

City of Opa-locka

*Commission Chambers
215 Perviz Avenue
Opa-locka, FL 33054*



REGULAR COMMISSION MEETING Agenda

**Wednesday, May 26, 2021
7:00 PM**

City Commission

**Mayor Matthew A. Pigatt
Vice Mayor Veronica J. Williams
Commissioner Alvin Burke
Commissioner Chris Davis
Commissioner John H. Taylor Jr.**

Appointed Officials

**City Manager John E. Pate
City Attorney Burnadette Norris-Weeks
City Clerk Joanna Flores, CMC**

SPEAKING BEFORE THE CITY COMMISSION

NOTE: All persons speaking shall come forward and give their full name and address, and the name and address of the organization they 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 becomes boisterous while addressing the Commission, shall be declared to be out of order by the presiding officer, and shall be barred from future audiences before the Commission by the presiding officer, unless permission to continue or again address the Commission is granted by a 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:

Anyone who desires to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal may be based.

Procedures for Public Participation**How to watch the meeting**

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

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

To participate virtually, please register at least 30 minutes prior to the scheduled meeting time on the City of Opa-locka website at www.opalockafl.gov.

CITY OF OPA-LOCKA
“The Great City”

AGENDA
REGULAR COMMISSION MEETING
May 26, 2021
7:00 P.M.

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

Commission Priorities Workshop Meeting Minutes – April 12, 2021
Regular Commission Meeting Minutes – April 28, 2021
- 9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:**
- 10. PUBLIC PRESENTATIONS:**
 - 1. Senator Shevrin D. Jones, District 35**
2021 Legislative Session Update
- 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 ENTER INTO AN AGREEMENT WITH BEA ARCHITECTS, INC. FOR CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES FOR THE**

RESTORATION DESIGN OF THE HISTORIC FIRE STATION AND FORMER HUMAN RESOURCES BUILDING WITHIN THE CITY; PROVIDING FOR INCORPORATION OF RECITALS; 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 SUBMIT AN APPLICATION FOR PARTICIPATION IN THE FLORIDA MAIN STREET PROGRAM; PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **Deferred from RCM 04/28/2021**

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA AND 3805 NW 132 STREET, LLC. FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **Deferred from RCM 04/28/2021**

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A VARIANCE REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A TENTATIVE PLAT REVIEW REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

6. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; 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, APPROVING A REQUEST FROM AMDI USA, INC. TO CLOSE, VACATE AND ABANDON A PORTION OF NW 130TH STREET BETWEEN NW 30TH AVENUE AND NW 30TH COURT AND A PORTION OF NW 30TH COURT BETWEEN NW 130TH STREET AND NW 131ST STREET FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 2, ARTICLE IV ENTITLED PERSONNEL, TO CREATE DIVISION IV OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO BE ENTITLED "CITY HOLIDAYS"; SPECIFICALLY RECOGNIZING JUNETEENTH INDEPENDENCE DAY AS A PAID CITY HOLIDAY AND SPECIFICALLY CITING ALL OTHER CITY HOLIDAYS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; CONFLICTS OF LAW, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Davis and Mayor Pigatt*

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

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE THE PROPERTY LOCATED AT 3805 NW 132ND STREET, IDENTIFIED BY FOLIO 08-2129-010-0090, FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY, IN THE I-3 ZONING DISTRICT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on April 28, 2021). *Sponsored by City Manager*

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

18. OFFICIAL BOARD REPORTS:

19. FUTURE AGENDA ITEMS:

20. MAYOR/COMMISSION REPORTS:

21. OFFICIAL BOARD APPOINTMENTS:

Civil Service Board

1 individual appointment (Commissioner Taylor)

1 individual appointment (Vice Mayor Williams)

Historic Environmental Preservation Board

3 at-large appointments

Fair Housing and Nuisance Abatement Board

1 individual appointment (Commissioner Taylor)

1 individual appointment (Vice Mayor Williams)

1 individual appointment (Mayor Pigatt)

Community Relations, Recreation and Activities Board

1 individual appointment (Commissioner Taylor)

1 individual appointment (Commissioner Davis)

1 individual appointment (Vice Mayor Williams)

1 individual appointment (Mayor Pigatt)

1 at-large appointment

Planning & Zoning Board

1 at-large appointment

22. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES

- A. Feeding South Florida Drive-Thru Food Distribution, Tuesday, **May 25, 2021** from 9:00 a.m. – 11:00 a.m., Sherbondy Park, 215 Perviz Avenue, Opa-locka, Florida.**
- B. Opa-locka Community Redevelopment Agency Meeting, Tuesday, **May 25, 2021** at 5:30 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.**
- C. City of Opa-locka Parks & Recreation Seniors on the Move Picnic, Wednesday, **June 9, 2021** at 12:00 p.m., Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.**
- D. City of Opa-locka Parks & Recreation Summer Camp Program, **June 14 – August 20, 2021**. Register Now | Space is limited. For more info, please call (305) 953-3092.**
- E. You're invited to Juneteenth on Ali-baba Avenue | Celebrate Freedom | Food and Music Saturday, **June 19, 2021** from 4:00 p.m. – 9:00 p.m., Opa-locka ARC, 675 Ali-baba Avenue, Opa-locka, Florida. Grab your tickets: olcdc.org/juneteenth**
- F. The City of Opa-locka is now assisting elderly residents with payment of past due light bills through the Emergency Home Energy Assistance for the Elderly Program (EHEAP). For more info please call: (305) 953-2868 Ext. 4002**

G. Florida Highway Safety and Motor Vehicles Florida Licensing on Wheels (FLOW) mobile offices will offer its services on Friday, **June 4, 2021 from 9am – 2pm at Sherbondy Village, 215 Perviz Ave, Opa-locka, FL. Please call (305) 953-2868 for more information.**

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

APPROVAL OF MINUTES

CITY OF OPA-LOCKA
“The Great City”

CLERK’S ACTION SUMMARY MINUTES

Workshop
Monday, April 12, 2021
5:30 p.m.

1. WELCOME/OPENING REMARKS:

Mayor Matthew Pigatt called the Workshop to order at 5:30 PM on Monday, April 12, 2021 at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.

In his opening remarks, Mayor Pigatt stated that the workshop was scheduled to discuss the Commission’s priorities.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Alvin E. Burke, Commissioner Chris Davis, Vice Mayor Veronica J. Williams and Mayor Matthew A. Pigatt. Commissioner John H. Taylor Jr. arrived at 5:54 p.m. Also in attendance were: City Manager John E. Pate, Assistant City Manager George Ellis, City Attorney Burnadette Norris-Weeks and City Clerk Joanna Flores.

3. INVOCATION:

The invocation was delivered by Vice Mayor Williams.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. PUBLIC COMMENTS:

City Clerk Flores announced the protocol for public participation at City Commission meetings.

Clerk Flores stated that there were no public comments.

Mayor Pigatt opened the floor for public comments from those attending the workshop meeting in person.

There being no persons to speak, public comments were closed.

6. DISCUSSION ITEMS:

a) Brainstorm / Capture / Clarify / Individual City Commission Priorities (each Commission member will be individually asked to describe their top priorities)

Mayor Pigatt began by saying that he is honored that the Commission is meeting for probably one of the most powerful things they will do as a Commission, to set their priorities. The Mayor reminded his colleagues that each one of the members of the Commission was elected by the people as their representatives and voice in government, and that the workshop will be an opportunity for them to bring their various perspectives together. He pointed out that their last meeting proved that when the Commission comes together, things move in the City. The Mayor noted that this will be the first time since he has been on the dais, that the Commission lays out its priorities. He reported that prior to the workshop each Commissioner submitted their priorities, and they were included in the meeting's agenda packet. The goal for the workshop as stated by the Mayor, is to start bringing the Commission's priorities together into a document that would be a message to the City Manager on what the Commission sees as the priorities. He proposed that each Commissioner present the most important parts of their priorities and if any of the other members of the Commission have anything they would like to add they should just share those things. The Mayor also explained that he will take note of responses and support for the priorities presented by each Commissioner, and encouraged his colleagues to shake their head or wave their hand to express their support for any Commission priorities that are proposed. He added that after all of the Commissioners present their priorities, he would like for the Commission to discuss the things that they don't want to consider as a priority. The Mayor also stated that he will then ask the Commission to think about the priorities they want to get done this year, and encouraged them all to go down their list of priorities to begin identifying those. Once those priorities that the Commission wants to get done this year have been discussed, he proposed that they be ranked and then moved forward with a resolution. He asked if there were any comments or thoughts on the process.

Commissioner Burke stated that he thought the Commission was talking about their immediate priorities that they were looking to jump on right away, and that is why he submitted his priorities the way he did, though he understood why the book of proposed priorities was presented the way that it was.

Mayor Pigatt acknowledged that each of the members of the Commission have both short-term and long-term priorities, and recommended that they all be laid out through the workshop. The Mayor said that City Manager Pate will kick start the conversation about which priorities will be able to be accomplished in the short term, by helping to identify those that can get done this year.

Vice Mayor Williams stated that she is not understanding the process that Mayor Pigatt wanted to use, and asked if he wanted each Commissioner to present their priorities and then have the similar priorities bucketed together. The Vice Mayor recalled that last year the Commission identified the

four major challenges, and wanted to know if the Mayor wanted them to give the priorities a specific number.

Mayor Pigatt acknowledged that there were a lot of great ideas laid out by the members of the Commission and encouraged his colleagues to speak about the ones they really care about and then afterwards, they can work on building consensus around those priorities. The Mayor proposed that the priorities be presented by the members of the Commission who he considers to be elder statesmen first, and suggested the following order: Commissioner Davis first, Commissioner Burke second, Vice Mayor Williams third, Commissioner Taylor fourth and then he would present last.

Commissioner Davis proposed the following priorities:

- Comprehensive Citywide beautification program.
- Cleaning program with a regular maintenance schedule, including the installation of garbage cans in public spaces and parks.
- Agreement with Miami-Dade county to regularly maintain the City's waterways.
- Pressure cleaning initiative to keep sidewalks and public areas clean, which can be subsidized through user fees.
- Programming parks services for seniors and the youth.
- Job program to provide incentives for local businesses that hire Opa-locka residents.
- Recovery program with reconciliation of funds.
- Get ahead of hurricane season with proper planning and outreach.
- Quarterly/monthly financial reports.
- Segregating each Commissioner's budget.
- Inclusionary housing initiative in the CRA area to require developers to designate a percentage of new developments as affordable units.
- Create the City's social service arm by reactivating the newly renovated cultural arts center and community empowerment team center so that residents can go there to apply for government assistance and kids can go there for tutoring after school.
- Re-activate Charter Review Committee.
- Re-activating the historic Arabian Nights event on an annual basis together with the Miami-Dade Department of Cultural Affairs.
- Complete pending capital projects including Cairo Lane, Ingram Park and Historic City Hall.
- Have the City take a strong stand on qualified immunity and have that reflected in the renegotiation of the collective bargaining agreement with the CBA.
- Summer youth jobs initiative.
- Tackle challenges with infrastructure, housing and millage rate reduction using the roughly \$6 million allocated by the American Rescue Plan.
- Reactivate Police Explorer Program and create more mentorship opportunities for youth.

- Create a homeless initiative.
- Hire a grant writer to be permanently on staff.
- Hire a lobbying firm to manage the City's legislative agenda, to advocate for Opa-locka full time.
- Rebrand and measure the service delivery system Citywide, so that responding to residents' concerns is established as the top priority for all City staff.
- Create a Citywide volunteering program and database for ongoing support of events and projects.
- Reactivate Citywide internship program, marketed through local universities.
- Plan a virtual job fair event.
- Plan an annual toy giveaway.
- Reinstate Citywide crime watch initiative to engage residents.
- Pass a vacant property ordinance to register vacant houses in a centralized database that is accessible to law enforcement and the community, to address the problem with squatters.
- Make affordable housing permanent by including deed-restricted housing.
- Establish special taxing districts in industrial corridors to have the businesses that are directly impacted by the infrastructure projects, pay their fair share.
- Citywide first-time home buyer initiative to provide subsidies.
- Senior swim program.
- Diversify revenue streams by creating user fees instead of raising taxes.
- Taste of Opa-locka event showcasing the top dishes from local restaurants.
- Name and officially adopt Magnolia North Community Park.
- Explore annexation options to reach over 50,000 residents, achieve entitlement city status and be able to receive funding directly from the federal government.
- Send City correspondence through the water bill and other outreach mechanisms to encourage resident participation.
- Examine the impact of flood zone designations on residents ability to obtain and maintain proper insurance coverage on their property.
- Create a business chamber of commerce to engage business owners and residents.

Commissioner Davis indicated support for the following priorities from his fellow members of the Commission:

- Commissioner Burke's proposal to update the employee pay plan.

Commissioner Burke declared that his number one priority has already been fulfilled with the establishment of a professional Police Department, getting the officers out of the old Crown Victorias and continuing to bring the department into the 21st century.

Commissioner Burke proposed the following priorities:

- Complete the Cairo Lane project.

- Re-opening of Ingram Park.
- Complete Historic City Hall.
- Update employee pay plan.
- Beautification of the City including a Citywide cleanup schedule and increasing manpower in the Public Works Department.
- Traffic enforcement.

Vice Mayor Williams proposed the following priorities:

- Design a marketing plan to promote City initiatives as well as highlight residents, departments and employees, in order to engage and empower all of the Citizens as well as revitalize and rejuvenate Opa-locka.
 - Re-engage the residents of Opa-locka to be civically minded by connecting the Commission and City government with the citizens, and empower them to work on political and non-political action, to make changes in the community.
 - Engage citizens to be part of the City's events.
- Develop the City's human resources.
 - Hire and retrain to ensure the City has effective employees that work for the best interest of the City in every department.
 - Create a transformation plan that governs effectiveness and accountability.
 - Establish clear targets for those that are being evaluated, including the opportunity for training so they can be successful.
 - Complete a needs assessment of every department to determine employee efficacy and determine if targeted intervention or restructuring is needed.
 - Create a system of bonus payments to provide incentives for employees who are actually efficient and effective, encouraging the staff to become model employees that are highlighted.
- Create a global infrastructure plan.
 - Look at technological, economic and communication infrastructure to build a viable and sustainable economic plan that is not just looking at roads.
 - Reduce flooding in residential and commercial areas.
 - Fix deteriorated roads and highways.
 - Build and fix sidewalks.
 - Collect the fines and bills that are owed to specific departments.
- Plan Parks & Recreation Programs.
 - Develop cradle to grave initiatives that target the youth and seniors.
- Beautify the City.
 - Address the need for more employees to help clean the City.
 - Develop beautification projects that include the citizens.
 - Create and maintain an accountability method for those that break established rules like illegal dumping laws.

Commissioner Taylor proposed the following priorities:

- Develop park facilities and their programming to their full potential.

Commissioner Taylor indicated support for the following priorities from his fellow members of the Commission:

- Commissioner Davis' proposal for the creation of a special taxing district to fund infrastructure projects.
- Commissioner Davis' proposal for the annexation of additional territory to surpass 50,000 residents so that Opa-locka is granted entitlement city status and direct federal funding.
- Commissioner Davis', Burke's and Vice Mayor Williams' proposal to invest in infrastructure.
- Commissioner Burke's proposal to update the employee pay plan.
- Vice Mayor Williams' proposal to improve marketing to empower citizens.

Mayor Pigatt proposed the following priorities:

- Opa-locka's four major challenges.
- Complete the operational audit.
- Institute an annual ethics training for all employees.
- Determine which events are popular and which are not, to be clear about the fiscal investments that are being made.
- Complete an annual review of the occupational licenses for the businesses in the City.
- Put in place an electronic filing system.
- Ensure the Police Department is held accountable, and be clear about what the community wants as part of the City's negotiation with the police union.
- Increase community policing initiatives by having officers on bikes and foot patrols.
- Align code enforcement with the Commission's beautification efforts throughout the City.
- Design a results oriented government plan.
- Review the City's employment contracts.
- Plan a monthly or quarterly community cleanup event.

Mayor Pigatt indicated support for the following priorities from his fellow members of the Commission:

- Commissioner Davis' proposal for monthly/quarterly financial reports.
- Vice Mayor Williams' proposal to have all employees evaluated, trained and held accountable through a progressive discipline plan.
- Commissioner Burke's proposal to update the employee pay plan.
- The full Commission's proposal to optimize all of the Parks & Recreation Department's facilities.

- Commissioner Davis' proposal to create a volunteer database.
- Commissioner Davis' & Burke's proposal to have a regular schedule for maintenance.
- Commissioner Davis' & Burke's proposal to complete the renovation of Historic City Hall.
- Commissioner Davis' & Vice Mayor Williams' proposal to repair and maintain sidewalks.
- Vice Mayor Williams' proposal to devise metrics and milestones as performance indicators for each of the City's departments, along with a disciplinary policy.
- Commissioner Davis' proposal to pass a vacant property ordinance.
- Commissioner Davis' proposal to create a special taxing district to fund infrastructure projects.
- Commissioner Davis' & Vice Mayor Williams' proposal for youth engagement.
- Commissioner Davis' proposal to plan a Taste of Opa-locka event.
- Vice Mayor Williams' proposal to highlight the community.
- Commissioner Davis' proposal for the annexation of additional territory to surpass 50,000 residents so that Opa-locka is granted entitlement city status and direct federal funding.

b) Priority Ranking (given the set of listed Commission member priority areas, identify areas of agreement and difference and rank order those with the strongest consensus)

Mayor Pigatt proposed that the priorities that have the full support of the members of the Commission be listed, and then asked Management to weigh in on what can be accomplished this year.

City Manager Pate pointed out that the Commission's priorities are being set in the middle of a budget year and thus some of the goals may require budget amendments. Mr. Pate urged the Commission to consider extending their goals into the next budget year, and define which priorities they hope to attain between now and September. He added that his vision is to narrow down the priorities at this meeting, then have one more workshop to look at budgetary considerations and have a resolution on the books within the next month and a half, giving staff time to do their homework and Mr. Anathan time to look at the budget.

The Mayor identified the following categories into which each of the Commission members' priorities can be classified: Beautification, Parks & Rec, Infrastructure, H.R. and Marketing. The priorities that he found consensus on included:

- City Beautification
 - Priority: Create a comprehensive beautification plan.
 - City Manager Pate stated that the Capital Improvement and Public Works Department are working on attainable goals for the beautification plan for the year.

- Public Works Director Airia Austin assured the Commission that the comprehensive beautification plan will be presented by the first Commission meeting in June.
- Citywide deep cleaning.
 - City Manager Pate stated that proposals are being reviewed to bring in a third-party vendor to assist with tree trimming, gutter cleaning and the full gamut to get the City back into presentable shape and then have a program to maintain the City.
 - Public Works Director Airia Austin stated that his department needs to review the budget to see if they have the financial wherewithal to support the Citywide deep cleaning. Mr. Austin also explained that he expects pressure cleaning of the curbs along the medians, to be done within a month and then the City's facilities will be pressure cleaned as well.
- Hire more staff for the Public Works Department.
 - City Manager Pate reported that Public Works employees are coming in on the weekends and are working extra as much as they possibly can, but are burnt out and thus beefing up of the workforce is being looked at with temp to hire arrangements. Mr. Pate assured the Commission that he will work with the Human Resources Department to determine what the difficulty is in hiring candidates for the Public Works Department, pointing out that a part of the problem is the pay plan which he said is not going to be able to be updated this year.
 - Public Works Director Airia Austin stated that his department's goal is to fill the gap created by their diminished manpower by retaining a third-party organization to assist with the deep cleaning of the City's sidewalks and tree trimmings. Mr. Austin reported that his department had candidates that wanted to be hired and were interviewed, but didn't pass the test.
- Establish partnerships with organizations and institutions like the Greater Service Miami Corps, Career Source and the prisons to get more people on the street helping to clean the City.
 - Public Works Director Airia Austin confirmed that partnerships with organizations that can help with litter collection, are being worked on.
- Introduce and award system for residents who identify illegal dumping.
 - Public Works Director Airia Austin stated that the plan for the Citywide deep cleaning together with Vice Mayor Williams' initiative against illegal dumping, is a plan for success.
- Evaluate the rules that govern the Code Enforcement Department.
 - City Manager Pate asserted that he could not commit his staff to completing a full evaluation of Code Enforcement rules this year and would recommend that it be included in the next budget cycle.

- Public Works Director Airia Austin acknowledged Mayor Pigatt's point that the majority of Opa-locka consists of private property, and thus code compliance will be used to help maintain the City once the deep clean is complete.
 - Install garbage cans across the City
 - Public Works Director Airia Austin stated that the majority of the garbage cans across Opa-locka will be installed as part of the bus bench initiative.
- Parks & Recreation
 - Create events for the Commission.
 - Officially add Magnolia Park to the parks system.
 - City Manager Pate stated that because he believes Opa-locka owns the property on which Magnolia Park sits and the City currently maintains the park, all he has to do is determine what is legislatively required for the Commission to recognize it as an official City park. Mr. Pate offered assurances that it can be done within this budget cycle.
 - Establish programs and activities for seniors and the youth after school.
 - Parks & Recreation Department Director Delven Patterson reported that his department is bringing back youth football to Sherbondy Park in addition to after school programs, camps, and intramural sports. Mr. Patterson also shared that the City's seniors have been served by community groups who offer them programming like healthy eating and exercise classes as well as providing swim lessons through the aquatics division. He assured the Commission that his department is looking to have maximum usage of the parks from sun up to sun down for residents from young to old.
 - List national standards.
 - Parks & Recreation Department Director Delven Patterson reported that since he and Assistant Parks Director Joy Hawthorne began in their positions, Opa-locka became recognized through the Florida Recreation & Parks Association, bringing national standards as they look to move the parks into the 21st century.
 - Develop a plan for park maintenance, including hiring additional staff.
 - Parks & Recreation Department Director Delven Patterson stated that his department is developing the maintenance plan for part-time and full-time staff to follow, providing a daily report of the inside and outside of the City's facilities, including the basketball courts, pools and restrooms. Mr. Patterson also reported that his department will be working with the work order system in the Public Works Department to fix any maintenance problems that may arise.
 - Fully activate all of the parks, including Ingram Park.

- City Manager Pate stated that outdoor activities have reopened at the parks, but a date to bring back indoor activities will not be projected until the vaccination rate against COVID-19 goes up and the infection rate goes down.
- Parks & Recreation Department Director Delven Patterson reminded the Commission that the City is still under the guidance of the CDC regarding the opening and activation of facilities. Mr. Patterson pointed out that the Helen Miller Center has been activated as a vaccination site and the City is looking to host summer camp and activate a fitness trail there. He also reported that a fishing program and event will be offered on the lake at Ingram Park.
- Public Works Director Airia Austin stated that the restroom and lights at Ingram Park can be brought online, but the tennis and basketball courts need additional construction because the ground is failing and needs to have the security of the earth evaluated, which is not likely to be done within the next year. Mr. Austin assured the Commission that a detailed plan with milestones for when projects like Ingram Park will be completed, will be provided at the next workshop on infrastructure.
- Create a citizen engagement and marketing plan for upcoming park activities.
- Infrastructure
 - Develop a stormwater master plan including gutter cleaning.
 - Public Works Director Airia Austin confirmed that a discussion about stormwater management and gutter cleaning will be a part of the infrastructure workshop, but the extensive details about the stormwater master plan will be brought before the Commission in May by the consultant that is completing the study.
 - Fix the City's streets.
 - Public Works Director Airia Austin stated that the number of miles of streets and roadways that will get re-done will be discussed as part of the infrastructure workshop because it is part of phase 5 of his department's milling and resurfacing projects.
 - Establish a timeline and milestones for capital improvement projects, including Cairo Lane.
 - Public Works Director Airia Austin stated that his department will provide timelines and milestones on projects that were started in 2020 and those that are scheduled to begin in FY 21 at the infrastructure workshop.
 - Determine the steps to create a special taxing district to fund infrastructure projects.
 - City Manager Pate stated that legislation needs to be passed and a study needs to be done in order to create a special taxing district, and he confirmed that it can get done within a year and a half.

- Ensure that all of the successes with infrastructure are constantly promoted and brought to the attention of the community.
 - Public Works Director Airia Austin stated that one of the aspects of infrastructure that is not in the public eye that his department has done a tremendous job in addressing, is the City's sanitary sewer system which has been relined and had its gravity infrastructure repaired. Mr. Austin reported that the work that has been done on the sanitary sewer system was made possible because of the City's capital and public works initiatives.
- Human Resources
 - Create a system for evaluating City staff.
 - Determine measures of accountability and discipline for City staff.
 - City Manager Pate advised that the Commission not set a goal to direct his office to specifically deal with accountability and discipline, considering that the City already has an accountability and discipline program. Mr. Pate asserted that he wanted to be placed on the record expressing his opinion it would be unreasonable, but that the Commission can set that as a priority if it wants to.
 - Human Resources Department Director Kierra Ward stated that her department currently has a progressive disciplinary policy for City staff that was implemented over a year ago through the Manager's Office, as an administrative policy.
 - City Attorney Burnadette Norris-Weeks stated that City Manager Pate is correct in recommending that the Commission should not direct him to enforce anything against any particular employee, but she asserted that is not what she was hearing from the Commission. Attorney Norris-Weeks assured the Commission that it is reasonable for them to set it as a priority, having a policy in place for the Manager to regularly evaluate City employees. Additionally, she informed the Commission that such a priority could be added as an accountability factor on an evaluation form for the Manager.
 - Set goals for achievement for City staff.
 - Establish bonuses to incentivize City staff.
 - Improve recruitment practices.
 - Institute professional training program, including annual ethics training for all City staff.
 - City Manager Pate stated that the City's department directors were mandated to complete ethics training this year.

c) Next Steps

Mayor Pigatt tabled the continued discussion on the Commission priorities classified under human resources and marketing, as well as the discussion on the union contract, after City Attorney Norris-Weeks advised that the union discussion could be had in a shade meeting.

City Manager Pate stated that he will address the Commission's priorities on beautification, Parks & Rec and infrastructure within two weeks.

Mayor Pigatt offered respect to his colleagues on the Commission, acknowledging that this is a very powerful time for them to clearly lay out their priorities so that staff and all those watching understand where the City is at in its progress. The Mayor thanked everyone for taking the time to sit with the Commission, as they went through the process of setting their priorities and expressed appreciation for the work that was done.

7. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Taylor, seconded by Commissioner Davis to adjourn the meeting at 8:08 p.m.

Matthew A. Pigatt
Mayor

ATTEST:

Joanna Flores, CMC
City Clerk

CITY OF OPA-LOCKA
“The Great City”

CLERK’S ACTION SUMMARY MINUTES
REGULAR COMMISSION MEETING
April 28, 2021
7:00 P.M.

1. CALL TO ORDER:

Mayor Matthew A. Pigatt called the meeting to order at 7:00 p.m. on April 28, 2021 at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner John H. Taylor Jr., Vice Mayor Veronica J. Williams and Mayor Matthew A. Pigatt. Also in attendance were: Assistant City Manager George Ellis, City Attorney Burnadette Norris-Weeks, and City Clerk Joanna Flores. City Manager John E. Pate joined virtually via Zoom and Commissioner Chris Davis arrived at 7:17 p.m.

3. INVOCATION:

The Invocation was delivered by Commissioner Taylor.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

There were none.

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

Vice Mayor Williams pulled agenda item 13-5.

Mayor Pigatt pulled agenda items 13-4.

(These items would be discussed under agenda item 12 - Action Items).

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to pass the consent agenda (agenda items 13-1, 13-2, 13-3).

The motion passed by a 3-0 vote.

Commissioner Burke	Not Present
Commissioner Davis	Not Present
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Mayor Pigatt	Yes

7. APPROVAL OF AGENDA:

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to approve the agenda.

There being no discussion, the motion passed by a 3-0 vote.

Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Not Present
Commissioner Taylor	Yes
Mayor Pigatt	Yes

8. APPROVAL OF MINUTES:

Virtual Sunshine Meeting Minutes of July 21, 2020

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to approve the minutes of the Virtual Sunshine Meeting on July 21, 2020.

There being no discussion, the motion passed by a 3-0 vote.

Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Not Present
Commissioner Taylor	Yes
Mayor Pigatt	Yes

Virtual Workshop Meeting Minutes of July 30, 2020

It was moved by Commissioner Taylor, seconded by Vice Mayor Williams to approve the minutes of the Virtual Workshop Meeting on July 30, 2020.

There being no discussion, the motion passed by a 3-0 vote.

Commissioner Taylor	Yes
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Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Not Present
Mayor Pigatt	Yes

Virtual Workshop Meeting Minutes of August 20, 2020

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to approve the minutes of the Virtual Workshop Meeting on August 20, 2020.

There being no discussion, the motion passed by a 3-0 vote.

Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Not Present
Commissioner Taylor	Yes
Mayor Pigatt	Yes

Regular Commission Meeting Minutes of April 14, 2021

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to approve the minutes of the Regular Commission Meeting on April 14, 2021.

There being no discussion, the motion passed by a 3-0 vote.

Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Not Present
Mayor Pigatt	Yes

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

Bruno Lopez from the office of Oliver Gilbert, the Vice Chair of the Miami-Dade Board of County Commissioners, expressed his appreciation for the opportunity to speak on item 5, a resolution to create an incentive program to curb illegal dumping. Mr. Lopez thanked Vice Mayor Williams for sponsoring the item and inviting the Vice Chair to provide a statement. He extended apologies on behalf of the Vice Chair for not being able to attend. Reading remarks on behalf of the Vice Chair, he stated that the residents of the City of Opa-locka and District 1 have had to suffer for many years because of the careless and selfish actions of a few who have disregarded the safety and well-being of the community. In support of the efforts of the Vice Mayor and the Commission to curtail illegal dumping activities that he recognized have gone on for far too long, he reported that the Vice Chair has introduced an illegal dumping pilot program at the county, designed to get affected areas cleaned up faster. He added that the program is designed to work with the City of Opa-locka to identify problem areas, getting them reported and dispatching cleanup crews

within a target of three days. Also explaining that if a City crew provides the work, the county would waive the fee for the materials that are brought to the county dumpster, which is not currently being done. Applauding any efforts to help address this issue, he offered assurances that the Vice Chair will continue to look for ways to collaborate with the City to improve the community. He emphasized that together much can be accomplished, with everyone having a stake in it, which is why he asked for the Commission to join in supporting the item, so that the voters can be served to the best of each of the Commission member's abilities. Concluding by once again thanking the Mayor and City Commission for their leadership, he reminded them that the Vice Chair's office is available to assist in any way possible, and said that he is happy to answer any questions and provide his contact info.

10. PUBLIC PRESENTATIONS:

There were none.

11. CITIZENS' FORUM:

(Opportunity for discussion of any concerns – please limit to 3 minutes)

Clerk Flores announced the protocol for public participation at City Commission meetings.

Mayor Pigatt opened the floor for the Citizens' Forum.

Eric Nadel of Enviro Media Group located at 8899 NW 18th Terrace, Suite #210, Doral, FL 33172 addressed the Commission about the resolution to authorize the City Manager to enter into a contract with 2020 Media Bench Advertising of Opa-locka for the installation of street furniture. Mr. Nadel reported that his company has been trying to work with the City of Opa-locka for well over a year, to provide very similar services but they haven't really had a lot of responses, despite his company working with Public Works Director Airia Austin for some time. He stated that in the past 24 hours it came to his company's attention that the City had negotiated a contract with another vendor, and asserted that he thinks it is in the best interest of the City to offer an RFP and see what other products are available. Informing the Commission that his company recently began offering a bench that is solar powered which lights up at night and charges cell phones, he assured them that his company can offer more money from what he sees is being offered in the current contract before him. Mr. Nadel encouraged the Commission to do what is best for the citizens, by allowing other vendors like his company to offer similar services to the City.

James Butts requested to be exempt from giving his address because of the protections for law enforcement. Mr. Butts shared a packet with the Commission that included information on why he is speaking before the dais. He reported that on April 19th he was using sand to raise his backyard, to try to keep out the 1 - 2 inches of water that floods his property when it rains. According to Mr. Butts, he received a warning from the City's Code Enforcement who told him that it was a violation to put sand in his backyard. He explained that he stopped the laying of the sand and went to City Hall, where he spoke with Martha who checked and said there was no ordinance against putting sand in your backyard. Additionally, he said that Martha contacted two

other people above her who couldn't tell her that there was an ordinance against him laying sand in his backyard. Assuring the Commission that he is not excavating or digging, he asserted that he is just laying down sand to bring the level of his yard up, so it won't flood every time it rains.

Upon Mr. Butt's three minute time limit expiring, Mayor Pigatt stated that he wanted to respect everyone's time limit and informed him that his time is up, but assured him that the Commission has the information he provided them and will have comments after everyone speaks.

Ms. Mitchell of 14255 NW 22nd Place introduced herself as an advocate for her side of Opa-locka over by Ingram Park, down the street from Segal Park. She reported that she had a senior resident who explained to her that they submitted their application for mortgage assistance on the date that the program started accepting applications, but never received anything beyond a thank you for submitting the application. Because the resident had contacted her to find out if anything had been posted about what should be done after submitting the application, she asked to send an email on behalf of the resident to the City Commission. Ms. Mitchell recalled having sent an email on March 15th to each and every member of the Commission and receiving a response from Legislative Aide Randy Grice who she called back on March 16th. After she said Mr. Grice told her that he had not heard anything on the matter, she called him back on March 24th at which time he had no info. According to her understanding, 95 residents applied and supposedly only 5 were eligible. She asserted that her only issue is if people were missing something or did not qualify, they should have received a notification indicating why they were not eligible for the mortgage assistance. Additionally she expressed her concern that she hasn't gotten a response since March 16th, and that she was just told that the program is closed. Considering that the applications for the mortgage assistance program were submitted way back in November and December, she asked for somebody to get some answers so that she can get them to the family and try to help them.

Brian Dennis of 821 NW 54th Street stated that he received an email at about 2:15 PM today about the proposal to fire the Manager tomorrow, which he said that the Mayor's name is all over and called foolishness. Mr. Dennis said that the same Mayor who fired former City Manager Newall Daughtrey, wanted Mr. Daughtrey here. From his perspective, he said that Mr. Pate got the City moving after he was hired. Mr. Dennis stated that he thinks the City Manager is in the same position that former Police Chief James Dobson was in because the Mayor wanted him fired.

Mayor Pigatt reminded Mr. Brian Dennis of the City's decorum policy against making slanderous remarks while addressing the Commission.

Mr. Dennis said that while he is addressing the Commission, he felt he was only being interrupted because he's talking about the Mayor specifically without using what he believed were slanderous remarks, offering to bring witnesses. He informed the Commission that he has been watching them from home for the last month, but decided that there was no way he was going to sit at home after receiving the email today. Additionally, he expressed that he believed it was ridiculous to hire Mr. Pate from halfway across the country and then fire him after he brought his family here.

Pointing out that the situation with the Code Enforcement Department didn't just start, he said that both he and the Commission knows what is going on. Mr. Dennis asserted that you can get organizations in confusion and that while the Commission is fussing and fighting with each other, the number two is still straight. He said he is going to have a real conversation with the Mayor tonight and that he is going to see what he is talking about. He said that he thinks the same thing that other regimes did is going to be done again by tossing City Managers and Police Chiefs, adding that the Clerk and the Attorney can't be tossed because they're on a different contract. He concluded by suggesting that Assistant City Manager George Ellis needs to be fired.

Chris Roberts of 540 Sharar Avenue stated that the concerns being brought to the dais are things that have happened in the last 20 years. She noted that there are different faces, but said that there are the same games. According to Ms. Roberts, demotions from different positions are being made based on who people know, including determining qualifications based on friendships. Ms. Roberts expressed her feelings that if you work for the City, you get treated with foolishness and said that they are fighting for their jobs every day. Additionally, she said that if you say something on the dais, nobody hears anything you have to say. She reminded the Commission that they are not selected but are elected. Ms. Roberts expressed her respect for Commissioner Taylor, recalling that he told her that she didn't like him when she met him, but she acknowledged that she did not know him. She said that she never responded to anything he said and never disrespected him, despite her stating that he is old enough to be her child. Anytime the Commissioner approached her, she said he did so as an adult. She asserted that if you disrespect her, you will get what you are looking for and she will go the whole nine yards.

Mayor Pigatt recognized members of the public who requested to speak virtually during the Citizen's Forum.

Robert Holland joined virtually via Zoom and addressed agenda item 4 that was pulled from the consent agenda. Assuring the Commission that he doesn't represent anybody in the fray, Mr. Holland reported to the Commission that the City of North Miami and North Miami Beach have their rates at \$20 a bench, but he pointed out that he thinks the proposal for Opa-locka is \$10 a bench. He suggested that the Commission may want to look at how they put this out on the street to potentially get some more money from the bus benches, considering that there are two cities similar in size who have double the pay for their bench contract. Acknowledging that he doesn't know if there was a procurement process, he said he wanted to let the Commission know what the numbers were in those 2 other cities because he doesn't think Opa-locka should be disrespected with half the value.

There being no further persons to speak, Citizen's Forum was closed.

Mayor Pigatt opened the floor to the City Manager and the Commission to make any comments on what was said during the Citizen's Forum.

Commissioner Davis acknowledged that he came into the meeting on the tail end of Ms. Mitchell's comments in regards to the mortgage, rental and grocery assistance programs. The Commissioner explained that the grocery gift card program was afforded \$2.1 million and was moved forward by the City, but that the mortgage and rental assistance was actually handled through a third party by Miami-Dade County. He reported being aware of the challenges early on when the first amount was awarded, but pointed out that a considerable amount of money was given out through at least 5,700 gift cards. While he shared that a certain amount of the applications for mortgage and rental assistance were approved, he recognized that a lot of them weren't being approved. He stated that he and some of his colleagues asked early on why Opa-locka residents weren't ultimately being accepted and the response they received was that they just didn't qualify. Offering assurances that he took the initiative to push back and asked for a detailed report through a public records request, he said that it has yet to materialize but committed to continuing to press Miami-Dade County to find out why so many residents weren't accepted into that program at a very crucial time. The Commissioner explained that he recently submitted a public records request for the final report on the mortgage and rental assistance program, and asserted that he looks forward to looking at those findings to determine what went wrong or where the ball was dropped. He also said that he hopes the information provided through his public records request will inform future efforts, because he believes there is going to be a reconciliation of the program with leftover funds. While he admitted that the Commission does not yet know exactly what is going to be done with the reconciliation, he shared that part of the conversation has been to offer a second phase of mortgage and rental assistance. The Commissioner stated he hoped his explanation had mostly answered Ms. Mitchell's questions, but encouraged her to feel free to reach out to his office if she has any questions or concerns.

Commissioner Taylor asked the City Manager about the ticket issued to Mr. James Butts and asked why the ticket was written if there is no ordinance that supports it.

Assistant City Manager George Ellis asked if City Manager Pate was on the line to address the question from Commissioner Taylor, and confirmed that Mr. Pate was in fact on the line.

Commissioner Taylor stated that there is nothing in what he has looked at that says a resident can't put sand on their property.

Assistant City Manager Ellis stated that this is the first time this issue has come to his attention, and that he hasn't spoken to Mr. James Butts about it. Mr. Ellis assured Commissioner Taylor that it is something he will look into to determine why the ticket was issued and if it should have been.

Commissioner Taylor asked if Assistant City Manager Ellis will reach out.

Assistant City Manager Ellis confirmed that he will do some research, including speaking with the Code Enforcement Department to determine if the ticket is justified and he committed to getting back to the Commission about it.

Commissioner Taylor asserted that going forward, the City can't just write tickets haphazardly without cause, just based on an opinion.

Assistant City Manager Ellis stated that he agrees with Commissioner Taylor, but pointed out that no one from the Code Enforcement Department was at the meeting, and that is why he will have to look into it tomorrow to find out what happened in this particular situation.

City Manager Pate stated that the bus bench item is going to be deferred indefinitely due to legal reasons, so it is null and void and will be a matter of non-discussion when it comes up on the agenda.

Mayor Pigatt pointed out that the Commission had just passed the deferment section of the agenda, and said that they will still talk about it and defer the bus benches item when they address action items on the agenda. The Mayor thanked everyone who came before the Commission for the Citizens' Forum, and pointed out that it is the opportunity for residents to be heard. He thanked Mr. James Butts for addressing the issue about the ticket he received from code enforcement for spreading sand in his backyard, and pointed out that as Commissioner Taylor mentioned, it is something that will be looked into by the Manager. He also thanked Ms. Mitchell for bringing the issues with the mortgage and rental assistance program to their attention, noting that it was good to see Commissioner Davis leading the charge and making sure that the issue gets addressed. To clarify the record, the Mayor responded to the comments about former City Manager Newall Daughtrey being fired, asserting that it never happened. The Mayor added that the Manager's situation would be discussed during the Mayor's report. To those interested, the Mayor stated that this is a very important decision for the Commission and he wants to make sure that people are made aware of the challenges and what's going on.

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

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH 20/20 MEDIA BENCH ADVERTISING OF OPA-LOCKA, LLC. FOR THE INSTALLATION OF BUS BENCHES / STREET FURNITURE IN THE FORM ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Commissioner Davis, seconded by Vice Mayor Williams to pass the resolution.

Mayor Pigatt asked City Manager Pate to introduce the item.

City Manager Pate requested that the item be deferred indefinitely.

Mayor Pigatt asked if City Manager Pate had concluded his presentation.

City Manager Pate confirmed that he had concluded his presentation on the item.

Mayor Pigatt opened the floor for discussion of the item. The Mayor noted that for the past year, bus benches have gone missing throughout the City after an inquiry was made into Opa-locka's bus bench contract. Pointing out that the Commission has been advocating to get bus benches back on the City's streets, he added that this item came up as the sole source to accomplish that. The Mayor reported that he has inquired about why the City did not go through an RFP process for the bus benches, and asked City Manager Pate to clarify why an RFP process was not used.

City Attorney Burnadette Norris-Weeks said she was happy to take his question because it is a legal one. The City Attorney explained that an RFP process was not used for the City's bus benches because it is not required for this particular type of service under Florida statutes. She also stated that City Manager Pate was referring to the fact that the City just received an email from an attorney that represents a competitor to the company that the City was proposing to contract for its bus benches, explaining that there is a non-compete provision for the vendor. Further explaining that a judgement had been entered in court, stating that the vendor is not supposed to be competing with another entity that was suing them because they had a non-compete provision; basically stating that it would be improper to grant the contract to the vendor because according to the agreement they made in court, they are not legally able to offer bus bench services in the state of Florida. Reporting that this was just recently discovered when the City was put on notice by the law firm representing the vendor's competitor, the City Attorney stated that staff is either looking for another vendor or looking to do something different with this issue.

Mayor Pigatt stated that he is a little confused and asked if the City has to get other quotes or if it is not possible to do business with the company that was being considered for the bus benches.

City Attorney Burnadette Norris-Weeks asserted that Opa-locka cannot do business with the company based on the legal documents that were sent to the City. The City Attorney stated that the documents appear to have been legitimately filed and entered into the courts, supporting the fact that the non-compete provision the vendor signed would have made their contract with the City illegal because they are not supposed to do business in the state of Florida for this particular service.

Mayor Pigatt said that he brought up the item because he was pretty confused about the reason why this vendor was chosen to install the City's bus benches and he wanted to hear clarity on why this particular vendor was chosen, having seen that there are other options. The Mayor reported that as he drives through other cities, he has seen upgrades that have been made to bus stops and expressed that he would love to see the best of what can be offered to the community. He stated that he thinks it's very important that the City get the bus benches installed as soon as possible, noting that too many people in the community have been unable to sit and wait at the bus stops for

months. Asserting that it is not a good look to have the elderly or those waiting in the rain for a bus with no place to sit or take shelter, he stressed that whether it requires an RFP or not, the Commission wants to see some options. The Mayor concluded by saying that he wanted to go on the record to clarify how the City can make the bus benches happen so that residents can simply take the bus, and that he supports whatever has to be done to make it happen.

Commissioner Davis inquired about the procurement of the item, acknowledging that it is not required by state statute to procure the item, but asking City Attorney Norris-Weeks what the City of Opa-locka's code says and whether there are limits.

City Attorney Norris-Weeks clarified that anything that's exempt in Florida statute is also exempt in the City of Opa-locka's code.

Commissioner Davis asked if the procurement requirement was dependent on the amount of the contract for the bus benches.

City Attorney Norris-Weeks explained that the amount of the contract for the bus benches doesn't matter because state statute exempts it. The City Attorney pointed out that the bus bench contract can be procured if the Commission or City Manager wants to do so, but it is not required because there is an exemption.

Commissioner Davis expressed that his opinion was that the item should be procured, noting that it seems there have been some challenges with going after one vendor to manage the bus benches. The Commissioner proposed a motion to see what is out there given the rates and potential loss of financial gain.

Mayor Pigatt asked Commissioner Davis to repeat his motion.

Commissioner Davis put a motion on the floor to have the bus bench item procured in order to receive multiple avenues of feedback.

Mayor Pigatt recognized Commissioner Davis' motion.

Vice Mayor Williams acknowledged that the City Manager had deferred the bus bench item due to the legality and that Mr. Robert Holland had suggested entering into an RFP procurement process to ensure the City is not missing out on money. The Vice Mayor asked City Manager Pate if his next steps were going to be to begin an RFP process or if he was just going to walk away from the bus bench project.

City Manager Pate informed the Commission that his intention was to look at who the nearby cities were using for their bus benches and just solicit a quote from the individual companies who already have contracts with three nearby cities. The Manager stated that the City can begin an RFP process as well, but pointed out that it will take longer.

Mayor Pigatt acknowledged that there was a motion on the floor from Commissioner Davis to direct City Manager Pate to begin the RFP process for the City's bus benches. The Mayor asked if there was a second for the motion.

The motion was seconded by Commissioner Taylor.

Mayor Pigatt opened the floor for discussion on the motion. The Mayor stated that he fully supported the motion and thanked Commissioner Davis for being decisive and moving it forward.

There being no further discussion, the motion passed by a 4 -0 vote.

Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Mayor Pigatt	Yes

Mayor Pigatt asked City Manager Pate if he is going to defer the item 13-4.

City Manager Pate confirmed that he is going to defer item 13-4 indefinitely.

Mayor Pigatt acknowledged that item 13-4 was deferred.

5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO DEVELOP AND IMPLEMENT A CRIME STOPPERS PROGRAM, "OPA-LOCKA KEEP IT CLEAN", TO DETER ILLEGAL DUMPING IN THE CITY OF OPA-LOCKA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.
Sponsored by Vice Mayor Williams

The above resolution was read by City Attorney Burnadette Norris-Weeks.

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to pass the resolution.

Mayor Pigatt asked Vice Mayor Williams to introduce the item.

Vice Mayor Williams thanked the Mayor and stated that after five months on the dais, this item is her baby as the first legislation she proposes to be implemented, despite some pushback. The Vice Mayor thanked Mr. Bruno Lopez for speaking on behalf of Vice Chair Oliver Gilbert, who she acknowledged is also proffering a very similar item on illegal dumping, which she said her item will fall in line with. Pointing out that the item falls under beautification of the City, she stated that one of her first goals was to make sure that the Commission attempts to eradicate illegal dumping in Opa-locka. With that effort in mind, she asserted that those who are dumping illegally

will be prosecuted to the fullest extent of the law and that those who catch anyone who is dumping illegally will be able to upload their photos to the new Click Fix app and will be able to get a reward. She stated that this is a good thing for the citizens of Opa-locka and that through her travels she has gotten a lot of great feedback. The Vice Mayor thanked those that support the item, including Vice Chair Gilbert.

Mayor Pigatt asked if there was any other discussion on the item. The Mayor commended Vice Mayor Williams for bringing this new program to the City. The Mayor noted that all of the Commissioners defined the beautification of Opa-locka as a top priority, and acknowledged that illegal dumping is a part of that. He stated that it is amazing and divine timing that has this item moving forward within the City of Opa-locka while Miami-Dade County Vice Chair and District 1 Commissioner Oliver Gilbert is pushing a pilot program throughout the county for Opa-locka and Miami Gardens to take care of tipping fees. Pointing out that one of the biggest challenges with illegal dumping is that the City has to pay for the cost of picking it up and also dumping it, he explained that Vice Chair Gilbert's item will cover the cost of the dumping while Vice Chair William's item will provide an incentive for residents to use the new app to identify people who dump illegally in the City, to keep it clean. The Mayor expressed his thanks to all those involved in making this happen and offered his full support, stating that he knows a lot of the City's residents will be excited to see the implementation of the programs.

There being no further discussion, the resolution passed by a 4-0 vote.

Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Mayor Pigatt	Yes

13. ADMINISTRATION:

CONSENT AGENDA:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING A REQUEST FOR QUALIFICATION PROCESS TO SELECT A CONSULTANT TO PERFORM THE COMPREHENSIVE PLAN AMENDMENT EVALUATION AND APPRAISAL REPORT (EAR); 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 ESTABLISH AND IMPLEMENT A SPECIAL EVENTS POLICY AND PROCEDURES, ATTACHED

HEREIN; PROVIDING FOR REPEAL OF ALL PRIOR RESOLUTIONS IN CONFLICT; 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 ENTER INTO A THREE-YEAR MASTER SERVICE AGREEMENT WITH COMCAST ENTERPRISE SERVICES FOR BROADCASTING ACCESS ON COMCAST CHANNEL 77, AT A COST NOT TO EXCEED FIVE THOUSAND, SEVEN HUNDRED DOLLARS (\$5,700.00) PER YEAR (\$475.00 PER MONTH); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

Vote taken on Consent Agenda items can be viewed under Agenda Item 6 – Approval of the Consent Agenda.

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

Mayor Pigatt asked Planning & Community Development Director Gregory Gay to introduce the item.

Planning & Community Development Director Gregory Gay explained that the item before the Commission will grant approval for an existing trucking operation to begin operating as a construction and debris disposal company. Mr. Gay stated that as part of their planning at this particular site, the company is proposing to build a 40,000 square foot structure where the construction and demolition debris will be sorted and disposed of in a proper fashion. He pointed out that the site is almost five acres, measuring about 4.7 acres. Additionally, he said that as part of the proposal, the company would be operating within an enclosed facility, which he said will be addressed in an item later on. He reported that the item was presented before the Planning & Zoning Board for approval, which did recommend its approval, and staff is bringing it before the Commission with their recommendation for approval as well. Mr. Gay offered to address any questions or concerns the Commission had.

Vice Mayor Williams acknowledged that the item had been spoken about before and asked if an environmental clause was placed into the item for this site, as a type of long-term resolution.

Planning & Community Development Director Gregory Gay informed the Commission that the operation of this company has to go through an approval process with the Miami-Dade County Department of Environmental Resources Management (DERM) as the regulating entity to determine whether this particular method for disposal will be operated in a proper format. Mr. Gay added that DERM will be part of the permitting process, will be regulating the reviews during construction as well as the ongoing inspections over a period of time, and will have to complete the checks and balances as it relates to contamination and runoff. He pointed out that part of DERM's responsibility is to make sure that businesses that have hazardous materials are handling them properly. Mr. Gay explained that one of the reasons his department is asking for the company's operation to be in a wholly enclosed building, is so that the City can possibly control what type of materials get into the atmosphere.

Vice Mayor Williams thanked Mr. Gay for his answer. The Vice Mayor expressed concern based on the fact that anytime she sees the words waste processing facility, it gives her some pause, adding her opinion that Opa-locka has enough outsourced junk yards. The Vice Mayor asked if a clause can be placed in the resolution before the City signs the deal with the company, that says they will have to cover an environmental issue like some type of pollution such as a leakage of waste into the Opa-locka water system that could potentially happen 10, 20, 30, 40 or 50 years from now. Acknowledging that DERM does and will be the entity that makes sure the company complies with environmental regulations, she said that he is just trying to provide a second layer of protection as a resident of Opa-locka. Noting that waste comes from the City's junk yards, she expressed concern that there are no clauses in the resolution addressing environmental waste that could potentially happen 50 years from now when our great-great-great-grandchildren are still in Opa-locka. The Vice Mayor asserted that she wishes an environmental clause could be placed in the resolution, and that anytime a facility that could potentially hurt the environment such as a junkyard or car lot applies for a permit, she believes that the commission should think about some type of environmental clause that would ensure those companies cover the cost of cleanup and the cost of medical liability, to protect the environment and Opa-locka's future.

Planning & Community Development Director Gregory Gay acknowledged that there had been a conversation about this item. Mr. Gay pointed out that the opportunity to add additional control items to the legislation for this particular business, exists on the next item on the agenda, which is the developer's agreement. He also informed the Commission that representatives for the company are available to speak with them, to address their questions and concerns.

Mayor Pigatt stated that he has quite a few questions, including the Vice Mayor's concern, which he will address when the Commission comes to the company's development agreement on the agenda.

There being no additional comments from the Commission, Mayor Pigatt opened the public hearing on the item.

Ms. Bala Somasundaram, environmental engineering consultant, appeared on behalf of Mr. Armando de Leon, who is proposing the facility, stated her address is 556 NW 53rd Street in Boca Raton. Addressing Vice Mayor William's concern, she stated that while the resolution describes the operation as a construction demolition waste processing facility, she said that the word waste is a bit misleading because when they apply for a DERM permit, it is called a construction and demolition materials recovery facility. She informed the Commission that their whole operation is dry, recognizing that there are plenty of junkyards in the City of Opa-locka which by their nature are wet and dry because they drain fluids from cars. Addressing the Vice Mayor's concern about the cost of something that happens down the road, she stated that part of the DERM permit application is a closure plan and closure cost which makes the company put funds into an escrow account, so that in case somebody is not able to pay for those costs a few years down the road, the money will be in the escrow account. Additionally, she pointed out that everything in their operation will take place inside of an enclosed building with no waste or materials outside of the building, explaining that the trucks will bring everything inside the building and will be offloaded inside the building as well.

Commissioner Davis stated that he is just looking at the item from a zoning perspective, noting that the company is asking for a permanent zoning change because they want to locate in the I-3 corridor, but it is the I-2 corridor that has the designation they need.

Mayor Pigatt asked Commissioner Davis if he is making a comment on the item or asking a question, because the Commission has to make a motion whether or not they are going to consider the item first, and haven't done so yet.

Commissioner Davis stated that he will reserve his comments until after the motion is made.

Mayor Pigatt asked if there was a motion to consider Resolution 15-A-1.

It was moved by Commissioner Davis, seconded by Commissioner Taylor to pass the resolution.

Commissioner Davis noted that the specific zoning district where the company wants to locate is not actually zoned for the type of business they want to operate, but is in close proximity to a zoning area that has that permitted use. The Commissioner stated that being that close would not be that far of a stretch because the City does allow that sort of use as defined in the zoning code. He asked Mr. Gay what the implications were for permanently changing the zoning for this particular business, and if doing so would extend to additional businesses as well.

Planning & Community Development Director Gregory Gay stated that the question being asked by Commissioner Davis about the impact of the change in zoning, would be addressed by another

item on the agenda which pertains to this particular property. Mr. Gay informed the Commission that the change in zoning from I-3 to I-2 is prescribed based on the use that this property is seeking for their operations. He added that the I-2 zoning also applies to the business because it is within a wholly enclosed building. Pointing out that the property immediately to the north of the site that is touching this property is zoned as I-2, he explained that is why changing the zoning for this property was actually recommended by the staff and the Planning & Zoning Board.

Mayor Pigatt acknowledged that he was informed that the Commission didn't close the public hearing and asked if there were any other comments to be made as part of the public hearing.

There being no additional persons to speak during the public hearing, the public hearing was closed.

Vice Mayor Williams thanked the environmental engineering consultant for Mr. Armando de Leon for her comments. Speaking to the Commission, the Vice Mayor stated that she thinks they have to start looking at the environment and thinking about the future, as the City is cleaning up the mess from the waste produced by the junk yards, trucks and car lots. She asserted that if Opa-locka were to have an environmental and air quality assessment, the City would probably fail. Stating that she is not sure if it would fall under zoning, the Vice Mayor asked for the Commission to think about ensuring that a 99-year clause is placed within this item and all items moving forward for all companies whether they are enclosed indoors or outdoors, to protect the City of Opa-locka. The Vice Mayor said she understands DERM and the zoning of the county, but stated that Opa-locka has too many waste facilities, adding that anybody who lives in Opa-locka knows what the City is suffering through. Noting that she doesn't know if it calls for a deferment or an amendment, the Vice Mayor suggested that her proposed 99-year agreement clause for environmental protection, start with this item.

Mayor Pigatt acknowledged that the item before the Commission is for the resolution for the company's proposed site plan and that the Commission will be getting to the development agreement later in the meeting's agenda. The Mayor asked City Attorney Norris-Weeks if the Commission can put in place a clause in the City's agreements that specifies that it is the responsibility of the property owner to cover the costs if there are major environmental issues.

City Attorney Norris-Weeks confirmed that Mayor Pigatt is correct that as the next item on the Commission meeting agenda, the development agreement would be where the Commission could discuss including an environmental clause such as the one proposed by Vice Mayor Williams. The City Attorney pointed out that the applicant for the agreement on the agenda hasn't been put on any notice other than the discussion at the Commission meeting, and because it is an agreement, both parties would have to agree to the terms. Noting that she was unsure if the applicant was at the Commission meeting or if a representative of the company that is present would agree to the Vice Mayor's proposal, and that her understanding is that they have agreed to what is in the packet that was provided to the Commission; the City Attorney explained that it would require a

deferment if the Commission is sure they're going to hold the item so that they can determine whether or not the applicant would agree to the additional provision being advocated for by the Vice Mayor.

Mayor Pigatt thanked City Attorney Norris-Weeks for her explanation and stated that the Commission will bring up the environmental clause proposed by Vice Mayor Williams during the discussion on the next item on the agenda. The Mayor noted that the property where the company is proposing to operate its business is located at the intersection of 28th Avenue and 132nd Street and pointed out that the area has been experiencing a lot of challenges with flooding, despite the road recently being paved. Reporting that he is hearing that the company will bring quite a bit of trucks with heavy loads to that area, he asked how many trucks are anticipated to be coming to the facility on a daily basis when it reaches its full throttle operations.

Planning & Community Development Director Gregory Gay explained that because of the size of the facility and the fact that they'll be doing a lot of things within an enclosed building, they are expecting to handle 75 to 80 trucks through this particular facility on a daily basis.

Mayor Pigatt asked how the proposed facility is going to handle traffic for vehicles that are waiting because they can't be on the inside of the facility.

Planning & Community Development Director Gregory Gay explained that all of the trucks won't be coming to the facility at one particular time because the facility has a staging area for approximately 9 - 10 vehicles to be processed at one time with a mechanism to basically gauge and dictate how many trucks will be coming throughout the entire day from 7 AM to 8 PM. Mr. Gay pointed out that the facility also has enough staggered parking because the building sits back approximately 500 feet on the site, and thus will be able to process the material from at least 10 trucks at a time, with additional parking area also available on the property.

Mayor Pigatt asked what would happen if the proposed facility has an overflow and where those vehicles would be parked.

Planning & Community Development Director Gregory Gay said that Mayor Pigatt's question is a really good one, acknowledging that there have been issues at some other sites in Opa-locka with vehicles on the public right-of-way. Mr. Gay pointed out that the development agreement with the company already addresses the fact that the City does not want vehicles to be parked and waiting on any of the public roads near this particular facility, and explained that the company has already offered assurances that they will be scheduling the loading and unloading of vehicles. Asserting that the agreement details the best arrangement they have been able to work out between the two parties to determine the requirements for loading, unloading and stacking, Mr. Gay offered to address any additional ideas that the Commission would like to suggest.

Mayor Pigatt stated that he looks forward to hearing from the developer when the Commission addresses the development agreement and asked Planning & Community Development Director Gregory Gay to point him to exactly where the agreement addresses traffic. The Mayor asserted that one of his major concerns about the site plan is making sure that it has the capacity to hold enough vehicles and that those vehicles are not going to have a major impact on the traffic in the area. Additionally, the Mayor raised concerns about the sewer system, noting that the proposed site for the company's operation is in one of the areas where the City is completing a stormwater evaluation. He pointed out that the Commission has talked about implementing a special assessment to have local property owners provide the funds necessary for drainage and repairs of the impacts to the roads. Considering that this development will bring more impacts from traffic to the roads, the Mayor said he would like to hear what is going to be done to take care of the drainage issue and if the developer is open to a special assessment for the proper maintenance of the streets, to make sure that all the properties in that area do not have to deal with flooding in the future.

Planning & Community Development Director Gregory Gay addressed Mayor Pigatt's concerns by reminding the Commission that the site being proposed for the company's operations is currently partially in operation and has a drainage system in place to address the front half of the site, which is approximately an acre in size. Mr. Gay stated that the proposed project is going to add another 3.5 acres to the overall operation and the company is looking at adding approximately 20 drain systems, to make sure that the rainwater collected on the site remains on the site and is treated on the site. While he reported that he has not been out to the site during the rainy season to see if there is rainwater spill off onto the street, he assured the Commission that his department addressed the need for the company to have a system to capture and retain all of the rainwater on site. He also said that there may be a water retention pond system towards the back half of the site.

Mayor Pigatt asked if there were any questions about the site plan before the Commission addresses the development agreement.

Commissioner Davis acknowledged the concerns his colleagues have related to traffic with a new business going into an area, and asked if the company has performed a traffic study.

Planning & Community Development Director Gregory Gay reported that a traffic study was done when the first part of the operation was put in place, but he doesn't know if it was expanded to take into consideration the new operation on the site. Mr. Gay explained that while the old traffic study was not provided to the Commission, he can have it prepared if they think it is something that needs to be a part of the information packet.

Commissioner Davis stated that after hearing his colleague's concerns, he would be more inclined to have more information before making a decision of this magnitude that could potentially impact the community negatively or positively. Noting that he is not sure of the ramifications associated

with deferring the item, he asserted that he would like to have the details of the traffic study and the environmental hazards.

Planning & Community Development Director Gregory Gay pointed out that this particular project has three items on the agenda, with two being resolutions and one being an ordinance which requires a second reading. Mr. Gay suggested deferring the first two items until the ordinance comes back before the Commission for the second reading, to have everything considered all at once, giving his department an opportunity to gather all of the additional information that the Commission is requesting.

Vice Mayor Williams asked Planning & Community Development Director Gregory Gay how the Commission agreeing to bring a waste processing facility to Opa-locka, positively impacts the City.

Planning & Community Development Director Gregory Gay reported that his department did some preliminary calculations of the water, sewer, stormwater and public safety impact fees for this particular project and determined that they will range somewhere between \$75,000 up to \$120,000. Mr. Gay also stated that the company has proffered to provide employment opportunities to Opa-locka residents first, giving them an opportunity to be gainfully employed. Additionally, he pointed out that the proposed operation will help increase the City's tax base.

Mayor Pigatt asked if there was a motion to defer Item 15-A-1 to the Commission meeting that will include the second reading of the variance item.

Planning & Community Development Director Gregory Gay clarified that the second reading will be for the zoning change.

Mayor Pigatt asked if there was a motion on the floor.

It was moved by Commissioner Davis, seconded by Vice Mayor Williams to defer the item.

There being no discussion, the motion to defer the item passed by a 4-0 vote.

Vice Mayor Williams	Yes
Commissioner Burke	Not Present
Commissioner Davis	Yes
Commissioner Taylor	Yes
Mayor Pigatt	Yes

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA AND 3805 NW 132 STREET, LLC. FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING

FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

Mayor Pigatt asked Planning & Community Development Director Gregory Gay to introduce the item.

Planning & Community Development Director Gregory Gay explained that this second item addresses the development agreement with the company for their proposed operations. Mr. Gay stated that the development agreement includes boilerplate information related to seeking job opportunities and working with Career Source of South Florida. He reported that the developer has assured his department that they will organize at least one job fair within the City to attract Opa-locka residents and have them be the first to be able to be employed, pointing out that there may be additional job opportunities connected to the construction of the facility itself. Mr. Gay also shared that his department has completed some analysis on the timeline for the development. He stated that this would be an opportunity for the Commission to make suggestions on other control factors such as environmental protections, so that his department can add that information to the item when it is brought back before them.

Mayor Pigatt opened the public hearing on the item. The Mayor asked the developer of the proposed project if the City can negotiate with their company to include the clause in the agreement as suggested by Vice Mayor Williams, to have the company cover the cost of a substantial environmental impact.

Mrs. Bala, the environmental engineering consultant for Mr. Armando de Leon stated that the cost of environmental impacts is taken into consideration before the company even applies for the permit, and she offered to forward a copy of the DERM permit application to Planning & Community Development Director Gregory Gay. She suggested that the language in the DERM permit application can be used as a template for the City so that all environmental costs will be covered in case of any eventuality, as Vice Mayor Williams mentioned.

Mayor Pigatt stated that the Commission looks forward to seeing the environmental protection clause in the development agreement, and he asked Planning & Community Development Director Gregory Gay to notify the Commission about it during their briefings.

Planning & Community Development Director Gregory Gay informed the Commission that his department will make sure to get the information from the developer of the proposed operation

and will include the language for the environmental protection clause within sections 9 & 10 of the development agreement, which is where all of the control factors for the agreement are placed.

Mayor Pigatt pointed out that the Commission has declared a flooding emergency in Opa-locka and is currently in the middle of a City-wide stormwater analysis to identify potential projects to invest in to take care of the flooding. The Mayor stated that the area that is being proposed to be used for the company's operation, is one of those areas that has flooding. Pointing out that because Opa-locka is a small municipality, its tax base will most likely not be able to cover the complete cost for the stormwater improvement projects. He stated that the Commission has asked Management to study the possibility of imposing a special assessment on local businesses in addition to applying for grants, so that all the businesses around the area don't have to deal with stormwater issues and everyone can contribute to making sure that the area is best for all businesses. The Mayor asked if the company would be against contributing and being engaged in the conversations about the special assessment to fund stormwater improvement projects.

Mrs. Bala stated that she knows that the EPA NPDES arrangement takes care of stormwater management throughout the U.S. and it trickled down to the cities of Florida. She said that she was under the impression that the permit their company is applying for is under Zone 1 which already has a grant to take care of stormwater management. As a developer, she asserted that she is willing to have the company contribute their part, but reminded the Commission that a \$40 million grant has already been received and that the Cairo Lane project is the only one that is going on.

Mayor Pigatt asked Management to provide more clarity on the stormwater improvement projects and the proposed assessment.

Public Works Director Airia Austin reported that the stormwater allocations are a part of the EPA grant, but the assessment that Mayor Pigatt is referring to is relegated to the rebuilding of the roadway to maximize the life expectancy for heavy traffic use, such as what is being proposed by the company for their operations. Mr. Austin explained that at the time when the roadway is going to be developed, an assessment would be imposed on all of the properties adjacent to the right-of-way on a prorated basis.

Mayor Pigatt asked if the City had to have any agreements with property owners, stipulating their willingness to pay the assessment.

Public Works Director Airia Austin explained that business owners would be advised of the assessment for road repairs once the City is successful at bidding the process and establishing the cost.

Mayor Pigatt stated that his last concern about this project is regarding jobs. The Mayor recalled that since he has been on the dais, quite a few development agreements have been passed and it

has been a standard to make sure that developers are encouraged to hire people from Opa-locka first. He noted that despite all of the development agreements that have come across his desk over the past four years, he thinks he has only heard of two job fairs and doesn't want that to happen again. Asserting that the Commission wants people from Opa-locka hired, the Mayor asked what the logistics of the company's planned job fair will be, including who they will notify to make sure that it happens. The Mayor also asked Management what accountability measures will be put in place to make sure that when the company is ready to hire for the development, that there is a job fair promoted by the City.

Planning & Community Development Director Gregory Gay reported that his department has had some challenges and have relied on the developers to pick up where they have had some deficiencies. Mr. Gay stated that his department is limited to reaching out to the developer and asking when they are going to have a job fair and then following-up to determine how many people from Opa-locka were actually employed. He noted that in the past, job fairs for businesses in Opa-locka were not even held in the City. Mr. Gay asserted that his department is trying to make sure that developers are getting the information they need to utilize the facilities that the City has available, including the Career Source Facility in City Hall. He also suggested that the City can do more marketing to let people know that jobs are available, acknowledging that some arm twisting may be necessary to get people to at least come in the door because. While he identified as a challenge the fact that a lot of people don't necessarily want to work on an industrial site, he stated that there are some who love that type of stuff. Mr. Gay pointed out that this proposed development is one of the more clean operations as a recycling center that will break down the materials including concrete and separate the rebar to reutilize all of it. He assured the Commission that his department is going to work with the developer and with the public to let them know that jobs will be available.

Mayor Pigatt asked Planning & Community Development Director Gregory Gay if it is possible to tie the permitting process or the issuing of the certificate of occupancy to a requirement for the submission of a job fair flyer.

Planning & Community Development Director Gregory Gay stated that he could not provide Mayor Pigatt with an affirmative answer about the possibility of tying the permitting process or issuing of the certificate of use, to the official announcement of a job fair, because it may have some legal matters that would need to be addressed. Mr. Gay said that he liked the Mayor's suggestion and his department will look into it.

Mrs. Bala stated that the company will set up a job fair with Mr. Gay's department. She said that with the City's help, they will figure out how to advertise it and hopefully get the best people for the jobs.

Vice Mayor Williams thanked Mayor Pigatt for suggesting a job fair, but she proposed that moving forward the Office of Community Development should require that a percentage of a businesses'

workforce be from Opa-locka. The Vice Mayor pointed out that holding a job fair with no checks and balances, does not guarantee that anyone is actually hired from Opa-locka. She asserted that just holding a job fair and moving on to the next development is not good enough and proposed that 5% - 10% of a company's employee base should come from Opa-locka. Acknowledging that there may be a challenge finding trained and skilled workers, she also suggested that developers offer bonus incentives to employees who live in Opa-locka. The Vice Mayor added that workers who may want to move into Opa-locka may find a bonus to be beneficial.

Hearing no other comments or questions, Mayor Pigatt asked if there was a motion to defer Item 15-2 to the second reading for the zoning change ordinance.

It was moved by Commissioner Davis, seconded by Vice Mayor Williams to defer the item.

There being no discussion, the motion to defer the item passed by a 4-0 vote.

Commissioner Burke	Not Present
Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Mayor Pigatt	Yes

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, APPROVING THE REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE THE PROPERTY LOCATED AT 3805 NW 132ND STREET, IDENTIFIED BY FOLIO 08-2129-010-0090, FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY, IN THE I-3 ZONING DISTRICT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by City Attorney Burnadette Norris-Weeks.

Mayor Pigatt opened the public hearing on the item.

There being no persons to speak during the public hearing, the public hearing was closed.

