO AS NOT TO PULL OR DAMAGE BRANCHES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

12. NEW TREES MAY HAVE TEMPORARY DEER PROTECTION MEASURES INSTALLED AROUND TRUNKS AT THE LANDSCAPE CONTRACTOR'S DISCRETION. SUBMIT MATERIAL CUT SHEETS FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

2. ALL SCREENING AND REQUIRED LANDSCAPE PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD OF NOT MORE THAN SIX MONTHS.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

   AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P: 888-325-1522, OR APPROVED EQUAL.

   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO COUNTY EXTENSION OFFICES OR THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SOIL TESTING LABORATORY, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

3. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

4. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.

5. SOIL PLACEMENT:
   A. IMPROVE ENTIRE DEPTH OF PLANTING BEDS RATHER THAN PROVIDING SELECT BACKFILL ONLY AROUND PLANTS. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

   D. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE NOTES

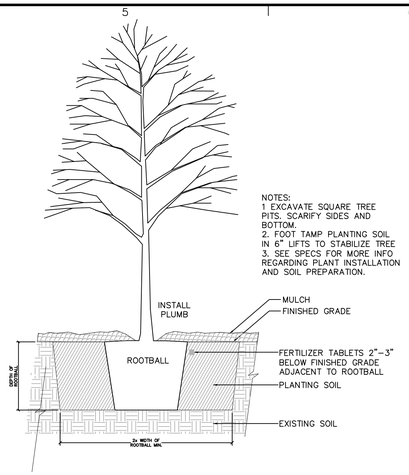
1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING.
   C. MOW AT THE HIGHEST RECOMMENDED HEIGHT FOR THE GRASS SPECIES:
      BAHIAGRASS: 3.5 - 4"
      BERMUDA GRASS: 1 - 2"
   D. NEVER REMOVE MORE THAN 1/3 OF THE LEAF BLADE. "SCALPING" (MOWING TOO LOW) CAN BADLY STRESS YOUR TURF, LEAVING IT VULNERABLE TO DISEASE, DROUGHT, AND INSECT OR WEED INVASION.
   E. LEAVE GRASS CLIPPINGS ON THE GROUND. THESE ACTUALLY ACT AS COMPOST, RETURNING VALUABLE NUTRIENTS TO THE LAWN. GRASS CLIPPINGS CAN REDUCE LAWN FERTILITY REQUIREMENTS AND ADD ORGANIC MATTER TO THE SOIL.
   F. KEEP MOWER BLADES SHARP. DULL MOWERS TEAR LEAF BLADES, STRESSING THE GRASS AND MAKING IT MORE VULNERABLE TO PESTS AND DISEASE.
   G. DO NOT MOW WHEN LAWN IS WET. WET GRASS CLIPPINGS PREVENT MOWER BLADES FROM MAKING THE CLEANEST POSSIBLE CUT.

SOD SPECIFICATIONS

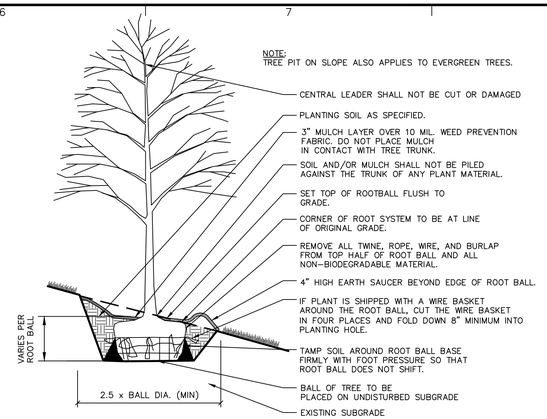
1. SOD IS TO BE THE BERMUDA GRASS (CYNODON DACTYLON) OR BAHIA GRASS (PASPALUM NOTATUM 'FLUGGE'). SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
3. ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
5. SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES (1½") PER WEEK UNTIL ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.
6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

WEED CONTROL / MAINTENANCE

1. MOWING MEADOW AREAS SHALL BE DONE VIA STRING TRIMMER, WHERE LARGER MACHINES CANNOT REASONABLY BE USED AND WHERE DAMAGE OR RUTTING COULD OCCUR.
2. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
3. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
4. MOW IN BASINS, WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 - AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.
5. DURING THE FIRST 2-4 YEARS OF ESTABLISHMENT, AND AFTER ESTABLISHMENT DEPENDING ON THE LOOK DESIRED, SELECTIVE WEEDING WITH A BROADLEAF WEED-CONTROL HERBICIDE, OVER-SEEDING BARE SPOTS AND WATERING TO PROMOTE A UNIFORM DROUGHT-TOLERANT STAND OF PLANTS MAY BE NECESSARY.
6. FERTILIZERS ARE NOT GENERALLY NEEDED OR RECOMMENDED FOR NATIVE MEADOWS UNLESS SOIL TEST RESULTS SHOW A SIGNIFICANT LACK OF NUTRIENTS. USE ONLY SLOW-RELEASE FERTILIZERS WITH LITTLE TO NO NITROGEN IN APRIL OR SEPTEMBER.



1 TREE PLANTING
NTS

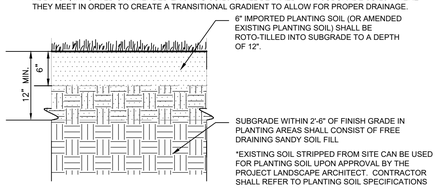


NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5" X 1.5" X 6') CEDAR OR PRESSURE TREATED STAKES (2 PER TREE). STAKES SHALL BE PLACED ON EITHER SIDE OF THE TREE PERPENDICULAR TO THE SLOPE AND ARE TO BE DRIVEN OUTSIDE OF THE ROOT BALL. SECURE STAKES TO TREE USING 2 ARBORTIES BY LOOPING TIES AROUND TREE AND NAILING TO CEDAR STAKES. FOLLOW MANUFACTURER'S RECOMMENDATIONS. ARBORTIES, OR APPROVED EQUAL, AT GEMPLERS 1-800-332-6744 OR GEMPLERS.COM. ALL STAKING MATERIALS SHALL BE REMOVED FOLLOWING THE PLANT GUARANTEE PERIOD.

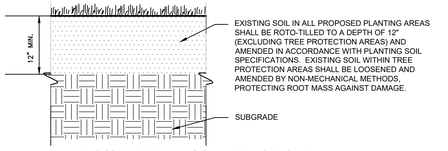
2 TREE PLANTING ON SLOPE
NTS

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE



PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

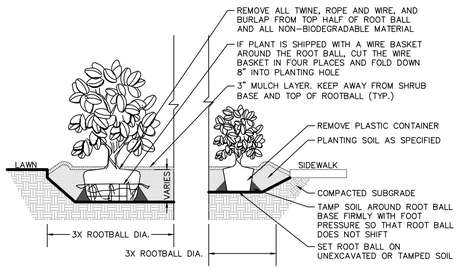
NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

4 PLANTING SOIL
NTS

LARGE SHRUB

SMALL SHRUB (CONTAINER)



NOTES:

1. ALL SHRUBS TO BE SET PLUMB.
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

3 SHRUB PLANTING
NTS

Date	Description	No.
Revisions		

LANDSCAPE ARCHITECT — LA0001110 — STATE OF FLORIDA

Michael Kidde

SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project

MODANI INDUSTRIAL BUILDING

OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title

LANDSCAPE NOTES AND

Detail by Entity Name

Florida Limited Liability Company
CASTLE OPA LLC

Filing Information

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

Principal Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Mailing Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

Document Images

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

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

Florida Department of State, Division of Corporations

1ST DRAFT

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

CALL TO ORDER

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

1. ROLL CALL

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

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

2. INVOCATION

Invocation was given.

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – May 6, 2025**

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

5. PUBLIC HEARING:

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

COMMERCIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Booker read the Ordinance into the record.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Board Member Dominguez opened the floor for public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Board Member Dominguez closed the floor for public comment.

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

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

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

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

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

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

Board Member Dominguez opened the floor for public comment.

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

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

Board Member Dominguez closed the floor for public comment.

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

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

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

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

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

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 IN**

THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

Discussion continued with the Mr. Whitebook regarding tenants.

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

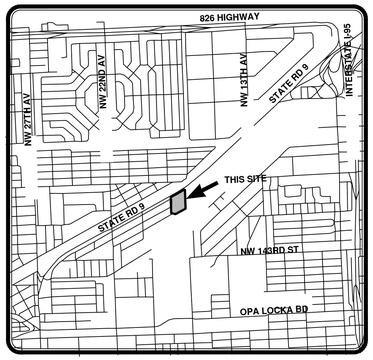
Attorney Mark Craftton, on behalf of the applicant, stated the development agreement used the city's standard form without modifications. He said the developer agreed to comply fully with all requirements, including the detailed provisions related to job fairs, community outreach, and employment reporting.

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

6. **ADJOURNMENT**

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

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



LOCATION MAP
N.T.S.

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

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

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

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

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

ADDRESS:

1700 SERVICE ROAD,
OPA LOCKA, FL 33054

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

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

SURVEYOR'S NOTES:

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

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

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

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

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

NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.

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

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

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

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

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

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

REVISIONS

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

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

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

CERTIFICATE OF AUTHORIZATION: LB6680

DES	DRWN	CHK
DES.	DWN.	CHK.

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

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

THE SHOPS AT
GATEWAY PLAZA

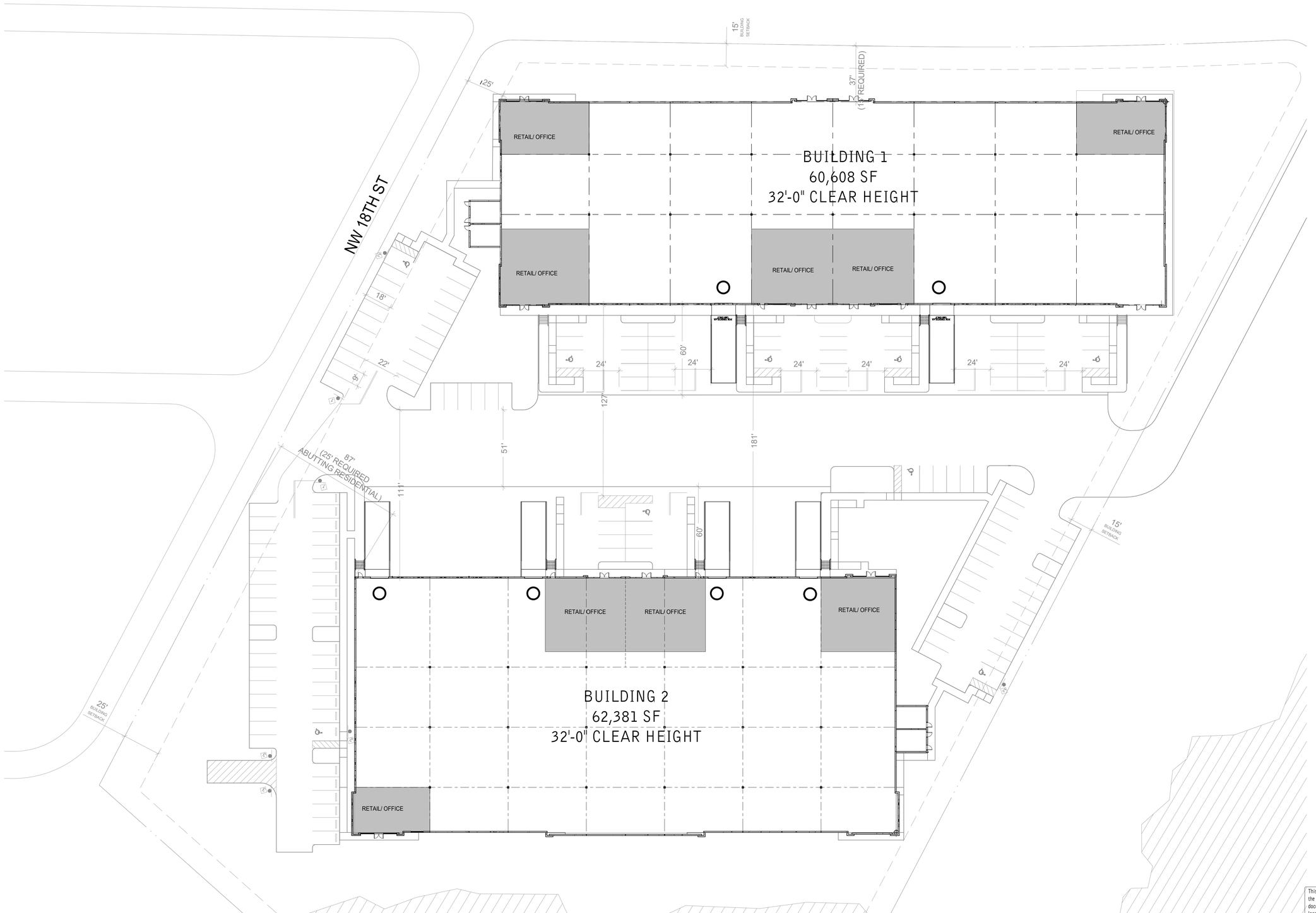
THE SHOPS AT GATEWAY PLAZA

1700 SERVICE ROAD
OPA-LOCKA, FL 33054

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

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering



SITE DATA

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

DEVELOPMENT STANDARDS

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

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

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

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

THE SHOPS AT GATEWAY PLAZA

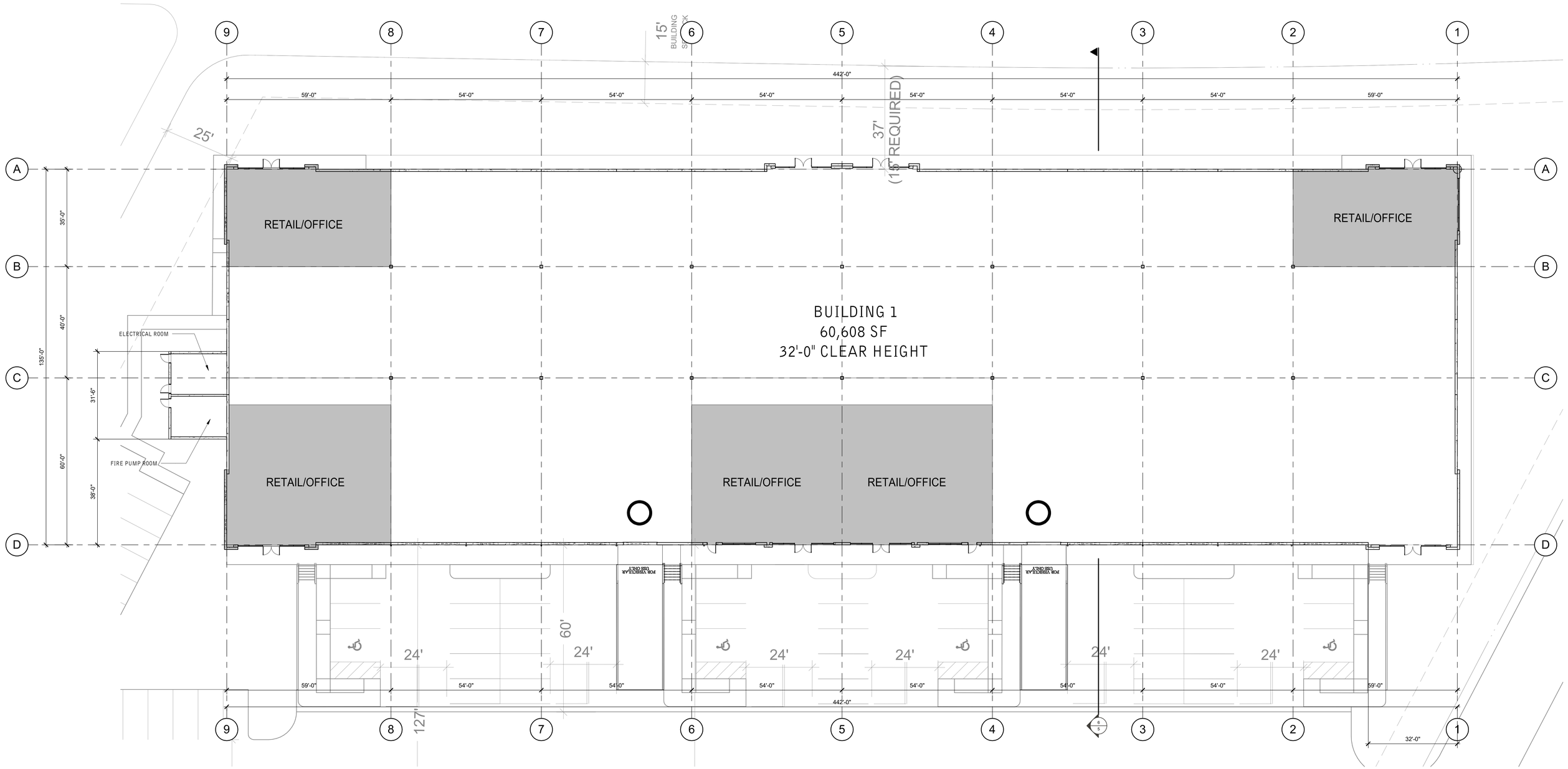
SITE PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 2



THE SHOPS AT GATEWAY PLAZA

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

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

FLOOR PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 3

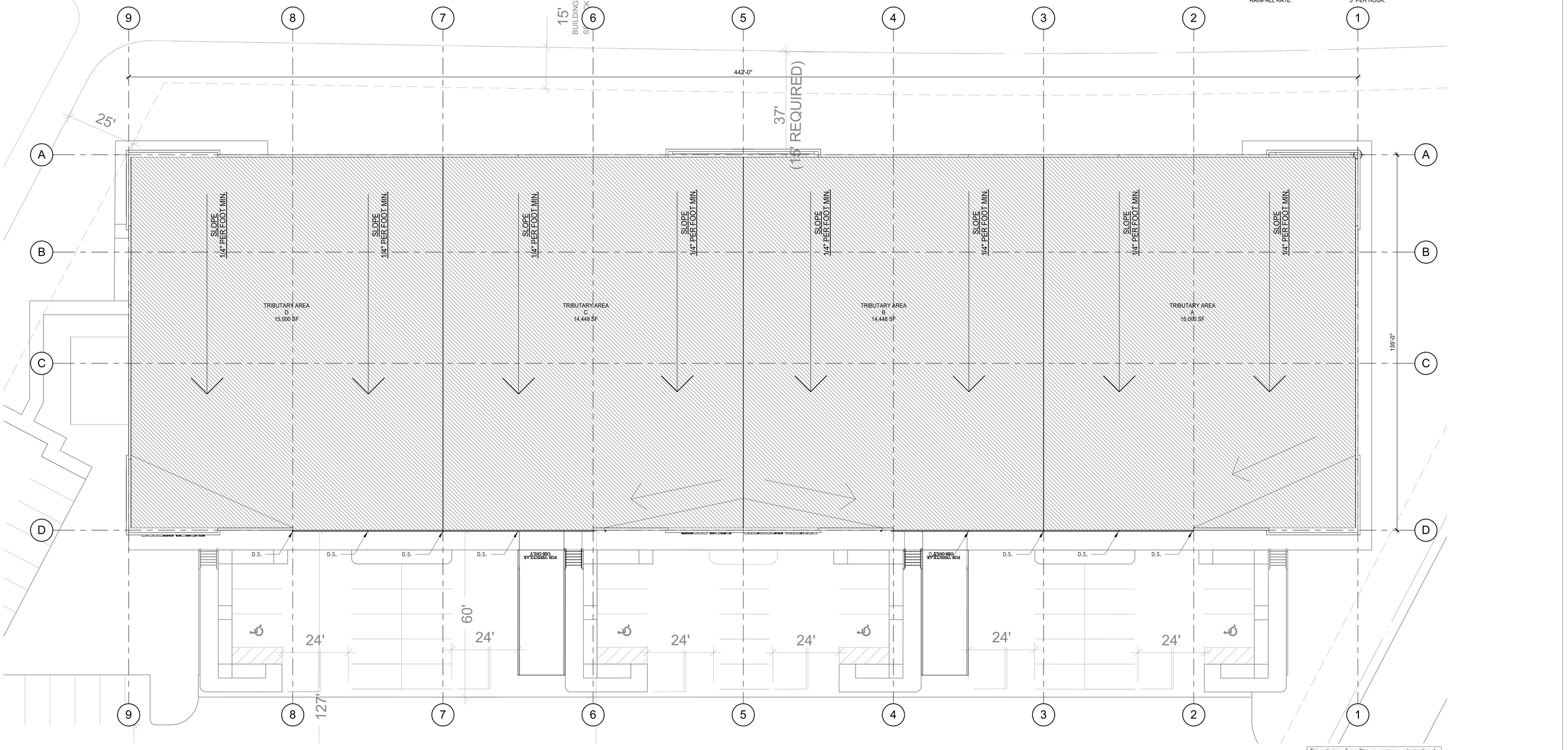
ROOF CALCULATIONS

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

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A	=	15,000 SF
TRIBUTARY AREA B	=	14,448 SF
TRIBUTARY AREA C	=	14,448 SF
TRIBUTARY AREA D	=	15,000 SF
TOTAL AREA	=	58,896 SF

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



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

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

THE SHOPS AT GATEWAY PLAZA

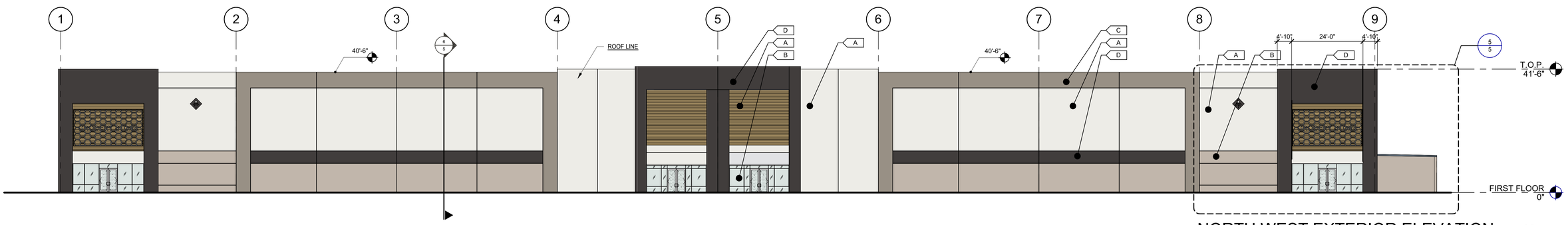
ROOF PLAN

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

WARE MALCOMB

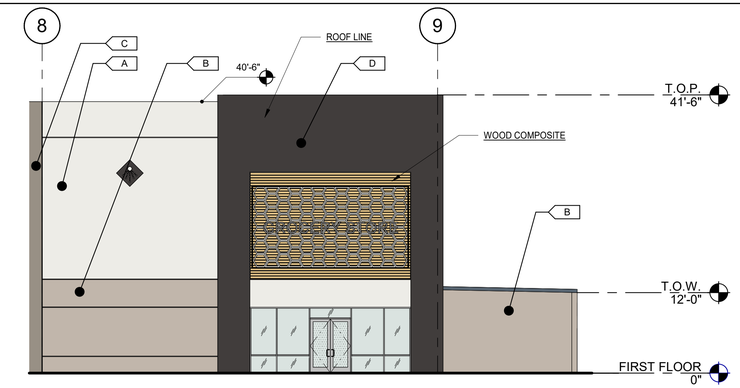
MIA23-0011-00
09/04/2025

SHEET 4



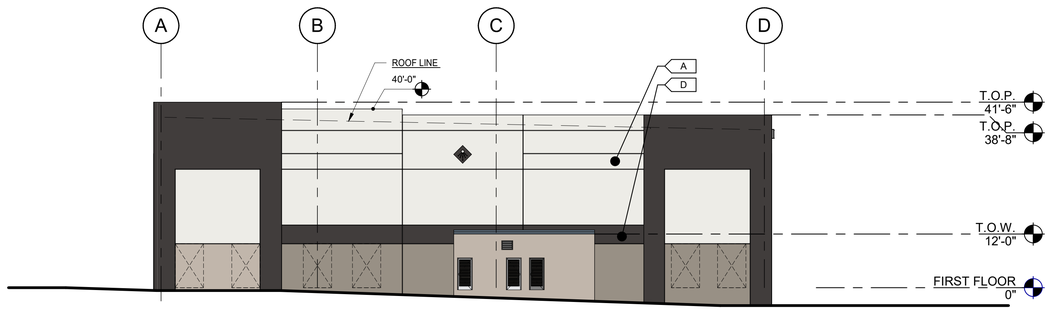
NORTH WEST EXTERIOR ELEVATION 1

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



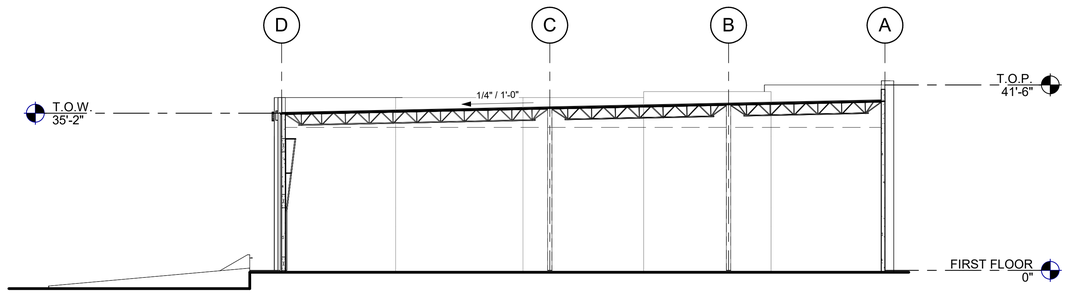
ENLARGED CORNER ENTRANCE ELEVATION 5

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



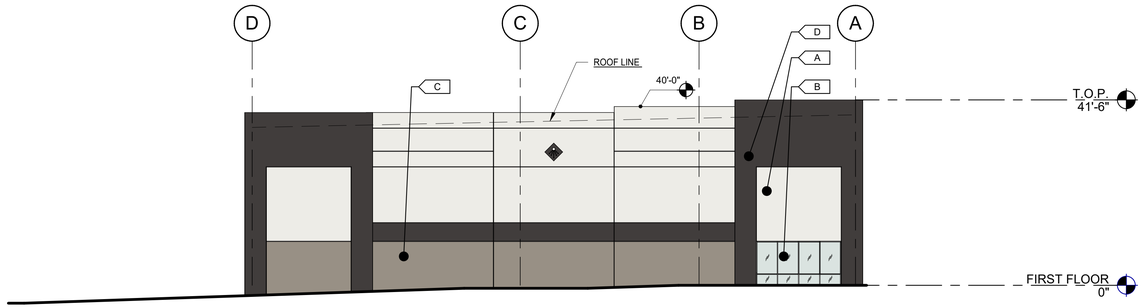
SOUTH WEST EXTERIOR ELEVATION 2

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



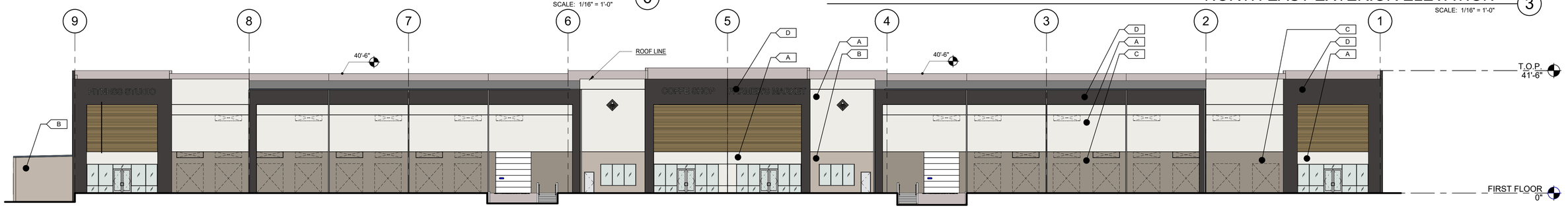
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



SOUTH EAST EXTERIOR ELEVATION 4

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

FINISH LEGEND

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

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

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

THE SHOPS AT GATEWAY PLAZA

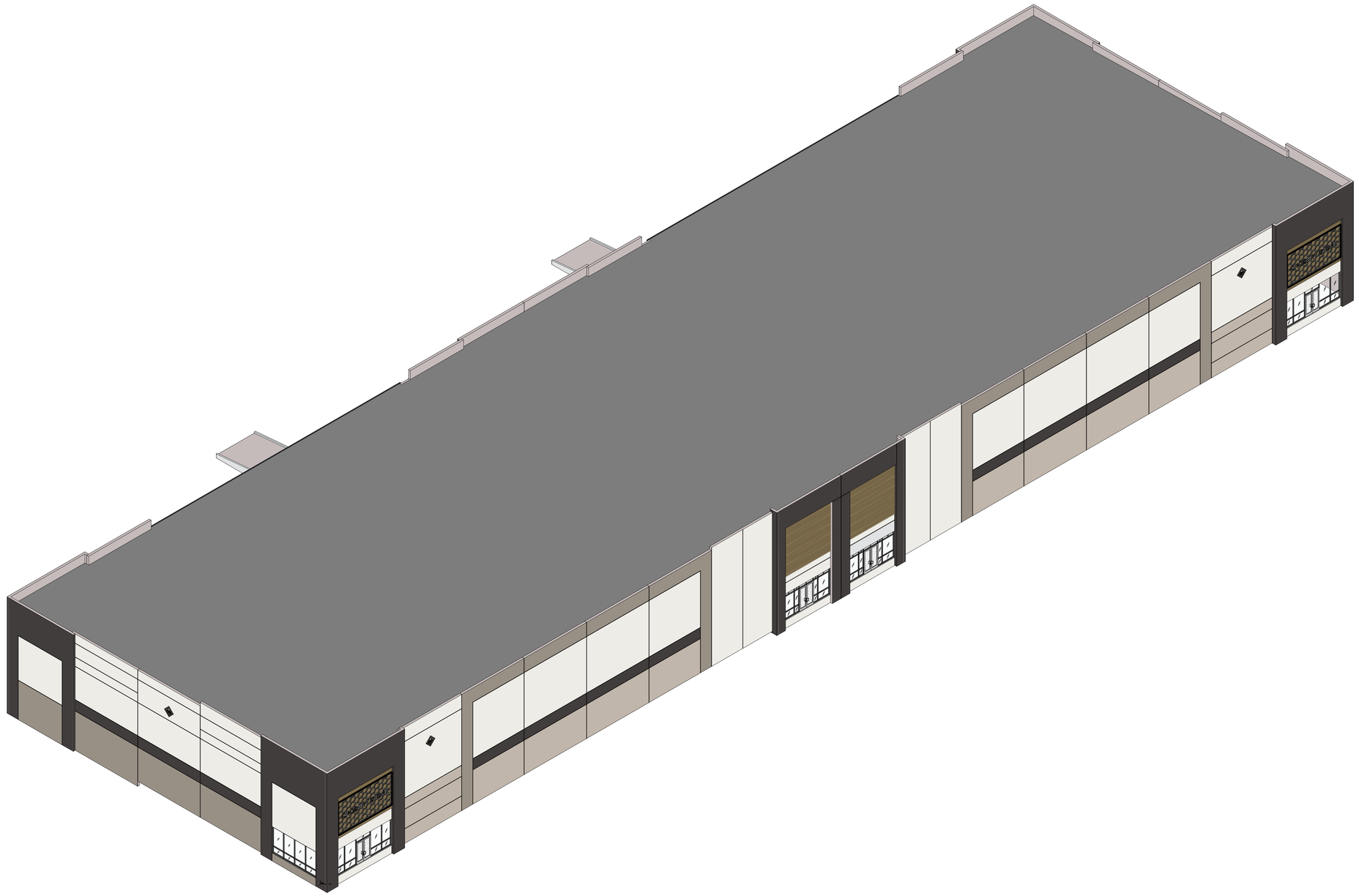
EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5



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

NORTH

THE SHOPS AT GATEWAY PLAZA

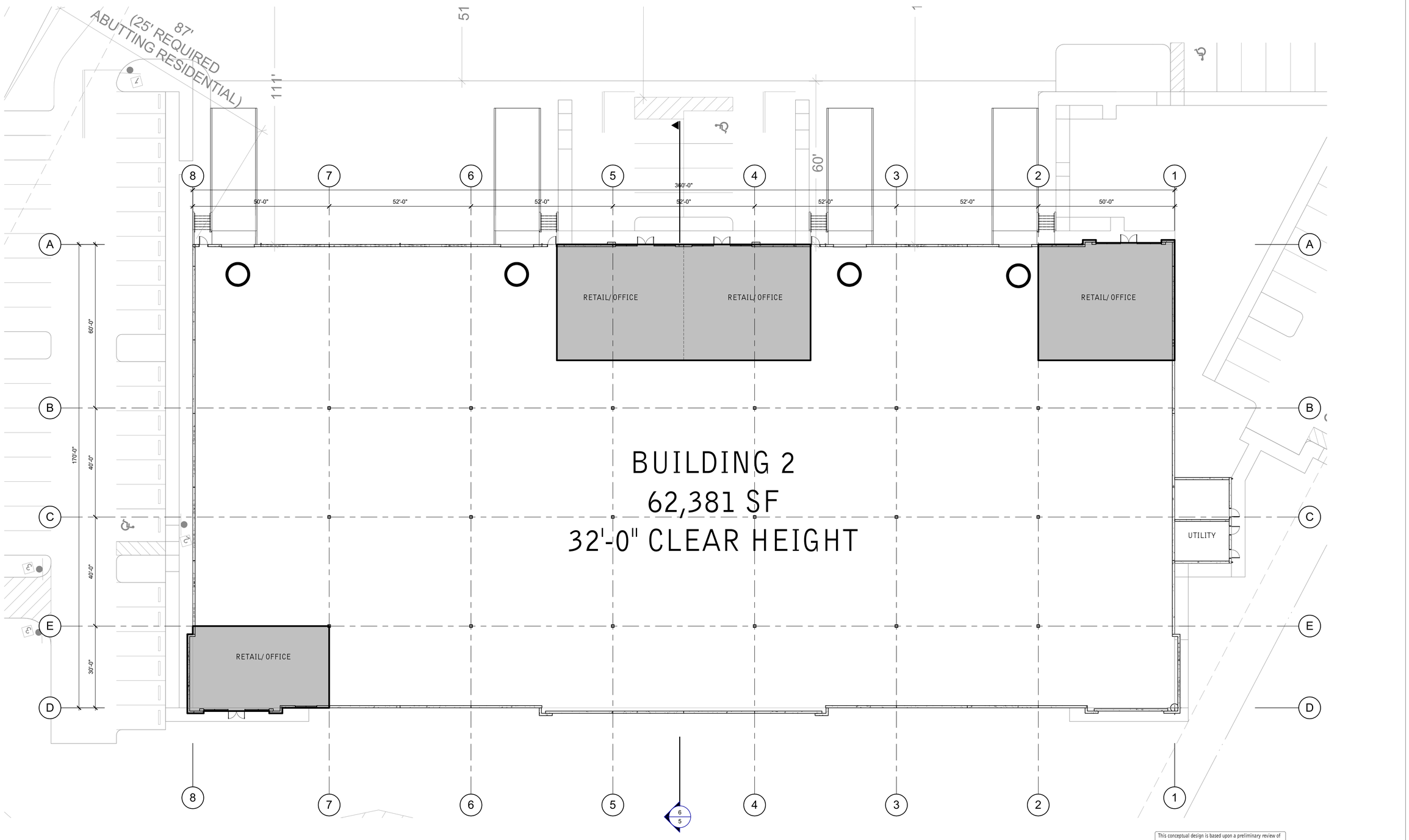
COLOR AXON

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 6



THE SHOPS AT GATEWAY PLAZA

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

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

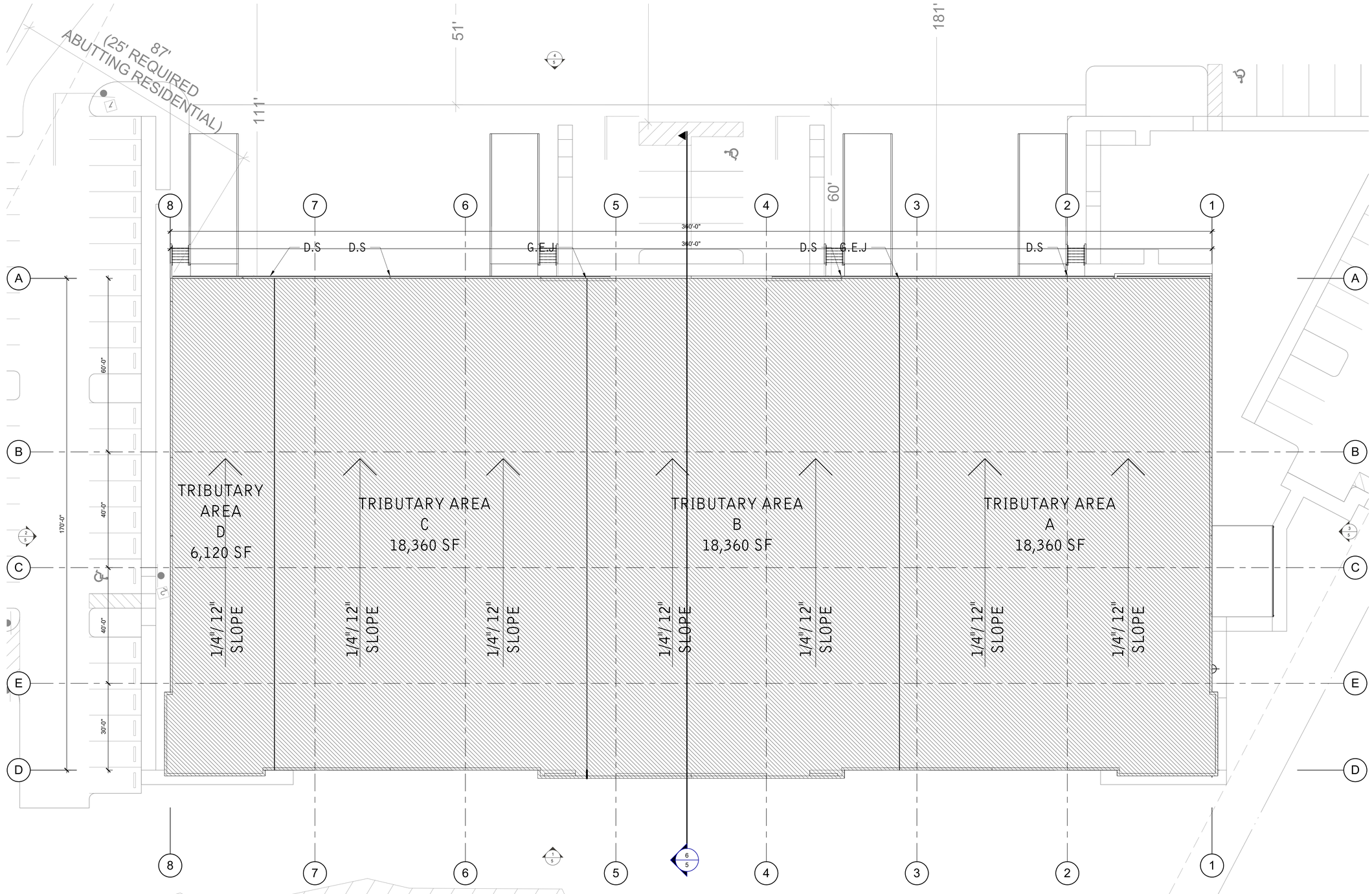
FLOOR PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
3



ROOF CALCULATIONS

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

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

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

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

THE SHOPS AT GATEWAY PLAZA

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

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

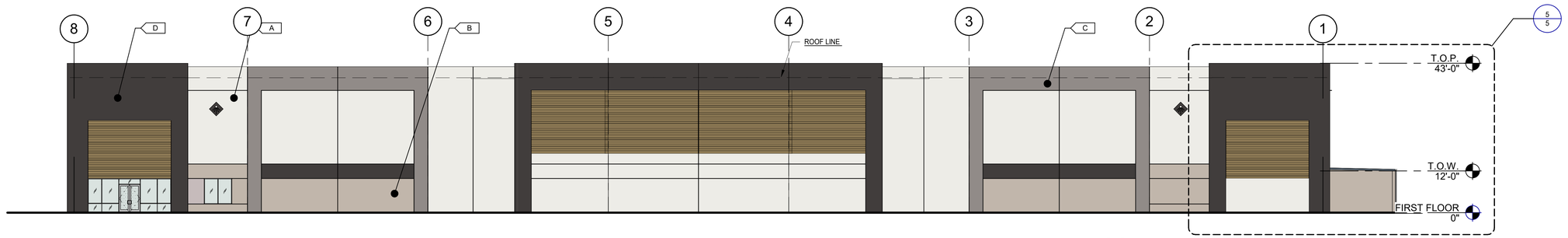
ROOF PLAN

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

WARE MALCOMB

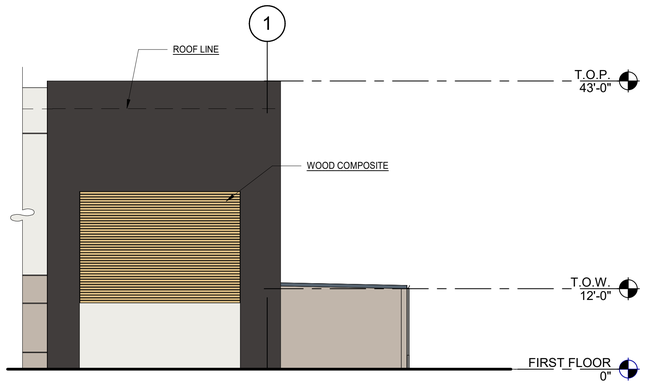
MIA23-0011-00
09/04/2025

SHEET 4



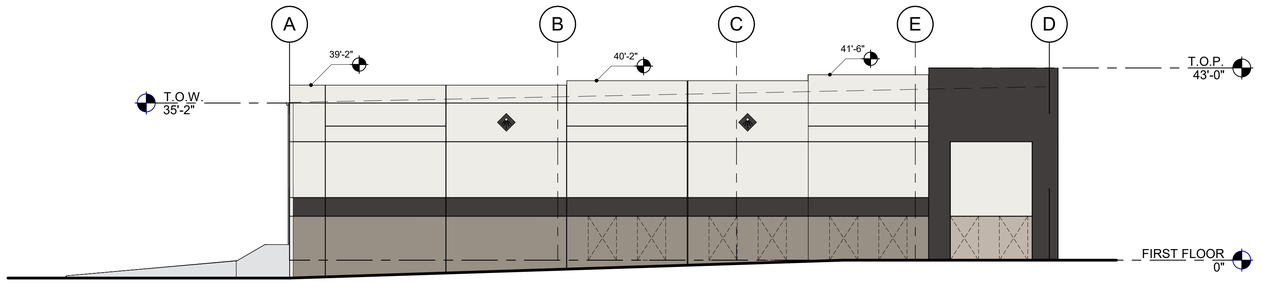
SOUTH EAST EXTERIOR ELEVATION 1

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



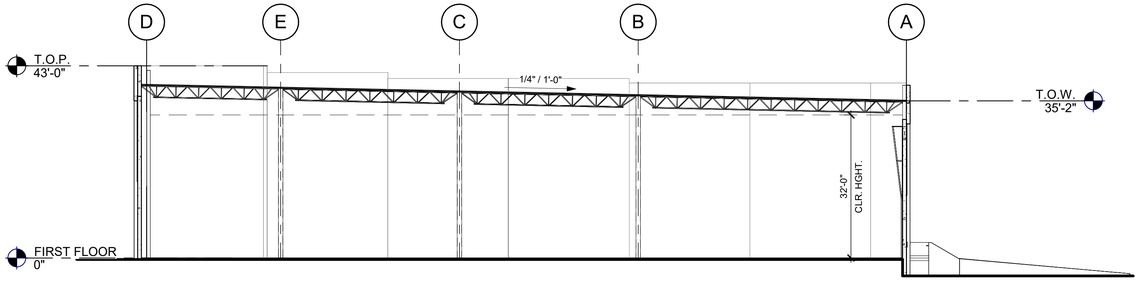
ENLARGE TYP. ENTRACE ELEVATION 5

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



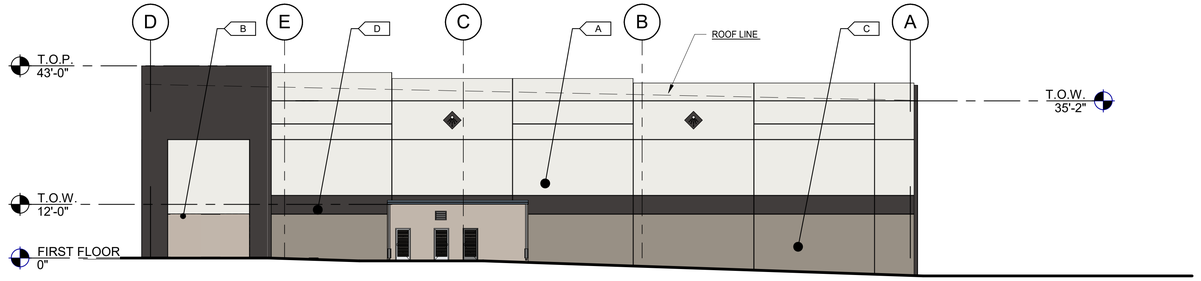
SOUTH WEST EXTERIOR ELEVATION 2

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



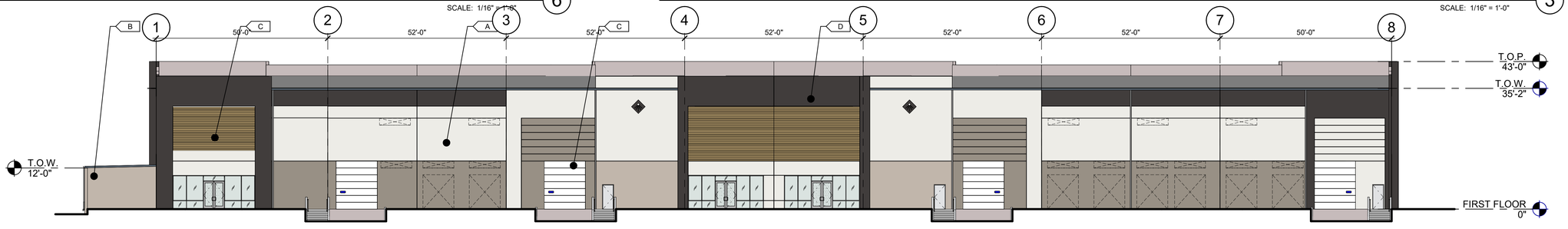
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



NORTH WEST EXTERIOR ELEVATION 4

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

FINISH LEGEND

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

THE SHOPS AT GATEWAY PLAZA

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

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

EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5

THE SHOPS AT
GATEWAY
PLAZA

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

NORTH

COLOR AXON

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6

Sponsored by: City Manager

RESOLUTION NO. 26-XXXXXX

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

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

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

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

WHEREAS, the Planning and Zoning Board reviewed this request and recommended approval of the development agreement application by the applicant at a public hearing held on November 4, 2025, with a 3-1 vote; and

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

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

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

SECTION 2. APPROVAL/DENIAL.

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

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____day of _____, 2026.

_____

John Taylor, Mayor

ATTEST:

_____

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Sha'mecca Lawson			**CM Signature**		
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
				X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐		Bus. & Economic Development Qual. of Life & City Image	
Sponsor Name	City Manager		**Department:**		Planning & Community Development	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY.

Staff Summary:

The applicant, 1700 Service Holdings, LLC intends to construct two commercial use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-locka's Land Development Regulations. 1700 Service Holdings, LLC has submitted four application requests for the development:

1. To change the land use from residential to commercial
2. To change the zoning designation from Residential Townhouse (R-TH) to Commercial Intensive (B-3)
3. To review and approve the site plan to build two commercial buildings for this furniture business.

4. To review and approve the development agreement concerning development timelines, economic opportunity and the long-term maintenance of the site.

The Local Planning Agency of the City has reviewed the application of 1700 Service Holdings, LLC, at a duly noticed public hearing held on November 4, 2025, and has made a recommendation to approve this Site Plan to construct two commercial use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City's Land Development Regulations via a 3-1 vote

The Planning & Zoning Board's review of this item is subject to land development Regulation, Section 22-49, G, which requires "all matters required by the Charter or Code of the City are subject to review by the City Commission. All recommendations and findings of fact by the Planning Council shall be placed on the next available regular City Commission meeting agenda in compliance with the notice requirements".

Applications for Developer Agreement review pursuant to Florida Statute 163.3220 and the Land Development Regulations of the City of Opa-locka, Section 22-112 and shall be signed by the applicant and adopted by the City Commission prior to receiving a building permit in accordance with the provisions of this Article. The City Commission pursuant to Section 22-55, shall require that prior to any action by the City Commission at public hearing a review by and recommendation from the Planning Council shall be required.

BACKGROUND

The City of Opa-locka received previous applications from this applicant, one of which was a request to change the land use from residential to industrial. They also received a request to rezone the property from Residential Townhouse to Commercial Intensive (B-3). When the Planning & Zoning reviewed the Ordinance to change the Land Use from Residential to Industrial, they recommended denial of the request.

As is required by the City's Land Development Regulations, the request was then presented to the City Commission for their consideration on April 24, 2024. The City Commission motioned to approve this Ordinance amendment on first reading and the motion passed by a 3-0 vote. This item was scheduled for the May 22, 2024, City Commission meeting for second reading, but was deferred to the June 12, 2024 Commission Meeting. On June 26, 2024, the Ordinance request was presented to the City Commission for second reading, and the item was motioned to approve but the item failed by a 4-0 vote. There was a community meeting at the Helen Miller Center to allow the residents to voice their concerns directly to the Developer and his team.

This development agreement was presented for consideration on December 10th, 2025. During this meeting, the City Manager desired to defer this agenda item to allow the applicant to meet with the residents. Since then, two public meetings were held. The first public meeting was held on January 13th, 2026 and the second one was held on February 3rd, 2026. Informational documentation regarding brownsfield conditions, site plan and a traffic study was disseminated at each meeting.

Financial Impact:

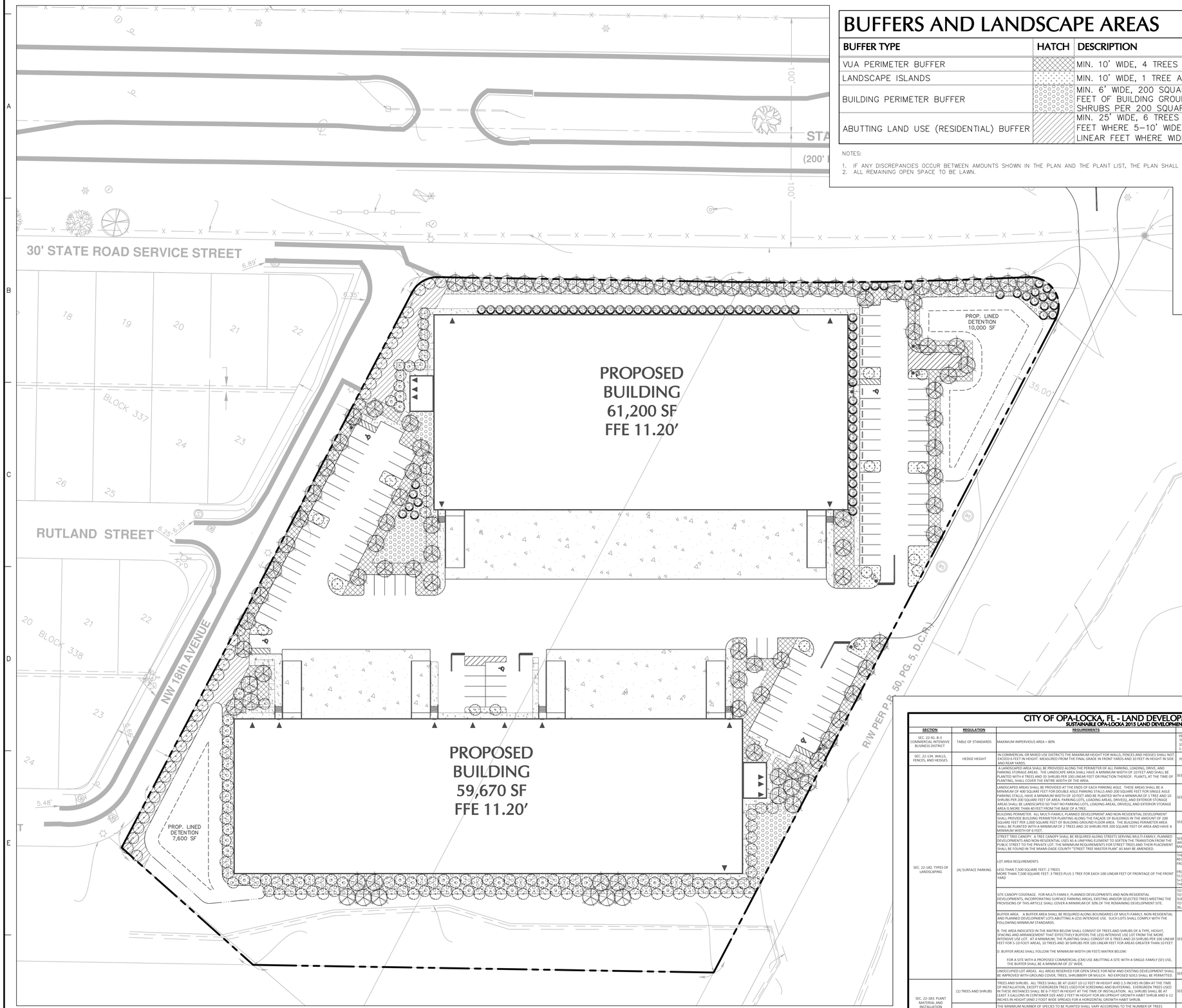
Financial Impact- The approval of this comprehensive plan will not have an immediate financial impact on City Administration. However, in future fiscal years it will add to the city's taxable base for increased property tax revenues as well as occupational license revenues.

Proposed Action:

Staff recommends approval of the Development Agreement.

Attachment:

Draft Resolution
Planning & Zoning Board Application Package



BUFFERS AND LANDSCAPE AREAS

BUFFER TYPE	HATCH	DESCRIPTION	AREA (SF)	SHRUB QUANTITY	TREE QUANTITY
VUA PERIMETER BUFFER		MIN. 10' WIDE, 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET	15,206	481	55
LANDSCAPE ISLANDS		MIN. 10' WIDE, 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET	2,600	260	13
BUILDING PERIMETER BUFFER		MIN. 6' WIDE, 200 SQUARE FEET PER EVERY 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA, 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET	25,182	2,449	252
ABUTTING LAND USE (RESIDENTIAL) BUFFER		MIN. 25' WIDE, 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET WHERE 5–10' WIDE, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET WHERE WIDER THAN 10'	6,088	138	42

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL REMAINING OPEN SPACE TO BE LAWN.

CONCEPTUAL PLANT SCHEDULE

TREE TYPE	SYMBOL	QTY.	SIZE	ROOT	REMARKS
SHADE		104	2" CAL. MIN.	B+B	10' HT. MIN.
ORNAMENTAL		179	2" CAL. MIN.	B+B	10' HT. MIN.
EVERGREEN		79	2" CAL. MIN.	B+B	8' HT. MIN.

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

CITY OF OPA-LOCKA, FL - LAND DEVELOPMENT REGULATIONS

SUSTAINABLE OPA-LOCKA 2015 LAND DEVELOPMENT REGULATIONS

SECTION	REGULATION	REQUIREMENTS	PROPOSED	VARIANCE/ WAIVER REQUIRED
SEC. 22-91. B-3 COMMERCIAL INTENSIVE BUSINESS DISTRICT	TABLE OF STANDARDS	MAXIMUM IMPERVIOUS AREA = 80%	PERVIOUS AREA = 102,140 SQUARE FEET TOTAL AREA = 331,963 SQUARE FEET 102,140/331,963 = .33 1-.33 = .69 OR 69% IMPERVIOUS AREA	COMPLIES.
SEC. 22-134. WALLS, FENCES, AND HEDGES	HEDGE HEIGHT	IN COMMERCIAL OR MIXED USE DISTRICTS THE MAXIMUM HEIGHT FOR WALLS, FENCES AND HEDGES SHALL NOT EXCEED 6 FEET IN HEIGHT. MEASURED FROM THE FINAL GRADE IN FRONT YARDS AND 10 FEET IN HEIGHT IN SIDE AND REAR YARDS.	PROPOSED SHRUBS WILL MATCH REQUIREMENTS.	COMPLIES.
SEC. 22-182. TYPES OF LANDSCAPING	(A) SURFACE PARKING	A LANDSCAPED AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL PARKING, LOADING, DRIVE, AND PARKING STORAGE AREAS. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 10 FEET AND SHALL BE PLANTED WITH 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET OR FRACTION THEREOF. PLANTS, AT THE TIME OF PLANTING, SHALL COVER THE ENTIRE WIDTH OF THE AREA.	SEE PLANS AND SCHEDULES.	COMPLIES.
		LANDSCAPED AREAS SHALL BE PROVIDED AT THE ENDS OF EACH PARKING AISLE. THESE AREAS SHALL BE A MINIMUM OF 400 SQUARE FEET FOR DOUBLE AISLE PARKING STALLS AND 200 SQUARE FEET FOR SINGLE AISLE PARKING STALLS, HAVE A MINIMUM WIDTH OF 10 FEET AND BE PLANTED WITH A MINIMUM OF 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET OF AREA. PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREAS SHALL BE LANDSCAPED SO THAT NO PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREA IS MORE THAN 40 FEET FROM THE BASE OF A TREE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		BUILDING PERIMETER. ALL MULTI-FAMILY, PLANNED DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT SHALL PROVIDE BUILDING PERIMETER PLANTING ALONG THE FACADE OF BUILDINGS IN THE AMOUNT OF 200 SQUARE FEET PER 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA. THE BUILDING PERIMETER AREA SHALL BE PLANTED WITH A MINIMUM OF 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET OF AREA AND HAVE A MINIMUM WIDTH OF 6 FEET.	SEE PLANS AND SCHEDULES.	COMPLIES.
		STREET TREE CANOPY. A TREE CANOPY SHALL BE REQUIRED ALONG STREETS SERVING MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL USES AS A UNIFYING ELEMENT TO SOFTEN THE TRANSITION FROM THE PUBLIC STREET TO THE PRIVATE LOT. THE MINIMUM REQUIREMENTS FOR STREET TREES AND THEIR PLACEMENT SHALL BE FOUND IN THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN" AS MAY BE AMENDED.	SEE PLANS AND PLANTING SCHEDULE. STREET TREES LOCATED ALONG WEST SIDE OF SITE. TREE SPECIES AND SIZE WILL COMPLY WITH THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN"	COMPLIES.
		LOT AREA REQUIREMENTS LESS THAN 7,500 SQUARE FEET: 2 TREES MORE THAN 7,500 SQUARE FEET: 3 TREES PLUS 1 TREE FOR EACH 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD	THE SITE IS LARGER THAN 7,500 SQUARE FEET, SO 3 TREES ARE REQUIRED IN ADDITION TO 1 TREE FOR EVERY 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD. FRONT YARD FRONTAGE = 513 LINEAR FEET. 513/100 = 5 ADDITIONAL TREES 5+3 = 8 TREES TOTAL. MORE THAN 8 TREES HAVE BEEN PROVIDED ON THE SITE.	COMPLIES.
		SITE CANOPY COVERAGE. FOR MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL DEVELOPMENTS, INCORPORATING SURFACE PARKING AREAS, EXISTING AND/OR SELECTED TREES MEETING THE PROVISIONS OF THIS ARTICLE SHALL COVER A MINIMUM OF 30% OF THE REMAINING DEVELOPMENT SITE.	TOTAL SITE AREA = 331,963 SQUARE FEET TOTAL AREA AFTER BUILDING, PARKING, AND VUA AREAS ARE SUBTRACTED = 102,140 SQUARE FEET TOTAL SITE CANOPY COVERAGE = 36,603 SQUARE FEET 36,603/102,140 = .36 .OR 36% TREE CANOPY COVERAGE.	COMPLIES.
		BUFFER AREA. A BUFFER AREA SHALL BE REQUIRED ALONG BOUNDARIES OF MULTI-FAMILY, NON-RESIDENTIAL AND PLANNED DEVELOPMENT LOTS ABUTTING A LESS INTENSIVE USE. SUCH LOTS SHALL COMPLY WITH THE FOLLOWING MINIMUM STANDARDS. B. THE AREA INDICATED IN THE MATRIX BELOW SHALL CONSIST OF TREES AND SHRUBS OF A TYPE, HEIGHT, SPACING AND ARRANGEMENT THAT EFFECTIVELY BUFFERS THE LESS INTENSIVE USE LOT FROM THE MORE INTENSIVE USE LOT. AT A MINIMUM, THE PLANTING SHALL CONSIST OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET FOR 5-10 FOOT AREAS, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET FOR AREAS GREATER THAN 10 FEET. D. BUFFER AREAS SHALL FOLLOW THE MINIMUM WIDTH (IN FEET) MATRIX BELOW: FOR A SITE WITH A PROPOSED COMMERCIAL (CM) USE ABUTTING A SITE WITH A SINGLE-FAMILY (SF) USE, THE BUFFER SHALL BE A MINIMUM OF 25' WIDE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		UNOCCUPIED LOT AREAS. ALL AREAS RESERVED FOR OPEN SPACE FOR NEW AND EXISTING DEVELOPMENT SHALL BE IMPROVED WITH GROUND COVER, TREES, SHRUBBERY OR MULCH. NO EXPOSED SOILS SHALL BE PERMITTED.	SEE PLANS AND SCHEDULES.	COMPLIES.
SEC. 22-183. PLANT MATERIAL AND INSTALLATION	(1) TREES AND SHRUBS	TREES AND SHRUBS. ALL TREES SHALL BE AT LEAST 10-12 FEET IN HEIGHT AND 1.5 INCHES IN DBH AT THE TIME OF INSTALLATION, EXCEPT EVERGREEN TREES USED FOR SCREENING AND BUFFERING. EVERGREEN TREES USED IN THESE INSTANCES SHALL BE 6-7 FEET IN HEIGHT AT THE TIME OF INSTALLATION. ALL SHRUBS SHALL BE AT LEAST 3 GALLONS IN CONTAINER SIZE AND 2 FEET IN HEIGHT FOR AN UPRIGHT GROWTH HABIT SHRUB AND 6-12 INCHES IN HEIGHT (AND 2 FOOT WIDE SPREAD) FOR A HORIZONTAL GROWTH HABIT SHRUB.	SEE PLANS AND SCHEDULES.	COMPLIES.
	(2) TREE SPECIES MIX	THE MINIMUM NUMBER OF SPECIES TO BE PLANTED SHALL VARY ACCORDING TO THE NUMBER OF TREES PLANTED. THE MINIMUM NUMBER OF SPECIES MIX TO BE PLANTED IS INDICATED BELOW: FOR A SITE WITH 41 TREES OR MORE REQUIRED, AT LEAST 6 DIFFERENT TREE SPECIES SHALL BE USED.	OVER 41 TREES ARE PROPOSED. THEREFORE, 6 OR MORE TREE SPECIES WILL BE USED.	COMPLIES.

40 0 10 25 40
SCALE: 1" = 40'

GENERAL NOTES:

- EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE PLANS ARE BASED ON THE TOPOGRAPHIC/BOUNDARY SURVEY PREPARED BY MILLER LEGG, 3/18/08.

Date	Description	No.
Revisions		

LA 0001110 — STATE OF FLORIDA — REGISTERED LANDSCAPE ARCHITECT — MICHAEL KIDDE

Michael Kidde

SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project

MODANI INDUSTRIAL BUILDING

OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title

LANDSCAPE PLAN

Project No.	Drawing No.
330096201	L-100
Date: OCTOBER 4TH, 2023	
Drawn By: LL	
Checked By: MK	

LANGAN
Project No. 330096201

© 2023 Langan

GENERAL LANDSCAPE PLANTING NOTES

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

2. STANDARDS FOR NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015" PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS MUST MEET FLORIDA GRADE NO. 1 OR BETTER. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

6. ALL PLANTS MUST MEET FLORIDA GRADE NO.1 OR BETTER AND SELECTED FROM THE FLORIDA FRIENDLY LANDSCAPE GUIDE AND THE INSTALLATION MUST FOLLOW THE FFL GUIDELINES AND BMPS.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES BASED ON AVAILABLE SURVEY INFORMATION AND BY CALLING 811 IN ACCORDANCE WITH WITH FLORIDA STATE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 556 AT LEAST TWO FULL BUSINESS DAYS PRIOR TO PLANNED EXCAVATION OR DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER.

2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

8. MAINTAIN A 2 TO 3" MULCH LAYER AROUND ESTABLISHED TREES, SHRUBS, AND BEDDING PLANTS. COARSE MATERIALS, SUCH AS PINE NUGGETS, MAY BE APPLIED TO A DEPTH OF 4", BUT DON'T ALLOW MULCH TO ACCUMULATE TO A GREATER DEPTH. CYPRESS MULCH WILL NOT BE ACCEPTED.

9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, EXCEPT FOR THE AREA FROM THE BUILDING OUT TO THE SURROUNDING CURBS, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SHREDDED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

11. TREES MAY BE STAKED AT LANDSCAPE CONTRACTOR'S DISCRETION. CURRENT HORTICULTURAL PRACTICE DOES NOT RECOMMEND STAKING TREES EXCEPT IN CONDITIONS WHERE TREES ARE SUBJECT TO BLOW DOWNS DUE TO SOIL CONDITIONS, HEAVY PREVAILING WINDS OR A HIGH RATIO OF TOP GROWTH TO ROOT BALL. IF STAKING IS DEEMED NECESSARY BY CONTRACTOR, STAKE AND GUYS SHOULD BE LOCATED AND FLAGGED IN A MANNER TO PREVENT TRIPPING HAZARDS. WIRES OR GUYS SHALL BE LOCATED AND COVERED SO AS NOT TO PULL OR DAMAGE BRANCHES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

12. NEW TREES MAY HAVE TEMPORARY DEER PROTECTION MEASURES INSTALLED AROUND TRUNKS AT THE LANDSCAPE CONTRACTOR'S DISCRETION. SUBMIT MATERIAL CUT SHEETS FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

2. ALL SCREENING AND REQUIRED LANDSCAPE PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD OF NOT MORE THAN SIX MONTHS.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

   AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P: 888-325-1522, OR APPROVED EQUAL.

   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO COUNTY EXTENSION OFFICES OR THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SOIL TESTING LABORATORY, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

3. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

4. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 – 7.