It was moved by Commissioner Davis, seconded by Vice Mayor Williams to discuss the item.

Mayor Pigatt asked the City Manager to introduce the item.

Planning & Community Development Director Gregory Gay stated that the item is the first reading of the ordinance to rezone the site from I-3 to I-2. Mr. Gay reported that the rezoning process is suitable for the proposed operation that the Commission just heard about and will allow the construction and demolition (C & D) operation to take place on the site, in a wholly enclosed building and under an environmentally controlled operation. He also informed the Commission that approval was recommended by the Planning & Zoning Board as well as staff from his department.

Mayor Pigatt opened the floor for discussion.

There being no discussion, the ordinance passed first reading by a 4-0 vote.

Commissioner Taylor	Yes
Commissioner Burke	Not Present
Commissioner Davis	Yes
Vice Mayor Williams	Yes
Mayor Pigatt	Yes

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

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

Mayor Pigatt asked for the City Manager to deliver a report to the Commission.

Assistant City Manager Ellis stated that he did not know if City Manager Pate was still available on the Zoom line.

Information Technology Director Nelson Rodriguez confirmed that City Manager Pate was still connected via Zoom.

Assistant City Manager Ellis stated that it seemed City Manager Pate was not available at the moment and that he was going to pass because the Manager didn't have a report.

18. OFFICIAL BOARD REPORTS:

Mayor Pigatt asked City Clerk Flores if there were any reports from the board.

City Clerk Flores reported that there were no board appointments. The Clerk informed the Commission that her office has scheduled training with the Miami-Dade Commission on Ethics and Public Trust for the board members. She stated that the training is scheduled for Wednesday, May 19th at 6 PM and explained that the virtual training will cover the sunshine law, public records as well as the conflict of interest and code of ethics ordinance.

19. FUTURE AGENDA ITEMS:

20. MAYOR/COMMISSION REPORTS:

Vice Mayor Williams stated that she is happy to announce that she will be holding a Mother's Day luncheon/dinner in Sherbondy Park on Thursday, May 6th. The Vice Mayor said that she will be honoring 20 senior women along with their guests. She shared her excitement after meeting with the decorators, caterers and everyone that's going to utterly shower the senior women with love. Reporting that Congresswoman Frederica Wilson is also supporting the event, the Vice Mayor stated that it is called Women of Many Hats because women definitely wear many hats. The Vice Mayor said that it is by invitation only and that the Commission is welcome.

Mayor Pigatt stated that he has to have a conversation with everyone from the residents, to employees and his colleagues. The Mayor lamented that it is something he is very uncomfortable with and he just wants people to hear him out, understanding it is not something he has done before and that it took a lot to get to this point. He expressed that the level of transparency that is required by the sunshine law is one of the difficulties he feels elected officials have at the local municipal level that is unique to Florida and the world, because it prevents having some very hard conversations in any format outside of a public one. Despite how difficult the Mayor felt it is, he asserted that it has to be done because he wants to make sure that everyone is clear about what is going on. He urged his colleagues to just tell him to pause at any point if they wanted to save the conversation for the Special Commission Meeting the next day. Pointing out that the Commissioners have a packet of information including an agenda for the meeting, he said that he wanted to give a general overview of it, so that the Commissioners can think and sleep on the decision, because he acknowledged that the termination of the City Manager is not a simple decision to have to make. Mayor Pigatt accused City Manager Pate of violating his contract with the community and stated that he had to show how to be able to terminate him for cause, to not incur costs for the citizens and residents. The Mayor said he understood the disruptions of the very fundamentals of the City's government that are caused by constant changes in the leadership of the City, are a huge factor in the challenges that Opa-locka faces and that it is unfair to employees and everyone who deals with it. Recalling his very first meeting with Commissioner Davis, who was Vice Mayor at the time, and Commissioner Burke, he said that having to deal with that was the worst meeting of his life. To his new colleagues, he said that he does understand the challenge, having had to make the serious and most significant decision made as an elected official, to go after a new Manager and City Attorney just a few months into his first term. Reminding the Commission that despite how difficult it was, they did it and did something different by not doing a quick search after the termination of the Manager. Instead, he recalled how the Commission engaged in a national search that allocated \$25,000 for the change that they hoped would secure a Manager that would take the City to the next level. The Mayor shared that the Commission was very excited when they secured Mr. Pate, and he personally advocated to make sure that the City paid him properly as he negotiated his contract. Despite those who got mad at the Commission, the Mayor explained that the secure four year contract was given to Mr. Pate because Opa-locka needs the longevity of a great City Manager to overcome the challenges being faced to rise as a community. Since the time of Manager Pate's employment, Mayor Pigatt said he has been his number one champion and he asserted that the record shows that he supported decisions, advocated on his behalf, stood up for him when tough decisions were being made, and spoke highly of him. The Mayor reported that for the past year, he has had to have conversations almost every week about professionalism, decorum, emotional outbursts and just showing up to meetings. Additionally, Mayor

Pigatt stated that a few months ago, Manager Pate started to make false accusations that were put in writing via emails accusing the Mayor of involvement in day-to-day City operations, which he pointed out is a misdemeanor crime that can get any elected official taken out of office. He said that it happened so much, that the talk and rumors about it were normalized, despite him strongly asserting their falsehood. The Mayor said that he sat back and said nothing about the serious accusations until Vice Mayor Williams asked for some clarity at a meeting, recalling that it is the only time it was spoken about. Pointing out that the Mayor is a representative of the people of Opa-locka and that the people came out and elected him in a landslide, with more votes than any mayor in the City's history. Mayor Pigatt assured the Commission that he would never embarrass and violate the trust the voters put in his office, who he believes voted for change. He stated that it is unacceptable to have a new employee who is not from around here, accuse the head of the City of a criminal offense over and over again, assassinate their character and cause division on the Commission. The Mayor said that no command structure would allow it, and used the example of his own job, where his boss would not allow it. Despite the accusations that Mayor Pigatt said were made by Manager Pate, the Mayor did not call for a termination because he said they weren't true, and all he did was stop having conversations with the Manager outside of Monday briefings, agenda briefings and the Commission meetings. The Mayor explained that in order to preserve integrity and make sure the City continued to move forward, he took back the step of not having conversations with the Manager. The same disrespect that the Mayor expressed he has been experiencing over the past year, he said, was seen live during the last Commission meeting for everyone to see, and reported not being able to believe how many comments and calls he received from people who said it wasn't something they liked seeing. After investigating and compiling some instances where Manager Pate could be terminated for cause, he documented everything in the packet that was given to the Commissioners. Mayor Pigatt justified the action based on the Manager not showing up to meetings or going through the proper process to let the Commission know he will not be at the meetings or will be taking leave time. Noting that one of the fundamental rules of any profession of work is to show up, the Mayor stated that it is very clear that Manager Pate misses more meetings than anybody in the room except the residents, and that the Commission goes weeks without seeing him because they don't even see him on the camera on Zoom. Mayor Pigatt stressed that it is not a good look and if it continues, he does not see Opa-locka being able to progress as a City like it has been. Having wanted to share this information with everyone, the Mayor provided what he believes is documented evidence for termination with cause. Reviewing the agenda for the following day's Special Commission Meeting, Mayor Pigatt explained that the first item is for termination for cause, with no cost to the City, then requiring the Commission to identify an interim Manager and go through a search. The second item on the agenda is for suspension with pay and an investigation of the City Manager, which would require the Commission to cut the budget to provide the Manager leave with pay while a consultant investigates his leave forms and makes sure they align with the days that Mr. Pate said he was taking off. The last item on the agenda is to amend Manager Pate's contract, which would require the Commission to have discussions to find out what that looks like. Mayor Pigatt stated that he wanted to share that and put it on the record, despite it being something he does not want to do to any person regardless of the challenges they're facing. Mayor Pigatt asked his colleagues to review the information and come to the Special Commission Meeting prepared to ask questions and make decisions, after reaching out to anyone they know in public government who can help them choose the next City Manager.

21. OFFICIAL BOARD APPOINTMENTS:

There were none.

22. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Taylor, seconded by Commissioner Davis to adjourn the meeting at 8:57 p.m.

Matthew A. Pigatt
Mayor

Attest:

Joanna Flores, CMC
City Clerk

CONSENT AGENDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BEA ARCHITECTS, INC. FOR CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES FOR THE RESTORATION DESIGN OF THE HISTORIC FIRE STATION AND FORMER HUMAN RESOURCES BUILDING WITHIN THE CITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Historic Fire Station and the former Human Resources Building, adjacent to the Historic City Hall Building on Sharazad Boulevard, have been abandoned for years. The City desires to restore these facilities and give them a constructive use that will serve to benefit the community and improves the image of the City while enhancing the City's historic Moorish architecture; and

WHEREAS, on June 10, 2020, the City Commission of the City of Opa-Locka ("Commission") accepted bid proposals from several firms for continuing professional architectural and engineering consulting services pursuant to RFQ No. 20-0324200. The Commission further authorized the City Manager to enter into multiple agreements for architectural and engineering consulting services; and

WHEREAS, more specifically, the City Commission approved entering an agreement with BEA Architects, Inc. for architectural services; and

WHEREAS, Staff is seeking approval from the City Commission to authorize the City Manager to accept the proposal of BEA Architects, Inc., attached hereto as Exhibit "A", and to enter into an agreement to start the restoration design portion of the project, attached hereto as Exhibit "B"; and

WHEREAS, this project will include: the Assessment of the Existing Conditions, Preparation of Construction Documents, Engineering and Architectural Assistance to the Bid Administration, and Construction Administration; and

WHEREAS, the project calls for a cost of \$104,418 of services plus another \$6,000 of reimbursable expenses and allowances, for a total of \$110,418. Additionally, it is recommended that an additional \$11,042 of contingency (10%) be authorized outside of the award of the contract to cover smaller change orders which may arise, for a total approval of \$121,460.00. At the completion of the contract any Contingency not required will be released for use for other projects;

and

WHEREAS, Staff recommends the City Commission approve the BEA Architects, Inc. proposal (\$110,418) to determine the existing condition of these buildings and develop the design and construction plans to restore these buildings with the goal of enhancing the City's image. Additionally staff recommends approval of an additional Contingency (\$11,042 (10%)) for possible change orders, for a total approval of \$121,460; and

WHEREAS, the City desires to enter into an agreement with BEA Architects, Inc., pursuant to the proposal attached hereto as Exhibit "A", for the Restoration Design of the Historic Fire Station and the Human Resource Facilities within the City, in an amount not exceed One-Hundred, Twenty-One Thousand, Four Hundred Sixty Dollars (\$121,460.00). The project will be completed in seven phases and this resolution will initiate Phase I; and

WHEREAS, the City Commission finds that it is in the best interest of the City and its residents to enter into an agreement with BEA Architects, Inc., attached hereto as Exhibit "B", for Continuing Professional Architectural and Engineering Consulting Services as set forth herein.

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 enter into an agreement with BEA Architects, Inc., attached hereto as Exhibit "B", for the Restoration Design of the Historic Fire Station and the Human Resource Facilities within the City, pursuant to the proposal attached hereto as Exhibit "A", in an amount no to exceed One-Hundred, Twenty-One Thousand, Four Hundred Sixty Dollars (\$121,460.00).

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, or the City Manager's designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Resolution shall be effective immediately upon adoption hereof and approval by the Governor of the State of Florida or Governor's designee.

PASSED and **ADOPTED** this 26th day of May, 2021.

Matthew A. Pigatt, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Burke	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Vice-Mayor Davis	_____ (Yes)	_____ (No)
Mayor Pigatt	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

Department Director:	Airia Austin		Department Director Signature:		
City Manager:	John E. Pate		CM Signature:		
Commission Meeting Date: <i>(Enter X in box)</i>	05/26/2021		Item Type:	Resolution	Ordinance
			<i>(Enter X in box)</i>	X	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading	
	X		Public Hearing: <i>(Enter X in box)</i>	Yes	No
				X	X X
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept.)</i> Ex:		Advertising Requirement: <i>(Enter X in box)</i>	Yes	
				No	
				X	
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:		
	X				
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☒ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
	X				
Sponsor Name	City Manager		Department:	City Manager	

Short Title:

Restoration Design for the Historic Fire Station and Former Human Resources Building

Staff Summary:

The Historic Fire Station and the former Human Resources Building, adjacent to the Historic City Hall Building on Sharazad Boulevard, have been abandoned for years. The City wants to restore these facilities and give them a better use that benefits the community and improves the image of City, enhancing its historic Moorish architecture.

Therefore, Staff is seeking approval from the City Commission to authorize the City Manager to accept the Proposal of BEA Architects, one of the Consultants selected and approved by the City Commission through Resolution 20-9767 to be part of the City's Library of Licensed Architects and Engineers, and to enter into an agreement to start the restoration design portion of the project.

This project will include: the Assessment of the Existing Conditions, Preparation of Construction Documents, Engineering and Architectural Assistance to the Bid Administration, and Construction Administration.

Financial Impact

This is an unbudgeted project which will be funded by Contingency as part of Budget Amendment # 3. The contract indicates \$104,418 of services plus another \$6,000 of reimbursable expenses and allowances, for a total of \$110,418. Additionally it is recommended that an additional \$11,042 of contingency (10%) be authorized outside of the award of the contract to cover smaller change orders which may arise. At the completion of the contract any Contingency not required will be released for use for other projects.

Proposed Action:

Staff recommends the City Commission approve the BEA Architects, Inc. proposal (\$110,418) to determine the existing condition of these buildings and develop the design and construction plans to restore these buildings with the goal of enhancing the City's image. Additionally staff recommends approval of an additional Contingency (\$11,042 – 10%) for possible change orders, for a total approval of \$121,460.

Attachment:

1. Agenda
2. Proposal provided by BEA Architects.
3. RFQ Specific Project Contract with BEA Architects.
4. E-Verify Form

April 15th, 2021

Carlos Gonzalez
CIP Project Manager
City of Opa-locka
780 Fisherman Street
Opa-locka, FL 33054



Re: Opa-locka City Hall, Historic Fire Station and HR Building Restoration

BEA Architects is pleased to submit the following proposal for Architectural and Engineering Services to prepare Permit & Bid Documents for restoration of the Historic Fire Station and HR buildings, adjacent to Opa-locka City Hall, located at Sharazad Blvd.

DESCRIPTION OF SCOPE OF ITEMS:

- A. Assessment of Existing Conditions:** Perform architectural, structural, landscape and MEP analysis of existing building conditions. Acquire as-built set of drawings from building department. Procure boundary survey, asbestos assessment, lead based paint, and other historical maintenance and condition reports.
- B. Prepare Construction Documents:** Prepare permit package including architectural, civil, structural, landscape, and FP, MEP, PA system, low voltage engineering documents for both buildings. Fire Station shall be renovated for use as a Historical Firefighter's Museum, including building envelope repairs and restoration, utility and service installations, and interior layout and design, ready for occupancy upon completion. Extent of restoration for HR building, for use of adjacent park, shall include restoration of interior partitions in good conditions, roof replacement and building system upgrade, for immediate use and occupancy upon completion. Coordination with all agencies having jurisdiction including FPL, and coordination with City of Opa-locka. Prepare Probable Construction Cost Opinion. One Value Engineering Review & Document Revision.
- C. Assist in Bid Administration:** Prepare big package including architectural, civil, structural, and electrical MEP engineering documents, assist with preparing bid requirements, respond to bidders RFI and issue addendums as needed during bid phase. Coordinate with City of Opa-locka to establish minimum criteria from bidders.
- D. Construction Administration:** Perform construction administration services, ensuring contractor will conform to design intents, meet owner expectations, and adhere to city and jurisdictional requirements.

PHASES / SCHEDULE:

- 1. Phase I (Condition Assessment):** Prepare property conditions assessments. Procure site surveys showing above ground and below ground conditions. Study existing architectural, structural, and MEP conditions, site utilities, supporting infrastructure. Submit Property Conditions Report (limited to project scope area) identifying immediate vs long-term needs of the project.
- 2. Phase II (Due Diligence, Programming & Planning Package):** Review site and building documentation provided by Owner or Building Department. Site visits to collect project data. Prepare Owner project program and refine for City approval. Identify Historic City Landmark requirements. Identify zoning requirements for building modifications, parking, and occupancies of proposed building use. Identify code and sustainability requirements, including utility connections. Study of original building conditions to establish design intent. Prepare As-Built drawings based on collected data.

3. **Phase III (Schematic Design Package-30%):** Prepare schematic drawings for above scope items for Owner and stakeholders approval prior to starting Construction Documents packages. Establish structural and MEP requirements. Meet with Owner for review and approval.
4. **Phase IV (Design Development Package – 70%):** Develop final option to prepare technical permit and bid packages. Perform Life-Safety Analysis. Create outline for Project Specifications. Meet with Owner for review and approval. Provide Probable Construction Cost Estimate for Owner Review.
5. **Phase V (Construction Documents):** Upon Notice to Proceed, prepare 90% construction documents for review. Coordination with all agencies having jurisdiction. Develop Project Specifications. Meet with owner for review and approval.
6. **Phase VI (Construction Documents):** Prepare 100% percent construction documents for permitting and final bid including Bid assistance and addendum preparations. Collaboration with Owner. Coordination with all agencies having jurisdiction. Respond to building department comments.
7. **Phase VII (Construction Administration & Close-out):**
 - Attend pre-bid meeting
 - Attend pre-construction meeting
 - Attend Bi-weekly Construction Site Meetings
 - Review and respond to Contractor's RFIs
 - Perform Punch List Review
 - Provide Architect's certification of Substantial Completion
 - Perform Final Completion review; issue Final Completion Certificate
 - Prepare record documentation based on Contractor's mark-ups
 - Review Pay Requests
 - Review Change Orders
 - Assumed Period of Construction: 24 weeks

Estimated Design/Production time period*:

▪ PHASE I -	2 weeks
▪ PHASE II -	4 weeks
▪ PHASE III -	4 weeks
▪ PHASE IV -	4 weeks
▪ PHASE V -	2 weeks
▪ PHASE VI-	2 weeks from approval of 90% CDs.
▪ PHASE VII-	24 weeks (Approximately)

*Time periods do not include City/Stakeholder review time for each submittal



PROFESSIONAL FEES:

▪ PHASE I – Cond. Assess.	\$ 8,766
▪ PHASE II - Programming	\$ 9,024
▪ PHASE III – 30& SD	\$ 12,948
▪ PHASE IV – 70% DD	\$ 14,604
▪ PHASE V - 90% CD:	\$ 14,160
▪ PHASE VI - 100% CD:	\$ 7,884
▪ PHASE VII - Const. Admin.	\$ 37,032

NOTE: See attached **Exhibit A** for detailed fees calculation.

CONSULTANT SCOPE OF WORK:

1. **Landscape Architects, Laura Llerena & Associates (7%):** Beautification of entrance including vehicular and pedestrian approach. Hardscape design at entrances.
2. **Civil & Survey, Biscayne Engineering (7%):** Upgrade of water, sewer, and electrical services as needed. Check drainage and flooding conditions of site.
3. **MEP, Gartek Engineering Corporation (8%):** Establish existing systems. Provide design and calculation for existing systems & upgrade to operational state.
4. **Structural, PMM Consulting Engineers (8%):** Existing structural assessment and reinforcing, as needed. Provide design and calculation for existing systems.

NOTE: All consultants to include code compliance and coordination with local ordinances and agencies having jurisdiction.

REIMBURSABLE EXPENSES & ALLOWANCES:

- | | |
|---|----------|
| 1. Direct expense | \$ 500 |
| 2. Topographical Survey | \$ 3000 |
| 3. One Town Hall Meeting & Presentation | \$ 500 |
| 4. One Zoning Hearing | \$ 1,500 |
| 5. Renderings, Models, Mock-ups, Professional Photography, Presentation Materials, etc. | \$ 500 |

NOTE: Additional reimbursable expenses other than those stated above are subject to prior written notice of approval by the City.

EXCLUSIONS:

1. Zoning submittals or interface
2. Permit fees, permit submittal or expediting of permit
3. Geotechnical report
4. Off-site utilities or Off-site utility upgrades
5. Phasing plans or MOT (by Contractor)
6. LEED, FGBC, or other Sustainable Building Certifications
7. FFE Design
8. Special Lighting Design

NOTE: Above fees are LUMP SUM fees to be invoiced monthly or at a rate commensurate with completion of scope of work items.

Please indicate your acceptance by signing/dating below and remitting by email.

We appreciate the opportunity to continue building our relationship and look forward to collaborating with City of Opa-locka in realizing this next project. Feel free to contact me at your convenience if you have any comments or questions.



Sincerely,

A handwritten signature in blue ink, appearing to be "Adrian Price", written over a horizontal line.

Adrian Price, RA NCARB
Vice-President
BEA architects, Inc.

City of Opa-locka
Accepted by: _____

A handwritten signature in blue ink, appearing to be "Airia Austin", written over a horizontal line.

Print Name: Airia Austin

Title: PW / CIP Director

Date: 4 / 16 / 2021



City of Opa-Locka- Old City Hall Annex Buildings
Date: 4/6/2021

Architectural & Engineering Scope: Refer to written proposal revised 4/06/2021

Phase 1

Condition Assessment

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr.Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
2	8	2	4	8	8	18	4
2	8	2	4	8	8	18	4
\$ 480	\$ 1,776	\$ 372	\$ 744	\$ 1,488	\$ 1,488	\$ 2,106	\$ 312

Total Phase I

\$8,766

Phase 2

Due Diligence & Programming & Planning

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr.Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
2	10	2	2	2	2	40	2
2	10	2	2	2	2	40	2
\$ 480	\$ 2,220	\$ 372	\$ 372	\$ 372	\$ 372	\$ 4,680	\$ 156

Total Phase II

\$9,024

Phase 3

Schematic Design Package

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr.Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
6	20	2	2	4	4	40	2
6	20	2	2	4	4	40	2
\$ 1,440	\$ 4,440	\$ 372	\$ 372	\$ 744	\$ 744	\$ 4,680	\$ 156

Total Phase III

\$12,948

Phase 4

Design Development Package

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr.Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
6	10	8	8	8	8	40	4
6	10	8	8	8	8	40	4
\$ 1,440	\$ 2,220	\$ 1,488	\$ 1,488	\$ 1,488	\$ 1,488	\$ 4,680	\$ 312

Total Phase IV

\$14,604

Phase 5

90% Construction Documents

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr.Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
6	8	8	8	8	8	40	4
6	8	8	8	8	8	40	4
\$ 1,440	\$ 1,776	\$ 1,488	\$ 1,488	\$ 1,488	\$ 1,488	\$ 4,680	\$ 312

Total Phase V

\$14,160

Phase 6

100% Construction Documents

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr.Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
2	8	4	4	4	4	20	4
2	8	4	4	4	4	20	4
\$ 480	\$ 1,776	\$ 744	\$ 744	\$ 744	\$ 744	\$ 2,340	\$ 312

Total Phase VI

\$7,884

Phase 7

Construction Administration

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr.Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
20	60	12	12	12	12	80	8
20	60	12	12	12	12	80	8
\$ 4,800	\$ 13,320	\$ 2,232	\$ 2,232	\$ 2,232	\$ 2,232	\$ 9,360	\$ 624

Total Phase VII

\$37,032

Grand Total \$104,418

See reimbursable expenses & allowance in written proposal for additional Non- Basic A&E project cost.

Architectural & Engineering Cash Flow				\$104,418.00
Task	Duration (Wks)			
1.0 Condition Assessment	1			\$8,766
2.0 DD, Programming & Planning	2			\$9,024
3.0 30% Schematic Design	2			\$12,948
4.0 60% Design Development	3			\$14,604
5.0 90% Construction Documents	3			\$14,160
6.0 100% Construction Documents	2			\$7,884
7.0 Construction Administration	16			\$37,032
TOTAL	28		TOTAL	\$104,418.00

**PROJECT AGREEMENT
FOR DESIGN SERVICES
BETWEEN
THE CITY OF
OPA-LOCKA AND
EAC Consulting, Inc**

THIS PROJECT AGREEMENT (the "Agreement") is made and entered into this ____ day of May, 2021 between the **CITY OF OPA-LOCKA, FLORIDA**, a Florida Municipal Corporation with its principal offices located at **780 Fisherman Street, 4th Floor. Opa-locka FL. 33054** (the "City"), and **BEA Architects, Inc** (the "Consultant"), a Florida corporation authorized to conduct business in the State of Florida, with principal offices located at **3075 NW South River Drive. Miami, Florida 33142**.

WITNESSED:

WHEREAS, on June 10, 2020, the City approved a pool of Qualified Firms to provide Architectural and Engineering Consulting Services to the City on an as needed basis pursuant to RFQ# 20-0324200 Library of Miscellaneous Professional Consultants; and

WHEREAS, the Consultant is a member of the pool under the subcategory of Civil Engineering, Landscape Architectural, Structural Engineering and Traffic Engineering Services and has executed a Continuing Services Agreement; and

WHEREAS, the Consultant has been selected by the City to provide Engineering Consulting Design Services (known as the "Project", the "Services" or the "Scope of Services") for the Restoration Design for the Historic Fire Station and the Human Resource Facilities.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, and the mutual covenants, terms and conditions provided below, the Consultant and the City agree as follows:

1. CONTRACT DOCUMENTS

The Contract Documents referred to in this Agreement shall be comprised of the following:

1.1 This Agreement (the "Specific Projects" or "Project Agreement") between the parties), including any General Terms and Conditions, Supplementary Conditions, Statement of Work or any other provisions contained within this Agreement;

1.2 A Scope of Services request completed by the Consultant and accepted by the City, attached hereto as **Exhibit "A"**; and

1.3 Any and all applicable addenda, proposals executed and submitted by the Consultant and accepted by the City, specifications and insurance certificates; and

1.4 All amendments mutually agreed to after execution of this Agreement.

These Contract Documents comprise the entire agreement for the Services agreed to herein between the parties, and incorporated into and made a part of this Agreement as if attached to this Agreement or repeated herein. In the event of a conflict between this Agreement and any other Contract Document(s), this Agreement shall prevail.

2. **THE WORK**

Consultant shall furnish all labor, materials and equipment necessary to provide professional Services as specified in the Scope of Services and accepted by the City.

3. **PERIOD OF SERVICE**

The Consultant shall begin work promptly after receipt of a fully executed copy of this Agreement and a letter of Notice to Proceed from the City and shall complete the Project within the time mutually agreed upon, as specified in the Scope of Services request accepted by the City.

4. **COMPENSATION**

Compensation (the "Contract Sum") for performing the Services related to the Project shall be the fee of **One Hundred Ten Thousand Four Hundred Eighteen Dollars and 00/100 (\$110,418.00)** specified in the Scope of Services request accepted by the City.

5. **PAYMENTS**

5.1 The City shall pay the Contract Sum to the Consultant subject to the completion of tasks as specified in the Exhibit "A". The City shall pay the Consultant for work performed subject to the specifications of the job and any additions and deductions by subsequent change order provided in the Contract Documents. ~~All payments shall be governed by the Florida Prompt Payment Act, Chapter 218, Part VII, Florida Statutes.~~ The City is under a declared State of Financial Emergency pursuant to Section 218.503, Florida Statutes. As a result, the parties to this Agreement acknowledge that all invoices presented for payment shall be reviewed and approved by the State of Florida prior to payment and that the City is therefore unable to comply with the Florida Local Government Prompt Payment Act.

5.2 The Consultant shall provide periodic invoices to the City upon completion of a substantial amount of Services relating to the Scope of Services contained within this Agreement. Payment shall be made to the Consultant upon approval of submitted invoices to the City.

6. TERMINATION

This Agreement may be terminated by the City for convenience upon ninety (90) calendar days' written notice to the Consultant. In the event of such termination, any Services performed by the Consultant under the this Agreement shall, at the option of the City, become the City's property, and the Consultant shall be entitled to receive compensation for any work completed pursuant to this Agreement to the satisfaction of the City up through the date of termination. Under no circumstances shall City make payment for Services that have not been performed.

This Agreement may be terminated by either party for cause upon five calendar days' written notice to the other should such other party fail to perform in accordance with its material terms through no fault of the party initiating the termination. In the event the Consultant abandons this Agreement or causes it to be terminated by the City, the Consultant shall indemnify and save the City harmless against loss pertaining to this termination. In the event that the Consultant is terminated by the City for cause and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a termination for convenience and the provisions in the paragraph above shall apply.

7. DEFAULT:

In the event of a default by Consultant, the default provisions contained in the Continuing Services Agreement between the parties shall govern.

8. ANTI-LOBBYING/NO CONTINGENT FEE:

The provisions of Section 11 of the Continuing Services Agreement shall apply to this Agreement.

9. WARRANTIES AND GUARANTEES:

9.1 The Consultant warrants that its Services are to be performed within the limits prescribed by the City and with the usual thoroughness and competence of the Consultant's architectural and/or engineering profession.

9.2 The Consultant shall be responsible for technically deficient designs, reports or studies due to negligent acts, errors or omissions. The Consultant shall, upon the request of the City, promptly correct or replace all deficient work due to negligent acts, errors or omissions without cost to the City.

10. BINDING EFFECT:

This Agreement shall bind and the benefits thereof shall inure to the respective parties hereto, their legal representatives, executors, administrators, successors and assigns.

11. AMENDMENTS AND MODIFICATION:

No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties to the Agreement.

12. MERGER: AMENDMENT:

This Agreement, including the referenced Contract Documents, and any attachments, constitute the entire agreement between Consultant and City, and all negotiations and oral understandings between the parties are merged herein. This Agreement may be supplemented and/or amended only by a written document executed by both Consultant and City.

13. NONASSIGNABILITY:

Consultant shall not assign, subcontract or transfer any rights or delegate any duties arising under this Agreement without prior written consent of the City, which consent may be withheld by the City in its sole discretion.

14. NOTICES:

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

FOR CONSULTANT:

BEA Architects, Inc
3075 NW South River Dr.
Miami, FL 33142

FOR CITY:

City of Opa-Locka
John Pate, City Manager
780 Fisherman Street
Opa-Locka, FL 33054

WITH COPY TO:

Burnadette Norris-Weeks, P.A.
City Attorney
401 North Avenue of the Arts
(NW 7th Avenue)
Fort Lauderdale, FL 33311
Telephone: 954-768-9770
Facsimile: 954-768-9790

15. SEVERABILITY; WAIVER:

Any provision in this Agreement that is prohibited or unenforceable under Florida or federal law shall be ineffective to the extent of such prohibitions or unenforceability without invalidating the remaining provisions hereof. Also, the non-enforcement of any provision by either party to this Agreement shall not constitute a waiver of that provision nor shall it affect the future enforceability of that provision or the remainder of this Agreement.

16. Scrutinized Companies

16.1 Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor or its subcontractors are found to have submitted a false certification; or if the Contractor, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

16.2 If this Agreement is for more than one million dollars, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

16.3 The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

16.4 As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

17. OTHER PROVISIONS:

17.1 Titles and paragraph headings are for convenient reference and are not a part of this Agreement.

17.2 In the event of conflict between the terms of this Agreement and any terms or conditions contained in any attached or referenced Contract Documents, the terms in this Agreement shall prevail.

17.3 No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision, and no waiver shall be effective unless made in writing.

17.4 Consultant acknowledges that the public shall have access, at all reasonable times, to certain documents and information pertaining to City contracts, pursuant to the provisions of Chapter 119, Florida Statutes. Consultant agrees to maintain public records in Consultant's possession or control in connection with Consultant's performance under this Agreement and to provide the public with access to public records in accordance with the record maintenance, production and cost requirements set forth in Chapter 119, Florida Statutes, or as otherwise required by Law. Consultant shall ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by Law, for the duration of this Agreement and following completion of this Agreement until the records are transferred to the City.

17.5 Unless otherwise provided by Law, any and all reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of City. Upon completion of this Agreement or in the event of termination by either party, any reports, photographs, surveys and other data and documents and all public records prepared by, or in the possession or control of Consultant, whether finished or unfinished, shall become the property of City and shall be delivered by Consultant to the City Manager, at no cost to the City, within seven days of termination of this Agreement. All such records stored electronically by Consultant shall be delivered to the City in a format that is compatible with the City's information technology systems. Upon completion or termination of this Agreement, Consultant shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure. Any compensation due to Consultant shall be withheld until all documents are received as provided herein. Consultant's failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Agreement by the City.

17.6 Upon request by City's records custodian, provide City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (305) 953-2821, OR BY MAIL: CITY OF OPA-LOCKA - CITY CLERK'S OFFICE, 780 FISHERMAN STREET, 4TH FLOOR. OPA-LOCKA FL 33054.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective duly authorized representatives the day and year written below.

FOR CITY:

ATTEST:

CITY OF OPA-LOCKA

Joanna Flores, City Clerk

By: _____
John Pate
City Manager

Dated: _____

Approved as to form and legal sufficiency
for the use of and reliance by the City of
Opa-Locka only:

City Attorney
Burnadette Norris-Weeks, PA

FOR CONSULTANT:

WITNESS:

BEA Architects, Inc

By: _____
Authorized Representative

Print Name

Print Name

Date

Corporate Seal:

EXHIBIT "A"

BEA Architects, Inc Scope and Fee Proposal dated April 16, 2021 to provide engineering services for the Restoration Design for the Historic Fire Station and the Former Human Resource Facility. for the total amount of One Hundred Ten Thousand Four Hundred Eighteen Dollars and 00/100 (\$110,418.00).

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 is a 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; _____

April 15th, 2021

Carlos Gonzalez
CIP Project Manager
City of Opa-locka
780 Fisherman Street
Opa-locka, FL 33054



Re: Opa-locka City Hall, Historic Fire Station and HR Building Restoration

BEA Architects is pleased to submit the following proposal for Architectural and Engineering Services to prepare Permit & Bid Documents for restoration of the Historic Fire Station and HR buildings, adjacent to Opa-locka City Hall, located at Sharazad Blvd.

DESCRIPTION OF SCOPE OF ITEMS:

- A. Assessment of Existing Conditions:** Perform architectural, structural, landscape and MEP analysis of existing building conditions. Acquire as-built set of drawings from building department. Procure boundary survey, asbestos assessment, lead based paint, and other historical maintenance and condition reports.
- B. Prepare Construction Documents:** Prepare permit package including architectural, civil, structural, landscape, and FP, MEP, PA system, low voltage engineering documents for both buildings. Fire Station shall be renovated for use as a Historical Firefighter's Museum, including building envelope repairs and restoration, utility and service installations, and interior layout and design, ready for occupancy upon completion. Extent of restoration for HR building, for use of adjacent park, shall include restoration of interior partitions in good conditions, roof replacement and building system upgrade, for immediate use and occupancy upon completion. Coordination with all agencies having jurisdiction including FPL, and coordination with City of Opa-locka. Prepare Probable Construction Cost Opinion. One Value Engineering Review & Document Revision.
- C. Assist in Bid Administration:** Prepare big package including architectural, civil, structural, and electrical MEP engineering documents, assist with preparing bid requirements, respond to bidders RFI and issue addendums as needed during bid phase. Coordinate with City of Opa-locka to establish minimum criteria from bidders.
- D. Construction Administration:** Perform construction administration services, ensuring contractor will conform to design intents, meet owner expectations, and adhere to city and jurisdictional requirements.

PHASES / SCHEDULE:

- 1. Phase I (Condition Assessment):** Prepare property conditions assessments. Procure site surveys showing above ground and below ground conditions. Study existing architectural, structural, and MEP conditions, site utilities, supporting infrastructure. Submit Property Conditions Report (limited to project scope area) identifying immediate vs long-term needs of the project.
- 2. Phase II (Due Diligence, Programming & Planning Package):** Review site and building documentation provided by Owner or Building Department. Site visits to collect project data. Prepare Owner project program and refine for City approval. Identify Historic City Landmark requirements. Identify zoning requirements for building modifications, parking, and occupancies of proposed building use. Identify code and sustainability requirements, including utility connections. Study of original building conditions to establish design intent. Prepare As-Built drawings based on collected data.

3. **Phase III (Schematic Design Package-30%):** Prepare schematic drawings for above scope items for Owner and stakeholders approval prior to starting Construction Documents packages. Establish structural and MEP requirements. Meet with Owner for review and approval.
4. **Phase IV (Design Development Package – 70%):** Develop final option to prepare technical permit and bid packages. Perform Life-Safety Analysis. Create outline for Project Specifications. Meet with Owner for review and approval. Provide Probable Construction Cost Estimate for Owner Review.
5. **Phase V (Construction Documents):** Upon Notice to Proceed, prepare 90% construction documents for review. Coordination with all agencies having jurisdiction. Develop Project Specifications. Meet with owner for review and approval.
6. **Phase VI (Construction Documents):** Prepare 100% percent construction documents for permitting and final bid including Bid assistance and addendum preparations. Collaboration with Owner. Coordination with all agencies having jurisdiction. Respond to building department comments.
7. **Phase VII (Construction Administration & Close-out):**
 - Attend pre-bid meeting
 - Attend pre-construction meeting
 - Attend Bi-weekly Construction Site Meetings
 - Review and respond to Contractor's RFIs
 - Perform Punch List Review
 - Provide Architect's certification of Substantial Completion
 - Perform Final Completion review; issue Final Completion Certificate
 - Prepare record documentation based on Contractor's mark-ups
 - Review Pay Requests
 - Review Change Orders
 - Assumed Period of Construction: 24 weeks

Estimated Design/Production time period*:

- | | |
|---------------|-----------------------------------|
| ▪ PHASE I - | 2 weeks |
| ▪ PHASE II - | 4 weeks |
| ▪ PHASE III - | 4 weeks |
| ▪ PHASE IV - | 4 weeks |
| ▪ PHASE V - | 2 weeks |
| ▪ PHASE VI- | 2 weeks from approval of 90% CDs. |
| ▪ PHASE VII- | 24 weeks (Approximately) |

*Time periods do not include City/Stakeholder review time for each submittal



PROFESSIONAL FEES:

▪ PHASE I – Cond. Assess.	\$ 8,766
▪ PHASE II - Programming	\$ 9,024
▪ PHASE III – 30& SD	\$ 12,948
▪ PHASE IV – 70% DD	\$ 14,604
▪ PHASE V - 90% CD:	\$ 14,160
▪ PHASE VI - 100% CD:	\$ 7,884
▪ PHASE VII - Const. Admin.	\$ 37,032

NOTE: See attached **Exhibit A** for detailed fees calculation.

CONSULTANT SCOPE OF WORK:

1. **Landscape Architects, Laura Llerena & Associates (7%):** Beautification of entrance including vehicular and pedestrian approach. Hardscape design at entrances.
2. **Civil & Survey, Biscayne Engineering (7%):** Upgrade of water, sewer, and electrical services as needed. Check drainage and flooding conditions of site.
3. **MEP, Gartek Engineering Corporation (8%):** Establish existing systems. Provide design and calculation for existing systems & upgrade to operational state.
4. **Structural, PMM Consulting Engineers (8%):** Existing structural assessment and reinforcing, as needed. Provide design and calculation for existing systems.

NOTE: All consultants to include code compliance and coordination with local ordinances and agencies having jurisdiction.

REIMBURSABLE EXPENSES & ALLOWANCES:

1. Direct expense	\$ 500
2. Topographical Survey	\$ 3000
3. One Town Hall Meeting & Presentation	\$ 500
4. One Zoning Hearing	\$ 1,500
5. Renderings, Models, Mock-ups, Professional Photography, Presentation Materials, etc.	\$ 500

NOTE: Additional reimbursable expenses other than those stated above are subject to prior written notice of approval by the City.

EXCLUSIONS:

1. Zoning submittals or interface
2. Permit fees, permit submittal or expediting of permit
3. Geotechnical report
4. Off-site utilities or Off-site utility upgrades
5. Phasing plans or MOT (by Contractor)
6. LEED, FGBC, or other Sustainable Building Certifications
7. FFE Design
8. Special Lighting Design

NOTE: Above fees are LUMP SUM fees to be invoiced monthly or at a rate commensurate with completion of scope of work items.

Please indicate your acceptance by signing/dating below and remitting by email.

We appreciate the opportunity to continue building our relationship and look forward to collaborating with City of Opa-locka in realizing this next project. Feel free to contact me at your convenience if you have any comments or questions.



Sincerely,

A handwritten signature in blue ink, appearing to be "AP", written over a horizontal line.

Adrian Price, RA NCARB
Vice-President
BEA architects, Inc.

City of Opa-locka
Accepted by: _____

A handwritten signature in blue ink, appearing to be "A. Austin", written over a horizontal line.

Print Name: Airia Austin

Title: PW / CIP Director

Date: 4 / 16 / 2021


City of Opa-Locka- Old City Hall Annex Buildings

Date: 4/6/2021

Architectural & Engineering Scope:	Refer to written proposal revised 4/06/2021
---	---

Phase 1
Condition Assessment

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr. Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
2	8	2	4	8	8	18	4
2	8	2	4	8	8	18	4
\$ 480	\$ 1,776	\$ 372	\$ 744	\$ 1,488	\$ 1,488	\$ 2,106	\$ 312

Total Phase I

\$8,766
Phase 2
Due Diligence & Programming & Planning

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr. Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
2	10	2	2	2	2	40	2
2	10	2	2	2	2	40	2
\$ 480	\$ 2,220	\$ 372	\$ 372	\$ 372	\$ 372	\$ 4,680	\$ 156

Total Phase II

\$9,024
Phase 3
Schematic Design Package

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr. Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
6	20	2	2	4	4	40	2
6	20	2	2	4	4	40	2
\$ 1,440	\$ 4,440	\$ 372	\$ 372	\$ 744	\$ 744	\$ 4,680	\$ 156

Total Phase III

\$12,948
Phase 4
Design Development Package

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr. Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
6	10	8	8	8	8	40	4
6	10	8	8	8	8	40	4
\$ 1,440	\$ 2,220	\$ 1,488	\$ 1,488	\$ 1,488	\$ 1,488	\$ 4,680	\$ 312

Total Phase IV

\$14,604
Phase 5
90% Construction Documents

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr. Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
6	8	8	8	8	8	40	4
6	8	8	8	8	8	40	4
\$ 1,440	\$ 1,776	\$ 1,488	\$ 1,488	\$ 1,488	\$ 1,488	\$ 4,680	\$ 312

Total Phase V

\$14,160
Phase 6
100% Construction Documents

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr. Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
2	8	4	4	4	4	20	4
2	8	4	4	4	4	20	4
\$ 480	\$ 1,776	\$ 744	\$ 744	\$ 744	\$ 744	\$ 2,340	\$ 312

Total Phase VI

\$7,884
Phase 7
Construction Administration

see written proposal for task description

Total Hours

Sr. Proj Mgr	Sr. Architect	Land. Arch	Civil Eng	MEP Eng	Struct. Eng.	CADD	ADM
\$ 240	\$ 222	\$ 186	\$ 186	\$ 186	\$ 186	\$ 117	\$ 78
20	60	12	12	12	12	80	8
20	60	12	12	12	12	80	8
\$ 4,800	\$ 13,320	\$ 2,232	\$ 2,232	\$ 2,232	\$ 2,232	\$ 9,360	\$ 624

Total Phase VII

\$37,032
Grand Total \$104,418

See reimbursable expenses & allowance in written proposal for additional Non- Basic A&E project cost.

Architectural & Engineering Cash Flow				\$104,418.00
	Task	Duration (Wks)		
1.0	Condition Assessment	1		\$8,766
2.0	DD, Programming & Planning	2		\$9,024
3.0	30% Schematic Design	2		\$12,948
4.0	60% Design Development	3		\$14,604
5.0	90% Construction Documents	3		\$14,160
6.0	100% Construction Documents	2		\$7,884
7.0	Construction Administration	16		\$37,032
	TOTAL	28	TOTAL	\$104,418.00

**PROJECT AGREEMENT
FOR DESIGN SERVICES
BETWEEN
THE CITY OF
OPA-LOCKA AND
EAC Consulting, Inc**

THIS PROJECT AGREEMENT (the "Agreement") is made and entered into this ____ day of May, 2021 between the **CITY OF OPA-LOCKA, FLORIDA**, a Florida Municipal Corporation with its principal offices located at **780 Fisherman Street, 4th Floor. Opa-locka FL. 33054** (the "City"), and **BEA Architects, Inc** (the "Consultant"), a Florida corporation authorized to conduct business in the State of Florida, with principal offices located at **3075 NW South River Drive. Miami, Florida 33142**.

WITNESSED:

WHEREAS, on June 10, 2020, the City approved a pool of Qualified Firms to provide Architectural and Engineering Consulting Services to the City on an as needed basis pursuant to RFQ# 20-0324200 Library of Miscellaneous Professional Consultants; and

WHEREAS, the Consultant is a member of the pool under the subcategory of Civil Engineering, Landscape Architectural, Structural Engineering and Traffic Engineering Services and has executed a Continuing Services Agreement; and

WHEREAS, the Consultant has been selected by the City to provide Engineering Consulting Design Services (known as the "Project", the "Services" or the "Scope of Services") for the Restoration Design for the Historic Fire Station and the Human Resource Facilities.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, and the mutual covenants, terms and conditions provided below, the Consultant and the City agree as follows:

1. CONTRACT DOCUMENTS

The Contract Documents referred to in this Agreement shall be comprised of the following:

1.1 This Agreement (the "Specific Projects" or "Project Agreement") between the parties), including any General Terms and Conditions, Supplementary Conditions, Statement of Work or any other provisions contained within this Agreement;

1.2 A Scope of Services request completed by the Consultant and accepted by the City, attached hereto as **Exhibit "A"**; and

1.3 Any and all applicable addenda, proposals executed and submitted by the Consultant and accepted by the City, specifications and insurance certificates; and

1.4 All amendments mutually agreed to after execution of this Agreement.

These Contract Documents comprise the entire agreement for the Services agreed to herein between the parties, and incorporated into and made a part of this Agreement as if attached to this Agreement or repeated herein. In the event of a conflict between this Agreement and any other Contract Document(s), this Agreement shall prevail.

2. THE WORK

Consultant shall furnish all labor, materials and equipment necessary to provide professional Services as specified in the Scope of Services and accepted by the City.

3. PERIOD OF SERVICE

The Consultant shall begin work promptly after receipt of a fully executed copy of this Agreement and a letter of Notice to Proceed from the City and shall complete the Project within the time mutually agreed upon, as specified in the Scope of Services request accepted by the City.

4. COMPENSATION

Compensation (the "Contract Sum") for performing the Services related to the Project shall be the fee of **One Hundred Ten Thousand Four Hundred Eighteen Dollars and 00/100 (\$110,418.00)** specified in the Scope of Services request accepted by the City.

5. PAYMENTS

5.1 The City shall pay the Contract Sum to the Consultant subject to the completion of tasks as specified in the Exhibit "A". The City shall pay the Consultant for work performed subject to the specifications of the job and any additions and deductions by subsequent change order provided in the Contract Documents. ~~All payments shall be governed by the Florida Prompt Payment Act, Chapter 218, Part VII, Florida Statutes.~~ The City is under a declared State of Financial Emergency pursuant to Section 218.503, Florida Statutes. As a result, the parties to this Agreement acknowledge that all invoices presented for payment shall be reviewed and approved by the State of Florida prior to payment and that the City is therefore unable to comply with the Florida Local Government Prompt Payment Act.

5.2 The Consultant shall provide periodic invoices to the City upon completion of a substantial amount of Services relating to the Scope of Services contained within this Agreement. Payment shall be made to the Consultant upon approval of submitted invoices to the City.

6. TERMINATION

This Agreement may be terminated by the City for convenience upon ninety (90) calendar days' written notice to the Consultant. In the event of such termination, any Services performed by the Consultant under the this Agreement shall, at the option of the City, become the City's property, and the Consultant shall be entitled to receive compensation for any work completed pursuant to this Agreement to the satisfaction of the City up through the date of termination. Under no circumstances shall City make payment for Services that have not been performed.

This Agreement may be terminated by either party for cause upon five calendar days' written notice to the other should such other party fail to perform in accordance with its material terms through no fault of the party initiating the termination. In the event the Consultant abandons this Agreement or causes it to be terminated by the City, the Consultant shall indemnify and save the City harmless against loss pertaining to this termination. In the event that the Consultant is terminated by the City for cause and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a termination for convenience and the provisions in the paragraph above shall apply.

7. DEFAULT:

In the event of a default by Consultant, the default provisions contained in the Continuing Services Agreement between the parties shall govern.

8. ANTI-LOBBYING/NO CONTINGENT FEE:

The provisions of Section 11 of the Continuing Services Agreement shall apply to this Agreement.

9. WARRANTIES AND GUARANTEES:

9.1 The Consultant warrants that its Services are to be performed within the limits prescribed by the City and with the usual thoroughness and competence of the Consultant's architectural and/or engineering profession.

9.2 The Consultant shall be responsible for technically deficient designs, reports or studies due to negligent acts, errors or omissions. The Consultant shall, upon the request of the City, promptly correct or replace all deficient work due to negligent acts, errors or omissions without cost to the City.

10. BINDING EFFECT:

This Agreement shall bind and the benefits thereof shall inure to the respective parties hereto, their legal representatives, executors, administrators, successors and assigns.

11. AMENDMENTS AND MODIFICATION:

No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties to the Agreement.

12. MERGER: AMENDMENT:

This Agreement, including the referenced Contract Documents, and any attachments, constitute the entire agreement between Consultant and City, and all negotiations and oral understandings between the parties are merged herein. This Agreement may be supplemented and/or amended only by a written document executed by both Consultant and City.

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Consultant shall not assign, subcontract or transfer any rights or delegate any duties arising under this Agreement without prior written consent of the City, which consent may be withheld by the City in its sole discretion.

14. NOTICES:

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

FOR CONSULTANT:

BEA Architects, Inc
3075 NW South River Dr.
Miami, FL 33142

FOR CITY:

City of Opa-Locka
John Pate, City Manager
780 Fisherman Street
Opa-Locka, FL 33054

WITH COPY TO:

Burnadette Norris-Weeks, P.A.
City Attorney
401 North Avenue of the Arts
(NW 7th Avenue)
Fort Lauderdale, FL 33311
Telephone: 954-768-9770
Facsimile: 954-768-9790

15. SEVERABILITY; WAIVER:

Any provision in this Agreement that is prohibited or unenforceable under Florida or federal law shall be ineffective to the extent of such prohibitions or unenforceability without invalidating the remaining provisions hereof. Also, the non-enforcement of any provision by either party to this Agreement shall not constitute a waiver of that provision nor shall it affect the future enforceability of that provision or the remainder of this Agreement.

16. Scrutinized Companies

16.1 Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor or its subcontractors are found to have submitted a false certification; or if the Contractor, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

16.2 If this Agreement is for more than one million dollars, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

16.3 The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

16.4 As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

17. OTHER PROVISIONS:

17.1 Titles and paragraph headings are for convenient reference and are not a part of this Agreement.

17.2 In the event of conflict between the terms of this Agreement and any terms or conditions contained in any attached or referenced Contract Documents, the terms in this Agreement shall prevail.

17.3 No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision, and no waiver shall be effective unless made in writing.

17.4 Consultant acknowledges that the public shall have access, at all reasonable times, to certain documents and information pertaining to City contracts, pursuant to the provisions of Chapter 119, Florida Statutes. Consultant agrees to maintain public records in Consultant's possession or control in connection with Consultant's performance under this Agreement and to provide the public with access to public records in accordance with the record maintenance, production and cost requirements set forth in Chapter 119, Florida Statutes, or as otherwise required by Law. Consultant shall ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by Law, for the duration of this Agreement and following completion of this Agreement until the records are transferred to the City.

17.5 Unless otherwise provided by Law, any and all reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of City. Upon completion of this Agreement or in the event of termination by either party, any reports, photographs, surveys and other data and documents and all public records prepared by, or in the possession or control of Consultant, whether finished or unfinished, shall become the property of City and shall be delivered by Consultant to the City Manager, at no cost to the City, within seven days of termination of this Agreement. All such records stored electronically by Consultant shall be delivered to the City in a format that is compatible with the City's information technology systems. Upon completion or termination of this Agreement, Consultant shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure. Any compensation due to Consultant shall be withheld until all documents are received as provided herein. Consultant's failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Agreement by the City.

17.6 Upon request by City's records custodian, provide City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (305) 953-2821, OR BY MAIL: CITY OF OPA-LOCKA - CITY CLERK'S OFFICE, 780 FISHERMAN STREET, 4TH FLOOR. OPA-LOCKA FL 33054.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective duly authorized representatives the day and year written below.

ATTEST:

Joanna Flores, City Clerk

FOR CITY:

CITY OF OPA-LOCKA

By: _____
John Pate
City Manager

Dated: _____

Approved as to form and legal sufficiency
for the use of and reliance by the City of
Opa-Locka only:

City Attorney
Burnadette Norris-Weeks, PA

FOR CONSULTANT:

BEA Architects, Inc

WITNESS:

By: _____
Authorized Representative

Print Name

Print Name

Date

Corporate Seal:

EXHIBIT "A"

BEA Architects, Inc Scope and Fee Proposal dated April 16, 2021 to provide engineering services for the Restoration Design for the Historic Fire Station and the Former Human Resource Facility. for the total amount of One Hundred Ten Thousand Four Hundred Eighteen Dollars and 00/100 (\$110,418.00).

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 is a 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; _____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR PARTICIPATION IN THE FLORIDA MAIN STREET PROGRAM; PROVIDING FOR REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Main Street Program (“Program”) was created to assist Florida communities in developing public-private efforts to revitalize their Local Program Areas. The Program is a subsidiary of the National Main Street Program, the National Trust for Historic Preservation, and a part of the Florida Department of State and the Division of Historical Resources; and

WHEREAS, the Program provides training and technical assistance to local organizations in support of their efforts to revitalize their traditional downtown and neighborhood commercial districts. The Program’s process is structured around the “Main Street Approach®”, a strategy for revitalization developed by the National Trust for Historic Preservation; and

WHEREAS, the Main Street Approach® offers a proven systematic, comprehensive model for downtown district revitalization that combines historic preservation and educational programs in local revitalization initiatives; and

WHEREAS, Main Street is a national movement that has spanned three decades and taken root in more than 2,000 communities in the United States; and

WHEREAS, the national Main Street movement has transformed the way communities think about the revitalization and management of their historic downtown commercial districts and have encouraged public and private reinvestment in such districts by galvanizing volunteers to promote historic preservation; and

WHEREAS, Main Street movements across the nation have demonstrated that a prosperous, sustainable community is only as healthy as its historic business core; and

WHEREAS, the Main Street Approach® features the creation of four community volunteer committees, each of which concentrates its efforts on one of the four elements of the “Main Street Four Points” approach: Organization, Economic Restructuring, Promotion, and Design; and

WHEREAS, the Main Street Approach® provides a flexible framework that would put the traditional assets of our downtown, such as unique architecture and locally-

Sponsored By: City Manager

owned businesses, to work as a catalyst for a sustainable economy and community pride; and

WHEREAS, the City has crafted a Moorish Revival Style Design Handbook for developers looking to build in the City to provide guidelines and concepts; and

WHEREAS, the Florida Secretary of State will select a specific number of communities to participate in the Program in the upcoming year based on Department resources; and

WHEREAS, the City agrees to financially support this apprentice program for, at a minimum of the first three years and participate in its activities thereafter; and

WHEREAS, the City Commission finds it in the best interest of the City and its residents to submit an application for participation in the Florida Main Street Program for the current cycle.

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

SECTION 1. ADOPTION OF REPRESENTATIONS.

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. APPROVAL/DENIAL.

Approval/Denial of Participation in the Florida Main Street Program. The City Commission of the City of Opa-Locka hereby authorizes submission of an application to participate in the Florida Main Street Program with the specific goal of revitalization within the context of the Main Street Approach® and further authorizes the City Manager to submit the application for the City’s participation in the Program.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

Sponsored By: City Manager

PASSED AND ADOPTED this _____ day of _____, 2021.

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____



City of Opa-Locka Agenda Cover Memo

Department Director:	Gregory Gay		Department Director Signature:		
Finance Director:			FD Signature:		
City Manager:	John E. Pate		CM Signature:		
Commission Meeting Date:	5-26-21	Item Type:	Resolution	Ordinance	Other
		(Enter X in box)	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
				X	
Funding Source:	(Enter Fund & Dept)		Advertising Requirement:	Yes	No
Account# :	Ex: PTP		(Enter X in box)	X	
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bi#: N/A		
(Enter X in box)		X			
Strategic Plan Related	Yes	No	Strategic Plan Priority Area:	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)	
(Enter X in box)			Enhance Organizational ☐		
	X		Bus. & Economic Dev ☒		
			Public Safety ☐		
			Quality of Education ☐		
			Qual. of Life & City Image ☐		
			Communcation ☐		
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FL AUTHORIZING PARTICIPATION IN THE FLORIDA MAIN STREET PROGRAM. PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

Staff Summary:

The Florida Main Street Program, which is a subsidiary of the National Main Street Program and the National Trust for Historic Preservation, and a part of the Florida Department of State and Division of Historical Resources, is designed to assist cities in redeveloping their urban core to preserve the historical

nature of the community. The program provides training and technical assistance to local organizations in support of their efforts to revitalize their traditional downtown and neighborhood commercial districts. From small towns to large cities, these areas are often a reflection of the community as whole.

However, this symbolic heart of the community is often a complex environment that is affected by a diversity of physical, economic, cultural, and political influences. In order to revitalize and sustain these districts, a community must address this broad range of influences. The Florida Main Street Program can assist in this process, and is structured around the "Main Street Approach®", a strategy for revitalization developed by the National Trust for Historic Preservation.

In terms of Opa-locka, we will be seeking to designate the 135th Street/Opa-locka Boulevard Corridor and Historic Downtown District as our targeted area for the Main Street Designation. The program will be championed by the City of Opa-locka, in conjunction with the Opa-locka CRA, Opa-locka CDC, residents, community financial partners, and business and property owners.

Benefits and Opportunities of becoming a part of the Florida Main Street Program:

Greater economic stability and vitality

- ☐ Rehabilitation and re-use of existing building stock, protecting historic resources and encouraging infill development - thereby countering sprawl
- ☐ Reduced vacancy, increasing property values and property tax revenues
- ☐ Restoration of the district as a center of commerce, increasing sales tax revenues

Greater quality of life and civic pride

- ☐ Enhancing the district as a center of civic and cultural activities
- ☐ Enhancing its place as a symbol of community identity and pride

Proposed Action:

Staff recommend approval of the City of Opa-locka's Participation in the Florida Main Street Program.

Attachment:

- Resolution
- Staff Report
- Memo - Florida Main Street Implementation
- Florida Main Street Guide
- Florida Main Street Application

CITY COMMISSION

MAY 26th

2021



PARTICIPATION IN THE FLORIDA MAIN STREET PROGRAM

Staff Report

STAFF'S REQUEST: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FL AUTHORIZING PARTICIPATION IN THE FLORIDA MAIN STREET PROGRAM. PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

City of Opa-locka Florida Main Street Designation



I. Background

- The Florida Main Street Program (Program) has been created to assist Florida communities in developing public-private efforts to revitalize their Local Program Areas.
- The program approach features the creation of four community volunteer committees, each of which concentrates its efforts on one of the four elements of the “Main Street Four Points” approach: Organization, Economic Restructuring, Promotion, and Design.
- As the City of Opa-locka is working towards the rebranding of the City, staff has identified programs in which will offer assistance and exposure to the ongoing revitalization activities. Along with the creation of the Downtown Master Plan and the issuance of a new stand-alone Historic Downtown zoning designation, the Downtown is primed and ready for revitalization and the Florida Main Street is a highly recommended resource to utilize to assist in achieving the City’s Goals.

II. Details

What Services Does Florida Main Street Provide to Local Programs?

All Communities in the State have access to:

- ❑ **The Program Coordinator** who is responsible for conducting the statewide Florida Main Street Program and delivery of related training and technical assistance services.
- ❑ **Annual Florida Main Street Conference** -- This multi-day conference focuses on current downtown revitalization and preservation issues, and includes plenary sessions, educational sessions, and networking opportunities. Presenters include practicing professionals of regional and national repute.
- ❑ **Quarterly Florida Main Street Meetings** that rotate among regions of the state - Each quarter, Executive Directors, board members and others gather for a one to two-day meeting that may include single or multiple topic workshops, presentations from Local Programs, and tours or demonstrations by the host program, and may include specialized presentations or training by a consultant in one of the areas of specialization listed herein.
- ❑ **Advanced Training Program**– Conducted as one of the Quarterly Meetings, this training program will address issues of special interest to Local Programs who have already benefited from many of the basic services provided by the Florida Main Street Program.
- ❑ **Statewide Main Street Basic Training** that includes the Main Street Four Approach® and historic preservation training for all Executive Directors, board members and volunteers.
- ❑ **Technical Assistance** and on-site visits, as feasible, to monitor the Active Local Program and assist with work plan and board development.
- ❑ **Pre-Application Assistance** – On request, Florida Main Street will provide technical assistance to entities interested in making application for participation in the Florida Main Street Program. At a minimum, such assistance shall include meeting with community representatives, conducting a pre-application webinar annually, and responding to inquiries. Depending upon availability of

resources, such assistance may also include an assessment visit to the proposed Local Program Area by the Program Coordinator.

- ❑ **Newly Designated Local Programs** are required to participate in all the services available to Active Local Programs, described in Section VII and the annual National Main Street Conference. In addition, shall receive services to be delivered over three years that shall include:
- ❑ **Reconnaissance Visit** by the Program Coordinator – one-day visit to community following designation to promote the Local Program and meet local stakeholders.
- ❑ **Resource Team Visit --** A 3-day Resource Team Visit by an interdisciplinary team of experts in downtown issues will typically be one of three technical assistance services provided to first-year communities. Resource Team Visits include an intensive series of meetings and workshops to assist the Local Program in establishing a sound work plan that will address Local Program needs in each of the areas of the Main Street Approach. Each Resource Team Visit will be concluded with a public meeting to present team findings and recommendations, and will be documented by a written report.
- ❑ **Annual Assessment --** A one-day visit to the Local Program Area by the Program Coordinator to (a) assess Local Program progress toward annual and long-term goals, (b) assist with goal setting for the coming year, and (c) identify training and technical assistance needs for the coming year. Observations and recommendations will be included in a written report provided to the Local Program.
- ❑ **Consultant Assistance** – The Local Program may choose from the following topics/issues to be addressed by Consultant Assistance (**up to four services over the first three years**) --
 - Organizational development
 - Legal issues of initiating, managing a not-for-profit organization
 - Fund-raising
 - Market analysis
 - Visual merchandising, store design
 - Small business operations
 - Business recruitment
 - Property development
 - Writing/re-writing comprehensive plans, zoning codes, other redevelopment-supportive ordinances
 - Entrepreneurial and business development
 - Promotion, public relations, branding and advertising

- Website development
- Signage system design
- Transportation planning
- Special event management
- Urban design
- Support of historic preservation

□ **Florida Main Street Start-up Grant of \$25,000**

During the first year following designation, each Local Program will be eligible to apply for a one-time \$25,000 start-up grant from the Historical Resources Small Matching Grant Program to assist initial development of the Local Program. All Local Program activities assisted through this grant shall be in accordance with the Main Street Approach®. Award and administration of all such grants shall be in accordance with provisions of Chapter 1A- 39, F.A.C.

III. **Overall Analysis**

- As city staff is working in conjunction with the Opa-locka Community Redevelopment Agency and its consultant on the creation of the Downtown Masterplan, staff has been actively seeking to provide programs for the revitalization of our Historic Downtown core. A highlighted program that fits is the Florida Main Street Program which is a subsidiary of the national Main Street Program and the Nation Trust for Historic Preservation.
- The program is designed to assist cities in redeveloping their urban core to preserve the historical nature of the community.
- The National Main Street movement has transformed the way communities think about the revitalization and management of their historic downtown commercial districts and have encouraged public and private reinvestment in such districts by galvanizing volunteers to promote historic preservation.
- The Main Street Approach provides a flexible framework that puts the traditional assets of our downtown, such as unique architecture and locally-owned businesses, to work as a catalyst for a sustainable economy and community pride.

IV. **Staff Recommendation:**

Staff recommend approval of the City of Opa-locka's Participation in the Florida Main Street Program.

V. **Attachments:**

- Resolution
- Staff Report
- Memo – Florida Main Street Implementation

- Florida Main Street Guide
- Florida Main Street Application

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VI. Staff Report Updated After the City Commission Meeting on May 26th, 2021.

Reflected Actions:

I. City Commission Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Resolution No.

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FL AUTHORIZING PARTICIPATION IN THE FLORIDA MAIN STREET PROGRAM. PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

WHEREAS, Staff 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 ☐
 - 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 City Commission Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Commission is a true and correct copy as is reflected upon the public records of the City of Opa-locka this _____ day of _____

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____

The Following changes/recommendations are updates based on the City Commission Meeting discussions in regards to AUTHORIZING PARTICIPATION IN THE FLORIDA MAIN STREET PROGRAM.



Memorandum

TO: Gregory Gay, PCD Director
Gerald Lee, Zoning Official

FROM: Corion DeLaine, City Planner

DATE: June 21, 2019

RE: Florida Main Street Implementation

As discussed over the past few weeks, we are seeking to provide a program for h historical preservation board to champion. A highlighted program that fits is the Florida Main Street Program which is a subsidiary of the national Main Street Program and the Nation Trust for Historic Preservation. The program is designed to assist cities in redeveloping their urban core to preserve the historical nature of the community. In review of the requirements, I have put together a task list of activities in which to occur if we would like to seriously consider proceeding with this program:

Main Street Program

Objectives:

- Identify Street/District for implementation of program (Opa-Locka Blvd/Ali Baba Ave or Historic Downtown Opa-Locka)
- Create documents and a marketing plan which tell the story of historic Opa-Locka and highlights the vibrant urban core that once existed in order to paint a picture of what can occur once again. Also include the following data required for the application:
 - i. Population
 - ii. Demographic
 - iii. Unemployment rate
 - iv. Tax Base Information
- Identify what the district has to offer (Municipal Services, Park behind Historic City Hall, Historic commercial properties (Hurt Building, Fire Station, Bank Building)).
- Establish Program Partners (PCD, CDC, Beacon Council, Greater Miami Dade Chamber of Commerce)
- Identify Funding Mechanisms and Partners to provide for, at a minimum, dedicated public and private funding and in-kind resources for a one-year operating budget sufficient to cover the cost of:



- i. Program Manager salary and fringe benefits
- ii. Rent and general office expenses
- iii. Travel for participation in Florida Main Street Quarterly Meetings and Annual Conference
- iv. Program Manager professional development
- v. Activities and programs conducted by Local Program committees
- Create Board – Historic Preservation Board Can act as board for the program (Adopts objectives, committees, and Budget)
- Provide Downtown Development Study/Economic Development Plan/Design Assistance Program
- Establish Communication With Program Coordinator (Jessica Schultz)

END OF MEMORANDUM

FLORIDA MAIN STREET

A GUIDE TO BECOMING A MAIN STREET



What is Florida Main Street?

Florida Main Street is a technical assistance program with the goal of revitalizing historic downtowns and encouraging economic development within the context of historic preservation.

The program is a part of a network of over 40 nationally recognized programs throughout the country. Florida Main Street is administered by Division of Historical Resources under the Florida Department of State. The program is affiliated with the National Main Street Center and utilizes the National Main Street Center's Four-Point Approach® which offers a framework for community-based revitalization initiatives.

The statewide Florida Main Street Program is administered by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation. Each year, the Florida Secretary of State designates Local Main Street Programs (Local Programs) to participate in the statewide program from the applications received. The maximum number of Local Programs to be selected each year for participation in the program is indicated in the application solicitation announcement published in the Florida Administrative Register. Applications are evaluated on a competitive basis consistent with the provisions of Chapter 1A-36, F.A.C.

The Main Street Four Point Approach

This approach works where existing assets—such as older and historic buildings and local independent businesses—can be leveraged. It encourages communities to take steps to enact long term change, while also implementing short term, inexpensive and placed-based activities that attract people to the commercial core and create a sense of enthusiasm and momentum about their community. Both small-city downtowns and urban neighborhoods throughout the nation are renewing their community centers with Main Street methodology.



Economic Vitality focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.

Design supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.

Promotion positions the downtown or commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community's unique characteristics.

Organization involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district.

Main Street America™

Main Street America™ is a program of the National Main Street Center, Inc., a subsidiary of the National Trust for Historic Preservation. To help communities achieve their economic goals, the National Main Street Center/Main Street America™ has developed a comprehensive revitalization strategy that pairs thoughtful preservation of historic assets with sensible business practices.

The Principles of Main Street

While the Main Street Four-Point Approach™ provides the format for successful revitalization, implementation of the four-point approach is based on eight principles that pertain to all areas of the revitalization effort:

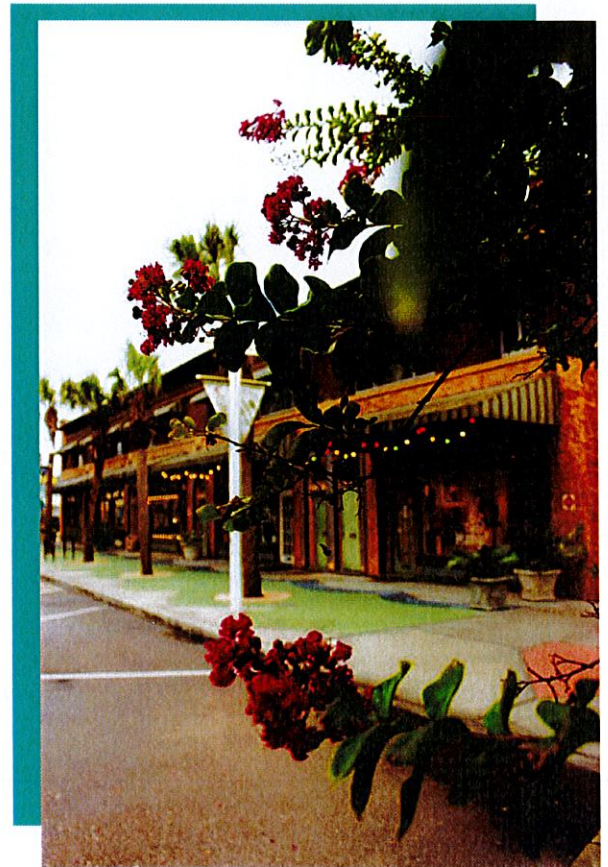
1. **Comprehensive.** Downtown revitalization is a complex process and cannot be accomplished through a single project. For successful long-term revitalization, a comprehensive approach must be used.
2. **Incremental.** Small projects and simple activities lead to a more sophisticated understanding of the revitalization process and help to develop skills so that more complex problems can be addressed, and more ambitious projects undertaken.
3. **Grass roots.** Local leaders must have the desire and the will to make the project successful. The National Main Street Center and the state Main Street program provide direction, ideas, and training, but continued and long-term success depends upon the involvement and commitment of the community.
4. **Public/private partnership.** Both the public and private sectors have a vital interest in the economic health and physical viability of the downtown. Each sector has a role to play, and each must understand the other's strengths and limitations so that an effective partnership can be forged.
5. **Identifying and capitalizing on existing assets.** Business districts must capitalize on the assets that make them unique. Every district has unique qualities – like distinctive buildings and human scale that give people a sense of belonging. These local assets must serve as the foundation for all aspects of the revitalization process.
6. **Quality.** Quality must be emphasized in every aspect of the revitalization program. This applies equally to each element of the program, from storefront design to promotional campaigns and to educational programs.
7. **Change.** Changes in attitude and practice are necessary to improve current economic conditions. Public support for change will build as the program grows.
8. **Implementation-oriented.** Activity creates confidence in the program and ever-greater levels of participation. Frequent, visible changes are a reminder that the revitalization effort is under way. Small projects at the beginning of the program pave the way for larger activities as the revitalization effort matures.

National Main Street Performance Standards

1. **Broad-based public/private support** for the commercial district revitalization process, with strong support from both the public and private sectors
2. **Vision and mission statements** relevant to community conditions and to the Local Program's organizational stage
3. **Comprehensive Main Street work plan;** active in all four-points
4. **Historic preservation ethic**
5. **Active board of directors and committees,** following the Four-Point Approach™
6. **Adequate operating budget**
7. **Paid professional Executive Director.** Communities with more than 5,000 population are required to hire a full-time Executive Director; communities with less than 5,000 population may employ a part-time Executive Director.
8. **On-going training for staff and volunteers.** Attendance at all quarterly meetings, annual state conference and national conference are required
9. **Reporting of key reinvestment statistics**
10. **Current member of the National Main Street network**

What are the Benefits?

- **Technical Assistance and on-site visits** to monitor the Active Local Program and assist with work plan and board development
- **Promotion of local Main Street areas and events**
- **Grant opportunities** through National Main Street and other organizations
- **Statewide Main Street Basic Training**
- **Networking and peer assistance points** for Small Cities Community Development Block Grant (CDBG) and Florida Communities Trust application scoring
- **Florida Main Street Annual Conference** is a multi-day conference that focuses on current downtown revitalization and preservation issues
- **Secretary of State's Florida Main Street Awards Program** that Local Programs are eligible to annually submit and be recognized for outstanding achievement at the Secretary of State's Florida Main Street Awards Banquet.
- **National Main Street Accreditation** to Local Programs that meet the National Main Street Performance Standards. To be designated as "Accredited signifies commitment to comprehensive revitalization, community engagement, and rigorous outcome measurement."



Services to Newly Designated Programs

- **Reconnaissance Visit.** A one-day visit by the Program Coordinator to the community following designation to promote the Local Program, train the board, and meet local stakeholders.
- **Resource Team Visit.** A three-day Resource Team Visit by an interdisciplinary team of experts in downtown revitalization issues will be provided to first-year communities. Resource Team Visits include an intensive series of meetings and workshops to assist the Local Program in establishing a sound work plan that will address Local Program needs in each of the areas of the Main Street Four-Point Approach. Each Resource Team Visit will be concluded with a public meeting to present team findings and recommendations that will be documented by a written report.
- **Annual Assessment.** A one-day visit to the Local Program Area by the Program Coordinator to (a) assess Local Program progress toward annual and long-term goals, (b) assist with goal setting for the coming year, and (c) identify training and technical assistance needs for the coming year. Observations and recommendations will be included in a written report provided to the Local Program.
- **Consultant Assistance.** On-site technical assistance will be provided by Florida Main Street staff, other state agencies, and professional consultants with expertise in a range of disciplines relating to historic preservation, organizational development and downtown revitalization.
- **National Main Street “Designated” Membership.** During the first year following designation, Florida Main Street will pay the Local Program’s membership in the National Main Street network.
- **Florida Main Street Start-up Grant of \$25,000.** Within the first three-years following designation, each Local Program will be eligible to apply for a competitive one-time \$25,000 start-up grant from the Historical Resources Small Matching Grant Program to assist initial development, projects and planning. All Local Program activities assisted through this grant shall be in accordance with the Main Street Approach. Award and administration of all such grants shall be in accordance with provisions of Chapter 1A- 39 F.A.C.

During the first three years following Main Street designation, Local Programs are required to participate in all the services available to Active Local Programs, as well as attend the annual National Main Street Now Conference.

Criteria for Application

The District

- Posses strong historic character
- Based on a grid, around a square, park or other urban form - walkable
- Gateways, public spaces, parking, buildings, businesses, and events are accessible
- Diverse businesses - products, services, experiences that support community industries and residents
- Need and potential for economic growth, design improvement and marketing/promotional efforts

Community Understanding of and Commitment to the Main Street

- Has or is putting into place an active design assistance program
- Encourages building renovation or rehabilitation consistent with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*
- Encourages public awareness of the historic properties in the proposed Program Area and the importance of their preservation
- Works toward putting in place land use policies that encourage development of property in the proposed Program Area
- Encourages development of financial mechanisms and incentives to attract investment to the proposed Program Area
- Broad community support and understanding
- Staff supported, active volunteer organization
- Relevant purpose as reflected in a clear mission statement
- Consistency of local goals with the Main Street Approach

Organizational Readiness and Financial Strength

- Adequate budget and support:
- Active board and committees with clearly defined objectives
- Local government, business, and citizen support
- Paid, professional, full-time Program Manager (Exception: Minimum of half-time paid Program Manager is acceptable for communities with populations of less than 5,000)
- At a minimum, dedicated public and private funding and in-kind resources for a one-year operating budget sufficient to cover the cost of:
 - Program Manager salary and fringe benefits
 - Rent and general office expenses
 - Travel for participation in Florida Main Street Quarterly Meetings and Annual Conference
 - Program Manager professional development
 - Activities and programs conducted by Local Program committees

Pre-Application Assistance is provided, upon request, to entities interested in making application for participation in the Florida Main Street Program. At a minimum, such assistance shall include meeting with community representatives, conducting a pre-application webinar annually, and responding to inquiries. Depending upon availability of resources, such assistance may also include an assessment visit to the proposed Local Program Area by the Program Coordinator.

Helpful Hints for Application Completion

Make sure the Application is Complete

- A. Follow the application format. Keep responses brief and in the order indicated.
- B. Proposed Local Program Area should be the small, well-defined traditional commercial core of your community. Select the area that has the strongest concentration of historic commercial buildings. Avoid the temptation to include peripheral areas with scattered buildings, residential neighborhoods and vacant land.
- C. Applicant must demonstrate a commitment to actively participate in the Florida Main Street Program for a minimum of three years and the intent should be to continue after the initial period.
- D. Offer a competitive salary to attract a qualified professional Executive Director. Offer job security by providing stable program funding. Do not expect the Executive Director to raise funds that are used for sustaining the Local Program.
- E. Provide a generous travel budget. The Executive Director is required to attend Florida Main Street training sessions, meetings and both the state and National conferences. Other members of the Local Program board and volunteers are also encouraged to attend these meetings.
- F. Population and demographic data is available from the U.S. Census Bureau (www.census.gov)
- G. Unemployment data is available through the Agency for Workforce Innovation (www.labormarketinfo.com).
- H. The tax base information requested in the application is available from your county's tax assessor. The appraised value is the value assigned to the property before any exemptions. The assessed value of property is the value upon which property taxes are based, usually after all exemptions have been taken.
- I. Each applicant will have time to present digital photographs and additional material during the public meeting at which applications are considered.

Materials to Be Submitted

- A. The original signed application and attachments, each in a separate three-ring binder, labeled either "Application" or "Appendices." Include with the original set seven (7) copies of the completed application and appendices
- B. Twenty-five (25) color high resolution **digital** photographs of the proposed Local Program Area on a flash drive. Each photo shall be labeled with the name of the city and a number. The number shall key the photo to a description sheet giving the address of the building, the direction from which the slide was taken (North, South, etc.). The photos shall also be keyed to a map of the proposed Local Program Area. DO NOT put images in a PowerPoint format.
- C. Each copy of the application form must be accompanied by the required attachments in a separate three-ring binder labeled "Appendixes," and tabbed Appendix A, Appendix B, Appendix C, and Appendix D.

FOR FURTHER INFORMATION ABOUT THE FLORIDA MAIN STREET PROGRAM (850) 245-6346
or email floridamainstreet@dos.myflorida.com.



FLORIDA MAIN STREET PROGRAM APPLICATION

Application Deadline: Tuesday, September 1, 2020 by 5:00 p.m. ET

*Florida Main Street is a program of the Florida Department of State,
Division of Historical Resources, Bureau of Historic Preservation*

**COMPLETED APPLICATIONS MUST BE RECEIVED IN THE FLORIDA MAIN STREET OFFICE BY THE DEADLINE
DATE AND TIME (DOCUMENTATION MUST BE PROVIDED)**

FLORIDA MAIN STREET
R.A. GRAY BUILDING
500 S. BRONOUGH STREET, 4TH FLOOR
TALLAHASSEE, FL 32399-0250
800.847.7278 or 850.245.6333
FloridaMainStreet@DOS.MyFlorida.com

**ELECTRONIC APPLICATIONS MUST BE SUBMITTED VIA PERSONALIZED MICROSOFT ONEDRIVE LINK BY THE
DEADLINE DATE AND TIME. LINKS ARE OBTAINED BY CONTACTING FLORIDA MAIN STREET STAFF DIRECTLY**

APPLICATION GUIDELINES AND INSTRUCTIONS

The statewide Florida Main Street Program is administered by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation. Each year, the Florida Secretary of State designates Apprentice Main Street Programs to participate in the statewide program from the applications received. The maximum number of Apprentice Programs to be selected each year for participation in the program is indicated in the application solicitation announcement published in the Florida Administrative Register. Applications are evaluated on a competitive basis consistent with the provisions of [Chapter 1A-36, Florida Administrative Code](#).

Pre-Application Assistance is provided, upon request, to entities interested in making application for participation in the Florida Main Street Program. At a minimum, such assistance shall include meeting with community representatives, conducting a pre-application webinar annually, and responding to inquiries. Depending upon availability of resources, such assistance may also include an assessment visit to the proposed Local Program Area by the Program Coordinator.

BACKGROUND

The Florida Department of State, Division of Historical Resources initiated the Florida Main Street Program in 1985. The state coordinating program is based on the Main Street Four-Point Approach® that was developed by the National Main Street Center of the National Trust for Historic Preservation. Over 2,000 revitalization programs nationwide have adopted this preservation-based approach. While concentrating on revitalization of the community's historic commercial center, these local volunteer-based programs enhance the economic vitality, quality of life, and civic pride of the whole community while countering sprawl and encouraging greater citizen participation in the decisions that are shaping their future.

MAIN STREET AMERICA®

Main Street America® is a program of the National Main Street Center, Inc., a subsidiary of the National Trust for Historic Preservation. To help communities achieve their economic goals, the National Main Street Center/Main Street America® has developed a comprehensive revitalization strategy that pairs thoughtful preservation of historic assets with sensible business practices. By blending common sense with sound planning, economic development, promotion and design - all tailored for local needs - the Main Street Four-Point Approach® has already produced dramatic results. The cumulative success of the Main Street Programs on the local level has earned Main Street the reputation as one of the most powerful economic revitalization tools in the nation.

A community or district may not call itself "Main Street," nor may it employ a Main Street Executive Director without an application and official designation by the Florida Department of State, Division of Historical Resources under the National Main Street Center program.

THE MAIN STREET FOUR-POINT APPROACH®

Design involves improving the downtown's image by enhancing its physical appearance - not just the appearance of buildings, but also that of streetlights, window displays, parking areas, signs, sidewalks,

promotional materials and all other elements that convey a visual message about the downtown and what it has to offer.

Organization means building cooperation and consensus among all the groups that play roles in the downtown - bankers, civic groups, government, merchants and individual citizens - to ensure that the Main Street program benefits from a community-wide vision of the future.

Promotion involves marketing the downtown's unique characteristics to shoppers, investors, new businesses, tourists and others. Effective promotion creates a positive image of downtown through retail promotional activity, special events and ongoing programs that build positive perceptions of the district.

Economic Vitality means strengthening the existing economic base of downtown while diversifying it. Economic Vitality activities include helping existing businesses expand, recruiting new businesses to provide a balanced mix, converting unused space into productive property and sharpening the competitiveness of downtown merchants. By strengthening the downtown's economy, communities are able to support the ongoing use of historic commercial buildings, preserving unique community assets.

THE PRINCIPLES OF MAIN STREET

While the Main Street Four-Point Approach® provides the format for successful revitalization, implementation is based on eight principles that pertain to all areas of the revitalization effort:

1. **Comprehensive.** Downtown revitalization is a complex process and cannot be accomplished through a single project. For successful long-term revitalization, a comprehensive approach must be used.
2. **Incremental.** Small projects and simple activities lead to a more sophisticated understanding of the revitalization process and help to develop skills so that more complex problems can be addressed, and more ambitious projects undertaken.
3. **Grassroots.** Local leaders must have the desire and the will to make the project successful. The National Main Street Center and the state Main Street Program provide direction, ideas, and training, but continued and long-term success depends upon the involvement and commitment of the community.
4. **Public/private partnership.** Both the public and private sectors have a vital interest in the economic health and physical viability of the downtown. Each sector has a role to play, and each must understand the other's strengths and limitations so that an effective partnership can be forged.
5. **Identifying and capitalizing on existing assets.** Business districts must capitalize on the assets that make them unique. Every district has unique qualities – like distinctive buildings and human scale that give people a sense of belonging. These local assets must serve as the foundation for all aspects of the revitalization process.
6. **Quality.** Quality must be emphasized in every aspect of revitalization of the Local Program Area. This applies equally to each element of the program, from storefront design to promotional campaigns and to educational programs.
7. **Change.** Changes in attitude and practice are necessary to improve current economic conditions. Public support for change will build as the Apprentice Program grows and becomes and Accredited Program.

8. **Implementation-oriented.** Activity creates confidence in the Apprentice Program and ever-greater levels of participation. Frequent, visible changes are a reminder that the revitalization effort is under way. Small projects pave the way for larger activities as the revitalization effort matures.

NATIONAL MAIN STREET/MAIN STREET AMERICA® PERFORMANCE STANDARDS

Upon formal Main Street designation there are two tiers: Apprentice and Accredited. The National Main Street "Performance Standards" are used for evaluation.

Apprentice Programs have committed to the comprehensive Main Street Approach but have not met the rigorous Performance Standards required to be Accredited.

Being an Accredited community is a "mark of distinction that signifies commitment to comprehensive revitalization and community engagement." To be selected as Accredited the program must meet the following "Performance Standards:"

1. Broad-based public/private support for the commercial district revitalization process, with strong support from both the public and private sectors
2. Vision and mission statements relevant to community conditions and to the Local Organization's organizational stage
3. Comprehensive Main Street work plan; active in all four-points
4. Historic preservation ethic
5. Active board of directors and committees, following the Four-Point Approach®
6. Adequate operating budget
7. Paid professional Executive Director. Communities with more than 5,000 population are required to hire a full-time Executive Director; communities with less than 5,000 population may employ a part-time Executive Director
8. On-going training for staff and volunteers. Attendance at all quarterly meetings, annual state conference and national conference are required
9. Reporting of key reinvestment statistics
10. Current member of the National Main Street network

SERVICES TO NEWLY DESIGNATED APPRENTICE MAIN STREETS

- **Reconnaissance Visit.** A one-day visit by the Program Coordinator to the community following designation to promote the Apprentice Program, train the board, and meet local stakeholders.
- **Resource Team Visit.** A three-day Resource Team Visit by an interdisciplinary team of experts in downtown revitalization issues will be provided to first-year communities. Resource Team Visits include an intensive series of meetings and workshops to assist the Apprentice Program in establishing a sound work plan that will address program needs in each of the areas of the Main Street Four-Point Approach®. Each Resource Team Visit will be concluded with a public meeting to present team findings and recommendations that will be documented by a written report.
- **Annual Assessment.** A one-day visit to the Local Program Area by the Program Coordinator to (a) assess the Apprentice Program progress toward annual and long-term goals, (b) assist with goal setting for the coming year, and (c) identify training and technical assistance needs for the coming year. Observations and recommendations will be included in a written report provided to the Apprentice Program.

- **Consultant Assistance.** On-site technical assistance will be provided by Florida Main Street staff, other state agencies, and professional consultants with expertise in a range of disciplines relating to historic preservation, organizational development and downtown revitalization.
- **National Main Street “Designated” Membership.** During the first year following designation, Florida Main Street will pay the Apprentice Program’s membership in the National Main Street network.
- **Florida Main Street Start-up Grant.** Within the first three-years following designation, each Apprentice Program will be eligible to apply for a competitive one-time start-up grant from the Division of Historical Resources Small Matching Grant Program to assist initial development, projects and planning. All Apprentice Program activities assisted through this grant shall be in accordance with the Main Street Approach© and in accordance with provisions of Chapter 1A-36, F.A.C. Florida Main Street Program; and Chapter 1A-39 F.A.C., Historic Preservation Grants Program.

BENEFITS TO ALL APPRENTICE PROGRAMS

- **Program Coordinator and staff** who are responsible for conducting the statewide Florida Main Street Program and delivery of related training and technical assistance services.
- **Statewide Main Street 101 Training** that includes the Main Street Four-Point Approach© and historic preservation training for all Executive Directors, board members and volunteers.
- **Florida Main Street Quarterly Meetings** that rotate among regions of the state. Each quarter Executive Directors, board members and others gather for a one to two-day meeting that may include single or multiple topic workshops, presentations, and tours or demonstrations by the host community, and may include presentations or training by a consultant with specialized expertise.
- **Florida Main Street Annual Conference** is a multi-day conference that focuses on current downtown revitalization and preservation issues, and includes plenary sessions, educational sessions, and networking opportunities. Presenters include regional and national professionals.
- **Technical Assistance and on-site visits** to monitor the Apprentice Program and assist with work plan and board development. On-site visits shall be consistent with available resources.
- **Promotion of the Local Program Areas** and events on Florida Main Street social media pages and website.
- **Grant opportunities** through National Main Street and other organizations.
- **Secretary of State’s Florida Main Street Awards Program** that Apprentice and Accredited Programs are eligible to annually submit and be recognized for outstanding achievement at the Secretary of State’s Florida Main Street Awards Banquet.
- **National Main Street Accreditation** to programs that meet the National Main Street Performance Standards. To be designated as Accredited “signifies commitment to comprehensive revitalization, community engagement, and rigorous outcome measurement.” Accredited Main Street Program designation includes a press release from National Main Street, a certificate, and the use of the Accredited branding logo.
- **Program of the Month** is an honor bestowed upon an Accredited Program by the Secretary of State. Designation includes a statewide press release, a certificate and social media coverage.
- **Networking and peer assistance points** for Small Cities Community Development Block Grant (CDBG) and Florida Communities Trust application scoring.

During the first three years following Main Street designation, Apprentice Programs are required to attend all 101 Training sessions, quarterly meetings and the Florida Main Street Annual Conference.

HELPFUL HINTS FOR APPLICATION COMPLETION

MAKE SURE THE APPLICATION IS COMPLETE

- A. Follow the application format. Keep responses brief and in the order indicated.
- B. Proposed Local Program Area should be the small, well-defined traditional commercial core of your community. Select the area that has the strongest concentration of historic commercial buildings. Avoid the temptation to include peripheral areas with scattered buildings, residential neighborhoods and vacant land.
- C. Applicant must demonstrate a commitment to actively participate in the Florida Main Street Program for a minimum of three years and the intent should be to continue after the initial period.
- D. Offer a competitive salary to attract a qualified professional Executive Director. Offer job security by providing stable program funding. Do not expect the Executive Director to raise funds that are used for sustaining the Apprentice Program.
- E. Provide a generous travel budget. The Executive Director is required to attend Florida Main Street training sessions, quarterly meetings and the Annual Florida Main Street Conference. Other members of the Apprentice Program board and volunteers are also encouraged to attend these meetings.
- F. Population and demographic data is available from the U.S. Census Bureau (<https://www.census.gov/>).
- G. Unemployment data is available through the Agency for Workforce Innovation (<https://floridajobs.org/workforce-statistics/data-center/statistical-programs/local-area-unemployment-statistics>).
- H. The tax base information requested in the application is available from your county's tax assessor. The appraised value is the value assigned to the property before any exemptions. The assessed value of property is the value upon which property taxes are based, usually after all exemptions have been taken.
- I. Each applicant will have time to present digital photographs and additional material during the public meeting at which applications are considered.

SUPPLEMENTAL MATERIALS TO BE SUBMITTED

- A. The original signed application and all attachments must be submitted in a three-ring binder. Include with the original set eight (8) copies of the completed application and appendices.
- B. Twenty-five (25) color high resolution **digital** photographs of the proposed Local Program Area on a flash drive. Each photo shall be labeled with the name of the city and a number. The number shall key the photo to a description sheet giving the address of the building, the direction from which the slide was taken (North, South, etc.). The photos shall also be keyed to a map of the proposed Local Program Area. DO NOT put images in a PowerPoint format. Please use JPG format only.
- C. Each copy of the application form must be accompanied by the required attachments as indicated below. Tabs should be included in the binder to indicate Attachments A through J.

Florida Main Street Program Application

The statewide Florida Main Street Program is administered by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation. Each year, the Florida Secretary of State selects Apprentice Main Street programs to participate in the statewide program from the applications received. The maximum number of Apprentice Programs to be selected this year for participation in the program is indicated in the application solicitation announcement published in the Florida Administrative Weekly. Applications are evaluated on a competitive basis consistent with the provisions of Chapter 1A-36, Florida Administrative Code.

APPLICANT

City: Opa-locka

County: Miami-Dade County

This application prepared by:

Name: Corion DeLaine

Title: City/CRA Planner

Applicant Organization: Opa-locka Community Redevelopment Agency

Address: 780 Fisherman Street

City: Opa-locka

Zip: 33054

Daytime Telephone: 305-953-2868 ex. 1506

E-mail Address: cdelaine@opalockafl.gov

I certify that I am a duly authorized representative of the applicant and that, to the best of my knowledge, the information presented in this application is accurate. I further certify that it is the intent of the applicant to (a) execute the Florida Main Street Agreement, (b) apply for a Main Street start-up grant from the Historical Resources Small Matching Grant Program, (c) participate in the Florida Main Street Program for a minimum of three years, and (d) report key reinvestment statistics on a quarterly basis. Furthermore, I acknowledge that selection of applicants for participation in the Florida Main Street Program is made on a competitive basis, and neither the submission of this application nor acceptance of this application by the Bureau of Historic Preservation in any way constitutes any manner of commitment by the Bureau to select the applicant for participation in the Florida Main Street Program or to provide funding or technical assistance to the applicant.

Signature

Date

s. 837.06, Florida Statutes, False official statements -- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be

guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

I. CATEGORY APPLYING UNDER

- ☐ Rural City (less than 5,000 in population)
- ☒ Mid-sized City (5,000 - 50,000 in population)
- ☐ Large City (more than 50,000 in population)
- ☐ Urban District (traditional neighborhood commercial district within a city with population more than 50,000)
- ☐ County-wide or Regional Programs (with one or more traditional commercial districts)

II. HISTORICAL OVERVIEW

1. Provide a brief historical overview of your community dating back to incorporation or settlement, historical highlights and unique characteristics.

"Originally called Opa-tisha-wocka-locka [a Seminole Indian name which mean the high land/wooded hammock in the swamp] the city was founded/developed in 1926 by famed aviator, Glenn Curtiss, who desired to develop a city with an Arabian theme based on the book, One Thousand and One Nights. Opa-locka has maintain its place in history with the largest collection of Moorish Revival architecture in the Western hemisphere."

2. Describe the characteristics that make the proposed Local Program Area a compact, cohesive, pedestrian-oriented and recognizable mixed-use district with distinct cultural and historic features and/or architectural character.

"Our city is considered the 'crossroads' of the north central area, and is fully accessible by "Planes, Trains, and Automobiles", with more than 100,000-150,000 vehicles traversing through the city daily. Opa-locka is a 2014 Tree City USA Designee. Approximately twenty-five percent (25%) of the City's land mass is occupied by the Opa-locka Executive Airport operated by Miami-Dade County Aviation Department and home of the Carrie P. Meek International Business Center and the new Amazon Distribution Center just to the west of the proposed Local Program Area. As a community with ample opportunities to enter the city there is no shortage of potential to recreate a vibrant urban core to retain a large majority of visitor as well as cultivate a self-sustaining community where residents and visitors will be able to live work and place in our GREAT city."

3. Does your city have the following:

	Yes	No	In Progress
National Register District	_____	_____	_____
National Register Properties	_____	_____	_____
National Historic Landmark	_____	_____	_____
Local historic designation program	_____	_____	_____
Historic preservation ordinance	_____	_____	_____
Design Review board/process	_____	_____	_____

Certified Local Government _____
 Historic preservation initiatives _____

4. If yes on any of the above items, please individually name the historic properties and the districts within the proposed Local Program Area (use a separate sheet, if necessary).
5. Of the existing building stock in the proposed Local Program Area, what is the approximate year of construction? *Estimate by percentage.*
- | | |
|---------------------|----------------------|
| Pre-1990: _____% | 1941 – 1960: _____% |
| 1901 – 1920: _____% | 1961 – 1970: _____% |
| 1921 – 1940: _____% | 1971-Present: _____% |
6. Have any buildings in the proposed Local Program Area been demolished in the past five years? ☐ Yes ☐ No If yes, how many and what were the reasons for the demolition of the building(s)?
7. Are properties in the proposed Local Program Area subject to the provisions of a local historic preservation ordinance? ☐ Yes ☐ No If yes, briefly describe the key provisions of the ordinance.

III. COMMUNITY PROFILE

1. City Population: 2010 census: **15,219** Current estimate: **16,304** Seasonal population peak _____
2. County Population: 2010 census: **2.507 million** Current estimate: **2.717 million** Seasonal population peak _____
3. Ethnic breakdown of city's population (percentage should total 100%):
- | | |
|------------------------|--------------------------------|
| Caucasian: 2.1% | African American: 61.5% |
| Hispanic: 35.3% | Native American: 0.1% |
| Asian: 0.2% | Other: 0.5% |
4. Local unemployment rate as compiled by the Florida Department of Economic Opportunity (DEO): **12.6%**
5. Is tourism a major industry in your community? ☐ Yes ☐ No If yes, please describe.
6. Median Household Income:
- | | |
|---------|--|
| City: | 2010 census: \$17,908 Current estimate: \$29,390 |
| County: | 2010 census: \$48,982 Current estimate: \$52,205 |
7. List the five largest employers in your community:

Business name	Type of Business	Number of Employees
I. North American Trucking	Logistics	265
II. Republic Metals	Metal Recycling	205
III. MasTec North America		200

IV. Sherwood Food Distribution**Distributor****140**

V. _____

8. Number of industrial parks: **2 (Opa-locka Commerce Are and LeJeune Commerce Area)**
9. Summarize the current development, demographic and economic trends in your community, including median age.
10. Are there other community-wide economic development groups (i.e., a private economic development foundation or partnership group, a chamber of commerce economic development team, regional planning council, special municipal task force, etc.) ☐ Yes ☐ No If Yes, please provide brief list of goals/objectives.

Opa-locka is currently served by the Opa-locka Community Redevelopment Agency [CRA] which covers eighteen percent [18%] of the municipal area. The primary area of redevelopment activity are Magnolia North, Magnolia Gardens, Opa-locka Commerce Center North, Town Center, Opa-locka Gateway and the LeJeune-Douglas Industrial Center West. The goal of the Opa-Locka CRA is to create and implement strategies that use a combination of public and private resources to facilitate redevelopment that enhances the built environment and strengthens local economic conditions within each redevelopment district. To meet this goal the Opa-Locka CRA seeks projects that help reduce or eliminate the continuation and/or spread of blight. Individual projects and policies are supported based on the specific conditions and needs identified within the Opa-Locka Community Redevelopment Plan. Areas where the Opa-Locka CRA concentrates redevelopment efforts includes, but is not limited to commercial development, mixed-use development, neighborhood and housing improvements (with a focus on affordable housing), infrastructure, transportation, and support for promotional and special events. Funds are provided through grants and/or loans based on the funding gap of the proposed project, the projected Return on Investment and the community benefit. [View CRA master plan.](#)

Opa-locka is also privileged to be served by the Opa-locka CDC which was established in November 1980 as a non-profit community development corporation to address the distressed unemployment conditions, particularly in the Opa-locka and North Dade County, Florida, communities. It began addressing conditions through community organizing and soon expanded to provide community services and develop housing. Over time, tackling the area's lack of affordable housing became OLCDC's major focus. Since 1980, OLCDC has developed and sold 145 single-family homes to low-to-moderate-income first-time homebuyers and, through partnerships with private developers, has built over 2500 units of rental housing. In 2010, OLCDC received a \$20 million award from the U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program to buy, construct and repair foreclosed and vacant properties throughout North Miami-Dade. These funds have provided OLCDC the opportunity to reengage the community and leverage resources to begin to completely transform the area. Since then the OLCDC has expanded its focus areas to include arts/culture, social services, education, health/wellness, small business development and financial empowerment.

11. Other Community Organizations/Associations (if applicable):

Community Redevelopment Agency

Date established: **2010** Make-up of board: **7 Members**

Is the proposed Local Program Area in the CRA plan? ☐ Yes ☐ No

Within the past five years, what have been the major activities and accomplishments?

- **Downtown Master Plan (2020)**
- **Commercial Façade Improvement Program (2020)**

Budget expenditures (previous five years)?

Chamber of Commerce

Organization Name:

Number of staff:

Number of members:

Source of funding:

Describe the chamber's primary area of focus:

Chamber activities specifically pertaining to downtown/district:

What type of support will this organization provide Main Street:

Merchants Association

Organization Name: **N/A**

Number of staff:

Number of members:

Source of funding:

Describe the chamber's primary area of focus:

Chamber activities specifically pertaining to downtown/district:

What type of support will this organization provide Main Street:

Local Historic Preservation Organization

Organization Name: **Historic and Environmental Preservation Board**

Number of staff:

Number of members: **2**

Source of funding: **City of Opa-locka**

Describe the chamber's primary area of focus:

Chamber activities specifically pertaining to downtown/district:

What type of support will this organization provide Main Street:

Other Community/Downtown Association/Downtown Development Authority

Organization Name:

Number of staff:

Number of members:

Source of funding:

Describe the chamber's primary area of focus:

Chamber activities specifically pertaining to downtown/district:

What type of support will this organization provide Main Street:

IV. CITY GOVERNMENT

1. Please check if your city has any of the following:
 - ☐ A comprehensive plan as defined under Chapter 163, *Florida Statutes*?
 - ☐ A historic preservation element in that plan
 - ☐ A downtown revitalization element in that plan?
 - ☐ Community Redevelopment Agency (CRA)
 - ☐ A historic preservation element in the CRA plan
 - ☐ A downtown revitalization element in the CRA plan
 - ☐ Zoning ordinance
 - ☐ Sign ordinance
 - ☐ Design review ordinance
 - ☐ Minimum maintenance ordinance
 - ☐ Planning and zoning commission
 - ☐ Public housing authority
 - ☐ Building inspector
 - ☐ Staff person responsible solely for downtown revitalization? How many hours per week?
What is the source of funding?
2. Does the city have a downtown master/vision plan? ☐Yes ☐No If yes, what date was it approved.
What efforts has the city made to implement the plan?
3. Please note projects undertaken in the past five years to address streets, sidewalks, drainage, utilities or other infrastructure in the proposed Local Program Area.
4. Has the city received grants or transfers of funds from other governmental units, (i.e., Community Development Block Grant) in the past three years? ☐Yes ☐No If yes, how have they been used?
Have any of these activities occurred in the proposed Local Program Area? ☐Yes ☐No
If yes, briefly describe how used.
5. Are there un-obligated Community Development Block Grant or other funds that could be used for redevelopment in the proposed Local Program Area? ☐Yes ☐No If yes, please describe.
6. Has your community been a designated Rural Area of Critical Economic Concern? ☐Yes ☐No
7. Has your city participated in any other federal, state or local economic development programs (i.e., Small Business Administration (SBA) programs, Department of Economic Opportunity, etc.)?
☐Yes ☐No
If yes, describe the program activities and indicate if the proposed Local Program Area is included in any of these activities.

8. City Financial Data

	Last Fiscal Year	Current Fiscal Year
Total City expenditures (all funds)	\$	\$
Total city revenues (all funds)	\$	\$
General Fund	\$	\$
a. Revenues	\$	\$
b. Expenditures	\$	\$
Revenue Funds (water, sewer, etc.)	\$	\$
a. Revenues	\$	\$
b. Expenditures	\$	\$
Outstanding Debt:	\$	\$
Ad valorem property tax rate (per \$100)	\$	\$
Assessed valuation	\$	\$
Tax Increment Funds (CRA)	\$	\$
Total City expenditures (all funds)	\$	\$

9. Is there an active Capital Improvement Program/Plan? ☐ Yes ☐ No If yes, please describe the primary projects
10. Are any of the Capital Improvement projects in the proposed Local Program Area? ☐ Yes ☐ No If yes, please describe
11. What is the number of and dollar volume of building permits issued by the city in the last year?
Number _____ Dollar Value \$ _____
12. How many financial institutions are in the city? Have any indicated a willingness to support the proposed Apprentice Program? ☐ Yes ☐ No If yes, please describe.

V. THE LOCAL PROGRAM AREA

- How many blocks are in the proposed Local Program Area?
- What percentage of the buildings in the proposed Local Program Area are:
 - Absentee ownership _____%
 - Local ownership _____%
 - Public ownership _____%
- Note the number of buildings in the following condition:
 - Excellent condition (well maintained) _____
 - Good condition (maintained) _____
 - Fair condition (in need of repairs) _____
 - Poor condition (in need of renovation) _____
- In the proposed Local Program Area, indicate the number of the following:

Businesses _____	Employers & employees _____
Buildings _____	Storefronts _____

5. What is the appraised value of real property within the proposed Local Program Area? (includes property-tax exempt sites)

6. What is the appraised value of real property within the city?

As of Jan 1, 2019 - \$1,482,198,275

As of Jan 1, 2020 – Should be available soon

7. What is the assessed tax base of the proposed Local Program Area?

8. What is the assessed tax base of the city?

As of Jan 1, 2019 - \$1,154,438,679

As of Jan 1, 2020 - \$1,235,577,011

9. What is the current city millage rate?

Current millage rate is 9.8000 mills. If the definition above is correct, this would be \$0.98 per \$100 of assessed value.

10. Note the number of buildings in the proposed Local Program Area in the following categories:

Financial institutions	_____
Restaurants	_____
Department/variety	_____
Grocery	_____
Bars/Lounges	_____
Furniture/furnishings	_____
Auto oriented	_____
Drug Store	_____
Hotel/Motel	_____
Theatres	_____
Antiques	_____
Churches	_____
Warehouses	_____
Residential/apartments	_____
Other service businesses	_____
Other retail	_____
Educational facilities	_____
Professional Offices	_____
Government offices	_____

11. What are the current rents per square foot for commercial space in the proposed Local Program Area?

- a. Average: \$_____ per square foot/year
- b. Lowest: \$_____ per square foot/year
- c. Highest: \$_____ per square foot/year

12. Estimate the percentage of first floor vacancies in the proposed Local Program Area:
13. Estimate the percentage of upper floor vacancies in the proposed Local Program Area:
14. Describe trends in the proposed Local Program Area relating to the economic environment, such as business openings and closings in the past five years.
15. Number of vacant lots in the proposed Local Program Area.
16. Total number of parking spaces (both public and private) in the proposed Local Program Area:
17. Number and location of parks and/or recreation parks in the proposed Local Program Area:
18. What is the average daily traffic count at the 100% corner (main intersection) in the proposed Local Program Area?

VI. THE LOCAL ORGANIZATION

1. Name of organization or agency to administer the Apprentice Program:
Date established: _____ Size of current membership: _____
2. Attach a copy of the by-laws and Articles of Incorporation
3. Federal Employer Identification (FEID) Number: _____
4. Taxing Status (i.e., 501(c)(3), etc.): _____
5. Has a Main Street Executive Director been hired? ☐ Yes ☐ No If yes, date started?
☐ Full-time (required for Communities with a population more than 5,000)
☐ Part-time (Exception: Communities with a population less than 5,000 may employ a part-time Executive Director)
6. Executive Director's name: (Attach his/her resume)
7. To whom will the Main Street Executive Director report? What is their title?
8. Why would your city be a successful Main Street community; what are the potential benefits; and the expected impact on the city?
9. To be successful, a Main Street program requires wide community buy-in and support. (a) How have you informed community groups and citizens about the Main Street Program? Explain efforts and responses. (b) Have there been community meetings, visits from other Main Street organizations, field trips to other Main Street communities, education etc. Please include in this section any newspaper articles or supplemental material that support your response. (c) How will the Main Street program continue to generate public awareness and involvement?

10. Who is involved in completing this application and promoting public awareness of the Main Street program? Please list those involved and describe their role in the community.
11. What are the greatest challenges currently facing the proposed Local Program Area?
12. What are the greatest opportunities in the proposed Local Program Area?
13. List the five most important goals for your Local Organization in creating an Apprentice Program.
14. How did you arrive at these goals?
15. List specific activities and projects undertaken in the proposed Local Program Area during the past two years by the private sector, which demonstrate interest and support for revitalization of the proposed Local Program Area. Give a brief description of the scope of these activities, projects or programs and potential impact.
16. Describe sources of funding for necessary operating expenses, program support, additional expenses warranted to sustain the proposed Main Street organization and relevant projects.
17. Describe long-term public and private funding strategies, including anticipated grants, contracts for services, fund raising events, membership dues, etc.

18. Other than funding, describe how the public and private sectors will be involved in the Main Street organization?

REQUIRED ATTACHMENTS

ATTACHMENT A

This section should include the following in the order indicated

1. Google Earth™ or Google™ Maps, outlining the proposed Local Program Area, within the context of downtown, in a scale sufficient to identify streets and cohesiveness.
2. Twenty-five (25) high resolution digital photographs on a flash drive. DO NOT put images in a PowerPoint format. (Refer to "Materials to be Submitted" on page VIII for detailed requirements).
3. Proposed Local Program Area street map that is keyed to the 25 digital photographs.
4. Copy of 25 photographs and keyed description sheet.

ATTACHMENT B

This section should contain the following in the order indicated

1. By-laws for applicant organization.
2. Articles of incorporation for applicant organization or agency (unless a local government).

ATTACHMENT C

This section should contain the following in the order indicated

1. Specific letters and resolutions of partnership commitment from key community organizations, and institutions.
2. General letters of support from merchants, organizations, institutions, citizens, elected officials, etc. Form letters are discouraged, but petitions may be used.

ATTACHMENT D

This section should contain the following in the order indicated

1. Related press clippings.
2. Miscellaneous supporting materials.

ATTACHMENT E

Use the provided Attachment E to create separate budget summaries for each of the first three years of the Apprentice program. Fill in the year (1,2 or 3) and the organization's corresponding fiscal year dates.

Attach one completed form for each year as:

1. Year 1 Budget Summary (use provided Attachment E)

2. Year 2 Budget Summary (use provided Attachment E)
3. Year 3 Budget Summary (use provided Attachment E)

ATTACHMENT F

1. Verification for funding from the public and private sectors for the first three years of the Apprentice Program.
2. List of all in-kind services donated to the Apprentice Program (Include letters from individuals and organizations describing what is donated and its fair market value and duration for each in-kind service).

ATTACHMENT G

1. Attach the provided **Attachment G – Funding Certification** to the Application, certifying the availability of full funding for the first three (3) years for the Apprentice Program. The attachment must be complete and signed by the duly authorized individual.

ATTACHMENT H

This section should include the following in the order indicated

1. Attach the provided **Attachment H – Certification of Intent to Hire an Executive Director**. The attachment must be complete and signed by the duly authorized individual.
2. Also attach a copy of the job description, performance evaluation standards and procedures, amount of salary, amount and description of benefits and contract as applicable).

ATTACHMENT I

1. *Attachment I is a copy an official Resolution Authorizing Participation in the Florida Main Street Program from the Local Government. A sample Resolution is provided. Please submit a copy of the actual resolution passed by the local government with all signatures.*

ATTACHMENT J

1. *Attachment J is a summary sheet of the information included in this application.*

NOTE: Application materials submitted become property of Florida Main Street and will not be returned.

ATTACHMENT E – Budget Summary

YEAR # _____ BUDGET SUMMARY xx.xx.xxxx to xx.xx.xxxx (use organization's fiscal year dates)

REVENUE	
City Government	\$
CRA Trust Fund	\$
County Government	\$
Private/Memberships	\$
Grants	\$
Promotions/Special Events	\$
Other Revenue	\$
TOTAL INCOME	\$
EXPENSES	
Executive Director Salary ¹	\$
Executive Director FICA	\$
Executive Director other benefits	\$
Staff Salary	\$
Staff FICA	\$
Staff other benefits	\$
Office operations (computer, printer, supplies, postage, etc.)	\$
Rent	\$
Utilities	\$
Telephone/Internet	\$
Memberships ²	\$
Insurance (special events and Directors and Officers liability)	\$
Professional Development/Travel (Executive Director is required to attend trainings, quarterly meetings and Florida Main Street Conference)	\$
Annual Board Retreat ³	
Design/Incentive Grants ⁴	\$
Promotion/Special Events	\$
Marketing/Website	
Economic Vitality	
TOTAL EXPENSES	\$
NET	\$

¹ In 2018, the average salary for a full-time Florida Main Street Executive Director was \$44,426. A part-time Executive Director was \$18,571.

² National Main Street annual membership is required. (Florida Main Street pays the newly designated Main Street's first year membership in the National Main Street Network).

³ Board retreats should be an annual expense to accommodate a facilitator in developing a work plan.

⁴ Design Grants, such as façade or sign improvement grants are extremely important to Apprentice Programs because they help spur projects and create visibility and awareness of the Apprentice Program.

ATTACHMENT G - Funding Certification

As the duly authorized representative of _____
 (name of organization/government), I hereby certify that on _____ (date)
 _____ (name of organization/government)
 has \$_____ in-hand and \$_____ pledged for year one of the
 Apprentice program's participation in the Florida Main Street Program and that these funds are allocated
 for this purpose. I further certify that this organization/government has \$_____ in-hand and \$_____ pledged for three years for the Apprentice Program's participation in the Florida Main Street Program, as indicated in the Budget Summaries included in this application.

 Signature of duly authorized representative

 Date

 Printed name and title of duly authorized representative

s. 837.06, Florida Statutes, False official statements -- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.
--

ATTACHMENT H - Certification of Intent to Hire an Executive Director

As the duly authorized representative of _____
(name of organization/government), I hereby certify that _____
(name of organization/government) agrees to employ a professional Main Street Executive Director for
a period of at least three years following execution of a formal Florida Main Street Agreement between
the Division of Historical Resources and our agency/organization for participation in the Florida Main
Street Program.

NOTE: Communities with more than 5,000 population are required to hire a full-time Executive Director;
communities with less than 5,000 population may employ a part-time Executive Director.

Signature of duly authorized representative

Date

Printed name and title of duly authorized representative

Attachment I is a Resolution Authorizing Participation in the Florida Main Street Program from the Local Government. The following is a Sample Municipal Resolution. Please submit a copy of the actual resolution passed.

SAMPLE – ATTACHMENT I

A Resolution Authorizing Participation in the Florida Main Street Program

WHEREAS, the Florida Main Street Program (Program) has been created to assist Florida communities in developing public-private efforts to revitalize their Local Program Areas, and

WHEREAS, the Secretary of State will select a specific number of communities to participate in the Program in the upcoming year based on Department resources.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF _____ that the City hereby endorses submission by _____ of an application to participate in the Program with the specific goal of revitalization within the context of the Main Street Approach.

BE IT FURTHER RESOLVED that the City agrees to financially support this Apprentice Program for at least the first three years and participate in its activities.

APPROVED AND ADOPTED THIS _____ day of _____, 20 _____.

Commissioner, Mayor Name: _____ Vote: _____

Commissioner Name: _____ Vote: _____

Commissioner Name: _____ Vote: _____

Commissioner Name: _____ Vote: _____

Commissioner Name: _____ Vote: _____

Attest: _____

City Clerk: _____

Approved as to legal form: _____, City Attorney

ATTACHMENT J – Application Summary Sheet

Community _____ **Category** _____

Community Profile

1. City Population	
2. Median Household Income	\$
3. Median Age	
4. Unemployment Rate	
5. % of Families Below Poverty Level	%
6. Sales Tax Receipts for City	\$
7. Community Redevelopment Agency	Yes/No
8. Date CRA Established	
9. Annual Budget Expenditures of CRA	\$
10. Other Downtown Association	Yes/No
11. Local Preservation Organization	Yes/No
12. Local Preservation Ordinance	Yes/No
13. Seasonal Population Peak	

Local Organization

1. Tax Status	
2. Annual Executive Director Salary	\$
3. Annual Executive Director Benefits	\$
4. Annual Travel Budget	

Local Program Area

1. Number of Blocks	
2. Number of Buildings	
3. Total Square Footage	sq.ft.
4. 1 st Floor Vacancy	sq.ft.
5. % Local Ownership	%
6. % Absentee Ownership	%
7. % Public Ownership	%

Age of Buildings (%)

1. Pre-1900	%
2. 1901-1920	%
3. 1921-1940	%
4. 1941-1960	%
5. 1961-1970	%
6. 1971-Present	%

Use of Buildings (%)

1. Owner Occupied	%
2. Renter Occupied	%
3. Vacant	%



Wed 5/19/2021 10:31 AM

Gregory Gay

RE: Florida Main Street Application Cycle

To: Corion DeLaine

Cc: John E. Pate

From: Beck, Katherine G. [<mailto:Katherine.Beck@dos.myflorida.com>]

↑ Next ↑ Last

Sent: Thursday, May 13, 2021 12:09 PM

To: blatham@nbvillage.com; svargas@cgsolutions.com; tsejour@northmiamifl.gov; pbien-aime@northmiamifl.gov; justin.proffitt@citynmb.com; Andrea.Henry@citynmb.com; anthony.defillipo@citynmb.com; Gregory Gay <ggay@Opalockafl.gov>; Matthew Pigatt, Mayor - City of Opa-locka <mpigatt@Opalockafl.gov>; marocha@palmettobay-fl.gov; kcunningham@palmettobay-fl.gov; malvarez@palmettobay-fl.gov; clerk@pinecrest-fl.gov; jcorradino@pinecrest-fl.gov; jtompkins@southmiamifl.gov; PStoddard@southmiamifl.gov; crusso@sibfl.net; gscholl@sibfl.net; ssinatra@calvin-giordano.com; Mayor@townofsursidefl.gov; cgarcia@cityofsweetwater.fl.gov; olopez@cityofsweetwater.fl.gov; vgclerk@aol.com; mayor@viriniagardens-fl.gov; juanpena@cityofwestmiami.org; rhondaarodriguez@cityofwestmiami.org; Clerk@islamorada.fl.us; planningdirector@islamorada.fl.us; cityclerk@keycolonybeach.net; mayor@keycolonybeach.net; Mayor@cityofkeywest-fl.gov; khalloran@cityofkeywest-fl.gov; cityhall@cityoflayton.com; skipharing@juno.com; coldironm@ci.marathon.fl.us; garrettg@ci.marathon.fl.us; boccdis4@monroecounty-fl.gov; Stankiewicz-Tiffany@monroecounty-fl.gov

Cc: Cicone, Laura M. <Laura.Cicone@dos.myflorida.com>

Subject: Florida Main Street Application Cycle

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected emails. If if this is a suspicious message please contact itsupport@opalockafl.gov

The application period for the Florida Main Street program opens June 1, 2021. Florida Main Street is a technical assistance program with the goal of revitalizing historic downtowns and encouraging economic development within the context of historic preservation.

Since 1985, Florida Main Street has offered technical assistance to Main Street programs across the state. The program is a part of a network of 46 nationally recognized programs throughout the country. Florida Main Street is administered by Division of Historical Resources under the Florida Department of State. The program is affiliated with the National Main Street Center and utilizes the National Main Street Center's Four-Point Approach® which offers a framework for community-based revitalization initiatives.

A copy of the application can be requested by contacting either katherine.beck@dos.myflorida.com or laura.cicone@dos.myflorida.com

Former Main Street communities can be reorganized without utilizing the application process. Contact me for details if you are interested in reestablishing a former program.

Katherine Beck | State Coordinator

Florida Main Street

500 South Bronough Street, Tallahassee, Florida 32399

850.245.6345 (o) 850.728.0720 (m)

<image001.jpg>

<image002.jpg>

PLANNING & ZONING PUBLIC HEARINGS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the Code of Ordinances of the City of Opa-Locka and the City of Opa-Locka's Land Development Regulations, Ordinance 15-31, the City Commission has the power to approve, approve with conditions or deny any site plan review request; and

WHEREAS, 3805 NW 132 Street, LLC ("Applicant"), owner of the subject property located at 3805 NW 132nd Street, Opa-Locka, Florida 33054, requests final site plan review and approval in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property; and

WHEREAS, the Applicant desires to construct a construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue; and

WHEREAS, the 198,198 square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access; and

WHEREAS, the proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick up the material from local areas; and

WHEREAS, the proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste; and

WHEREAS, construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste

materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day; and

WHEREAS, 3805 NW 132 Street, LLC presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on November 17, 2020 and the Planning & Zoning Board recommended approval of the Site Plan by a 5 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, a copy of the Site Plan is attached hereto as Exhibit A.

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL

Approval of Final Site Plan Approval. The City Commission of the City of Opa-Locka hereby approves the request for the final site plan approval by 3805 NW 132 Street, LLC. for the construction and demolition waste processing facility on the property located at 3805 NW 132 Street identified by folio 08-2129-010-0090, in the I-3 zoning district.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2021.

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____



City of Opa-Locka Agenda Cover Memo

Department Director:	Gregory Gay		Department Director Signature:		
Finance Director:			FD Signature:		
City Manager:	John E. Pate		CM Signature:		
Commission Meeting Date:	4-28-21	Item Type:	Resolution	Ordinance	Other
		(Enter X in box)	X		
Fiscal Impact:	Yes	No	Ordinance Reading:	1st Reading	2nd Reading
(Enter X in box)			(Enter X in box)	X	
		X	Public Hearing:	Yes	No
			(Enter X in box)	X	
Funding Source:	(Enter Fund & Dept)		Advertising Requirement:	Yes	No
Account# :	Ex: PTP		(Enter X in box)	X	
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bi#: N/A		
(Enter X in box)		x			
Strategic Plan Related	Yes	No	Strategic Plan Priority Area:	Strategic Plan	
(Enter X in box)	X		Enhance Organizational ☐	Obj/Strategy: (list the specific	
			Bus. & Economic Dev ☒	objective/strategy this item will	
			Public Safety ☐	address)	
			Quality of Education ☐		
			Qual. of Life & City Image ☐		
			Communication ☐		
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132 STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Applicant requests final site plan review and approval in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property. The 198,198

square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access. The applicant wishes to construct a construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue

BACKGROUND

The proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste. Construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

The scope of the C & D material processing is described below:

- Delivery vehicles enter the facility from NW 132nd Street. The proposed facility personnel visually inspect the incoming material, weigh the material on a stationary scale and sort the incoming material into categories inside the Storage/Processing Area in an enclosed building. After unloading and collecting payment, the delivery vehicles exit the facility.
- The recyclable materials are separated and containerized and taken off-site in trucks.
- The remaining sorted material.

All storage/processing operations will be conducted inside an enclosed building.

Proposed Action:

Staff recommend approval of this Site Plan. The City Commission shall use the following criteria in making their decision regarding approval or disapproval of a site plan application pending the following other approvals :

- The development permitted by the application, if granted, conforms to the Comprehensive Plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.
- The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the City.
- The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.

- The 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.
- All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;
- All landscaping and parking areas must be provided and maintained as shown in the Construction and Demolition (C & D) Material Resource Facility (MRF) Site Plan;
- Trees to be planted 25' avg. oc.;
- Adequate landscape buffer around parking area;
- Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary to this Construction and Demolition (C & D) Material Resource Facility (MRF) site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;
- All trash & garbage containers shall comply with the City dumpster enclosure requirements;
- Address all Miami-Dade County's input/recommendations as appropriate.

Attachment:

Site Plan Staff Report
 Site Plan
 Site Plan Resolution 11-17-20

PLANNING & ZONING ADVISORY BOARD

November 17th

2020



3805 NW 132 Street, LLC: Final Site Plan Review APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING FINAL SITE PLAN APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132 STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

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

- The subject property is currently own by 3805 NW 132 STREET LLC. according to the Miami-Dade County Property appraiser's website. The subject Property is currently a Truck parking facility and the current land on one parcel (Folio #08-2129-010-0090), zoning for this parcel is I-3.
- The site is located along the Douglas/Le Jeune Road Connector (NW 37th Avenue) and NW 132nd Street. The site is only accessible via the Douglas/Le Jeune Road Connector at its eastern edge providing for ingress and egress, immediately adjacent to Ali Baba Avenue. Currently the site is zoned as I-3 which does not allow for the operation of a C&D. The applicant is proposing to pursue a land use change from I-3 to I-2 in order to accommodate the request (*see Existing Condition Section*).



← NORTH DOUGLAS-LE JEUNE CONNECTOR SOUTH →

Figure 1: Google Street View, dated:

II. Project Details

- **Applicant's intent**

3805 NW 132 Street, LLC, owner of the subject property located at 3805 NW 132nd Street, Opa-locka, Florida 33054, requests final site plan review and approval in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property. The 198,198 square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access. The applicant wishes to construct a construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue.

The proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste. Construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

The scope of the C & D material processing is described below:

- Delivery vehicles enter the facility from NW 132nd Street. The proposed facility personnel visually inspect the incoming material, weigh the material on a stationary scale and sort the incoming material into categories inside the Storage/Processing Area in an enclosed building. After unloading and collecting payment, the delivery vehicles exit the facility.
- The recyclable materials are separated and containerized and taken off-site in trucks.
- The remaining sorted material.

All storage/processing operations will be conducted inside an enclosed building.

Site Computations & Land Development Regulation / Zoning Code | Table 1

Applicant	3805 NW 132 STREET LLC
Folio Number (s)	Opa-locka: 08-2129-010-0090
Address Location	3805 NW 132 nd Street
Building (s) Footprint	Total Site Area – 198,198 SF
	New Warehouse – 50,160 SF
	New Scale House – 300 SF
Floor Area	Total 50,460 SF
Zoning	I-3 – Liberal Industrial

Zoning Code Consistency	The proposed use for a Construction Waste Processing Facility is inconsistent with the I-3 Zoning Code.		
Existing Land Use	Truck Parking Facility / I-3		
Future Land Use Designation	Applicant has applied for a zoning change from I-3 to I-2		
Comprehensive Plan Consistency	The proposed use for a Construction Waste Processing Facility is inconsistent with the Comprehensive Plan with the requested property being I-3. Applicant will be seeking a zoning change to the appropriate zoning designation.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article V Sec. 22-94, 22-112, Ord. no. 14-16		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front (South)	25 Feet	525 Feet	YES
Rear (North)	20 Feet	40 Feet	YES
Side (East)	15 Feet	15-3 Feet	YES
Side (West)	25 Feet	25 Feet	YES
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	N/A	0.43%	YES
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.22 Acres)	50,460 SF (1.16 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Office Building: 45 feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	1,625 SF	Tot Parking Lot 103,084 S.F. Tot Green Space 51,501 S.F.	YES
Landscaping			
Parking Details	Office buildings: pursuant to the Land development Regulation Ordinance 86-8: Article 4, section 22-93. one (1) Parking per 2500 square feet of floor area. * Off. Bldg. = 22.79 spaces Required	Office Bldg. 50,160 S.F. Total Space Provided: 25 Total Spaces 24 Regular Spaces 1 Handicapped Spaces	YES
Landscape/ Pervious Lot Coverage	20% minimum required pervious	30% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office.		

Local Government Action Required	- A copy of notice for advertisement titles were given to the Clerk's Office on Monday, September 28th, 2020. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, November 17th, 2020. - City Commission Meeting: TBD
	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.

III. Overall Analysis

Existing Conditions:

The proposed facility requests final site plan review in order to operate a C & D MRF at the subject property.

- The Subject Property is generally surrounded by I-3 properties to the north, east and south and I-4 to the west.
- The proposed facility as described in the "Proposed Project Description" will not generate, discharge, handle or dispose of any hazardous material (e.g. oil, grease, solvents, lubricants, etc.) as a result of the proposed operations which will be limited to recycling and processing.
- The servicing, maintenance and fueling of the equipment on site will be performed inside another building at the subject property.
- The proposed operation will not cause a substantial addition in the quantity of non-domestic liquid waste that the existing permitted operation presently generates.
- The proposed operation will not cause to generate any liquid waste since the operation of collection and transfer is a "dry" operation.
- Since the operations are completely performed on a concrete surface and under a roofed area and there are no processing operations which will cause to generate or store any chemicals or liquid wastes, there are no known or recognized environmental conditions which will pose a detrimental threat to the environmental receptors or pose a risk to the soil and/or groundwater quality at the site.



Enlarged Aerial View of 3805 NW 132 Street

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North South	Industrial	Industrial	I-3 (Liberal Industrial)
	Industrial	Industrial	I-3 (Liberal Industrial)
East	Industrial	Industrial	I-4 (Lib. Ind. Storage and Salvage)
West	ROW	Douglas/Le Jeune Road Connector (NW 37th Avenue)	ROW

Surrounding Zoning Designation Map

The Site is Highlighted in image



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

COMPLIES

- **Findings:**

- The proposed development use 'Construction and Demolition (C & D) Material Resource Facility (MRF)' is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses

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

COMPLIES

- **Findings:**

- The Applicant is proposing to include landscaping at .47ac. *(Please see attached Landscape Plan for Trees detailed information).*

- **Fence:** All fences constructed on property perimeters shall be of a solid masonry construction or a decorative masonry block to prevent the view of any stored article. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.

- **Findings:**

- The Applicant is required to have fencing as the property is on a commercial corridor pursuant to the City Land development Regulation/Zoning Code 15-31, I-2 Industrial District (Section 22-92).

- **Future Land Use:** Industrial

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

COMPLIES

- I-3 (Lib. Industrial) Permitted Uses: Project Specific: *Construction and Demolition (C & D) Material Resource Facility (MRF)*

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code I-3 (Lib. Industrial) does not allow for a Construction and Demolition (C & D) Material Resource Facility (MRF) which is permitted within a I-2. Applicant has submitted Rezoning application.

COMPLIES

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

IV. Project Need Assessment / other Required Approvals

1. Rezoning
 - Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020
2. Site Plan
 - Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020.
3. Development Agreement
 - Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020.

V. 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

VI. Staff Recommendation:

Staff recommends approval of this Rezoning request pending the following other approvals. The City Commission shall use the following criteria in making their decision regarding approval or disapproval of a rezoning application:

- The proposed rezone is consistent with goals, objectives and policies of the City's Comprehensive Plan.
- The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.
- The subject property is physically suitable for the uses permitted in the proposed district.

Expiration of Rezoning Approvals. The grant of a rezoning shall be null and void twelve (12) months from the date of City Commission approval unless construction of the development has commenced.

VII. Attachments:

- Rezoning Letter of Intent
- Site Plan
- Development Agreement

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VIII. Staff Report Updated After the Planning and Zoning Board Meeting on November 17th 2020. *Reflected Actions:*

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

Resolution No.

RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: Construction and Demolition (C & D) Material Resource Facility (MRF) FOR: SITE PLAN APPROVAL REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING:

A construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 11-17-2020
 - 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

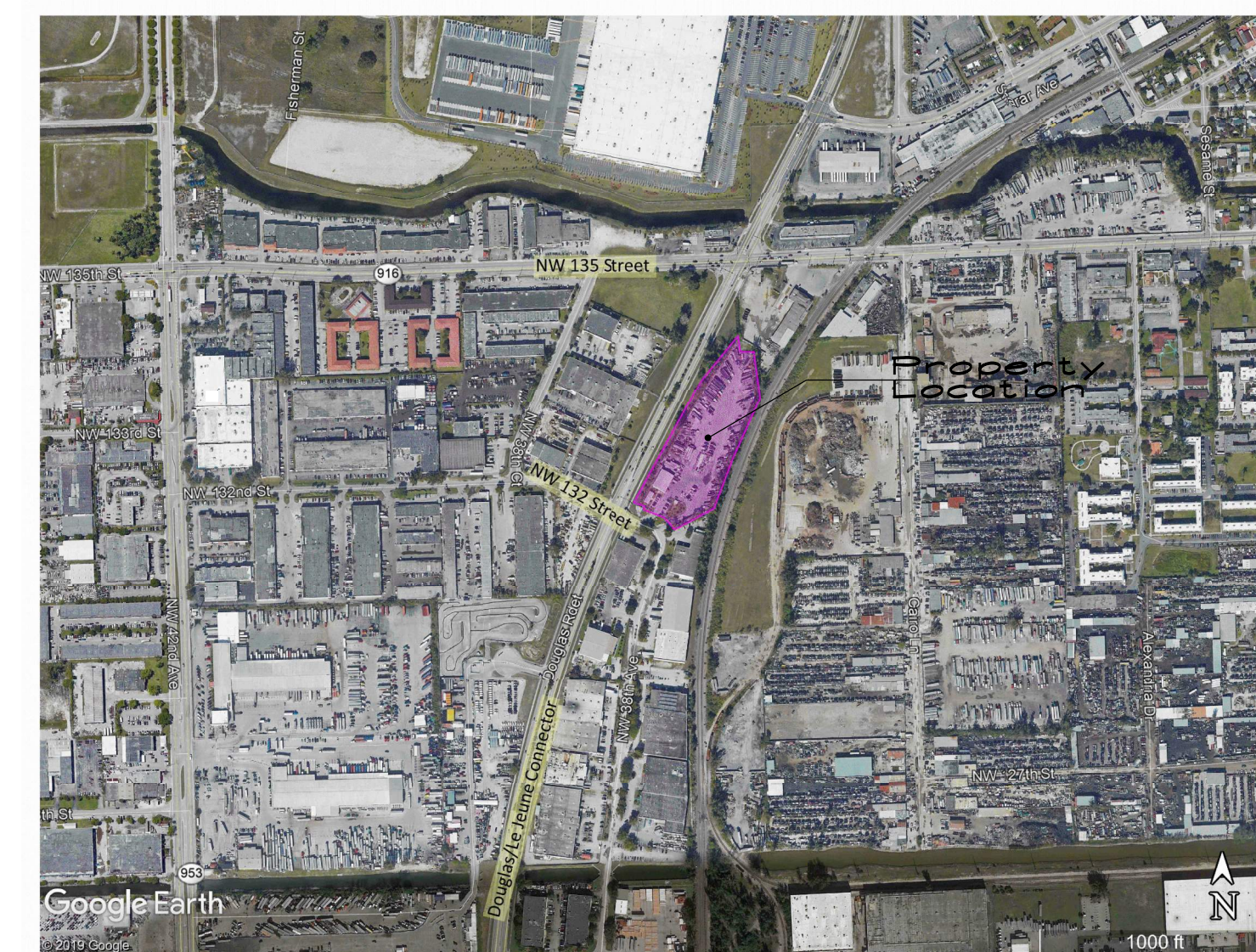
The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed Construction and Demolition (C & D) Material Resource Facility (MRF)

New Development For:
3805 NW 132 Street, LLC

*3805 NW 132nd Street
Opa Locka, FL 33054*

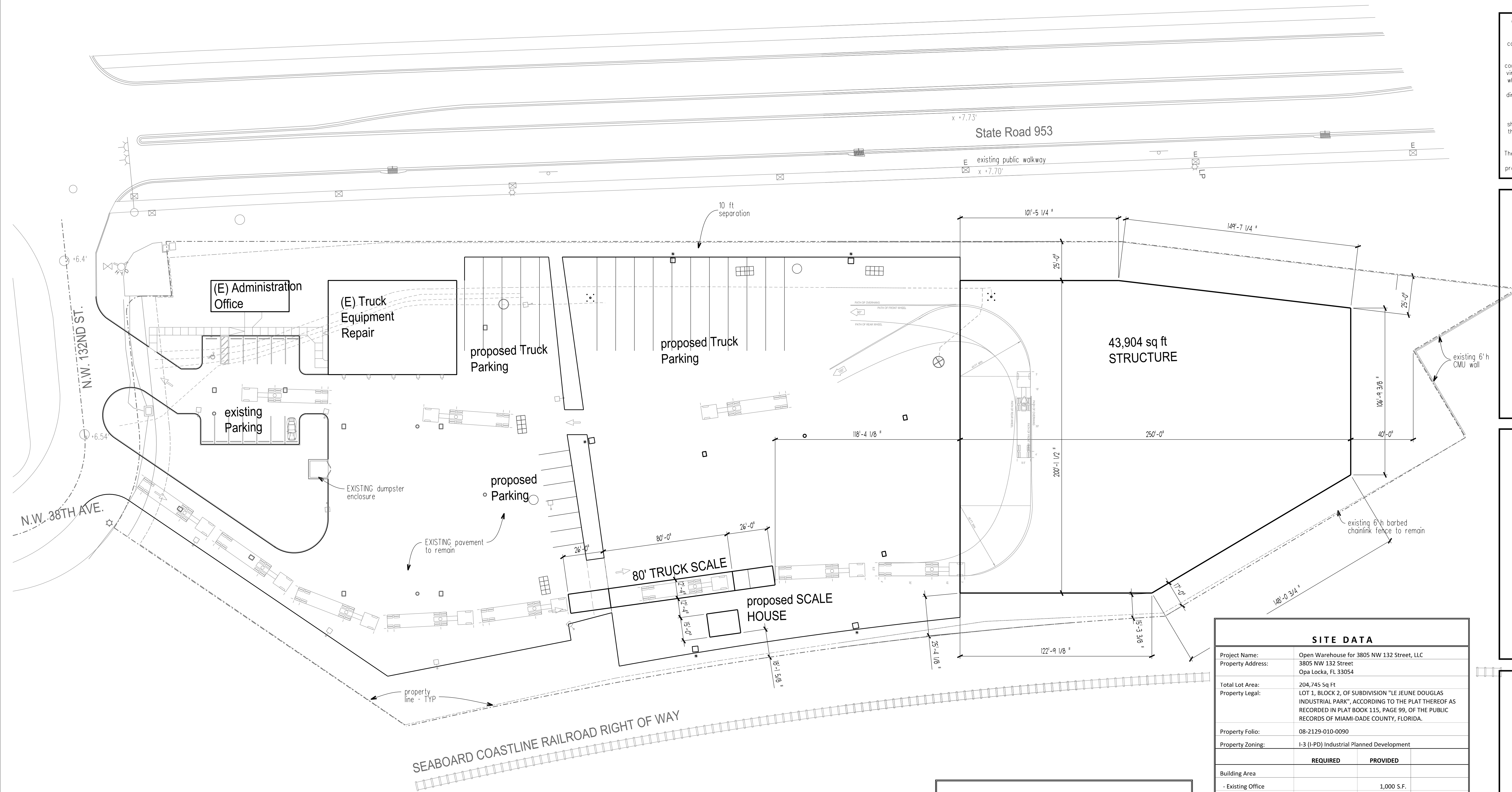
LOG OF DRAWINGS

G-1 Cover Sheet
C-1 Site Plan
C-2 Paving and Drainage Details
L-1 Landscape Layout



Vicinity Map

Robert Jerry Lara
registration no. AR92824
State of Florida



General Note: Any errors, ambiguities, and omissions in drawings and specifications shall be reported to the architect for corrections before any part of the work is started. Unless expressly stipulated, no additional allowance will be made in the contract and/or manufacturer's favor or by virtue of errors, ambiguities and/or omissions which should have been discovered during the preparation of the bid estimate and directed to our attention in a timely manner.

DO NOT SCALE DRAWINGS.
Use figured dimensions only. Contractor shall verify all dimensions and conditions. In the event of a conflict, notify the Designer before proceeding with the work.

The Design and Drawings for this project are the property of this Architect and are protected under the Copyright Protection Act.

Architect

robert j lara
Architecture
Management
Design

8450 sw 201 street
cutler bay, florida 33189
754.264.4773
r_lara@bellsouth.net

PROJECT DESCRIPTION

New Development for:

**3805
NW 132 Street,
LLC**

3805 NW 132nd Street
Opa Locka, FL 33054

PROFESSIONAL CERTIFICATION

Robert Jerry Lara
registration no. AR92824
State of Florida

REVISIONS

NO.	DATE	DESCRIPTION
A	08.04.19	Client Review
B	09.26.19	Client Review
C	11.02.19	Zoning Submittal
D	06.21.20	Zoning Comments

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS AND PERMITS ARE ATTAINED.