5. SOIL PLACEMENT:
   A. IMPROVE ENTIRE DEPTH OF PLANTING BEDS RATHER THAN PROVIDING SELECT BACKFILL ONLY AROUND PLANTS. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

   D. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE NOTES

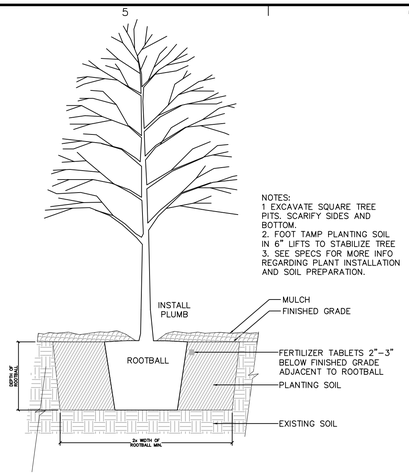
1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING.
   C. MOW AT THE HIGHEST RECOMMENDED HEIGHT FOR THE GRASS SPECIES:
      BAHIAGRASS: 3.5 – 4"
      BERMUDA GRASS: 1 – 2"
   D. NEVER REMOVE MORE THAN 1/3 OF THE LEAF BLADE. "SCALPING" (MOWING TOO LOW) CAN BADLY STRESS YOUR TURF, LEAVING IT VULNERABLE TO DISEASE, DROUGHT, AND INSECT OR WEED INVASION.
   E. LEAVE GRASS CLIPPINGS ON THE GROUND. THESE ACTUALLY ACT AS COMPOST, RETURNING VALUABLE NUTRIENTS TO THE LAWN. GRASS CLIPPINGS CAN REDUCE LAWN FERTILITY REQUIREMENTS AND ADD ORGANIC MATTER TO THE SOIL.
   F. KEEP MOWER BLADES SHARP. DULL MOWERS TEAR LEAF BLADES, STRESSING THE GRASS AND MAKING IT MORE VULNERABLE TO PESTS AND DISEASE.
   G. DO NOT MOW WHEN LAWN IS WET. WET GRASS CLIPPINGS PREVENT MOWER BLADES FROM MAKING THE CLEANEST POSSIBLE CUT.

SOD SPECIFICATIONS

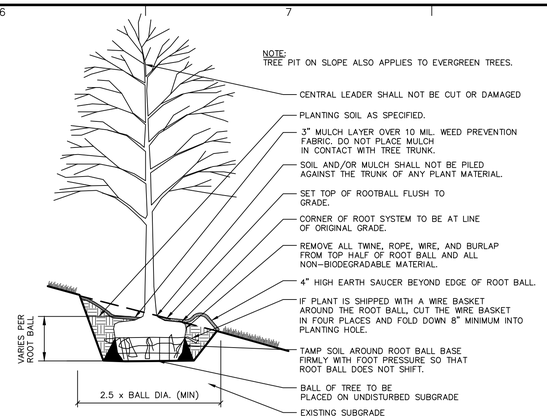
1. SOD IS TO BE THE BERMUDA GRASS (CYNODON DACTYLON) OR BAHIA GRASS (PASPALUM NOTATUM 'FLUGGE'). SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
3. ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
5. SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES (1½") PER WEEK UNTIL ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.
6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

WEED CONTROL / MAINTENANCE

1. MOWING MEADOW AREAS SHALL BE DONE VIA STRING TRIMMER, WHERE LARGER MACHINES CANNOT REASONABLY BE USED AND WHERE DAMAGE OR RUTTING COULD OCCUR.
2. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
3. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
4. MOW IN BASINS, WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 – AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.
5. DURING THE FIRST 2-4 YEARS OF ESTABLISHMENT, AND AFTER ESTABLISHMENT DEPENDING ON THE LOOK DESIRED, SELECTIVE WEEDING WITH A BROADLEAF WEED-CONTROL HERBICIDE, OVER-SEEDING BARE SPOTS AND WATERING TO PROMOTE A UNIFORM DROUGHT-TOLERANT STAND OF PLANTS MAY BE NECESSARY.
6. FERTILIZERS ARE NOT GENERALLY NEEDED OR RECOMMENDED FOR NATIVE MEADOWS UNLESS SOIL TEST RESULTS SHOW A SIGNIFICANT LACK OF NUTRIENTS. USE ONLY SLOW-RELEASE FERTILIZERS WITH LITTLE TO NO NITROGEN IN APRIL OR SEPTEMBER.



1 TREE PLANTING
NTS

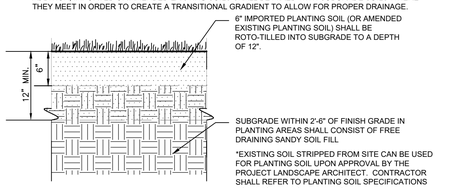


NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5" X 1.5" X 6') CEDAR OR PRESSURE TREATED STAKES (2 PER TREE). STAKES SHALL BE PLACED ON EITHER SIDE OF THE TREE PERPENDICULAR TO THE SLOPE AND ARE TO BE DRIVEN OUTSIDE OF THE ROOT BALL. SECURE STAKES TO TREE USING 2 ARBORTIES BY LOOPING TIES AROUND TREE AND NAILING TO CEDAR STAKES. FOLLOW MANUFACTURER'S RECOMMENDATIONS. ARBORTIES, OR APPROVED EQUAL, AT GEMPLERS 1-800-332-6744 OR GEMPLERS.COM. ALL STAKING MATERIALS SHALL BE REMOVED FOLLOWING THE PLANT GUARANTEE PERIOD.

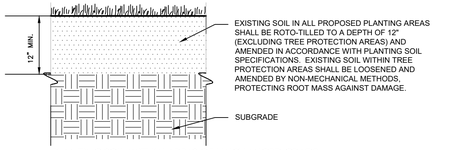
2 TREE PLANTING ON SLOPE
NTS

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE

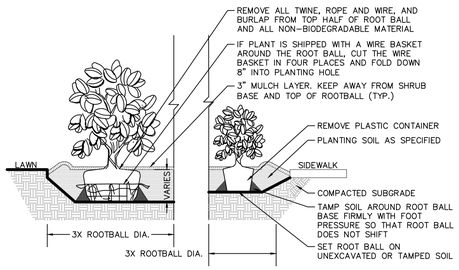


PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

4 PLANTING SOIL
NTS



NOTES:

1. ALL SHRUBS TO BE SET PLUMB.
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

3 SHRUB PLANTING
NTS

Date	Description	No.

Revisions

LANDSCAPE ARCHITECTURE — LA0001110 — STATE OF FLORIDA

Michael Kidde

SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project
MODANI INDUSTRIAL BUILDING
OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title

Detail by Entity Name

Florida Limited Liability Company
CASTLE OPA LLC

Filing Information

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

Principal Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Mailing Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

Document Images

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

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

Florida Department of State, Division of Corporations

1ST DRAFT

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

CALL TO ORDER

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

1. ROLL CALL

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

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

2. INVOCATION

Invocation was given.

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – May 6, 2025**

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

5. PUBLIC HEARING:

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

COMMERCIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Booker read the Ordinance into the record.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Board Member Dominguez opened the floor for public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Board Member Dominguez closed the floor for public comment.

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

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

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

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

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

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

Board Member Dominguez opened the floor for public comment.

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

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

Board Member Dominguez closed the floor for public comment.

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

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

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

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

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

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 IN**

THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

Discussion continued with the Mr. Whitebook regarding tenants.

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

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

City Attorney Booker read the Resolution into the record.

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

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

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

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

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

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

6. **ADJOURNMENT**

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

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

THE SHOPS AT
GATEWAY PLAZA

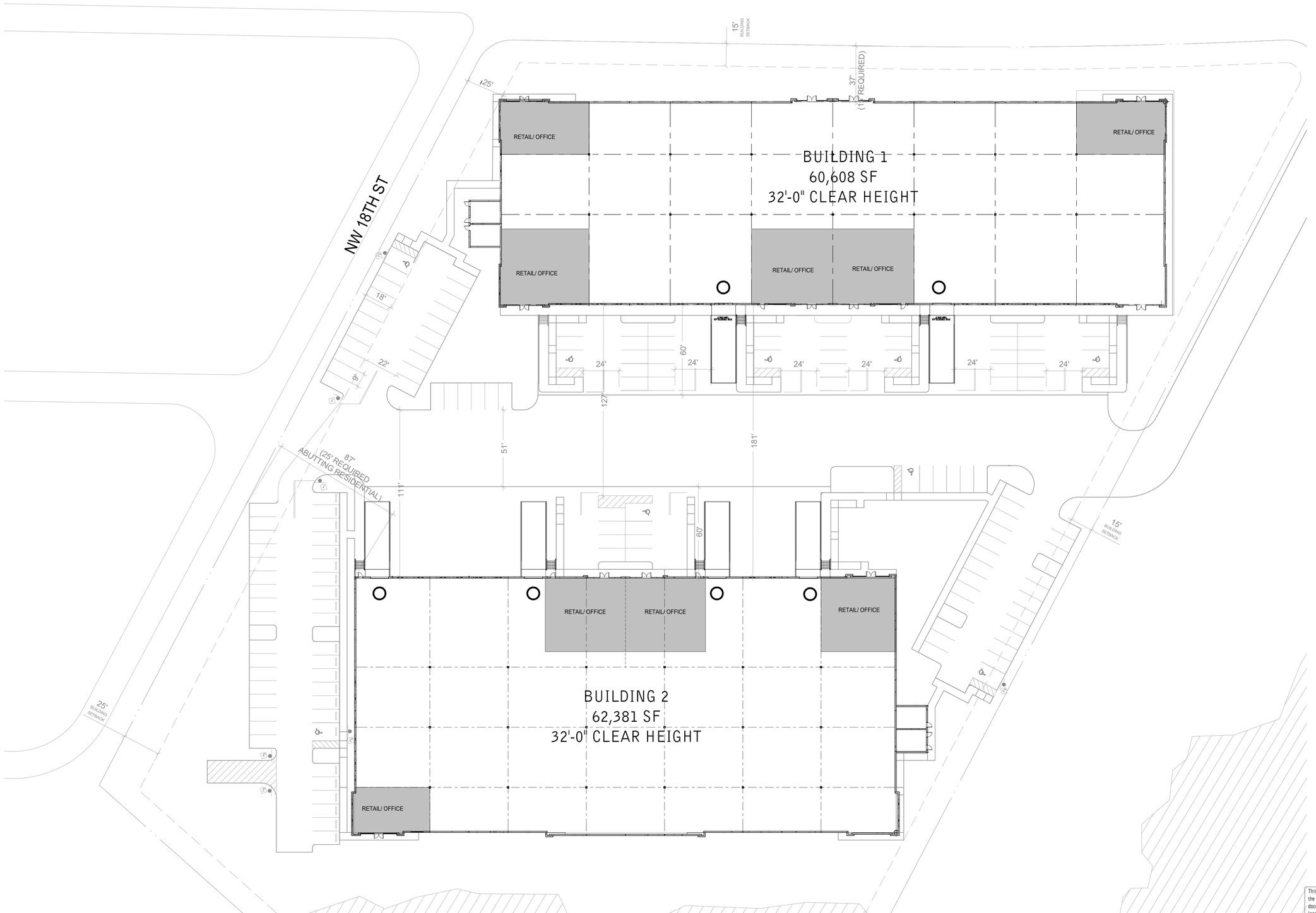
THE SHOPS AT GATEWAY PLAZA

1700 SERVICE ROAD
OPA-LOCKA, FL 33054

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

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering



SITE DATA

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

DEVELOPMENT STANDARDS

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

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

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

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

THE SHOPS AT GATEWAY PLAZA

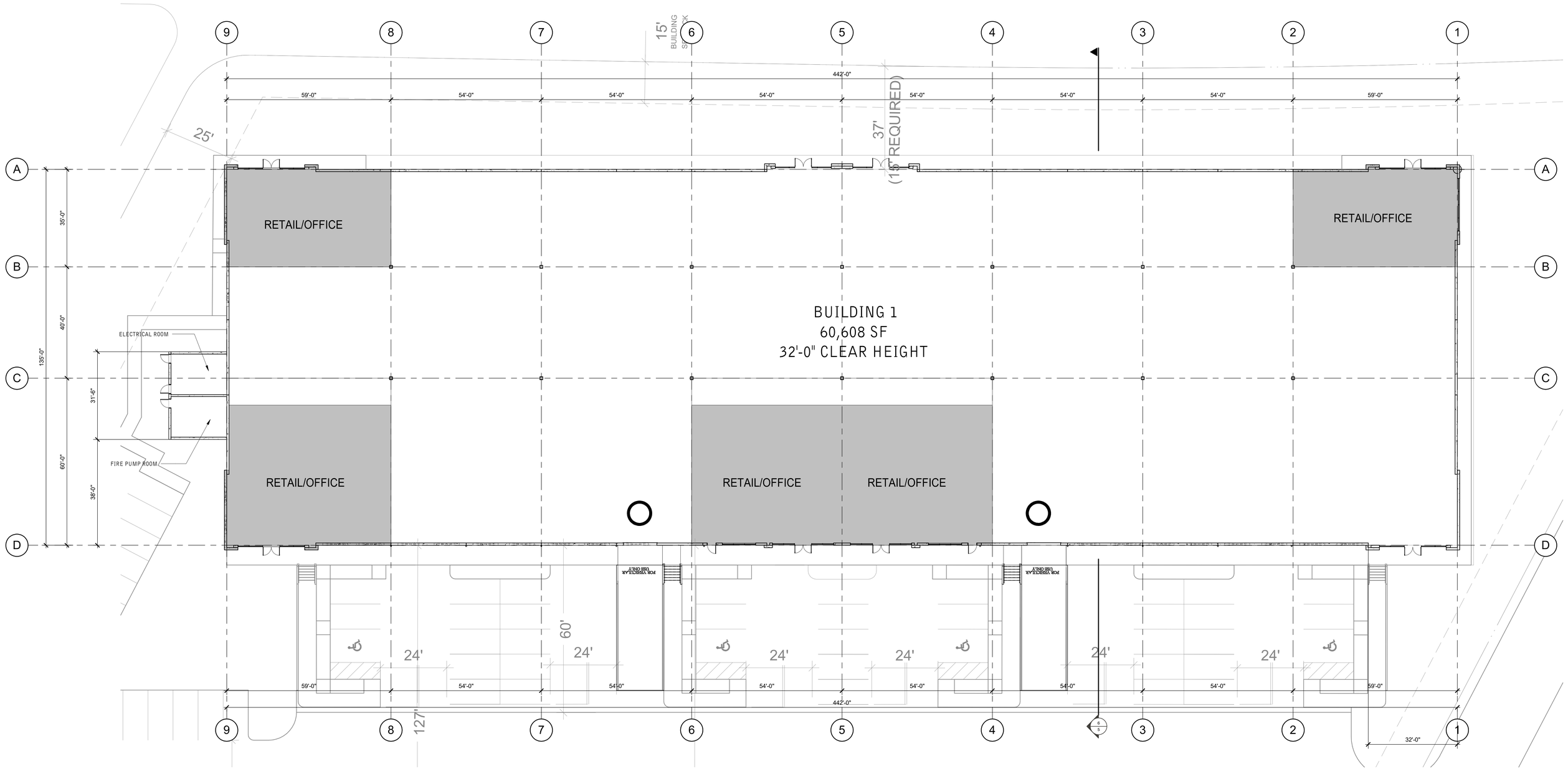
SITE PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 2



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

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

THE SHOPS AT GATEWAY PLAZA

FLOOR PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 3

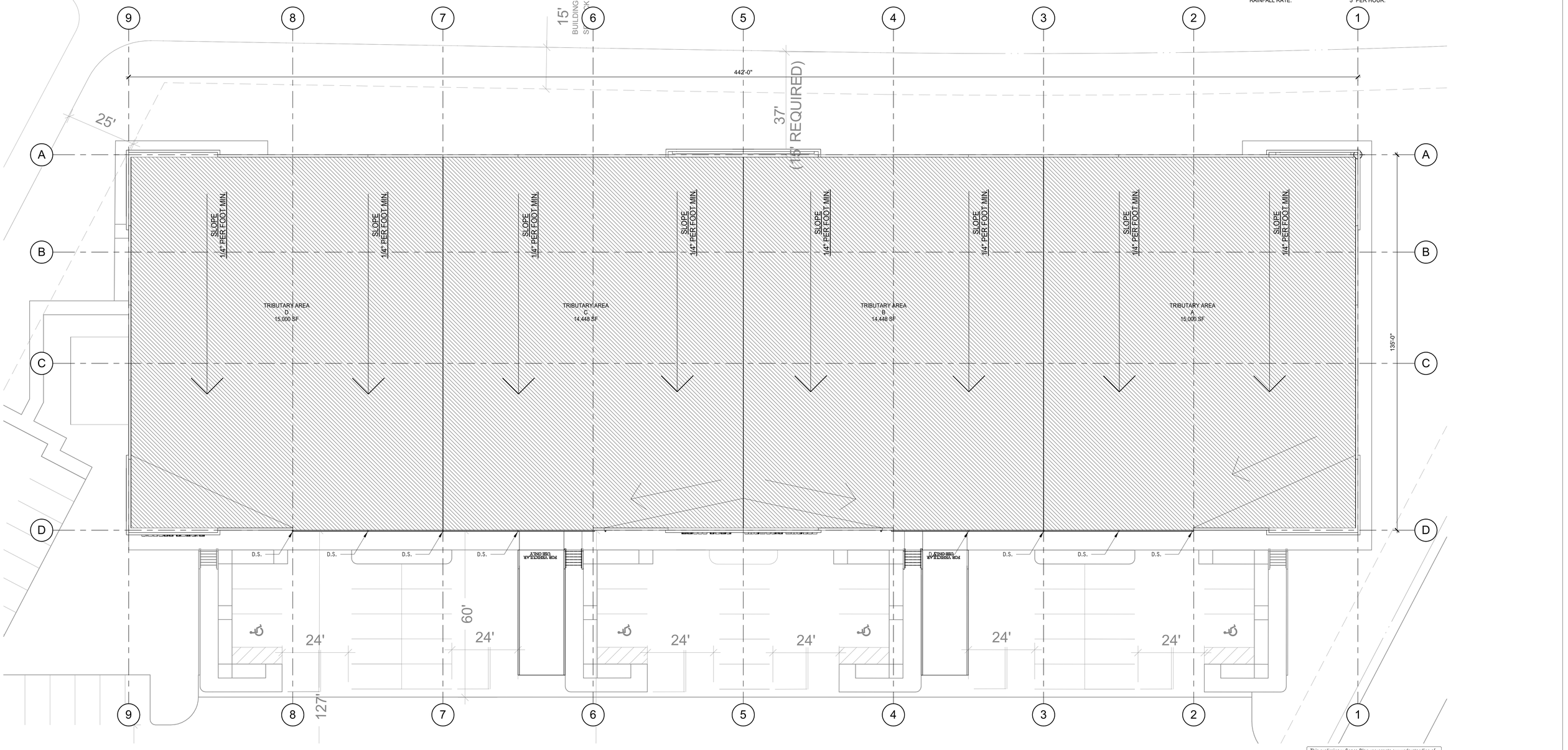
ROOF CALCULATIONS

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

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A	=	15,000 SF
TRIBUTARY AREA B	=	14,448 SF
TRIBUTARY AREA C	=	14,448 SF
TRIBUTARY AREA D	=	15,000 SF
TOTAL AREA	=	58,896 SF

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



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

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

THE SHOPS AT GATEWAY PLAZA

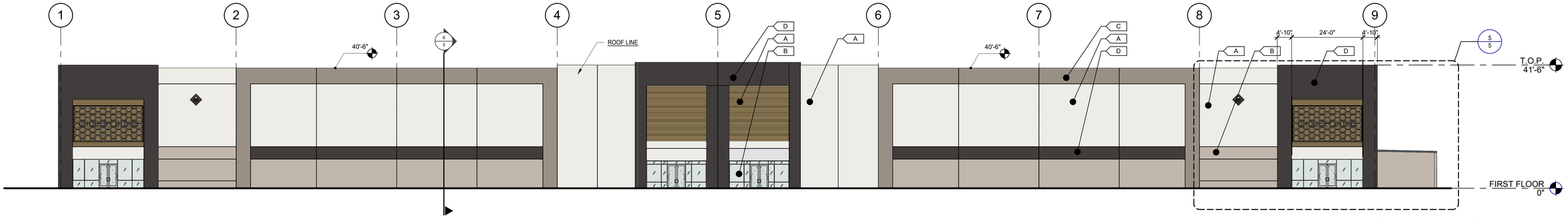
ROOF PLAN

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

WARE MALCOMB

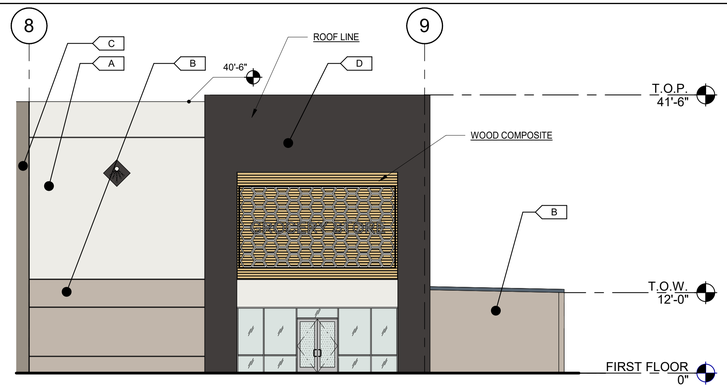
MIA23-0011-00
09/04/2025

SHEET 4



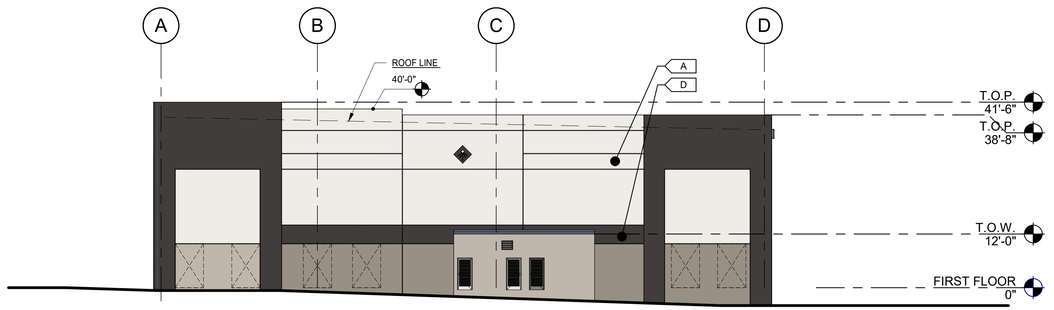
NORTH WEST EXTERIOR ELEVATION 1

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



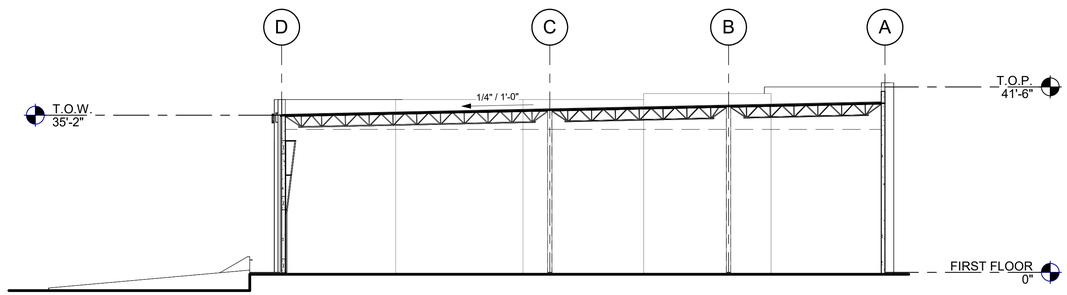
ENLARGED CORNER ENTRANCE ELEVATION 5

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



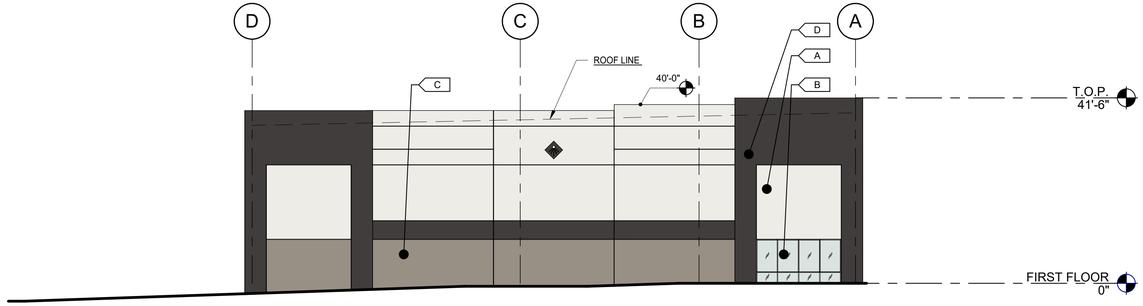
SOUTH WEST EXTERIOR ELEVATION 2

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



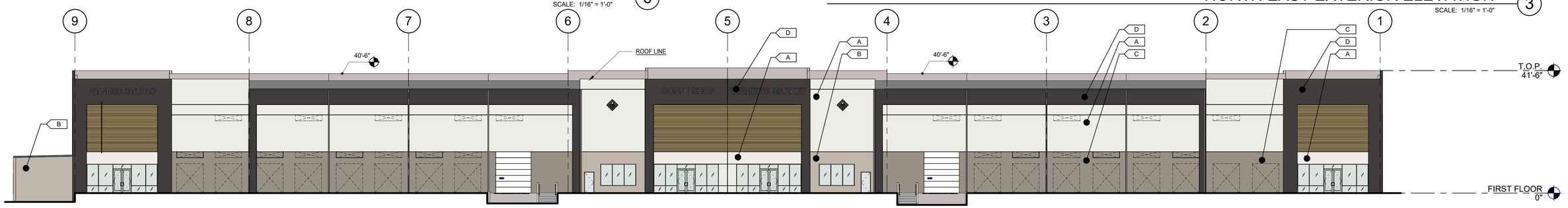
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



SOUTH EAST EXTERIOR ELEVATION 4

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

FINISH LEGEND

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

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

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

THE SHOPS AT GATEWAY PLAZA

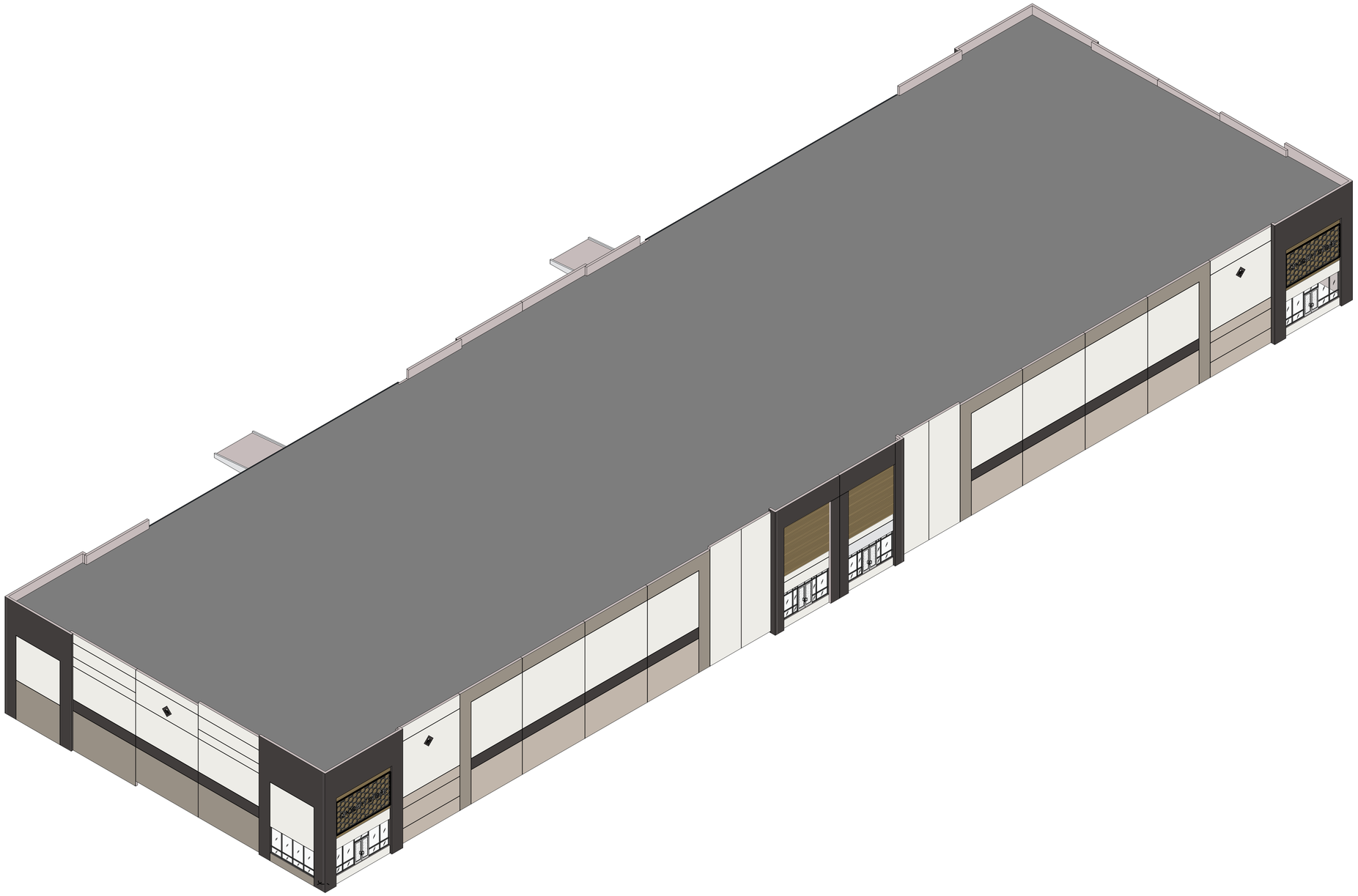
EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5



THE SHOPS AT
GATEWAY
PLAZA

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

NORTH

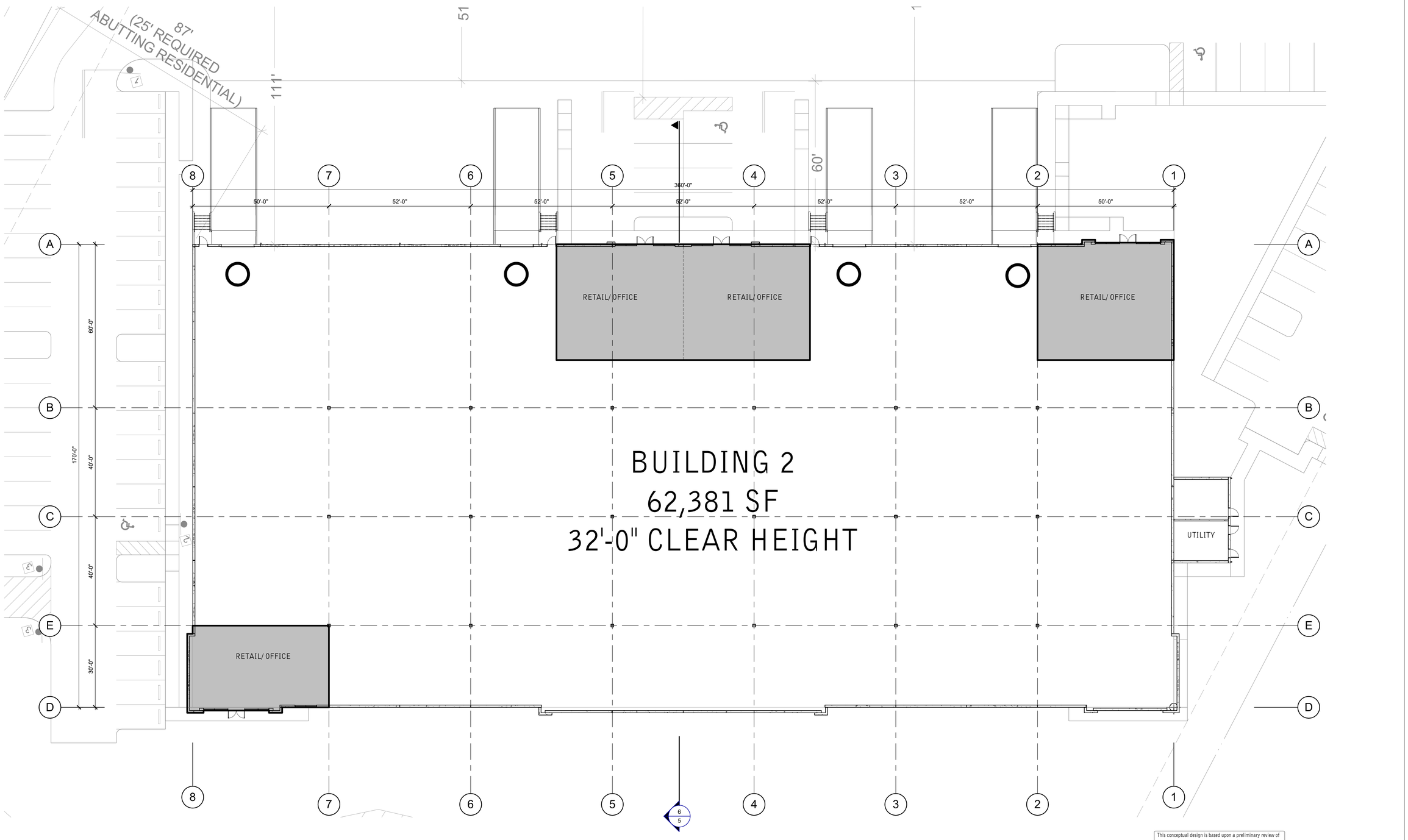
COLOR AXON

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6



THE SHOPS AT GATEWAY PLAZA

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

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

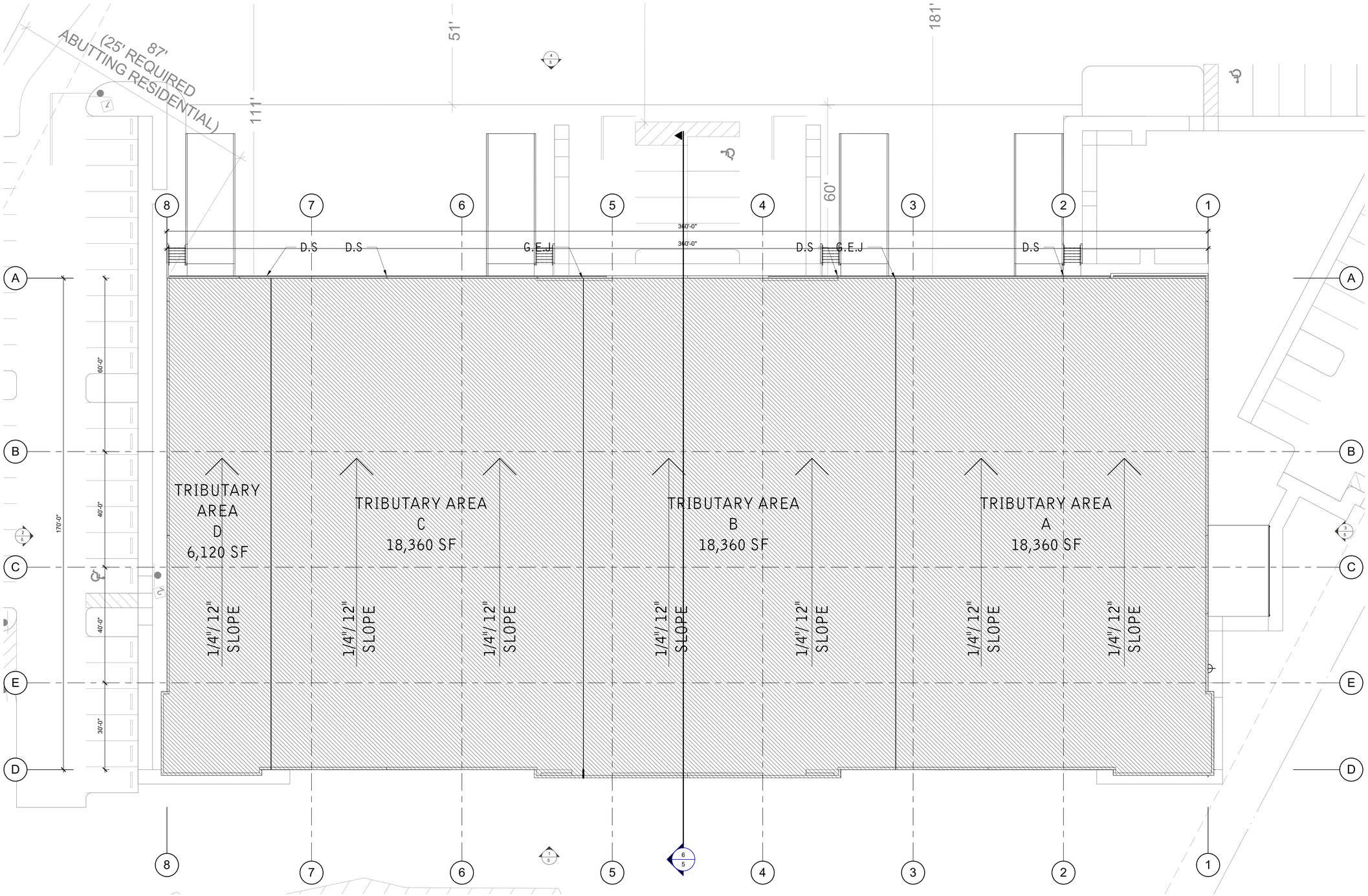
FLOOR PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
3



ROOF CALCULATIONS

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

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

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

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

THE SHOPS AT GATEWAY PLAZA

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

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

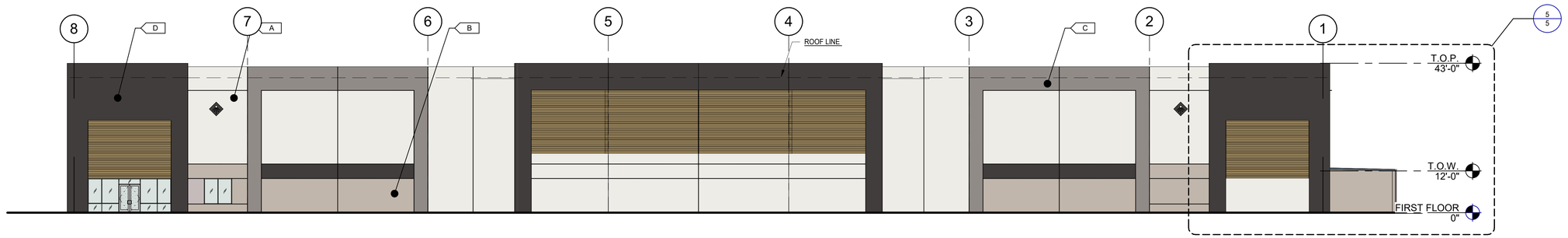
ROOF PLAN

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

WARE MALCOMB

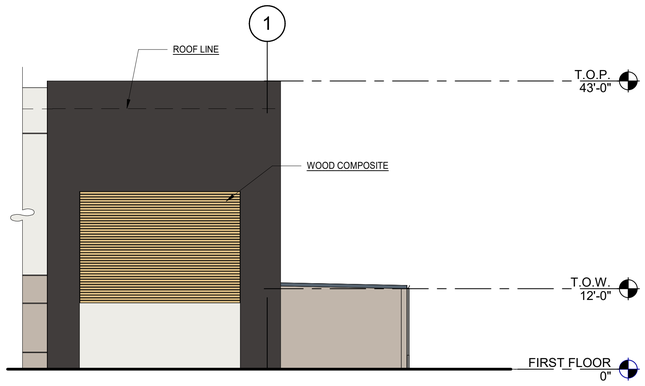
MIA23-0011-00
09/04/2025

SHEET 4



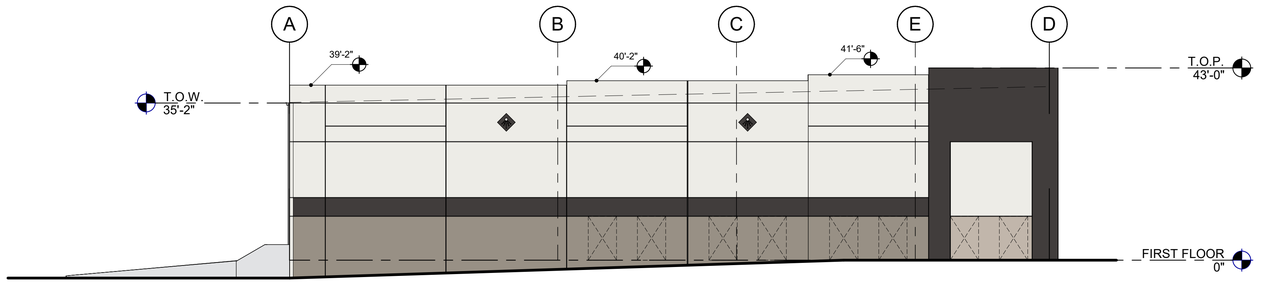
SOUTH EAST EXTERIOR ELEVATION 1

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



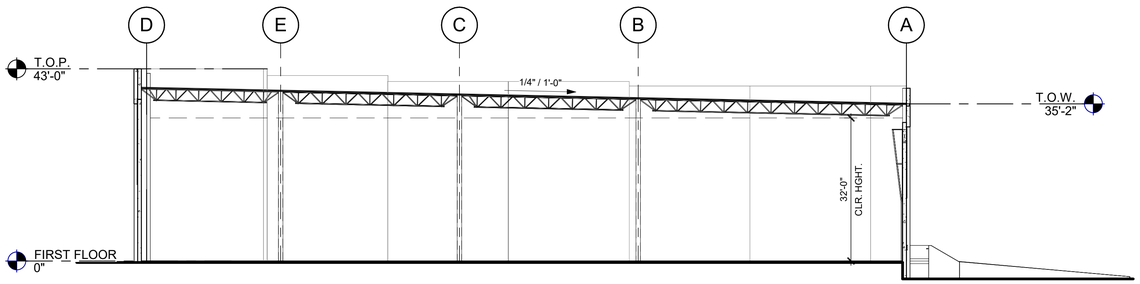
ENLARGE TYP. ENTRACE ELEVATION 5

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



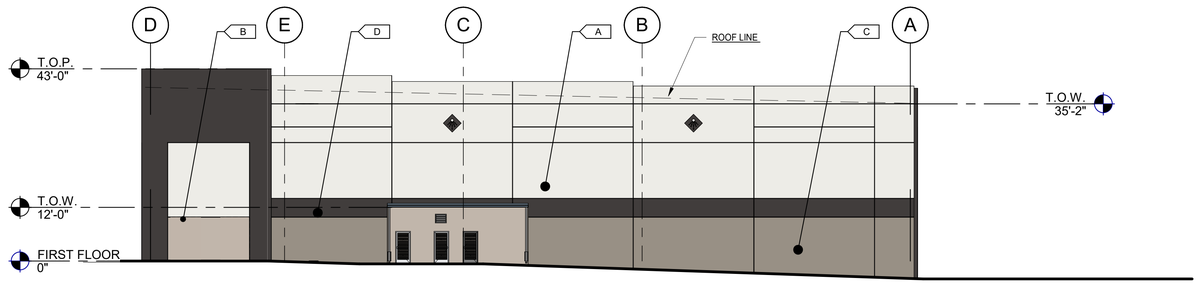
SOUTH WEST EXTERIOR ELEVATION 2

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



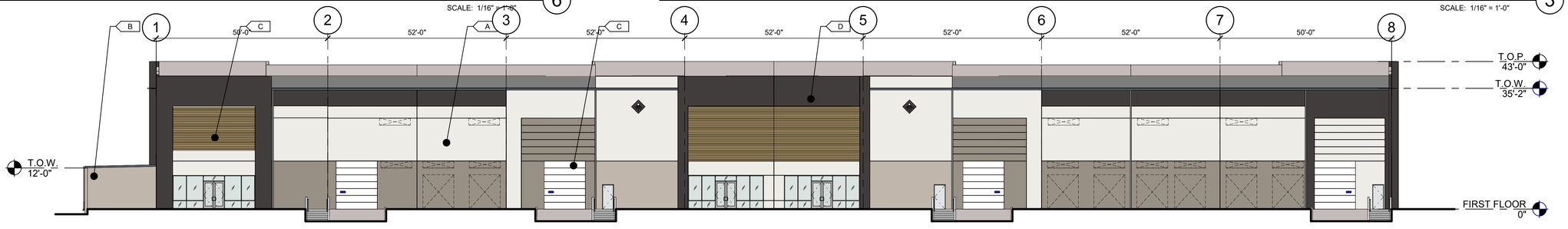
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



NORTH WEST EXTERIOR ELEVATION 4

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

FINISH LEGEND

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

THE SHOPS AT GATEWAY PLAZA

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

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

EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5

THE SHOPS AT
GATEWAY
PLAZA

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

NORTH

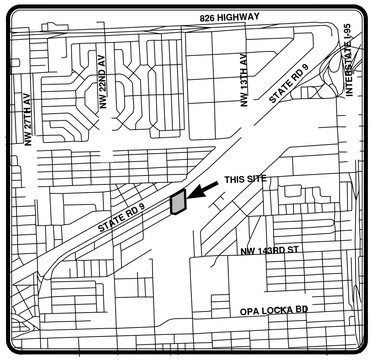
COLOR AXON

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6



LOCATION MAP
N.T.S.

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

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

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

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

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

ADDRESS:

1700 SERVICE ROAD,
OPA LOCKA, FL 33054

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

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

SURVEYOR'S NOTES:

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

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

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

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

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

NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.

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

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

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

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

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

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

REVISIONS		
NO.	DATE	DESCRIPTION

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

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

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

CERTIFICATE OF AUTHORIZATION: LB6680

DES	DRWN	CHK
DES.	DWN.	CHK.

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

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

Received:
By:
Date:

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

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

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

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

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

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

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

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

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Castle Opa LLC

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

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

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

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

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

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

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

Please check specific request:

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

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

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

_____Narrative concept (LOI) must be submitted with application

AFFIDAVIT

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

Signature

9/11/2025

Date

Sworn to and subscribed before me:

This 11th day of September 2025

Notary Public

My commission expires _____

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

Attach copy of identification

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

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

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

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

Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

Notary Public

My commission expires:

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

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

This Instrument Prepared by:

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

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

PROJECT NAME: Modani

PROJECT OWNER: 1700 Service Road Holding, LLC

THIS DEVELOPMENT AGREEMENT ("Agreement ") is made and entered into as of this ___ day of ____, 2025 ("Execution Date") by and between the Project Owner (the "Owner "), with the address of 3050 Biscayne Blvd, Suite 801, Miami, FL 33137 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City") with a mailing address of 780 Fisherman Street, Opa-Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately ±7.58 acres of land located at 1700 Service Road, Opa-Locka FL within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio No. (08-2122-005-2170) (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

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

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

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

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

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

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

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

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

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

3. **Definitions.**

   (a) "Additional Term" means anyone, or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.

   (b) "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.

   (c) "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies and instrumentalities subject to the jurisdiction thereof.

   (d) "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.

   (e) "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement. 1700 Service Road Holding, LLC and/or any of its respective successors, assigns, or heirs thereof.

   (f) "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

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

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

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

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

(k) "Existing Zoning" means (a) all entitlements associated with the City's approval of the Site Plan, and (b) the provisions of the Charter. Comprehensive Plan and Laws of the City of Opa-Locka, including the City of Opa-Locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

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

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

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

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

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

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

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

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

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

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

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

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

4. **Intent**. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-Locka's Land Development Regulation Code, Ordinance 15-31, and the Resolution.

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

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

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

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

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

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

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

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

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

   (d) Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Modani Building at 1700 Service Road Opa-Locka, FL. Such items include, but are not specifically limited to:

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

   (e) Owner guarantees to preserve and maintain all buildings and structures consistent with the Modani Building Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns the land or controls at least 51% ownership of the Property or controls a least 10% of any entity to which this agreement has been assigned, sold, or otherwise transferred. Any new owner must abide by the terms of this agreement until January, 2054.

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

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

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

(i) The Owner and their assigns have agreed that no person shall sleep, camp, or lodge on the Property at any time.

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

(k) Owner agrees:

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

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

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

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

- Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.

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

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

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

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

(a) Site plan approvals;

(b) Water, sewer, paving, and drainage permits:

(c) Building permits:

(d) Sign permits;

(e) Certificates of use and occupancy; and

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

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

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

11. **Public Services and Facilities; Concurrency**. In accordance with Section 163 3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami—Dade County, the City, and/or as contemplated in the Modani Building Site Plan. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the

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

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

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

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

15. **Necessity of Complying, with Local Regulations Relative to Development Permits**. In accordance with Section 163.3227(i). F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence Development. The Owner and the City agree that the failure of this Agreement to

address a particular permit, condition. fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve the Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

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

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

If to the City at:	City Manager City of Opa-Locka 780 Fisherman Street Opa-Locka. Florida 33054
With a copy to:	Law Offices of Burnadette Norris-Weeks, P.A. City Attorney City of Opa Locka 780 Fisherman Street Opa-Locka. Florida 33054 And 401 North Avenue of the Arts Ft. Lauderdale. FL 33311
If to the Owner at:	Project Owner: 1700 Service Road LLC 3050 Biscayne Blvd Suite 801 Miami, FL 33137

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

18. **Governing Laws, Construction and Litigation**. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owner and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof, and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.
Pursuant to Section 163.3241, F.S., if state or federal km s are enacted after the execution of this Agreement that are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

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

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

21. **Indemnification**. The Owner shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising under this Agreement instituted by third parties to the extent arising as a result of the activities of Owner at the Property or in connection with the construction of the Project.

22. **Periodic Review of Agreement**. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to

determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City.

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

CITY

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____

By: _____

City Manager

Dated: _____day of _____, 2025

Approved for form and legal sufficiency:

City Attorney: _____

OWNER

Project Name:

Modani

Property Owner:

1700 Service Road, LLC

Property Address:
1700 Service Road,
Opa Locka, FL

WITNESSES:

_____

Print Name

_____

Signature

_____

Print Name

_____

Print Name

_____

Signature

_____

Print Name

By: _____

Name: _____

Title: _____

EXHIBIT A- PROPERTY (LEGAL DESCRIPTION)

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

EXHIBIT B
CITY'S ANNUAL REPORT FORM

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

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____

Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____

Street Location

_____

City, State, Zip

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

2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and 1700 Service Road, LLC. as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2025 (the "Development Agreement").

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

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

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

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

Sponsored by: City Manager

ORDINANCE NO. 26-XXXXXX

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

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

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

WHEREAS, the Planning and Zoning Board for the City of Opa-Locka ("City") reviewed the application of 1700 Service Holdings, LLC, at a duly noticed public hearing held on November 4, 2025, where the Planning & Zoning Board has made a recommendation of two votes for and two votes against this amendment to the City's Comprehensive Plan Future Land Use Map to change the designation from Low Moderate Density Residential to Commercial; and

WHEREAS, the Planning and Zoning Board's review of this item is subject to Land Development Regulations, Section 22-49, G which requires "all matters required by the Charter or Code of the City are subject to review by the City Commission. All recommendations and findings of fact by the Planning Council shall be placed on the next available regular City Commission meeting agenda in compliance with the notice requirements; and

WHEREAS, in the exercise of its authority pursuant to Sections 163.3187 and 163.3184, of the Florida Statutes, the City Commission has determined that it is necessary and desirable to amend or not to amend the City's Comprehensive Plan Future Land Use Map so that the property for comprehensive planning purposes is changed from the Low Moderate Density Residential (LMDR) designation to the Commercial future land use category as shown on the attached Exhibit "B" Attached hereto; and

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

NOW THEREFORE, BE IT ORDAINED 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 Ordinance by reference.

SECTION 2. RECOMMENDATION.
The Planning & Zoning Board of the City of Opa-Locka, Florida considered the request of Castle Opa, LLC, and held a public hearing on the matter on November 4, of 2025, and made a split recommendation (2-2 vote) to amend the Future Land Use Plan Map, on approximately 7.58 acres of land located at 1700 Service Road identified by folios 08-2122-005-2170, changing the land use designation from Low Moderate Density Residential Designation to Commercial Designation.

SECTION 3. AUTHORIZATION.
The City Commission of the City of Opa-Locka, Florida hereby approves / denies the amendment of the Future Land Use Plan Map and has determined that the Comprehensive Plan designation of Low Moderate Density Residential (LMDR) should / should not be changed to Commercial as shown in the proposed City Comprehensive Plan Future Land Use Map, attached hereto as Exhibit "B", which is the most appropriate comprehensive plan designation for the affected property and that such comprehensive plan designation will promote, protect and improve the general health, safety, appearance, convenience and general welfare of the public and will help accomplish the goals and objectives of the City's Comprehensive Plan.

SECTION 4. 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.

SECTION 5. EFFECTIVE DATE.
This Ordinance shall become effective in accordance with Florida Statutes.

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

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Sha'mecca Lawson			**CM Signature**		
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
					X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	X
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	X
Funding Source: *Account#* :	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)* Bus. & Economic Development Qual. of Life & City Image	
	X					
Sponsor Name	City Manager		**Department:**		Planning & Community Development	

Short Title:

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

Staff Summary:

The applicant, 1700 Service Holdings, LLC intends to construct two commercial use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-locka's Land Development Regulations. 1700 Service Holdings, LLC has submitted four application requests for the development:

1. To change the land use from residential to commercial
2. To change the zoning designation from residential Townhouse (R-TH) to Commercial Intensive (B-3)
3. To review and approve the site plan to build two commercial buildings for this furniture

business.

4. To review and approve the development agreement concerning development timelines, economic opportunity and the long-term maintenance of the site.

The Local Planning Agency of the City has reviewed the application of 1700 Service Holdings, LLC, at a duly noticed public hearing held on November 4, 2025, and has made a recommendation of two votes for and two votes against this amendment to the City's Comprehensive Plan Future Land Use Map to change the designation from Low-Moderate Density Residential to Commercial. The Planning & Zoning Board's review of this item is subject to land development Regulations, Section 22-49, G, which requires "all matters required by the Charter or Code of the City are subject to review by the City Commission. All recommendations and findings of fact by the Planning Council shall be placed on the next available regular City Commission meeting agenda in compliance with the notice requirements". The City Commission pursuant to Sections 163.3187 and 163.3184, of the Florida Statutes, and the Land Development regulation, Section 22-51 which provides the authority to amend or not to amend the City's Comprehensive Plan Future Land Use Map.

BACKGROUND

The City of Opa-locka received previous applications from this applicant, one of which was a request to change the land use from residential to industrial. They also received a request to rezone the property from Residential Townhouse to Commercial Intensive (B-3). When the Planning & Zoning reviewed the Ordinance to change the Land Use from Residential to Commercial, they recommended denial of the request.

As is required by the City's Land Development Regulations, the request was then presented to the City Commission for their consideration on April 24, 2024. The City Commission motioned to approve this Ordinance amendment on first reading and the motion passed by a 3-0 vote.

This item was scheduled for the May 22, 2024, City Commission meeting for second reading, but was deferred to the June 12, 2024 Commission Meeting. On June 26, 2024, the Ordinance request was presented to the City Commission for second reading, and the item was motioned to approve but the item failed by a 4-0 vote. There was a community meeting at the Helen Miller Center to allow the residents to voice their concerns directly to the Developer and his team.

First reading of the ordinance was scheduled for December 10th, 2025. During this meeting, the City Manager desired to defer this agenda item to allow the applicant to meet with the residents. Since then, two public meetings were held. The first public meeting was held on January 13th, 2026, and the second one was held on February 3rd, 2026. Informational documentation regarding Brownsfield conditions, site plan and a traffic study was disseminated at each meeting.

Financial Impact:

Financial Impact- The approval of this comprehensive plan amendment will not have an immediate financial impact on City Administration. However, in future fiscal years it will add to the city's taxable base for increase property tax revenues as well as occupational license revenues.

Proposed Action:

Staff recommends approval of the Comprehensive Plan Amendment.

Attachment:

Draft Ordinance
Planning & Zoning Board Application Package

MISKEL BACKMAN LLP

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

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

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

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

9
9
SERVICE RD
NW 18TH AVE
RUTLAND ST
WILMINGTON ST
NW 20TH AVE
NW 20TH AVE
JEB ESTATES PARK
JEB ESTATES PARK
S RIVER DR
NW 17TH D

Received:
By:
Date:

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

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

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

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

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

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

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

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

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Castle Opa LLC

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

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

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

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

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

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

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

Please check specific request:

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

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

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

_____Narrative concept (LOI) must be submitted with application

AFFIDAVIT

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

DocuSigned by:
E U
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

M J Stig
Notary Public

My commission expires _____

NOTARY PUBLIC STATE OF FLORIDA

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

Attach copy of identification

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

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

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

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

DocuSigned by:
[signature]
CC2C5C54B9B474...
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

[signature]
Notary Public

My commission expires:

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

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS:_____

LEGAL DESCRIPTION:_____
_____
_____
_____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____PHONE:_____

ADDRESS (If different): _____

_____
Signature

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

PLANNING & ZONING BOARD

NOVEMBER 4TH

2025

REDEVELOP & CONSTRUCT TWO COMMERCIAL BUILDINGS-SHOWROOM, OFFICE SPACE, RETAIL AND WAREHOUSE STORAGE FACILITY:

Staff Report

APPLICANT'S REQUEST:

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 FOR A 7.58 ACRE PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY FROM LOW MODERATE DENSITY RESIDENTIAL TO A COMMERCIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

I. Site Background

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

  22 52 41 7.58 AC or 330,184.8 SQ FT. MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346

  S 559.46 FT SELY ALG S/L BLK 346 FOR 152.25 FT NELY 399.88 FT N 640.43 FT NWLY ARC DIST 52.49 FT TH

  SWLY TO POB. LOT SIZE IRREGULAR OR 20964-4155 1202 3

- The proposed project site is a vacant 7.58-acre overgrown property that has been documented as a brownfield contaminated site. The current owner has complied with the requirements of Miami Dade County to begin to restore use of this site. The site is zoned Residential Townhouse and has a land use designation of Low-Moderate Density. This site is also within the Corridor Mixed Use Overlay District. With the current residential zoning, residential land use, and Corridor Mixed Use Overlay, this site would be used for the mixture of residential uses and commercial retail uses.

NORTH **NW 18th Ave** **SOUTH**

Figure 1: Google Street View: North View from State Road 9

Figure 3: Google Street View: North View from State Road 9

II. Project Details

- **Applicant's intent**

The Applicant, Castle Opa, LLC. intends to construct two commercial and industrial buildings that will be used for a showroom, office space, product retail, product manufacture and assembly and storage area. They also intend to provide appropriate parking and landscaping in accordance with the City of Opa-locka's Land Development Regulations.

The applicant has submitted four application requests for the development of this site:

1. To change the land use from residential to commercial
2. To change the zoning designation from residential Townhouse to Commercial Intensive (B-3).
3. To review and approve the site plan to build two commercial buildings for this furniture business.
4. To review and approve the development agreement concerning the long-term maintenance of the site.

To accommodate the new intended uses for this site will require the review and recommendation of the Planning & Zoning Board and the review and approval of the City Commission concerning these four requests.

Site Computations & Land Development Regulation / Zoning Code | Table 1

Applicant	Castle Opa, LLC		
Folio Number (s)	Opa-locka: 08-2122-005-2170;		
Address Location	1700 Service Road, Opa-locka, FL 33054		
Building (s) Footprint	Building Footprint/Building Coverage Building 1 62,381 SF; Building Footprint/Building Coverage Building 2 60,608 SF Greenspace/Landscape Area – 49,076 SF		
Floor Area Ratio	<1.0 FAR .023		
Zoning	**R-TH – Residential Townhouse**		
Zoning Code Consistency	The proposed use for a Commercial Retail Showroom and Business Office and for a Furniture manufacture and assembly warehouse facility and warehouse storage area is not consistent with the R-TH Zoning District permitted uses.		
Existing Land Use	Vacant Land		
Future Land Use Designation	Low-Moderate Density Residential		
Comprehensive Plan Consistency	- The proposed use for a Commercial Showroom and Retail facility and a Business Office and warehouse assembly and storage facility is not consistent with the Comprehensive Plan for residential use.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-86, Article 22-99, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	**REQUIRED**	**PROPOSED**	**COMPLIANCE**
Bldg. 1 Front	**15 Feet**	**76 Feet**	**YES**
Bldg. 2 Front	**15 Feet**	**15 Feet**	**YES**
Bldg. 1 Rear	**15 Feet**	**26 Feet**	**Yes**
Bldg. 2 Rear	**15 Feet**	**25 Feet**	**Yes**

Side Interior **Side Street**	**0 Feet** **15 Feet** (50 feet from any residential district, with at least a 30 foot landscaped buffer)	**54 Feet** **26 Feet** **(Does not have a 30 foot landscape buffer from residential)**	**YES** **Yes**
Corner Lots/ Other	**N/A**	**N/A**	**N/A**
Lot Coverage (Max Impervious Area)	**75% (247,638.6 SQ FT)**	**263,508.8 (79.8% IMPER)** **66,676 PERVIOUS**	**No**
Lot Density	**N/A**	**N/A**	**N/A**
Lot Size	**10,000 SF (0.23 Acres)**	**330,184.8 SF or** **7.58 Acres**	**YES**
Lot Width	**N/A**	**N/A**	**N/A**
Building Height	**3 Stories or 45 Feet whichever less**	**Office, Warehouse, Retail, Storage Building:** 3 Stories/ 45 Feet	**YES**
Structure Length	**N/A**	**N/A**	**N/A**
Other Vehicular Use Area **Landscaping**	**N/A** **Total Landscaping Area**	**N/A** **49,076 sq. ft.**	**No**
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: 1/2500 SF**	**Office Spaces Req** **17 Bldg 1** **16 Bldg 2** **Warehouse** **Pk Space Req** **22 Bldg 1** **22 Bldg 2** **ToT Provided 106** 1 Handicapped Spaces	**YES**
Landscape/ Pervious Lot Coverage	**10% minimum required pervious**	**17% 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, October 25th, 2025. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, November 4th, 2025. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this small scale amendment 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:

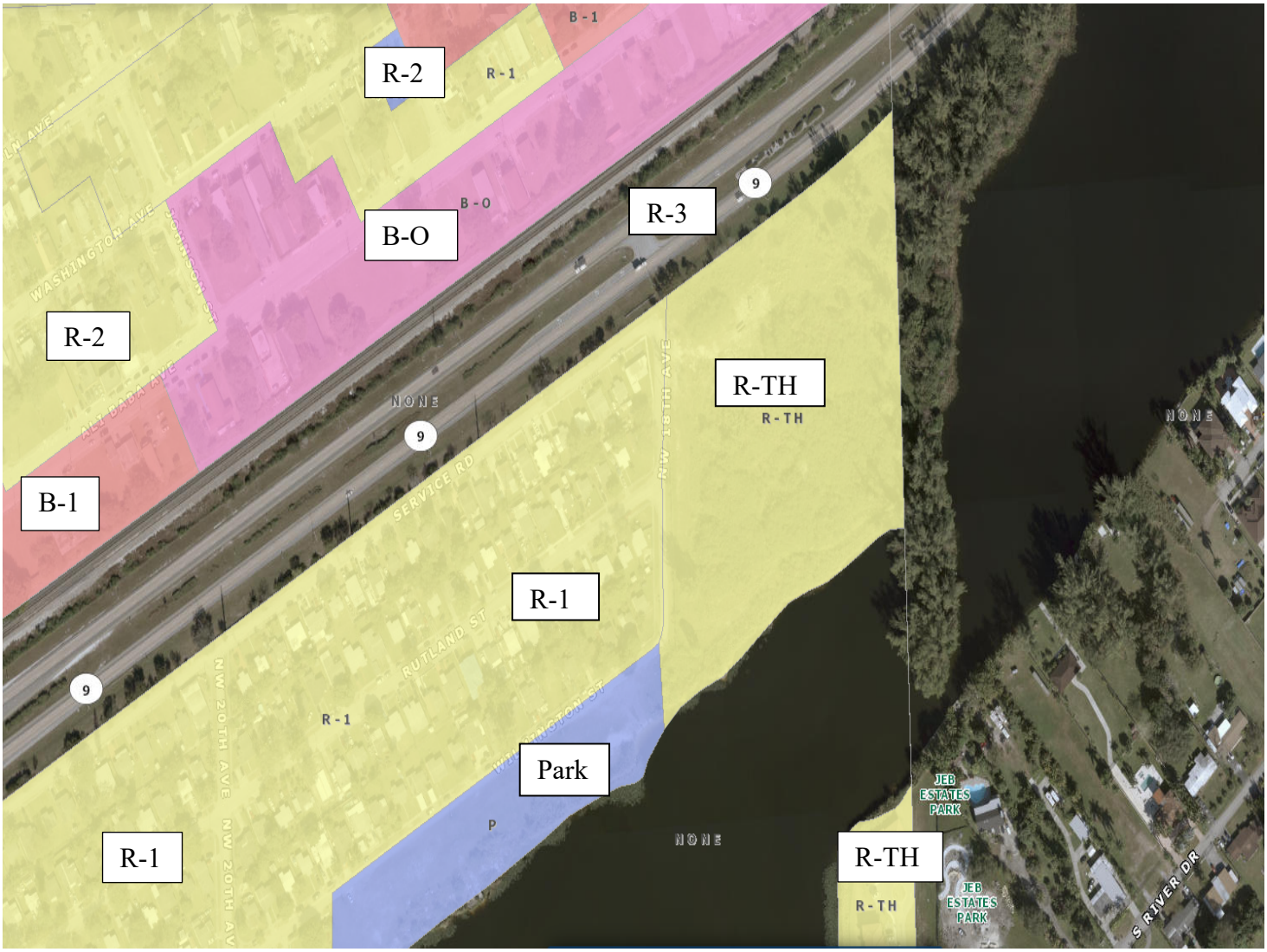
- The Subject Property is generally surrounded by residential properties to the west and vacant land outside the City of Opa-locka to the east. And residential uses north of State Road 9.
- No Sidewalk alongside the west edge of the Property on NW 18th Avenue, or the north edge on Service Road
- Property is currently vacant and overgrown.

PZAB Rezoning Review Criteria

1. The proposed change is contrary to the established land use pattern.
2. The proposed change would create "spot zoning".
3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.
4. The proposed zoning district boundaries would become more illogically drawn.
5. The proposed change would be in conflict with all or portions of the City's Comprehensive Plan.
6. There is an additional need for uses permitted within the proposed zoning district.
7. The proposed change will adversely affect living conditions in the neighborhood, if applicable.
8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
9. The proposed change will create a drainage problem.
10. The proposed change will reduce light and air to adjacent areas.
11. The proposed change will adversely affect property values.
12. The proposed change will be a deterrent to the improvement or development of adjacent property.
13. The proposed change will constitute a grant of special privilege.
14. There are no substantial reasons why the property cannot be used in accordance with the existing zoning.
15. Whether the change suggested is out of scale with the surrounding neighborhood.
16. It is possible to find other sites already zoned permitting the uses(s) requested.
17. The proposed rezoning would meet all other regulations.

Surrounding Zoning Designation Map

The Site is highlighted in image



Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Commercial/Residential	Commercial/Residential	B-O to B-2/ R-1 R-2
South	Residential	Residential	R-TH
East	N/A	N/A	N/A
West	Residential	Residential	R-1

DOES NOT COMPLY

- **General Character / Neighborhood Compatibility:** The proposed development use will not 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 'Retail Furniture Showroom with a Furniture Manufacture/Assembly Warehouse and Storage Facility and Business Office" is not in harmony with the general characteristic of the surrounding neighborhood: Residential/Commercial Uses

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

COMPLIES

  - **Findings:**
    - The Applicant is proposing to include landscaping at 21,215 square feet. *(Please see attached Landscape Plan for Trees detailed information*).

- **Fence:** All fences constructed on property perimeters shall be in accordance with the requirements of the Land Development Regulation Section 22-134., however if additional walls, fences or hedges are installed they shall also comply with the requirements of this Section.
  - **Findings:**
    - The Applicant may install a fence or a wall in accordance with the LDR.

- **Future Land Use:** Current Land Use is Low-Moderate Density Residential, this request is to change the land use to Industrial (Communications, water and sewer facilities, electrical as needed).