SHEET NUMBER

C-1

SITE DATA			
Project Name:	Open Warehouse for 3805 NW 132 Street, LLC		
Property Address:	3805 NW 132 Street Opa Locka, FL 33054		
Total Lot Area:	204,745 Sq Ft		
Property Legal:	LOT 1, BLOCK 2, OF SUBDIVISION "LE JEUNE DOUGLAS INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
Property Folio:	08-2129-010-0090		
Property Zoning:	I-3 (I-PD) Industrial Planned Development		
	REQUIRED	PROVIDED	
Building Area			
- Existing Office		1,000 S.F.	
- Existing Warehouse		4,956 S.F.	
- New Scale House		300 S.F.	
- New Warehouse		43,904 S.F.	
TOTAL Building Area:		50,160 S.F.	24.5%
Total Green Space / Open Space (pervious):	20% Min	51,501 S.F.	25.2%
Total parking lot and drives (impervious):	75% Max	103,084 S.F.	50.3%
Total Lot Area:	20,000 S.F. min	204,745 S.F.	100.0%
Building Setbacks of Proposed Buildings	REQUIRED	PROVIDED for Warehouse	PROVIDED for Scale House
Front	25'-0"	525'-0"	375'-5"
Side Street	0'-0"	25'-0"	235'-9"
Side w/o public alley	0'-0"	15'-3"	18'-2"
Rear	25'-0"	40'-0"	463'-1"
Building Height			
- New Warehouse	3 stories or 45'-0" MAX	45'-0"	12'-0"
- New Scale House			

PARKING DATA			
Project Name:	Open Warehouse for 3805 NW 132 Street, LLC		
Property Address:	3805 NW 132 Street Opa Locka, FL 33054		
Total Lot Area:	204,745 Sq Ft		
Property Zoning:	I-3 (I-PD) Industrial Planned Development		
	REQUIRED PARKING	AREA	REQUIRED COUNT
Parking Calculation			
- Existing Office	1 per 400	1,000 S.F.	2.50
- Existing Warehouse	1 per 2500	4,956 S.F.	1.98
- New Scale House	1 per 400	300 S.F.	0.75
- New Warehouse	1 per 2500	43,904 S.F.	17.56
TOTAL:		50,160 S.F.	22.79
TOTAL PARKING PROVIDED:			25
ADA space Requirement - 1/25 spaces=	1	ADA Spaces Provided:	1



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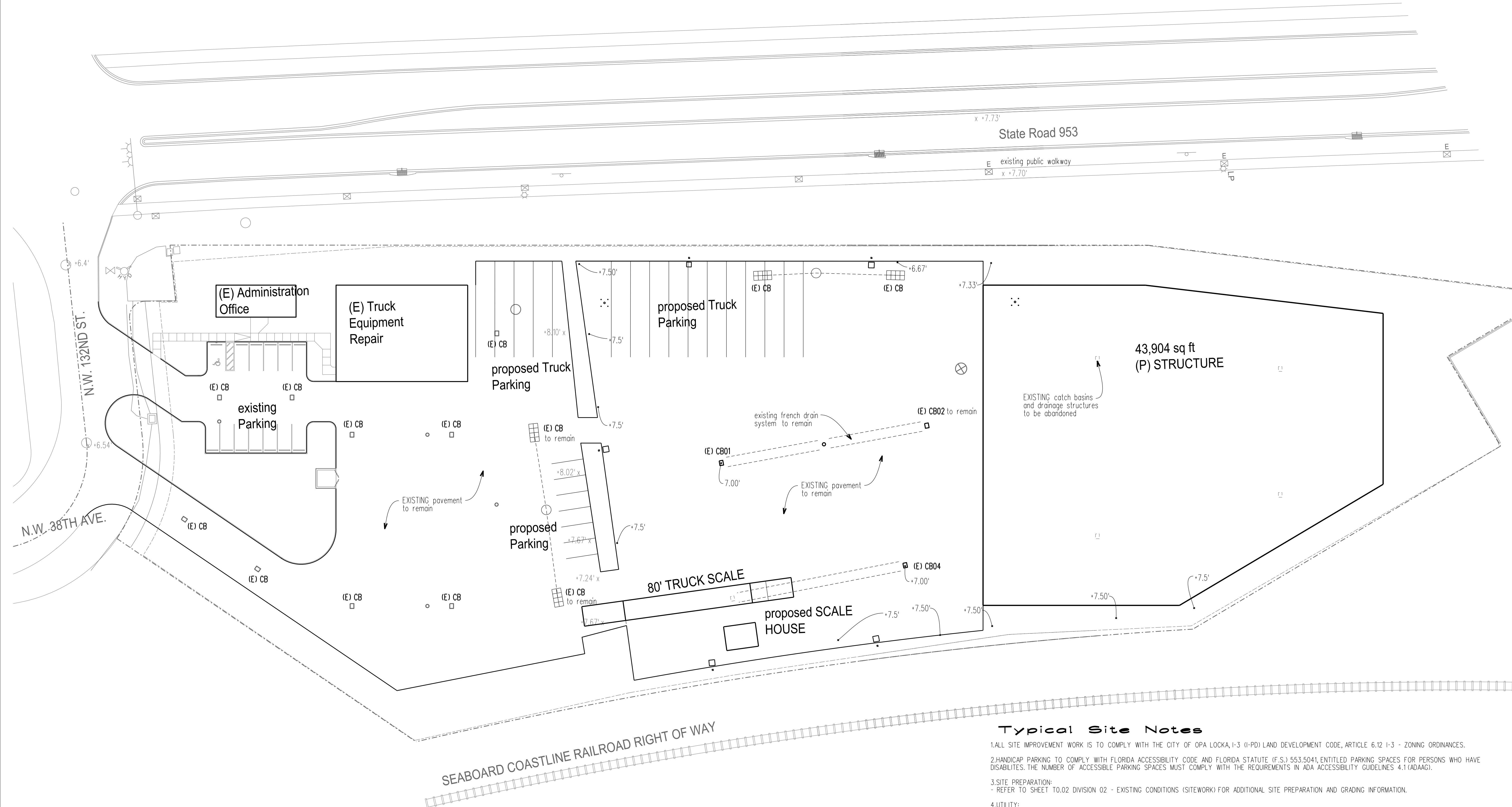
www.callsunshine.com



Site Plan

scale: 1" = 30'-0"





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SHEET NUMBER

C-2

Typical Site Notes

1. ALL SITE IMPROVEMENT WORK IS TO COMPLY WITH THE CITY OF OPA LOCKA, I-3 (I-PD) LAND DEVELOPMENT CODE, ARTICLE 6.12 I-3 - ZONING ORDINANCES.
2. HANDICAP PARKING TO COMPLY WITH FLORIDA ACCESSIBILITY CODE AND FLORIDA STATUTE (F.S.) 553.5041, ENTITLED PARKING SPACES FOR PERSONS WHO HAVE DISABILITIES. THE NUMBER OF ACCESSIBLE PARKING SPACES MUST COMPLY WITH THE REQUIREMENTS IN ADA ACCESSIBILITY GUIDELINES 4.1 (ADAAG).
3. SITE PREPARATION:
 - REFER TO SHEET 10.02 DIVISION 02 - EXISTING CONDITIONS (SITEWORK) FOR ADDITIONAL SITE PREPARATION AND GRADING INFORMATION.
4. UTILITY:
 - WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
 - ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS FROM THE OWNER. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
 - BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D698.
4. GRADING:
 - NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER.
 - IT IS THE OWNER'S INTENT TO PRESERVE ALL OF THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
 - TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
 - THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DROPLINES OF TREES.
 - EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
 - MAXIMUM SLOPES IN ALL DIRECTIONS OF ACCESSIBLE PARKING SPACES/AISLES SHALL BE 2%.
 - EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698.
5. PAVING:
 - THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
 - CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH ALL CONCRETE TO BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
 - ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
 - DIMENSIONS ARE TO THE FACE OF CURB, EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.



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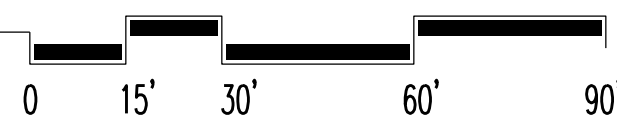
it's fast. It's free. It's the law.

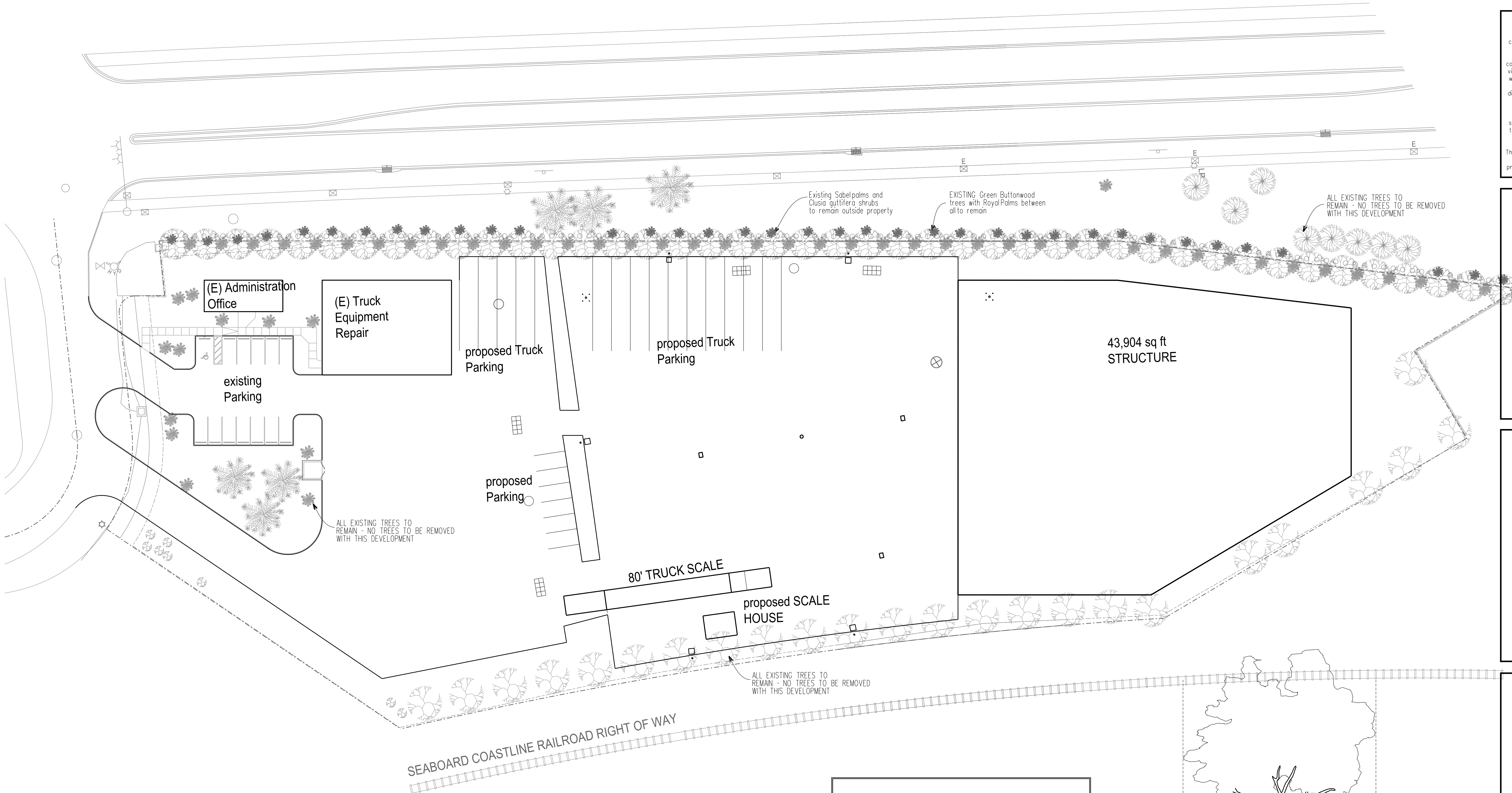
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Storm Water Drainage

scale: 1" = 30'-0"





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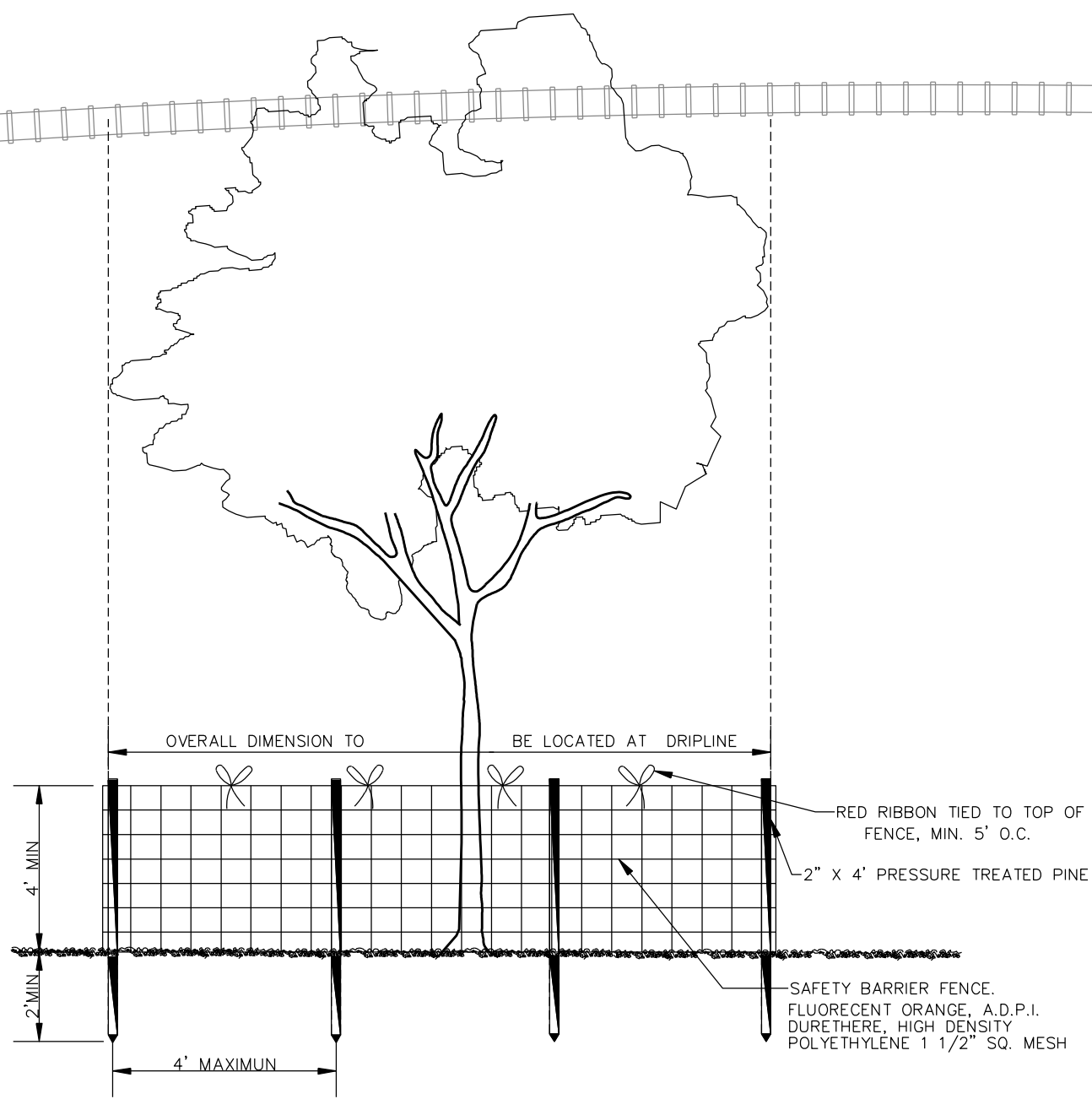
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SHEET NUMBER

L-1

LANDSCAPE DATA			
Project Name:	Open Warehouse for 3805 NW 132 Street, LLC		
Property Address:	3805 NW 132 Street Opa Locka, FL 33054		
Total Lot Area:	204,745	Sq Ft	4.70 AC
Property Zoning:	I-3 (I-PD) Industrial Planned Development		
	REQUIRED	PROVIDED	
Tree Calculation			
- Trees Required per net acre	1 per 15=	70.50	
- Existing Trees on site			70
- Existing Palms on site	2 palms = 1 tree		31
TOTAL TREES	70.50	101	



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

Tree Protection Detail
No Scale

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it's fast. It's free. It's the law.
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Landscape Layout
scale: 1" = 30'-0"
0 15' 30' 60' 90'

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Virtual Planning & Zoning Meeting to order at 5:30 p.m. on Tuesday, November 17, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis On March 20, 2020, municipalities may conduct meetings of their governing boards without Having a quorum of its members present physically or at any specific location, and utilizing Communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b) 2, Florida Statutes.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, Members of the public wishing to address the P&Z have been offered the opportunity To do so. Public comments will be included as part of the public record for this virtual Meeting and will be considered by the P&Z prior to any action taken.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a special virtual session on Tuesday, November 17, 2020 at 5:30 p.m. The following members of the Planning & Zoning Meeting were present: Board Member Germane Barnes, Board Member Claudienne Hibbert-Smith, Board Member Dawn Mangham, & Board Member Rose Tydus & Chairman Elio Guerrero.

Also in Attendance were Planning & Community Development Director, Gregory Gay, Zoning Official, Gerald Lee, City Planner, Corion Delaine, Administrative Assistant, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE: Prayer was led by Board Member Tydus and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from September 8, 2020 Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from September 8, 2020 meeting.

Board Member Rose Tydus made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Elio Guerrero	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Rose Tydus	Yes

IV. PUBLIC HEARING:

1. APPLICANT NAME: ADMI USA, INC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE REQUEST APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: Items one through four are companion items. As it relates to this project application they will be doing a presentation for all four items. This site has been long used as an industrial site. The four items are before you deal with variance, special exception of the site plan,

tentative plat which was requested by Miami-Dade County for the site to be replatted and the fourth item is the developer agreement for the approval of the concrete batching plant. This application it to update and correct the issues that have occurred at this site for a number of years. The concrete batching plant is already on the site and is already operational. As a part of the update a variance information have been applied for a variance to have a public record to show that they went through the process for the concrete batching plant to operate.

****Attorney Hope Calhoun on behalf of the applicant “ADMI USA, INC” came before the Planning Zoning Board to present their project via zoom with a power point presentation for items 1-4 on the agenda.***

Attorney Calhoun: This batching plant owned and operated by my client has been in operation for more than 15 years. It’s before you now because we have a new client. My client purchased it and just want to make sure it’s operating and consistent with the current city code. As a result we have the four applications before you. A special exception is required which is item number 2 on your agenda. Item one is listed a variance request. We have four items: Variance, Special Exception, tentative Plat unifying 8 parcels(verify all of the parcels outlined in 1 cohesive plat and item four the developer agreement. They are all companion items. We have a few variances to reconsider. The dimensions are mentioned. We need variances to make it in compliance with the code. Are there any questions?

Board Member Barnes: Prior history of what operated on this site?

Chairman Guerrero: It’s in compliance?

Mr. Lee: The zoning district allows this use. They are not in conflict. The variance addresses the items the Attorney already presented. The reason we are suggesting approval the items were already on the property. They are complying and they are just updating the process that should have been addressed. Staff recommends approval.

Public Comments: “No questions were asked from the Public. Public Comments are closed.

Board Member Barnes made a motion to approve item 1 based upon contingent exhibit “A”.
Board member Mangham second.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

2. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SPECIAL EXCEPTION SITE PLAN REVIEW APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Special Exception/Staff recommends approval.

Board Member Barnes make a motion to approve item 2 based upon contingent to “Exhibit A”.
Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

3. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Tentative Plat/Staff recommends approval.

Board member Barnes made a motion to approve item “3”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

4. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Development Agreement/Staff recommends approval.

Board member Tydus moved to approve item “4” and Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

5. **APPLICANT NAME:** ARMANDO DE LEON
 P.O. BOX 160938
 HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
 3805 NW 132ND STREET,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Bala: I don't have a presentation. However; this will take place in an enclosed warehouse

Chairman Guerrero: What is the use?

Bala: A truck parking facility.

Mr. Delaine does a presentation and speaks that they meet the criteria and requirements.

Mr. Delaine: Rezoning request/Staff recommends approval.

Board member Mangham makes a motion to approve item "5". Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes

- 6. APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016
- PROPERTY OWNER:** 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054
- PROPERTY ADDRESS:** 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Site Plan approval/Staff recommends approval.

Board member Mangham makes a motion to approve item “6”. Board member Barnes second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

7. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Development Agreement/Staff recommends approval.

Board Member Mangham move to approve item “7”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-1.

Germane Barnes	No
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

Chairman Guerrero: Any questions board members for the applicant?

(There was 1 Public Comment) Listed Below:

Subject: C and D Resource Facility planned for 3805 NW 132nd Street

My name is Larry Olesky. I am the owner of 13195 NW 38th Avenue. The property to the south of the above subject property. I have the following questions and concerns about the effects of the Operations of A, C and D to the neighboring properties.

What type of construction material will be processed and how will it be processed?

Will the material be asbestos free and how will this be monitored?

Will the material be lead free and how will this be monitored?

Will the process be compacting, compressing and/or pulverizing?

Will the process be noisy?

Will the process pollute the air and ground water with dust?

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

A major concern is the erosion and flooding of 38th Avenue directly in front of my property and the only entrance and exit to the 3805 property. When this area floods (which is often), getting in and out of this area is extremely dangerous. It is common to see abandoned cars sitting in the street that has been flooded.

Any zoning approvals for this area should be directly tied to Road and Sewer Repairs prior to increased industrialization.

This proposed process will require daily, multiple trucks bringing material to the site and multiple trucks leaving the facility with the processed material.

I would appreciate my concerns and recommendations being considered for the sake, safety and respect of the neighborhood.

Thank you for your consideration, Larry Olesky

***Bala/Applicant: The applicant spoke on all of the questions and stated on the record that this project would not bring conflict to any businesses. They will follow guidelines and be in compliance.**

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

Level 1 Traffic Study

Recycling Facility at Opa-Locka



3805 NW 132nd Street
Opa-Locka, Florida



Richard Garcia & Associates, Inc.

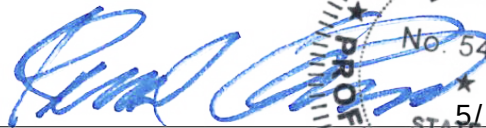
May 17th, 2021

Engineer's Certification

I, Richard Garcia, P.E. # 54886, certify that I currently hold an active Professional Engineers License in the State of Florida and am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. In addition, the firm Richard Garcia & Associates, Inc. holds a Certificate of Authorization # 9592 in the State of Florida. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

PROJECT DESCRIPTION: Recycling Facility at Opa-Locka -
Level 1 Traffic Study

PROJECT LOCATION: 3805 NW 132nd Street
Opa-Locka, Florida


Florida Registration No. 54886

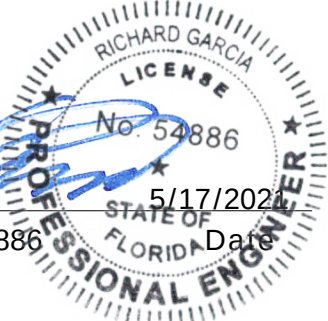




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APPENDICES

Appendix 1: Trip Generation
Appendix 2: Trip Distribution & Driveway Trips

Executive Summary

The objective of this report is to evaluate the trip generation associated with the subject project. As such, a trip generation analysis was performed for a typical weekday AM and PM peak hour (i.e. Adjacent Street Traffic). Lastly, this report follows the Miami-Dade County Traffic Impact Study Standard methodology (Level 1).

The subject site is located on the northeast corner of NW 42/37 Avenue Connector and NW 132nd Street in the City of Opa-Locka, Florida. This site currently has a truck equipment repair facility with an administrative office that will remain as part of the proposed project. The proposed project consists of a recycling facility (general light industrial) with 43,904 square feet. This project build-out year is slated for 2022. Moreover, the subject project will maintain the two (2) existing driveways on NW 132nd Street. The east driveway will operate as the entrance while the west driveway will be exit only.

The trip generation analysis was performed consistent with the methodology described in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition while the trip generation characteristics were obtained from ITE's Trip Generation Manual, 10th Edition. ITE's Land Use 110, as identified by the Institute of Transportation Engineers (ITE), most closely resembles the proposed project. The trip generation analysis was performed for a typical AM and PM peak hour (i.e. Adjacent Street Traffic).

As a result, the trip generation calculations yielded 31 gross external trips (27 trips-in & 4 trips-out) during the AM peak hour and 28 gross external trips (4 trips-in & 24 trips-out) during the PM peak hour. The gross external peak hour trips were distributed consistent with the directional trip distribution percentages for the project's Traffic Analysis Zone (TAZ) 273 as assigned by the Transportation Planning Organization (TPO) on the Miami-Dade Long Range Transportation Plan (2045 LRTP) Directional Trip Distribution Report, September 2019.

In conclusion, the Recycling Facility at Opa-Locka will generate 31 gross external trips during the AM peak hour and 28 gross external trips during the PM peak hour. These gross trips will have a de-minimis traffic impact at the adjacent roadways and therefore, no additional traffic analysis is required or recommended at this time.

Introduction

The purpose of this report is to evaluate the trip generation associated with the proposed commercial center. As such, a trip generation analysis was performed for a typical weekday AM and PM peak hour (i.e. Adjacent Street Traffic). Lastly, this report follows the Miami-Dade County Traffic Impact Study Standard methodology (Level 1).

Project Location / Description

The subject site is located on the northeast corner of NW 42/37 Avenue Connector and NW 132nd Street in the City of Opa-Locka, Florida. This site currently has a truck equipment repair facility with an administrative office that will remain as part of the proposed project. The proposed project consists of a recycling facility (general light industrial) with 43,904 square feet. This project build-out year is slated for 2022.

Moreover, the subject project will maintain the two (2) existing driveways on NW 132nd Street. The east driveway will operate as the entrance while the west driveway will be exit only. Figure 1 depicts the site's location map while Figure 2 is the site plan provided for illustrative purposes only.

Figure 1: Location Map

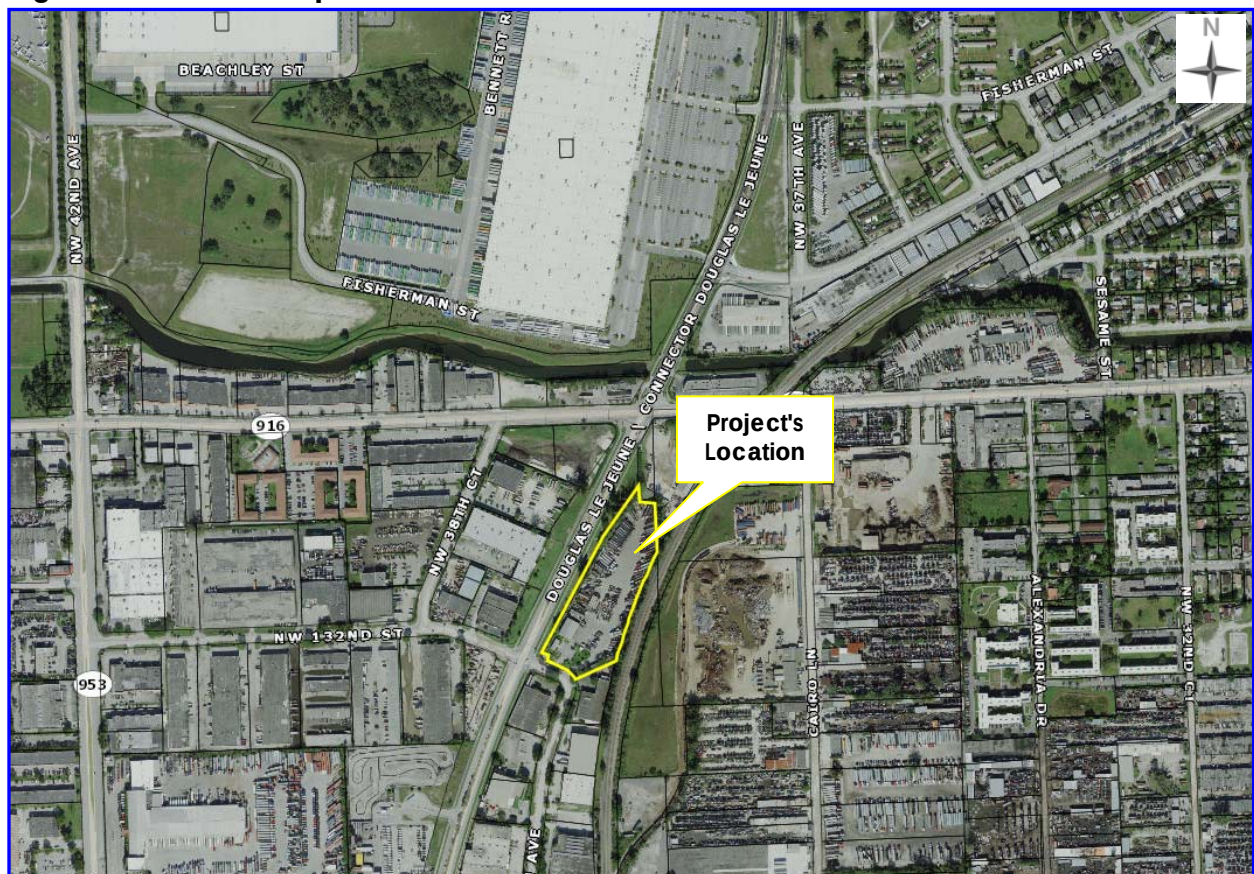
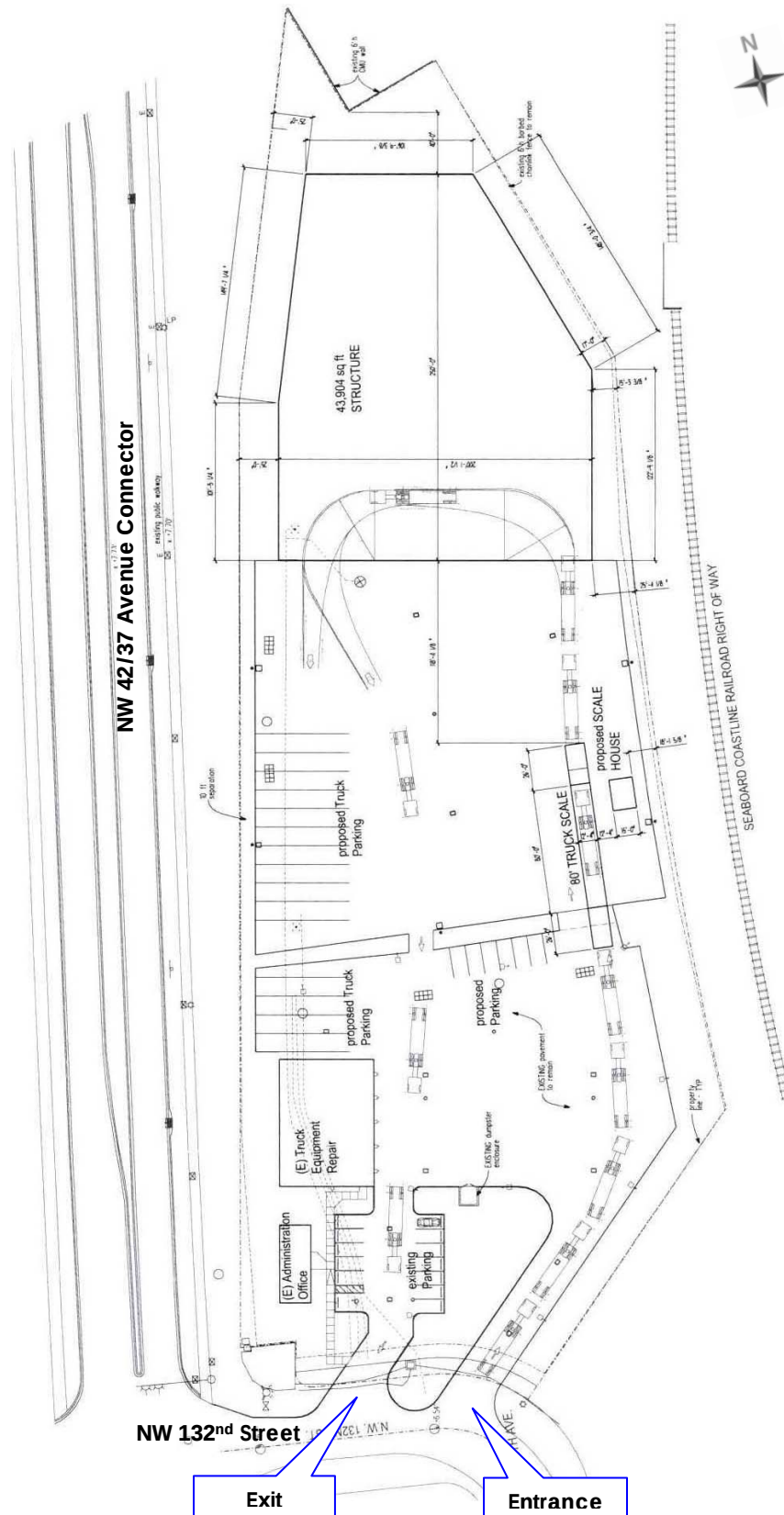


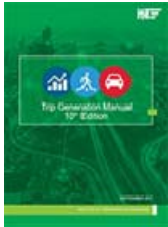
Figure 2: Site Plan



Project Traffic

This section of the report describes the analysis for estimating the trip generation associated with the subject project.

Trip Generation



The trip generation analysis was performed consistent with the methodology described in the *Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition* while the trip generation characteristics were obtained from *ITE's Trip Generation Manual, 10th Edition*. ITE's Land Use 110, as identified by the Institute of Transportation Engineers (ITE), most closely resembles the proposed project. The trip generation analysis was performed for a typical AM and PM peak hour (i.e. Adjacent Street Traffic).

As a result, the trip generation calculations yielded 31 gross external trips (27 trips-in & 4 trips-out) during the AM peak hour and 28 gross external trips (4 trips-in & 24 trips-out) during the PM peak hour. The ITE rates and percentages for the AM and PM peak hour are included in Appendix 1. Tables 1 and 2 summarize the trip generation calculations and results for the AM and PM peak hour, respectively.

Table 1: Trip Generation - AM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Proposed						
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.70	27	4	31
External Trips (Proposed Site Gross Trips)				27	4	31

Notes:

Sources: *ITE Trip Generation, 10th Edition* & *ITE Trip Generation Handbook, 3rd Edition*.
Th.SF.= 1,000 Square Feet

Table 2: Trip Generation - PM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Proposed						
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.63	4	24	28
External Trips (Proposed Site Gross Trips)				4	24	28

Notes:

Sources: *ITE Trip Generation, 10th Edition* & *ITE Trip Generation Handbook, 3rd Edition*.
Th.SF.= 1,000 Square Feet

Trip Distribution

The subject project is located within the Traffic Analysis Zone (TAZ) 273 as assigned by the Transportation Planning Organization (TPO) on the Miami-Dade Long Range Transportation Plan (2045 LRTP) Directional Trip Distribution Report, September 2019. As such, the trip distribution was performed consistent with the trip distribution percentages of TAZ 273 and by interpolating between the 2015 and 2045 TAZ data for the design year of 2022. Figure 3 depicts the TAZ map while the directional trip distribution percentages are outlined in Table 3. Appendix 2 contains the supporting documentation.

Figure 3: TAZ Map

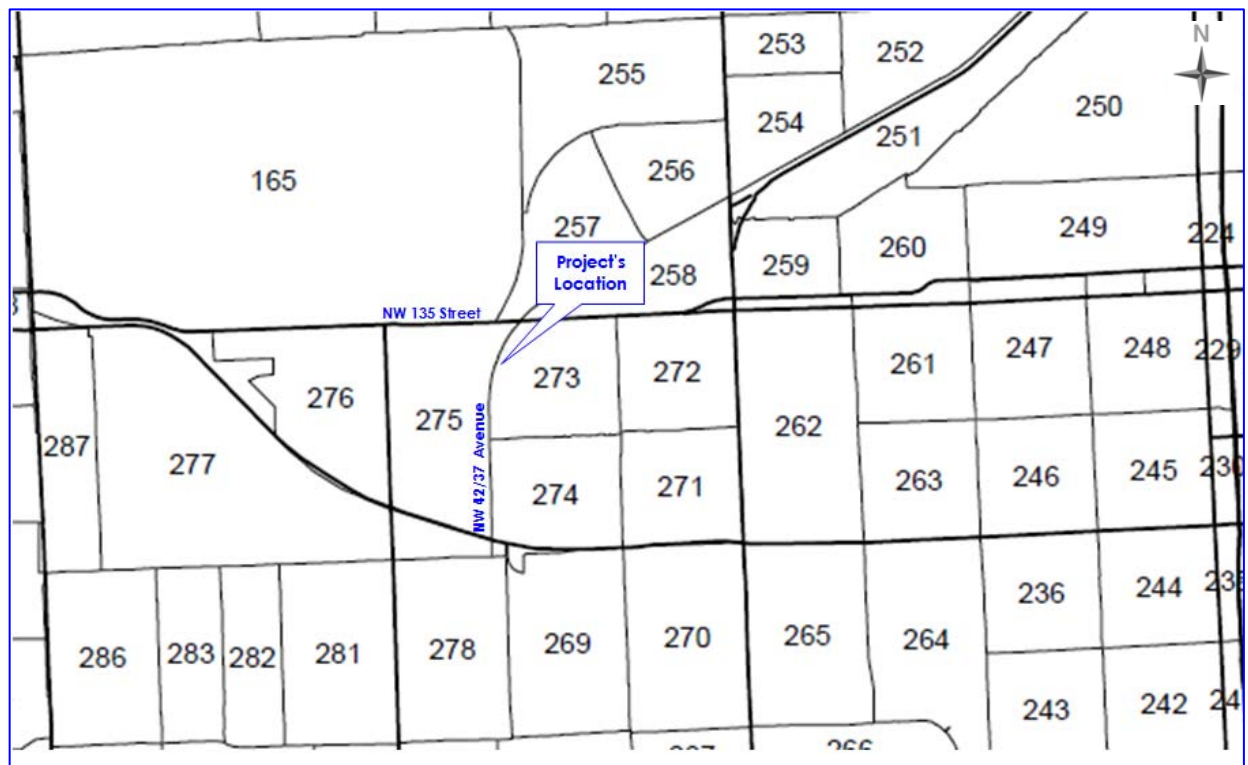


Table 3: Directional Trip Distribution Percentages

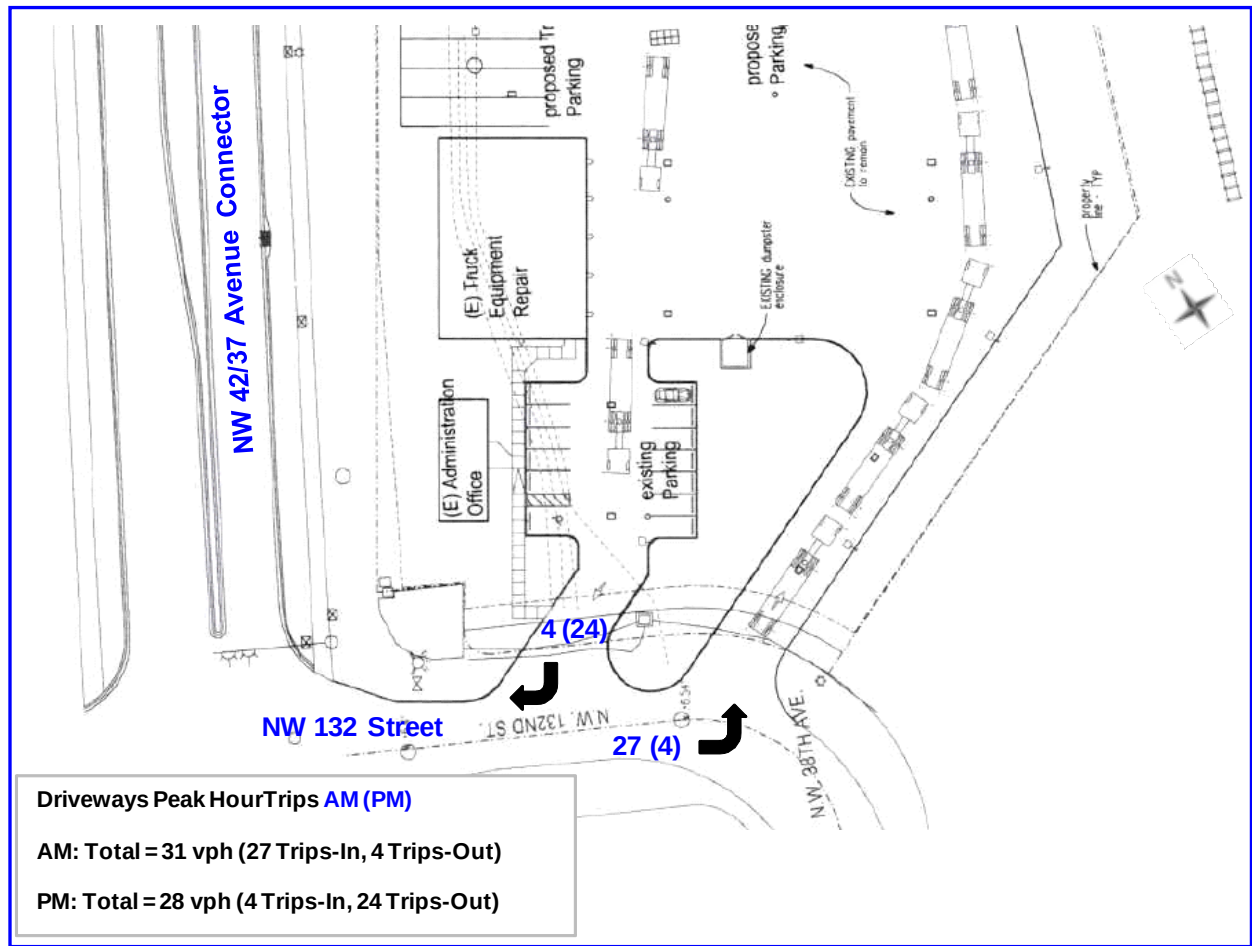
DIRECTION	DISTRIBUTION PERCENTAGES (%)		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR
	2015	2045	2022
NNE	17.40	14.80	16.79
ENE	17.30	16.00	17.00
ESE	7.90	6.00	7.46
SSE	12.10	14.50	12.66
SSW	18.00	17.30	17.84
WSW	8.80	11.30	9.38
WNW	6.20	7.50	6.50
NNW	12.30	12.60	12.37
TOTAL	100.00	100.00	100.00

Additionally, the net external trips have been further distributed into the four quadrants: North, South, East and West. Table 4 contains the directional trip distribution for the AM and PM peak hour while Figure 4 depicts the driveway trips for the AM and PM peak hour.

Table 4: Directional Trip Distribution

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL	IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	8	1	9	1	7	8
ENE	17.00								
ESE	7.46	EAST	24.45%	7	1	8	1	6	7
SSE	12.66								
SSW	17.84	SOUTH	30.50%	8	2	10	2	7	9
WSW	9.38								
WNW	6.50	WEST	15.89%	4	0	4	0	4	4
NNW	12.37								
TOTAL	100.00		100.00%	27	4	31	4	24	28

Figure 4: Driveway Trips - AM & PM Peak Hour



Conclusion

In conclusion, the Recycling Facility at Opa-Locka will generate 31 gross external trips during the AM peak hour and 28 gross external trips during the PM peak hour. These gross trips will have a de-minimis traffic impact at the adjacent roadways and therefore, no additional traffic analysis is required or recommended at this time.

Appendix 1: Trip Generation

TABLE: A1

TRIP GENERATION ANALYSIS AM PEAK HOUR

Project Name: Recycling Facility

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	AM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
Proposed								
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.70	88%	27	12%	4	31
External Trips (<i>Proposed Site Gross Trips</i>)				88%	27	12%	4	31

Notes:

Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.

Th.SF.= 1,000 Square Feet

TABLE: A2

TRIP GENERATION ANALYSIS PM PEAK HOUR

Project Name: Recycling Facility

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
Proposed								
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.63	13%	4	87%	24	28
External Trips (<i>Proposed Site Gross Trips</i>)				13%	4	87%	24	28

Notes:

Sources: *ITE Trip Generation, 10th Edition* & *ITE Trip Generation Handbook, 3rd Edition*.

Th.SF.= 1,000 Square Feet

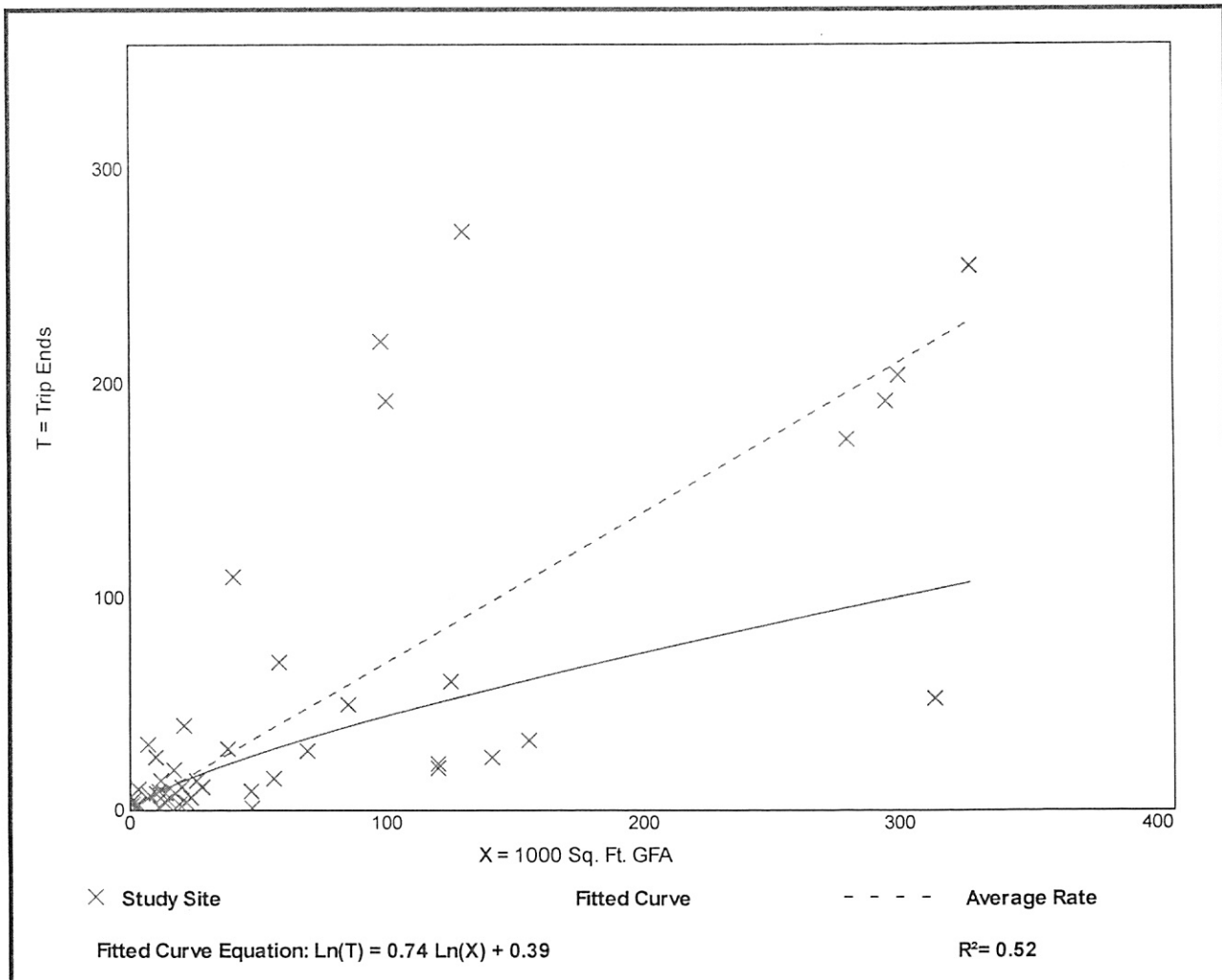
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 45
 1000 Sq. Ft. GFA: 73
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

Data Plot and Equation



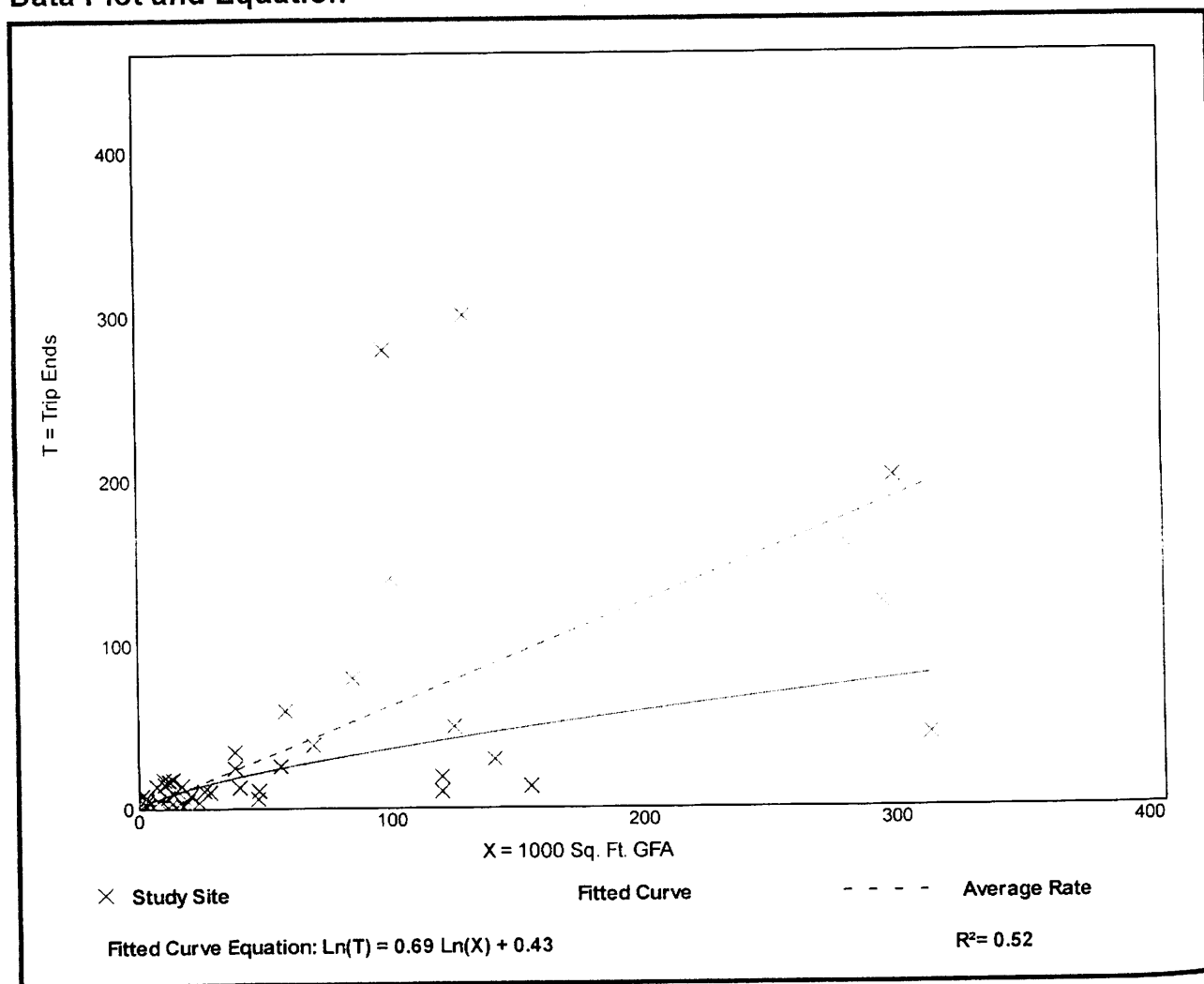
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 1000 Sq. Ft. GFA: 67
 Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



Appendix 2: Trip Distribution & Driveway Trips

DRIVEWAYS PEAK HOUR TRIPS

Project Name: Recycling Facility

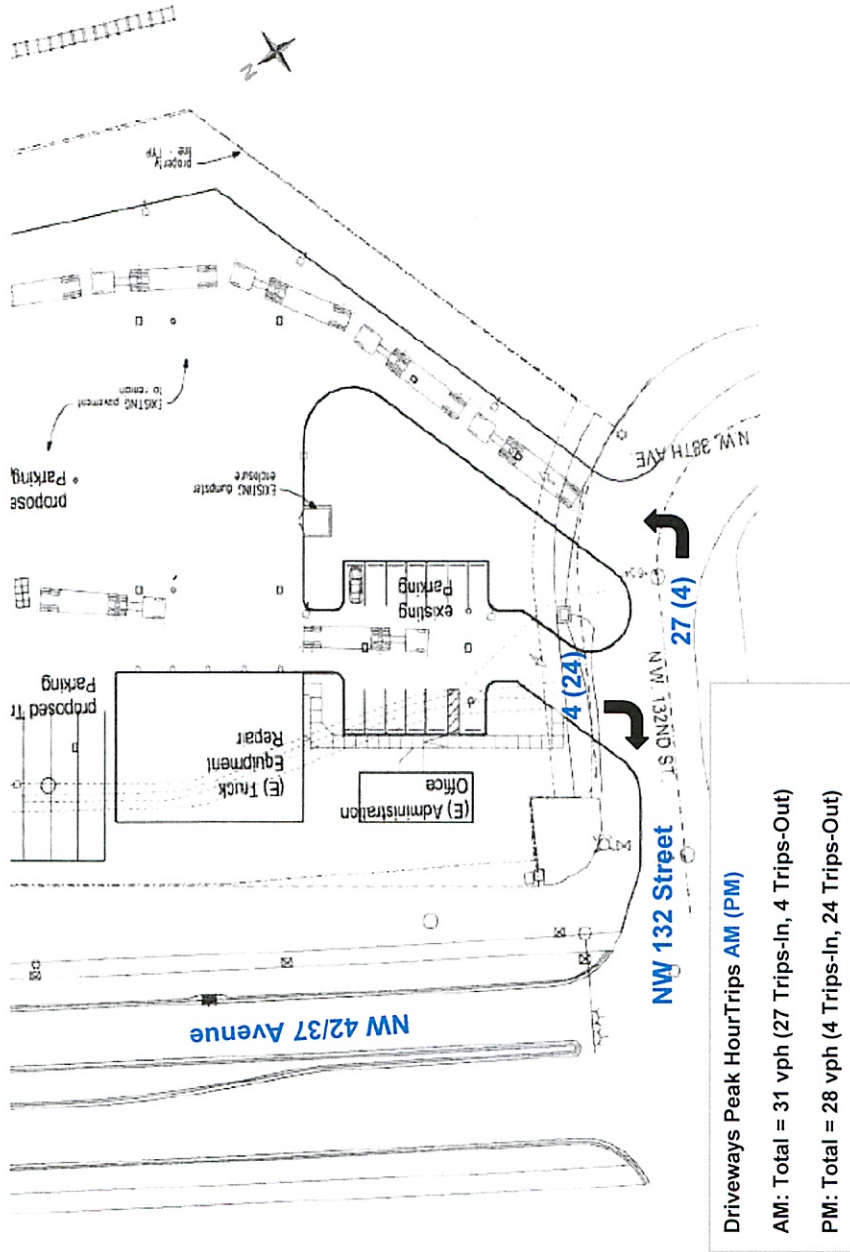


TABLE A3

**Cardinal Distribution
AM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273**

Project Name: Recycling Facility

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	8	1	9
ENE	17.00	EAST	24.45%	7	1	8
ESE	7.46	SOUTH	30.50%	8	2	10
SSE	12.66	WEST	15.89%	4	0	4
SSW	17.84					
WSW	9.38					
WNW	6.50					
NNW	12.37					
TOTAL	100.00		100.00%	27	4	31

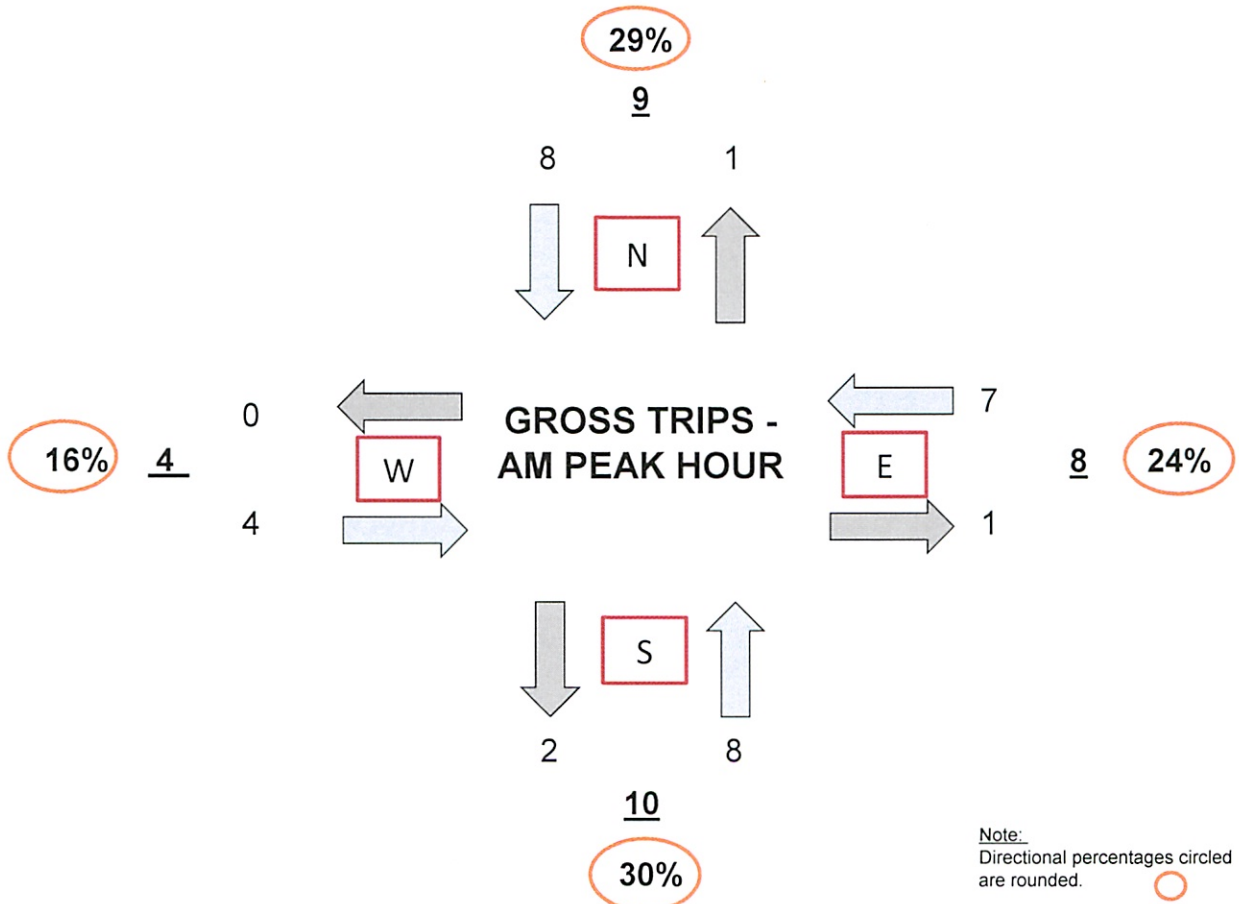


TABLE: A3-1

Cardinal Distribution
AM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION PERCENTAGES (%)			AM PEAK HOUR TRIPS		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2015	2045	2022			
NNE	17.40	14.80	16.79	5	1	6
ENE	17.30	16.00	17.00	5	1	6
ESE	7.90	6.00	7.46	2	0	2
SSE	12.10	14.50	12.66	3	1	4
SSW	18.00	17.30	17.84	5	1	6
WSW	8.80	11.30	9.38	2	0	2
WNW	6.20	7.50	6.50	2	0	2
NNW	12.30	12.60	12.37	3	0	3
TOTAL	100.00	100.00	100.00	27	4	31

Note:

Based on Miami-Dade Transportation Planning Organization 2045 LRTP Directional Trip Distribution Report, September 2019. Since the current data is only available for the model years 2015 and 2045, the eight (8) cardinal directions were interpolated to the design year of 2022.

TABLE: A3-2

AM PEAK HOUR
 TRIPS: IN OUT TOTAL
 PERCENT: 27 4 31
 87.10% 12.90% (Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	16.79	4.534	5	0.672	1	6
ENE	17.00	4.589	5	0.680	1	6
ESE	7.46	2.013	2	0.298	0	2
SSE	12.66	3.418	3	0.506	1	4
SSW	17.84	4.816	5	0.713	1	6
WSW	9.38	2.534	2	0.375	0	2
WNW	6.50	1.756	2	0.260	0	2
NNW	12.37	3.340	3	0.495	0	3
TOTAL	100.00	27.000	27	4.000	4	31

TABLE: A4

**Cardinal Distribution
PM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273**

Project Name: Recycling Facility

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	1	7	8
ENE	17.00					
ESE	7.46	EAST	24.45%	1	6	7
SSE	12.66					
SSW	17.84	SOUTH	30.50%	2	7	9
WSW	9.38					
WNW	6.50	WEST	15.89%	0	4	4
NNW	12.37					
TOTAL	100.00		100.00%	4	24	28

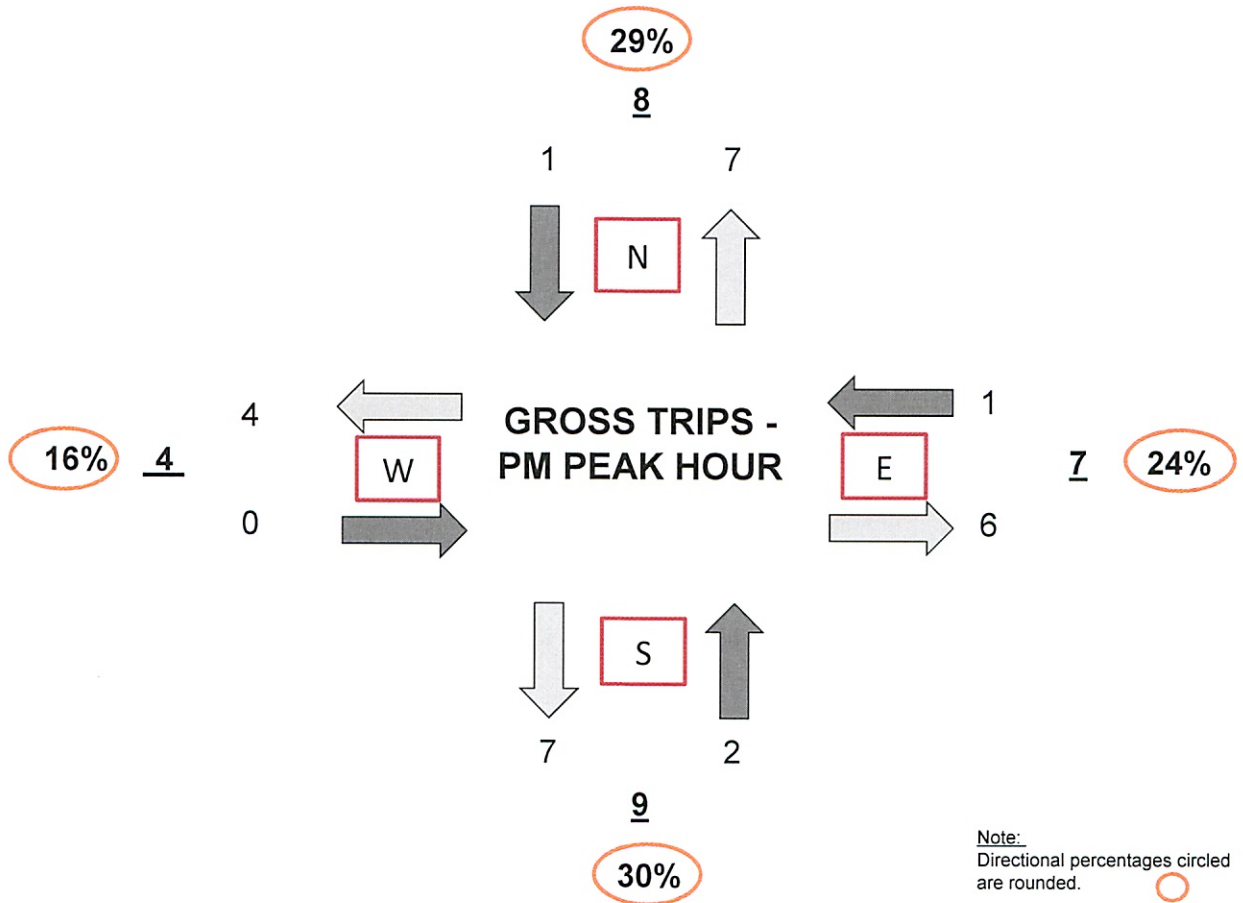


TABLE: A4-1

Cardinal Distribution
PM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION PERCENTAGES (%)			PM PEAK HOUR TRIPS		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2015	2045	2022			
NNE	17.40	14.80	16.79	1	4	5
ENE	17.30	16.00	17.00	1	4	5
ESE	7.90	6.00	7.46	0	2	2
SSE	12.10	14.50	12.66	1	3	4
SSW	18.00	17.30	17.84	1	4	5
WSW	8.80	11.30	9.38	0	2	2
WNW	6.20	7.50	6.50	0	2	2
NNW	12.30	12.60	12.37	0	3	3
TOTAL	100.00	100.00	100.00	4	24	28

Note:

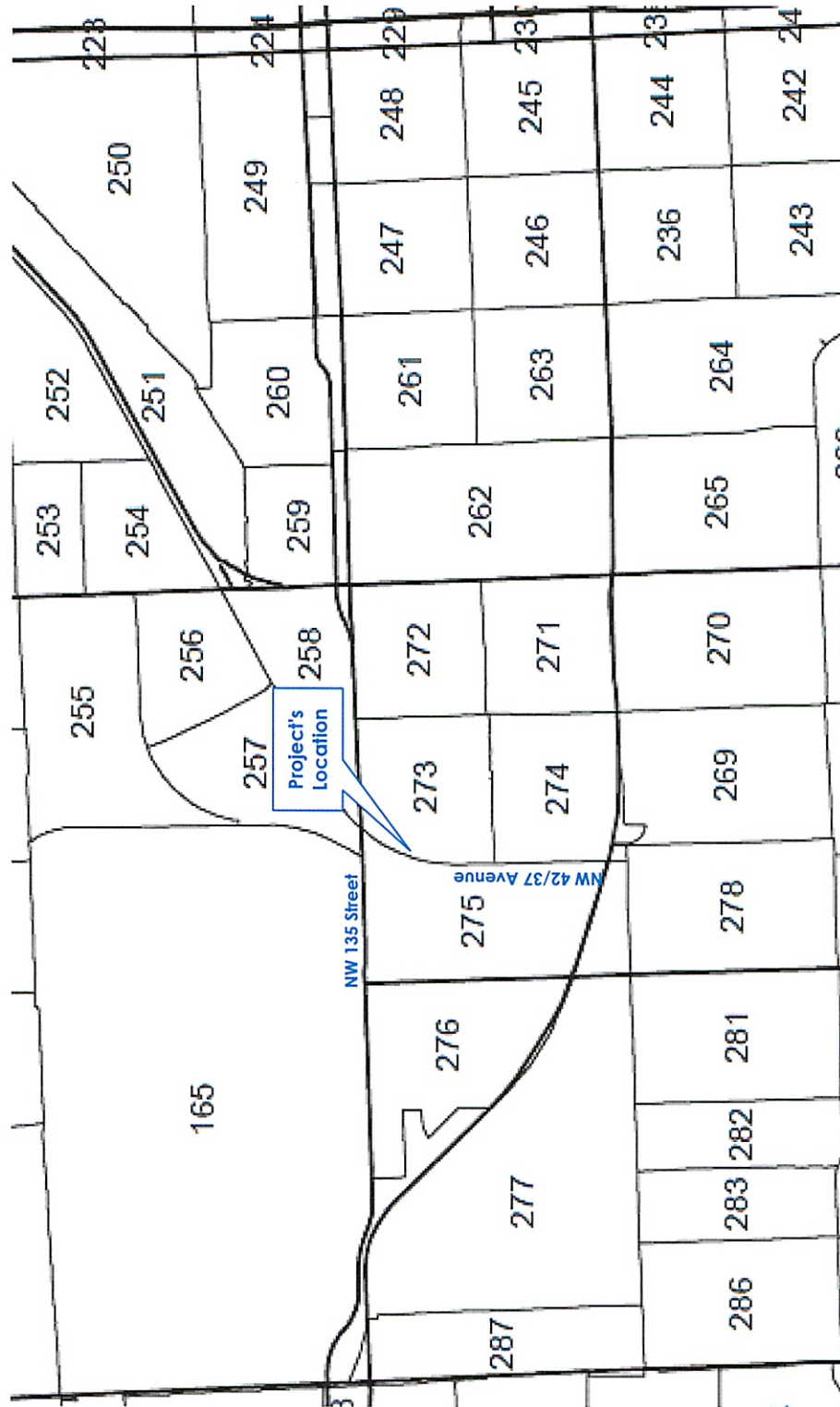
Based on Miami-Dade Transportation Planning Organization 2045 LRTP Directional Trip Distribution Report, September 2019. Since the current data is only available for the model years 2015 and 2045, the eight (8) cardinal directions were interpolated to the design year of 2022.

TABLE: A4-2

PM PEAK HOUR	IN	OUT	TOTAL
TRIPS:	4	24	28
PERCENT:	14.29%	85.71%	(Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	16.79	0.672	1	4.030	4	5
ENE	17.00	0.680	1	4.079	4	5
ESE	7.46	0.298	0	1.790	2	2
SSE	12.66	0.506	1	3.038	3	4
SSW	17.84	0.713	1	4.281	4	5
WSW	9.38	0.375	0	2.252	2	2
WNW	6.50	0.260	0	1.561	2	2
NNW	12.37	0.495	0	2.969	3	3
TOTAL	100.00	4.000	4	24.000	24	28

TRAFFIC ANALYSIS ZONE (TAZ)





MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION

2045 LRTP

SUPPORTING DOCUMENTS

DIRECTIONAL TRIP DISTRIBUTION REPORT

SEPTEMBER 2019

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

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



Memorandum

TO: John E. Pate, City Manager

FROM: Gregory Gay, PCD Director
Gerald Lee, Zoning Official/Planner
Corion DeLaine, City Planner 

DATE: May 5th, 2021

RE: 3805 NW 132 Street, LLC: Commission Inquiries

Per the inquiries from the City Commission regarding the C&D Processing facility at 3805 NW 132nd Street, here are PCD Staff findings provided by the developer/business operator.

. FOR SITE PLAN:

1. **Stormwater drainage system:** There is an existing City of Opa-locka approved stormwater drainage system installed at the site.
During the DERM permitting process, additional stormwater drains shall be added if the calculations require them.
There is no retention pond on-site.
2. **Traffic Study:** A traffic study of the proposed C&D MRF facility shall be conducted and the report shall be submitted to the City of Opa-locka. The study is expected to take a week. Approximately 95% of the incoming vehicles is expected to be 10 cubic-yard trucks bearing C&D materials and only 5% is expected to be 100 cubic-yard trucks. The current capacity of the site is 50 x 100 cubic-yard trucks. When the C&D facility is operational, the capacity shall be sufficient to handle all incoming trucks.

FOR DA:

3. **Employment Opportunities for Opa-locka residents:** The number of new hires is projected to be 5. Depending on the various job descriptions and skills needed for each job, preference shall be given to the City residents.

4. **Environmental Protection and long term impact:** The basic environmental issues for any facility are impacts to air, soil, groundwater and surface water.

Air: The C&D operations shall be performed in an enclosed building and dust control shall be implemented using dust suppression units. These units shall spray a fine mist of water over the tipping and process areas inside the building. No material shall be stored, handled or loaded outside the enclosed building. Delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that vehicle movements shall not generate dust.

Groundwater and Soil: The C&D operations shall be conducted inside a building and the demolition materials shall not be in contact with open ground. The type of C&D materials accepted by the facility is dry in nature with zero or negligible moisture content and will not runoff outside the enclosed building. No material shall be stored, handled or loaded outside the enclosed building. Delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that the soil cannot be contaminated by any inadvertent C&D materials.

5. **The DERM** permit shall include the following:

Boundary Survey

Site Plan

Materials Storage/Processing Activities

Operations Plan

Contingency/Emergency Plan

Closure Plan

Groundwater Monitoring Plan

Stormwater Management Permit (if needed, since there is a current City approved system)

Financial Assurance Cost Estimate Form (included as a template attachment)

*The City can include the highlighted requirements in the DA, for additional reassurance.

Please note that once the DERM permit has been obtained and the facility is operational, DERM inspectors shall be monitoring the activities at the facility for compliance with DERM permit conditions. This is not a grandfathered facility; a new facility is subject to all applicable codes of Miami-Dade County.

END OF MEMORANDUM



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form # 62-701.900(28), F.A.C.
Form Title: Closure Cost Estimating Form
For Solid Waste Facilities
Effective Date: January 6, 2010
Incorporated in Rule 62-701.630(3), F.A.C.

CLOSURE COST ESTIMATING FORM FOR SOLID WASTE FACILITIES

Date of DEP Approval: _____

I. GENERAL INFORMATION:

Facility Name: _____ WACS ID: _____
 Permit Application or Consent Order No.: _____ Expiration Date: _____
 Facility Address: _____
 Permittee or Owner/Operator: _____
 Mailing Address: _____

Latitude: _____ ° _____ ' _____ " Longitude: _____ ° _____ ' _____ "
 Coordinate Method: _____ Datum: _____
 Collected by: _____ Company/Affiliation: _____

Solid Waste Disposal Units Included in Estimate:

Phase / Cell	Acres	Date Unit Began Accepting Waste	Active Life of Unit From Date of Initial Receipt of Waste	If active: Remaining life of unit	If closed: Date last waste received	If closed: Official date of closing

Total disposal unit acreage included in this estimate: _____ Closure: _____ Long-Term Care: _____

Facility type: ☐ Class I ☐ Class III ☐ C&D Debris Disposal
 (Check all that apply) ☐ Other: _____

II. TYPE OF FINANCIAL ASSURANCE DOCUMENT (Check type)

- ☐ Letter of Credit* ☐ Insurance Certificate ☐ Escrow Account
☐ Performance Bond* ☐ Financial Test ☐ Form 29 (FA Deferral)
☐ Guarantee Bond* ☐ Trust Fund Agreement

* - Indicates mechanisms that require the use of a Standby Trust Fund Agreement

Northwest District
160 Government Center
Pensacola, FL 32502-5794
850-595-8360

Northeast District
7825 Baymeadows Way, Ste. B200
Jacksonville, FL 32256-7590
904-807-3300

Central District
3319 Maguire Blvd., Ste. 232
Orlando, FL 32803-3767
407-894-7555

Southwest District
13051 N. Telecom Pky.
Temple Terrace, FL 33637
813-632-7600

South District
2295 Victoria Ave., Ste. 364
Fort Myers, FL 33901-3881
239-332-6975

Southeast District
400 N. Congress Ave., Ste. 200
West Palm Beach, FL 33401
561-681-6600

III. ESTIMATE ADJUSTMENT

40 CFR Part 264 Subpart H as adopted by reference in Rule 62-701.630, Florida Administrative Code, (F.A.C.) sets forth the method of annual cost estimate adjustment. Cost estimates may be adjusted by using an inflation factor or by recalculating the maximum costs of closure in current dollars. Select one of the methods of cost estimate adjustment below.

- ☐ (a) Inflation Factor Adjustment
- ☐ (b) Recalculated or New Cost Estimates

Inflation adjustment using an inflation factor may only be made when a Department approved closure cost estimate exists and no changes have occurred in the facility operation which would necessitate modification to the closure plan. The inflation factor is derived from the most recent Implicit Price Deflator for Gross National Product published by the U.S. Department of Commerce in its survey of Current Business. The inflation factor is the result of dividing the latest published annual Deflatory by the Deflator for the previous year. The inflation factor may also be obtained from the Solid Waste website www.dep.state.fl.us/waste/categories/swfr or call the Financial Coordinator at (850) 245-8706.

This adjustment is based on the Department approved closing cost estimate dated: _____

Latest Department Approved Closing Cost Estimate:	Current Year Inflation Factor, <i>e.g. 1.02</i>	Inflation Adjusted Closing Cost Estimate:
_____	× _____	= _____

This adjustment is based on the Department approved long-term care cost estimate dated: _____

Latest Department Approved Annual Long-Term Care Cost Estimate:	Current Year Inflation Factor, <i>e.g. 1.02</i>	Inflation Adjusted Annual Long-Term Care Cost Estimate:
_____	× _____	= _____
Number of Years of Long Term Care Remaining:		× _____
Inflation Adjusted Long-Term Care Cost Estimate:		= _____

Signature by: ☐ Owner/Operator ☐ Engineer (check what applies)

_____ Signature	_____ Address
_____ Name & Title	_____ City, State, Zip Code
_____ Date	_____ E-Mail Address
_____ Telephone Number	

IV. ESTIMATED CLOSING COST (check what applies)

☐ Recalculated Cost Estimate

☐ New Facility Cost Estimate

Notes: 1. Cost estimates for the time period when the extent and manner of landfill operation makes closing most exp

2. Cost estimate must be certified by a professional engineer.

3. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.

4. In some cases, a price quote in support of individual item estimates may be required.

Description	Unit	Number of Units	Cost / Unit	Total Cost
1. Proposed Monitoring Wells (Do not include wells already in existence.)				
	EA	_____	_____	_____
			Subtotal Proposed Monitoring Wells:	_____
2. Slope and Fill (bedding layer between waste and barrier layer):				
Excavation	CY	_____	_____	_____
Placement and Spreading	CY	_____	_____	_____
Compaction	CY	_____	_____	_____
Off-Site Material	CY	_____	_____	_____
Delivery	CY	_____	_____	_____
			Subtotal Slope and Fill:	_____
3. Cover Material (Barrier Layer):				
Off-Site Clay	CY	_____	_____	_____
Synthetics - 40 mil	SY	_____	_____	_____
Synthetics - GCL	SY	_____	_____	_____
Synthetics - Geonet	SY	_____	_____	_____
Synthetics - Other (explain) _____	_____	_____	_____	_____
			Subtotal Cover Material:	_____
4. Top Soil Cover:				
Off-Site Material	CY	_____	_____	_____
Delivery	CY	_____	_____	_____
Spread	CY	_____	_____	_____
			Subtotal Top Soil Cover:	_____
5. Vegetative Layer				
Sodding	SY	_____	_____	_____
Hydroseeding	AC	_____	_____	_____
Fertilizer	AC	_____	_____	_____
Mulch	AC	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
			Subtotal Vegetative Layer:	_____
6. Stormwater Control System:				
Earthwork	CY	_____	_____	_____
Grading	SY	_____	_____	_____
Piping	LF	_____	_____	_____
Ditches	LF	_____	_____	_____
Berms	LF	_____	_____	_____
Control Structures	EA	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
			Subtotal Stormwater Control System:	_____

Description	Unit	Number of Units	Cost / Unit	Total Cost
7. Passive Gas Control:				
Wells	EA	_____	_____	_____
Pipe and Fittings	LF	_____	_____	_____
Monitoring Probes	EA	_____	_____	_____
NSPS/Title V requirements	LS	1	_____	_____
Subtotal Passive Gas Control:				_____
8. Active Gas Extraction Control:				
Traps	EA	_____	_____	_____
Sumps	EA	_____	_____	_____
Flare Assembly	EA	_____	_____	_____
Flame Arrestor	EA	_____	_____	_____
Mist Eliminator	EA	_____	_____	_____
Flow Meter	EA	_____	_____	_____
Blowers	EA	_____	_____	_____
Collection System	LF	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Active Gas Extraction Control:				_____
9. Security System:				
Fencing	LF	_____	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
Subtotal Security System:				_____
10. Engineering:				
Closure Plan Report	LS	1	_____	_____
Certified Engineering Drawings	LS	1	_____	_____
NSPS/Title V Air Permit	LS	1	_____	_____
Final Survey	LS	1	_____	_____
Certification of Closure	LS	1	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Engineering:				_____

Description	Hours	Cost / Hour	Hours	Cost / Hour	Total Cost
11. Professional Services					
	<u>Contract Management</u>		<u>Quality Assurance</u>		
P.E. Supervisor	_____	_____	_____	_____	_____
On-Site Engineer	_____	_____	_____	_____	_____
Office Engineer	_____	_____	_____	_____	_____
On-Site Technician	_____	_____	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____	_____

Description	Unit	Number of Units	Cost / Unit	Total Cost
Quality Assurance Testing	LS	1	_____	_____
Subtotal Professional Services:				_____

Subtotal of 1-11 Above: _____

12. Contingency _____ % of Subtotal of 1-11 Above
Subtotal Contingency: _____

Estimated Closing Cost Subtotal: _____

Description	Total Cost
13. Site Specific Costs	
Mobilization	_____
Waste Tire Facility	_____
Materials Recovery Facility	_____
Special Wastes	_____
Leachate Management System Modification	_____
Other (explain) _____	_____
_____	Subtotal Site Specific Costs: _____

TOTAL ESTIMATED CLOSING COSTS (\$): _____

V. ANNUAL COST FOR LONG-TERM CARE

See 62-701.600(1)a.1., 62-701.620(1), 62-701.630(3)a. and 62-701.730(11)b. F.A.C. for required term length. For landfills certified closed and Department accepted, enter the remaining long-term care length as "Other" and provide years remaining.

(Check Term Length) ☐ 5 Years ☐ 20 Years ☐ 30 Years ☐ Other, ____ Years

Notes: 1. Cost estimates must be certified by a professional engineer.

2. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.

3. In some cases, a price quote in support of individual item estimates may be required.

All items must be addressed. Attach a detailed explanation for all entries left blank.

Description	Sampling Frequency (Events / Year)	Number of Wells	(Cost / Well) / Event	Annual Cost
1. Groundwater Monitoring [62-701.510(6), and (8)(a)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Groundwater Monitoring:				_____
2. Surface Water Monitoring [62-701.510(4), and (8)(b)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Surface Water Monitoring:				_____
3. Gas Monitoring [62-701.400(10)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Gas Monitoring:				_____
4. Leachate Monitoring [62-701.510(5), (6)(b) and 62-701.510(8)c]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Leachate Monitoring:				_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
5. Leachate Collection/Treatment Systems Maintenance				
<u>Maintenance</u>				
Collection Pipes	LF	_____	_____	_____
Sumps, Traps	EA	_____	_____	_____
Lift Stations	EA	_____	_____	_____
Cleaning	LS	1	_____	_____
Tanks	EA	_____	_____	_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
5. (continued)				
<u>Impoundments</u>				
Liner Repair	SY	_____	_____	_____
Sludge Removal	CY	_____	_____	_____
<u>Aeration Systems</u>				
Floating Aerators	EA	_____	_____	_____
Spray Aerators	EA	_____	_____	_____
<u>Disposal</u>				
Off-site (Includes transportation and disposal)	1000 gallon	_____	_____	_____
Subtotal Leachate Collection / Treatment Systems Maintenance:				_____
6. Groundwater Monitoring Well Maintenance				
Monitoring Wells	LF	_____	_____	_____
Replacement	EA	_____	_____	_____
Abandonment	EA	_____	_____	_____
Subtotal Groundwater Monitoring Well Maintenance:				_____
7. Gas System Maintenance				
Piping, Vents	LF	_____	_____	_____
Blowers	EA	_____	_____	_____
Flaring Units	EA	_____	_____	_____
Meters, Valves	EA	_____	_____	_____
Compressors	EA	_____	_____	_____
Flame Arrestors	EA	_____	_____	_____
Operation	LS	<u>1</u>	_____	_____
Subtotal Gas System Maintenance:				_____
8. Landscape Maintenance				
Mowing	AC	_____	_____	_____
Fertilizer	AC	_____	_____	_____
Subtotal Landscape Maintenance:				_____
9. Erosion Control and Cover Maintenance				
Sodding	SY	_____	_____	_____
Regrading	AC	_____	_____	_____
Liner Repair	SY	_____	_____	_____
Clay	CY	_____	_____	_____
Subtotal Erosion Control and Cover Maintenance:				_____
10. Storm Water Management System Maintenance				
Conveyance Maintenance	LS	<u>1</u>	_____	_____
Subtotal Storm Water Management System Maintenance:				_____
11. Security System Maintenance				
Fences	L6	<u>1</u>	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
Subtotal Security System Maintenance:				_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
12. Utilities	LS	<u>1</u>		
			Subtotal Utilities:	
13. Leachate Collection/Treatment Systems Operation				
<u>Operation</u>				
P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR			
OnSite Technician	HR			
Materials	LS	<u>1</u>		
			Subtotal Leachate Collection/Treatment Systems Operation:	
14. Administrative				
P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR			
OnSite Technician	HR			
Other _____				
			Subtotal Administrative:	
Subtotal of 1-14 Above:				
15. Contingency		% of Subtotal of 1-14 Above		
			Subtotal Contingency:	

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
16. Site Specific Costs				
			Subtotal Site Specific Costs:	

ANNUAL LONG-TERM CARE COST (\$ / YEAR): _____

Number of Years of Long-Term Care: _____

TOTAL LONG-TERM CARE COST (\$): _____

VI. CERTIFICATION BY ENGINEER

This is to certify that the Cost Estimates pertaining to the engineering features of this solid waste management facility have been examined by me and found to conform to engineering principles applicable to such facilities. In my professional judgment, the Cost Estimates are a true, correct and complete representation of the financial liabilities for closing and/or long-term care of the facility and comply with the requirements of Rule 62-701.630 F.A.C. and all other Department of Environmental Protection rules, and statutes of the State of Florida. It is understood that the Cost Estimates shall be submitted to the Department annually, revised or adjusted as required by Rule 62-701.630(4), F.A.C.

_____ Signature	_____ Mailing Address
_____ Name and Title (please type)	_____ City, State, Zip Code
_____ Date	_____ E-Mail address (if available)
_____ Florida Registration Number (please affix seal)	_____ Telephone Number

VII. SIGNATURE BY OWNER/OPERATOR

_____ Signature of Applicant	_____ Mailing Address
_____ Name and Title (please type)	_____ City, State, Zip Code
_____ E-Mail address (if available)	_____ Telephone Number

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA AND 3805 NW 132 STREET, LLC. FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the City's Code of Ordinances and the City's Land Development Regulations, Ordinance 15-31, the City Commission has the power to approve, approve with conditions or deny any site plan review request; and

WHEREAS, 3805 NW 132 Street, LLC ("Applicant"), owner of the subject property located at 3805 NW 132nd Street, Opa-Locka, Florida 33054, requests development agreement approval in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property; and

WHEREAS, 3805 NW 132 Street, LLC ("Applicant") presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on November 17, 2020 and the Planning & Zoning Board recommended approval of the Development Agreement for the Site Plan by a 4 to 1 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the applicant wishes to construct a construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue; and

WHEREAS, the 198,198 square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access; and

WHEREAS, the proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste; and

WHEREAS, construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

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.

Approval of Development Agreement. The City Commission of the City of Opa-Locka hereby approves the request for the development agreement approval for the construction and operation of a construction and demolition waste processing facility on the property located at 3805 NW 132 Street identified by folio 08-2129-010-0090, in the I-3 zoning district, by 3805 NW 132 Street, LLC.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances, the City of Opa-Locka Charter and is subject to the approval of the Governor or Governor's Designee.

.

PASSED AND ADOPTED this _____ day of _____, 2021.

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____



City of Opa-Locka Agenda Cover Memo

Department Director:	Gregory Gay		Department Director Signature:		
Finance Director:			FD Signature:		
City Manager:	John E. Pate		CM Signature:		
Commission Meeting Date:	4-28-21	Item Type: (Enter X in box)	Resolution X	Ordinance	Other
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading X	2nd Reading
		X	Public Hearing: (Enter X in box)	Yes X	No
Funding Source: Account# :	(Enter Fund & Dept) Ex: PTP		Advertising Requirement: (Enter X in box)	Yes X	No
Contract/P.O. Required: (Enter X in box)	Yes	No x	RFP/RFQ/Bi#: N/A		
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 ☐ Communcation ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)	
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132 STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Applicant requests final site plan review and approval in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property. The 198,198

square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access. The applicant wishes to construct a construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue

BACKGROUND

The proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste. Construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

The scope of the C & D material processing is described below:

- Delivery vehicles enter the facility from NW 132nd Street. The proposed facility personnel visually inspect the incoming material, weigh the material on a stationary scale and sort the incoming material into categories inside the Storage/Processing Area in an enclosed building. After unloading and collecting payment, the delivery vehicles exit the facility.
- The recyclable materials are separated and containerized and taken off-site in trucks.
- The remaining sorted material.

All storage/processing operations will be conducted inside an enclosed building.

Proposed Action:

Staff recommend approval of this Development Agreement pending the following other approvals:

- A Development Agreement must be submitted along with this Construction and Demolition (C & D) Material Resource Facility (MRF) Site Plan pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: Article V Section 22-112 and F.S. Section 163.3220-163.3243;
- Compliance with resolution 5058, fare share agreement;
- Extend employment opportunity to City residents through the City's Human Resource dept. and the Opa-locka workforce;
- Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary to this Construction and Demolition (C & D) Material Resource Facility

(MRF) site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;

- The Development Agreement (D.A.) shall specifically address the daily operation, business, behaviors and any other requirements set forth by the City's Land Development Code, Planning and Zoning Board and the City Commissioner for this proposed Construction and Demolition (C & D) Material Resource Facility (MRF) site plan;
- Address all Miami-Dade County's input/recommendations as appropriate.

Attachment:

Development Agreement
Development Agreement Staff Report
DA Resolution 11-17-20

PLANNING & ZONING ADVISORY BOARD

November 17th

2020



3805 NW 132 Street, LLC: Development Agreement
APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132 STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

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

- The subject property is currently own by 3805 NW 132 STREET LLC. according to the Miami-Dade County Property appraiser's website. The subject Property is currently a Truck parking facility and the current land on one parcel (Folio #08-2129-010-0090), zoning for this parcel is I-3.
- The site is located along the Douglas/Le Jeune Road Connector (NW 37th Avenue) and NW 132nd Street. The site is only accessible via the Douglas/Le Jeune Road Connector at its eastern edge providing for ingress and egress, immediately adjacent to Ali Baba Avenue. Currently the site is zoned as I-3 which does not allow for the operation of a C&D. The applicant is proposing to pursue a land use change from I-3 to I-2 in order to accommodate the request (*see Existing Condition Section*).



← NORTH DOUGLAS-LE JEUNE CONNECTOR SOUTH →

Figure 1: Google Street View, dated:

II. Project Details

- **Applicant's intent**

3805 NW 132 Street, LLC, owner of the subject property located at 3805 NW 132nd Street, Opa-locka, Florida 33054, requests development agreement review in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property. The 198,198 square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access. The applicant wishes to construct a construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue.

The proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste. Construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

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- The recyclable materials are separated and containerized and taken off-site in trucks.
- The remaining sorted material.

All storage/processing operations will be conducted inside an enclosed building.

Site Computations & Land Development Regulation / Zoning Code | Table 1

Applicant	3805 NW 132 STREET LLC
Folio Number (s)	Opa-locka: 08-2129-010-0090
Address Location	3805 NW 132 nd Street
Building (s) Footprint	Total Site Area – 198,198 SF
	New Warehouse – 50,160 SF
	New Scale House – 300 SF
Floor Area	Total 50,460 SF
Zoning	I-3 – Liberal Industrial

Zoning Code Consistency	The proposed use for a Construction Waste Processing Facility is inconsistent with the I-3 Zoning Code.		
Existing Land Use	Truck Parking Facility / I-3		
Future Land Use Designation	Applicant has applied for a zoning change from I-3 to I-2		
Comprehensive Plan Consistency	The proposed use for a Construction Waste Processing Facility is inconsistent with the Comprehensive Plan with the requested property being I-3. Applicant will be seeking a zoning change to the appropriate zoning designation.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article V Sec. 22-94, 22-112, Ord. no. 14-16		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front (South)	25 Feet	525 Feet	YES
Rear (North)	20 Feet	40 Feet	YES
Side (East)	15 Feet	15-3 Feet	YES
Side (West)	25 Feet	25 Feet	YES
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	N/A	0.43%	YES
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.22 Acres)	50,460 SF (1.16 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Office Building: 45 feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	1,625 SF	Tot Parking Lot 103,084 S.F. Tot Green Space 51,501 S.F.	YES
Landscaping			
Parking Details	Office buildings: pursuant to the Land development Regulation Ordinance 86-8: Article 4, section 22-93. one (1) Parking per 2500 square feet of floor area. * Off. Bldg. = 22.79 spaces Required	Office Bldg. 50,160 S.F. Total Space Provided: 25 Total Spaces 24 Regular Spaces 1 Handicapped Spaces	YES
Landscape/ Pervious Lot Coverage	20% minimum required pervious	30% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office.		

Local Government Action Required	- A copy of notice for advertisement titles were given to the Clerk's Office on Monday, September 28th, 2020. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, October 20th, 2020. - City Commission Meeting: TBD
	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.

III. Overall Analysis

Existing Conditions:

The proposed facility requests Development Agreement Approval in order to operate a C & D MRF at the subject property.

- The Subject Property is generally surrounded by I-3 properties to the north, east and south and I-4 to the west.
- The proposed facility as described in the "Proposed Project Description" will not generate, discharge, handle or dispose of any hazardous material (e.g. oil, grease, solvents, lubricants, etc.) as a result of the proposed operations which will be limited to recycling and processing.
- The servicing, maintenance and fueling of the equipment on site will be performed inside another building at the subject property.
- The proposed operation will not cause a substantial addition in the quantity of non-domestic liquid waste that the existing permitted operation presently generates.
- The proposed operation will not cause to generate any liquid waste since the operation of collection and transfer is a "dry" operation.
- Since the operations are completely performed on a concrete surface and under a roofed area and there are no processing operations which will cause to generate or store any chemicals or liquid wastes, there are no known or recognized environmental conditions which will pose a detrimental threat to the environmental receptors or pose a risk to the soil and/or groundwater quality at the site.



Enlarged Aerial View of 3805 NW 132 Street

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North South	Industrial	Industrial	I-3 (Liberal Industrial)
	Industrial	Industrial	I-3 (Liberal Industrial)
East	Industrial	Industrial	I-4 (Lib. Ind. Storage and Salvage)
West	ROW	Douglas/Le Jeune Road Connector (NW 37th Avenue)	ROW

Surrounding Zoning Designation Map

The Site is Highlighted in image



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

COMPLIES

- **Findings:**

- The proposed development use 'Construction and Demolition (C & D) Material Resource Facility (MRF)' is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses

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

COMPLIES

- **Findings:**

- The Applicant is proposing to include landscaping at .47ac. *(Please see attached Landscape Plan for Trees detailed information).*

- **Fence:** All fences constructed on property perimeters shall be of a solid masonry construction or a decorative masonry block to prevent the view of any stored article. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.

- **Findings:**

- The Applicant is required to have fencing as the property is on a commercial corridor pursuant to the City Land development Regulation/Zoning Code 15-31, I-2 Industrial District (Section 22-92).

- **Future Land Use:** Industrial

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

COMPLIES

- I-3 (Lib. Industrial) Permitted Uses: Project Specific: *Construction and Demolition (C & D) Material Resource Facility (MRF)*

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code I-3 (Lib. Industrial) does not allow for a Construction and Demolition (C & D) Material Resource Facility (MRF) which is permitted within a I-2. Applicant has submitted Rezoning application.

COMPLIES

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

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

IV. Project Need Assessment / other Required Approvals

1. Rezoning

- Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020

2. Site Plan

- Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020.

3. Development Agreement

- Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020.

V. 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

VI. Staff Recommendation:

- Staff recommend approval of this Development Agreement pending the following other approvals:
 - A Development Agreement must be submitted along with this Construction and Demolition (C & D) Material Resource Facility (MRF) Site Plan pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: Article V Section 22-112 and F.S. Section 163.3220-163.3243;
 - All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;
 - All landscaping and parking areas must be provided and maintained as shown in the Construction and Demolition (C & D) Material Resource Facility (MRF) Site Plan;
 - Trees to be planted 25' avg. oc.;
 - Adequate landscape buffer around parking area;
 - Compliance with resolution 5058, fare share agreement;
 - Extend employment opportunity to City residents through the City's Human Resource dept. and the Opa-locka workforce;
 - Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary to this Construction and Demolition (C & D) Material Resource Facility (MRF) site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;
 - All trash & garbage containers shall comply with the City dumpster enclosure requirements;
 - The Development Agreement (D.A.) shall specifically address the daily operation, business, behaviors and any other requirements set forth by the City's Land Development Code, Planning and Zoning Board and the City Commissioner for this proposed Construction and Demolition (C & D) Material Resource Facility (MRF) site plan;
 - Address all Miami-Dade County's input/recommendations as appropriate

VII. Attachments:

- Rezoning Letter of Intent
- Site Plan
- Development Agreement

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VIII. Staff Report Updated After the Planning and Zoning Board Meeting on November 17th 2020. *Reflected Actions:*

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

Resolution No.

RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: Construction and Demolition (C & D) Material Resource Facility (MRF) FOR: DEVELOPMENT AGREEMENT REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING:

A construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 11-17-2020
 - 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 Construction and Demolition (C & D) Material Resource Facility (MRF)

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Virtual Planning & Zoning Meeting to order at 5:30 p.m. on Tuesday, November 17, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis On March 20, 2020, municipalities may conduct meetings of their governing boards without Having a quorum of its members present physically or at any specific location, and utilizing Communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b) 2, Florida Statutes.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, Members of the public wishing to address the P&Z have been offered the opportunity To do so. Public comments will be included as part of the public record for this virtual Meeting and will be considered by the P&Z prior to any action taken.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a special virtual session on Tuesday, November 17, 2020 at 5:30 p.m. The following members of the Planning & Zoning Meeting were present: Board Member Germane Barnes, Board Member Claudienne Hibbert-Smith, Board Member Dawn Mangham, & Board Member Rose Tydus & Chairman Elio Guerrero.

Also in Attendance were Planning & Community Development Director, Gregory Gay, Zoning Official, Gerald Lee, City Planner, Corion Delaine, Administrative Assistant, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE: Prayer was led by Board Member Tydus and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from September 8, 2020 Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from September 8, 2020 meeting.

Board Member Rose Tydus made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Elio Guerrero	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Rose Tydus	Yes

IV. PUBLIC HEARING:

1. APPLICANT NAME: ADMI USA, INC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE REQUEST APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: Items one through four are companion items. As it relates to this project application they will be doing a presentation for all four items. This site has been long used as an industrial site. The four items are before you deal with variance, special exception of the site plan,

tentative plat which was requested by Miami-Dade County for the site to be replatted and the fourth item is the developer agreement for the approval of the concrete batching plant. This application it to update and correct the issues that have occurred at this site for a number of years. The concrete batching plant is already on the site and is already operational. As a part of the update a variance information have been applied for a variance to have a public record to show that they went through the process for the concrete batching plant to operate.

****Attorney Hope Calhoun on behalf of the applicant “ADMI USA, INC” came before the Planning Zoning Board to present their project via zoom with a power point presentation for items 1-4 on the agenda.***

Attorney Calhoun: This batching plant owned and operated by my client has been in operation for more than 15 years. It’s before you now because we have a new client. My client purchased it and just want to make sure it’s operating and consistent with the current city code. As a result we have the four applications before you. A special exception is required which is item number 2 on your agenda. Item one is listed a variance request. We have four items: Variance, Special Exception, tentative Plat unifying 8 parcels(verify all of the parcels outlined in 1 cohesive plat and item four the developer agreement. They are all companion items. We have a few variances to reconsider. The dimensions are mentioned. We need variances to make it in compliance with the code. Are there any questions?

Board Member Barnes: Prior history of what operated on this site?

Chairman Guerrero: It’s in compliance?

Mr. Lee: The zoning district allows this use. They are not in conflict. The variance addresses the items the Attorney already presented. The reason we are suggesting approval the items were already on the property. They are complying and they are just updating the process that should have been addressed. Staff recommends approval.

Public Comments: “No questions were asked from the Public. Public Comments are closed.

Board Member Barnes made a motion to approve item 1 based upon contingent exhibit “A”.
Board member Mangham second.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

2. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SPECIAL EXCEPTION SITE PLAN REVIEW APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Special Exception/Staff recommends approval.

Board Member Barnes make a motion to approve item 2 based upon contingent to “Exhibit A”.
Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

3. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Tentative Plat/Staff recommends approval.

Board member Barnes made a motion to approve item “3”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

4. **APPLICANT NAME:** ADMI USA, INC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Development Agreement/Staff recommends approval.

Board member Tydus moved to approve item “4” and Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

5. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Bala: I don't have a presentation. However; this will take place in an enclosed warehouse

Chairman Guerrero: What is the use?

Bala: A truck parking facility.

Mr. Delaine does a presentation and speaks that they meet the criteria and requirements.

Mr. Delaine: Rezoning request/Staff recommends approval.

Board member Mangham makes a motion to approve item "5". Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes

- 6. APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016
- PROPERTY OWNER:** 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054
- PROPERTY ADDRESS:** 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Site Plan approval/Staff recommends approval.

Board member Mangham makes a motion to approve item “6”. Board member Barnes second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

7. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Development Agreement/Staff recommends approval.

Board Member Mangham move to approve item “7”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-1.

Germane Barnes	No
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

Chairman Guerrero: Any questions board members for the applicant?

(There was 1 Public Comment) Listed Below:

Subject: C and D Resource Facility planned for 3805 NW 132nd Street

My name is Larry Olesky. I am the owner of 13195 NW 38th Avenue. The property to the south of the above subject property. I have the following questions and concerns about the effects of the Operations of A, C and D to the neighboring properties.

What type of construction material will be processed and how will it be processed?

Will the material be asbestos free and how will this be monitored?

Will the material be lead free and how will this be monitored?

Will the process be compacting, compressing and/or pulverizing?

Will the process be noisy?

Will the process pollute the air and ground water with dust?

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

A major concern is the erosion and flooding of 38th Avenue directly in front of my property and the only entrance and exit to the 3805 property. When this area floods (which is often), getting in and out of this area is extremely dangerous. It is common to see abandoned cars sitting in the street that has been flooded.

Any zoning approvals for this area should be directly tied to Road and Sewer Repairs prior to increased industrialization.

This proposed process will require daily, multiple trucks bringing material to the site and multiple trucks leaving the facility with the processed material.

I would appreciate my concerns and recommendations being considered for the sake, safety and respect of the neighborhood.

Thank you for your consideration, Larry Olesky

***Bala/Applicant: The applicant spoke on all of the questions and stated on the record that this project would not bring conflict to any businesses. They will follow guidelines and be in compliance.**

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

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

De Leon, Armando
2690 W. 72 Street
Hialeah, FL 33016

This Instrument Prepared by:
Law Offices of Burnadette Norris-Weeks, P.A..
City Attorney, City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA;
AND 3805 NW 132ND STREET, LLC.**

PROJECT NAME: Materials Recovery Facility (MRF), Construction & Demolition, (C&D),
Wood Vegetation Material.

PROJECT OWNER: 3805 NW 132 Street, LLC.

THIS DEVELOPMENT AGREEMENT ("Agreement ") is made and entered into as of this ____ day of May, 2021 ("Execution Date") by and between Developer (the "Owner "), with the address of 2690 W 72nd Street. Hialeah, FL 33016 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 4.7 acres of land located 3805 NW 132nd Street, Opa-Locka FL 33054 within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio Nos. (08-2129 -010-0090) (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 lot the Proposed Development type which includes an approximately 43,904 square foot office building, as well as approximately 20 surface parking spaces; and

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

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

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

WHEREAS, the City Commission pursuant to Resolution No. _____, adopted on, _____ 2021, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and listed below, and the Owner have 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 agrees to 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. 3805 NW 132 Street, LLC., with the address of 3805 NW 132nd Street, Opa-Locka, FL, 33054 and/or any of its respective successors, assigns, or heirs thereof.

- (f) "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.
- (g) "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- (h) "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County, 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.
- (l) "Final Site Plan" means the Site Plan approved by the City Commission via Resolution No. _____ for the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Project at 3805 NW 132nd Street, 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 Materials Recovery Facility (MRF), Construction & Demolition. (C&D), Wood Vegetation Material Project at 3805 NW 132nd Street, Opa-Locka, FL 33054 as described in the plans prepared by Robert J Lara A/E Firm and dated October 14, 2020, which proposes the development of an approximately 43,904 square foot building and 20 parking spaces with related employee and guest parking.
 - (t) "Property" means the approximately 4.7 acres of land located on 3805 NW 132nd Street, Opa-Locka, FL 33054, within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio Nos. 08-2129-010-0090 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 of the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Project at 3805 NW 132nd Street, Opa-Locka, FL 33054.
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 be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.
7. **Termination.** No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.
8. **Expiration / Termination / Default.** Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt 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 Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Site Plan at 3805 NW 132nd Street, Opa-Locka, FL 33054. Such items include, but are not specifically limited to:

- Design of all physical structures, water bodies, private and public improvements and
 - 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 Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material 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, 2051.
- (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 Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material 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 his assigns have agreed that no person shall sleep, camp, or lodge on the property at any time.
- (j) Owner agrees 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 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, 3805 NW 132 Street, LLC.. Said entity must work immediately 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) **Traffic Study: The parties agree**
that _____

_____.
- (p) Dust Control: The parties agree that C&D operations shall be performed in an enclosed building and follow dust control measures to include: spraying a fine mist of water over the tipping and process areas inside of the building. Further, no material shall be stored, handled or loaded outside the enclosed building and delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that vehicle movements shall not generate dust.
- (q) Groundwater and Soil: Owner agrees that C&D operations shall be conducted inside a building and that the demolition materials shall not come in contact with open ground. The type of C&D materials accepted by the facility shall be dry in nature with zero or negligible moisture content and will not runoff outside the enclosed building. No material shall be stored, handled or loaded outside of the enclosed building. Owner further agrees that delivery vehicles shall not be allowed to remove tarps

until prior to tipping inside the building. The site shall remain paved so that the soil cannot be contaminated by any inadvertent C&D materials.

(q) 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) Modifications to existing approvals and permits, including the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Site Plan.
- (c) Water, sewer, paving, and drainage permits;
- (d) Building permits;
- (e) Sign permits;
- (f) Certificates of use and occupancy; and
- (g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
- (h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this property or any other property owned by 3805 NW 132 Street, LLC.
- (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 Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material 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 on the Property for the period of this Agreement. The Owner shall be bound by the City

impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. **Consistency with Comprehensive Plan.** In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the 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 parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

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

If to the City at: City Manager
 City of Opa-Locka
 780 Fisherman Street
 Opa-Locka, Florida 33054

With a copy to: Law Offices of Burnadette Norris-Weeks, P.A.
 City Attorney
 City of Opa Locka
 780 Fisherman Street
 Opa-Locka, Florida 33054
 And
 401 North Avenue of the Arts
 Ft. Lauderdale, FL 33311

If to the Owner at: Project Owner:
 3805 NW 132 Street, LLC
 3805 NW 132nd Street,
 Opa-Locka, FL 33054

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 laws 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 _____, 2021

Approved for form and legal sufficiency:

City Attorney: _____

OWNER

Project Name:

Materials Recovery Facility (MRF),
Construction & Demolition (C&D), Wood
Vegetation Material

Property Owner:

3805 NW 132 Street, LLC.

Property Address:

3805 NW 132nd Street,
Opa-Locka. FL 33054

WITNESSES:

Print Name

Signature

By: _____

Name: _____

Title: _____

Print Name

Print Name

Signature

Print Name

EXHIBIT A- PROPERTY (LEGAL DESCRIPTION)

LOT 1, BLOCK 2 OF "LE JEUNE DOUGLAS INDUSTRIAL PARK" ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, AT PAGE 99, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY FLORIDA.

FOLIO NO: 08-2129-010-0090

Level 1 Traffic Study

Recycling Facility at Opa-Locka



3805 NW 132nd Street
Opa-Locka, Florida



Richard Garcia & Associates, Inc.

May 17th, 2021

Engineer's Certification

I, Richard Garcia, P.E. # 54886, certify that I currently hold an active Professional Engineers License in the State of Florida and am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. In addition, the firm Richard Garcia & Associates, Inc. holds a Certificate of Authorization # 9592 in the State of Florida. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

PROJECT DESCRIPTION: Recycling Facility at Opa-Locka -
Level 1 Traffic Study

PROJECT LOCATION: 3805 NW 132nd Street
Opa-Locka, Florida

Florida Registration No. 54886

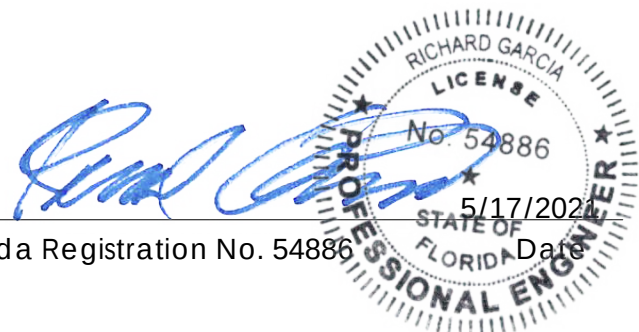


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APPENDICES

Appendix 1: Trip Generation
Appendix 2: Trip Distribution & Driveway Trips

Executive Summary

The objective of this report is to evaluate the trip generation associated with the subject project. As such, a trip generation analysis was performed for a typical weekday AM and PM peak hour (i.e. Adjacent Street Traffic). Lastly, this report follows the Miami-Dade County Traffic Impact Study Standard methodology (Level 1).

The subject site is located on the northeast corner of NW 42/37 Avenue Connector and NW 132nd Street in the City of Opa-Locka, Florida. This site currently has a truck equipment repair facility with an administrative office that will remain as part of the proposed project. The proposed project consists of a recycling facility (general light industrial) with 43,904 square feet. This project build-out year is slated for 2022. Moreover, the subject project will maintain the two (2) existing driveways on NW 132nd Street. The east driveway will operate as the entrance while the west driveway will be exit only.

The trip generation analysis was performed consistent with the methodology described in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition while the trip generation characteristics were obtained from ITE's Trip Generation Manual, 10th Edition. ITE's Land Use 110, as identified by the Institute of Transportation Engineers (ITE), most closely resembles the proposed project. The trip generation analysis was performed for a typical AM and PM peak hour (i.e. Adjacent Street Traffic).

As a result, the trip generation calculations yielded 31 gross external trips (27 trips-in & 4 trips-out) during the AM peak hour and 28 gross external trips (4 trips-in & 24 trips-out) during the PM peak hour. The gross external peak hour trips were distributed consistent with the directional trip distribution percentages for the project's Traffic Analysis Zone (TAZ) 273 as assigned by the Transportation Planning Organization (TPO) on the Miami-Dade Long Range Transportation Plan (2045 LRTP) Directional Trip Distribution Report, September 2019.

In conclusion, the Recycling Facility at Opa-Locka will generate 31 gross external trips during the AM peak hour and 28 gross external trips during the PM peak hour. These gross trips will have a de-minimis traffic impact at the adjacent roadways and therefore, no additional traffic analysis is required or recommended at this time.

Introduction

The purpose of this report is to evaluate the trip generation associated with the proposed commercial center. As such, a trip generation analysis was performed for a typical weekday AM and PM peak hour (i.e. Adjacent Street Traffic). Lastly, this report follows the Miami-Dade County Traffic Impact Study Standard methodology (Level 1).

Project Location / Description

The subject site is located on the northeast corner of NW 42/37 Avenue Connector and NW 132nd Street in the City of Opa-Locka, Florida. This site currently has a truck equipment repair facility with an administrative office that will remain as part of the proposed project. The proposed project consists of a recycling facility (general light industrial) with 43,904 square feet. This project build-out year is slated for 2022.

Moreover, the subject project will maintain the two (2) existing driveways on NW 132nd Street. The east driveway will operate as the entrance while the west driveway will be exit only. Figure 1 depicts the site's location map while Figure 2 is the site plan provided for illustrative purposes only.

Figure 1: Location Map

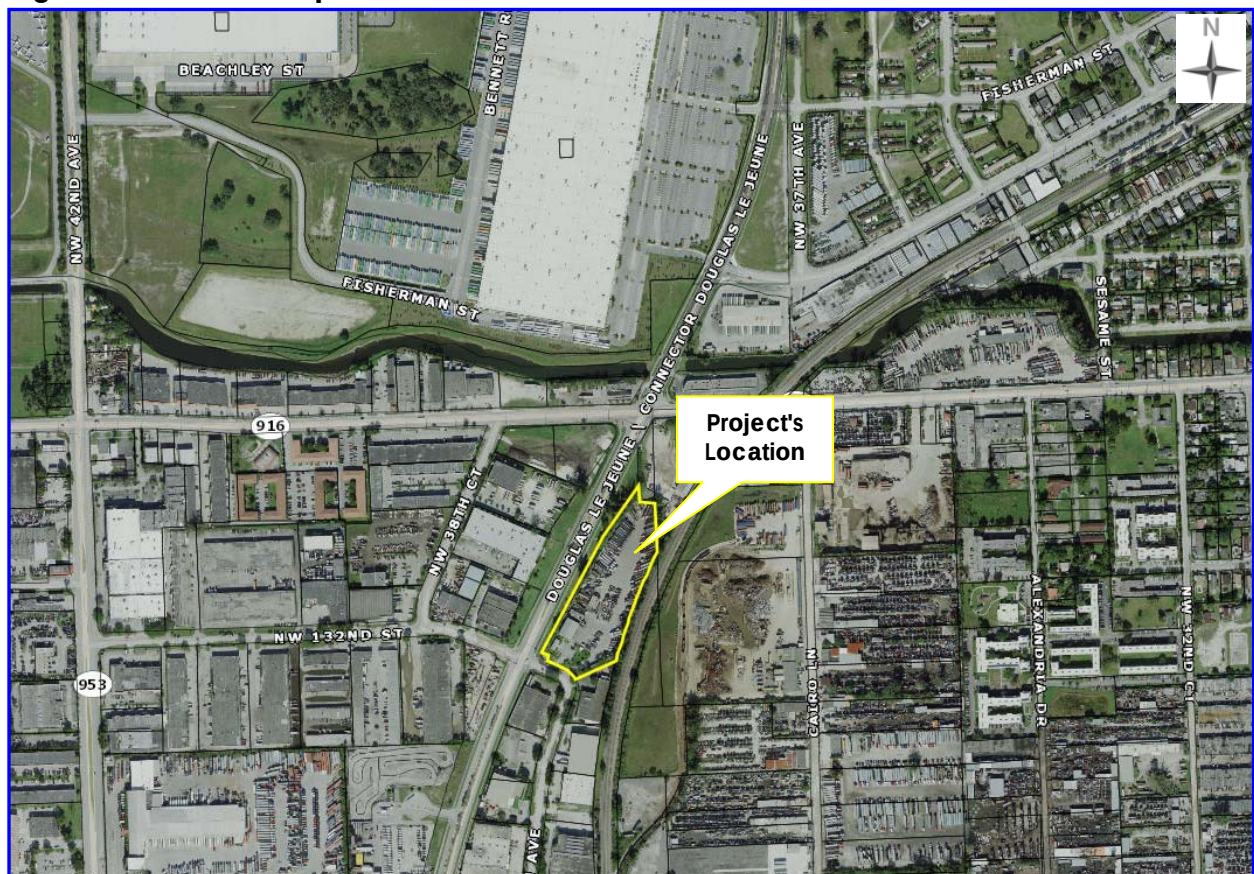
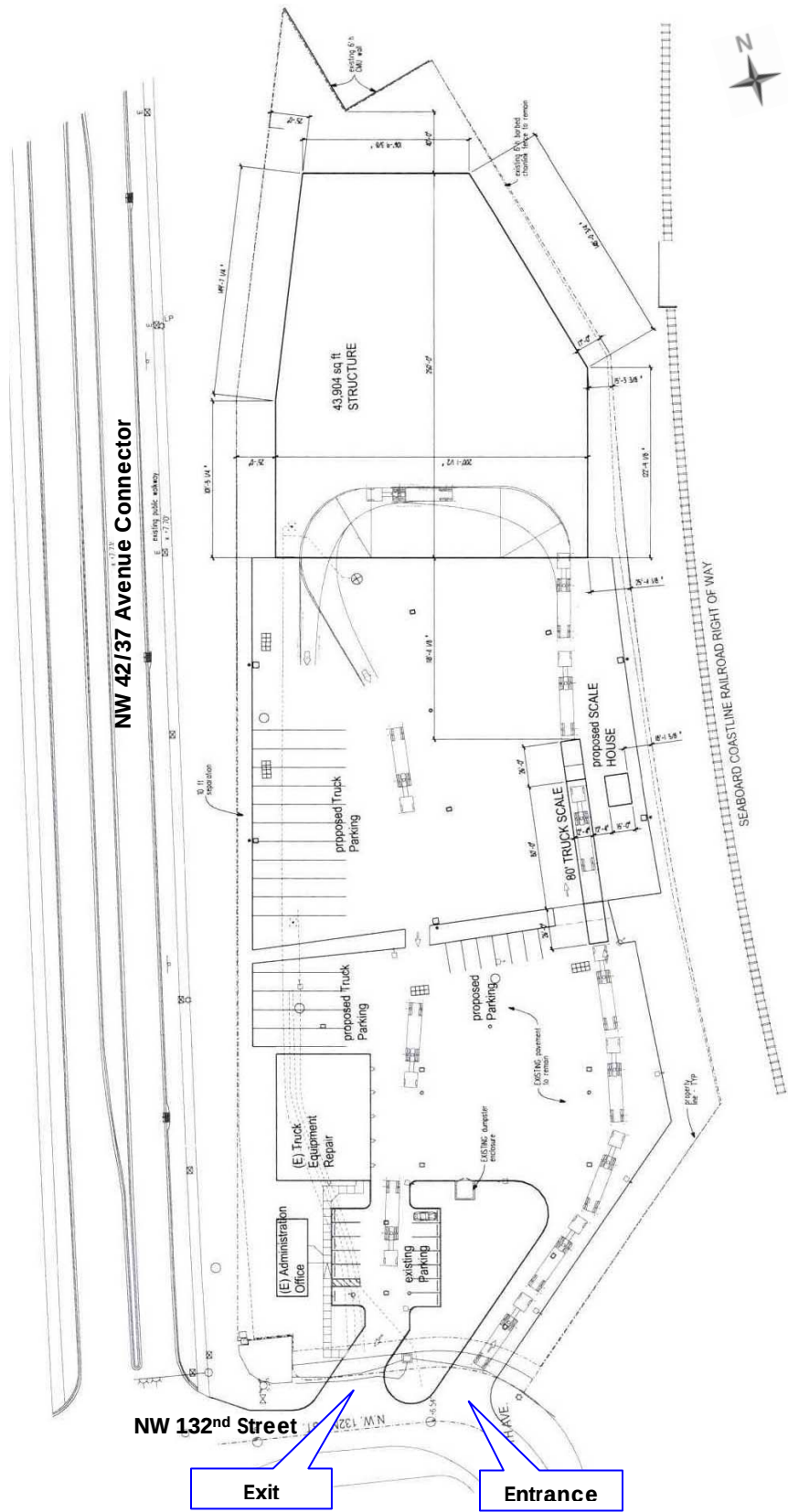


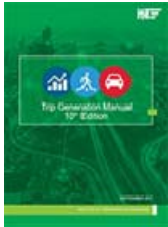
Figure 2: Site Plan



Project Traffic

This section of the report describes the analysis for estimating the trip generation associated with the subject project.

Trip Generation



The trip generation analysis was performed consistent with the methodology described in the *Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3rd Edition* while the trip generation characteristics were obtained from *ITE's Trip Generation Manual, 10th Edition*. ITE's Land Use 110, as identified by the Institute of Transportation Engineers (ITE), most closely resembles the proposed project. The trip generation analysis was performed for a typical AM and PM peak hour (i.e. Adjacent Street Traffic).

As a result, the trip generation calculations yielded 31 gross external trips (27 trips-in & 4 trips-out) during the AM peak hour and 28 gross external trips (4 trips-in & 24 trips-out) during the PM peak hour. The ITE rates and percentages for the AM and PM peak hour are included in Appendix 1. Tables 1 and 2 summarize the trip generation calculations and results for the AM and PM peak hour, respectively.

Table 1: Trip Generation - AM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Proposed						
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.70	27	4	31
External Trips (Proposed Site Gross Trips)				27	4	31

Notes:

Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.
Th.SF.= 1,000 Square Feet

Table 2: Trip Generation - PM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Proposed						
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.63	4	24	28
External Trips (Proposed Site Gross Trips)				4	24	28

Notes:

Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.
Th.SF.= 1,000 Square Feet

Trip Distribution

The subject project is located within the Traffic Analysis Zone (TAZ) 273 as assigned by the Transportation Planning Organization (TPO) on the Miami-Dade Long Range Transportation Plan (2045 LRTP) Directional Trip Distribution Report, September 2019. As such, the trip distribution was performed consistent with the trip distribution percentages of TAZ 273 and by interpolating between the 2015 and 2045 TAZ data for the design year of 2022. Figure 3 depicts the TAZ map while the directional trip distribution percentages are outlined in Table 3. Appendix 2 contains the supporting documentation.

Figure 3: TAZ Map

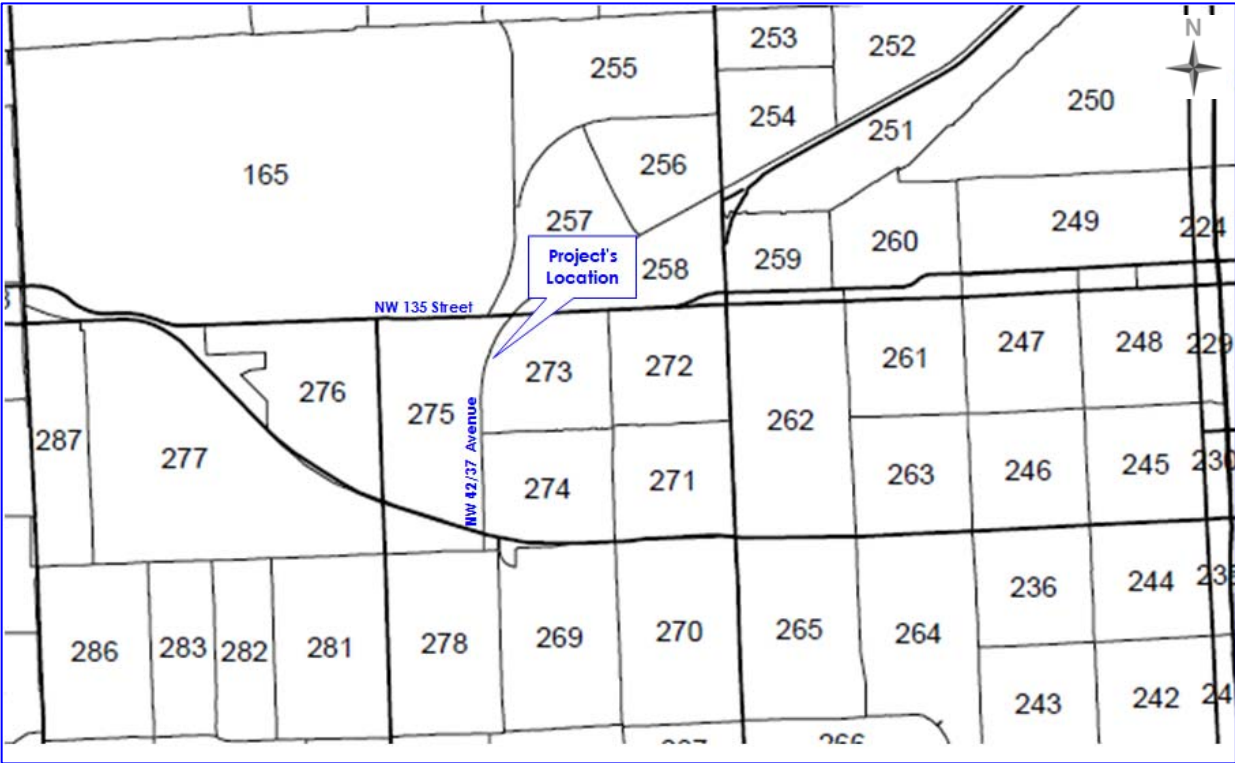


Table 3: Directional Trip Distribution Percentages

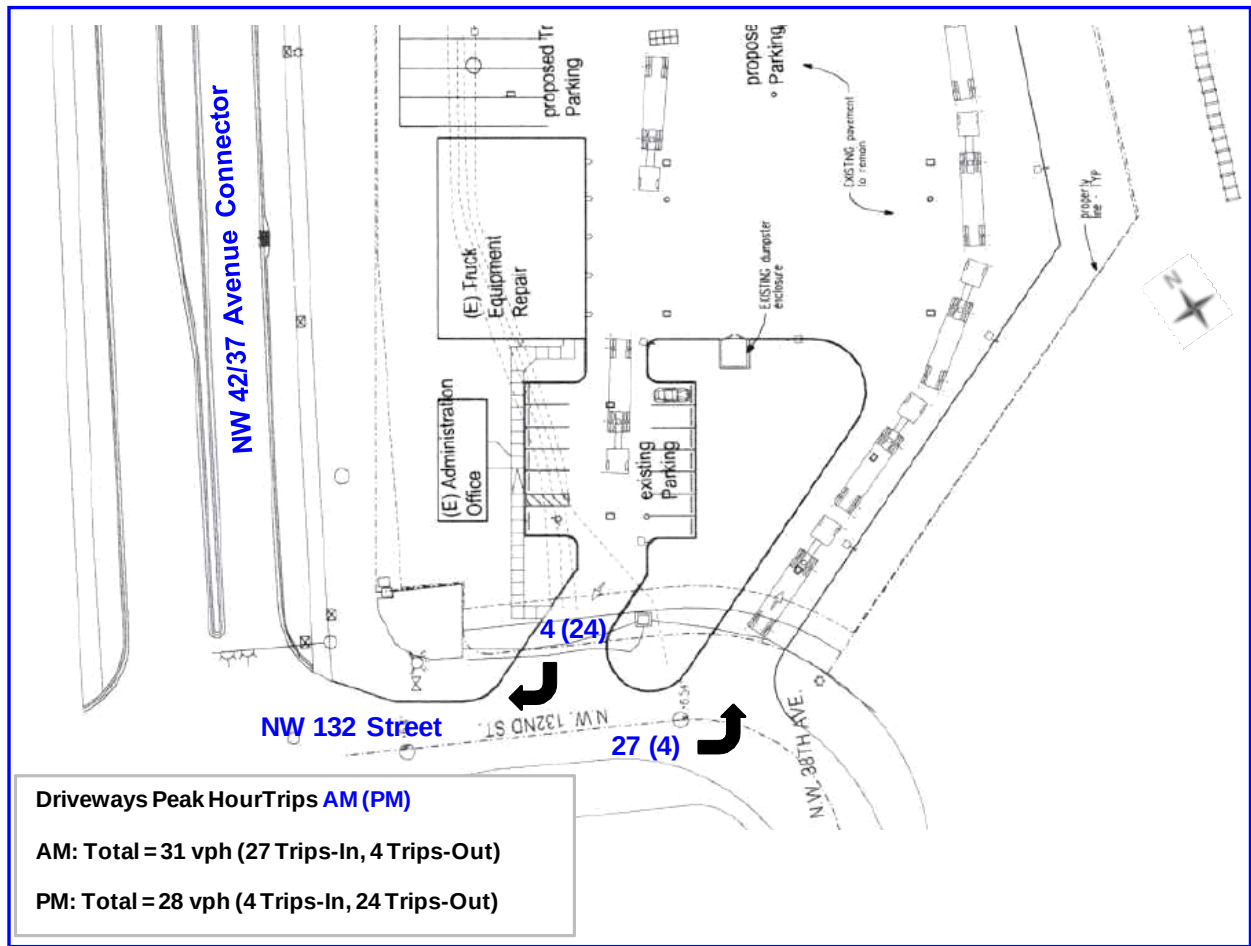
DIRECTION	DISTRIBUTION PERCENTAGES (%)		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR
	2015	2045	2022
NNE	17.40	14.80	16.79
ENE	17.30	16.00	17.00
ESE	7.90	6.00	7.46
SSE	12.10	14.50	12.66
SSW	18.00	17.30	17.84
WSW	8.80	11.30	9.38
WNW	6.20	7.50	6.50
NNW	12.30	12.60	12.37
TOTAL	100.00	100.00	100.00

Additionally, the net external trips have been further distributed into the four quadrants: North, South, East and West. Table 4 contains the directional trip distribution for the AM and PM peak hour while Figure 4 depicts the driveway trips for the AM and PM peak hour.

Table 4: Directional Trip Distribution

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL	IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	8	1	9	1	7	8
ENE	17.00								
ESE	7.46	EAST	24.45%	7	1	8	1	6	7
SSE	12.66								
SSW	17.84	SOUTH	30.50%	8	2	10	2	7	9
WSW	9.38								
WNW	6.50	WEST	15.89%	4	0	4	0	4	4
NNW	12.37								
TOTAL	100.00		100.00%	27	4	31	4	24	28

Figure 4: Driveway Trips - AM & PM Peak Hour



Conclusion

In conclusion, the Recycling Facility at Opa-Locka will generate 31 gross external trips during the AM peak hour and 28 gross external trips during the PM peak hour. These gross trips will have a de-minimis traffic impact at the adjacent roadways and therefore, no additional traffic analysis is required or recommended at this time.

Appendix 1: Trip Generation

TABLE: A1

TRIP GENERATION ANALYSIS AM PEAK HOUR

Project Name: Recycling Facility

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	AM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
Proposed								
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.70	88%	27	12%	4	31
External Trips (<i>Proposed Site Gross Trips</i>)				88%	27	12%	4	31

Notes:

Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.

Th.SF.= 1,000 Square Feet

TABLE: A2

TRIP GENERATION ANALYSIS PM PEAK HOUR

Project Name: Recycling Facility

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
Proposed								
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.63	13%	4	87%	24	28
External Trips (<i>Proposed Site Gross Trips</i>)				13%	4	87%	24	28

Notes:

Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.

Th.SF.= 1,000 Square Feet

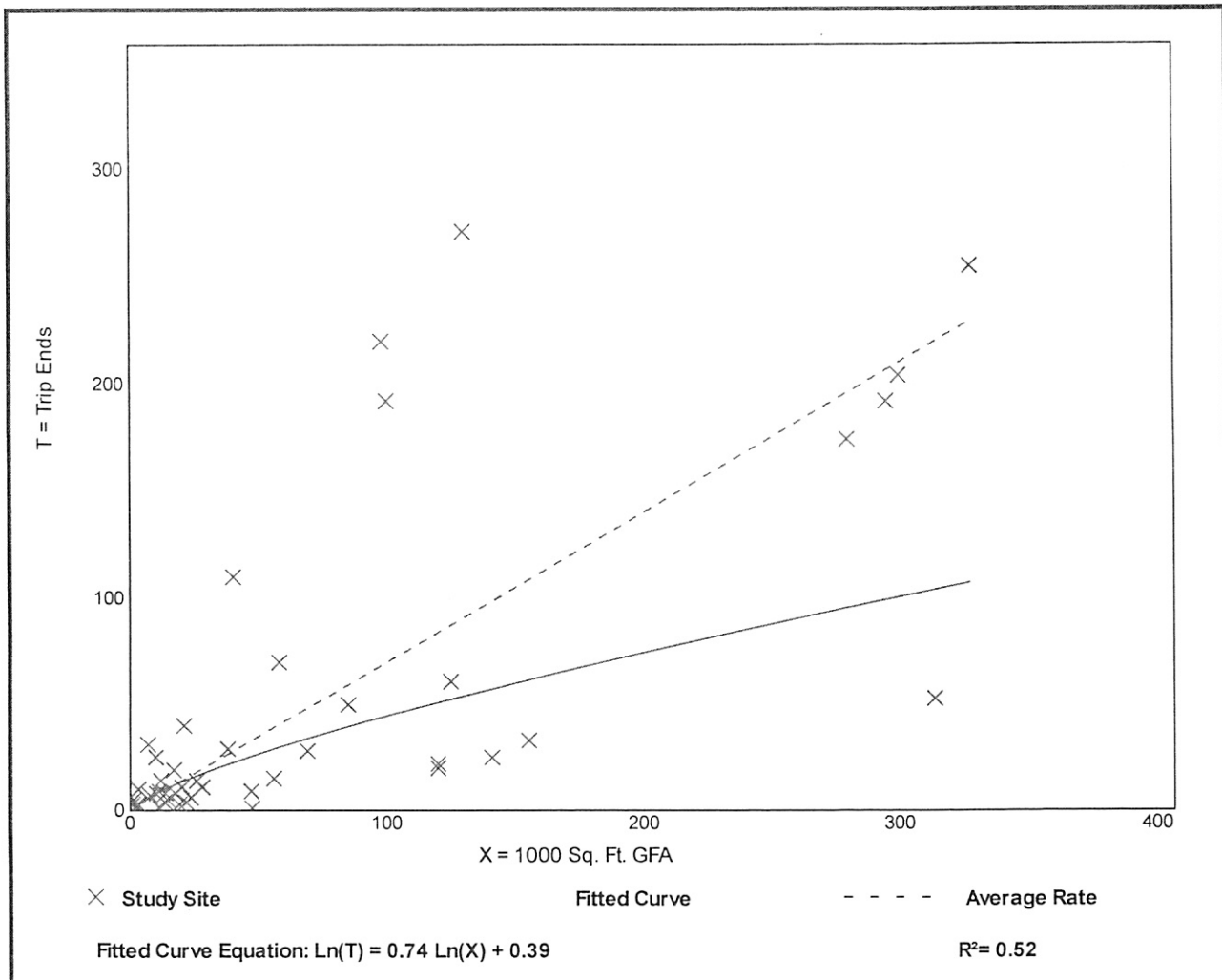
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 45
 1000 Sq. Ft. GFA: 73
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

Data Plot and Equation



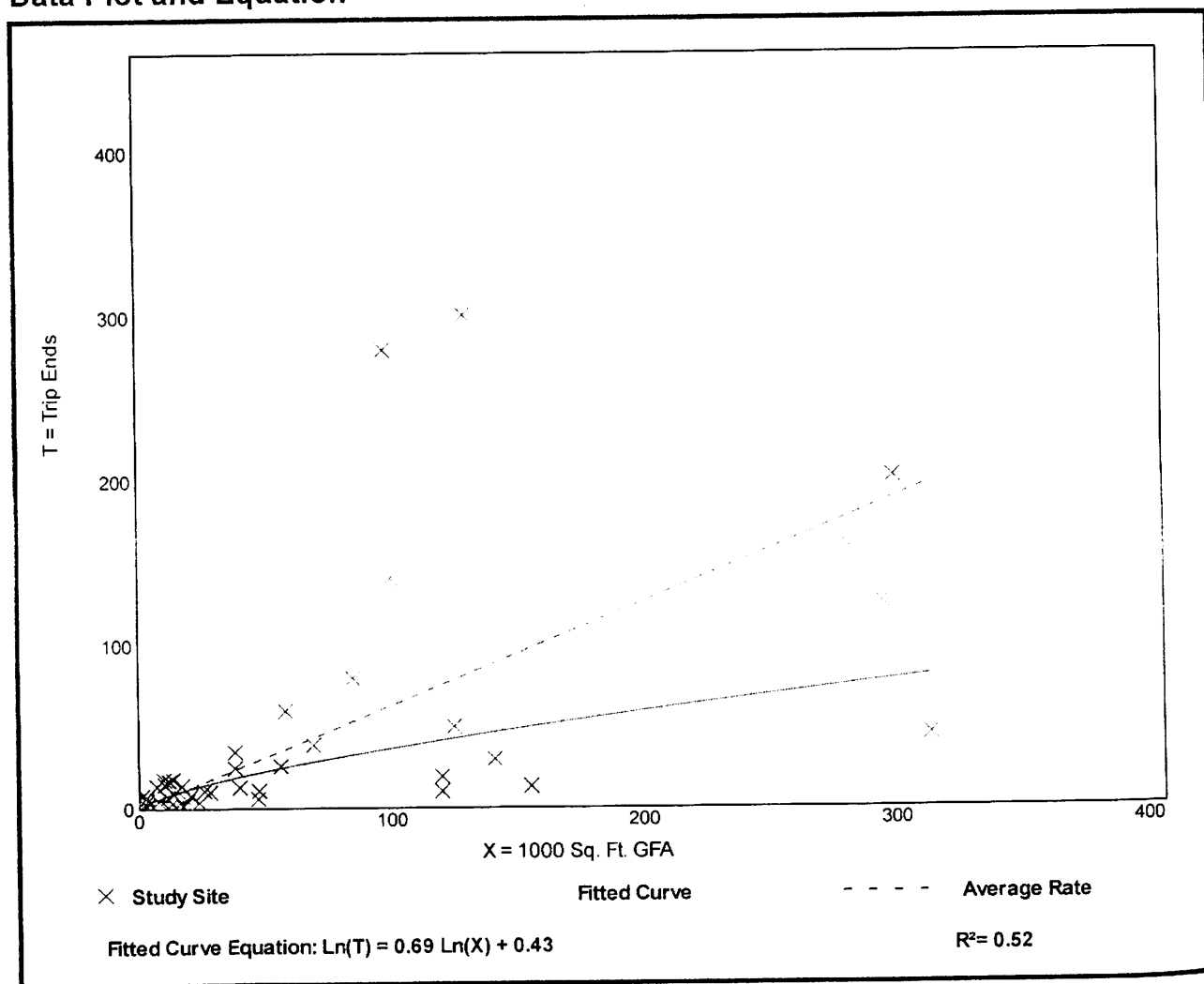
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 1000 Sq. Ft. GFA: 67
 Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



Appendix 2: Trip Distribution & Driveway Trips

DRIVEWAYS PEAK HOUR TRIPS

Project Name: Recycling Facility

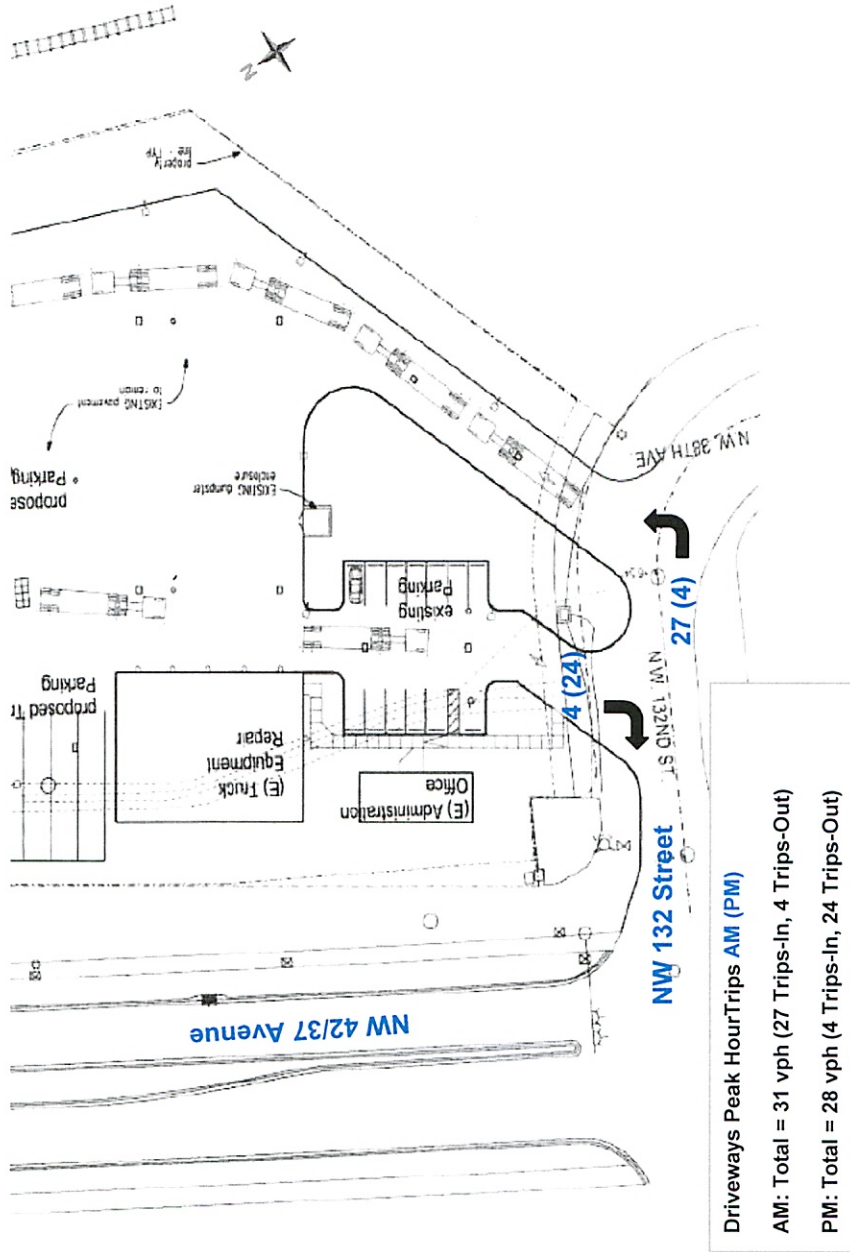


TABLE A3

**Cardinal Distribution
AM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273**

Project Name: Recycling Facility

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	8	1	9
ENE	17.00	EAST	24.45%	7	1	8
ESE	7.46	SOUTH	30.50%	8	2	10
SSE	12.66	WEST	15.89%	4	0	4
SSW	17.84					
WSW	9.38					
WNW	6.50					
NNW	12.37					
TOTAL	100.00		100.00%	27	4	31

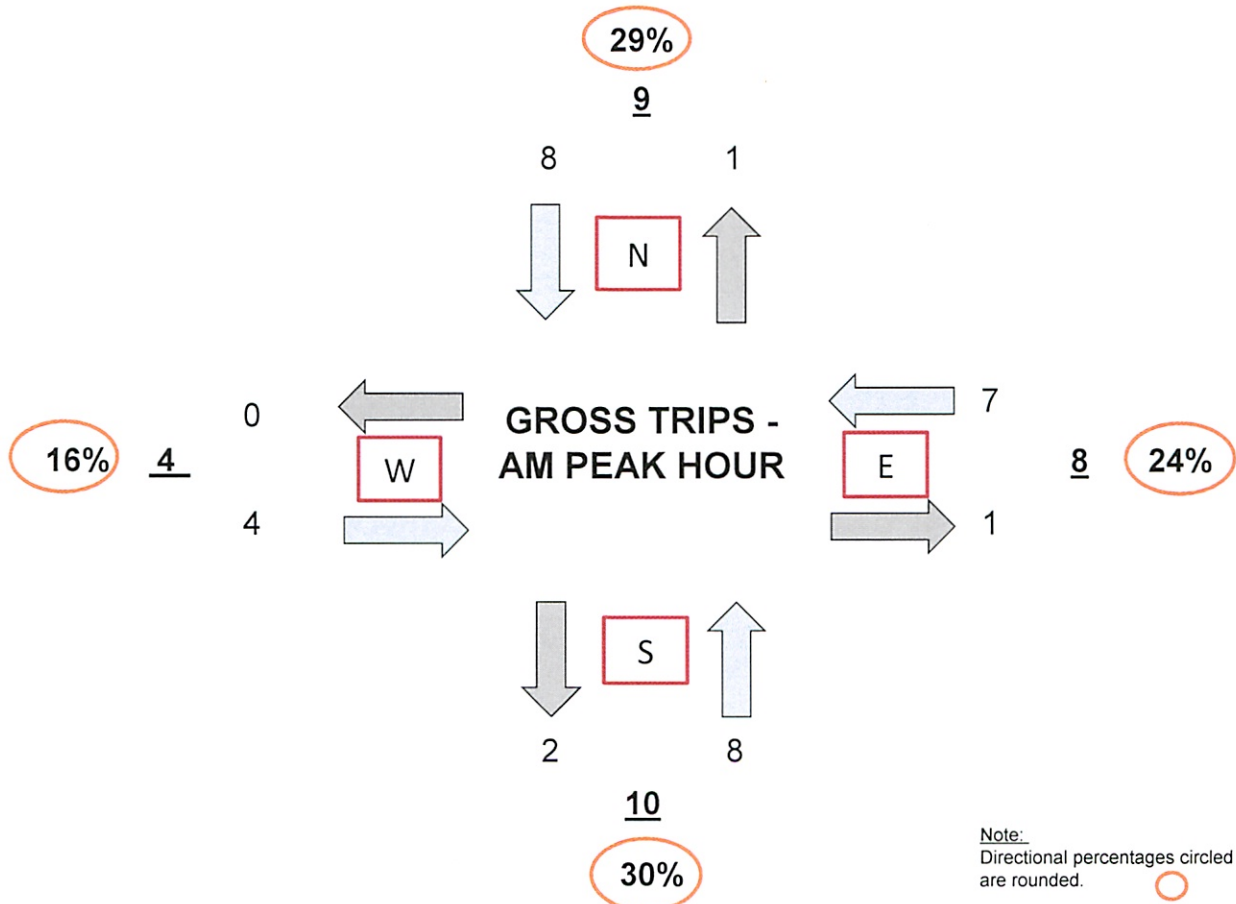


TABLE: A3-1

Cardinal Distribution
AM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION PERCENTAGES (%)			AM PEAK HOUR TRIPS		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2015	2045	2022			
NNE	17.40	14.80	16.79	5	1	6
ENE	17.30	16.00	17.00	5	1	6
ESE	7.90	6.00	7.46	2	0	2
SSE	12.10	14.50	12.66	3	1	4
SSW	18.00	17.30	17.84	5	1	6
WSW	8.80	11.30	9.38	2	0	2
WNW	6.20	7.50	6.50	2	0	2
NNW	12.30	12.60	12.37	3	0	3
TOTAL	100.00	100.00	100.00	27	4	31

Note:

Based on Miami-Dade Transportation Planning Organization 2045 LRTP Directional Trip Distribution Report, September 2019. Since the current data is only available for the model years 2015 and 2045, the eight (8) cardinal directions were interpolated to the design year of 2022.