DOES NOT COMPLY

  - **Findings:**
    - According to the City of Opa-locka Comprehensive Plan; if the proposed project is approved and the land use is changed this use would be in conflict with and not in harmony with the uses surrounding this site.

- **R-TH (Residential Townhouse) (Light Industrial) Permitted Uses:** Project Specific: *Construction of a Commercial, Retail, Manufacturing & Assembly Warehouse with Storage and Office Facilities*

DOES NOT COMPLY

  - **Findings:**
    - According to the City's Land Development Regulation/ Zoning Code I-1 (Liberal Industrial) zoning district would permit this use, however this change is not compatible with the zoning of the proximal zoning districts. This request is for Land Use Change from Residential to Industrial; Zoning Change from R-TH to I-1; Site Plan Review for the Construction on site.

- **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 provided a copy of signed petitions received submitted to the Neighboring property owners as indicated by the Applicant.

COMPLIES

III. Project Need Assessment / other Required Approvals

Land Use Change 2. Zoning Designation Change 3. Site Plan Review
3. Development Agreement

1.
   - Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, December 5th, 2023

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

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 denial of these requests for the redevelopment of this site because this use is not in harmony with the residential neighborhood.
-

VI. **Attachments:**
- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Zoning	Gerald J. Lee, Zoning Official	
Economic Development	Solomon Bankole, Manager	
Approved by	Gregory D. Gay, Director Planning and Community Development	

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

Resolution No. 2025-11-04-01,

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 7.58 ACRE PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY FROM RESIDENTIAL (R-TH) ALSO LOCATED IN THE MIXED USE OVERLAY CORRIDOR, DESIGNATION TO AN INDUSTRIAL LAND USE DESIGNATION : PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 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

a. APPROVED ☐ DATE: 11-04-2025

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.

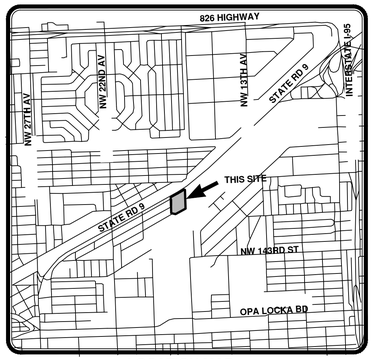
*** The Planning and Zoning Board Approval of this request was approved by a - vote***

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 day of

_____

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 and Finished Concrete Production Company Facility.



LOCATION MAP
N.T.S.

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

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

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

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

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

ADDRESS:

1700 SERVICE ROAD,
OPA LOCKA, FL 33054

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

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

SURVEYOR'S NOTES:

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

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

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

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

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

NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.

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

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

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

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

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

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

REVISIONS		
NO.	DATE	DESCRIPTION

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

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

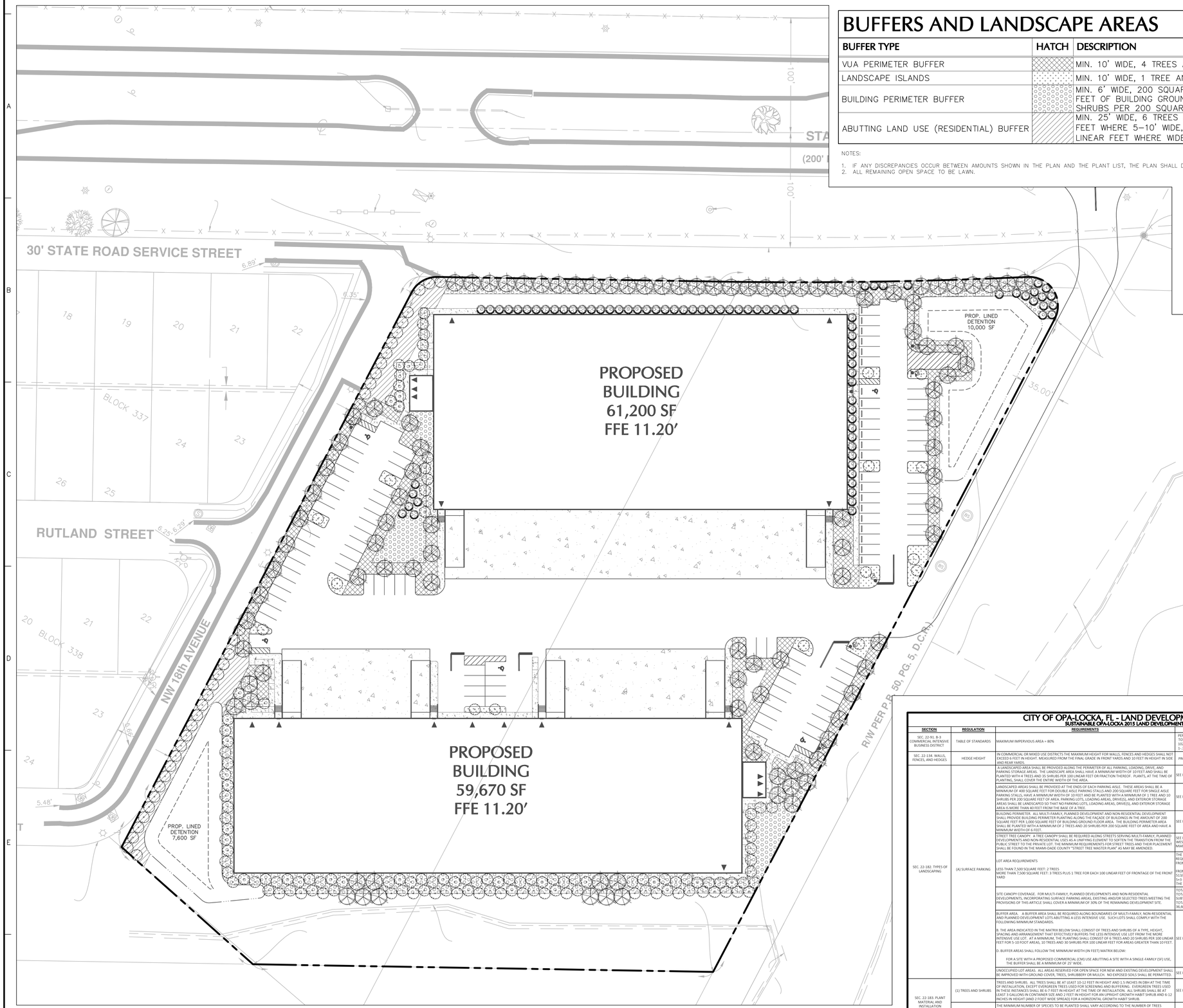
MILLER LEGG
South Florida Office: 13580 NW 5th Street, Suite 200
Sunrise, Florida 33325
954-514-1030
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: LB6680

DES	DRWN	CHK
DES.	DWN.	CHK.

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

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



BUFFERS AND LANDSCAPE AREAS

BUFFER TYPE	HATCH	DESCRIPTION	AREA (SF)	SHRUB QUANTITY	TREE QUANTITY
VUA PERIMETER BUFFER		MIN. 10' WIDE, 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET	15,206	481	55
LANDSCAPE ISLANDS		MIN. 10' WIDE, 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET	2,600	260	13
BUILDING PERIMETER BUFFER		MIN. 6' WIDE, 200 SQUARE FEET PER EVERY 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA, 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET	25,182	2,449	252
ABUTTING LAND USE (RESIDENTIAL) BUFFER		MIN. 25' WIDE, 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET WHERE 5–10' WIDE, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET WHERE WIDER THAN 10'	6,088	138	42

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL REMAINING OPEN SPACE TO BE LAWN.

CONCEPTUAL PLANT SCHEDULE

TREE TYPE	SYMBOL	QTY.	SIZE	ROOT	REMARKS
SHADE		104	2" CAL. MIN.	B+B	10' HT. MIN.
ORNAMENTAL		179	2" CAL. MIN.	B+B	10' HT. MIN.
EVERGREEN		79	2" CAL. MIN.	B+B	8' HT. MIN.

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

CITY OF OPA-LOCKA, FL - LAND DEVELOPMENT REGULATIONS

SUSTAINABLE OPA-LOCKA 2015 LAND DEVELOPMENT REGULATIONS

SECTION	REGULATION	REQUIREMENTS	PROPOSED	VARIANCE/ WAIVER REQUIRED
SEC. 22-91. B-3 COMMERCIAL INTENSIVE BUSINESS DISTRICT	TABLE OF STANDARDS	MAXIMUM IMPERVIOUS AREA = 80%	PERVIOUS AREA = 102,140 SQUARE FEET TOTAL AREA = 331,963 SQUARE FEET 102,140/331,963 = .33 1-.33 = .69 OR 69% IMPERVIOUS AREA	COMPLIES.
SEC. 22-134. WALLS, FENCES, AND HEDGES	HEDGE HEIGHT	IN COMMERCIAL OR MIXED USE DISTRICTS THE MAXIMUM HEIGHT FOR WALLS, FENCES AND HEDGES SHALL NOT EXCEED 6 FEET IN HEIGHT, MEASURED FROM THE FINAL GRADE IN FRONT YARDS AND 10 FEET IN HEIGHT IN SIDE AND REAR YARDS.	PROPOSED SHRUBS WILL MATCH REQUIREMENTS.	COMPLIES.
SEC. 22-182. TYPES OF LANDSCAPING	(A) SURFACE PARKING	A LANDSCAPED AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL PARKING, LOADING, DRIVE, AND PARKING STORAGE AREAS. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 10 FEET AND SHALL BE PLANTED WITH 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET OR FRACTION THEREOF. PLANTS, AT THE TIME OF PLANTING, SHALL COVER THE ENTIRE WIDTH OF THE AREA.	SEE PLANS AND SCHEDULES.	COMPLIES.
		LANDSCAPED AREAS SHALL BE PROVIDED AT THE ENDS OF EACH PARKING AISLE. THESE AREAS SHALL BE A MINIMUM OF 400 SQUARE FEET FOR DOUBLE AISLE PARKING STALLS AND 200 SQUARE FEET FOR SINGLE AISLE PARKING STALLS, HAVE A MINIMUM WIDTH OF 10 FEET AND BE PLANTED WITH A MINIMUM OF 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET OF AREA. PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREAS SHALL BE LANDSCAPED SO THAT NO PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREA IS MORE THAN 40 FEET FROM THE BASE OF A TREE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		BUILDING PERIMETER. ALL MULTI-FAMILY, PLANNED DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT SHALL PROVIDE BUILDING PERIMETER PLANTING ALONG THE FACADE OF BUILDINGS IN THE AMOUNT OF 200 SQUARE FEET PER 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA. THE BUILDING PERIMETER AREA SHALL BE PLANTED WITH A MINIMUM OF 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET OF AREA AND HAVE A MINIMUM WIDTH OF 6 FEET.	SEE PLANS AND SCHEDULES.	COMPLIES.
		STREET TREE CANOPY. A TREE CANOPY SHALL BE REQUIRED ALONG STREETS SERVING MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL USES AS A UNIFYING ELEMENT TO SOFTEN THE TRANSITION FROM THE PUBLIC STREET TO THE PRIVATE LOT. THE MINIMUM REQUIREMENTS FOR STREET TREES AND THEIR PLACEMENT SHALL BE FOUND IN THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN" AS MAY BE AMENDED.	SEE PLANS AND PLANTING SCHEDULE. STREET TREES LOCATED ALONG WEST SIDE OF SITE. TREE SPECIES AND SIZE WILL COMPLY WITH THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN"	COMPLIES.
		LOT AREA REQUIREMENTS LESS THAN 7,500 SQUARE FEET: 2 TREES MORE THAN 7,500 SQUARE FEET: 3 TREES PLUS 1 TREE FOR EACH 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD	THE SITE IS LARGER THAN 7,500 SQUARE FEET, SO 3 TREES ARE REQUIRED IN ADDITION TO 1 TREE FOR EVERY 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD. FRONT YARD FRONTAGE = 513 LINEAR FEET. 513/100 = 5 ADDITIONAL TREES 5+3 = 8 TREES TOTAL. MORE THAN 8 TREES HAVE BEEN PROVIDED ON THE SITE.	COMPLIES.
		SITE CANOPY COVERAGE. FOR MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL DEVELOPMENTS, INCORPORATING SURFACE PARKING AREAS, EXISTING AND/OR SELECTED TREES MEETING THE PROVISIONS OF THIS ARTICLE SHALL COVER A MINIMUM OF 30% OF THE REMAINING DEVELOPMENT SITE.	TOTAL SITE AREA = 331,963 SQUARE FEET TOTAL AREA AFTER BUILDING, PARKING, AND VUA AREAS ARE SUBTRACTED = 102,140 SQUARE FEET TOTAL SITE CANOPY COVERAGE = 36,603 SQUARE FEET 36,603/102,140 = .36 .OR 36% TREE CANOPY COVERAGE.	COMPLIES.
		BUFFER AREA. A BUFFER AREA SHALL BE REQUIRED ALONG BOUNDARIES OF MULTI-FAMILY, NON-RESIDENTIAL AND PLANNED DEVELOPMENT LOTS ABUTTING A LESS INTENSIVE USE. SUCH LOTS SHALL COMPLY WITH THE FOLLOWING MINIMUM STANDARDS. B. THE AREA INDICATED IN THE MATRIX BELOW SHALL CONSIST OF TREES AND SHRUBS OF A TYPE, HEIGHT, SPACING AND ARRANGEMENT THAT EFFECTIVELY BUFFERS THE LESS INTENSIVE USE LOT FROM THE MORE INTENSIVE USE LOT. AT A MINIMUM, THE PLANTING SHALL CONSIST OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET FOR 5-10 FOOT AREAS, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET FOR AREAS GREATER THAN 10 FEET. D. BUFFER AREAS SHALL FOLLOW THE MINIMUM WIDTH (IN FEET) MATRIX BELOW: FOR A SITE WITH A PROPOSED COMMERCIAL (CM) USE ABUTTING A SITE WITH A SINGLE-FAMILY (SF) USE, THE BUFFER SHALL BE A MINIMUM OF 25' WIDE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		UNOCCUPIED LOT AREAS. ALL AREAS RESERVED FOR OPEN SPACE FOR NEW AND EXISTING DEVELOPMENT SHALL BE IMPROVED WITH GROUND COVER, TREES, SHRUBBERY OR MULCH. NO EXPOSED SOILS SHALL BE PERMITTED.	SEE PLANS AND SCHEDULES.	COMPLIES.
SEC. 22-183. PLANT MATERIAL AND INSTALLATION	(1) TREES AND SHRUBS	TREES AND SHRUBS. ALL TREES SHALL BE AT LEAST 10-12 FEET IN HEIGHT AND 1.5 INCHES IN DBH AT THE TIME OF INSTALLATION, EXCEPT EVERGREEN TREES USED FOR SCREENING AND BUFFERING. EVERGREEN TREES USED IN THESE INSTANCES SHALL BE 6-7 FEET IN HEIGHT AT THE TIME OF INSTALLATION. ALL SHRUBS SHALL BE AT LEAST 3 GALLONS IN CONTAINER SIZE AND 2 FEET IN HEIGHT FOR AN UPRIGHT GROWTH HABIT SHRUB AND 6-12 INCHES IN HEIGHT (AND 2 FOOT WIDE SPREAD) FOR A HORIZONTAL GROWTH HABIT SHRUB.	SEE PLANS AND SCHEDULES.	COMPLIES.
	(2) TREE SPECIES MIX	THE MINIMUM NUMBER OF SPECIES TO BE PLANTED SHALL VARY ACCORDING TO THE NUMBER OF TREES PLANTED. THE MINIMUM NUMBER OF SPECIES MIX TO BE PLANTED IS INDICATED BELOW: FOR A SITE WITH 41 TREES OR MORE REQUIRED, AT LEAST 6 DIFFERENT TREE SPECIES SHALL BE USED.	OVER 41 TREES ARE PROPOSED. THEREFORE, 6 OR MORE TREE SPECIES WILL BE USED.	COMPLIES.

SCALE: 1" = 40'

GENERAL NOTES:

- EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE PLANS ARE BASED ON THE TOPOGRAPHIC/BOUNDARY SURVEY PREPARED BY MILLER LEGG, 3/18/08.

Date	Description	No.
Revisions		

LANDSCAPE ARCHITECT — LA 0001110 — STATE OF FLORIDA — MICHAEL KIDDE

Michael Kidde

SIGNATURE — DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project

MODANI INDUSTRIAL BUILDING

OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title

LANDSCAPE PLAN

Project No.	Drawing No.
330096201	L-100
Date: OCTOBER 4TH, 2023	
Drawn By: LL	
Checked By: MK	

LANGAN

Project No. 330096201

© 2023 Langan

GENERAL LANDSCAPE PLANTING NOTES

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

2. STANDARDS FOR NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015" PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS MUST MEET FLORIDA GRADE NO. 1 OR BETTER. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

6. ALL PLANTS MUST MEET FLORIDA GRADE NO.1 OR BETTER AND SELECTED FROM THE FLORIDA FRIENDLY LANDSCAPE GUIDE AND THE INSTALLATION MUST FOLLOW THE FFL GUIDELINES AND BMPS.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES BASED ON AVAILABLE SURVEY INFORMATION AND BY CALLING 811 IN ACCORDANCE WITH WITH FLORIDA STATE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 556 AT LEAST TWO FULL BUSINESS DAYS PRIOR TO PLANNED EXCAVATION OR DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER.

2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

8. MAINTAIN A 2 TO 3" MULCH LAYER AROUND ESTABLISHED TREES, SHRUBS, AND BEDDING PLANTS. COARSE MATERIALS, SUCH AS PINE NUGGETS, MAY BE APPLIED TO A DEPTH OF 4", BUT DON'T ALLOW MULCH TO ACCUMULATE TO A GREATER DEPTH. CYPRESS MULCH WILL NOT BE ACCEPTED.

9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, EXCEPT FOR THE AREA FROM THE BUILDING OUT TO THE SURROUNDING CURBS, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A SPECIFIED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

11. TREES MAY BE STAKED AT LANDSCAPE CONTRACTOR'S DISCRETION. CURRENT HORTICULTURAL PRACTICE DOES NOT RECOMMEND STAKING TREES EXCEPT IN CONDITIONS WHERE TREES ARE SUBJECT TO BLOW DOWNS DUE TO SOIL CONDITIONS, HEAVY PREVAILING WINDS OR A HIGH RATIO OF TOP GROWTH TO ROOT BALL. IF STAKING IS DEEMED NECESSARY BY CONTRACTOR, STAKE AND GUYS SHOULD BE LOCATED AND FLAGGED IN A MANNER TO PREVENT TRIPPING HAZARDS. WIRES OR GUYS SHALL BE LOCATED AND COVERED SO AS NOT TO PULL OR DAMAGE BRANCHES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

12. NEW TREES MAY HAVE TEMPORARY DEER PROTECTION MEASURES INSTALLED AROUND TRUNKS AT THE LANDSCAPE CONTRACTOR'S DISCRETION. SUBMIT MATERIAL CUT SHEETS FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

2. ALL SCREENING AND REQUIRED LANDSCAPE PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD OF NOT MORE THAN SIX MONTHS.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

   AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P: 888-325-1522, OR APPROVED EQUAL.

   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO COUNTY EXTENSION OFFICES OR THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SOIL TESTING LABORATORY, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

3. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

4. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.

5. SOIL PLACEMENT:
   A. IMPROVE ENTIRE DEPTH OF PLANTING BEDS RATHER THAN PROVIDING SELECT BACKFILL ONLY AROUND PLANTS. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

   D. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE NOTES

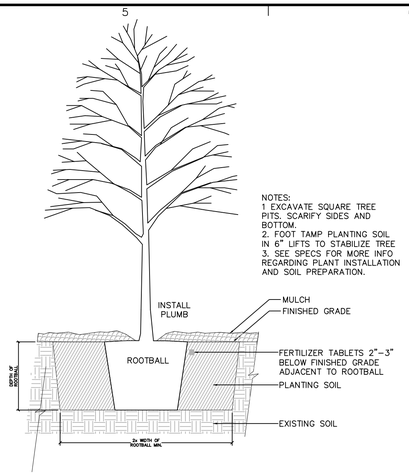
1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING.
   C. MOW AT THE HIGHEST RECOMMENDED HEIGHT FOR THE GRASS SPECIES:
      BAHIAGRASS: 3.5 - 4"
      BERMUDA GRASS: 1 - 2"
   D. NEVER REMOVE MORE THAN 1/3 OF THE LEAF BLADE. "SCALPING" (MOWING TOO LOW) CAN BADLY STRESS YOUR TURF, LEAVING IT VULNERABLE TO DISEASE, DROUGHT, AND INSECT OR WEED INVASION.
   E. LEAVE GRASS CLIPPINGS ON THE GROUND. THESE ACTUALLY ACT AS COMPOST, RETURNING VALUABLE NUTRIENTS TO THE LAWN. GRASS CLIPPINGS CAN REDUCE LAWN FERTILITY REQUIREMENTS AND ADD ORGANIC MATTER TO THE SOIL.
   F. KEEP MOWER BLADES SHARP. DULL MOWERS TEAR LEAF BLADES, STRESSING THE GRASS AND MAKING IT MORE VULNERABLE TO PESTS AND DISEASE.
   G. DO NOT MOW WHEN LAWN IS WET. WET GRASS CLIPPINGS PREVENT MOWER BLADES FROM MAKING THE CLEANEST POSSIBLE CUT.

SOD SPECIFICATIONS

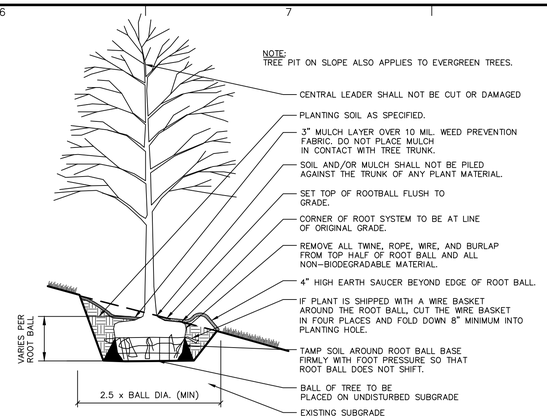
1. SOD IS TO BE THE BERMUDA GRASS (CYNODON DACTYLON) OR BAHIA GRASS (PASPALUM NOTATUM 'FLUGGE'). SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
3. ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
5. SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES (1½") PER WEEK UNTIL ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.
6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

WEED CONTROL / MAINTENANCE

1. MOWING MEADOW AREAS SHALL BE DONE VIA STRING TRIMMER, WHERE LARGER MACHINES CANNOT REASONABLY BE USED AND WHERE DAMAGE OR RUTTING COULD OCCUR.
2. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
3. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
4. MOW IN BASINS, WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 - AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.
5. DURING THE FIRST 2-4 YEARS OF ESTABLISHMENT, AND AFTER ESTABLISHMENT DEPENDING ON THE LOOK DESIRED, SELECTIVE WEEDING WITH A BROADLEAF WEED-CONTROL HERBICIDE, OVER-SEEDING BARE SPOTS AND WATERING TO PROMOTE A UNIFORM DROUGHT-TOLERANT STAND OF PLANTS MAY BE NECESSARY.
6. FERTILIZERS ARE NOT GENERALLY NEEDED OR RECOMMENDED FOR NATIVE MEADOWS UNLESS SOIL TEST RESULTS SHOW A SIGNIFICANT LACK OF NUTRIENTS. USE ONLY SLOW-RELEASE FERTILIZERS WITH LITTLE TO NO NITROGEN IN APRIL OR SEPTEMBER.



1 TREE PLANTING
NTS

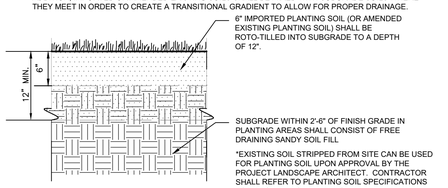


NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5" X 1.5" X 6') CEDAR OR PRESSURE TREATED STAKES (2 PER TREE). STAKES SHALL BE PLACED ON EITHER SIDE OF THE TREE PERPENDICULAR TO THE SLOPE AND ARE TO BE DRIVEN OUTSIDE OF THE ROOT BALL. SECURE STAKES TO TREE USING 2 ARBORTIES BY LOOPING TIES AROUND TREE AND NAILING TO CEDAR STAKES. FOLLOW MANUFACTURER'S RECOMMENDATIONS. ARBORTIES, OR APPROVED EQUAL, AT GEMPLERS 1-800-332-6744 OR GEMPLERS.COM. ALL STAKING MATERIALS SHALL BE REMOVED FOLLOWING THE PLANT GUARANTEE PERIOD.

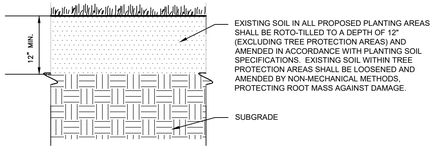
2 TREE PLANTING ON SLOPE
NTS

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE



PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

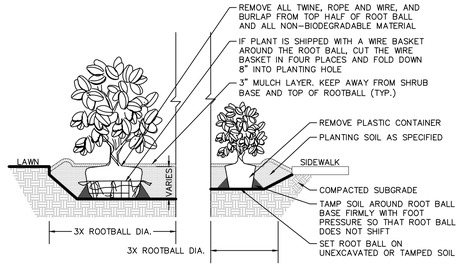
NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

4 PLANTING SOIL
NTS

LARGE SHRUB

SMALL SHRUB (CONTAINER)



NOTES:

1. ALL SHRUBS TO BE SET PLUMB.
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

3 SHRUB PLANTING
NTS

Date	Description	No.
Revisions		

FLORIDA LANDSCAPE ARCHITECT — LA0001110 — 12 — STATE OF FLORIDA

Michael Kidde

SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project

MODANI INDUSTRIAL BUILDING

OPA LOCKA
MIAMI-DADE CO

Sponsored by: City Manager

ORDINANCE NO. 26-XXXXXX

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

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

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

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

WHEREAS, the applicant, 1700 Service Holdings, LLC has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request and recommended approval of the rezoning request by the applicant at a public hearing held on November 4, 2025, with a 3-1 vote; and

WHEREAS, the City Commission has considered the rezoning request and the recommendation of the Planning & Zoning Board at a public meeting and the City Commission hereby approves / denies the final site plan approval request.

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

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

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

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

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

PASSED on First Reading this _____ day of _____, 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 Santiago	_____
Commissioner Ervin	_____
Vice Mayor Kelley	_____
Mayor Taylor	_____

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	Sha'mecca Lawson			**CM Signature**		
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance** X	**Other**
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading** X	**2nd Reading** X
		X	**Public Hearing:** *(Enter X in box)*		**Yes** X / **No**	**Yes** X / **No**
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes** X	**No**
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No** X	**RFP/RFQ/Bid#:**			
Strategic Plan Related *(Enter X in box)*	**Yes** X	**No**	**Strategic Plan Priority Area:** Enhance Organizational ☐ Bus. & Economic Dev ■ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ■ Communication ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)* Bus. & Economic Development Qual. of Life & City Image	
Sponsor Name	City Manager		**Department:**		Planning & Community Development	

Short Title:

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

Staff Summary:

The applicant, 1700 Service Holdings, LLC intends to construct two commercial use buildings, with a showroom and storage area with office and retail space and appropriate parking spaces and landscaping in accordance with the City of Opa-Locka's Land Development Regulations. 1700 Service Holdings, LLC has submitted four application requests for the development:

1. To change the land use from residential to commercial
2. To change the zoning designation from Residential Townhouse (R-TH) to Commercial Intensive (B-3)
3. To review and approve the site plan to build two commercial buildings for this furniture

business.

4. To review and approve the development agreement concerning development timelines, economic opportunity and the long-term maintenance of the site.

The Local Planning Agency of the City has reviewed the application of 1700 Service Holdings, LLC, at a duly noticed public hearing held on November 4, 2025, and has made a recommendation to approve this zoning designation change from Residential Townhouse (R-TH) to Commercial Intensive (B-3).

The Planning & Zoning Board's review of this item is subject to land development Regulation, Section 22-49, G, which requires "all matters required by the Charter or Code of the City are subject to review by the City Commission. All recommendations and findings of fact by the Planning Council shall be placed on the next available regular City Commission meeting agenda in compliance with the notice requirements".

The City Commission pursuant to Section 22-54 Rezoning, of the City's Land Development Regulations provide that "the City Commission may rezone property, in conformity with the provisions of this section. Rezones may be initiated by the City, petition of the owner or owner's agent, or contract purchaser with the owner's written consent, which is the subject of the proposed map amendment".

BACKGROUND

The City of Opa-locka received previous applications from this applicant, one of which was a request to change the land use from residential to industrial. They also received a request to rezone the property from Residential Townhouse to Commercial Intensive (B-3). When the Planning & Zoning reviewed the Ordinance to change the Land Use from Residential to Commercial, they recommended denial of the request.

As is required by the City's Land Development Regulations, the request was then presented to the City Commission for their consideration on April 24, 2024. The City Commission motioned to approve this Ordinance amendment on first reading and the motion passed by a 3-0 vote.

This item was scheduled for the May 22, 2024, City Commission meeting for second reading, but was deferred to the June 12, 2024 Commission Meeting. On June 26, 2024, the Ordinance request was presented to the City Commission for second reading and the item was motioned to approve but the item failed by a 4-0 vote. There was a community meeting at the Helen Miller Center to allow the residents to voice their concerns directly to the Developer and his team.

First reading of the ordinance was scheduled for December 10th, 2025. During this meeting, the City Manager desired to defer this agenda item to allow the applicant to meet with the residents. Since then, two public meetings were held. The first public meeting was held on January 13th, 2026, and the second one was held on February 3rd, 2026. Informational documentation regarding Brownsfield conditions, site plan and a traffic study was disseminated at each meeting.

Financial Impact:

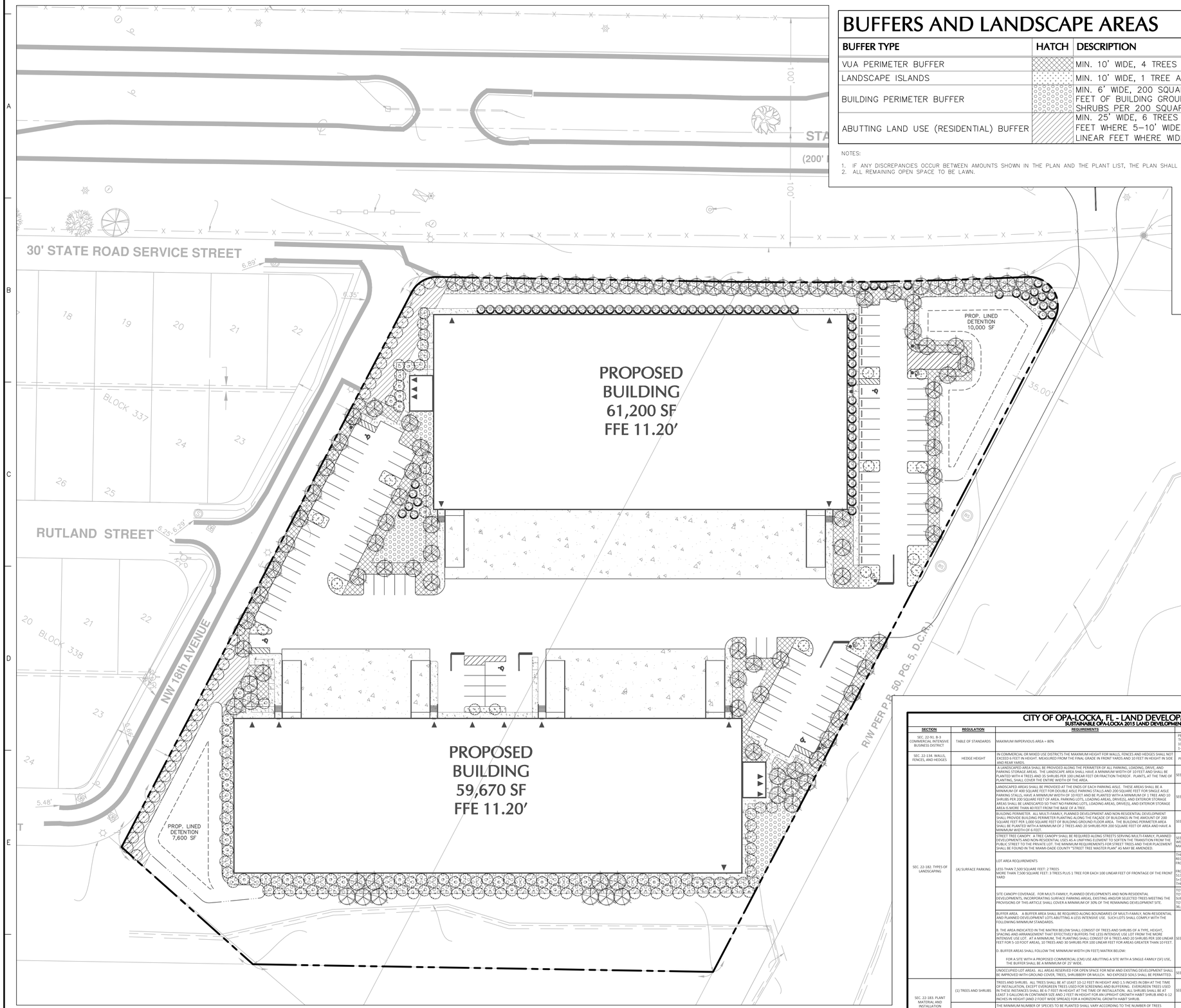
Financial Impact-The approval of this rezoning request will not have an immediate financial impact on City Administration. However, in future fiscal years it will add to the city's taxable base for increase property tax revenues as well as occupational license revenues.

Proposed Action:

Staff recommends approval of the Rezoning Request.

Attachment:

Draft Ordinance
Planning & Zoning Board Application Package



BUFFERS AND LANDSCAPE AREAS

BUFFER TYPE	HATCH	DESCRIPTION	AREA (SF)	SHRUB QUANTITY	TREE QUANTITY
VUA PERIMETER BUFFER		MIN. 10' WIDE, 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET	15,206	481	55
LANDSCAPE ISLANDS		MIN. 10' WIDE, 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET	2,600	260	13
BUILDING PERIMETER BUFFER		MIN. 6' WIDE, 200 SQUARE FEET PER EVERY 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA, 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET	25,182	2,449	252
ABUTTING LAND USE (RESIDENTIAL) BUFFER		MIN. 25' WIDE, 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET WHERE 5–10' WIDE, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET WHERE WIDER THAN 10'	6,088	138	42

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL REMAINING OPEN SPACE TO BE LAWN.

CONCEPTUAL PLANT SCHEDULE

TREE TYPE	SYMBOL	QTY.	SIZE	ROOT	REMARKS
SHADE		104	2" CAL. MIN.	B+B	10' HT. MIN.
ORNAMENTAL		179	2" CAL. MIN.	B+B	10' HT. MIN.
EVERGREEN		79	2" CAL. MIN.	B+B	8' HT. MIN.

NOTES:

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

40 0 10 25 40
SCALE: 1" = 40'

GENERAL NOTES:

- EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE PLANS ARE BASED ON THE TOPOGRAPHIC/BOUNDARY SURVEY PREPARED BY MILLER LEGG, 3/18/08.

CITY OF OPA-LOCKA, FL - LAND DEVELOPMENT REGULATIONS

SUSTAINABLE OPA-LOCKA 2015 LAND DEVELOPMENT REGULATIONS

SECTION	REGULATION	REQUIREMENTS	PROPOSED	VARIANCE/ WAIVER REQUIRED
SEC. 22-91. B-3 COMMERCIAL INTENSIVE BUSINESS DISTRICT	TABLE OF STANDARDS	MAXIMUM IMPERVIOUS AREA = 80%	PERVIOUS AREA = 102,140 SQUARE FEET TOTAL AREA = 331,963 SQUARE FEET 102,140/331,963 = .33 1-.33 = .69 OR 69% IMPERVIOUS AREA	COMPLIES.
SEC. 22-134. WALLS, FENCES, AND HEDGES	HEDGE HEIGHT	IN COMMERCIAL OR MIXED USE DISTRICTS THE MAXIMUM HEIGHT FOR WALLS, FENCES AND HEDGES SHALL NOT EXCEED 6 FEET IN HEIGHT, MEASURED FROM THE FINAL GRADE IN FRONT YARDS AND 10 FEET IN HEIGHT IN SIDE AND REAR YARDS.	PROPOSED SHRUBS WILL MATCH REQUIREMENTS.	COMPLIES.
SEC. 22-182. TYPES OF LANDSCAPING	(A) SURFACE PARKING	A LANDSCAPED AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ALL PARKING, LOADING, DRIVE, AND PARKING STORAGE AREAS. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 10 FEET AND SHALL BE PLANTED WITH 4 TREES AND 35 SHRUBS PER 100 LINEAR FEET OR FRACTION THEREOF. PLANTS, AT THE TIME OF PLANTING, SHALL COVER THE ENTIRE WIDTH OF THE AREA.	SEE PLANS AND SCHEDULES.	COMPLIES.
		LANDSCAPED AREAS SHALL BE PROVIDED AT THE ENDS OF EACH PARKING AISLE. THESE AREAS SHALL BE A MINIMUM OF 400 SQUARE FEET FOR DOUBLE AISLE PARKING STALLS AND 200 SQUARE FEET FOR SINGLE AISLE PARKING STALLS, HAVE A MINIMUM WIDTH OF 10 FEET AND BE PLANTED WITH A MINIMUM OF 1 TREE AND 10 SHRUBS PER 200 SQUARE FEET OF AREA. PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREAS SHALL BE LANDSCAPED SO THAT NO PARKING LOTS, LOADING AREAS, DRIVE(S), AND EXTERIOR STORAGE AREA IS MORE THAN 40 FEET FROM THE BASE OF A TREE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		BUILDING PERIMETER. ALL MULTI-FAMILY, PLANNED DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT SHALL PROVIDE BUILDING PERIMETER PLANTING ALONG THE FACADE OF BUILDINGS IN THE AMOUNT OF 200 SQUARE FEET PER 1,000 SQUARE FEET OF BUILDING GROUND FLOOR AREA. THE BUILDING PERIMETER AREA SHALL BE PLANTED WITH A MINIMUM OF 2 TREES AND 20 SHRUBS PER 200 SQUARE FEET OF AREA AND HAVE A MINIMUM WIDTH OF 6 FEET.	SEE PLANS AND SCHEDULES.	COMPLIES.
		STREET TREE CANOPY. A TREE CANOPY SHALL BE REQUIRED ALONG STREETS SERVING MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL USES AS A UNIFYING ELEMENT TO SOFTEN THE TRANSITION FROM THE PUBLIC STREET TO THE PRIVATE LOT. THE MINIMUM REQUIREMENTS FOR STREET TREES AND THEIR PLACEMENT SHALL BE FOUND IN THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN" AS MAY BE AMENDED.	SEE PLANS AND PLANTING SCHEDULE. STREET TREES LOCATED ALONG WEST SIDE OF SITE. TREE SPECIES AND SIZE WILL COMPLY WITH THE MIAMI-DADE COUNTY "STREET TREE MASTER PLAN"	COMPLIES.
		LOT AREA REQUIREMENTS LESS THAN 7,500 SQUARE FEET: 2 TREES MORE THAN 7,500 SQUARE FEET: 3 TREES PLUS 1 TREE FOR EACH 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD	THE SITE IS LARGER THAN 7,500 SQUARE FEET, SO 3 TREES ARE REQUIRED IN ADDITION TO 1 TREE FOR EVERY 100 LINEAR FEET OF FRONTAGE OF THE FRONT YARD. FRONT YARD FRONTAGE = 513 LINEAR FEET. 513/100 = 5 ADDITIONAL TREES 5+3 = 8 TREES TOTAL. MORE THAN 8 TREES HAVE BEEN PROVIDED ON THE SITE.	COMPLIES.
		SITE CANOPY COVERAGE. FOR MULTI-FAMILY, PLANNED DEVELOPMENTS AND NON-RESIDENTIAL DEVELOPMENTS, INCORPORATING SURFACE PARKING AREAS, EXISTING AND/OR SELECTED TREES MEETING THE PROVISIONS OF THIS ARTICLE SHALL COVER A MINIMUM OF 30% OF THE REMAINING DEVELOPMENT SITE.	TOTAL SITE AREA = 331,963 SQUARE FEET TOTAL AREA AFTER BUILDING, PARKING, AND VUA AREAS ARE SUBTRACTED = 102,140 SQUARE FEET TOTAL SITE CANOPY COVERAGE = 36,603 SQUARE FEET 36,603/102,140 = .36 .OR 36% TREE CANOPY COVERAGE.	COMPLIES.
		BUFFER AREA. A BUFFER AREA SHALL BE REQUIRED ALONG BOUNDARIES OF MULTI-FAMILY, NON-RESIDENTIAL AND PLANNED DEVELOPMENT LOTS ABUTTING A LESS INTENSIVE USE. SUCH LOTS SHALL COMPLY WITH THE FOLLOWING MINIMUM STANDARDS. B. THE AREA INDICATED IN THE MATRIX BELOW SHALL CONSIST OF TREES AND SHRUBS OF A TYPE, HEIGHT, SPACING AND ARRANGEMENT THAT EFFECTIVELY BUFFERS THE LESS INTENSIVE USE LOT FROM THE MORE INTENSIVE USE LOT. AT A MINIMUM, THE PLANTING SHALL CONSIST OF 6 TREES AND 20 SHRUBS PER 100 LINEAR FEET FOR 5-10 FOOT AREAS, 10 TREES AND 30 SHRUBS PER 100 LINEAR FEET FOR AREAS GREATER THAN 10 FEET. D. BUFFER AREAS SHALL FOLLOW THE MINIMUM WIDTH (IN FEET) MATRIX BELOW: FOR A SITE WITH A PROPOSED COMMERCIAL (CM) USE ABUTTING A SITE WITH A SINGLE-FAMILY (SF) USE, THE BUFFER SHALL BE A MINIMUM OF 25' WIDE.	SEE PLANS AND SCHEDULES.	COMPLIES.
		UNOCCUPIED LOT AREAS. ALL AREAS RESERVED FOR OPEN SPACE FOR NEW AND EXISTING DEVELOPMENT SHALL BE IMPROVED WITH GROUND COVER, TREES, SHRUBBERY OR MULCH. NO EXPOSED SOILS SHALL BE PERMITTED.	SEE PLANS AND SCHEDULES.	COMPLIES.
SEC. 22-183. PLANT MATERIAL AND INSTALLATION	(1) TREES AND SHRUBS	TREES AND SHRUBS. ALL TREES SHALL BE AT LEAST 10-12 FEET IN HEIGHT AND 1.5 INCHES IN DBH AT THE TIME OF INSTALLATION, EXCEPT EVERGREEN TREES USED FOR SCREENING AND BUFFERING. EVERGREEN TREES USED IN THESE INSTANCES SHALL BE 6-7 FEET IN HEIGHT AT THE TIME OF INSTALLATION. ALL SHRUBS SHALL BE AT LEAST 3 GALLONS IN CONTAINER SIZE AND 2 FEET IN HEIGHT FOR AN UPRIGHT GROWTH HABIT SHRUB AND 6-12 INCHES IN HEIGHT (AND 2 FOOT WIDE SPREAD) FOR A HORIZONTAL GROWTH HABIT SHRUB.	SEE PLANS AND SCHEDULES.	COMPLIES.
	(2) TREE SPECIES MIX	THE MINIMUM NUMBER OF SPECIES TO BE PLANTED SHALL VARY ACCORDING TO THE NUMBER OF TREES PLANTED. THE MINIMUM NUMBER OF SPECIES MIX TO BE PLANTED IS INDICATED BELOW: FOR A SITE WITH 41 TREES OR MORE REQUIRED, AT LEAST 6 DIFFERENT TREE SPECIES SHALL BE USED.	OVER 41 TREES ARE PROPOSED. THEREFORE, 6 OR MORE TREE SPECIES WILL BE USED.	COMPLIES.

Date	Description	No.
Revisions		

FLORIDA LANDSCAPE ARCHITECT — MICHAEL KIDDE — LA 0001110 — STATE OF FLORIDA

Michael Kidde

SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project
MODANI INDUSTRIAL BUILDING
OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title
LANDSCAPE PLAN

Project No.	Drawing No.
330096201	L-100
Date: OCTOBER 4TH, 2023	
Drawn By: LL	
Checked By: MK	

LANGAN
Project No. 330096201

© 2023 Langan

GENERAL LANDSCAPE PLANTING NOTES

PLANTING MATERIALS

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.

2. STANDARDS FOR NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS 2015" PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS MUST MEET FLORIDA GRADE NO. 1 OR BETTER. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.

3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.

4. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.

5. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

6. ALL PLANTS MUST MEET FLORIDA GRADE NO.1 OR BETTER AND SELECTED FROM THE FLORIDA FRIENDLY LANDSCAPE GUIDE AND THE INSTALLATION MUST FOLLOW THE FFL GUIDELINES AND BMPS.

DELIVERY, STORAGE, AND HANDLING

1. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

2. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP OR BREAK BALLED STOCK DURING DELIVERY OR HANDLING.

3. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT BALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8" INTO THE PLANTING HOLE. WITH CONTAINER-GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.

4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

INSTALLATION

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES BASED ON AVAILABLE SURVEY INFORMATION AND BY CALLING 811 IN ACCORDANCE WITH WITH FLORIDA STATE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 556 AT LEAST TWO FULL BUSINESS DAYS PRIOR TO PLANNED EXCAVATION OR DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER.

2. THE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

4. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.

5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

6. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.

7. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.

8. MAINTAIN A 2 TO 3" MULCH LAYER AROUND ESTABLISHED TREES, SHRUBS, AND BEDDING PLANTS. COARSE MATERIALS, SUCH AS PINE NUGGETS, MAY BE APPLIED TO A DEPTH OF 4", BUT DON'T ALLOW MULCH TO ACCUMULATE TO A GREATER DEPTH. CYPRESS MULCH WILL NOT BE ACCEPTED.

9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.

10. AFTER COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, EXCEPT FOR THE AREA FROM THE BUILDING OUT TO THE SURROUNDING CURBS, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING, SHALL BE COVERED BY A SPECIFIED HARDWOOD BARK OR APPROVED EQUAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.

11. TREES MAY BE STAKED AT LANDSCAPE CONTRACTOR'S DISCRETION. CURRENT HORTICULTURAL PRACTICE DOES NOT RECOMMEND STAKING TREES EXCEPT IN CONDITIONS WHERE TREES ARE SUBJECT TO BLOW DOWNS DUE TO SOIL CONDITIONS, HEAVY PREVAILING WINDS OR A HIGH RATIO OF TOP GROWTH TO ROOT BALL. IF STAKING IS DEEMED NECESSARY BY CONTRACTOR, STAKE AND GUYS SHOULD BE LOCATED AND FLAGGED IN A MANNER TO PREVENT TRIPPING HAZARDS. WIRES OR GUYS SHALL BE LOCATED AND COVERED SO AS NOT TO PULL OR DAMAGE BRANCHES AND SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

12. NEW TREES MAY HAVE TEMPORARY DEER PROTECTION MEASURES INSTALLED AROUND TRUNKS AT THE LANDSCAPE CONTRACTOR'S DISCRETION. SUBMIT MATERIAL CUT SHEETS FOR REVIEW PRIOR TO PURCHASE AND INSTALLATION.

GUARANTEE

1. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

2. ALL SCREENING AND REQUIRED LANDSCAPE PLANTINGS SHALL BE MAINTAINED FOR THE LIFE OF THE USE AND SHALL BE REPLACED OR RESTORED AS NECESSARY IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. ANY LOSSES DUE TO STORM DAMAGE, DISEASE OR OTHER FACTORS SHALL BE REPLACED IN KIND WITHIN A PERIOD OF NOT MORE THAN SIX MONTHS.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

   AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P: 888-325-1522, OR APPROVED EQUAL.

   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.

   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO COUNTY EXTENSION OFFICES OR THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SOIL TESTING LABORATORY, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

3. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.

4. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.

5. SOIL PLACEMENT:
   A. IMPROVE ENTIRE DEPTH OF PLANTING BEDS RATHER THAN PROVIDING SELECT BACKFILL ONLY AROUND PLANTS. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.

   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.

   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.

   D. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE MAINTENANCE NOTES

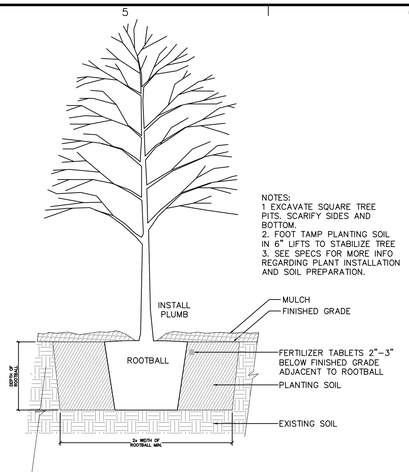
1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING.
   C. MOW AT THE HIGHEST RECOMMENDED HEIGHT FOR THE GRASS SPECIES:
      BAHIAGRASS: 3.5 - 4"
      BERMUDA GRASS: 1 - 2"
   D. NEVER REMOVE MORE THAN 1/3 OF THE LEAF BLADE. "SCALPING" (MOWING TOO LOW) CAN BADLY STRESS YOUR TURF, LEAVING IT VULNERABLE TO DISEASE, DROUGHT, AND INSECT OR WEED INVASION.
   E. LEAVE GRASS CLIPPINGS ON THE GROUND. THESE ACTUALLY ACT AS COMPOST, RETURNING VALUABLE NUTRIENTS TO THE LAWN. GRASS CLIPPINGS CAN REDUCE LAWN FERTILITY REQUIREMENTS AND ADD ORGANIC MATTER TO THE SOIL.
   F. KEEP MOWER BLADES SHARP. DULL MOWERS TEAR LEAF BLADES, STRESSING THE GRASS AND MAKING IT MORE VULNERABLE TO PESTS AND DISEASE.
   G. DO NOT MOW WHEN LAWN IS WET. WET GRASS CLIPPINGS PREVENT MOWER BLADES FROM MAKING THE CLEANEST POSSIBLE CUT.

SOD SPECIFICATIONS

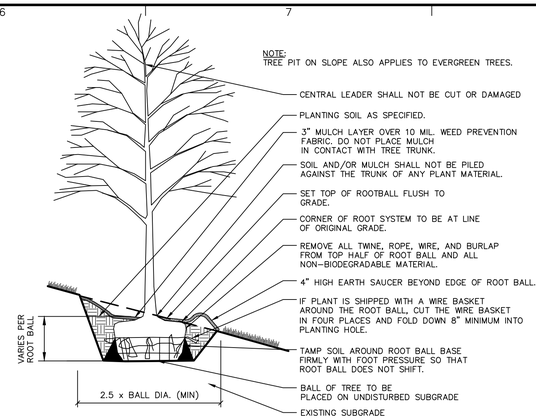
1. SOD IS TO BE THE BERMUDA GRASS (CYNODON DACTYLON) OR BAHIA GRASS (PASPALUM NOTATUM 'FLUGGE'). SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
3. ALL STONES GREATER THAN 2" DIAMETER SHALL BE REMOVED.
4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAID OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
5. SOD IS TO BE WATERED AT A RATE OF AT LEAST ONE AND A HALF INCHES (1½") PER WEEK UNTIL ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURRED NORMAL WATERING OF AT LEAST ONE INCH (1") PER WEEK IS TO COMMENCE.
6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

WEED CONTROL / MAINTENANCE

1. MOWING MEADOW AREAS SHALL BE DONE VIA STRING TRIMMER, WHERE LARGER MACHINES CANNOT REASONABLY BE USED AND WHERE DAMAGE OR RUTTING COULD OCCUR.
2. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
3. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
4. MOW IN BASINS, WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 - AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.
5. DURING THE FIRST 2-4 YEARS OF ESTABLISHMENT, AND AFTER ESTABLISHMENT DEPENDING ON THE LOOK DESIRED, SELECTIVE WEEDING WITH A BROADLEAF WEED-CONTROL HERBICIDE, OVER-SEEDING BARE SPOTS AND WATERING TO PROMOTE A UNIFORM DROUGHT-TOLERANT STAND OF PLANTS MAY BE NECESSARY.
6. FERTILIZERS ARE NOT GENERALLY NEEDED OR RECOMMENDED FOR NATIVE MEADOWS UNLESS SOIL TEST RESULTS SHOW A SIGNIFICANT LACK OF NUTRIENTS. USE ONLY SLOW-RELEASE FERTILIZERS WITH LITTLE TO NO NITROGEN IN APRIL OR SEPTEMBER.



1 TREE PLANTING
NTS

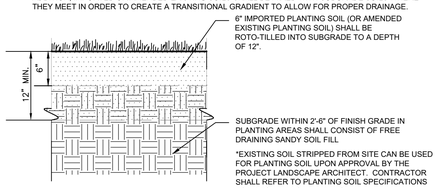


NOTE: TREE STAKING SHOULD BE CONSIDERED FOR TREES PLANTED ON SLOPES GREATER THAN 3:1 AND/OR ON WINDY SITES PER THE FOLLOWING: STAKE TREES WITH (1.5" X 1.5" X 6') CEDAR OR PRESSURE TREATED STAKES (2 PER TREE). STAKES SHALL BE PLACED ON EITHER SIDE OF THE TREE PERPENDICULAR TO THE SLOPE AND ARE TO BE DRIVEN OUTSIDE OF THE ROOT BALL. SECURE STAKES TO TREE USING 2 ARBORTIES BY LOOPING TIES AROUND TREE AND NAILING TO CEDAR STAKES. FOLLOW MANUFACTURER'S RECOMMENDATIONS. ARBORTIES, OR APPROVED EQUAL, AT GEMPLERS 1-800-332-6744 OR GEMPLERS.COM. ALL STAKING MATERIALS SHALL BE REMOVED FOLLOWING THE PLANT GUARANTEE PERIOD.

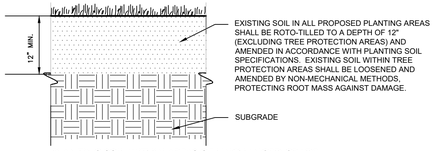
2 TREE PLANTING ON SLOPE
NTS

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE



PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

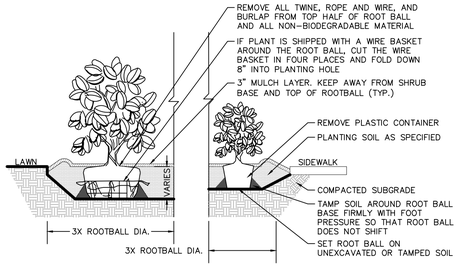
NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

4 PLANTING SOIL
NTS

LARGE SHRUB

SMALL SHRUB (CONTAINER)



NOTES:

1. ALL SHRUBS TO BE SET PLUMB.
2. REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
3. REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

3 SHRUB PLANTING
NTS

Date	Description	No.

Revisions

LANDSCAPE ARCHITECTURE — LA0001110 — STATE OF FLORIDA

Michael Kidde

SIGNATURE DATE SIGNED

MICHAEL KIDDE
FL. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. LA0001110

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulvard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY No. 6601

Project
MODANI INDUSTRIAL BUILDING
OPA LOCKA
MIAMI-DADE COUNTY FL

Drawing Title
LANDSCAPE NOTES AND DETAILS

| Project No. |

Received:
By:
Date:

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

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

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

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

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

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

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

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

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION

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

PROPERTY OWNER'S NAME: Castle Opa LLC

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

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

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

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

SUBJECT PROPERTY ADDRESS: 1700 Service Road
Number/Street

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

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

Please check specific request:

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

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

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

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

_____Completed application form

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

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

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

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

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

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

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

_____Map showing parcel to be considered and all properties' legal descriptions thereof, within 500' radius of said parcel or development site. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

_____Narrative concept (LOI) must be submitted with application

AFFIDAVIT

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

DocuSigned by:
E W S
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

M J Stig
Notary Public

My commission expires _____

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

Attach copy of identification

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

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

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

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

DocuSigned by:
E
CC2C5C54B9B474...
Signature

9/11/2025
Date

Sworn to and subscribed before me:

This 11th day of September 2025

Notary Public

My commission expires:

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

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

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS:_____

LEGAL DESCRIPTION:_____
_____
_____
_____

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: _____PHONE:_____

ADDRESS (If different): _____

_____
Signature

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

MISKEL BACKMAN LLP

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

1700 Service Road
Rezoning Narrative
September 22, 2025

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

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

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

<u>Planning Council</u>

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

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

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

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

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

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

City Commission

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

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

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

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

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

THE SHOPS AT
GATEWAY PLAZA

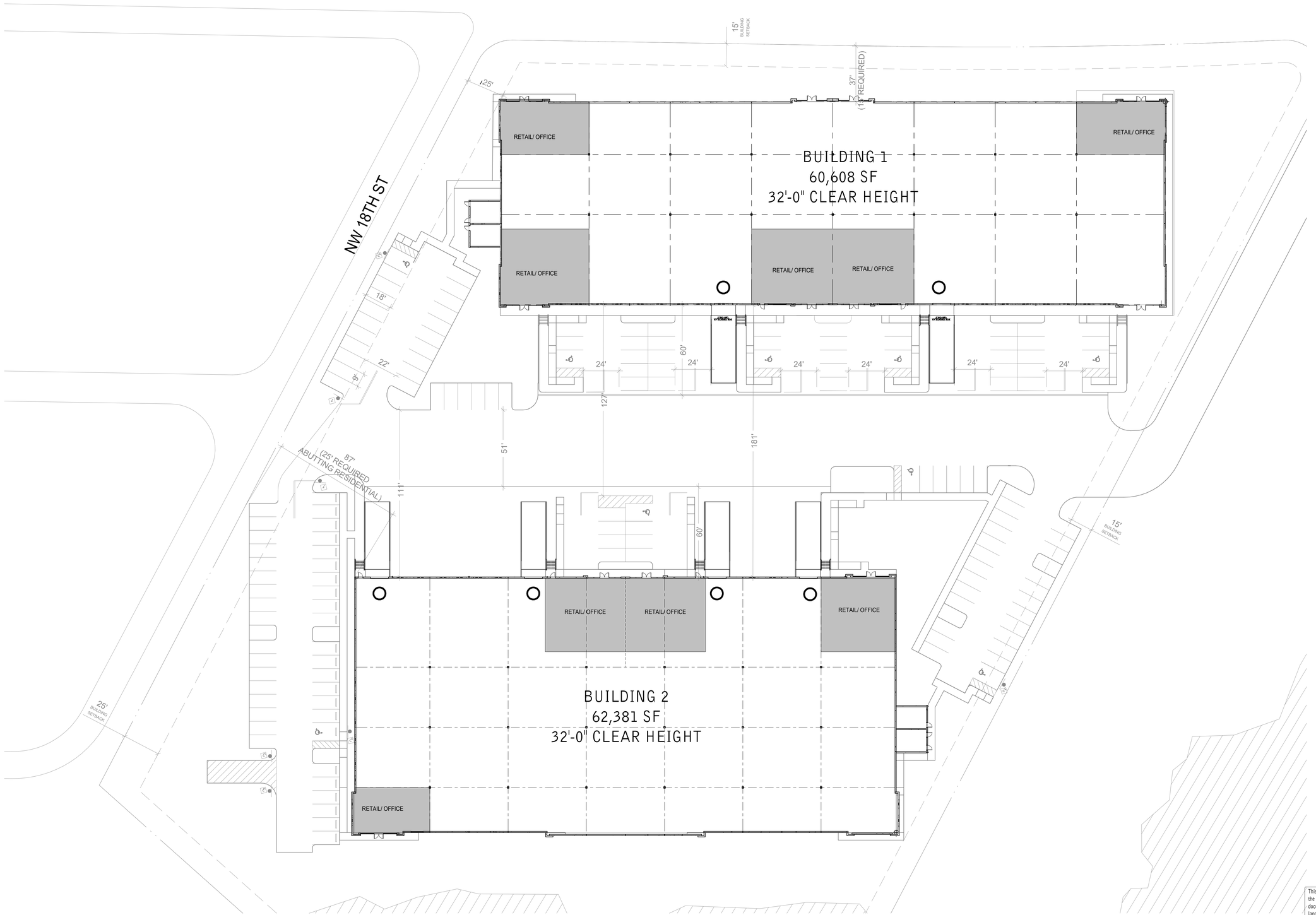
THE SHOPS AT GATEWAY PLAZA

1700 SERVICE ROAD
OPA-LOCKA, FL 33054

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

WARE MALCOMB

architecture | planning | interiors
graphics | civil engineering



SITE DATA

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

DEVELOPMENT STANDARDS

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

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

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

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

THE SHOPS AT GATEWAY PLAZA

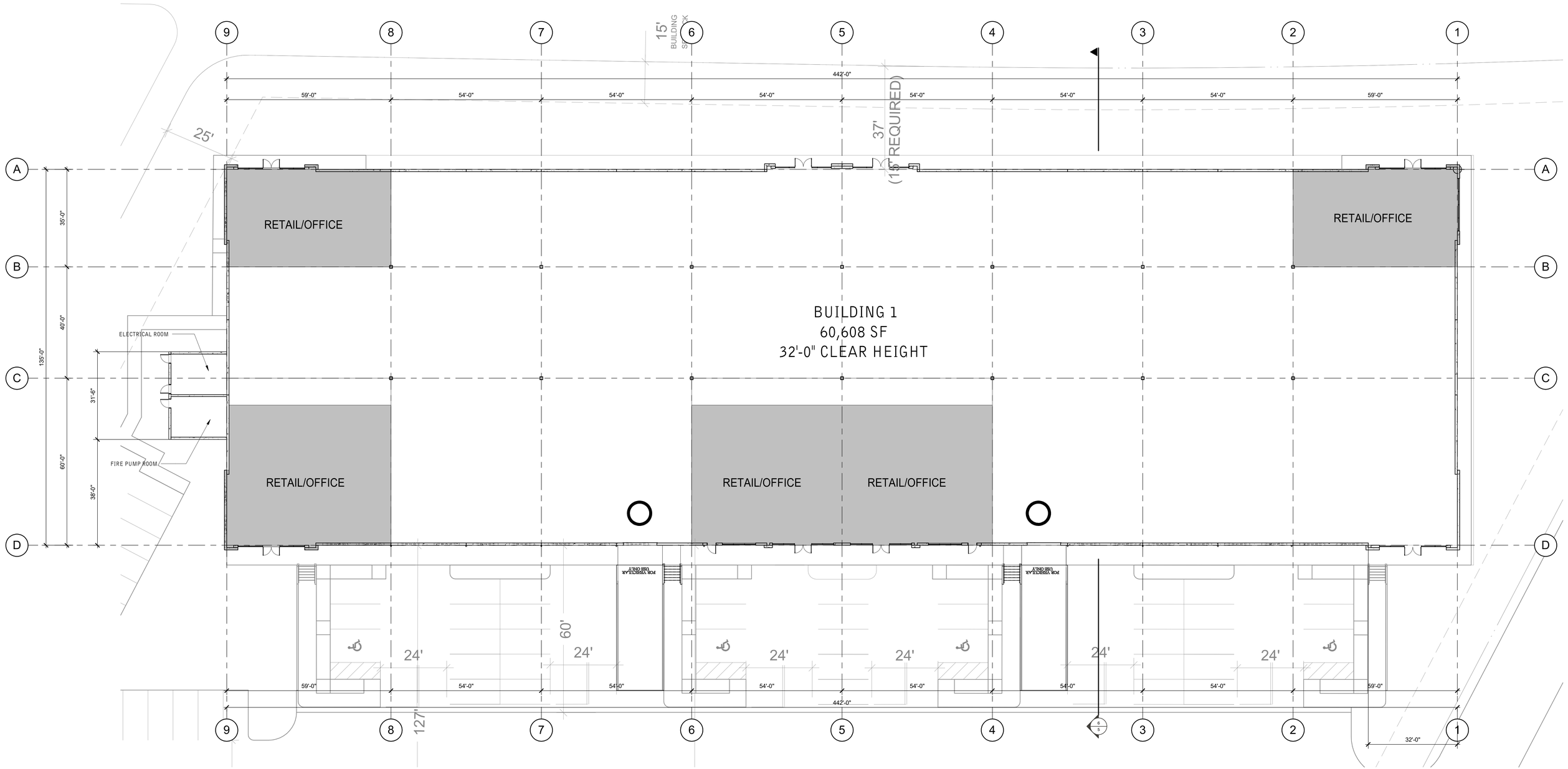
SITE PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 2



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

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

THE SHOPS AT GATEWAY PLAZA

FLOOR PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 3

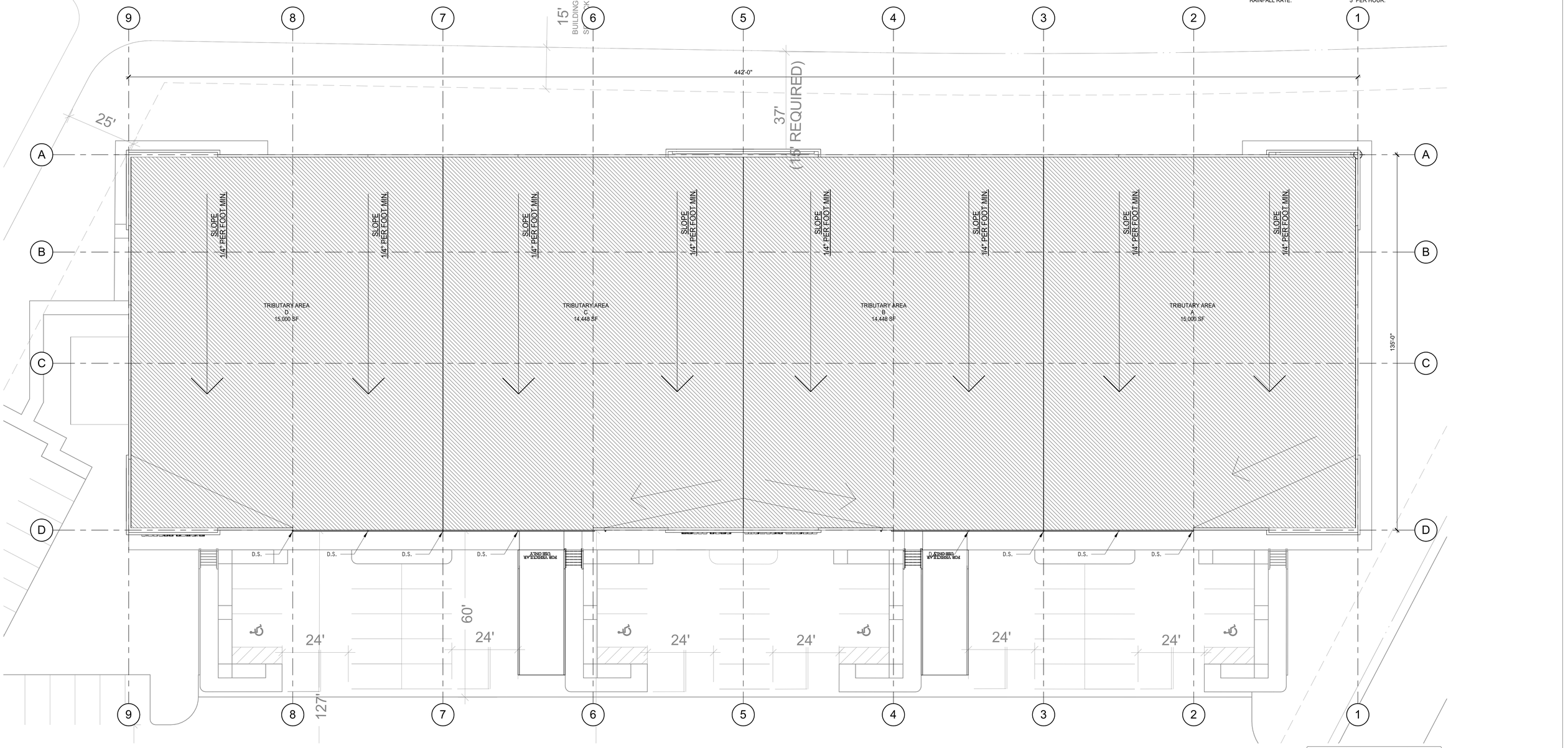
ROOF CALCULATIONS

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

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

TRIBUTARY AREA A	=	15,000 SF
TRIBUTARY AREA B	=	14,448 SF
TRIBUTARY AREA C	=	14,448 SF
TRIBUTARY AREA D	=	15,000 SF
TOTAL AREA	=	58,896 SF