TABLE: A3-2

AM PEAK HOUR	IN	OUT	TOTAL
TRIPS:	27	4	31
PERCENT:	87.10%	12.90%	(Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	16.79	4.534	5	0.672	1	6
ENE	17.00	4.589	5	0.680	1	6
ESE	7.46	2.013	2	0.298	0	2
SSE	12.66	3.418	3	0.506	1	4
SSW	17.84	4.816	5	0.713	1	6
WSW	9.38	2.534	2	0.375	0	2
WNW	6.50	1.756	2	0.260	0	2
NNW	12.37	3.340	3	0.495	0	3
TOTAL	100.00	27.000	27	4.000	4	31

TABLE: A4

Cardinal Distribution
PM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	1	7	8
ENE	17.00					
ESE	7.46	EAST	24.45%	1	6	7
SSE	12.66					
SSW	17.84	SOUTH	30.50%	2	7	9
WSW	9.38					
WNW	6.50	WEST	15.89%	0	4	4
NNW	12.37					
TOTAL	100.00		100.00%	4	24	28

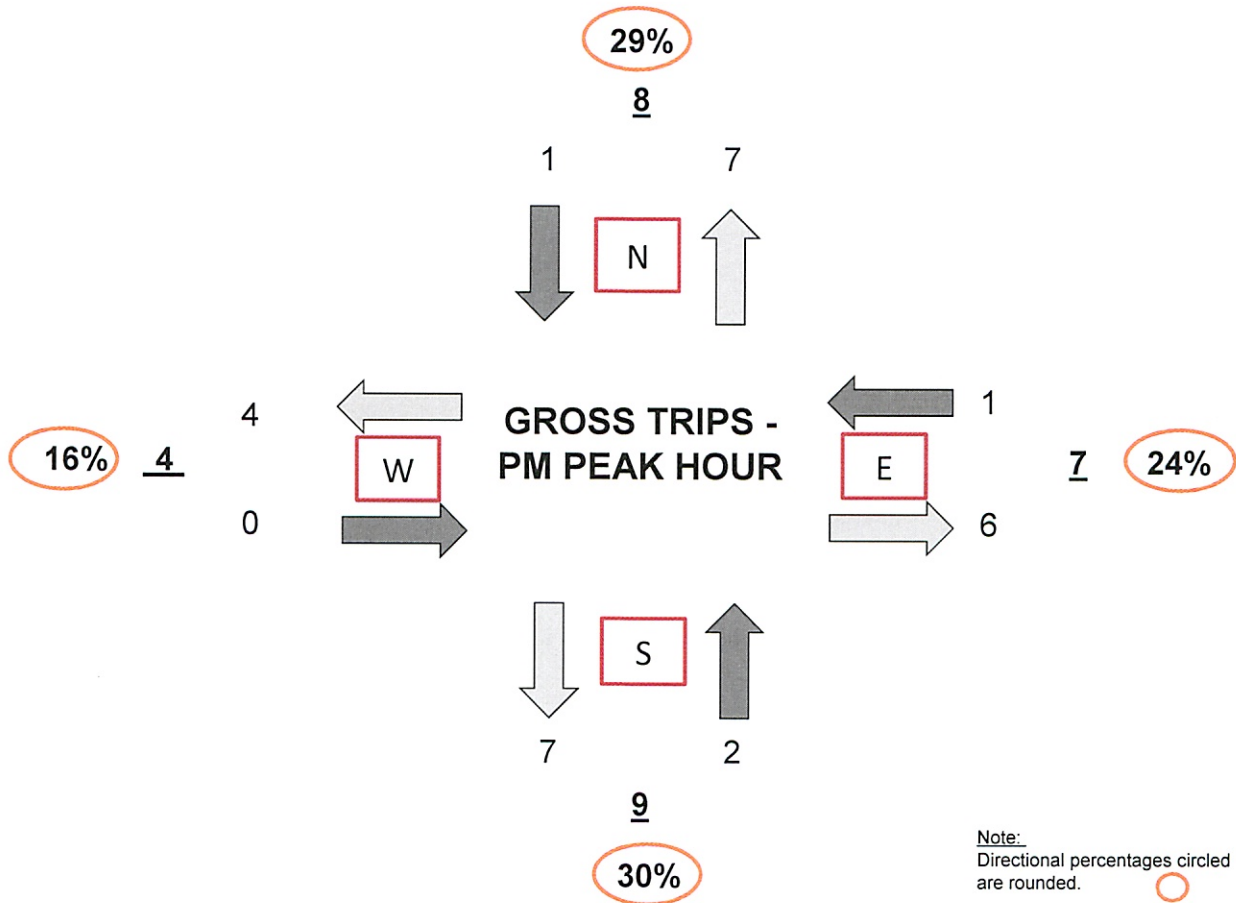


TABLE: A4-1

**Cardinal Distribution
PM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273**
Project Name: Recycling Facility

DIRECTION	DISTRIBUTION PERCENTAGES (%)			PM PEAK HOUR TRIPS		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2015	2045	2022			
NNE	17.40	14.80	16.79	1	4	5
ENE	17.30	16.00	17.00	1	4	5
ESE	7.90	6.00	7.46	0	2	2
SSE	12.10	14.50	12.66	1	3	4
SSW	18.00	17.30	17.84	1	4	5
WSW	8.80	11.30	9.38	0	2	2
WNW	6.20	7.50	6.50	0	2	2
NNW	12.30	12.60	12.37	0	3	3
TOTAL	100.00	100.00	100.00	4	24	28

Note:

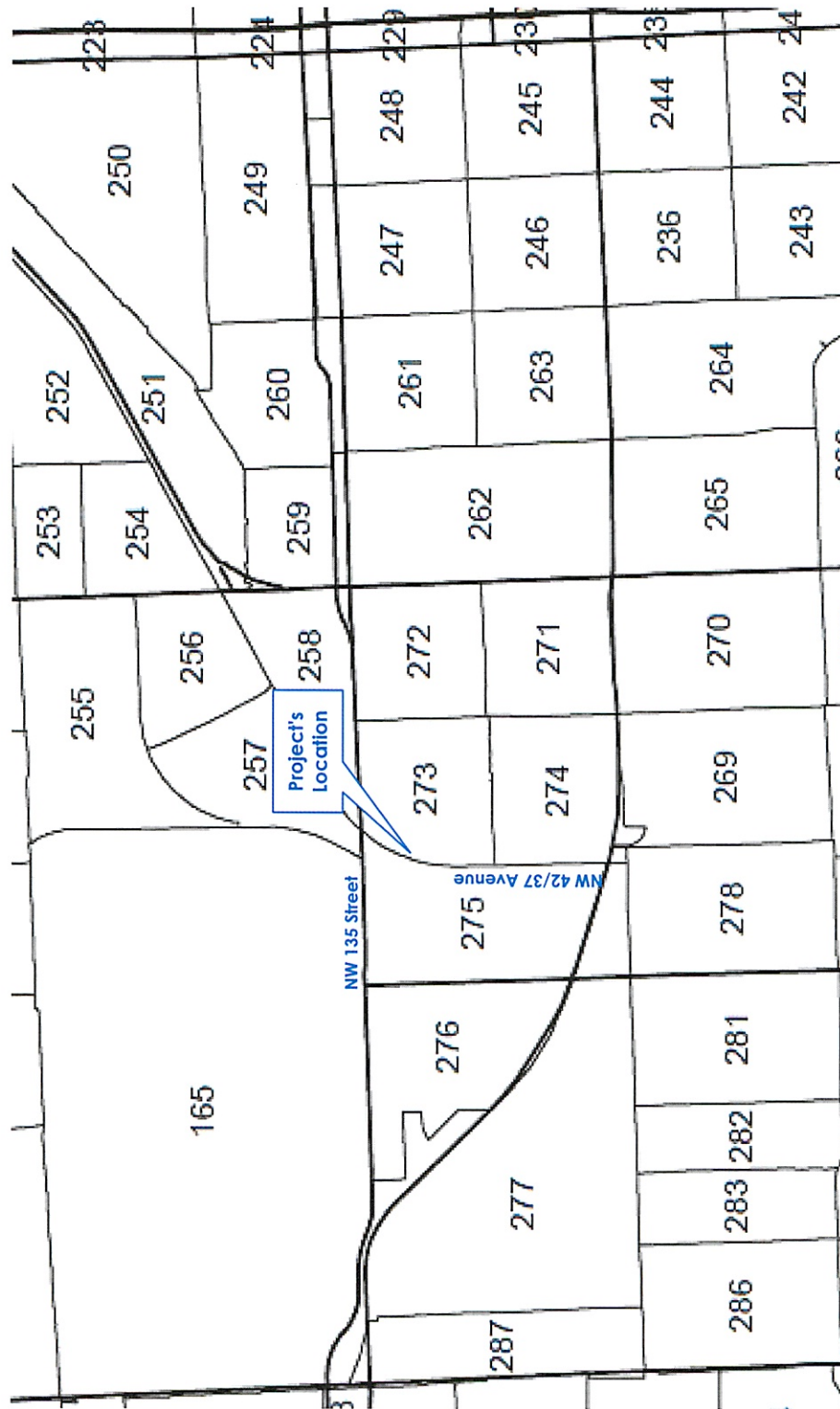
Based on Miami-Dade Transportation Planning Organization 2045 LRTP Directional Trip Distribution Report, September 2019. Since the current data is only available for the model years 2015 and 2045, the eight (8) cardinal directions were interpolated to the design year of 2022.

TABLE: A4-2

PM PEAK HOUR	IN	OUT	TOTAL
TRIPS:	4	24	28
PERCENT:	14.29%	85.71%	(Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	16.79	0.672	1	4.030	4	5
ENE	17.00	0.680	1	4.079	4	5
ESE	7.46	0.298	0	1.790	2	2
SSE	12.66	0.506	1	3.038	3	4
SSW	17.84	0.713	1	4.281	4	5
WSW	9.38	0.375	0	2.252	2	2
WNW	6.50	0.260	0	1.561	2	2
NNW	12.37	0.495	0	2.969	3	3
TOTAL	100.00	4.000	4	24.000	24	28

TRAFFIC ANALYSIS ZONE (TAZ)





MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION

2045 LRTP

SUPPORTING DOCUMENTS

DIRECTIONAL TRIP DISTRIBUTION REPORT

SEPTEMBER 2019

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

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



Memorandum

TO: John E. Pate, City Manager

FROM: Gregory Gay, PCD Director
Gerald Lee, Zoning Official/Planner
Corion DeLaine, City Planner

DATE: May 5th, 2021

RE: 3805 NW 132 Street, LLC: Commission Inquiries

Per the inquiries from the City Commission regarding the C&D Processing facility at 3805 NW 132nd Street, here are PCD Staff findings provided by the developer/business operator.

. FOR SITE PLAN:

1. **Stormwater drainage system:** There is an existing City of Opa-locka approved stormwater drainage system installed at the site.
During the DERM permitting process, additional stormwater drains shall be added if the calculations require them.
There is no retention pond on-site.
2. **Traffic Study:** A traffic study of the proposed C&D MRF facility shall be conducted and the report shall be submitted to the City of Opa-locka. The study is expected to take a week. Approximately 95% of the incoming vehicles is expected to be 10 cubic-yard trucks bearing C&D materials and only 5% is expected to be 100 cubic-yard trucks. The current capacity of the site is 50 x 100 cubic-yard trucks. When the C&D facility is operational, the capacity shall be sufficient to handle all incoming trucks.

FOR DA:

3. **Employment Opportunities for Opa-locka residents:** The number of new hires is projected to be 5. Depending on the various job descriptions and skills needed for each job, preference shall be given to the City residents.

4. **Environmental Protection and long term impact:** The basic environmental issues for any facility are impacts to air, soil, groundwater and surface water.

Air: The C&D operations shall be performed in an enclosed building and dust control shall be implemented using dust suppression units. These units shall spray a fine mist of water over the tipping and process areas inside the building. No material shall be stored, handled or loaded outside the enclosed building. Delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that vehicle movements shall not generate dust.

Groundwater and Soil: The C&D operations shall be conducted inside a building and the demolition materials shall not be in contact with open ground. The type of C&D materials accepted by the facility is dry in nature with zero or negligible moisture content and will not runoff outside the enclosed building. No material shall be stored, handled or loaded outside the enclosed building. Delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that the soil cannot be contaminated by any inadvertent C&D materials.

5. **The DERM** permit shall include the following:

Boundary Survey

Site Plan

Materials Storage/Processing Activities

Operations Plan

Contingency/Emergency Plan

Closure Plan

Groundwater Monitoring Plan

Stormwater Management Permit (if needed, since there is a current City approved system)

Financial Assurance Cost Estimate Form (included as a template attachment)

*The City can include the highlighted requirements in the DA, for additional reassurance.

Please note that once the DERM permit has been obtained and the facility is operational, DERM inspectors shall be monitoring the activities at the facility for compliance with DERM permit conditions. This is not a grandfathered facility; a new facility is subject to all applicable codes of Miami-Dade County.

END OF MEMORANDUM



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form # 62-701.900(28), F.A.C.
Form Title: Closure Cost Estimating Form
For Solid Waste Facilities
Effective Date: January 6, 2010
Incorporated in Rule 62-701.630(3), F.A.C.

CLOSURE COST ESTIMATING FORM FOR SOLID WASTE FACILITIES

Date of DEP Approval: _____

I. GENERAL INFORMATION:

Facility Name: _____ WACS ID: _____
 Permit Application or Consent Order No.: _____ Expiration Date: _____
 Facility Address: _____
 Permittee or Owner/Operator: _____
 Mailing Address: _____

Latitude: _____ ° _____ ' _____ " Longitude: _____ ° _____ ' _____ "
 Coordinate Method: _____ Datum: _____
 Collected by: _____ Company/Affiliation: _____

Solid Waste Disposal Units Included in Estimate:

Phase / Cell	Acres	Date Unit Began Accepting Waste	Active Life of Unit From Date of Initial Receipt of Waste	If active: Remaining life of unit	If closed: Date last waste received	If closed: Official date of closing

Total disposal unit acreage included in this estimate: _____ Closure: _____ Long-Term Care: _____

Facility type: ☐ Class I ☐ Class III ☐ C&D Debris Disposal
 (Check all that apply) ☐ Other: _____

II. TYPE OF FINANCIAL ASSURANCE DOCUMENT (Check type)

- ☐ Letter of Credit* ☐ Insurance Certificate ☐ Escrow Account
☐ Performance Bond* ☐ Financial Test ☐ Form 29 (FA Deferral)
☐ Guarantee Bond* ☐ Trust Fund Agreement

* - Indicates mechanisms that require the use of a Standby Trust Fund Agreement

Northwest District
160 Government Center
Pensacola, FL 32502-5794
850-595-8360

Northeast District
7825 Baymeadows Way, Ste. B200
Jacksonville, FL 32256-7590
904-807-3300

Central District
3319 Maguire Blvd., Ste. 232
Orlando, FL 32803-3767
407-894-7555

Southwest District
13051 N. Telecom Pky.
Temple Terrace, FL 33637
813-632-7600

South District
2295 Victoria Ave., Ste. 364
Fort Myers, FL 33901-3881
239-332-6975

Southeast District
400 N. Congress Ave., Ste. 200
West Palm Beach, FL 33401
561-681-6600

III. ESTIMATE ADJUSTMENT

40 CFR Part 264 Subpart H as adopted by reference in Rule 62-701.630, Florida Administrative Code, (F.A.C.) sets forth the method of annual cost estimate adjustment. Cost estimates may be adjusted by using an inflation factor or by recalculating the maximum costs of closure in current dollars. Select one of the methods of cost estimate adjustment below.

☐ **(a) Inflation Factor Adjustment**

☐ **(b) Recalculated or New Cost Estimates**

Inflation adjustment using an inflation factor may only be made when a Department approved closure cost estimate exists and no changes have occurred in the facility operation which would necessitate modification to the closure plan. The inflation factor is derived from the most recent Implicit Price Deflator for Gross National Product published by the U.S. Department of Commerce in its survey of Current Business. The inflation factor is the result of dividing the latest published annual Deflator by the Deflator for the previous year. The inflation factor may also be obtained from the Solid Waste website www.dep.state.fl.us/waste/categories/swfr or call the Financial Coordinator at (850) 245-8706.

This adjustment is based on the Department approved closing cost estimate dated: _____

Latest Department Approved Closing Cost Estimate:	Current Year Inflation Factor, <i>e.g. 1.02</i>	Inflation Adjusted Closing Cost Estimate:
_____	× _____	= _____

This adjustment is based on the Department approved long-term care cost estimate dated: _____

Latest Department Approved Annual Long-Term Care Cost Estimate:	Current Year Inflation Factor, <i>e.g. 1.02</i>	Inflation Adjusted Annual Long-Term Care Cost Estimate:
_____	× _____	= _____

Number of Years of Long Term Care Remaining:	×	_____
--	---	-------

Inflation Adjusted Long-Term Care Cost Estimate:	=	_____
---	----------	-------

Signature by: ☐ **Owner/Operator** ☐ **Engineer** (check what applies)

Signature

Address

Name & Title

City, State, Zip Code

Date

E-Mail Address

Telephone Number

IV. ESTIMATED CLOSING COST (check what applies)

☐ Recalculated Cost Estimate

☐ New Facility Cost Estimate

Notes: 1. Cost estimates for the time period when the extent and manner of landfill operation makes closing most exp

2. Cost estimate must be certified by a professional engineer.

3. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.

4. In some cases, a price quote in support of individual item estimates may be required.

Description	Unit	Number of Units	Cost / Unit	Total Cost
1. Proposed Monitoring Wells (Do not include wells already in existence.)				
	EA	_____	_____	_____
		Subtotal Proposed Monitoring Wells: _____		
2. Slope and Fill (bedding layer between waste and barrier layer):				
Excavation	CY	_____	_____	_____
Placement and Spreading	CY	_____	_____	_____
Compaction	CY	_____	_____	_____
Off-Site Material	CY	_____	_____	_____
Delivery	CY	_____	_____	_____
		Subtotal Slope and Fill: _____		
3. Cover Material (Barrier Layer):				
Off-Site Clay	CY	_____	_____	_____
Synthetics - 40 mil	SY	_____	_____	_____
Synthetics - GCL	SY	_____	_____	_____
Synthetics - Geonet	SY	_____	_____	_____
Synthetics - Other (explain) _____	_____	_____	_____	_____
		Subtotal Cover Material: _____		
4. Top Soil Cover:				
Off-Site Material	CY	_____	_____	_____
Delivery	CY	_____	_____	_____
Spread	CY	_____	_____	_____
		Subtotal Top Soil Cover: _____		
5. Vegetative Layer				
Sodding	SY	_____	_____	_____
Hydroseeding	AC	_____	_____	_____
Fertilizer	AC	_____	_____	_____
Mulch	AC	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
		Subtotal Vegetative Layer: _____		
6. Stormwater Control System:				
Earthwork	CY	_____	_____	_____
Grading	SY	_____	_____	_____
Piping	LF	_____	_____	_____
Ditches	LF	_____	_____	_____
Berms	LF	_____	_____	_____
Control Structures	EA	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
		Subtotal Stormwater Control System: _____		

Description	Unit	Number of Units	Cost / Unit	Total Cost
7. Passive Gas Control:				
Wells	EA	_____	_____	_____
Pipe and Fittings	LF	_____	_____	_____
Monitoring Probes	EA	_____	_____	_____
NSPS/Title V requirements	LS	1	_____	_____
Subtotal Passive Gas Control:				_____
8. Active Gas Extraction Control:				
Traps	EA	_____	_____	_____
Sumps	EA	_____	_____	_____
Flare Assembly	EA	_____	_____	_____
Flame Arrestor	EA	_____	_____	_____
Mist Eliminator	EA	_____	_____	_____
Flow Meter	EA	_____	_____	_____
Blowers	EA	_____	_____	_____
Collection System	LF	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Active Gas Extraction Control:				_____
9. Security System:				
Fencing	LF	_____	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
Subtotal Security System:				_____
10. Engineering:				
Closure Plan Report	LS	1	_____	_____
Certified Engineering Drawings	LS	1	_____	_____
NSPS/Title V Air Permit	LS	1	_____	_____
Final Survey	LS	1	_____	_____
Certification of Closure	LS	1	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Engineering:				_____

Description	Hours	Cost / Hour	Hours	Cost / Hour	Total Cost
11. Professional Services					
	<u>Contract Management</u>		<u>Quality Assurance</u>		
P.E. Supervisor	_____	_____	_____	_____	_____
On-Site Engineer	_____	_____	_____	_____	_____
Office Engineer	_____	_____	_____	_____	_____
On-Site Technician	_____	_____	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____	_____

Description	Unit	Number of Units	Cost / Unit	Total Cost
Quality Assurance Testing	LS	1	_____	_____
Subtotal Professional Services:				_____

Subtotal of 1-11 Above: _____

12. Contingency _____ % of Subtotal of 1-11 Above
Subtotal Contingency: _____

Estimated Closing Cost Subtotal: _____

Description	Total Cost
13. Site Specific Costs	
Mobilization	_____
Waste Tire Facility	_____
Materials Recovery Facility	_____
Special Wastes	_____
Leachate Management System Modification	_____
Other (explain) _____	_____
_____	Subtotal Site Specific Costs: _____

TOTAL ESTIMATED CLOSING COSTS (\$): _____

V. ANNUAL COST FOR LONG-TERM CARE

See 62-701.600(1)a.1., 62-701.620(1), 62-701.630(3)a. and 62-701.730(11)b. F.A.C. for required term length. For landfills certified closed and Department accepted, enter the remaining long-term care length as "Other" and provide years remaining.

(Check Term Length) ☐ 5 Years ☐ 20 Years ☐ 30 Years ☐ Other, ____ Years

Notes: 1. Cost estimates must be certified by a professional engineer.

2. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.

3. In some cases, a price quote in support of individual item estimates may be required.

All items must be addressed. Attach a detailed explanation for all entries left blank.

Description	Sampling Frequency (Events / Year)	Number of Wells	(Cost / Well) / Event	Annual Cost
1. Groundwater Monitoring [62-701.510(6), and (8)(a)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Groundwater Monitoring:				_____
2. Surface Water Monitoring [62-701.510(4), and (8)(b)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Surface Water Monitoring:				_____
3. Gas Monitoring [62-701.400(10)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Gas Monitoring:				_____
4. Leachate Monitoring [62-701.510(5), (6)(b) and 62-701.510(8)c]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Leachate Monitoring:				_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
5. Leachate Collection/Treatment Systems Maintenance				
<u>Maintenance</u>				
Collection Pipes	LF	_____	_____	_____
Sumps, Traps	EA	_____	_____	_____
Lift Stations	EA	_____	_____	_____
Cleaning	LS	1	_____	_____
Tanks	EA	_____	_____	_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
5. (continued)				
<u>Impoundments</u>				
Liner Repair	SY	_____	_____	_____
Sludge Removal	CY	_____	_____	_____
<u>Aeration Systems</u>				
Floating Aerators	EA	_____	_____	_____
Spray Aerators	EA	_____	_____	_____
<u>Disposal</u>				
Off-site (Includes transportation and disposal)	1000 gallon	_____	_____	_____
Subtotal Leachate Collection / Treatment Systems Maintenance:				_____
6. Groundwater Monitoring Well Maintenance				
Monitoring Wells	LF	_____	_____	_____
Replacement	EA	_____	_____	_____
Abandonment	EA	_____	_____	_____
Subtotal Groundwater Monitoring Well Maintenance:				_____
7. Gas System Maintenance				
Piping, Vents	LF	_____	_____	_____
Blowers	EA	_____	_____	_____
Flaring Units	EA	_____	_____	_____
Meters, Valves	EA	_____	_____	_____
Compressors	EA	_____	_____	_____
Flame Arrestors	EA	_____	_____	_____
Operation	LS	<u>1</u>	_____	_____
Subtotal Gas System Maintenance:				_____
8. Landscape Maintenance				
Mowing	AC	_____	_____	_____
Fertilizer	AC	_____	_____	_____
Subtotal Landscape Maintenance:				_____
9. Erosion Control and Cover Maintenance				
Sodding	SY	_____	_____	_____
Regrading	AC	_____	_____	_____
Liner Repair	SY	_____	_____	_____
Clay	CY	_____	_____	_____
Subtotal Erosion Control and Cover Maintenance:				_____
10. Storm Water Management System Maintenance				
Conveyance Maintenance	LS	<u>1</u>	_____	_____
Subtotal Storm Water Management System Maintenance:				_____
11. Security System Maintenance				
Fences	L6	<u>1</u>	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
Subtotal Security System Maintenance:				_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
12. Utilities	LS	<u>1</u>		
			Subtotal Utilities:	
13. Leachate Collection/Treatment Systems Operation				
<u>Operation</u>				
P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR			
OnSite Technician	HR			
Materials	LS	<u>1</u>		
			Subtotal Leachate Collection/Treatment Systems Operation:	
14. Administrative				
P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR			
OnSite Technician	HR			
Other _____				
			Subtotal Administrative:	
Subtotal of 1-14 Above:				
15. Contingency		% of Subtotal of 1-14 Above		
			Subtotal Contingency:	

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
16. Site Specific Costs				
			Subtotal Site Specific Costs:	

ANNUAL LONG-TERM CARE COST (\$ / YEAR): _____

Number of Years of Long-Term Care: _____

TOTAL LONG-TERM CARE COST (\$): _____

VI. CERTIFICATION BY ENGINEER

This is to certify that the Cost Estimates pertaining to the engineering features of this solid waste management facility have been examined by me and found to conform to engineering principles applicable to such facilities. In my professional judgment, the Cost Estimates are a true, correct and complete representation of the financial liabilities for closing and/or long-term care of the facility and comply with the requirements of Rule 62-701.630 F.A.C. and all other Department of Environmental Protection rules, and statutes of the State of Florida. It is understood that the Cost Estimates shall be submitted to the Department annually, revised or adjusted as required by Rule 62-701.630(4), F.A.C.

_____ Signature	_____ Mailing Address
_____ Name and Title (please type)	_____ City, State, Zip Code
_____ Date	_____ E-Mail address (if available)
_____ Florida Registration Number (please affix seal)	_____ Telephone Number

VII. SIGNATURE BY OWNER/OPERATOR

_____ Signature of Applicant	_____ Mailing Address
_____ Name and Title (please type)	_____ City, State, Zip Code
_____ E-Mail address (if available)	_____ Telephone Number

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the Code of Ordinances of the City of Opa-Locka and the City of Opa-Locka's Land Development Regulations, Ordinance 15-31, the City Commission has the power to approve, approve with conditions or deny any site plan review request; and

WHEREAS, AMDI USA, Inc. ("Applicant") desires to continue the operation of their concrete batching plant on this eight parcel development site ("Property"), in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations; and

WHEREAS, the Property consists of two (2) gross acres. Access to the Property will continue to be provided from NW 131st Street pursuant to a public right of way easement. The western portion of NW 131st Street will be vacated and therefore not available for vehicular traffic. The existing buildings and operation of the Property will remain and continue (in an improved state) in the same previous manner; and

WHEREAS, in accordance with Section 22-60 of the City's Land Development Regulations, Ordinance 15-31, the use of the Property to produce cement and clay products requires the approval of a special exception application; and

WHEREAS, the Applicant has submitted plans through the site plan process to illustrate compliance with the requirements of the City's Land Development Regulations (as well as the Miami-Dade County Code of Ordinances) and to illustrate all non-conforming aspects of this operation. The Applicant will take steps to mitigate or reduce the non-conforming aspect as much as possible by site design or through variance request; and

WHEREAS, the Applicant seeks to obtain Final Site Plan Review approval in the accordance with the requirements of the City of Opa-Locka for the operation of a concrete batching plant on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330 in the I-2 Zoning District; and

WHEREAS, on November 17, 2020, AMDI USA, Inc. presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board and the Planning & Zoning Board recommended approval of the Special Exception Site Plan request by a 4 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the City desires to approve the Final Site Plan Review attached hereto as Exhibit "A" to this Resolution.

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL

Approval of Site Plan. The City Commission of the City of Opa-Locka hereby approves a request for Final Site Plan Review for operation of a Concrete Batching Plant on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; and 08-2128-004-0330, in the I-2 (Industrial Planned) Zoning District.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2021.

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____



City of Opa-locka Agenda Cover Memo

Department Director:	Gregory Gay		Department Director Signature:		
City Manager:	John E. Pate		CM Signature		
Commission Meeting Date:	May 12, 2021	Item Type: (Enter X in box)	Resolution X	Ordinance	Other
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading	2nd Reading
		X	Public Hearing: (Enter X in box)	Yes X	No
Funding Source: Account# :	(Enter Fund & Dept) Ex: See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes	No
ILA 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 ☐ Communcation ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)	
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE A SPECIAL EXCEPTION SITE PLAN REVIEW FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The proposed project consists of the assemblage of eight parcels, identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, all of which are owned by IDMA Holdings, Inc., c/o

Alex Orozco for AMDI USA, Inc. The property site is currently being used for the Concrete Batching Plant Operation, however the review and approval of these requests would bring this operation into compliance with City Land Development Regulations and Miami-Dade County Code of Ordinances. The applicant, AMDI USA, INC., desires to continue the operation of their concrete batching plant on this eight parcel development site in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations. This development site includes the properties listed and a portion of NW 130th Street and a portion of NW 30th Court between NW 130th Street and NW 131st Street, and the site is approximately 166,498 square feet or 3.82 Acres according to the site plan. The applicant submitted plans through the site plan review process to illustrate compliance with the requirements of the Land Development Regulations and to illustrate all non-conforming aspects of this operation and the steps the applicant will take to mitigate or reduce the non-conforming aspect by site design or through variance approval request. This Special Exception Final Site Plan Review request and plan was reviewed by the Planning & Zoning Board on November 17, 2020. The Planning & Zoning Board recommended approval of this request by a 4-0 vote.

Financial Impact

The Concrete Batching Plant operation will continue to obtain City Business Licenses and Certificate of Use. There is no significant financial impact.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Resolution
PZAB Application
PZAB Meeting Minutes 11-17-20
Staff Report
Site Plan

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

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

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

FY 2018-2019 Meeting Dates

1st Tuesday of Each Month)

Date Application Found Sufficient

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

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

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

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

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 4752 DATE RECEIVED: _____

PROPERTY OWNER'S NAME: IDMA Holdings, LLC

PROPERTY OWNER'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL
Number/Street City State/Zip Code

APPLICANT'S NAME: AMDI USA, Inc.

APPLICANT'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-200-4778 HOME _____ OTHER 305-423-5805

SUBJECT PROPERTY ADDRESS: 13050 NW 30th Ave.
Number/Street

TAX FOLIO NUMBER: see attached PRESENT ZONING: I-2

LEGAL DESCRIPTION: See attached

Please check specific request:

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

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D.
- ☒ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- ☐ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- ☒ All preliminary and final site plans, along with property survey, must be submitted on CD-Rom disc in Cad and PDF format.
- ☒ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☐ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- ☐ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

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

Signature [Signature]
13050 NW 30th Ave.

Date _____

Sworn to and subscribed before me:

This 5 day of August 2020

[Signature]
Notary Public

Attach copy of identification

My commission expires 4/1/23



Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code: Ordinance 15-31



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

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

see attached letter dated 4/16/2020

I do give to Hope 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 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 [Signature]

Date August 5, 2020

Sworn to and subscribed before me:

This 5 day of August 2020

[Signature]
Notary Public

My commission expires: 4/1/23



April 6, 2020

Gregory Gay, Director
Planning and Community Development Department
City of Opa Locka
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

RE: AMDI USA Inc.
13050 NW 30th Ave, Opa-Locka, FL
Job No. 18-0201

Mr. Gay:

The limited space on the application prevents the entirety of the legal description and all property control numbers from being reflected on the application. Please refer to the following complete legal description and property control numbers for this application.

Legal Description

Lots 1, 2, 3, 4, 5 and 8, Block 360 "East View Garden Lake Addition" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.

TOGETHER WITH

The West ½ of Tract 21, "NILE GARDENS, Section 1 and 2" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

TOGETHER WITH

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS Section 1 and 2", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County Florida

Tax Folio Numbers

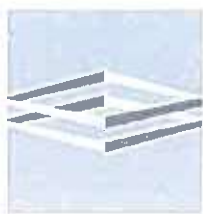
1. 08-2128-002-0020
2. 08-2128-002-0030
3. 08-2128-002-0040
4. 08-2128-002-0050
5. 08-2128-002-0060
6. 08-2128-002-0090
7. 08-2128-004-0380
8. 08-2128-004-0330

Regards,

Glen A. Hanks, P.E.
Senior Professional

7522 wiles rd., ste 203-B, coral springs, fl. 33067
phone: 954-752-8860 fax: 954-752-8869 EB#26034





**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay

Bonnie Miskel

Scott Backman

Hope Calhoun

Dwayne Dickerson

Ele Zachariades

Matthew H. Scott

Christina Bilenki

Heather Jo Allen

Lauren G. Odom

Zach Davis-Walker

Project Narrative and Special Exception Narrative

AMDI USA, INC., (“Developer”) intends to continue the operation of an existing concrete batching plant and finished concrete production company (“Project”) on property located at 13050 NW 30th Avenue, including unimproved rights of way for portions of NW 130th Street and NW 30th Court (“Property”) . All parcels are further identified on the attached and are in the City of Opa Locka (“City”). The Property is zoned I-2 (industrial planned district) and consists of 2 gross acres. Access to Property will continue to be provided from NW 131st Street pursuant to a public right of way easement. A western portion of NW 131st Street will be vacated, and therefore not available for vehicular traffic. The existing buildings, and operation of the Property will continue (in an improved state) as they have for the last _____ years.

In accordance with the I-2 zoning regulations, the use of the Property to produce cement and clay products require the approval of this special exception application. To that end, the balance of this narrative will address compliance with the special exception criteria outlined in Section 22-60 of the City’s Zoning Code (“Code”).

1. Compliance with the City’s Comprehensive Plan.

The City’s Comprehensive Plan Policy LU-1.7 provides that: *“The City’s Land Development Regulations shall conform to, and implement, the use, density and intensity standards prescribed for the land use districts provided on the Future Land Use Map”* Accordingly, the Project is located on property with an I-2 zoning designation, which is consistent with the underlying Industrial land use designation of the Property. Furthermore, the proposed uses are permitted in the zoning district. Additionally, the use is already existing, therefore approving this request will further the goal of conforming the use on the Property with the zoning regulations.

2. Consistent with the “character and purpose” of the zoning district.

The stated purpose of the I-2 zoning district is: “[to provide] *for light industrial uses in a well-planned area.*” As such, the request to obtain valid zoning approval for an existing use on the Property. Clearly, the use is in a well-planned area as the existence of same has not caused complaints from surrounding property owners to date.

3. The size, shape and character of the property are suited for the proposed use.

In accordance with the City’s Code, the minimum size for a use such as the Project is 2 acres. The Property consists of 2 acres; therefore, the size of the property is suited for the purpose. With regard to the shape and character of the Property, the location of the Property is consistent with the use, in that it is in a section of the City which is industrialized.

4. Compatibility with the existing uses near the property.

The Property is surrounded by industrial uses, therefore the use of same for an existing concrete batching plant and finished concrete production company is compatible with the area. Approval of the requests submitted in connection with the Property will allow for the valid, use of the Property in compliance with existing City Code.

5. Will not adversely affect the development of the general neighborhood or district.

The general character of the neighborhood is industrial. The proposed use will not have an adverse effect on the neighborhood, or district.

6. Will not generate vehicular traffic or create vehicular circulation or ingress/egress problems or parking demands that have an unfavorable impact on surrounding properties when compared with uses permitted by right in the same district.

The Property has sufficient circulation, ingress, and egress to service the Project. Further, parking provided on the Property is consistent with what is required by the City Code. The use therefore will not create any unfavorable traffic, or parking demands.

7. Potential for fire and/or other equally or greater dangerous hazards.

The Project will follow all required life/safety precautions and regulations with regard to its operation.

8. Create an unfavorable environment impacts on surrounding uses (e.g. noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisance).

The Project will not create unfavorable environmental impacts on the surrounding uses. In fact, it appears that the use is consistent with the establish development pattern in the area.

9. Consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.

The proposed Project is consistent with the existing vehicular circulation pattern of the area near the Property.

10. Site is adequately served by essential public services and facilities not requiring additional public expense in infrastructure improvements.

The proposed Project will be adequately served by the necessary public services and facilities.

11. Will not adversely affect any site or feature of historical, cultural, natural or scenic importance.

The Project will not adversely affect any site or feature of historical, cultural, natural or scenic importance, as there are none in proximity to the Property that the Developer is aware of.

12. Will not be contrary to the public health, safety, and welfare, provided that a denial based exclusively on this language shall include explicitly findings regarding the way in which granting the special exception would be contrary to the public health, safety and welfare.

The approval of the site plan and associated special exception application will not be contrary to the public health, safety, or welfare of the City.

As a result of the forgoing, the Developer respectfully requests the granting of the requested special exception and the related site plan.

Thank you.

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Virtual Planning & Zoning Meeting to order at 5:30 p.m. on Tuesday, November 17, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis On March 20, 2020, municipalities may conduct meetings of their governing boards without Having a quorum of its members present physically or at any specific location, and utilizing Communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b) 2, Florida Statutes.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, Members of the public wishing to address the P&Z have been offered the opportunity To do so. Public comments will be included as part of the public record for this virtual Meeting and will be considered by the P&Z prior to any action taken.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a special virtual session on Tuesday, November 17, 2020 at 5:30 p.m. The following members of the Planning & Zoning Meeting were present: Board Member Germane Barnes, Board Member Claudienne Hibbert-Smith, Board Member Dawn Mangham, & Board Member Rose Tydus & Chairman Elio Guerrero.

Also in Attendance were Planning & Community Development Director, Gregory Gay, Zoning Official, Gerald Lee, City Planner, Corion Delaine, Administrative Assistant, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE: Prayer was led by Board Member Tydus and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from September 8, 2020 Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from September 8, 2020 meeting.

Board Member Rose Tydus made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Elio Guerrero	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Rose Tydus	Yes

IV. PUBLIC HEARING:

1. APPLICANT NAME: ADMI USA, INC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE REQUEST APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: Items one through four are companion items. As it relates to this project application they will be doing a presentation for all four items. This site has been long used as an industrial site. The four items are before you deal with variance, special exception of the site plan,

tentative plat which was requested by Miami-Dade County for the site to be replatted and the fourth item is the developer agreement for the approval of the concrete batching plant. This application it to update and correct the issues that have occurred at this site for a number of years. The concrete batching plant is already on the site and is already operational. As a part of the update a variance information have been applied for a variance to have a public record to show that they went through the process for the concrete batching plant to operate.

****Attorney Hope Calhoun on behalf of the applicant “ADMI USA, INC” came before the Planning Zoning Board to present their project via zoom with a power point presentation for items 1-4 on the agenda.***

Attorney Calhoun: This batching plant owned and operated by my client has been in operation for more than 15 years. It’s before you now because we have a new client. My client purchased it and just want to make sure it’s operating and consistent with the current city code. As a result we have the four applications before you. A special exception is required which is item number 2 on your agenda. Item one is listed a variance request. We have four items: Variance, Special Exception, tentative Plat unifying 8 parcels (verify all of the parcels outlined in 1 cohesive plat and item four the developer agreement. They are all companion items. We have a few variances to reconsider. The dimensions are mentioned. We need variances to make it in compliance with the code. Are there any questions?

Board Member Barnes: Prior history of what operated on this site?

Chairman Guerrero: It’s in compliance?

Mr. Lee: The zoning district allows this use. They are not in conflict. The variance addresses the items the Attorney already presented. The reason we are suggesting approval the items were already on the property. They are complying and they are just updating the process that should have been addressed. Staff recommends approval.

Public Comments: “No questions were asked from the Public. Public Comments are closed.

Board Member Barnes made a motion to approve item 1 based upon contingent exhibit “A”. Board member Mangham second.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

2. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER: IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SPECIAL EXCEPTION SITE PLAN REVIEW APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Special Exception/Staff recommends approval.

Board Member Barnes make a motion to approve item 2 based upon contingent to “Exhibit A”.
Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

3. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER: IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Tentative Plat/Staff recommends approval.

Board member Barnes made a motion to approve item “3”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

4. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Development Agreement/Staff recommends approval.

Board member Tydus moved to approve item “4” and Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

5. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER: 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Bala/Applicant: I don't have a presentation. However; this will take place in an enclosed warehouse

Chairman Guerrero: What is the use?

Bala/Applicant: A truck parking facility.

Mr. Delaine does a presentation and speaks that they meet the criteria and requirements.

Mr. Delaine: Rezoning request/Staff recommends approval.

Board member Mangham makes a motion to approve item "5". Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	N/A (Audio Issues)

6. **APPLICANT NAME:** ARMANDO DE LEON
 P.O. BOX 160938
 HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
 3805 NW 132ND STREET,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Site Plan approval/Staff recommends approval.

Board member Mangham makes a motion to approve item “6”. Board member Barnes second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

7. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER: 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Development Agreement/Staff recommends approval.

Board Member Mangham move to approve item “7”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-1.

Germane Barnes	No
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

Chairman Guerrero: Any questions board members for the applicant?

***No questions but there was one Public Comment.**

(There was 1 Public Comment) Listed Below:

Subject: C and D Resource Facility planned for 3805 NW 132nd Street

My name is Larry Olesky. I am the owner of 13195 NW 38th Avenue. The property to the south of the above subject property. I have the following questions and concerns about the effects of the Operations of A, C and D to the neighboring properties.

What type of construction material will be processed and how will it be processed?

Will the material be asbestos free and how will this be monitored?

Will the material be lead free and how will this be monitored?

Will the process be compacting, compressing and/or pulverizing?

Will the process be noisy?

Will the process pollute the air and ground water with dust?

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

A major concern is the erosion and flooding of 38th Avenue directly in front of my property and the only entrance and exit to the 3805 property. When this area floods (which is often), getting in and out of this area is extremely dangerous. It is common to see abandoned cars sitting in the street that has been flooded.

Any zoning approvals for this area should be directly tied to Road and Sewer Repairs prior to increased industrialization.

This proposed process will require daily, multiple trucks bringing material to the site and multiple trucks leaving the facility with the processed material.

I would appreciate my concerns and recommendations being considered for the sake, safety and respect of the neighborhood.

Thank you for your consideration, Larry Olesky

***Bala/Applicant: The applicant spoke on all of the questions and stated on the record that this project would not bring conflict to any businesses. They will follow guidelines and be in compliance.**

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

PLANNING & ZONING BOARD

NOVEMBER
17TH

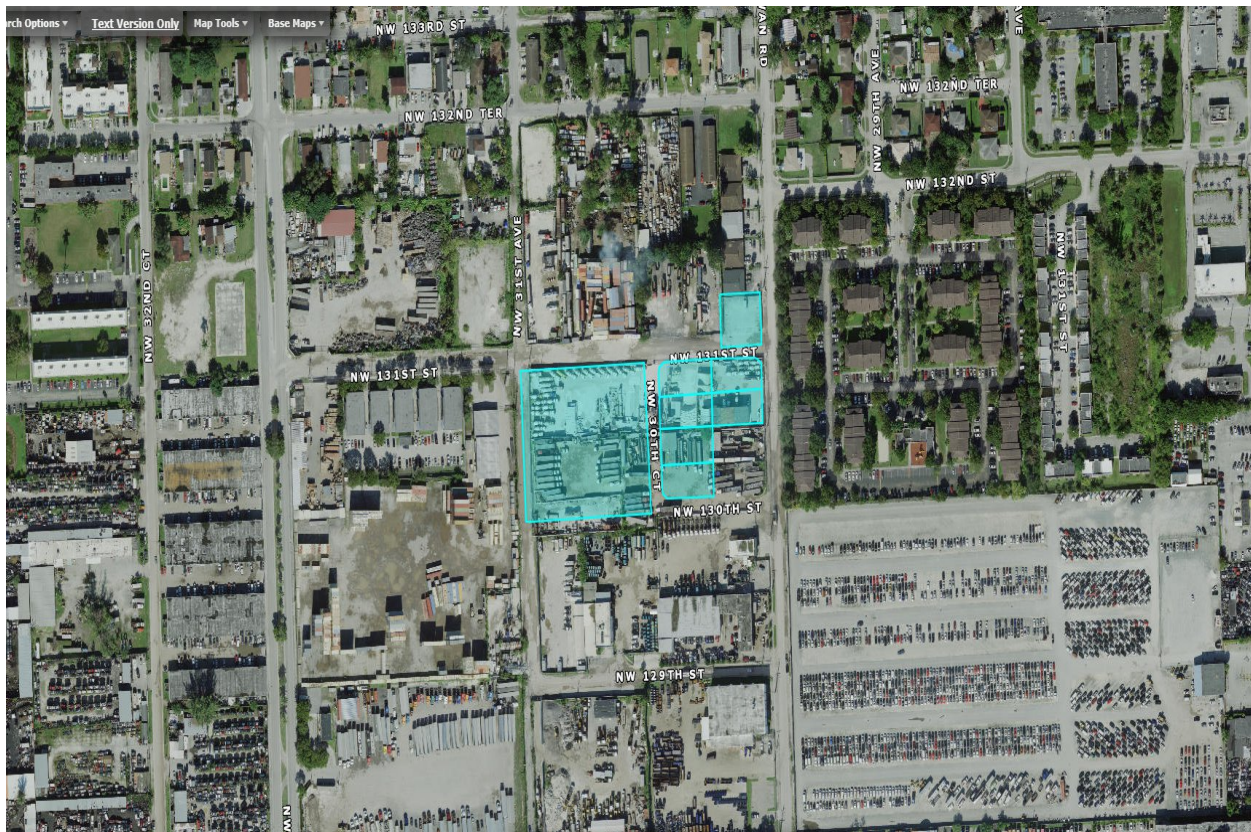
2020



CONCRETE BATCHING PLANT FACILITY:
Special Exception Site Plan Review
APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SPECIAL EXCEPTION SITE PLAN REVIEW APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330 , IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 1 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 2 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 3 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 4 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 5 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 8 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28-29 52 41 2.37 AC M/L NILE GARDENS SEC 2 PB 31-42 W1/2 LOT 21 LOT SIZE 103366 SQ FT OR 13931-106 1188 2

NILES GDNS SEC 2 PB 31-42 N70FT OF S95FT OF E107.675 OF LOT 20 LOT SIZE 7537 SQUARE FEET OR 21265-3793 1202 4

- The proposed project consists of the assemblage of eight parcels, listed above, all of which are owned by IDMA Holdings, Inc., c/o Alex Orozco according to the Miami-Dade County Property appraiser's website. The subject development site includes the properties listed and a portion of NW 130 Street and a portion of NW 30th Court between NW 130th Street and NW 131st Street and the site is approximately 166,498 square feet or 3.82 Acres according to the site plan. The property site is currently being used for the Concrete Batching Plant Operation, however the review and approval of these requests would bring this operation into compliance with City Land Development Regulation and Miami-Dade County Code of Ordinances.



← SOUTH NW 30th Ave /Aswan Road NORTH →



Figure 1: Google Street View: West View on NW 131 Street



Figure 2: Google Street View: South View on NW 30 Avenue

II. Project Details

- **Applicant's intent**

The Applicant, AMDI USA, Inc. intends to come into compliance with City of Opa-locka Land Development Regulations and to begin that process has submitted four development requests: 1. Variance Request for Rear Setback, Setback from residential zoned property and 30 foot buffer requirement; 2. Special Exception Site Plan Review; 3. Tentative Plat Review; 4. Development Agreement Review.

The applicant, ADMI USA, Inc., has been in business since 2008 and operating from 13050 NW 30th Avenue since 2014 according to Division of Corporation records and filings. According to City of Opa-locka Business & License Department records this business began its operation at 13050 NW 30 Avenue in 2017 under the business name AMDI USA, Inc.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	AMDI USA, Inc..	
Folio Number (s)	Opa-locka: 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380;	
Address Location	13050 NW 30 th Avenue	
Building (s) Footprint	Building Footprint/Building Coverage	2,261 SF
	Roofed Area	4,102 SF

	Greenspace/Landscape Area – 21,215 SF		
Floor Area Ratio	<1.0 FAR .023		
Zoning	I-2 – Industrial Planned		
Zoning Code Consistency	The proposed use for a Concrete Batching Plant and Finished Concrete production Company Facility is consistent with the I-2 Zoning Code if approved by Special Exception Criteria.		
Existing Land Use	Concrete Batching Plant		
Future Land Use Designation	I-2 Industrial Planned		
Comprehensive Plan Consistency	- The proposed use for Concrete Batching Plant and Finished Concrete Production Company Facility is consistent with the Comprehensive Plan with the requested property having a zoning designation of I-2.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front	25 Feet	75’9” Feet Storage Bldg.	YES
	25 Feet	94’5” Feet Office Bldg.	YES
Rear	25 Feet	3’9” Feet	No
Side Interior	0 Feet	3’4” Feet	YES
Side Street	15 Feet (50 feet from any residential district, with at least a 30 foot landscaped buffer)	43’5”	No
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	75%	138,684 (83%)	No
(Max Impervious Area)			
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	166,498 SF or 3.82 Acres	YES
Lot Width	N/A	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Office Building: 2 Stories/ Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	7,537 SF	4,450 sq. ft.	No
Landscaping	Total Landscaping Area	21,215 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. <u>-10 spaces required including 1 H/C</u>	Office Bldg. 4,102 SF Parking Lot: 4,450 SF Total Space Provided: 13 Total Spaces 12 Regular Spaces 1 Handicapped Spaces	YES

Landscape/ Pervious Lot Coverage Notification Requirement			
	10% minimum required pervious	17% provided	YES
Local Government Action Required	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 Wednesday, November 4th, 2020. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, November 17th, 2020. - City Commission Meeting: TBD		
	The City Commission must review this tentative plat and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		



Google Street View: South View of property on NW 31 Ave



Google Street View: East View of property on NW 131 Street

• Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by industrial properties to the west and industrial uses to the north and South with ingress and egress to the site on NW 131st Street.
- No Sidewalk alongside the north edge of the Property on NW 131st Street, or the west edge on NW 31st Avenue.
- Across the street, (West of) from Aswan Villas, a multi-family residential development.
- Property is currently utilized as a concrete batching and finished concrete production company facility.

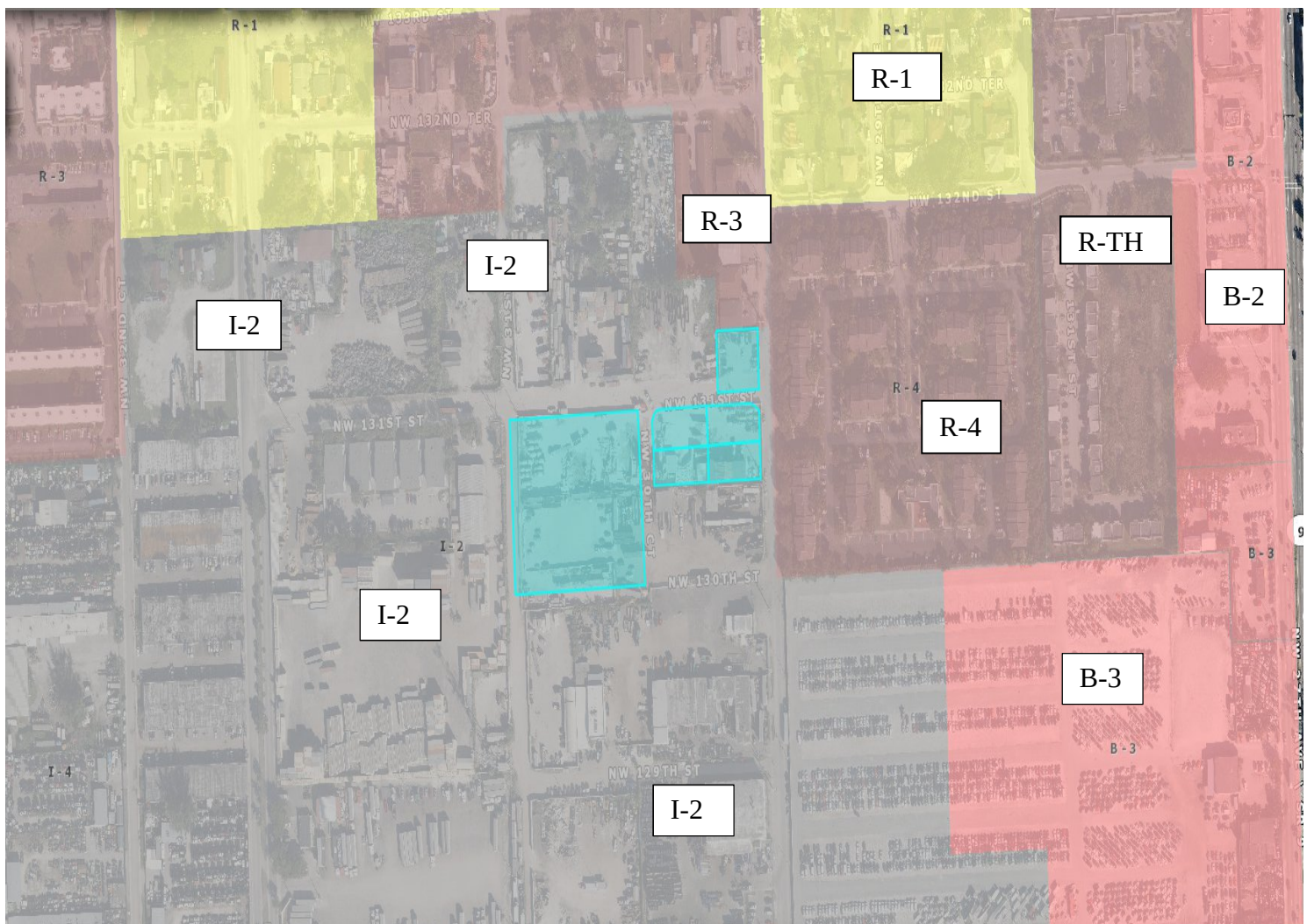
Special Exception Review Criteria

1. The proposed use is compatible with the Industrial Future Land Use Designation for this property site
2. The proposed use is compatible with the Character and purpose of the I-2 Zoning District and is permitted in accordance with Ordinance 15-31, Section 22-81.
3. The applicant's project site requires the assemblage of eight parcels which total 3.82 acres which is suited for this proposed use as it relates to the size, shape and character of the property.
4. The proposed use is compatible with the other industrial uses that surround this site.
5. The proposed use will not adversely affect the development of the general neighborhood or district as this is an industrial use that is permitted in this zoning district.
6. The proposed use will not generate vehicular traffic or create vehicular circulation problems that would have an unfavorable impact on surrounding properties when compared with the uses permitted by right in the same district.

7. Potential for fire and/or other equally or greater dangerous hazards will be mitigated by following required life/safety precautions and regulations for the proposed operation.
8. The proposed use will not create an unfavorable environment impact on surrounding uses because the operation is required to comply with the requirements of the City of Opa-locka Land Development Regulations and the Regulation of Miami-Dade County especially the Department of Environmental Resource Management.
9. The proposed use is consistent with planned vehicular circulation adjacent to and near the property
10. The proposed use/development site is adequately served by essential public services and facilities and infrastructure improvements are in accordance with the City Capital Improvement Plan for this area.
11. The development of this site will not adversely affect any site or geature of historical, curtural, natural or scenic importance.
12. The proposed use will not be contrary to the public health, safety, and welfare of the City of Opa-locka.

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	Industrial/Residential	Industrial/Residential	I-2/ R-3
South	Industrial	Industrial	I-2
East	Residential	ROW (30 th Avenue)/ Residential	R-4
West	Industrial	Industrial	I-2

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

COMPLIES

- **Findings:**

- The proposed development use 'Concrete Batching Plant and Finished Concrete Production Company Facility' is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses

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

COMPLIES

- **Findings:**

- The Applicant is proposing to include landscaping 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 is may install a fence or a wall in accordance with the LDR.

- **Future Land Use:** Industrial (Communications, water and sewer facilities, electrical as needed).

- **Findings:**

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

COMPLIES

- **I-2 (Industrial Planned) Permitted Uses:** Project Specific: *Concrete Batching Plant and Finished Concrete Production Company Facility*

COMPLIES

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code I-2 (Industrial Planned) allows for Cement and clay products production which is permitted within an I-2 zoning district. This request is for Tentative Plat Approval.

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

COMPLIES

III. Project Need Assessment / other Required Approvals

1. Variance Request 2. Special Exception Site Plan Review 3. Tentative Plat
4. Development Agreement
 - Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, November 17th, 2020

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 approval of this Tentative Plat pending the review and the following other approvals:
 - Must comply with Miami-Dade County Tentative Plat Procedures, Chapter 28.
 - Any other applicable agencies or entities as required by Miami Dade County Code Chapter 28
 - Address all Miami-Dade County's input/recommendations as appropriate
 -

VI. Attachments:

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
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. 2020-11-17-02,

RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: ADMI FOR TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330 , IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 11-17-2020
 - 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.

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

LEGAL DESCRIPTION:

Tracts A and B of the AMDI USA Inc. Plat, a replat of Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.
TOGETHER WITH:
The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.
TOGETHER WITH:
The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

NOTE:

1. LANDSCAPE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A FINAL COMPLIANCE INSPECTION 72 HOURS MINIMUM REQUEST BEFORE INSPECTION IS SCHEDULED, CALL (561)758-7707 AS REQUIRED.

Concrete and concrete products are produced within the area noted as "Ex. Concrete Batching Plant." Not all industrial components within this area are shown.

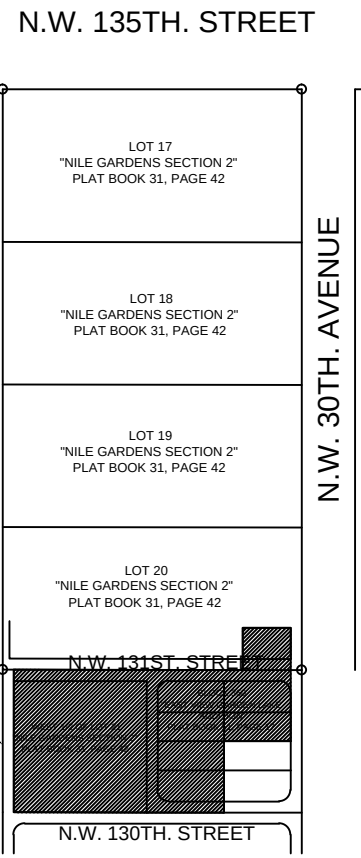
Adjacent Zoning = I-2

PORTION OF LOT 20
"NILE GARDENS SECTION 2"
PLAT BOOK 31, PAGE 42

Adjacent Zoning = I-2

Limits of Existing Concrete Batching and Finished Concrete Product Production

LOCATION MAP



PROJECT LOCATION
650 NW 30TH AVE.

NOTE:

ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"

TREE BARRICADE NOTES:

- ALL EXISTING TREES SHALL BE TRIMMED AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300-2005", CURRENT EDITION RESPECTIVELY.
- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION, IF REQUIRED SEE PLAN.
- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRICADES.
- TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
- TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
- ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL, SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SPAD, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
- SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER (+ - 1") THAN THE FINISHED GRADE.
- PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
- A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
- CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.

TREE BARRICADE DETAIL

A 3'x2"x2"
B SNOW FENCE (TYP.)
C 4'-5'

LANDSCAPE PLAN

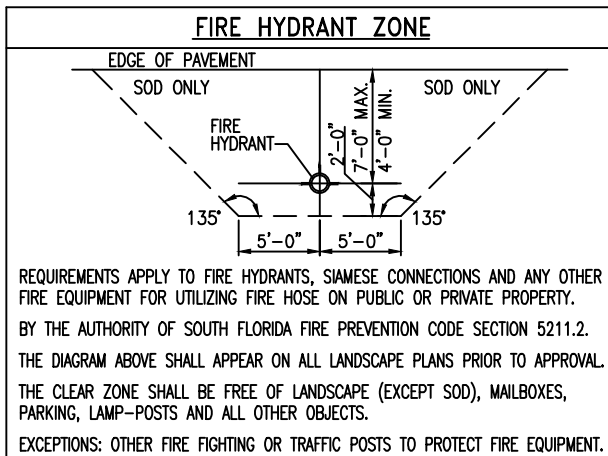
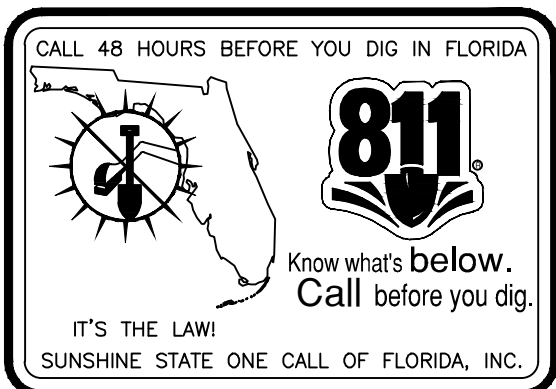
SCALE: 1" = 30'-0"

DROUGHT TOLERANCE= SFWM
* MODERATE
** VERY

FLORIDA -FRIENDLY LANDSCAPING & DESIGN SHALL BE UTILIZED GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

LANDSCAPE LEGEND

DROUGHT TOLERANCE	NATIVE	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
**	YES	LIV	35	QUERCUS VIRGINIANA/ "HIGHRISE" LIVE OAK	12'-14' x 7'-8"	F.G. 2.5" CALIPER @DBH 5' C.T.
**	YES	ILE	18	ILEX CASSINE / DAHOON HOLLY	12'-14' x 7'-8"	F.G. 2.5" CALIPER @DBH 5' C.T.
**	YES	SAB	12	SABAL PALMETTO / CABBAGE PALM	14'-16'-18' C.T.	F.G. 12"-14" CALIPER
**	YES	CON	33	CONOCARPUS SERICEUS / SILVER BUTTWOOD	10'-12' x 5'-6"	F.G. 4 1/2" C.T. "STANDARD"
**	NO	LAG	13	LAGERSTROEMIA INDICA / CRAPE MYRTLE	10'-12' x 5'-6"	F.G. 4 1/2" C.T. "STANDARD"
**	YES	CHR	865	CHRYSOBALANUS ICACO / "GREEN COCOPLUM"	24"x18" 3 GAL	24" O.C. (FULL TO BASE)
**	YES	VOM	100	ILEX VOMITORIA / YAUPOON HOLLY	14"x12" 3 GAL	24" O.C. FULL



LANDSCAPE LEGEND CHAPTER 18A - ORDINANCE 98-13			
ZONE DISTRICT: INDUSTRIAL I-2 (INDUSTRIAL PLANNED) CEMENT AND CLAY PRODUCTS*-SEE SP-1	NET LOT AREA	166,498.00(SQ.FT.)	ACRES 3.82
OPEN SPACE		REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY ORDINANCE 11000, AS INDICATED ON SITE PLAN:		10.00%	13.00%
NET LOT AREA= 166,498.00 S.F. X 10%= 16,649.80 S.F.			
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY SECTION 8.2, AS INDICATED ON SITE PLAN:		130	130
NUMBER OF PARKING SPACES 13 X 10 S.F. PER PARKING SPACE=			
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY SECTION 8.2: A+B=	16,779.80	21,215.00	
LAWN AREA CALCULATION			
A. 16,779.80 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY ORD. 11000:	16,779.80	21,215.00	
A. MAXIMUM LAWN AREA (SOD) PERMITTED= .20% X 3,355.96 S.F.	3,355.96	3,355.96	
TREES			
A. NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS=	15 TREES X 3.82 NET LOT ACRES=NUMBER OF EXISTING TREES (55)=	57	71
B. % PALMS 2:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=		54	12
% PALMS 1:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=		27	0
C. % NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 30%=		27	72
D. % DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20%=		18	72
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.):	875.00 LINEAR FEET ALONG STREET/35=	25	25
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.):	208 LINEAR FEET ALONG STREET/25=	8	9
SHRUBS			
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10=		900	965
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 30%=		270	965
C. % DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: NUMBER OF SHRUBS PROVIDED X 20%=		180	965

Michael E. Rawls
Digitally signed by Michael E. Rawls
Date: 2020.10.15 10:30:06 -0400
MICHAEL E. RAWLS
LANDSCAPE ARCHITECTURE
14417 STIRROF LANE
WELLINGTON, FL 33414
TEL:(561)758-7707
FAX:(561)758-7707
EMAIL: rb@richardbartlettlandscape.com

THANKS
consulting
Engineers, inc.
7522 wiles rd., ste 203-B
coral springs, fl 33067
phone:954-752-8860
EB#26034

RELEASE INFO
2019-08-28 Opa-Locka Site Plan

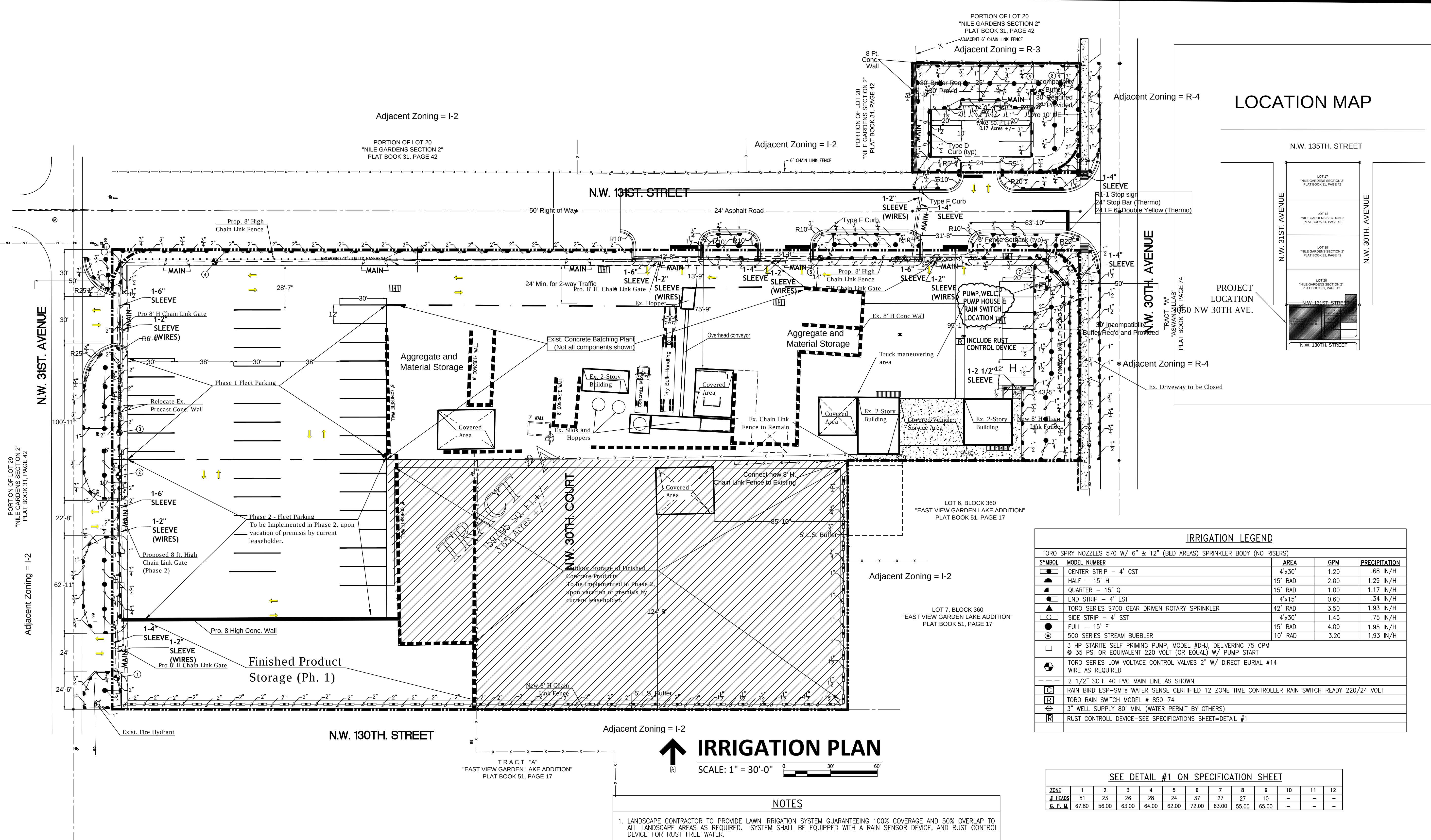
REVISIONS
2020-02-13 City Comments
2020/8/28 Updated Survey

AMD USA Inc.
13050 NW 30th Avenue
LANDSCAPE PLAN

JOB NO.: 180201
REV: 10-10-2147
SCALE: 1" = 30'

Sheet No:
L-1

NOT TO BE FILED FOR RECORDS UNLESS SIGNED
DATED AND WITNESSED WITH THE SEAL OF
GLENN A. HANKS
FLORIDA P.E. #153652
FOR THE FIRM



LEGAL DESCRIPTION:

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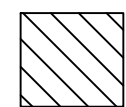
TOGETHER WITH:

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TOGETHER WITH:

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

Concrete and concrete products are produced within the area noted as "Ex. Concrete Batching Plant." Not all industrial components within this area are shown.