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



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

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

THE SHOPS AT GATEWAY PLAZA

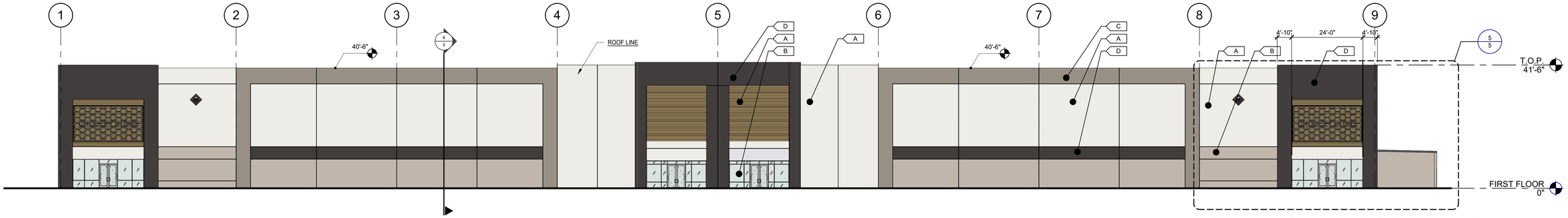
ROOF PLAN

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

WARE MALCOMB

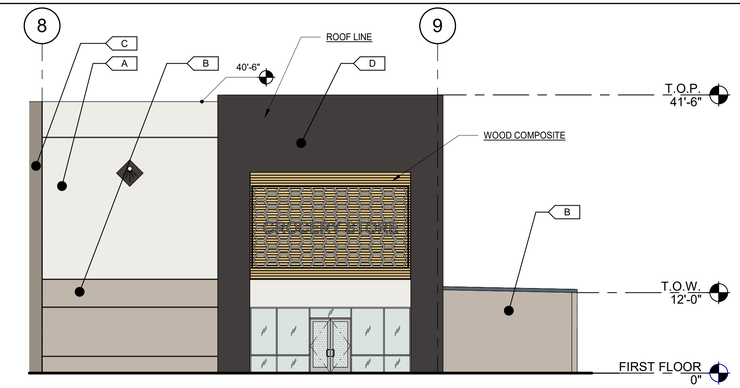
MIA23-0011-00
09/04/2025

SHEET 4



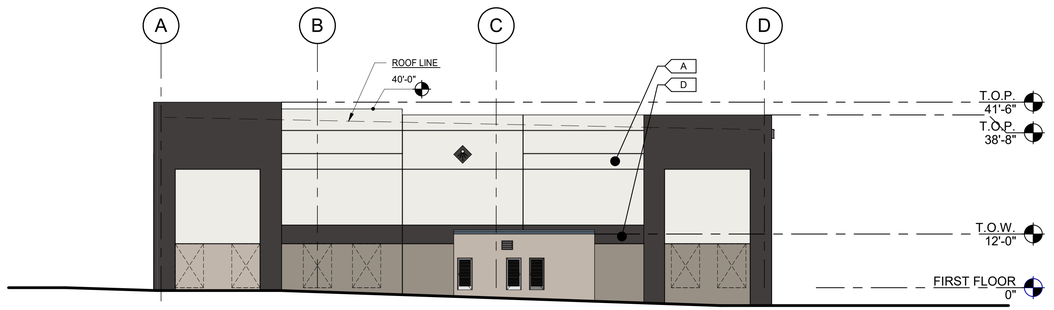
NORTH WEST EXTERIOR ELEVATION 1

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



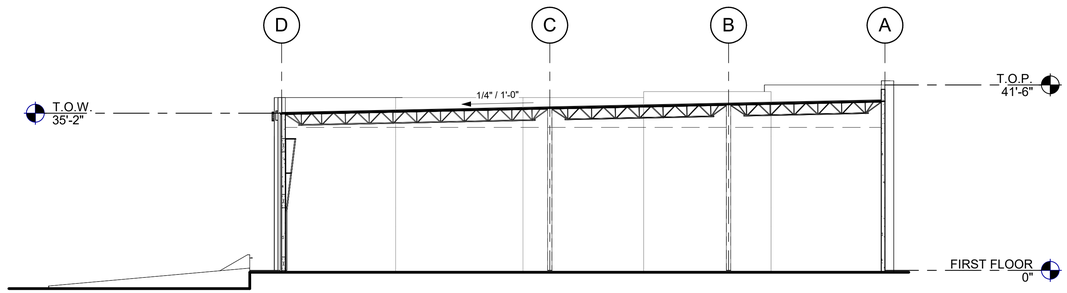
ENLARGED CORNER ENTRANCE ELEVATION 5

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



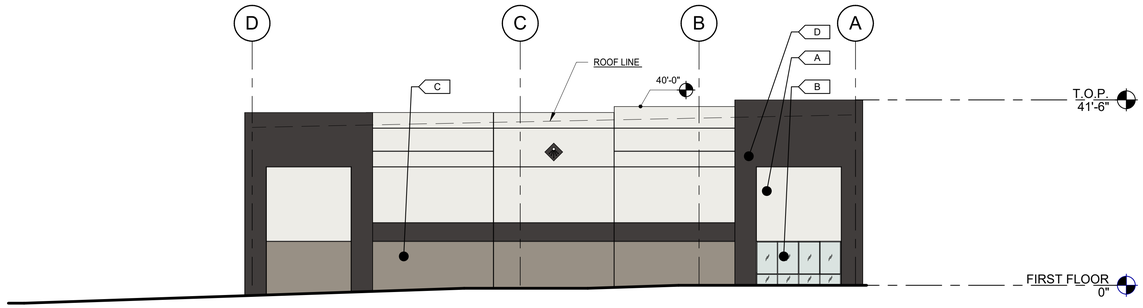
SOUTH WEST EXTERIOR ELEVATION 2

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



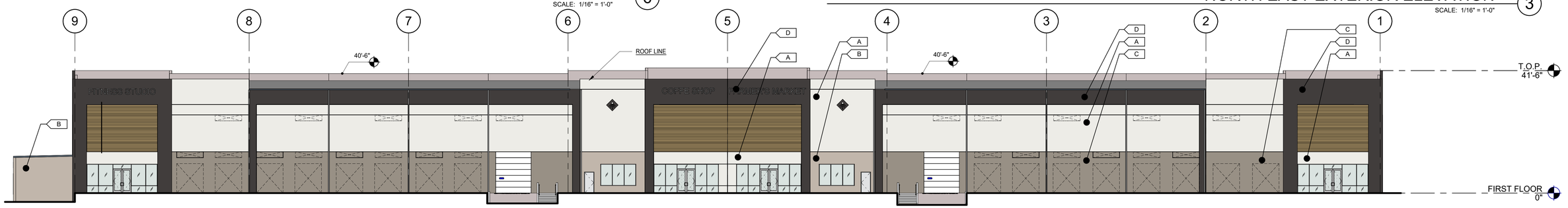
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



SOUTH EAST EXTERIOR ELEVATION 4

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

FINISH LEGEND

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

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

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

THE SHOPS AT GATEWAY PLAZA

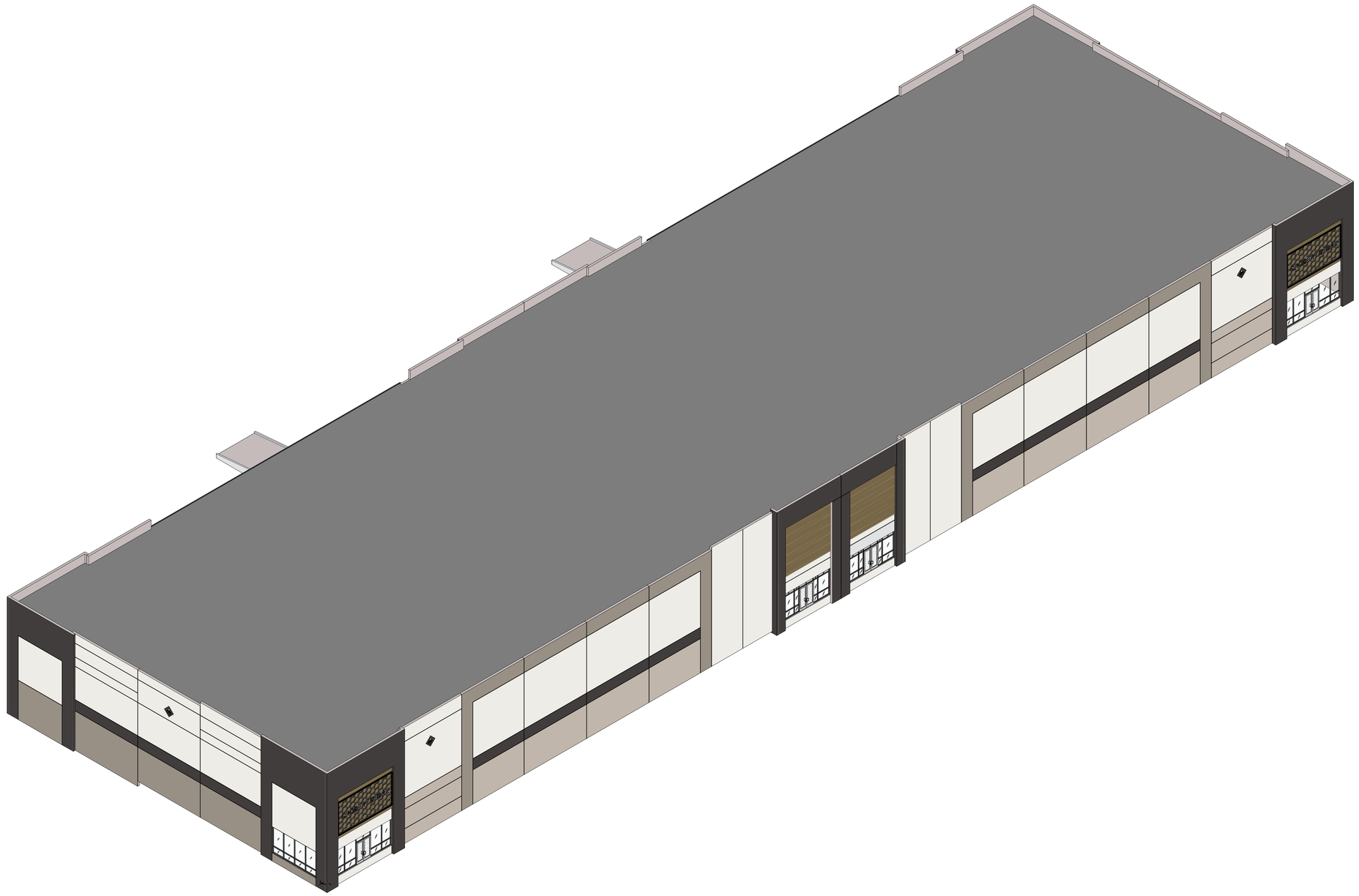
EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5



THE SHOPS AT
GATEWAY
PLAZA

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

NORTH

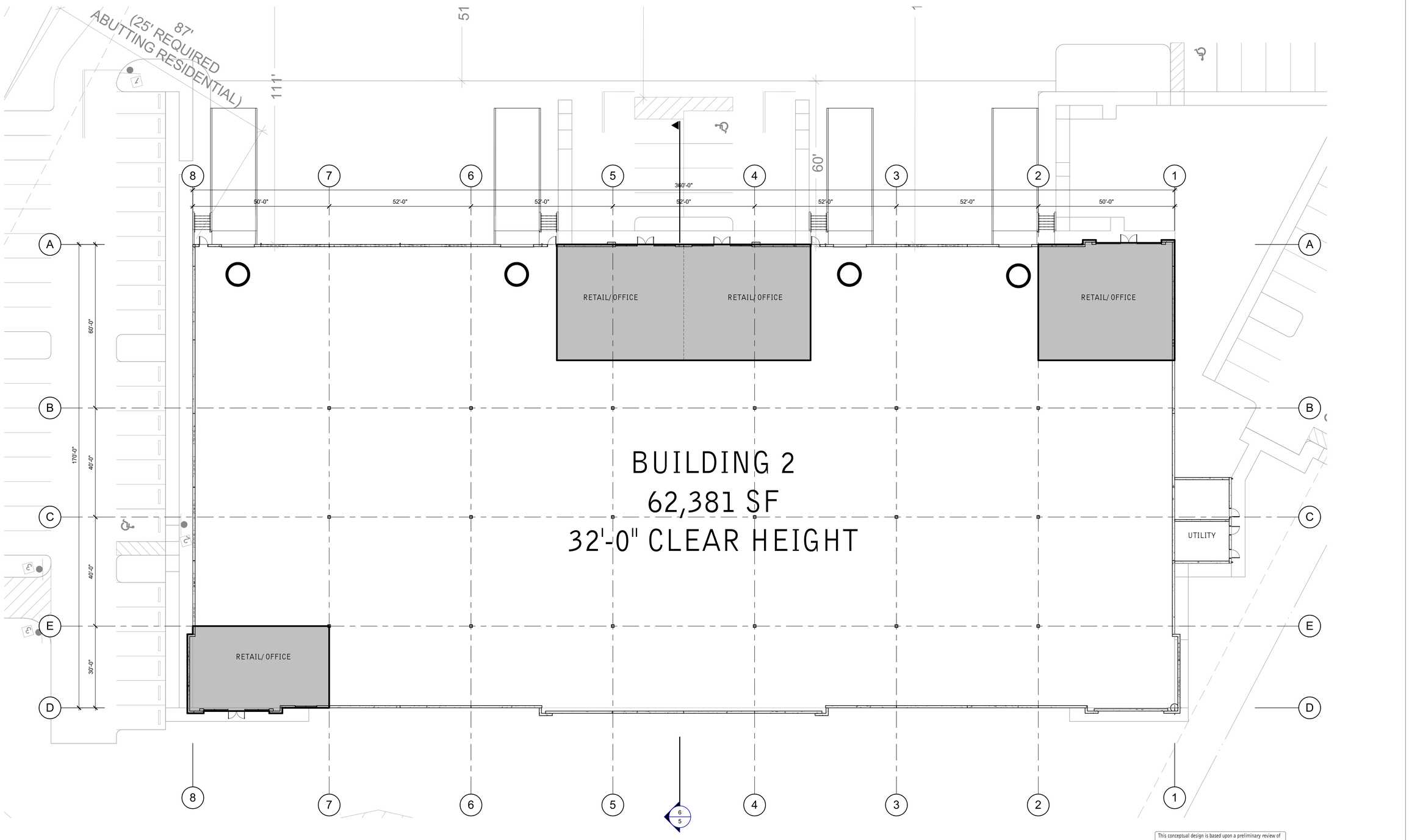
COLOR AXON

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6



THE SHOPS AT GATEWAY PLAZA

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

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

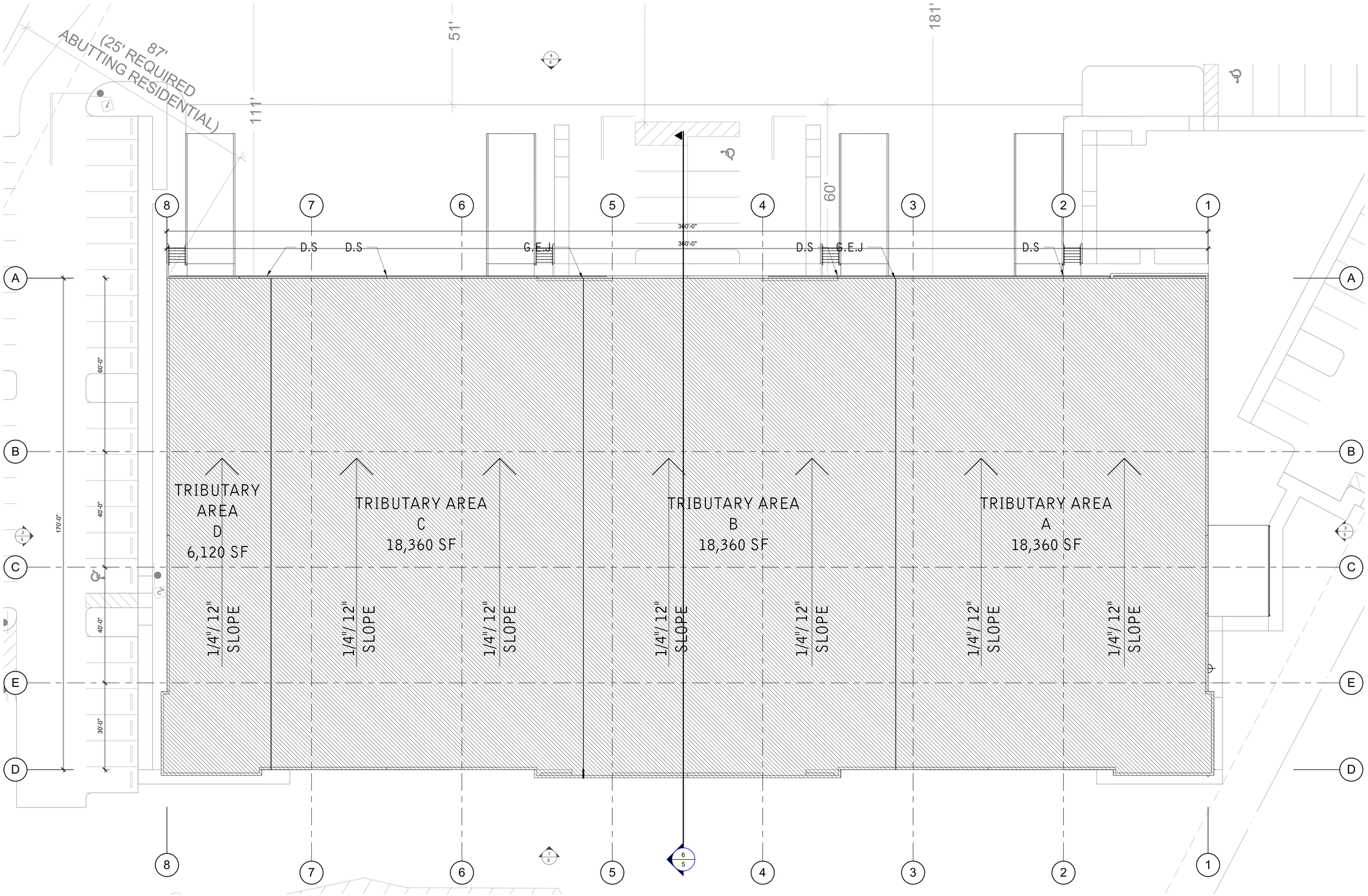
FLOOR PLAN

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
3



ROOF CALCULATIONS

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

ROOF DRAIN A OVER CALCULATION.
ROOF DRAIN TRIBUTARY AREAS:

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

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

THE SHOPS AT GATEWAY PLAZA

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

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

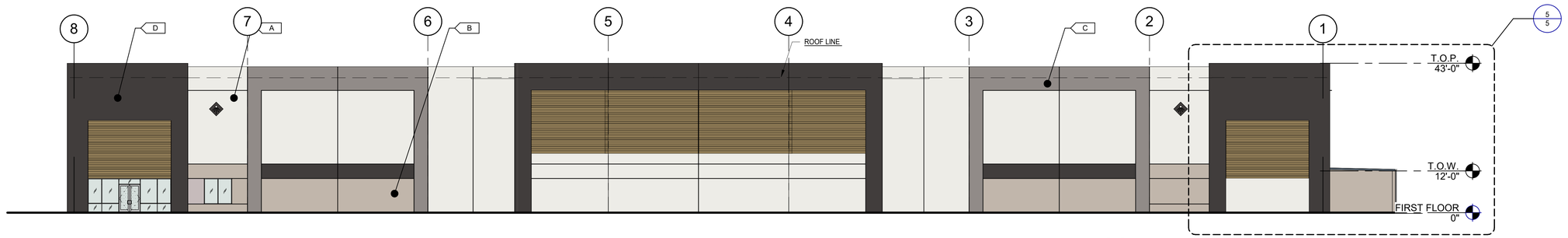
ROOF PLAN

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

WARE MALCOMB

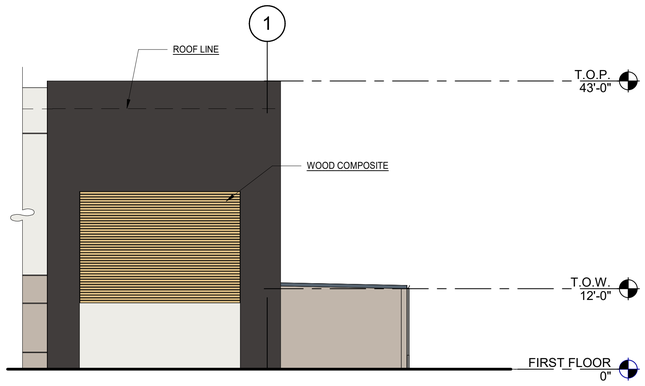
MIA23-0011-00
09/04/2025

SHEET 4



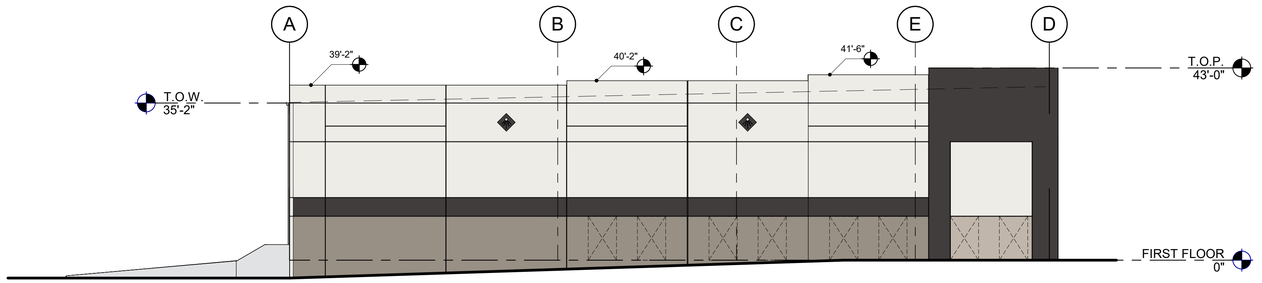
SOUTH EAST EXTERIOR ELEVATION 1

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



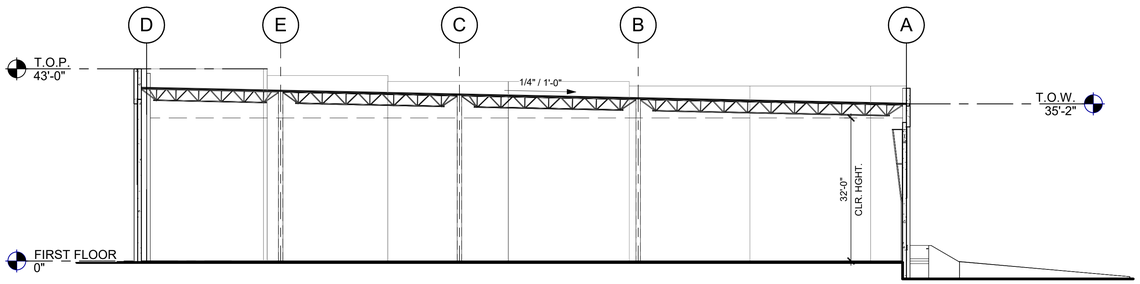
ENLARGE TYP. ENTRACE ELEVATION 5

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



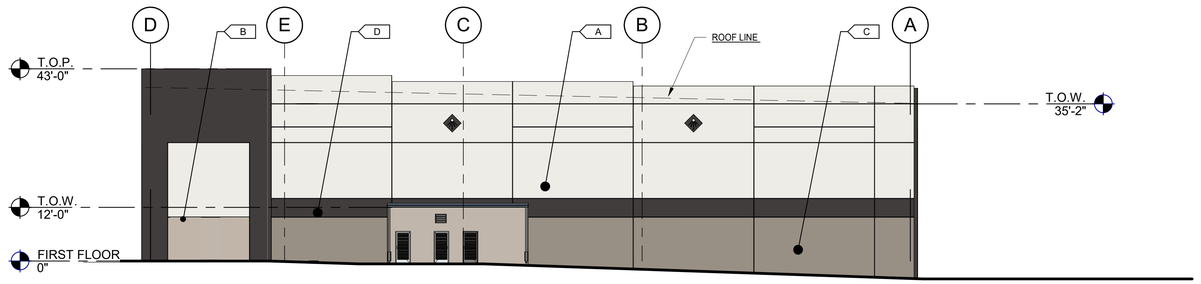
SOUTH WEST EXTERIOR ELEVATION 2

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



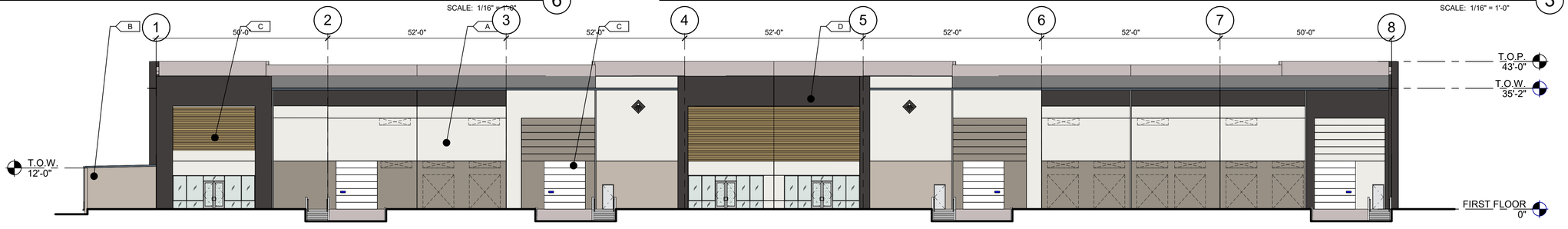
TYP. BUILDING SECTION 6

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



NORTH EAST EXTERIOR ELEVATION 3

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



NORTH WEST EXTERIOR ELEVATION 4

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

FINISH LEGEND

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

THE SHOPS AT GATEWAY PLAZA

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

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

EXTERIOR ELEVATIONS / TYP. BUILDING SECTION

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET 5

THE SHOPS AT
GATEWAY
PLAZA

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

NORTH

COLOR AXON

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

WARE MALCOMB

MIA23-0011-00
09/04/2025

SHEET
6

PLANNING & ZONING BOARD

NOVEMBER 4TH

2025

REDEVELOP & CONSTRUCT TWO COMMERCIAL BUILDINGS-SHOWROOM, OFFICE SPACE, RETAIL AND WAREHOUSE STORAGE FACILITY:

Staff Report

APPLICANT'S REQUEST:

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

  22 52 41 7.58 AC or 330,184.8 SQ FT. MAGNOLIA GDNS CONSOL PB 50-5 PT OF BLKS 346 & 347-BEG AT NW COR OF BLK 346

  S 559.46 FT SELY ALG S/L BLK 346 FOR 152.25 FT NELY 399.88 FT N 640.43 FT NWLY ARC DIST 52.49 FT TH

  SWLY TO POB. LOT SIZE IRREGULAR OR 20964-4155 1202 3

- The proposed project site is a vacant 7.58-acre overgrown property that has been documented as a brownfield contaminated site. The current owner has complied with the requirements of Miami Dade County to begin to restore use of this site. The site is zoned Residential Townhouse and has a land use designation of Low-Moderate Density. This site is also within the Corridor Mixed Use Overlay District. With the current residential zoning, residential land use, and Corridor Mixed Use Overlay, this site would be used for the mixture of residential uses and commercial retail uses.

NORTH **NW 18th Ave** **SOUTH**

Figure 1: Google Street View: North View from State Road 9

Figure 3: Google Street View: North View from State Road 9

II. Project Details

- **Applicant's intent**

The Applicant, Castle Opa, LLC. intends to construct two commercial buildings that will be used for a showroom, office space, product retail, product assembly and storage area. They also intend to provide appropriate parking and landscaping in accordance with the City of Opa-locka's Land Development Regulations.

The applicant has submitted four application requests for the development of this site:

1. To change the land use from residential to commercial
2. To change the zoning designation from residential Townhouse to Commercial Intensive (B-3).
3. To review and approve the site plan to build two commercial buildings for this furniture business.
4. To review and approve the development agreement concerning the long-term maintenance of the site.

To accommodate the new intended uses for this site will require the review and recommendation of the Planning & Zoning Board sitting as the Local Planning Agency (LPA) and the review and approval of the City Commission concerning these four requests.

Site Computations & Land Development Regulation / Zoning Code	Table 1		
Applicant	Castle Opa, LLC		
Folio Number (s)	Opa-locka: 08-2122-005-2170;		
Address Location	1700 Service Road, Opa-locka, FL 33054		
Building (s) Footprint	Building Footprint/Building Coverage Building 1 62,381 SF; Building Footprint/Building Coverage Building 2 60,608 SF Greenspace/Landscape Area – 49,076 SF		
Floor Area Ratio	<1.0 FAR .023		
Zoning	**R-TH – Residential Townhouse**		
Zoning Code Consistency	The proposed use for a Commercial Retail Showroom and Business Office and for a Furniture manufacture and assembly warehouse facility and warehouse storage area is not consistent with the R-TH Zoning District permitted uses.		
Existing Land Use	Vacant Land		
Future Land Use Designation	Low-Moderate Density Residential		
Comprehensive Plan Consistency	- The proposed use for a Commercial Showroom and Retail facility and a Business Office and warehouse assembly and storage facility is not consistent with the Comprehensive Plan for residential use.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-86, Article 22-99, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	**REQUIRED**	**PROPOSED**	**COMPLIANCE**
Bldg. 1 Front	**15 Feet**	**76 Feet**	**YES**
Bldg. 2 Front	**15 Feet**	**15 Feet**	**YES**
Bldg. 1 Rear	**15 Feet**	**26 Feet**	**Yes**
Bldg. 2 Rear	**15 Feet**	**25 Feet**	**Yes**
Side Interior	**0 Feet**	**54 Feet**	**YES**
Side Street	**15 Feet**	**26 Feet**	**Yes**

	(50 feet from any residential district, with at least a 30 foot landscaped buffer)	**(Does not have a 30 foot landscape buffer from residential)**	
Corner Lots/ Other	**N/A**	**N/A**	**N/A**
Lot Coverage (Max Impervious Area)	**75% (247,638.6 SQ FT)**	**263,508.8 (79.8% IMPER) 66,676 PERVIOUS**	**No**
Lot Density	**N/A**	**N/A**	**N/A**
Lot Size	**10,000 SF (0.23 Acres)**	**330,184.8 SF or 7.58 Acres**	**YES**
Lot Width	**N/A**	**N/A**	**N/A**
Building Height	**3 Stories or 45 Feet whichever less**	**Office, Warehouse, Retail, Storage Building:** 3 Stories/ 45 Feet	**YES**
Structure Length	**N/A**	**N/A**	**N/A**
Other Vehicular Use Area	**N/A**	**N/A**	**No**
Landscaping	**Total Landscaping Area**	**49,076 sq. ft.**	
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: 1/2500 SF**	**Office Spaces Req** **17 Bldg 1** **16 Bldg 2** **Warehouse** **Pk Space Req** **22 Bldg 1** **22 Bldg 2** **ToT Provided 106** 1 Handicapped Spaces	**YES**
Landscape/ Pervious Lot Coverage	**10% minimum required pervious**	**17% 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, October 25th, 2025. To be advertised at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, November 4th, 2025. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this rezoning request 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 generally surrounded by residential properties to the west and vacant land outside the City of Opa-locka to the east. And residential uses north of State Road 9.
- No Sidewalk alongside the west edge of the Property on NW 18th Avenue, or the north edge on Service Road
- Property is currently vacant and overgrown.

PZAB Rezoning Review Criteria

1. The proposed change is contrary to the established land use pattern.
2. The proposed change would create "spot zoning".
3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.
4. The proposed zoning district boundaries would become more illogically drawn.
5. The proposed change would be in conflict with all or portions of the City's Comprehensive Plan.
6. There is an additional need for uses permitted within the proposed zoning district.
7. The proposed change will adversely affect living conditions in the neighborhood, if applicable.
8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
9. The proposed change will create a drainage problem.
10. The proposed change will reduce light and air to adjacent areas.
11. The proposed change will adversely affect property values.
12. The proposed change will be a deterrent to the improvement or development of adjacent property.
13. The proposed change will constitute a grant of special privilege.
14. There are no substantial reasons why the property cannot be used in accordance with the existing zoning.
15. Whether the change suggested is out of scale with the surrounding neighborhood.
16. It is possible to find other sites already zoned permitting the uses(s) requested.
17. The proposed rezoning would meet all other regulations.