Limits of Existing Concrete Batching and Finished Concrete Product Production

IRRIGATION PLAN

SCALE: 1" = 30'-0"

NOTES

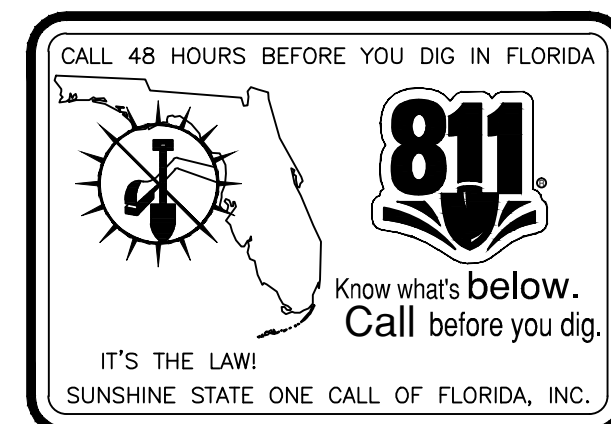
- LANDSCAPE CONTRACTOR TO PROVIDE LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE AND 50% OVERLAP TO ALL LANDSCAPE AREAS AS REQUIRED. SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR DEVICE, AND RUST CONTROL DEVICE FOR RUST FREE WATER.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC LAWN IRRIGATION SYSTEM USING POP UP HEADS; SYSTEM SHALL GUARANTEE 100% COVERAGE & A 50% MIN. OVERLAP; SYSTEM SHALL HAVE A RAIN SENSOR DEVICE THAT WILL OVERRIDE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. HOURS OF OPERATION SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY; OR ANY RESTRICTIONS BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
- WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER AN IMPERVIOUS SURFACE SUCH AS A SIDEWALK, DRIVE, ETC..
- GENERAL CONTRACTOR TO SUPPLY AND INSTALL SLEEVES AS SHOWN AND PROVIDE ELECTRICAL HOOK-UP AS REQUIRED.
- HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION.
- PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PBC V-A-1:
PIPE SIZE (INCHES) DEPTH OF COVER (INCHES)
1/2-2 1/2 18"-24"
3-5 24"-30"
6 AND LARGER 30"-36"
- HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION. ALL RISERS SHALL BE PAINTED FLAT BLACK IF APPROVED.
- IRRIGATION CONTRACTOR TO SELECT NOZZLE SIZE BASED ON INTENDED THROW WITHIN 25% OF MAXIMUM DESIGN THROW.
- CONTRACTOR TO PRESSURE TEST WATER SERVICE UP TO EACH ZONE VALVE IN THE IRRIGATION SYSTEM; MAIN LINE SHALL BE LEFT EXPOSED FOR VISUAL OBSERVATION PRIOR TO BACKFILL AND REQUIRED APPROVAL BY CITY OF OPA LOCKA. CALL CITY OF OPA LOCKA FOR REQUIRED INSPECTIONS.
- CONTRACTOR TO PROVIDE BUBBLERS AT ALL NEW TREE/PALM LOCATIONS; FIELD VERIFY LOCATIONS AS REQUIRED.

IRRIGATION LEGEND

TORO SPRAY NOZZLES 570 W/ 6" & 12" (BED AREAS) SPRINKLER BODY (NO RISERS)			
SYMBOL	MODEL NUMBER	AREA	PRECIPITATION
●	CENTER STRIP - 4' CST	4'x30'	1.20 .68 IN/H
○	HALF - 15' H	15' RAD	2.00 1.29 IN/H
▲	QUARTER - 15' Q	15' RAD	1.00 1.17 IN/H
◻	END STRIP - 4' EST	4'x15'	0.60 .34 IN/H
▲	TORO SERIES S700 GEAR DRIVEN ROTARY SPRINKLER	42' RAD	3.50 1.93 IN/H
◻	SIDE STRIP - 4' SST	4'x30'	1.45 .75 IN/H
●	FULL - 15' F	15' RAD	4.00 1.95 IN/H
○	500 SERIES STREAM BUBBLER	10' RAD	3.20 1.93 IN/H
3 HP STARITE SELF PRIMING PUMP, MODEL #DHJ, DELIVERING 75 GPM @ 35 PSI OR EQUIVALENT 220 VOLT (OR EQUAL) W/ PUMP START			
TORO SERIES LOW VOLTAGE CONTROL VALVES 2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED			
2 1/2" SCH. 40 PVC MAIN LINE AS SHOWN			
RAIN BIRD ESP-SMT® WATER SENSE CERTIFIED 12 ZONE TIME CONTROLLER RAIN SWITCH READY 220/240 VOLT			
TORO RAIN SWITCH MODEL # 850-74			
3" WELL SUPPLY 80' MIN. (WATER PERMIT BY OTHERS)			
RUST CONTROLL DEVICE-SEE SPECIFICATIONS SHEET=DETAIL #1			

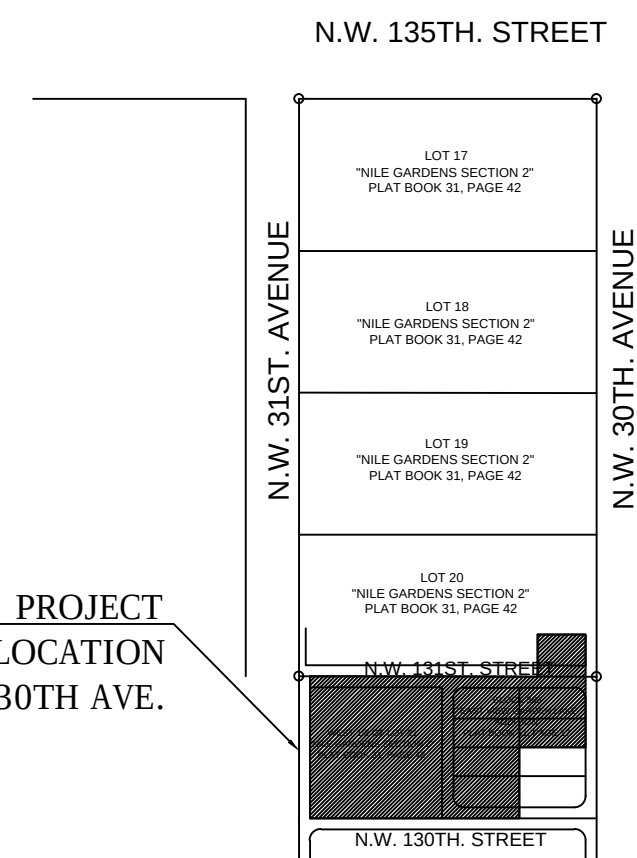
SEE DETAIL #1 ON SPECIFICATION SHEET

ZONE	1	2	3	4	5	6	7	8	9	10	11	12
# HEADS	51	23	26	28	24	37	27	27	10	-	-	-
G. P. M.	67.80	56.00	63.00	64.00	62.00	72.00	63.00	55.00	65.00	-	-	-



NOTE: ZONE RUN TIME ACTIVITY SHALL BE 25 MINUTES FOR THE FIRST 30 DAYS (EXCEPT FRIDAYS) FOR THE ESTABLISHMENT OF THE PLANT MATERIALS, AFTER THE ESTABLISHMENT OF PLANT MATERIAL THE ZONES SHALL RUN A MAXIMUM OF 20 MINUTES EACH ZONE TWICE WEEKLY OR AS DIRECTED BY THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RESTRICTION REQUIREMENTS.

LOCATION MAP



Michael E. Rawls
 Digitally signed by Michael E. Rawls
 Date: 2020.10.15 10:34:23 -04'00'
 RICHARD BARTLETT LANDSCAPE, INC.
 14417 STIRRUP LANE
 WELLINGTON, FL 33414
 TEL: (561) 758-7707
 LANDSCAPE ARCHITECTURE
 MICHAEL E. RAWLS RLA#0001633
 EMAIL: ra@richardbartlettlandscape.com

THANKS
 Consulting Engineers, Inc.
 7522 wiles rd., ste 203-B
 coral springs, fl 33067
 phone: 954-752-8860
 EB#26034

RELEASE INFO
 2019-08-28 Opa-Locka Site Plan

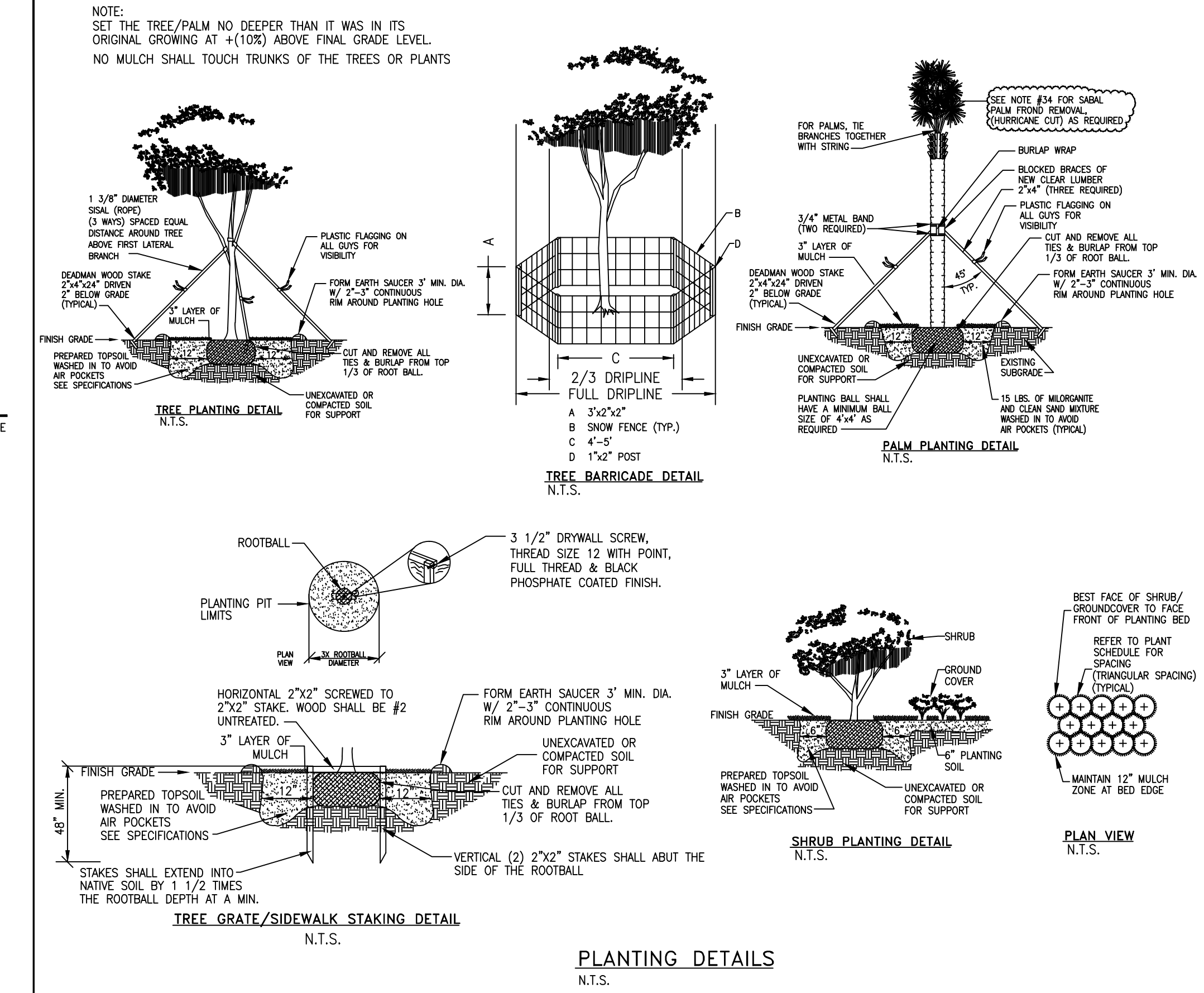
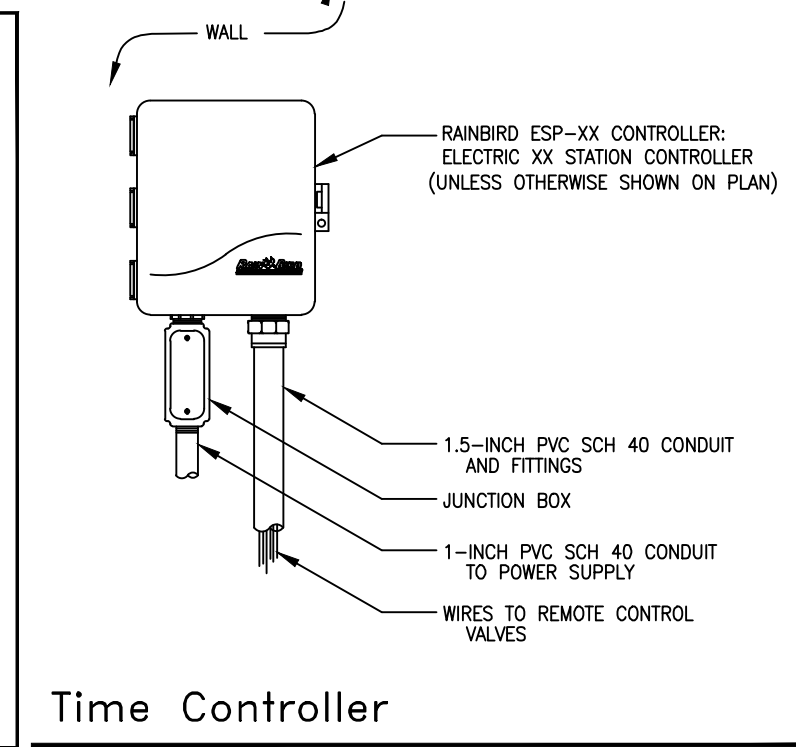
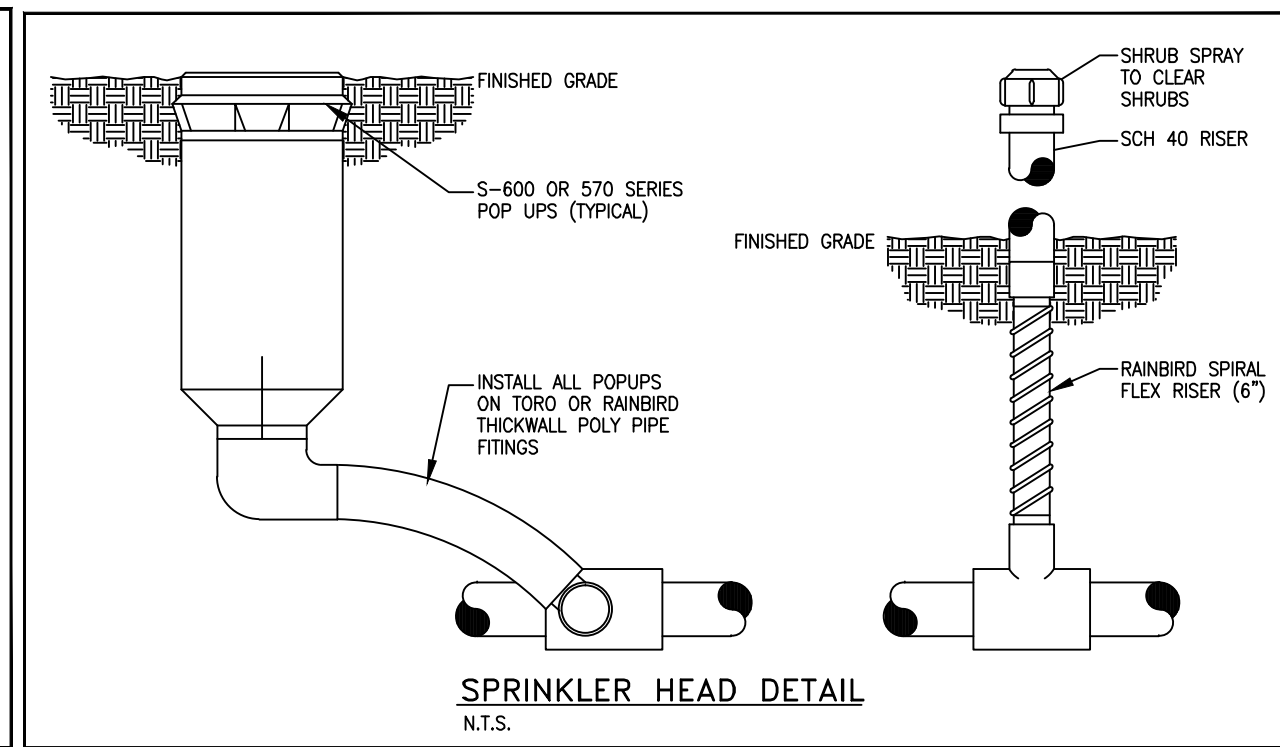
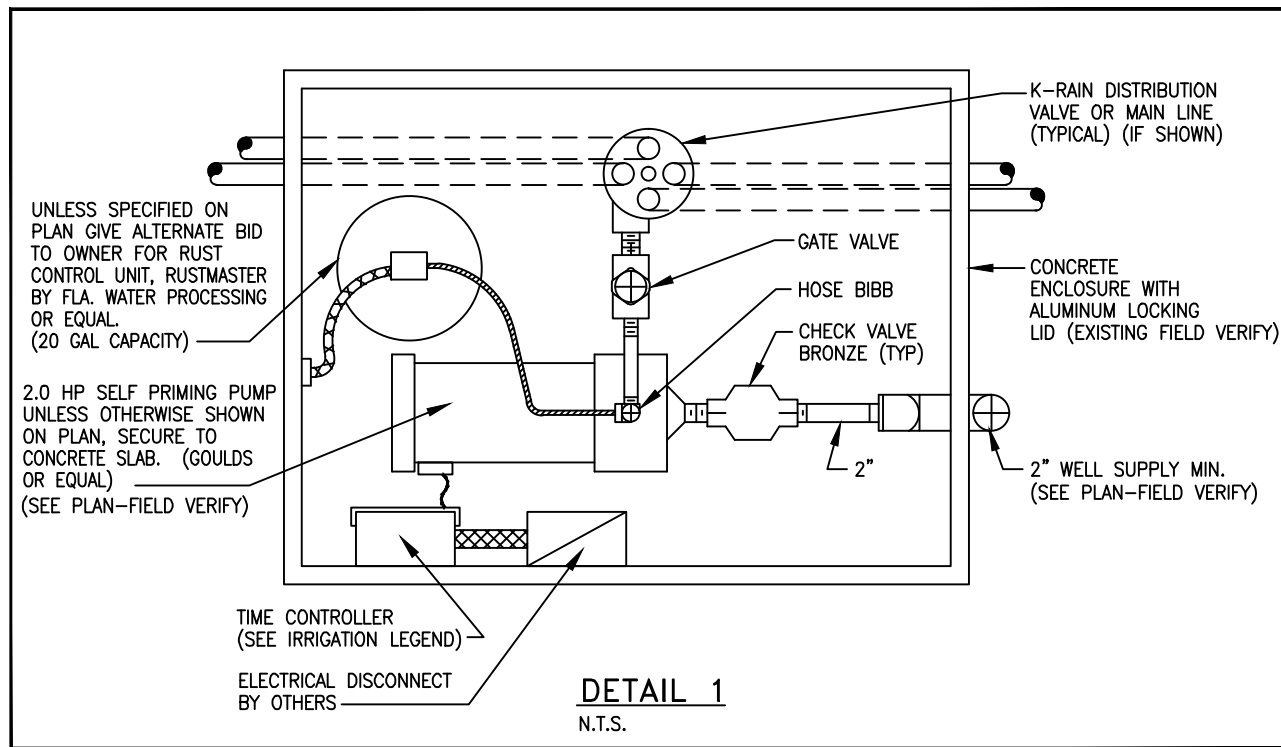
REVISIONS
 2020-02-13 City Comments
 2020/8/28 Updated Survey

AMDI USA Inc.
 13050 NW 30th AVENUE
 IRRIGATION PLAN

JOB NO: 180201
 P&I #20-10-2147
 SCALE: 1" = 30'

Sheet No:
L-2

NOT TO BE FILED FOR RECORD UNLESS SIGNED, DATED AND AMENDED WITH THE ENGINEER SEAL OF
 GLEN A. HANKS
 FLORIDA P.E. #38552
 FOR THE FIRM



LANDSCAPE SPECIFICATIONS

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EFFECT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK. THE LANDSCAPE PLANS SHALL NOT BE UTILIZED FOR STAKING, LAYOUT OR LOCATIONS OF ANY SITE STRUCTURE OR FEATURE INCLUDING BUT NOT LIMITED TO BUILDINGS, SIGNS, SIDEWALKS, EASEMENTS, UTILITIES OR ROADWAYS.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTINE FLORATAM SOLID, UNLESS OTHERWISE NOTED.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH // FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
- ALL TREES TO RECEIVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
- ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
- LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUTS.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); Hvy (INDICATES HEAVY); MIN (INDICATES MINIMUM).
- SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+1") THAN THE FINISHED GRADE.
- DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE: 5 LBS. OR 14.5 CUPS / PALMS 3 LBS. OR 8.70 CUPS / 12'-16" MATERIAL 1 LBS. OR 5.80 CUPS / 6'-12" MATERIAL 0.69 LBS. OR 2.00 CUPS / 6'-8" MATERIAL 0.18 LBS. OR 1/2 CUP / 3 GAL MATERIAL 0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. CONTAINER, 1/4 LB. PER 1 GAL. CONTAINER) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGROFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION. 27. SUPER ABSORBENT POLYMER: "TERRA SOFT" OR APPROVED EQUAL, AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC POLYMER, POLYMER, POTASSIUM, ACRYLATE, PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS: 1 PAC PER TREE - 36" BALL SIZE 2 PACS PER TREE - OVER 36" BALL SIZE 1 PAC PER 20 GAL. CONTAINER 0.5 PACS PER 7-10 GAL. CONTAINER 0.25 PACS PER 3 GAL. CONTAINER 0.12 PACS PER 1 GAL. CONTAINER 28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
29. PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
30. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABITS OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
32. SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
33. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
34. CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SABEL PALMS WITH THE EXCEPTION OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THUS GIVING HIGHER SURVIVOR RATE OF THE SAME. (NOTE: OTHER PALM SPECIES THE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO A TIGHT BUNDLE AROUND BUD FOR PROTECTION AS REQUIRED).
35. ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS INDICATED WITHIN THE PLANS OR PLAN DOCUMENTS.
36. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS.

Michael E. Rawls
 Registered Professional Engineer
 License No. 10,150
 State of Florida
 10/3/73
 04/00

Digitally signed by Michael E. Rawls
 Date: 2020.10.15 10:37:36 -0400

RICHARD BARTLETT LANDSCAPE, INC.
 14417 STERUP LANE
 WELLSVILLE, FL 33414
 TEL: (866) 756-7707
 LANDSCAPE ARCHITECTURE
 MICHAEL E. RAWLS FL#40001633
 EMAIL - rb@richardbartlettlandscape.com

THANKS
 Consulting Engineers, Inc.
 7522 wiles rd., ste 203-B
 coral springs, fl 33067
 phone: 954-752-8860
 EBR#26034

RELEASE INFO
 2019-08-28 Opta-Locta Site Plan

REVISIONS

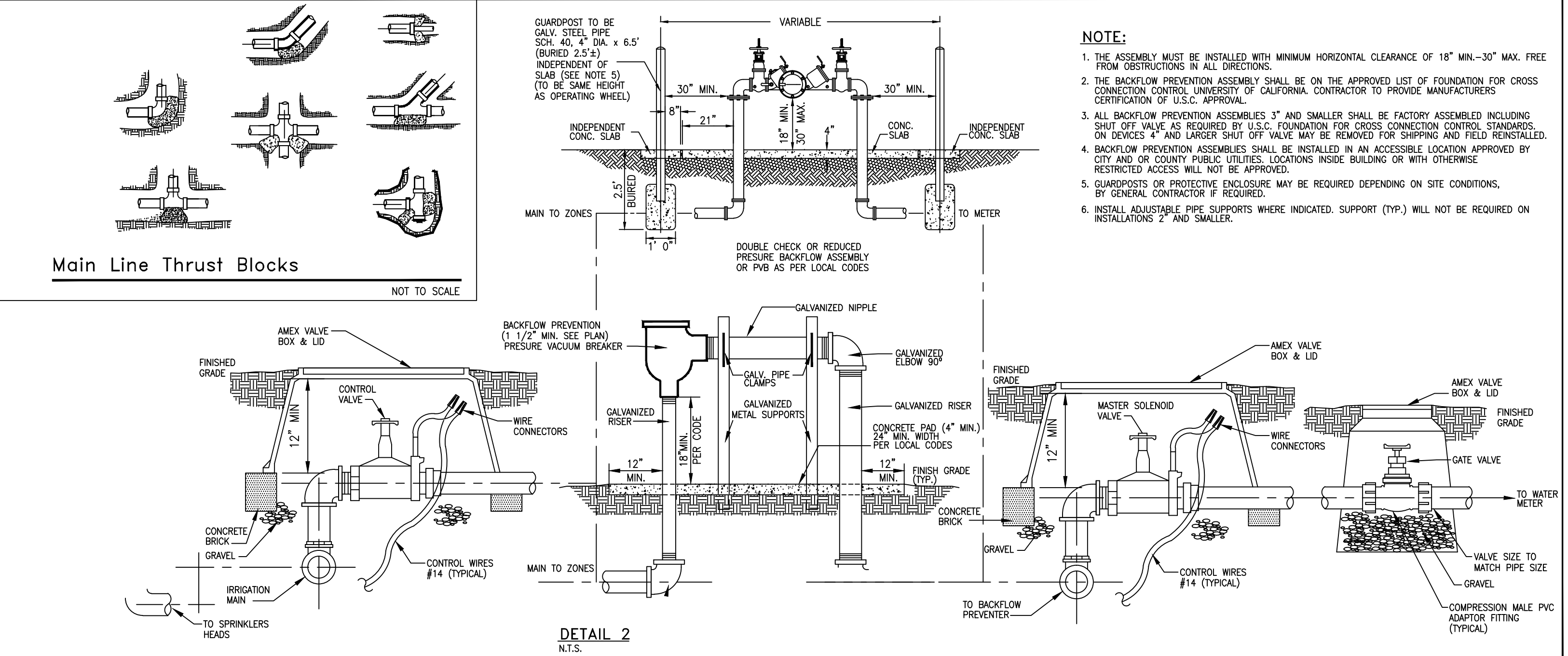
2020-02-13 City Comments
 2020/8/28 Updated Survey

SPECIFICATIONS SHEET

JOB NO. 180201
 88-20-10-2147
 SCALE: 1" = 30'

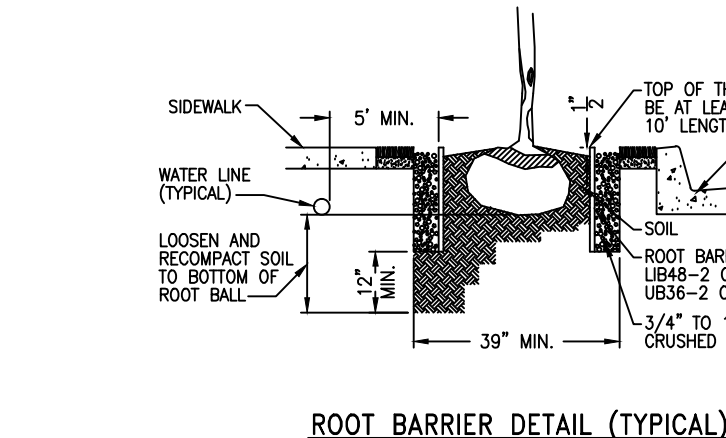
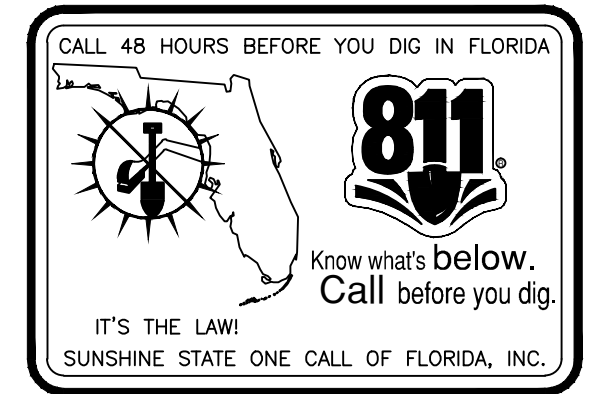
Sheet No:
L-3

NOT TO BE FILED FOR RECORD UNLESS SIGNED, DATED AND WITNESSED BY THE ISSUING SEAL OF
 GLEN A. THANKS
 FLORIDA P.E. #33852
 FOR THE FIRM



IRRIGATION SPECIFICATIONS

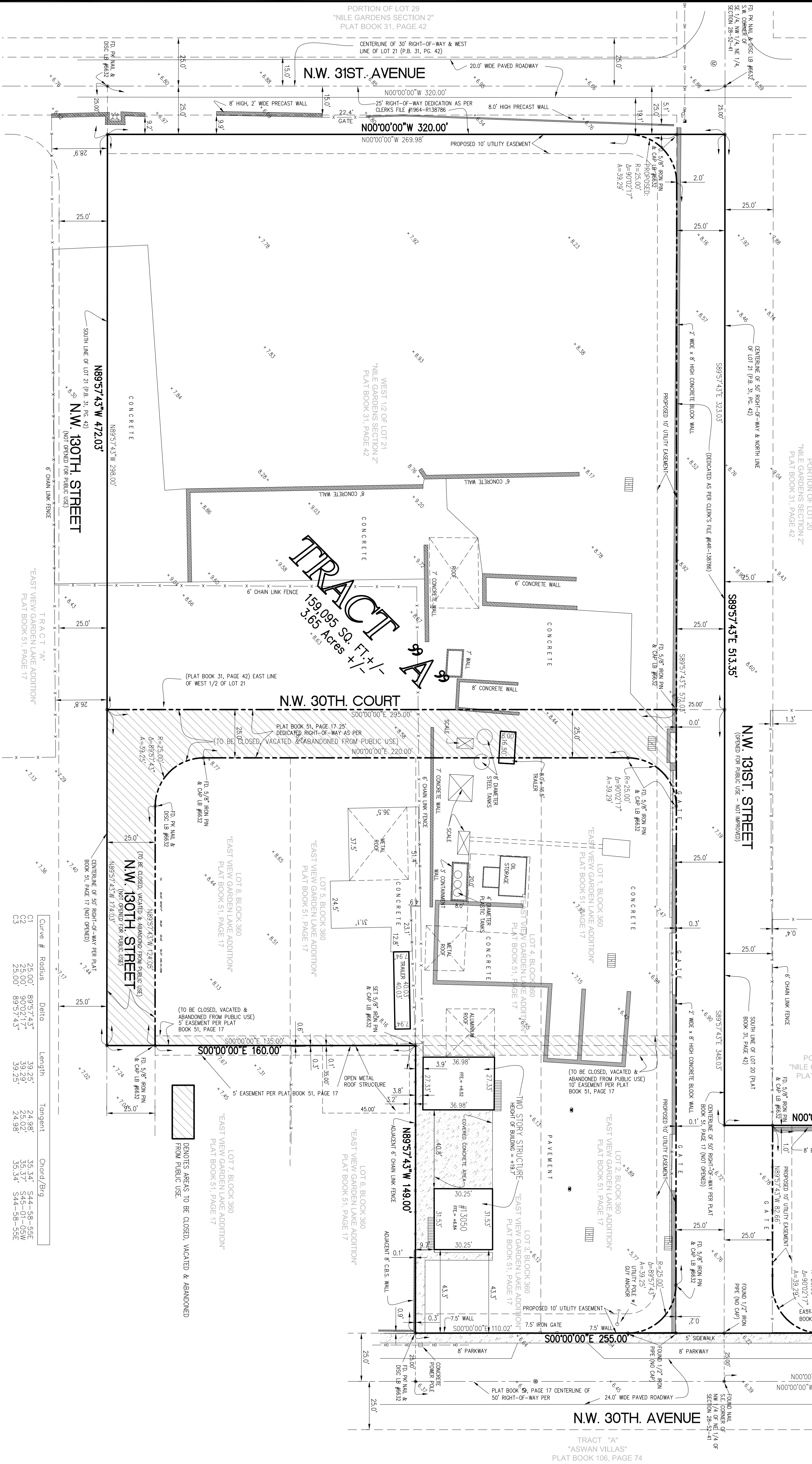
- HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION & SHALL BE PAINTED FLAT BLACK; IF APPROVED.
- ALL MAINS AND SLEEVES MUST BE PVC SCH 40 AND BURIED A MINIMUM OF 24" BELOW FINISH GRADE.
- ALL LATERALS MUST BE PVC SCH 200 AND BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
- PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PLUMBING BUILDING CODE APPENDIX (F) PART V-A-1: PIPE SIZE (INCHES) DEPTH OF COVER (INCHES) 1/2-2 1/2 18"-24" 3-5 24"-30" 6 AND LARGER 30"-36"
- CONTRACTOR TO SIZE PIPING (UNLESS OTHERWISE SHOWN) AND ADJUST SPRAY HEADS LOCATION TO CONFORM WITH WATER REQUIREMENTS OF ACTUAL LANDSCAPING FOR ADEQUATE WATER COVERAGE.
- IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS AND MAINTAIN A 50% MIN. OVERLAP USING RUST FREE WATER.
- IRRIGATION CONTRACTOR TO PROVIDE 35 PSI AT ALL HEADS.
- HEADS TO BE INSTALLED IN PLANTERS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION.
- IRRIGATION CONTRACTOR TO FURNISH CONTROLLER TIME CLOCK TO BE LOCATED IN EXISTING PUMP ENCLOSURE OR APPROVED LOCATION; SEE DETAIL.
- BUILDING CONTRACTOR TO SUPPLY ELECTRICAL HOOK UP.
- ALL WORK MUST BE DONE AS PER LOCAL CODES. CODES AND STANDARDS: ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (F) PART V-A-1.", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
- SYSTEM IS TO BE DESIGNED (IF NOT SHOWN ON PLAN) AND INSTALLED BY A QUALIFIED, LICENSED, AND INSURED LANDSCAPE IRRIGATOR.
- SPRINKLER SYSTEM SHALL BE GUARANTEED FOR ONE YEAR AGAINST MECHANICAL DEFECTS.
- IRRIGATION CONTRACTOR TO USE #14 DIRECT BURIAL LOW VOLTAGE WIRE AND INSTALLED UNDER SIDE OF MAIN LINES TO INSURE PROTECTION AND LOCATING OF SAME. SLEEVED UNDER PAVEMENT AND WALKS. SPLICED ONLY AT VALVE LOCATIONS. ALL SPLICES SHALL BE MADE WATER PROOF. CONTROL WIRES SHALL BE COLOR CODED. ONE EXTRA WIRE SHALL BE RAN WITH EACH ZONE VALVE. IF K-RAINS NOT REQUIRED SEE PLAN FOR VALVE LOCATIONS.
- ALL IRRIGATION LINE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES AS REQUIRED.
- IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE IRRIGATION CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER. EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ON IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC.. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.



- NOTE: A ROOT BARRIER SYSTEM SHALL BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A PAVED SURFACE, STORM SEWER OR INFRASTRUCTURE.
- 1) PANEL 0.085 THICK POLYPROPYLENE
 - 2) ZIPPER JOIN SYSTEM
 - 3) ROUNDED EDGES
 - 4) ANTI-LIFT PADS
 - 5) 24" DEPTH
- NOTE: BIO BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND LINES. FIELD VERIFY AS REQUIRED.

IRRIGATION LEGEND				
TORO SPRY NOZZLES 570 W/ 6" & 12" (BED AREAS) SPRINKLER BODY (NO RISERS)				
SYMBOL	MODEL NUMBER	AREA	GPM	PRECIPITATION
●	CENTER STRIP - 4" CST	4'x30'	1.20	.68 IN/H
■	HALF - 15' H	15' RAD	2.00	1.29 IN/H
▲	QUARTER - 15' Q	15' RAD	1.00	1.17 IN/H
●	END STRIP - 4" EST	4'x15'	0.60	.34 IN/H
▲	TORO SERIES 5700 GEAR DRIVEN ROTARY SPRINKLER	42' RAD	3.50	1.93 IN/H
■	SIDE STRIP - 4" SST	4'x30'	1.45	.75 IN/H
●	FULL - 15' F	15' RAD	4.00	1.95 IN/H
●	500 SERIES STREAM BUBBLER	10' RAD	3.20	1.93 IN/H
□	2 HP STARTER SELF PRIMING PUMP, MODEL #04J, DELIVERING 55 GPM @ 35 PSI OR EQUIVALENT 220 VOLT (OR EQUAL) W/ PUMP STARTER			
●	TORO SERIES LOW VOLTAGE CONTROL VALVES 1" & 1 1/2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED			
---	1 1/2" SCH. 40 PVC MAIN LINE AS SHOWN			
☐	RAIN BIRD ESP-SMto WATER SENSE CERTIFIED 8 ZONE TIME CONTROLLER RAIN SWITCH READY 220/24 VOLT			
[R]	TORO RAIN SWITCH MODEL # 850-74			
+	2" WELL SUPPLY 80' MIN. (WATER PERMIT BY OTHERS)			
⊞	RUST CONTROL DEVICE-SEE SPECIFICATIONS SHEET-DETAIL #1			

“AMIDI USA TRACT”



$n = n' - 1$	Wood Fence		Excavation Elevations
$n = n'$	Chain Link Fence		Catch Basin
$n = n' + 1$	Orn. Lk. Fence		Concrete Block & Stucco
$n = n' + 2$	Iron Fence		Dormer Eave
$n = n' + 3$	Monument Line		DWG - Drilling Maintenance Easement
$n = n' + 4$	Centerline		Drilling Maintenance Easement
$n = n' + 5$	Property Line		Drilling Maintenance Easement
$n = n' + 6$			Drilling Maintenance Easement
$n = n' + 7$			Drilling Maintenance Easement
$n = n' + 8$			Drilling Maintenance Easement
$n = n' + 9$			Drilling Maintenance Easement
$n = n' + 10$			Drilling Maintenance Easement
$n = n' + 11$			Drilling Maintenance Easement
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$n = n' + 72$			Drilling Maintenance Easement
$n = n' + 73$			Drilling Maintenance Easement
$n = n' + 74$			

A=Arc	☼ = Light Pole
BBO=Boeing	☾ = High Hydrant
Ch=Cloud	☹ = Water Valve
L=Delta	▢ = Inlet
L=length	TV = Cable TV Box
P=Point	(P) = Potted
T=Triangle	P.O.B. = Point of Beginning
#=Diameter	P.O.C. = Point of Commencement
	(R) = Record
	Res.=Resistance
X/X = Gas Valve	S/P/R = Section Factor
X/Monitoring Valve	S = Spread
M = Manhole	U.E. = Utility Easement

MDI USA INC.
: ALEX OROZCO c/o FRANK VEGA
2229-7148
VEGA@ATLANTICTRUCKINGUS.COM

SCORERS:
PABLO ALFONSO, PSM
ROYAL POINT LAND SURVEYORS
6175 NW 153rd STREET, SUITE 321
MIAMI LAKES, FL 33014
OFFICE: (305) 822-6062
FAX: (305) 827-9669
EMAIL: INFO@ROYALPOINTS.

lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.

Curve #	Radius	Delta	Length	Tangent	Chord/Big
C1	25.00'	89°57.43"	39.25'	24.98'	S44-56-55E
C2	25.00'	90°02.17"	39.29'	25.02'	S45-01-05W
C3	25.00'	89°57.43"	39.25'	24.98'	S44-58-55E

Lots 1, 2, 3, 4, 5 and Block 360, "EAST NEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plot Book 51, Page 17, Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

The West 1/2 of Tract 21, "MILE CARRIERS, Section I and II" according to the plat thereof as recorded in Plot Book 31, Page 42, Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 13650 New 30th Avenue, 094 Lockwood, FL 33560

Property Address: 13650 New 30th Avenue, 094 Lockwood, FL 33560

Tax Folio #10-1228-002-0020

Tax Folio #10-1228-002-0030

Tax Folio #10-1228-002-0040

Tax Folio #10-1228-002-0050

Tax Folio #10-1228-002-0060

Tax Folio #10-1228-002-0090

Tax Folio #10-1228-004-0380

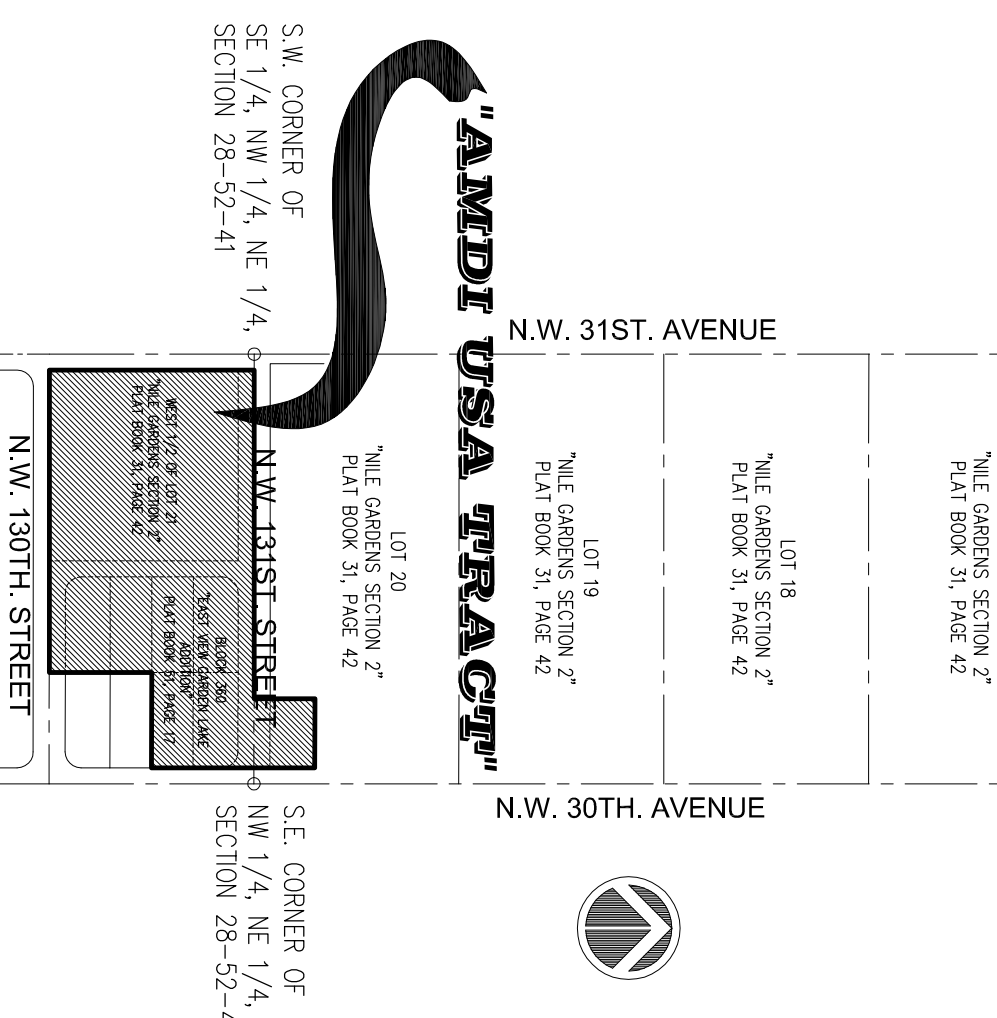
Tax Folio #10-1228-004-0390

Tax Folio #10-1228-004-0330

N.W. CORNER OF
NE 1/4, NW 1/4, NE 1/4,
SECTION 28-52-41

N.W. 135TH STREET

NE CORNER OF
NW 1/4, NE 1/4,
SECTION 28-52-41



SCALE: 1" = 300'

- 1) The Legal Description to the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. Commitment for Title Insurance.
- 2) This Certification is only for the funds as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, OPINION or TITLE.
- 3) An examination of Commitment Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Agent's File No.: 01-2003-010863, effective date, September 8, 2003, was made to determine recorded instruments, if any affecting this property; however, there may be additional restrictions not shown on that instrument that may be found in the public records of this County.

- 4) Accuracy. The expected use of the land, as classified in the Standards of Practice (5.1-17C.0), is "Residential High Risk." The minimum relative distance accuracy for this type of boundary survey is 1 foot. The surveyor shall determine the accuracy of the survey by measuring the distance from the corner found to the nearest corner of a closed geometric figure was found to exceed the accuracy of the survey.
- 5) All measurements taken herein are made in accordance with the United States Standard Feet.
- 6) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown herein.
- 7) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 8) Underground utilities are not depicted herein; contact the appropriate authority prior to any deviation from work, or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.
- 9) The surveyor does not determine fence and/or wall ownership.
- 10) Owner's Name: JAMES E. ORMOND, JR.
- 11) Owner's Address: 1000 BUNNAPYR / TOPPOUR-HIGHWAY SURVEY.
- 12) The North arrow and bearings shown herein are based on a bearing of N.00000000E along the East line of Galt SR0, of "FAST NEW GREEN LAKE ADDITION", according to the plat thereof as recorded in Plat Book 511, at Page 17, of the Public Records of Miami-Dade County, Florida, and all other bearings or relative thereto.
- 13) Flood Zone Data: Community/ Panel #20657/038/L Date: 9/11/2009
Flood Zone: "M1" & "X" Base Flood Elevation = +7.0'
Elevations shown herein are based on National Geodetic Vertical Datum (1929 Mean Sea Level).
- 14) Benchmark Used: Miami-Dade County Benchmark #W-463-NW. Elevation = +8.89'
- 15) Legal Description shown herein as per above recited #W-463-NW. Elevation = +8.89'
- 16) Present Zoning: -1-2 (Industrial Planned District)
- 17) Building Setbacks: Front & Rear = 25 feet / Street Side & Interior Sides = 15 feet

Source: City of Dade Land Planning Department

- 18) Subject property has access to a public right-of-way: NW 2000' Avenue & NW 31st Avenue
- 19) Plat and/or Easement: 666 South OAKHURST PL. OF 17000 ORDIN. MAPS, as recorded in Plat Book 511, Page 17, of the Public Records of Miami-Dade County, Florida.
- 20) Total Building Area: 2,000 square feet (existing)
- 21) Site Development Data: Front "W" = Existing Structure Area
Total Building Area = 2,000 square feet (existing)
- 22) All utilities are available for this site
- 23) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unimproved PLAT.
- 24) The express purpose of this plat is to clear, vacate, and abandon for public use portions of NW 30th Court, NW 120th Street and 10 utility easement.

AND HEREBY CERTIFY THAT, in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards and Practices as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 1S-17, Florida Administrative Code, pursuant to Section 412.027, Florida Statutes.

I HEREBY CERTIFY THAT: the attached Tentative Plot, and legal description associated therewith, comply with all applicable requirements of Chapter 28 Subdivision Code of Miami-Dade County, Florida.

Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

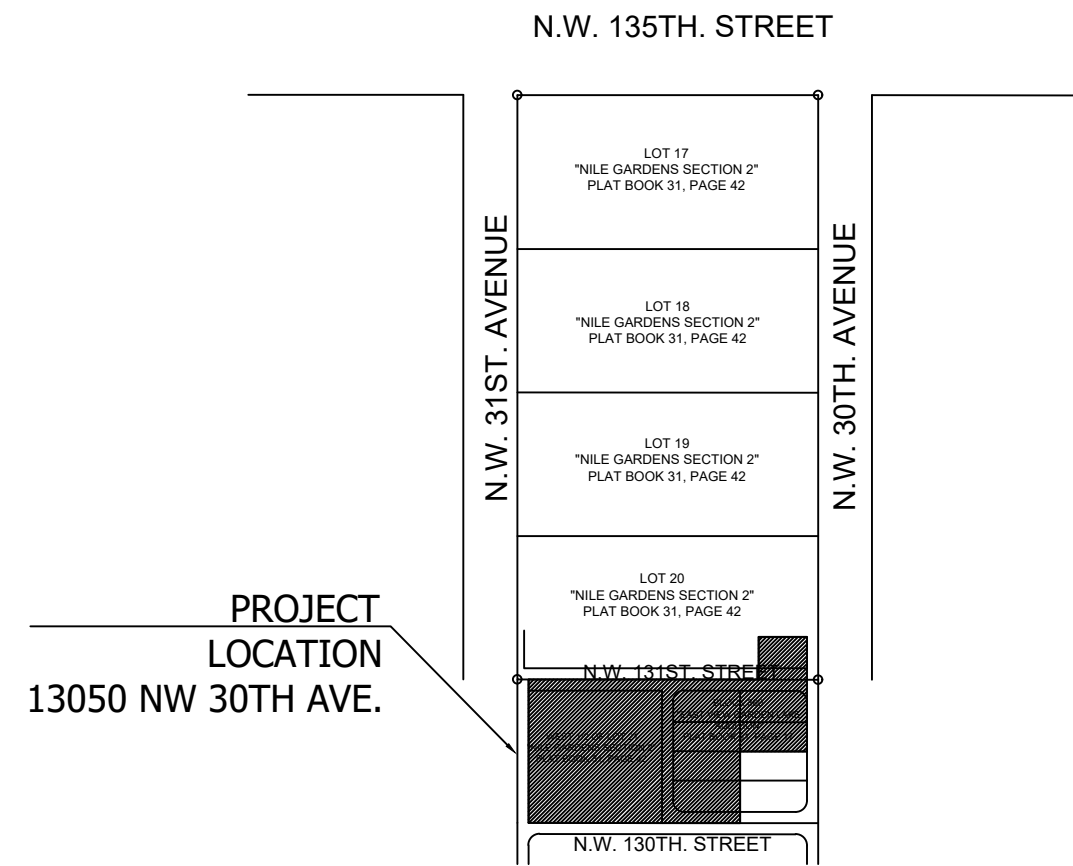
PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5860
State of Florida
Date of Survey: 06/09/2018
Date of Last Revision:

Survey performed by:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062 / Fax: 305-827-9669

[illegible]

 ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282 6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */* 305-698-9468 FAX.305-827-9669	
PREPARED FOR: AMDI USA INC. 13050 N.W. 30th. AVENUE, OPA LOCKA, FLORIDA	TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

LOCATION MAP



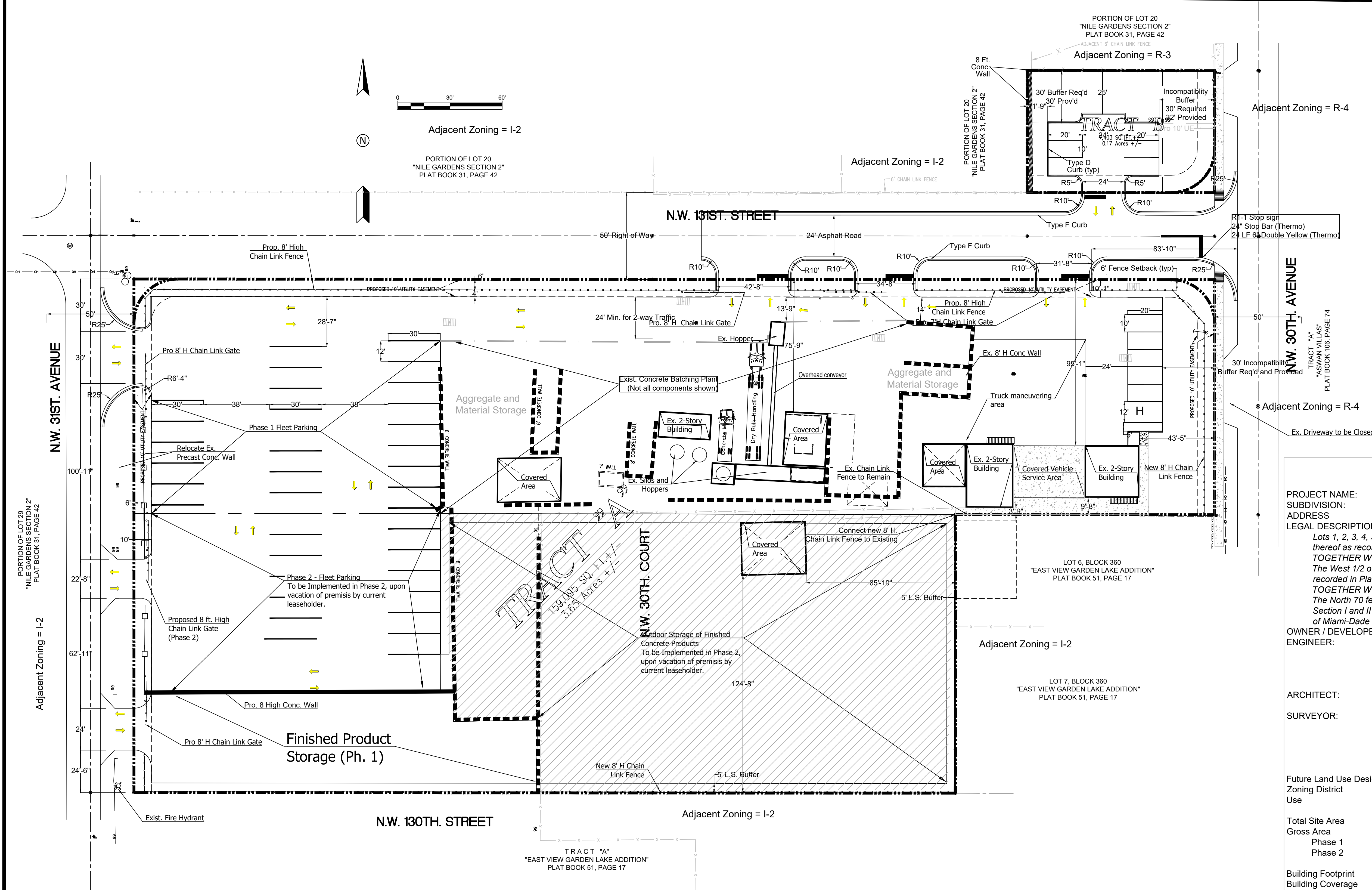
Site Data Table

PROJECT NAME:	AMDI USA, INC.	
SUBDIVISION:	AMDI USA, INC.	
ADDRESS	13050 NW 30TH AVE.	
LEGAL DESCRIPTION:	Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.	
OWNER / DEVELOPER	IDMA Holdings, LLC.	
ENGINEER:	GLEN A. HANKS, P.E. GLEN HANKS CONSULTING ENGINEERS, INC 7522 WILES ROAD, STE 203 CORAL SPRINGS, FL 33065	
ARCHITECT:	N/A	
SURVEYOR:	Jacob Gomis, PSM Royal Point Land Surveyors 6175 NW 153rd Street, Suite 321 Miami Lakes, FL 33014	
Future Land Use Designation	Required Industrial I-2	Provided Industrial I-2 (Industrial Planned) Cement and Clay Products*
Total Site Area	166,498 SF (3.82 AC)	
Gross Area	166,498 SF (3.82 AC)	
Phase 1	101,595 SF (2.3 AC) (61.1%)	
Phase 2	64,903 SF (1.5 AC) (38.9%)	
Building Footprint	2,261 SF	
Building Coverage	2,261 SF	
Building Area (Ex)	4,102 SF	
Roofed Area	4,338 SF	
Paved Areas	138,684 SF (83%)	
Total Impervious Areas	145,283 SF (87%)	
Maximum Ht./Number of Stories	45 ft or 3 stories	2 stories (20 ft est.)
Floor Area Ratio	< 1.0 FAR	.023
Pavement and other Impervious		
Ex.	162,840 SF (3.74 AC) (97.8%)**	
Proposed	138,684 SF (3.18 AC) (83%)***	
Greenspace/Landscape		
Existing	0	
Proposed Ph. 1	21,215 SF (13% of Gross Site)***	
Setbacks		
Front	25 ft	75'9" (storage bldg) 94'5" (office bldg)
Side Interior	0 ft.	3'4"
Side Street	15 ft (50 ft. from Residential)	43'5"***
Rear	15 ft	3'9" ***
Parking @		
1 space/400 SF office	10 spaces (incl 1 H/C)	13 spaces (incl 1 H/C)

* Special Exception Approval Required

**Existing Non-conforming site feature

***Existing Non-conforming allowed to remain



LEGAL DESCRIPTION:

Tracts A and B of the AMDI USA Inc. Plat, a replat of
Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION"
according to the plat thereof as recorded in Plat Book 51, Page 17, Public
Records of Miami-Dade County, Florida.

TOGETHER WITH:

The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to
the plat thereof as recorded in Plat Book 31, Page 42, Public Records of
Miami-Dade County, Florida.

TOGETHER WITH:

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract
20, "NILE GARDENS, Section I and II", according to the plat thereof as
recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County,
Florida.

Concrete and concrete products are produced
within the area noted as "Ex. Concrete Batching Plant."
Not all industrial components within this area are shown.



Limits of Existing Concrete Batching and
Finished Concrete Product Production

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A VARIANCE REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 22-58 of the City of Opa-Locka's Land Development Regulations, Ordinance 15-31: "Owners of lands or structures may apply to the City for a variance from the requirements or restrictions of the Land Development Regulations; except that no variance for use or density issues shall be considered"; and

WHEREAS, AMDI USA, Inc. ("Applicant") desires to continue the operation of their concrete batching plant on this eight parcel development site ("Property") in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations; and

WHEREAS, the Applicant seeks to obtain Variance Request approval, in accordance with the City's Code of Ordinances and Land Development Regulations, for the operation of a concrete batching plant on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; and 08-2128-004-0330 in the I-2 Zoning District; and

WHEREAS, as indicated on the site plan, this development meets certain applicable zoning standards except it exceeds the 75 percent impervious area coverage, the east setback is less than the required 50-foot and the rear setback is less than the required 25-foot setback; and

WHEREAS, in accordance with the City's Zoning/Land Development Regulations, four (4) variances have been requested by Applicant in order to allow the Property to continue its current operations: (1) variance from Code section 22-153 regarding the location of parking spaces; (2) variance from Code section 22-182(A)(7)(e) regarding the width of the landscape buffer; (3) variance from Code section 22-95

regarding the setback of the existing building; and (4) variance from Code section 22-95 regarding the rear setback of the existing building; and

WHEREAS, the Applicant has submitted plans through the site plan process to illustrate compliance with the requirements of the City's Land Development Regulations and to illustrate all non-conforming aspects of this operation. The Applicant will take steps to mitigate or reduce the non-conforming aspect as much as possible by site design or through variance request; and

WHEREAS, on November 17, 2020, AMDI USA, Inc. presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board and the Planning & Zoning Board recommended approval of the application for the variance requests by a 4 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the City desires to approve the application for variance requests attached hereto as Exhibit "A".

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL.

Approval of the Variance Requests. The City Commission of the City of Opa-Locka hereby approves a request for the Variances, attached hereto as Exhibit "A", for operation of a Concrete Batching Plant on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; and 08-2128-004-0330, in the I-2 (Industrial Planned) Zoning District.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2021.

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____



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

Department Director:	Gregory Gay		Department Director Signature:		
City Manager:	John E. Pate		CM Signature		
Commission Meeting Date:	May 12, 2021	Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading	2nd Reading
		X	Public Hearing: <i>(Enter X in box)</i>	Yes X	No
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: See Financial Impact section below		Advertising Requirement: <i>(Enter X in box)</i>	Yes	No
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:		
		X			
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communcation ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE VARIANCE REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The proposed project consists of the assemblage of eight parcels, identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, all of which are owned by IDMA Holdings, Inc., c/o

Alex Orozco for AMDI USA, Inc. The property site is currently being used for the Concrete Batching Plant Operation, however the review and approval of these requests would bring this operation into compliance with City Land Development Regulations and Miami-Dade County Code of Ordinances. The applicant, AMDI USA, INC., desires to continue the operation of their concrete batching plant on this eight parcel development site in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations. This development site includes the properties listed and a portion of NW 130th Street and a portion of NW 30th Court between NW 130th Street and NW 131st Street, and the site is approximately 166,498 square feet or 3.82 Acres according to the site plan. The applicant submitted plans through the site plan review process to illustrate compliance with the requirements of the Land Development Regulations and to illustrate all non-conforming aspects of this operation and the steps the applicant will take to mitigate or reduce the non-conforming aspect by site design or through variance approval request.

As indicated on the site plan, this development meets certain applicable zoning standards except it exceed the 75 percent impervious area coverage; the east setback is less than the required 50 feet; and the rear setback is less than the required 25 foot setback. This Variance request was reviewed by the Planning & Zoning Board on November 17, 2020. The Planning & Zoning Board recommended approval of this request by a 4-0 vote.

Financial Impact

The Concrete Batching Plant operation will continue to obtain City Business Licenses and Certificate of Use. There is no significant financial impact.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Resolution
PZAB Application
PZAB Meeting Minutes 11-17-20
Staff Report
Site Plan

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

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

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

FY 2018-2019 Meeting Dates

1st Tuesday of Each Month)

Date Application Found Sufficient

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

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

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

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

Page 2 of 5

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 4753 DATE RECEIVED: _____PROPERTY OWNER'S NAME: IDMA Holdings, LLCPROPERTY OWNER'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL
Number/Street City State/Zip CodeAPPLICANT'S NAME: AMD USA, Inc.APPLICANT'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL
Number/Street City State/Zip CodePHONE NUMBER: OFFICE 305-200-4778 HOME _____ OTHER 305-423-5805SUBJECT PROPERTY ADDRESS: 13050 NW 30th Ave.
Number/StreetTAX FOLIO NUMBER: see attached PRESENT ZONING: I-2LEGAL DESCRIPTION: See attached

Please check specific request:

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

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

Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D.
- ☒ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- ☐ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- ☒ All preliminary and final site plans, along with property survey, must be submitted on CD-Rom disc in Cad and PDF format.
- ☒ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☐ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Scaled Copies)
- ☐ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

I, Alex Orozco, 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

13050-NW 30th Ave.

Date

Sworn to and subscribed before me:

This 5 day of August, 2020

Notary Public

Attach copy of identification

My commission expires 4/1/23



Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code Ordinance 15-31



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

I Alex Orozco, being first duly sworn, depose and say that I am the owner of the property legally described as:
see attached letter dated 4/16/2020

I do give to Hope 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 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

Date

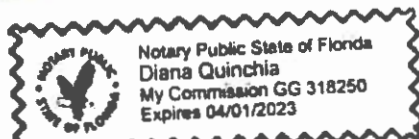
Sworn to and subscribed before me:

This 5 day of August, 2020

Notary Public

My commission expires:

4/1/23



April 6, 2020

Gregory Gay, Director
Planning and Community Development Department
City of Opa Locka
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

RE: AMDI USA Inc.
13050 NW 30th Ave, Opa-Locka, FL
Job No. 18-0201

Mr. Gay:

The limited space on the application prevents the entirety of the legal description and all property control numbers from being reflected on the application. Please refer to the following complete legal description and property control numbers for this application.

Legal Description

Lots 1, 2, 3, 4, 5 and 8, Block 360 "East View Garden Lake Addition" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.
TOGETHER WITH

The West ½ of Tract 21, "NILE GARDENS, Section 1 and 2" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.
TOGETHER WITH

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS Section 1 and 2", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County Florida

Tax Folio Numbers

1. 08-2128-002-0020
2. 08-2128-002-0030
3. 08-2128-002-0040
4. 08-2128-002-0050
5. 08-2128-002-0060
6. 08-2128-002-0090
7. 08-2128-004-0380
8. 08-2128-004-0330

Regards,

Glen A. Hanks, P.E.
Senior Professional





**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Melanie Brill
Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Matthew H. Scott
Christina Bilenki
Lauren G. Odom

VARIANCE NARRATIVE

AMDI USA, INC., (“Developer”) intends to continue the operation of an existing concrete batching plant and finished concrete production company (“Project”) on property located at 13050 NW 30th Avenue, including unimproved rights of way for portions of NW 130th Street and NW 30th Court (“Property”). All parcels are further identified on the attached and are in the City of Opa Locka (“City”). The Property is zoned I-2 (industrial planned district) and consists of 2 gross acres. Access to Property will continue to be provided from NW 131st Street pursuant to a public right of way easement. NW 131st Street is currently unimproved but will eventually be available for vehicular traffic after the Project is approved.

In accordance with the I-2 zoning regulations, in order for the Property to continue its current operations, 4 variances from the City of Opa Locka Land Development Code (“Code”) are being requested: (1) variance from Code section 22-153 regarding the location of parking spaces; (2) variance from Code section 22-182(A)(7)(e) regarding the width of the landscape buffer; (3) variance from Code section 22-95 regarding the setback of the existing building; and (4) variance from Code section 22-95 regarding the rear setback of the existing building. With these 4 variances in mind (2 of which address existing conditions), the balance of this narrative will address compliance with the variance criteria outlined in Section 22-58 of the Code.

Variance 1. Code section 22-153 (A) regarding the location of parking spaces.

Code requirement: “No parking lot shall be closer than 5 feet behind the front of the building line of an adjacent building.”

Provided Parking: Provide required parking 30 feet from the property line along NW 30th Avenue.

1. The strict application of the regulations of this ordinance would produce undue hardship.

Strict application of the regulations of this ordinance would produce an undue hardship on the Developer, as he is taking ownership of a parcel with an existing condition. The existing condition

has existed for more than 25 years, and modifying this configuration by modifying the placement of the building would be an incredible hardship for the Developer.

2. That such demonstrated hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

The hardship demonstrated by this application is not generally shared by other properties in the same zoning district, in that the Property conditions have existed for more than 25 years. Further, the existing conditions have operated safely since the business has been in operation.

3. That the authorization of such variance will not be of substantial detriment to adjacent properties and that the character of the district will not be changed by the granting of the variance.

The authorization of such a variance will not be a substantial detriment to the adjacent properties. The benefit of this variance is that the building location and associated parking are set back on the Property in such a manner that other surrounding properties are not impacted, as the parking field is separated from the other properties by an existing right of way (NW 30th Avenue).

4. Such variance is not contrary to the public interest or to the stated purpose of the ordinance.

Such as variance is not contrary to the public interest because the surrounding properties are not impacted. Additionally, the Property has operated with this same condition for a number of years.

5. That the hardship is not self-imposed.

The hardship is not self-imposed in that the current Property owner purchased the land with an existing condition. In fact, submitting this variance application, along with the related development applications is an effort to make the Property conform to the City's existing development code.

6. That the hardship is not financial in nature.

The hardship is not financial in nature. In fact, the Developer could have continued the Property operation in its current state without submitting the pending applications. However, instead of

doing that, the Developer chose to address the conditions on the Property in an effort to improve same, and continue the operation of a viable business.

Variance 2. Code section 22-182(A)(7)(e) regarding the width of the landscape buffer.

Code Requirement: "A buffer area shall be required along boundaries of ...nonresidential ...lots abutting a less intensive use. Such lots shall comply with the following minimum standards: 30-foot buffer between a residential and industrial use".

Buffer provided: 25-foot buffer between the Property and the closest single-family boundary.

1. The strict application of the regulations of this ordinance would produce undue hardship.

The strict application of the regulations of this ordinance would produce an undue hardship on the Developer because the hardship only relates to a single point on the Property. Denial of this request because of one location could cause the business to close because the Property would be considered non-conforming. Furthermore, the landscape buffer situation is currently existing, and a modification of this existing condition would not be possible while still allowing the Property to operate in a safe manner.

2. That such demonstrated hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

The hardship is not generally shared by other properties in the vicinity because there are not many industrial properties in the area which are close to residentially zoned property.

3. That the authorization of such variance will not be of substantial detriment to adjacent properties and that the character of the district will not be changed by the granting of the variance.

The authorization of the requested variance will not change the character of the district. In fact, it is unlikely that anyone outside of the Property will notice the one spot on the Property that is not consistent with the Code, therefore there will be no detrimental impact to the adjacent properties.