PZAB Site Plan Review Criteria

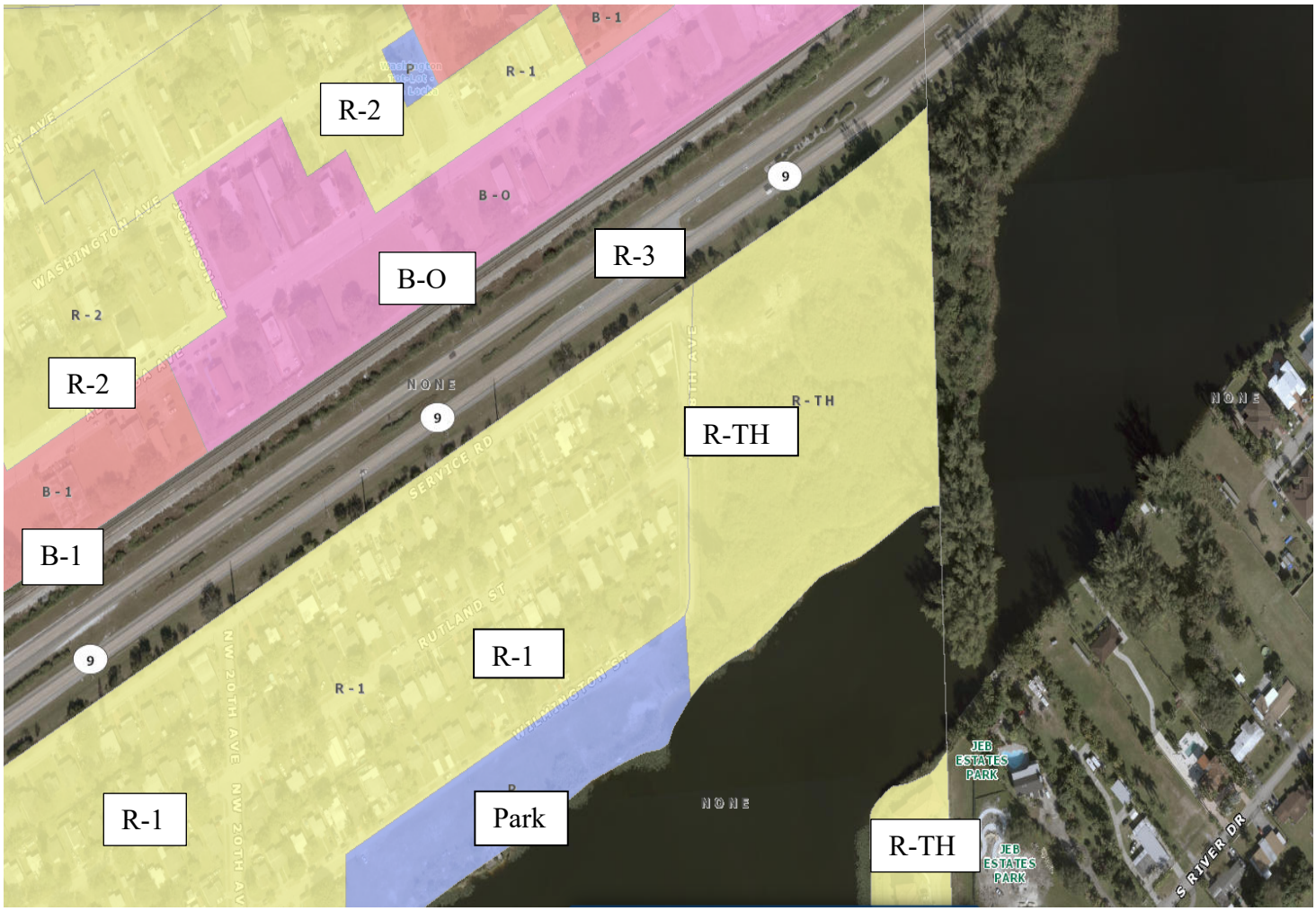
1. The development permitted by the application, if granted, conforms to the Comprehensive Plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.

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

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

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

Surrounding Zoning Designation Map
The Site is highlighted in image



Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Commercial/Residential	Commercial/Residential	B-O to B-2/ R-1 R-2
South	Residential	Residential	R-TH
East	N/A	N/A	N/A
West	Residential	Residential	R-1

DOES NO COMPLY

- **General Character / Neighborhood Compatibility:** The proposed development use will not be in Harmony v 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 'Retail Furniture Showroom with a Furniture Manufacture/Assembly Warehouse and Storage Facility and Business Office" is not in harmony with the general characteristic of the surrounding neighborhood: Residential/Commercial Uses

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

  COMPLIES

  - **Findings:**
    - The Applicant is proposing to include landscaping at 21,215 square feet. *(Please see attached Landscape Plan for Trees detailed information*).

- **Fence:** All fences constructed on property perimeters shall be in accordance with the requirements of the Land Development Regulation Section 22-134., however if additional walls, fences or hedges are installed they shall also comply with the requirements of this Section.
  - **Findings:**
    - The Applicant may install a fence or a wall in accordance with the LDR.

- **Future Land Use:** Current Land Use is Low-Moderate Density Residential, this request is to change the land to Industrial (Communications, water and sewer facilities, electrical as needed).

  DOES NOT COMPLY

  - **Findings:**
    - According to the City of Opa-locka Comprehensive Plan; if the proposed project is approved and the land use is changed this use would be in conflict with and not in harmony with the uses surrounding this site.

- **R-TH (Residential Townhouse) (Light Industrial) Permitted Uses:** Project Specific: *Construction of a Commercial, Retail, Manufacturing & Assembly Warehouse with Storage and Office Facilities*

  DOES NO COMPL

  - **Findings:**
    - According to the City's Land Development Regulation/ Zoning Code I-1 (Liberal Industrial) zoning district would permit this use, however this change is not compatible with the zoning of the proximal zoning districts. This request is for Land Use Change from Residential to Industrial; Zoning Change from R-TH to I-1; Site Plan Review for the Construction on site.

- **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 provided a copy of signed petitions received submitted to the Neighboring property owners as indicated by the Applicant.

COMPLIES

III. Project Need Assessment / other Required Approvals

Land Use Change 2. Zoning Designation Change 3. Site Plan Review

3. Development Agreement

1.

- Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, December 5th, 2023

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

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 denial of these requests for the redevelopment of this site because this use is not in harmony with the residential neighborhood.
-

VI. **Attachments:**
- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Zoning	Gerald J. Lee, Zoning Official	
Economic Development	Solomon Bankole, Manager	
Approved by	Gregory D. Gay, Director Planning and Community Development	

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

Resolution No. 2025-11-04-01,

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

WHEREAS, the 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

a. APPROVED ☐ DATE: 11-04-2025

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.

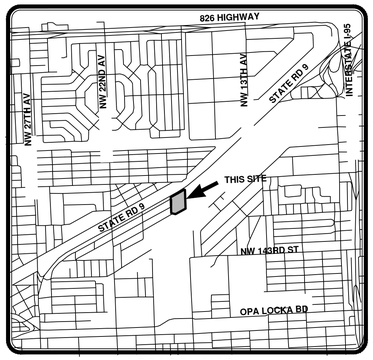
*** The Planning and Zoning Board Approval of this request was approved by a - vote***

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 day of

_____

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 and Finished Concrete Production Company Facility.



LOCATION MAP
N.T.S.

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

SW CORNER SEC. 14–52–41
NE CORNER SEC. 22–52–41 FOUND 1" IRON PIPE
NW CORNER SEC. 23–52–41

SEABOARD ALL FLORIDA RAILROAD
STATE ROAD NO. 9
(200' R/W PER P.B. 46, PG. 90, D.C.R.)

ASPHALT PAVEMENT
OLD PAVEMENT
NORTH LINE NW 1/4 SEC. 23–52–41
FENCE 1.1' NW
ZONE AE BASE FLOOD ELEVATION 6'
ZONE AE BASE FLOOD ELEVATION 7'
BOUNDARY DIVIDING SPECIAL FLOOD HAZARD ZONES (APPROXIMATE)
FOUND 3/4" IRON PIPE
BENCHMARK ELEV. = 4.27'
FOUND 1/2" IRON PIPE & CAP
6' CHAIN LINK FENCE
SOUTH LINE SERVICE STREET
ZONE X
FOUND SPIKE
BENCHMARK ELEV. = 4.52'
R=25.00'
Δ=120°17'50"
L=52.49'
FOUND 1" IRON PIPE
35.00'
6' CHAIN LINK FENCE
12" RCP INV.EL.=5.55'
12" RCP INV.EL.=5.04'
2' CURB & GUTTER
244.95'
S61°18'59"W
FOUND NAIL & DISK LB#87
FOUND 1/2" IRON PIPE LB#87
R=4222.66'
Δ=00°15'51"
L=19.47'
30' R/W PER P.B. 50 PG. 5, D.C.R.
640.43'
1010.31'
TOP OF BANK
MINERAL RIGHTS PER D.B. 2339, PG. 176, D.C.R. O.R.B. 9985, PG. 222, D.C.R., O.R.B. 11215, PG. 611, D.C.R., O.R.B. 16468, PG. 887, D.C.R.
SOUTH LINE N 1/2, NW 1/4, NW 1/4, SEC. 23–52–41
NORTH LINE S 1/2, NW 1/4, NW 1/4, SEC. 23–52–41
EAST LINE BLOCK 347
6' CHAIN LINK FENCE
EDGE OF WATER
GUARDRAIL
CONCRETE SIDEWALK
GATE
R=25.00'
Δ=63°20'51"
L=27.64'
37.6'
P.O.C. NW CORNER BLOCK 346 PER DESCRIPTION FOUND NAIL & DISK LB#87
30' STATE ROAD SERVICE STREET
5' U.E.
BLOCK 347
BLOCK 346
MAGNOLIA GARDENS CONSOLIDATED
P.B. 50, PG. 5 D.C.R.
544.04'
N02°01'22"W
R/W PER P.B. 50, PG. 5, D.C.R.
E R/W LINE
1.0'
15" PVC INV.EL.=1.21
BLOCK 337
SUBDIVISION OF BLOCKS 337 & 338 OF MAGNOLIA GARDENS CONSOLIDATED
P.B. 49, PG. 54 D.C.R.
RUTLAND STREET
S02°01'52"E
6' CHAIN LINK FENCE
NOT SET (IN WATER)
TOP OF BANK
BLOCK 338
NW 18th AVENUE
ASPHALT PAVEMENT
50' R/W PER P.B. 50, PG. 5, D.C.R.
52.9'
FOUND IRON PIPE & CAP LB#87
SOUTH LINE BLOCK 346
EDGE OF WATER
399.88'
N61°18'59"E
35.00'
CITY LIMITS OF OPA LOCKA
6' CHAIN LINK FENCE 1.2'E, 0.2'S
S77°53'13"E
153.03'
152.25' (D)
SOUTH LINE BLOCK 347
NOT SET (IN WATER)
R=75.00'
Δ=63°20'51"
L=82.92'
WILMINGTON STREET
50'
NORTH BURLINGTON STREET
NW 17th AVENUE
50' CANAL R/W PER D.B. 828, PG. 364, D.C.R.
15' CANAL R/W PER D.B. 4148, PG. 15, D.C.R.
BISCAYNE GARDENS
P.B. 44, PG. 46, D.C.R.
65'
50'
15'
123
124
125
126

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

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

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

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

ADDRESS:

1700 SERVICE ROAD,
OPA LOCKA, FL 33054

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

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

SURVEYOR'S NOTES:

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

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

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

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

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

NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.

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

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

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

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

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

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

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

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

NO.	DATE	REVISIONS	BY

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

CERTIFICATE OF AUTHORIZATION: LB6680

DES	DRWN	CHK
DES.	DWN.	CHK.

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

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

Detail by Entity Name

Florida Limited Liability Company
CASTLE OPA LLC

Filing Information

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

Principal Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Mailing Address

11900 BISCAYNE BLVD
SUITE 262
NORTH MIAMI, FL 33181

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

Document Images

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

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

Florida Department of State, Division of Corporations

1st Reading / Public Hearing:
2nd Reading / Public Hearing:
Adopted:
Effective Date:
Sponsored By: Mayor Taylor

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RENAMING RUTLAND STREET FROM OPA-LOCKA BOULEVARD TO VERMONT STREET AS "PROGRESSIVE FIREFIGHTERS ASSOCIATION STREET"; PROVIDING FOR CONFLICT AND REPEALER; SEVERABILITY; SCRIVENER'S ERRORS; AND AN EFFECTIVE DATE.

WHEREAS, the Progressive Firefighters Association ("PFA") was established to empower its members to make a positive impact on fire and rescue services within underserved communities while fostering professional development in areas such as fire prevention and safety, social and economic advancement, marketing, and community development; and

WHEREAS, through mentorship, education, programs, initiatives, and access to resources, the organization's mission is to equip individuals and communities with the tools necessary for growth and success, and since its founding in the City of Opa-Locka, the organization has demonstrated a longstanding commitment to leadership, public service, and community engagement; and

WHEREAS, for more than 40 years, the PFA has been located on Rutland Street and has served as a vital community resource, and therefore, the sponsor seeks to designate and rename the segment of Rutland Street extending from Opa-Locka Boulevard to Vermont Street as "Progressive Firefighters Association Street"; and

WHEREAS, Chapter 19, Article III entitled Naming of Public Facilities and Streets, Sections 19-26 through 19-29 pertains to naming of streets whenever there is a proposal to rename an existing public facility or street; and

WHEREAS, pursuant to Section 19-27(b) of the City of Opa-Locka's Code of Ordinances, the City Commission designates itself as the Street Naming Committee; and

WHEREAS, there is no financial impact related to the passage of this Ordinance other than the renaming, signage and event costs that are not expected exceed Two Thousand, Five Hundred Dollars ($2,500.00); and

WHEREAS, the City Commission finds it in the best interest of the City to rename Rutland Street from Opa-Locka Boulevard to Vermont Street as "Progressive Firefighters Association Street."

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

SECTION 1. RECITALS ADOPTED.
The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION.
The City Commission of the City of Opa-Locka hereby approves the renaming of Rutland Street from Opa-Locka Boulevard to Vermont Street as "Progressive Firefighters Association Street" following consideration of all factors required for renaming and further authorizes the renaming and event costs not to exceed Two Thousand, Five Hundred Dollars ($2,500.00).

SECTION 3. CONFLICT & REPEALER.
All ordinances, parts of ordinances or code provisions in conflict herewith ordinance are hereby repealed.

SECTION 4. SEVERABILITY.
If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of the Code or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

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 for public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this _____ day of _____, 2026.

_____
John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

City Manager:	Sha'mecca Lawson			**City Manager Signature:**			
Commission Meeting Date:	06.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
					X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
					X		X	
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
					X			
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
		X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*			
		X	**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ■ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐					
Sponsor Name	Mayor Taylor		**Department:**		City Commission			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RENAMING RUTLAND STREET FROM OPA-LOCKA BOULEVARD TO VERMONT STREET AS "PROGRESSIVE FIREFIGHTERS ASSOCIATION STREET.

Staff Summary:

The Progressive Firefighters Association was established to empower its members to make a positive impact on fire and rescue services within underserved communities while fostering professional development in areas such as fire prevention and safety, social and economic advancement, marketing, and community development. Through mentorship, education, programs, initiatives, and access to resources, the organization's mission is to equip individuals and communities with the tools necessary for growth and success.

Since its founding in the City of Opa-locka, the organization has demonstrated a longstanding commitment to leadership, public service, and community engagement. For more than 40 years, the PFA has been located on Rutland Street and has served as a vital community resource. Therefore, the sponsor seeks to designate and rename the segment of Rutland Street extending from Opa-locka Boulevard to Vermont Street as "Progressive Firefighters Association Street."

Financial Impact: There is no financial impact related to the passage of this Ordinance, however the renaming event costs are to not exceed $2,500 and to be charged to Non-Department General Expense, Account 19-519493.

Proposed Action:

Staff will adhere to direction of the City Commission.

Attachment:

Sponsored By: City Commission

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, APPROVAL, ISSUANCE, EXPANSION, OR MODIFICATION OF DEVELOPMENT APPLICATIONS, PERMITS, SITE PLAN APPROVALS, ZONING APPROVALS, OR OTHER AUTHORIZATIONS FOR NEW JUNKYARDS, SALVAGE YARD OPERATIONS, AUTO DISMANTLING FACILITIES AND OUTDOOR VEHICLE STORAGE OPERATIONS USES; PROVIDING FOR THE PURPOSE OF ALLOWING THE CITY MANAGER AND CITY STAFF ADEQUATE TIME TO REVIEW, DEVELOP, AND IMPLEMENT ENHANCED OPERATIONAL, FIRE SAFETY, LAND DEVELOPMENT, INSPECTION, AND REGULATORY PROCESSES TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR FINDINGS; PROVIDING FOR SCOPE OF MORATORIUM; PROVIDING FOR PURPOSE AND REVIEW; PROVIDING FOR EXEMPTIONS, WAIVERS, AND VESTED RIGHTS; PROVIDING FOR DURATION AND SUNSET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Opa-Locka finds that recent fires, hazardous incidents, emergency response events, and operational concerns associated with new junkyards, salvage yards, automobile dismantling operations, outdoor vehicle storage facility uses have created substantial concerns regarding public health, safety, welfare, fire suppression capability, environmental protection, traffic circulation, and compatibility with surrounding land uses; and

WHEREAS, the City Commission of the City of Opa-Locka has determined that recent incidents, including fires, involving junkyards, salvage yard operations, auto dismantling facilities, outdoor vehicle storage operations, auto dismantling facilities and outdoor vehicle storage operations uses have raised substantial concerns regarding public health, safety, environmental impacts, emergency response capabilities, and land-use compatibility within the City of Opa-Locka ("City"); and

WHEREAS, the City Commission further finds that such uses often involve the outdoor accumulation and storage of combustible materials, hazardous substances, flammable liquids, vehicle fuels, tires, automotive fluids, metal debris, dismantled vehicle components, and other materials that may increase the risk of fire propagation, environmental contamination, unsafe conditions, and threats to neighboring residential and commercial properties; and

WHEREAS, the City Commission finds that the City requires adequate time to evaluate existing operational standards, fire prevention requirements, land development regulations, inspection procedures, and enforcement mechanisms related to such uses; and

WHEREAS, the City Commission further finds that immediate acceptance and approval of new applications or expansions relating to such uses during the pendency of the City's review could frustrate the City's ability to effectively study, formulate, and implement appropriate regulatory measures and could result in additional threats to public safety and incompatible land-use impacts; and

WHEREAS, the City Commission finds that a temporary and narrowly tailored moratorium constitutes a reasonable and necessary exercise of the City's municipal home rule powers and police powers pursuant to Article VIII, Section 2 of the Florida Constitution and Section 166.021, Florida Statutes, for the purpose of protecting the public health, safety, and welfare while the City conducts its review and develops appropriate permanent regulations; and

WHEREAS, the City Commission expressly finds that this moratorium is temporary in nature, is supported by compelling public safety concerns, is narrowly tailored to affected uses, preserves vested rights as required by law, and is intended solely to provide the City with sufficient time to conduct studies, review existing regulations, evaluate operational safeguards, coordinate with public safety agencies, and consider permanent amendments to the City's Code of Ordinances and Land Development Regulations; and

WHEREAS, the City Commission finds that a moratorium period of one hundred eighty (180) days is reasonably necessary to allow completion of the City's review, preparation of recommendations, coordination among City departments and outside agencies, and consideration of permanent regulatory measures designed to address the identified public safety and land-use concerns.

WHEREAS, a temporary moratorium is necessary to preserve the public health, safety, and welfare while the City Manager and City staff conduct a comprehensive review of existing policies and develop enhanced regulatory and operational processes designed to reduce fire hazards, improve emergency response coordination, and promote compatible land-use practices; and

WHEREAS, the City Commission intends for this moratorium to serve solely as a temporary public safety and land-use stabilization measure and not as a punitive action against any individual business or property owner; and

WHEREAS, Section 166.021, Florida Statutes, grants municipalities broad home rule powers for municipal purposes; Sections 163.3194 and 163.3202, Florida Statutes, require development orders and land development regulations to be consistent with the

comprehensive plan and authorize municipalities to regulate land uses and land development regulations; and Section 166.041, Florida Statutes, provides the procedures for adoption of municipal ordinances; and

WHEREAS, Article VIII, Section 2(b) of the Florida Constitution and Sections 163.3161, 163.3177, 163.3194, 163.3202, 166.021, and 166.041, Florida Statutes, authorize municipalities to exercise home rule powers, enact ordinances, and regulate development through comprehensive planning and land development regulations to protect public health, safety, welfare, natural resources, and surrounding communities; and

WHEREAS, Sections 553.73, 633.202, and 633.208, Florida Statutes, establish the Florida Building Code and Florida Fire Prevention Code and authorize local governments to enforce construction, fire safety, and related standards to safeguard life, health, property, and public welfare; and

WHEREAS, the City Commission finds that the temporary moratorium established herein is a valid exercise of the City's police powers and land use authority while the City evaluates whether additional regulations, operational safeguards, inspection procedures, buffering standards, and fire prevention measures are necessary for junkyards, salvage yards, automobile dismantling facilities, outdoor vehicle storage operations; and

WHEREAS, the City Commission further finds that allowing new applications or expansions of such uses during the City's review may threaten public health and safety, undermine planning objectives, and impair the City's ability to implement effective regulations; and

WHEREAS, the City Commission finds that this temporary moratorium is narrowly tailored, temporary in duration, supported by legitimate governmental interests, preserves vested rights as required by law, and is reasonably necessary to allow the City sufficient time to conduct studies, evaluate operational and public safety concerns, coordinate with applicable agencies, and prepare permanent regulatory recommendations; and

WHEREAS, the City Commission finds that the duration of this temporary moratorium reasonably relates to the time necessary for the City Manager, Fire Rescue Department, Building Department, Planning and Zoning Department, Code Enforcement Division to complete the review, analysis, and recommendations contemplated by this Ordinance; and

WHEREAS, the adoption of this temporary moratorium is not anticipated to have a significant adverse fiscal impact on the City. While the City may experience a temporary deferral of application fees, permit revenues, or other development-related revenues associated with new facilities subject to the moratorium, such impacts are anticipated to be minimal and temporary in nature; and

WHEREAS, the City Commission finds that it is in the best interests of the City and its residents to establish the temporary moratorium set forth herein while the City Manager and City staff review, evaluate, and implement enhanced operational standards, fire prevention measures, inspection protocols, land development regulations, and related administrative processes applicable to new junkyards, salvage yards, automobile dismantling operations and outdoor vehicle storage operations.

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

SECTION 1. Adoption of Representations. The foregoing Whereas clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Ordinance.

SECTION 2. Findings and Intent. The City Commission hereby finds that this Ordinance is a temporary public safety and land-use stabilization measure intended to preserve the public health, safety, and welfare while the City Manager and City staff conduct the review and develop the recommendations described herein. This Ordinance shall be construed and applied as a temporary moratorium and shall not be construed as a punitive action against any individual business or property owner.

SECTION 3. Scope of Moratorium. Notwithstanding any contrary provision of the City Code of Ordinances, Land Development Regulations, policies, or administrative practices, a temporary moratorium is hereby imposed on the acceptance, processing, approval, issuance, expansion, or modification of any development applications, permits, site plan approvals, zoning approvals, or other authorizations relating to:

a. New junkyards;

b. Salvage yard operations;

c. Auto dismantling facilities; and

d. Outdoor vehicle storage operations.

SECTION 4. Purpose and Review. The purpose of this temporary moratorium is to allow the City Manager and City staff sufficient time to:

a. Review existing fire prevention and life safety standards;

b. Evaluate current operational and land-use regulations;

c. Develop enhanced inspection and enforcement procedures;

d. Coordinate with Fire Rescue, Code Enforcement, Building, Planning & Zoning, and environmental agencies;

e. Establish operational safeguards and emergency response protocols; and

f. Prepare recommendations for permanent regulatory improvements necessary to protect the public health, safety, and welfare.

SECTION 5. Exemptions, Waivers, and Vested Rights. This Ordinance shall be interpreted and applied as follows:

a. This Ordinance shall not prohibit the continued operation of any lawfully existing junkyard, salvage yard, auto dismantling facility, outdoor vehicle storage operation, except that no expansion, intensification, modification, or new approval for such use shall be accepted, processed, approved, or issued during the moratorium period.

b. This Ordinance shall not impair any valid development order, permit, site plan approval, zoning approval, or other final authorization lawfully issued before the effective date of this Ordinance to the extent vested rights have accrued under applicable law.

c. This Ordinance shall not prevent emergency work, cleanup, abatement, routine maintenance, or code compliance work at existing facilities when determined by the City Manager, Building Official, local fire official, or Code Enforcement Official to be necessary to remove or reduce an immediate threat to public health, safety, welfare, or the environment, provided such work does not expand the existing use.

d. This Ordinance shall not be construed as amending the actual zoning map designation of any parcel, amending the actual list of permitted, conditional, or prohibited uses within any zoning category, or adopting any local technical amendment to the Florida Building Code or the Florida Fire Prevention Code.

e. Upon written request and after public hearing, the City Commission may grant a limited waiver from this moratorium if it finds, based on competent substantial evidence and after receiving recommendations from the City Manager and City Attorney, that the applicant possesses vested rights that would otherwise be unlawfully impaired or that the waiver is the minimum relief necessary to eliminate an immediate threat to public health, safety, welfare, or the environment and remains consistent with the purpose of this Ordinance.

SECTION 6. Duration and Sunset. This temporary moratorium shall commence on the effective date of this Ordinance and shall remain in effect for one hundred eighty (180) days, unless earlier repealed by the City Commission. The City Commission may extend the moratorium for one additional period not to exceed one hundred eighty (180) days by subsequent ordinance adopted in accordance with applicable law upon findings that the review described herein has not been completed and that additional time is reasonably

necessary to protect the public health, safety, and welfare. Any application submitted during the moratorium period in violation of this Ordinance shall not be accepted or processed, and no vested right shall arise from the filing of such application during the moratorium period.

SECTION 7. Direction to City Manager. The City Manager is authorized and directed to immediately commence the review described in Section 4 and to return to the City Commission, on or before one hundred twenty (120) days after the effective date of this Ordinance, with recommendations for permanent regulatory improvements, operational safeguards, inspection and enforcement procedures, emergency response protocols, and, if warranted, proposed amendments to the City Code of Ordinances, Land Development Regulations, or other administrative procedures. Any proposed local technical amendments to the Florida Building Code or the Florida Fire Prevention Code shall be separately noticed and processed in accordance with Sections 553.73 and 633.208, Florida Statutes, respectively.

SECTION 8. Conflict and Repealer. All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed or superseded to the extent of such conflict during the effective term of this Ordinance.

SECTION 9. Severability. The provisions of this Ordinance are severable, and if any section, sentence, clause, phrase, or provision of this Ordinance is held unconstitutional or invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10. Non-Codification. Because this Ordinance is temporary in nature and expires by its own terms, it shall not be codified in the Code of Ordinances of the City of Opa-Locka. The City Clerk or codifier may include a temporary notation or cross-reference in the Code for administrative convenience.

SECTION 11. Scrivener's Errors. Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, following review by the City Attorney, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 12. Effective Date. This Ordinance shall become effective immediately upon adoption on second reading and shall remain effective for the period set forth in Section 6 unless earlier repealed or later extended by subsequent ordinance adopted in accordance with applicable law.

PASSED FIRST READING this __ day of _____, 2026.

PASSED SECOND READING this __ day of _____, 2026.

_____
John H. Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

City Manager:	Sha'mecca Lawson			**CM Signature:**			
Commission Meeting Date:	6.10.2026		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
					X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
					X		X	
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**	
					X			
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**					
		X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*			
		X	**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐					
Sponsor Name	City Commission		**Department:**		City Commission			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA ESTABLISHING A TEMPORARY MORATORIUM ON THE APPROVAL OF NEW JUNKYARDS, SALVAGE YARDS, AUTOMOBILE DISMANTLING, AND SIMILAR OUTDOOR STORAGE OPERATIONS; PROVIDING FOR THE PURPOSE OF ALLOWING THE CITY MANAGER AND CITY STAFF ADEQUATE TIME TO REVIEW, DEVELOP, AND IMPLEMENT ENHANCED OPERATIONAL, FIRE SAFETY, LAND DEVELOPMENT, INSPECTION, AND REGULATORY PROCESSES TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE.

Staff Summary:

The City Commission of the City of Opa-locka has determined that recent fire incidents involving junkyard, salvage, and outdoor storage operations have raised substantial concerns regarding public health, safety, environmental impacts, emergency response capabilities, and land-use compatibility within the City. The City Commission finds that the City requires adequate time to evaluate existing operational standards, fire prevention requirements, land development regulations, inspection procedures, and enforcement mechanisms related to such uses. A temporary moratorium is necessary to preserve the public health, safety, and welfare while the City Manager and City staff conduct a comprehensive review of existing policies and develop enhanced regulatory and operational processes designed to reduce fire hazards, improve emergency response coordination, and promote compatible land-use practices. The City Commission intends for this

moratorium to serve solely as a temporary public safety and land-use stabilization measure and not as a punitive action against any individual business or property owner;

A temporary moratorium is hereby imposed on the acceptance, processing, approval, issuance, expansion, or modification of any development, permits, site plan approvals, zoning approvals, or other authorizations relating to:

a. New junkyards;
b. Salvage yard operations;
c. Auto dismantling facilities;
d. Outdoor vehicle storage operations; and
e. Similar industrial outdoor storage uses as determined by the City Manager.

PURPOSE.

The purpose of this temporary moratorium is to allow the City Manager and City staff sufficient time to:

a. Review existing fire prevention and life safety standards;
b. Evaluate current operational and land-use regulations;
c. Develop enhanced inspection and enforcement procedures;
d. Coordinate with Fire Rescue, Code Enforcement, Building, Planning & Zoning, and environmental agencies;
e. Establish operational safeguards and emergency response protocols; and
f. Prepare recommendations for permanent regulatory improvements necessary to protect the public health, safety, and welfare.

Financial Impact: The adoption of this temporary moratorium is not anticipated to have a significant adverse fiscal impact on the City .

The proposed moratorium is intended as a temporary public safety and land-use planning measure to provide the City Manager and City Staff with adequate time to review, evaluate, and implement enhanced operational standards, fire prevention measures, inspection protocols, land development regulations, and related administrative processes applicable to junkyards, salvage yards, automobile dismantling operations, and similar outdoor storage uses.

While the City may experience a temporary deferral of application fees, permit revenues, or other development-related revenues associated with new facilities subject to the moratorium, such impacts are anticipated to be minimal and temporary in nature.

Proposed Action:

Staff will adhere to the direction of the City Commission.

Attachment:

Business Impact Estimate

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, APPROVAL, ISSUANCE, EXPANSION, OR MODIFICATION OF DEVELOPMENT APPLICATIONS, PERMITS, SITE PLAN APPROVALS, ZONING APPROVALS, OR OTHER AUTHORIZATIONS FOR NEW JUNKYARDS, SALVAGE YARD OPERATIONS, AUTO DISMANTLING FACILITIES AND OUTDOOR VEHICLE STORAGE OPERATIONS USES; PROVIDING FOR THE PURPOSE OF ALLOWING THE CITY MANAGER AND CITY STAFF ADEQUATE TIME TO REVIEW, DEVELOP, AND IMPLEMENT ENHANCED OPERATIONAL, FIRE SAFETY, LAND DEVELOPMENT, INSPECTION, AND REGULATORY PROCESSES TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR FINDINGS; PROVIDING FOR SCOPE OF MORATORIUM; PROVIDING FOR PURPOSE AND REVIEW; PROVIDING FOR EXEMPTIONS, WAIVERS, AND VESTED RIGHTS; PROVIDING FOR DURATION AND SUNSET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☒ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:

[1] See Section 166.041(4)(c), Florida Statutes.

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Opa-locka hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

THE PURPOSE OF THIS TEMPORARY MORATORIUM IS TO ALLOW THE CITY MANAGER AND CITY STAFF SUFFICIENT TIME TO:
A. REVIEW EXISTING FIRE PREVENTION AND LIFE SAFETY STANDARDS;
B. EVALUATE CURRENT OPERATIONAL AND LAND-USE REGULATIONS;
C. DEVELOP ENHANCED INSPECTION AND ENFORCEMENT PROCEDURES;
D. COORDINATE WITH FIRE RESCUE, CODE ENFORCEMENT, BUILDING, PLANNING & ZONING, AND ENVIRONMENTAL AGENCIES;
E. ESTABLISH OPERATIONAL SAFEGUARDS AND EMERGENCY RESPONSE PROTOCOLS; AND
F. PREPARE RECOMMENDATIONS FOR PERMANENT REGULATORY IMPROVEMENTS NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
N/A

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **N/A**

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **N/A**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any):

A TEMPORARY MORATORIUM IS HEREBY IMPOSED ON THE ACCEPTANCE, PROCESSING, APPROVAL, ISSUANCE, EXPANSION, OR MODIFICATION OF ANY DEVELOPMENT, PERMITS, SITE PLAN APPROVALS, ZONING APPROVALS, OR OTHER AUTHORIZATIONS RELATING TO:

A. NEW JUNKYARDS;
B. SALVAGE YARD OPERATIONS;
C. AUTO DISMANTLING FACILITIES;
D. OUTDOOR VEHICLE STORAGE OPERATIONS; AND
E. SIMILAR INDUSTRIAL OUTDOOR STORAGE USES AS DETERMINED BY THE CITY MANAGER.

THE PROPOSED MORATORIUM IS INTENDED AS A TEMPORARY PUBLIC SAFETY AND LAND-USE PLANNING MEASURE TO PROVIDE THE CITY MANAGER AND CITY STAFF WITH ADEQUATE TIME TO REVIEW, EVALUATE, AND IMPLEMENT ENHANCED OPERATIONAL STANDARDS, FIRE PREVENTION MEASURES, INSPECTION PROTOCOLS, LAND DEVELOPMENT REGULATIONS, AND RELATED ADMINISTRATIVE PROCESSES APPLICABLE TO JUNKYARDS, SALVAGE YARDS, AUTOMOBILE DISMANTLING OPERATIONS, AND SIMILAR OUTDOOR STORAGE USES.