4. Such variance is not contrary to the public interest or to the stated purpose of the ordinance.

The requested variance is not contrary to the public interest. In fact, as stated above, persons outside of the Property will no likely notice the one buffer area that is not in compliance. Furthermore, the location of a buffer on the Property will serve as an improvement to the area.

5. That the hardship is not self-imposed.

The hardship is not self-imposed in that the Developer purchased property, and the parcel limitations are preexisting. The modification of the land, or the existing building in order to bring this variance into compliance would make the operation of the existing business not feasible.

6. That the hardship is not financial in nature.

The hardship is not financial in nature. In fact, as stated previously, it would be less expensive for the Developer not to bring this variance application forward. This application is being brought forward by the Developer in an effort to allow the Developer to operate the Property, and the related business thereupon to operate with the appropriate City approvals.

Variance 3. Code section 22-95 regarding the setback of the existing building.

Code Requirement: "50-foot side setback from a residential district"

Setback Provided: 43 feet, 5 inches between the existing industrial building and the residential district east of NW 30th Avenue.

1. The strict application of the regulations of this ordinance would produce undue hardship.

Strict application of the regulations of the Code would produce an undue hardship because the building location is an existing condition. As a result, for the building located on the Property to be forced to comply with the Code, the building would have to be demolished. Given the time that the building has been on the Property, and considering that it is a successful business, requiring the demolition of the building in order to comply with an 8 inch discrepancy would really serve as an undue hardship on the Developer.

2. That such demonstrated hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

The existing hardship is not shared with other properties in the vicinity as this is one of the few industrial properties in the area that is close to a residential district. The balance of the residential properties in the area are NOT adjacent to residential properties.

3. That the authorization of such variance will not be of substantial detriment to adjacent properties and that the character of the district will not be changed by the granting of the variance.

The granting of the variance will not change the character of the district. Specifically, the requested variance is minimal, and is not likely that the minor 8-inch intrusion of the building into the setback will create a detriment to the adjacent properties.

4. Such variance is not contrary to the public interest or to the stated purpose of the ordinance.

The requested variance is not contrary to the public interest in that the existing building only encroaches into the setback by 8 inches. It is unlikely that such an encroachment impacts anyone outside of the Property.

5. That the hardship is not self-imposed.

The hardship is not self-imposed. As previously stated, the Developer purchased the Property in its existing state. The Developer brought this condition to the attention of the City in an effort to create a parcel that is compliance (to the extent possible) with the City's Code.

6. That the hardship is not financial in nature.

The hardship is not financial in nature in that the Developer purchased the Property with the existing building in its current location. The Developer is actually expending more funds by trying to make sure that the City is aware of all non-conformities on the Property, and addressing same.

Variance 4. Code section 22-95 regarding the rear setback of the building.

Code Requirement: "25-foot rear setback is required between a building located on an industrial property and a residential district"

Setback Provided: 3 feet 9 inches between industrial and residentially zoned property.

1. The strict application of the regulations of this ordinance would produce undue hardship.

Strict application of the Code would produce undue hardship in that the specific location of the buildings existing, and the demolition of same WOULD create an undue hardship on the Developer, as the building which is the subject of this request is a part of an existing, successful business operations.

2. That such demonstrated hardship is not shared generally by other properties in the same zoning district and in the same vicinity.

The referenced hardship is not shared with other properties in the vicinity. This situation is unique because if it one of few industrial properties in the area which are adjacent to residentially zoned property. However, it is important to note that the building setback does not meet the Code, it still has not impact on the adjacent residential parcels because of its location on the Property.

3. That the authorization of such variance will not be of substantial detriment to adjacent properties and that the character of the district will not be changed by the granting of the variance.

The authorization of the requested variance will not be a substantial detriment to the adjacent properties. Specifically, although the building encroaches into the required buffer, there do not appear to the any residential units on the property despite the fact that it is zoned as such.

4. Such variance is not contrary to the public interest or to the stated purpose of the ordinance.

The granting of the variance is not contrary to the public interest. Specifically, the encroachment will not be noticed by anyone outside of the Property.

5. That the hardship is not self-imposed.

The hardship is not self-imposed in that the Developer purchased the Property with the existing building in its current location. To that end, the Developer is making these applications to the City in an effort to bring same into conformity with the Code.

6. That the hardship is not financial in nature.

The hardship is not financial in nature. The Developer has submitted this variance application in an effort to allow an existing business to operate in the City and operate within the bounds of the appropriate approvals.

As a result of the forgoing, the Developer respectfully requests the granting of the requested variances.

Thank you.

4753



AMD USA INC.
13050 NW 30th AVENUE
OPA LOCKA, FL 33054
305-200-4778

Bank of America.



ACH R/T 083100277

63-27/631



08/05/2020

PAY TO THE
ORDER OF

City of Opa Locka

\$ **1,360.00

One Thousand Three Hundred Sixty and 00/100*****

DOLLARS

City of Opa Locka
780 Fisherman St Suite 120
Opa Locka, FL 33054



ny/Kroger
AUTHORIZED SIGNATURE

MEMO

Variances Review Application

⑈004753⑈

AMD USA INC.

City of Opa Locka
61000 - Business Licenses and Permits Variances Review Application

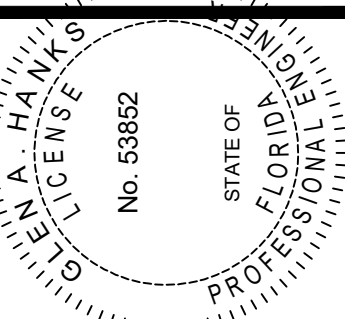
08/05/2020

4753

1,360.00

Security features. Details on back.





This item has been digitally signed and sealed by Glen A. Hanks, P.E. on the date adjacent to the seal using the SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

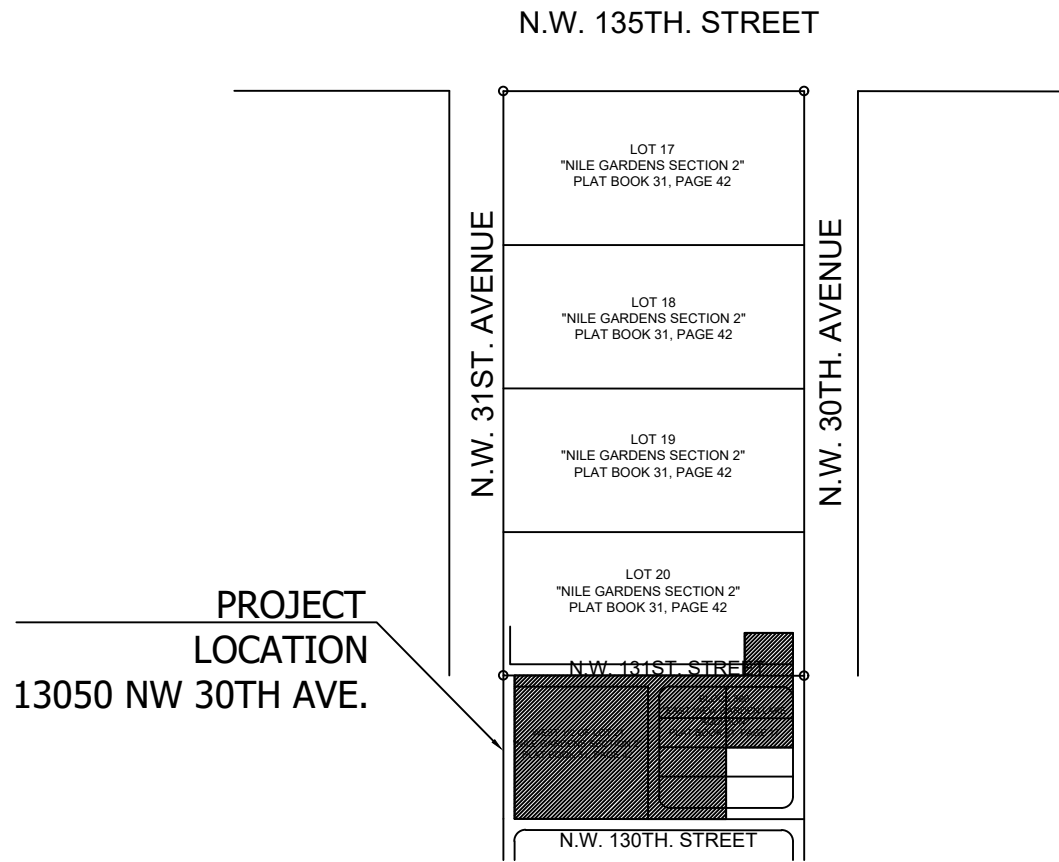
FLORIDA
Opal-Locka

AMD USA Inc.
13050 NW 30th AVENUE
SITE PLAN

JOB NO: 180201
SCALE: 1" = 30'
Sheet No:
SP-1

NOT TO BE FILED FOR RECORD UNLESS SIGNED, DATED AND EMBOSSED WITH THE SIGNED SEAL OF GLEN A. HANKS, P.E. No. 53852 FLORIDA FOR THE FIRM

LOCATION MAP



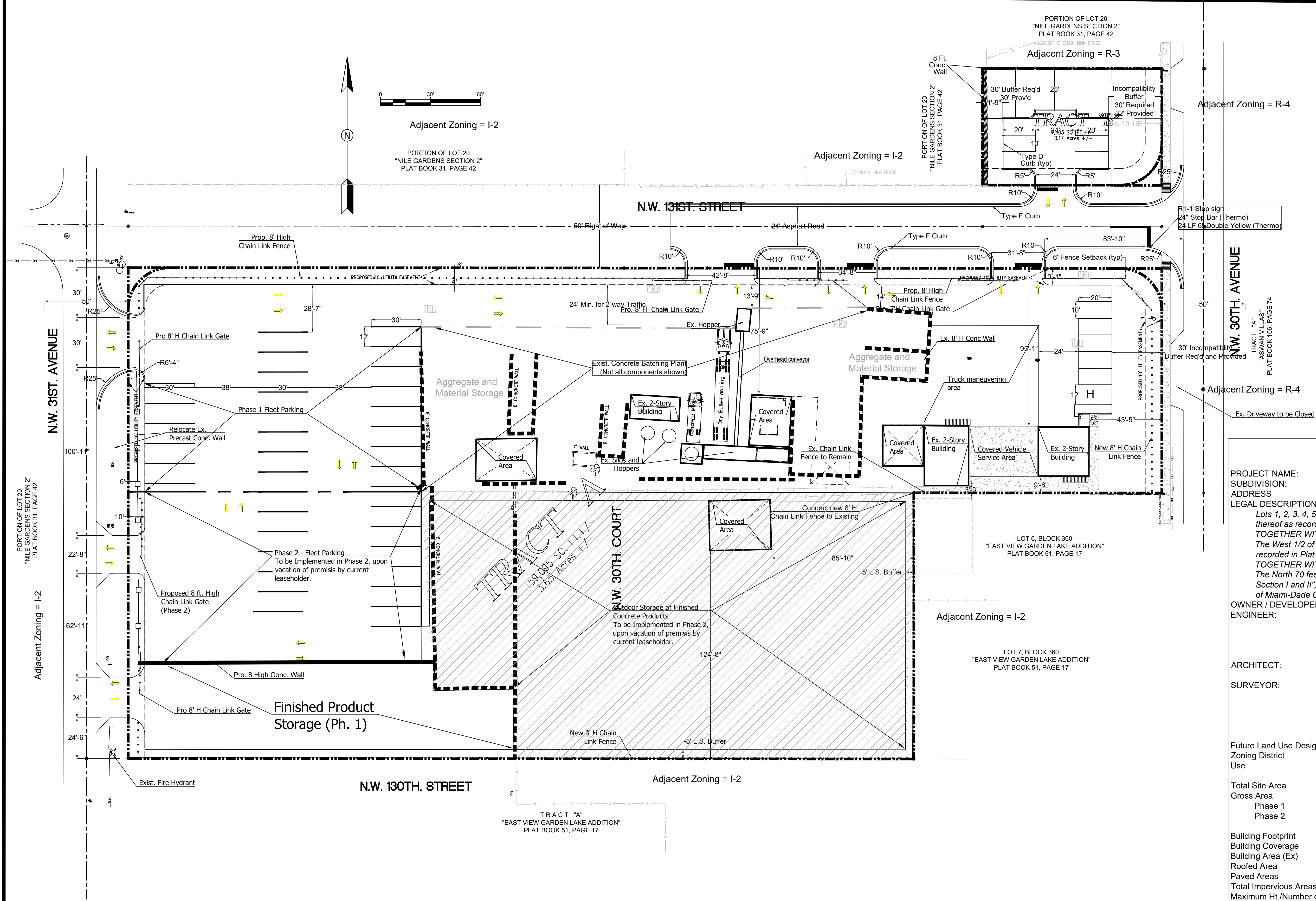
Site Data Table

PROJECT NAME:	AMD USA, INC.	
SUBDIVISION:	AMD USA, INC.	
ADDRESS	13050 NW 30TH AVE.	
LEGAL DESCRIPTION:	<i>Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.</i>	
OWNER / DEVELOPER	IDMA Holdings, LLC.	
ENGINEER:	GLEN A. HANKS, P.E. GLEN HANKS CONSULTING ENGINEERS, INC 7522 WILES ROAD, STE 203 CORAL SPRINGS, FL 33065	
ARCHITECT:	N/A	
SURVEYOR:	Jacob Gomis, PSM Royal Point Land Surveyors 6175 NW 153rd Street, Suite 321 Miami Lakes, FL 33014	
Future Land Use Designation	Required Industrial I-2	Provided Industrial I-2 (Industrial Planned) Cement and Clay Products*
Total Site Area	2.0 AC	166,498 SF (3.82 AC)
Gross Area		166,498 SF (3.82 AC)
Phase 1		101,595 SF (2.3 AC) (61.1%)
Phase 2		64,903 SF (1.5 AC) (38.9%)
Building Footprint	2,261 SF	
Building Coverage	2,261 SF	
Building Area (Ex)	4,102 SF	
Roofed Area	4,338 SF	
Paved Areas	138,684 SF (83%)	
Total Impervious Areas	145,283 SF (87%)	
Maximum Ht./Number of Stories	45 ft or 3 stories	2 stories (20 ft est.)
Floor Area Ratio	< 1.0 FAR	.023
Pavement and other Impervious		
Ex.	162,840 SF (3.74 AC) (97.8%)**	
Proposed	138,684 SF (3.18 AC) (83%)***	
Greenspace/Landscape		
Existing	0	
Proposed Ph. 1	21,215 SF (13% of Gross Site)***	
Setbacks		
Front	25 ft	75'9" (storage bldg) 94'5" (office bldg)
Side Interior	0 ft.	3'4"
Side Street	15 ft (50 ft. from Residential)	43'5"***
Rear	15 ft	3'9" ***
Parking @		
1 space/400 SF office	10 spaces (incl 1 H/C)	13 spaces (incl 1 H/C)

* Special Exception Approval Required

**Existing Non-conforming site feature

***Existing Non-conforming allowed to remain



LEGAL DESCRIPTION:

Tracts A and B of the AMD USA Inc. Plat, a replat of Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.

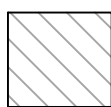
TOGETHER WITH:

The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

Concrete and concrete products are produced within the area noted as "Ex. Concrete Batching Plant." Not all industrial components within this area are shown.



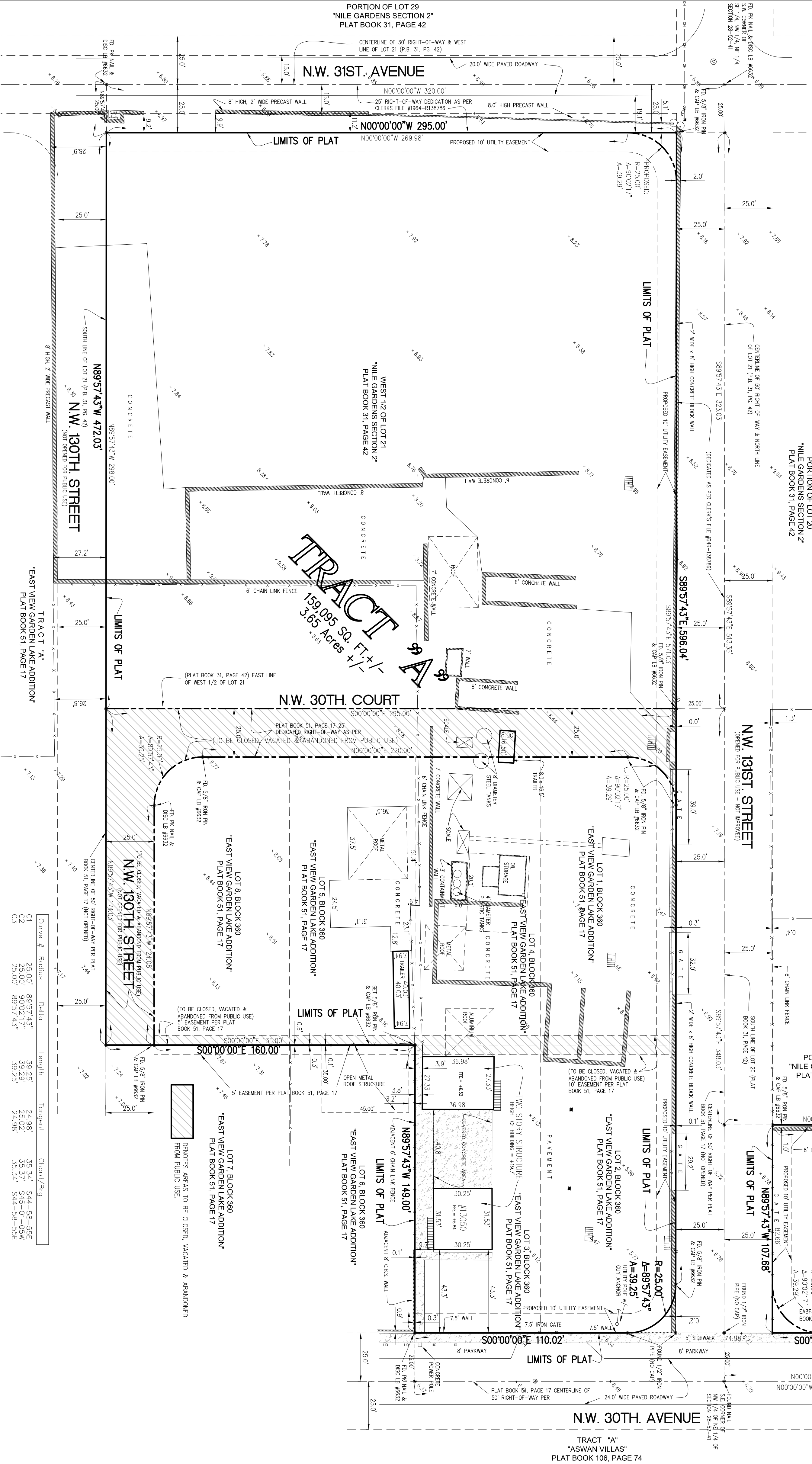
Limits of Existing Concrete Batching and Finished Concrete Product Production



BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF

"AMDI USA TRACT"

A REPLAT OF LOTS 1, 2, 3, 4, 5 AND 8, BLOCK 360 OF, "EAST VIEW GARDEN LAKE ADDITION", AS RECORDED IN PLAT BOOK 51 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND WEST 1/2 OF LOT 21 AND A PORTION OF LOT 20 OF, "NILE GARDENS SECTION 2", AS RECORDED IN PLAT BOOK 31 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE NE. 1/4 OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA



Curve #	Radius	Delta	Length	Tangent	Chord/Btg
C1	25.00'	89°57'43"	39.25'	24.98'	54.4-55-55E
C2	25.00'	89°57'43"	39.25'	24.98'	54.4-55-55E
C3	25.00'	89°57'43"	39.25'	24.98'	54.4-55-55E

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION", according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.

TOGETHER WITH: Tract 21, "NILE GARDENS, Section 1 and 11" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section 1 and 11", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS:

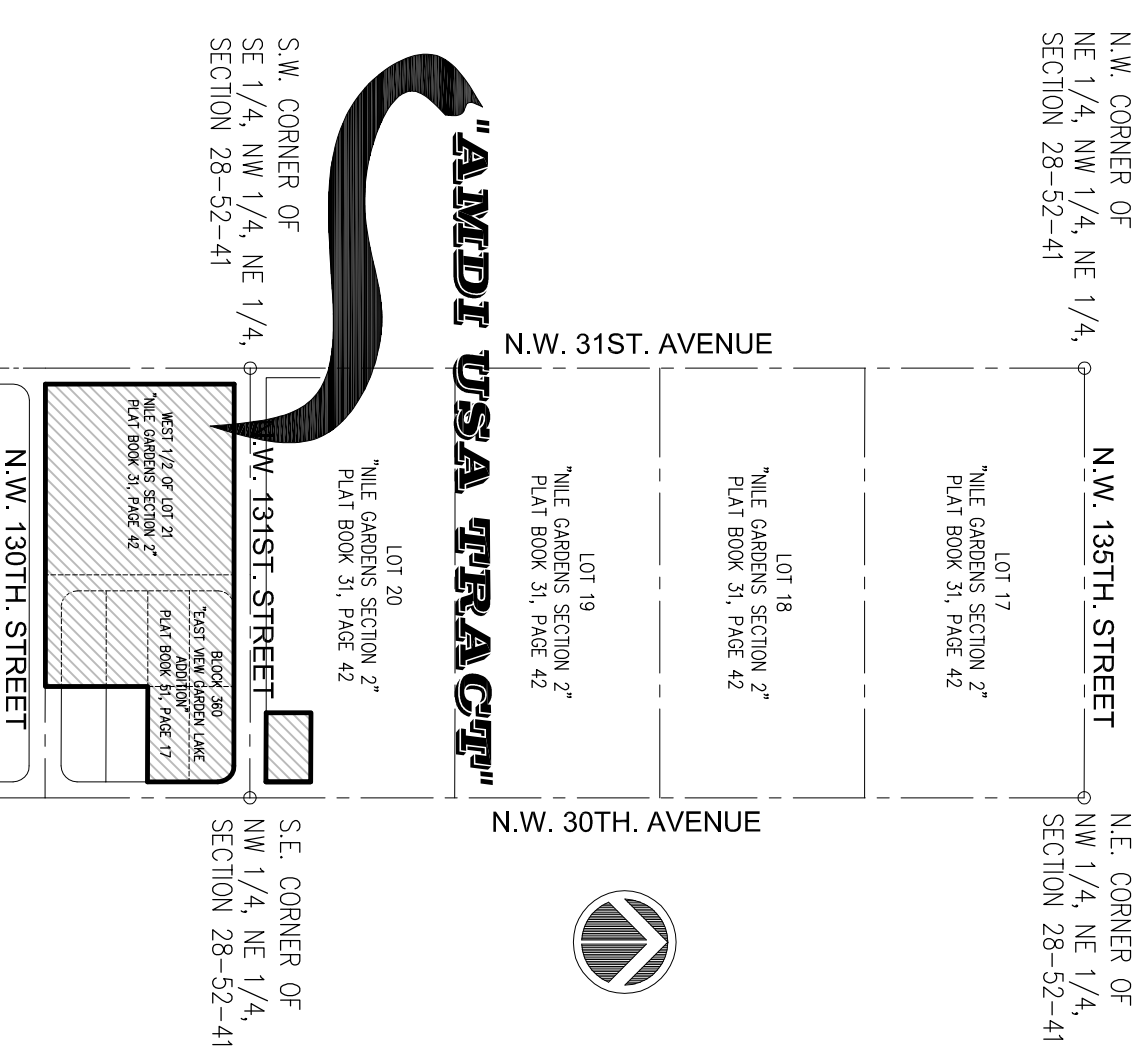
Property Address: 13050 NW 30th Avenue, OPA LOCKA, FL 33054

Tax Folio #08-2128-002-0020
Tax Folio #08-2128-002-0040
Tax Folio #08-2128-002-0050
Tax Folio #08-2128-002-0060
Tax Folio #08-2128-002-0090
Tax Folio #08-2128-004-0330
Tax Folio #08-2128-004-0380

DEVELOPMENT INFORMATION:

- 1- Present Zoning: I-2 (Industrial Planned District)
 - 2- Number of Tracts = 2
 - 3- Proposed Development: Tract "A" = Existing Structures to remain, Usage: Heavy Equipment Storage
- Tract "B" = Surface Parking Area
- Total Building Area = 2,000 square feet (existing)

PORTION OF THE WEST 1/2 OF NE. 1/4, SECTION 28-52-41
LOCATION SKETCH
SCALE: 1" = 300'



SURVEYORS NOTES:

- 1) The legal Description to the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
 - 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
 - 3) An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Agent's No. 01-2009-010885, effective date: September 8, 2009, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the public records of this County.
 - 4) Accuracy: The expected use of the land, as classified in the Standards of Practice (53-177AC), is "Residential Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. Accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - 5) All measurements shown herein are made in accordance with the United States Standard Feet.
 - 6) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown herein.
 - 7) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
 - 8) Underground utilities are not depicted herein, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.
 - 9) The surveyor does not determine fence and/or wall ownership.
 - 10) Ownership subjects to: OPINION OF TITLE.
 - 11) Type of Survey: BOUNDARY / TOPOGRAPHIC SURVEY.
 - 12) The North arrow and bearings shown herein are based on a bearing of N.00°00'00"E along the East line of Block 360 of "EAST VIEW GARDEN LAKE ADDITION", according to the plat thereof as recorded in Plat Book 51, at Page 17, of the public records of Miami-Dade County, Florida, and all other bearings are based on the bearing of the line of Block 360.
 - 13) Flood Zone Data: Community/ Panel #10657/0138/L District 9/11/2009 Flood Zone: "M" & "X" Base Flood Elevation = +3.70'
 - 14) Elevation shown herein are based on National Geodetic Vertical Datum (1929 Mean Sea Level).
 - 15) Benchmark Used: Miami-Dade County Benchmark #41-463-NE Elevation = +3.88'
 - 16) Legal Description shown herein as per above noted the commitment.
 - 17) Present Zoning: I-2 (Industrial Planned District)
 - 18) Building Setbacks: Front & Rear = 25 feet / Street Side & Interior Sides = 15 feet
 - 19) Subject property has access to a public right-of-way: NW 30th Avenue & NW 31st Avenue
 - 20) Flood Criteria: +6.3' (as shown on AMENDED PLAT OF FLOOD CRITERIA MAPS, as recorded in Plat Book 91, Page 69 of the public records of Miami-Dade County, Florida.)
 - 21) Site Development Data: Number of Tracts = 2
- Tract "A" = Existing Structures to remain, Usage: Heavy Equipment Storage
- Tract "B" = Surface Parking Area
- Total Building Area = 2,000 square feet (existing)
- 22) All utilities are available for this site.
 - 23) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unnamed party.
 - 24) The express purpose of this plat is to close, vacate and abandoned for public use portions of NW 30th Court and NW 130th Street and 10 utility easement.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT: In the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers (FSBPSM) Chapter 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I HEREBY CERTIFY THAT: the attached Tentative Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

By: JACOB GOMIS, Professional Surveyor & Mapper No. 6231
State of Florida
Date of Survey: 08/05/2020
Date of last Revision:

Survey Performed By: ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd, Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062 / Fax: 305-827-9669

1

OF 1 SHEET

1

1

DRAWN: J.G.

CHECKED: P.J.A.

SCALE: 1" = 30'

FIELD DATE: 07/15/2020

FIELD BOOK: RP20-0795

ROYAL POINT

LAND SURVEYORS, INC.

L.B.# 7282

6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */* 305-698-9468 FAX.305-827-9669

PREPARED FOR:

AMDI USA INC.

13050 N.W. 30th. AVENUE, OPA LOCKA, FLORIDA

TYPE OF PROJECT:

BOUNDARY & TOPOGRAPHIC SURVEY
FOR TENTATIVE PLAT

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The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Virtual Planning & Zoning Meeting to order at 5:30 p.m. on Tuesday, November 17, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis On March 20, 2020, municipalities may conduct meetings of their governing boards without Having a quorum of its members present physically or at any specific location, and utilizing Communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b) 2, Florida Statutes.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, Members of the public wishing to address the P&Z have been offered the opportunity To do so. Public comments will be included as part of the public record for this virtual Meeting and will be considered by the P&Z prior to any action taken.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a special virtual session on Tuesday, November 17, 2020 at 5:30 p.m. The following members of the Planning & Zoning Meeting were present: Board Member Germane Barnes, Board Member Claudienne Hibbert-Smith, Board Member Dawn Mangham, & Board Member Rose Tydus & Chairman Elio Guerrero.

Also in Attendance were Planning & Community Development Director, Gregory Gay, Zoning Official, Gerald Lee, City Planner, Corion Delaine, Administrative Assistant, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE: Prayer was led by Board Member Tydus and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from September 8, 2020 Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from September 8, 2020 meeting.

Board Member Rose Tydus made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Elio Guerrero	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Rose Tydus	Yes

IV. PUBLIC HEARING:

1. **APPLICANT NAME:** ADMI USA, INC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE REQUEST APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: Items one through four are companion items. As it relates to this project application they will be doing a presentation for all four items. This site has been long used as an industrial site. The four items are before you deal with variance, special exception of the site plan,

tentative plat which was requested by Miami-Dade County for the site to be replatted and the fourth item is the developer agreement for the approval of the concrete batching plant. This application it to update and correct the issues that have occurred at this site for a number of years. The concrete batching plant is already on the site and is already operational. As a part of the update a variance information have been applied for a variance to have a public record to show that they went through the process for the concrete batching plant to operate.

****Attorney Hope Calhoun on behalf of the applicant “ADMI USA, INC” came before the Planning Zoning Board to present their project via zoom with a power point presentation for items 1-4 on the agenda.***

Attorney Calhoun: This batching plant owned and operated by my client has been in operation for more than 15 years. It’s before you now because we have a new client. My client purchased it and just want to make sure it’s operating and consistent with the current city code. As a result we have the four applications before you. A special exception is required which is item number 2 on your agenda. Item one is listed a variance request. We have four items: Variance, Special Exception, tentative Plat unifying 8 parcels (verify all of the parcels outlined in 1 cohesive plat and item four the developer agreement. They are all companion items. We have a few variances to reconsider. The dimensions are mentioned. We need variances to make it in compliance with the code. Are there any questions?

Board Member Barnes: Prior history of what operated on this site?

Chairman Guerrero: It’s in compliance?

Mr. Lee: The zoning district allows this use. They are not in conflict. The variance addresses the items the Attorney already presented. The reason we are suggesting approval the items were already on the property. They are complying and they are just updating the process that should have been addressed. Staff recommends approval.

Public Comments: “No questions were asked from the Public. Public Comments are closed.

Board Member Barnes made a motion to approve item 1 based upon contingent exhibit “A”.
Board member Mangham second.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

2. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER: IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SPECIAL EXCEPTION SITE PLAN REVIEW APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Special Exception/Staff recommends approval.

Board Member Barnes make a motion to approve item 2 based upon contingent to “Exhibit A”.
Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

3. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER: IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Tentative Plat/Staff recommends approval.

Board member Barnes made a motion to approve item “3”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

4. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Development Agreement/Staff recommends approval.

Board member Tydus moved to approve item “4” and Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

5. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER: 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Bala/Applicant: I don't have a presentation. However; this will take place in an enclosed warehouse

Chairman Guerrero: What is the use?

Bala/Applicant: A truck parking facility.

Mr. Delaine does a presentation and speaks that they meet the criteria and requirements.

Mr. Delaine: Rezoning request/Staff recommends approval.

Board member Mangham makes a motion to approve item "5". Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	N/A (Audio Issues)

6. **APPLICANT NAME:** ARMANDO DE LEON
 P.O. BOX 160938
 HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
 3805 NW 132ND STREET,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Site Plan approval/Staff recommends approval.

Board member Mangham makes a motion to approve item “6”. Board member Barnes second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

7. **APPLICANT NAME:** ARMANDO DE LEON
 P.O. BOX 160938
 HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
 3805 NW 132ND STREET,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Development Agreement/Staff recommends approval.

Board Member Mangham move to approve item “7”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-1.

Germane Barnes	No
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

Chairman Guerrero: Any questions board members for the applicant?

***No questions but there was one Public Comment.**

(There was 1 Public Comment) Listed Below:

Subject: C and D Resource Facility planned for 3805 NW 132nd Street

My name is Larry Olesky. I am the owner of 13195 NW 38th Avenue. The property to the south of the above subject property. I have the following questions and concerns about the effects of the Operations of A, C and D to the neighboring properties.

What type of construction material will be processed and how will it be processed?

Will the material be asbestos free and how will this be monitored?

Will the material be lead free and how will this be monitored?

Will the process be compacting, compressing and/or pulverizing?

Will the process be noisy?

Will the process pollute the air and ground water with dust?

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

A major concern is the erosion and flooding of 38th Avenue directly in front of my property and the only entrance and exit to the 3805 property. When this area floods (which is often), getting in and out of this area is extremely dangerous. It is common to see abandoned cars sitting in the street that has been flooded.

Any zoning approvals for this area should be directly tied to Road and Sewer Repairs prior to increased industrialization.

This proposed process will require daily, multiple trucks bringing material to the site and multiple trucks leaving the facility with the processed material.

I would appreciate my concerns and recommendations being considered for the sake, safety and respect of the neighborhood.

Thank you for your consideration, Larry Olesky

***Bala/Applicant: The applicant spoke on all of the questions and stated on the record that this project would not bring conflict to any businesses. They will follow guidelines and be in compliance.**

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

PLANNING & ZONING BOARD

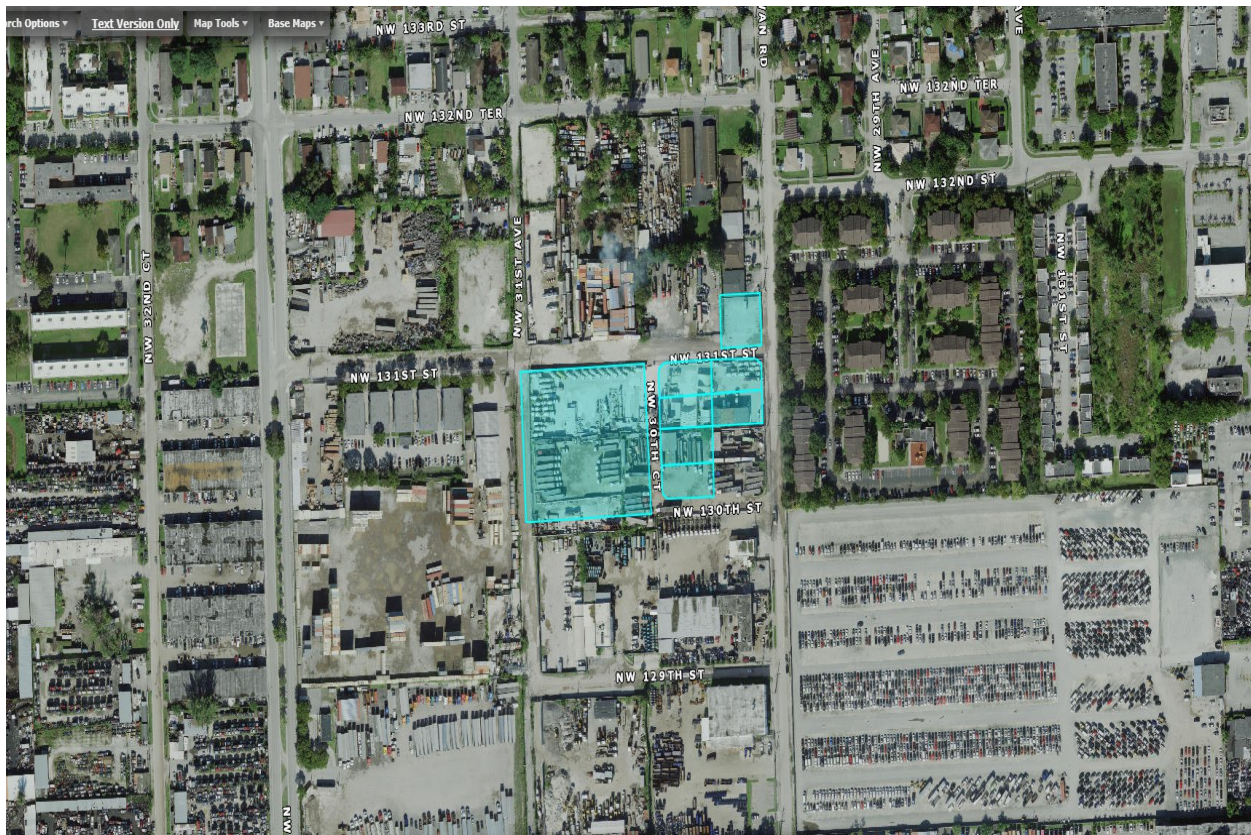
NOVEMBER 17TH
2020



CONCRETE BATCHING PLANT FACILITY: Variance Request APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE REQUEST APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330 , IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 1 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 2 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 3 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 4 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 5 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 8 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28-29 52 41 2.37 AC M/L NILE GARDENS SEC 2 PB 31-42 W1/2 LOT 21 LOT SIZE 103366 SQ FT OR 13931-106 1188 2

NILES GDNS SEC 2 PB 31-42 N70FT OF S95FT OF E107.675 OF LOT 20 LOT SIZE 7537 SQUARE FEET OR 21265-3793 1202 4

- The proposed project consists of the assemblage of eight parcels, listed above, all of which are owned by IDMA Holdings, Inc., c/o Alex Orozco according to the Miami-Dade County Property appraiser's website. The subject development site includes the properties listed and a portion of NW 130 Street and a portion of NW 30th Court between NW 130th Street and NW 131st Street and the site is approximately 166,498 square feet or 3.82 Acres according to the site plan. The property site is currently being used for the Concrete Batching Plant Operation, however the review and approval of these requests would bring this operation into compliance with City Land Development Regulation and Miami-Dade County Code of Ordinances.



← SOUTH NW 30th Ave /Aswan Road NORTH →



Figure 1: Google Street View: West View on NW 131 Street



Figure 2: Google Street View: South View on NW 30 Avenue

II. Project Details

- **Applicant's intent**

The Applicant, AMDI USA, Inc. intends to come into compliance with City of Opa-locka Land Development Regulations and to begin that process has submitted four development requests: 1. Variance Request for Rear Setback, Setback from residential zoned property and 30 foot buffer requirement; 2. Special Exception Site Plan Review; 3. Tentative Plat Review; 4. Development Agreement Review.

The applicant, ADMI USA, Inc., has been in business since 2008 and operating from 13050 NW 30th Avenue since 2014 according to Division of Corporation records and filings. According to City of Opa-locka Business & License Department records this business began its operation at 13050 NW 30 Avenue in 2017 under the business name AMDI USA, Inc.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	AMDI USA, Inc..	
Folio Number (s)	Opa-locka: 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380;	
Address Location	13050 NW 30 th Avenue	
Building (s) Footprint	Building Footprint/Building Coverage	2,261 SF
	Roofed Area	4,102 SF

Floor Area Ratio	Greenspace/Landscape Area – 21,215 SF		
	<1.0 FAR .023		
Zoning	I-2 – Industrial Planned		
Zoning Code Consistency	The proposed use for a Concrete Batching Plant and Finished Concrete production Company Facility is consistent with the I-2 Zoning Code if approved by Special Exception Criteria.		
Existing Land Use	Concrete Batching Plant		
Future Land Use Designation	I-2 Industrial Planned		
Comprehensive Plan Consistency	The proposed use for Concrete Batching Plant and Finished Concrete Production Company Facility is consistent with the Comprehensive Plan with the requested property having a zoning designation of I-2.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front	25 Feet	75'9" Feet Storage Bldg.	YES
	25 Feet	94'5" Feet Office Bldg.	YES
Rear	25 Feet	3'9" Feet	No
Side Interior	0 Feet	3'4" Feet	YES
Side Street	15 Feet (50 feet from any residential district, with at least a 30 foot landscaped buffer)	43'5"	No
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	75%	138,684 (83%)	No
(Max Impervious Area)			
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	166,498 SF or 3.82 Acres	YES
Lot Width	N/A	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Office Building: 2 Stories/ Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	7,537 SF	4,450 sq. ft.	No
Landscaping	Total Landscaping Area	21,215 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. <u>-10 spaces required including 1 H/C</u>	Office Bldg. 4,102 SF Parking Lot: 4,450 SF Total Space Provided: 13 Total Spaces 12 Regular Spaces 1 Handicapped Spaces	YES

Landscape/ Pervious Lot Coverage Notification Requirement			
	10% minimum required pervious	17% provided	YES
Local Government Action Required	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 Wednesday, October 7th, 2020. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, November 17th, 2020. - City Commission Meeting: TBD		
	The City Commission must review this tentative plat and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		



Google Street View: South View of property on NW 31 Ave



Google Street View: East View of property on NW 131 Street

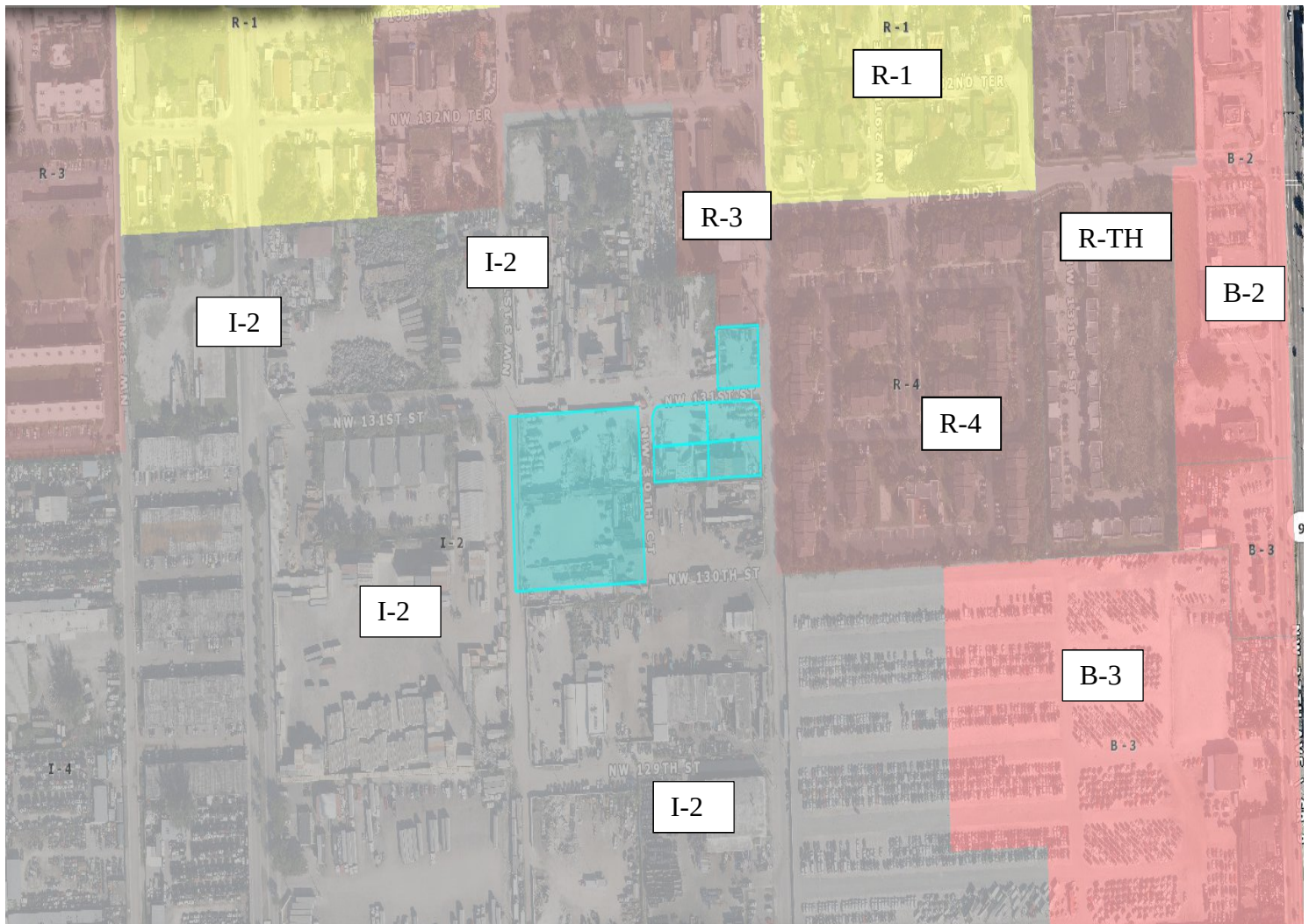
- Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by industrial properties to the west and industrial uses to the north and South with ingress and egress to the site on NW 131st Street.
- No Sidewalk alongside the north edge of the Property on NW 131st Street, or the west edge on NW 31st Avenue.
- Across the street, (West of) from Aswan Villas, a multi-family residential development.
- Property is currently utilized as a concrete batching and finished concrete production company facility.

Surrounding Zoning Designation Map

The Site is Highlighted in image



- Findings:
 - The proposed development use 'Concrete Batching Plant and Finished Concrete Production Company Facility' is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses
- Tree Preservation: Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

COMPLIES

 - **Findings:**
 - The Applicant is proposing to include landscaping 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 is may install a fence or a wall in accordance with the LDR.
- Future Land Use: Industrial (Communications, water and sewer facilities, electrical as needed).
 - **Findings:**
 - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Industrial land use designation category location.

COMPLIES
- I-2 (Industrial Planned) Permitted Uses: Project Specific: *Concrete Batching Plant and Finished Concrete Production Company Facility*

COMPLIES

 - **Findings:**
 - According to the City's Land Development Regulation/ Zoning Code I-2 (Industrial Planned) allows for Cement and clay products production which is permitted within an I-2 zoning district. This request is for Tentative Plat Approval.
- Community Comments/Petitions: The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition.
 - Findings: The Planning and community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. Project Need Assessment / other Required Approvals

1. Variance Request 2. Special Exception Site Plan Review 3. Tentative Plat
4. Development Agreement
 - Application(s) submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, November 17th, 2020

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 approval of this Tentative Plat pending the review and the following other approvals:
 - Must comply with Miami-Dade County Tentative Plat Procedures, Chapter 28.
 - Any other applicable agencies or entities as required by Miami Dade County Code Chapter 28
 - Address all Miami-Dade County's input/recommendations as appropriate
 -

VI. **Attachments:**

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
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. 2020-11-17-03,

RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: ADMI FOR TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330 , IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 11-17-2020
 - 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.

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

LEGAL DESCRIPTION:

Tracts A and B of the AMDI USA Inc. Plat, a replat of Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.
TOGETHER WITH:
The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.
TOGETHER WITH:
The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

NOTE:

1. LANDSCAPE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A FINAL COMPLIANCE INSPECTION 72 HOURS MINIMUM REQUEST BEFORE INSPECTION IS SCHEDULED, CALL (561)758-7707 AS REQUIRED.

Concrete and concrete products are produced within the area noted as "Ex. Concrete Batching Plant." Not all industrial components within this area are shown.

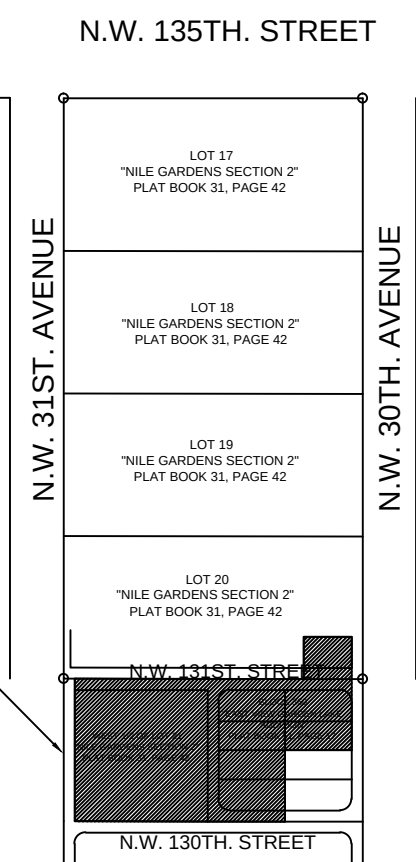
Adjacent Zoning = I-2

PORTION OF LOT 20
"NILE GARDENS SECTION 2"
PLAT BOOK 31, PAGE 42

Limits of Existing Concrete Batching and Finished Concrete Product Production

Adjacent Zoning = I-2

LOCATION MAP



PROJECT LOCATION
650 NW 30TH AVE.

NOTE:

ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"

TREE BARRICADE NOTES:

1. ALL EXISTING TREES SHALL BE TRIMMED AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300-2005", CURRENT EDITION RESPECTIVELY.
2. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION, IF REQUIRED SEE PLAN.
3. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
4. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
5. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
6. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL, SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SPACE, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
7. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER (+ - 1") THAN THE FINISHED GRADE.
8. PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
9. A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH LANDSCAPE ARCHITECT.
10. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
11. CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.

TREE BARRICADE DETAIL

A 3'x2"x2"
B SNOW FENCE (TYP.)
C 4'-5'

LANDSCAPE PLAN

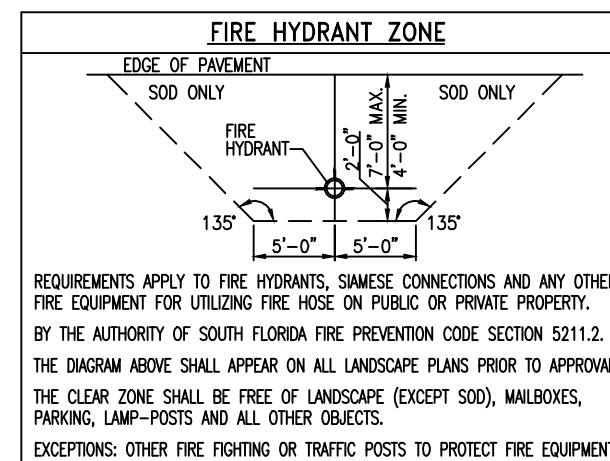
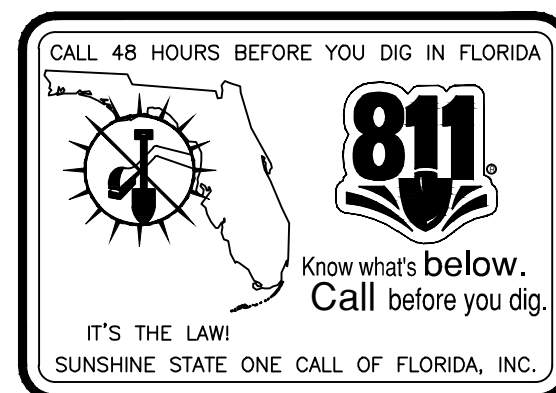
SCALE: 1" = 30'-0"

DROUGHT TOLERANCE= SFWM
* MODERATE
** VERY

FLORIDA -FRIENDLY LANDSCAPING & DESIGN SHALL BE UTILIZED GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

LANDSCAPE LEGEND

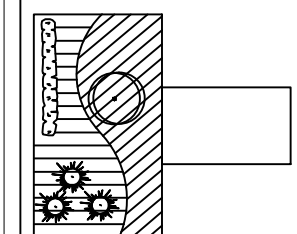
DROUGHT TOLERANCE	NATIVE	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
**	YES	LIV	35	QUERCUS VIRGINIANA/ "HIGHRISE" LIVE OAK	12'-14' x 7'-8"	F.G. 2.5" CALIPER @DBH 5' C.T.
**	YES	ILE	18	ILEX CASSINE / DAHOON HOLLY	12'-14' x 7'-8"	F.G. 2.5" CALIPER @DBH 5' C.T.
**	YES	SAB	12	SABAL PALMETTO / CABBAGE PALM	14'-16'-18" C.T.	F.G. 12"-14" CALIPER
**	YES	CON	33	CONOCARPUS SERICEUS / SILVER BUTTWOOD	10'-12' x 5'-6"	F.G. 4 1/2" C.T. "STANDARD"
**	NO	LAG	13	LAGERSTROEMIA INDICA / CRAPE MYRTLE	10'-12' x 5'-6"	F.G. 4 1/2" C.T. "STANDARD"
**	YES	CHR	865	CHRYSOBALANUS ICACO / "GREEN COCOPLUM"	24"x18" 3 GAL	24" O.C. (FULL TO BASE)
**	YES	VOM	100	ILEX VOMITORIA / YAUPOON HOLLY	14"x12" 3 GAL	24" O.C. FULL



LANDSCAPE LEGEND CHAPTER 18A - ORDINANCE 98-13			
ZONE DISTRICT: INDUSTRIAL I-2 (INDUSTRIAL PLANNED) CEMENT AND CLAY PRODUCTS-SEE SP-1	NET LOT AREA	166,498.00(SQ.FT.)	ACRES 3.82
OPEN SPACE	REQUIRED	10.00%	PROVIDED 13.00%
A. SQUARE FEET OF OPEN SPACE REQUIRED BY ORDINANCE 11000, AS INDICATED ON SITE PLAN: NET LOT AREA= 166,498.00 S.F. X 10%= 16,649.80 S.F.			
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY SECTION 8.2, AS INDICATED ON SITE PLAN: NUMBER OF PARKING SPACES 13 X 10 S.F. PER PARKING SPACE=	130		130
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY SECTION 8.2: A+B=	16,779.80		21,215.00
LAWN AREA CALCULATION			
A. 16,779.80 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY ORD. 11000:	16,779.80		21,215.00
A. MAXIMUM LAWN AREA (SOD) PERMITTED= .20% X 3,355.96 S.F.	3,355.96		3,355.96
TREES			
A. NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS=	57		71
B. % PALMS 2:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=	54		12
% PALMS 1:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=	27		0
C. % NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 30%=	27		72
D. % DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20%=	18		72
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.): 875.00 LINEAR FEET ALONG STREET/35=	25		25
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): 208 LINEAR FEET ALONG STREET/25=	8		9
SHRUBS			
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10=	900		965
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 30%=	270		965
C. % DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: NUMBER OF SHRUBS PROVIDED X 20%=	180		965

Michael E. Rawls
Digitally signed by Michael E. Rawls
Date: 2020.10.15 10:30:06 -0400

RICHARD BARTLETT LANDSCAPE, INC.
14417 STIRROF LANE
WELLINGTON, FL 33414
TEL: (561) 758-7707
LANDSCAPE ARCHITECTURE
MICHAEL E. RAWLS RLA#0001633
EMAIL: rb@rtchardbartlettlandscape.com



THE LANDSCAPE ARCHITECT'S SEAL IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. ANY REPRODUCTION OR USE OF THIS SEAL WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS A VIOLATION OF THE FLORIDA LANDSCAPE ARCHITECTURE ACT AND IS SUBJECT TO PENALTY.

THANKS
consulting
Engineers, Inc.
7522 wiles rd., ste 203-B
coral springs, fl 33067
phone: 954-752-8860
EB#26034

RELEASE INFO

2019-08-28 Opa-Locka Site Plan

REVISIONS

2020-02-13 City Comments
2020/8/28 Updated Survey

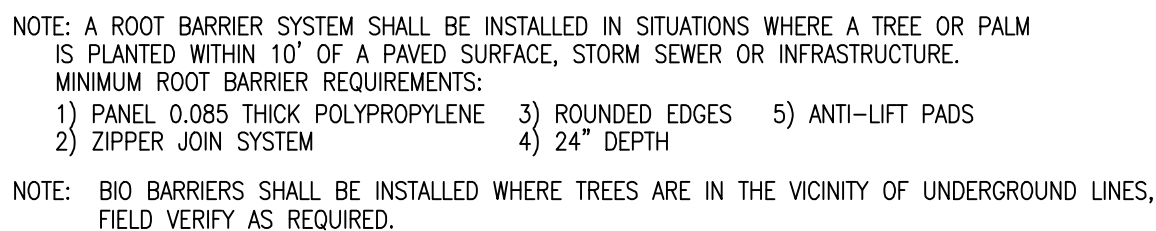
AMDI USA Inc.

13050 NW 30th AVENUE
LANDSCAPE PLAN

JOB NO.: 180201
REV: 20-10-2147
SCALE: 1" = 30'

Sheet No:
L-1

NOT TO BE FILED FOR RECORDS UNLESS SIGNED, DATED AND INITIALED WITH THE SEAL OF GLEN A. HANKS, FLORIDA P.E. #153652 FOR THE FIRM



IRRIGATION LEGEND



- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES.
IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
THE LANDSCAPE PLANS SHALL NOT BE UTILIZED FOR STAKING, LAYOUT OR LOCATIONS OF ANY SITE STRUCTURE OR FEATURE INCLUDING BUT NOT LIMITED TO BUILDINGS, SIGNS, SIDEWALKS, EASEMENTS, UTILITIES OR ROADWAYS.
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOIL TO BE ST. AUGUSTINE FLORATAM SOIL, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH / FLORIMULCH & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)
8. ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
10. LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC., NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN ANY CHANGES IN SITE OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY GROWTHY, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISED IN SPECIAL CARE TO BE TAKEN TO WORK TO THE PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROB); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF FROB; TO MID POINT OF CURRENT SEASON'S GROWTH); HVS (HIVES SPREAD); HYV (HYV INDICATES HEAVY); MIN (INDICATES MINIMUM).
SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPER CONTRACTOR'S OBLIGATION TO KNOW THE TYPE AND SIZE OF ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DIRECTION AND CONTROL OF THE CONTRACTOR.
SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVERYWHERE AND SLIGHTLY HIGHER THAN IT WAS IN THE FINISHED GRADE.
24. DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

1. COMMERCIAL FERTILIZER. COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 10% FROM ORGANIC SOURCE. FERTILIZER SHALL BE APPLIED TO THE SITE UNPLANTED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
2. INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT. THE MIXTURE SHOULD NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
 - 5 LBS. OR 14.5 CUPS / LBS
 - 1 LB. OR 8.70 CUPS / 12"-16" MATERIAL
 - 2 LBS. OR 16.40 CUPS / 6"-12" MATERIAL
 - 0.69 LBS. OR 2.00 CUPS / 6"-8" MATERIAL
 - 0.19 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
 - 0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL
3. FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. WATER), TREES (1/4 LB. PER 3 GAL. CONTAINER) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F.. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5" IN HEIGHT (1/2 LB. PER 5" OF SPREAD). AGROMORF TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHORUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAIN SHAPE SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALL SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.
4. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PACKS. POLYMER SHOULD BE APPLIED TO PLANTS IN A MEDIUM GRAIN POLYMER SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, IN THE FOLLOWING AMOUNTS:
 - 1 PAC PER TREE - 36" BALL SIZE
 - 2 PACS PER TREE - OVER 36" BALL SIZE
 - 1 PAC PER 20 GAL. CONTAINER
 - 0.5 PACS PER 7-10 GAL. CONTAINER
 - 0.25 PACS PER 3 GAL. CONTAINER
 - 0.125 PACS PER 1 GAL. CONTAINER
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CONTRACTOR SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
6. PLANTING SOIL. PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DRY AND FIRMED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
7. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
8. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNING SHALL BE A TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
9. SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF FINISH) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
10. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRACES OR UPRIGHT POSITIONS, AND RESTORATION OF THE PLANTING OF ANY DAMAGED OR MISSING PLANTS. OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
11. CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SAGUARO PALMS WITHIN 100' OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THUS GIVING HIGHER SURVIVAL RATE OF THE SAME. (NOTE: OTHER PALM SPECIES THE BRANCHES TOGETHER WITH BODEGRADEABLE TWINE TO A TIGHT BUNDLE AROUND BUD FOR PROTECTION AS REQUIRED).
12. ALL DAMAGE TO EXISTING PLANTS AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO ANY REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS INDICATED WITHIN THE PLANS OR PLAN DOCUMENTS.
13. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED VIEWS OF ALL PEDESTRIAN, VEHICULAR, AND BICYCLE TRAFFIC AT LEVELS BETWEEN 30' & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS

THE FOLLOWING DRAWINGS ARE INSTRUMENTS OF SERVICES TO THE LANDSCAPE ARCHITECT. THEY ARE NOT PRODUCTS OF DESIGN. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF SHALL BE USED BY THE DESIGNER, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT OR SITE. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS AND SPECIFICATIONS IF OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

AMDI USA Inc.

13050 NW 30th AVENUE

SPECIFICATIONS SHEET

JOB NO: 180201
REL: 20-10-2147
SCALE: 1" = 30'

Sheet No:
L-3

Sheet No:
L-3

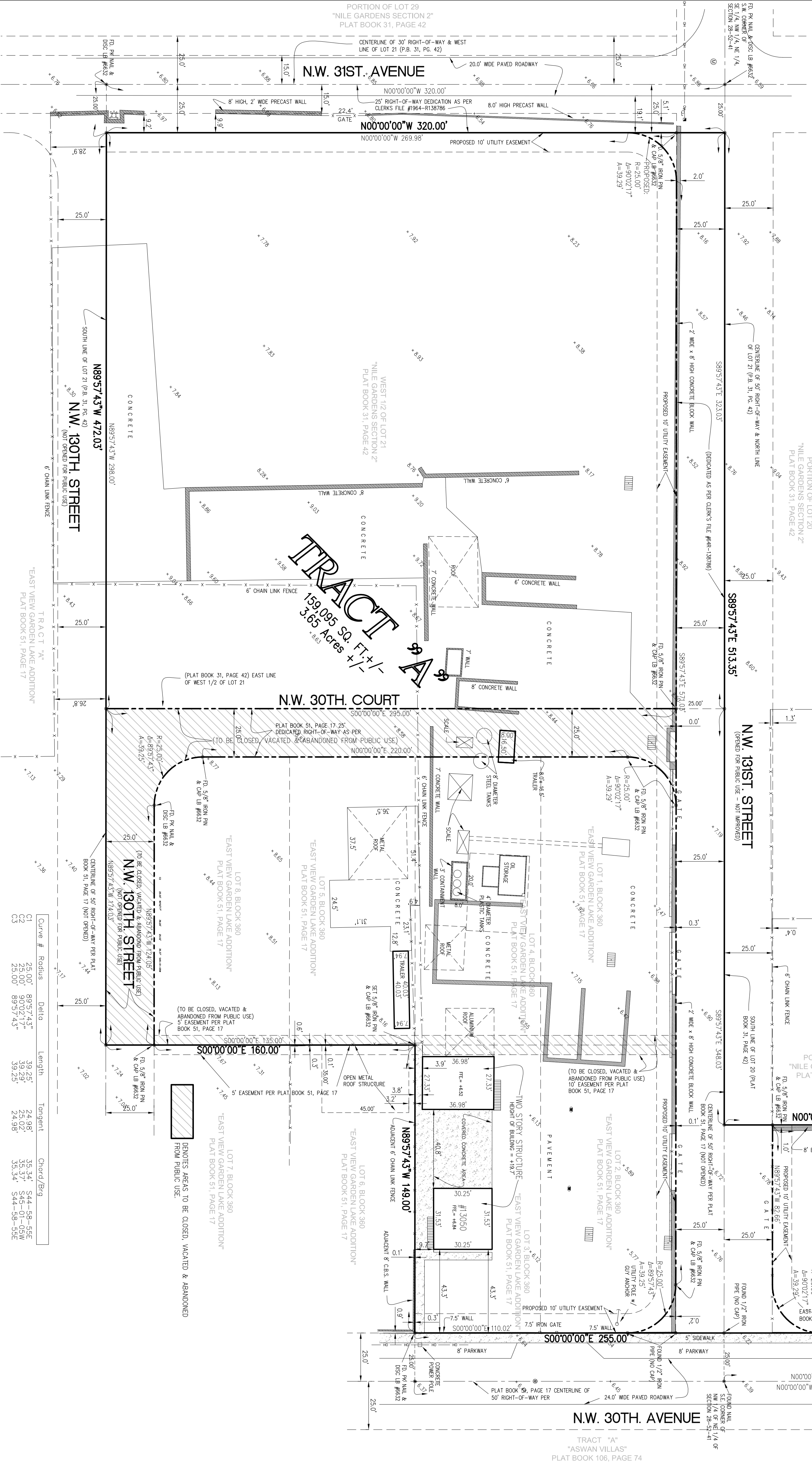
NOT TO BE FILED FOR RECORD UNLESS SIGNED,
DATED AND EMBOSSED WITH THE RAISED SEAL OF
GLEN A. HANKS
FLORIDA P.E. #53852
FOR THE FIRM



BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF

"AMDI USA TRACT"

A REPLAT OF LOTS 1, 2, 3, 4, 5 AND 8, BLOCK 360 OF, "EAST VIEW GARDEN LAKE ADDITION", AS RECORDED IN PLAT BOOK 51 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND WEST 1/2 OF LOT 21 AND A PORTION OF LOT 20 OF, "NILE GARDENS SECTION 2", AS RECORDED IN PLAT BOOK 31 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE NE. 1/4 OF SECTION 28, TOWNSHIP 52 SOUTH, RANGE 41 EAST CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA



Curve #	Radius	Delta	Length	Tangent	Chord/Btg.
C1	25.00'	89°57'43"	39.25'	24.98'	35.34'
C2	25.00'	89°57'43"	39.25'	24.98'	35.34'
C3	25.00'	89°57'43"	39.25'	24.98'	35.34'

LEGAL DESCRIPTION:

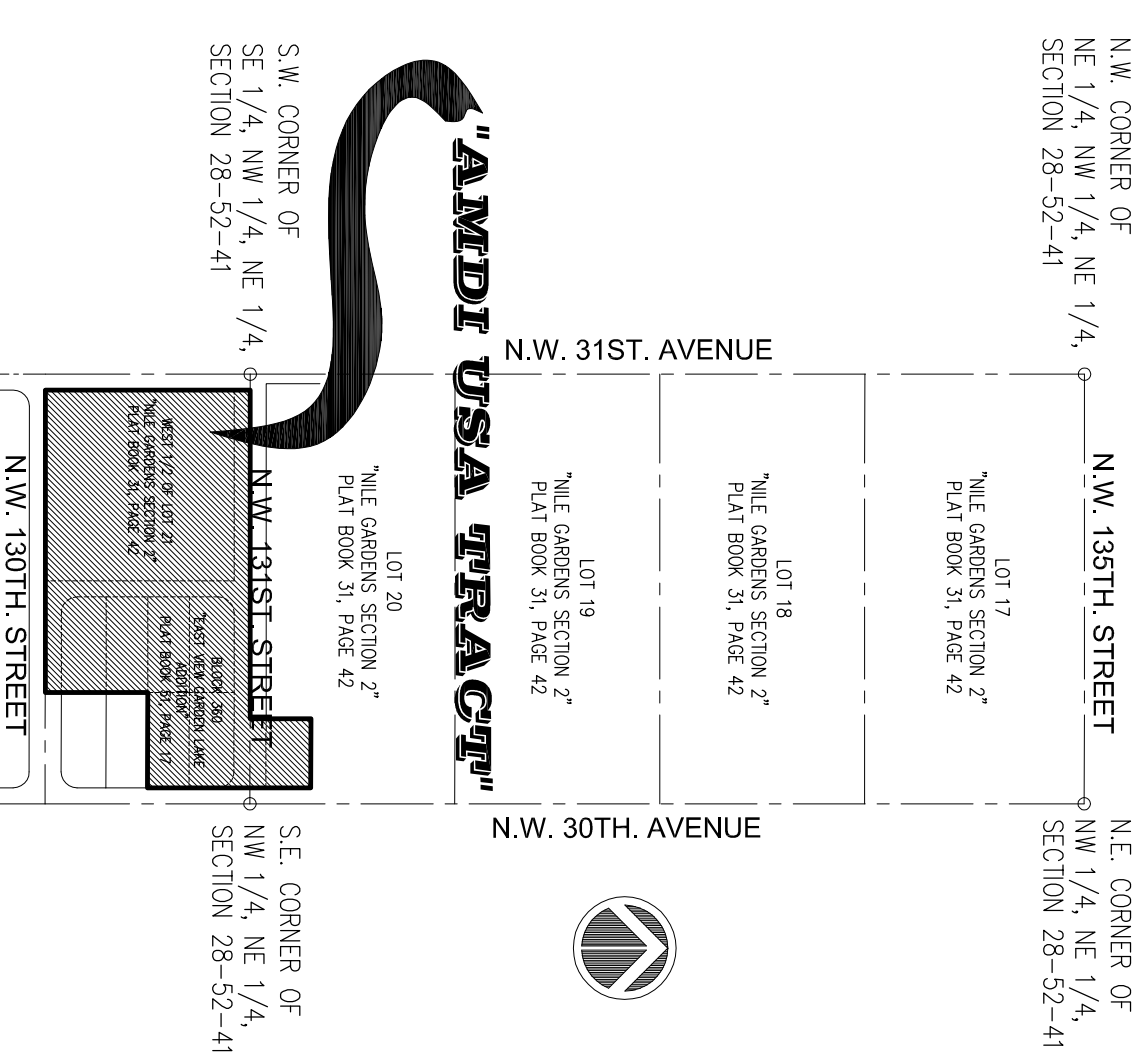
Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION", according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.
TOGETHER WITH: Tract 21, "NILE GARDENS, Section 1 and 11" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section 1 and 11", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS:

Property Address: 13050 NW 30th Avenue, OPA LOCKA, FL 33054
Tax Folio #08-2128-002-0020
Tax Folio #08-2128-002-0020
Tax Folio #08-2128-002-0020
Tax Folio #08-2128-002-0050
Tax Folio #08-2128-002-0090
Tax Folio #08-2128-004-0330
Tax Folio #08-2128-004-0380

PORTION OF THE WEST 1/2 OF NE. 1/4, SECTION 28-52-41
LOCATION SKETCH
SCALE: 1" = 300'



SURVEYORS NOTES:

- The legal Description to the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Agent's file No.: 01-2009-010885, effective date: September 8, 2009, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy: The expected use of the land, as classified in the Standards of Practice (53-17740), is "Residential Subdivisions". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. Accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- All measurements shown herein are made in accordance with the United States Standard Feet.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown herein.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Underground utilities are not depicted herein; contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.
- The surveyor does not determine fence and/or wall ownership.
- Oversight subjects to: OPINION OF TITLE.
- Type of Survey: BOUNDARY / TOPOGRAPHIC SURVEY.
- The North arrow and bearings shown herein are based on a bearing of N.00°00'00"E along the East line of Block 360 of "EAST VIEW GARDEN LAKE ADDITION", according to the plat thereof as recorded in Plat Book 51, at Page 17, of the Public Records of Miami-Dade County, Florida, and all other bearings are based on this line.
- Flood Zone Data: Community/ Panel #10657/0138/L District 9/11/2009
Flood Zone: "M" & "X" Base Flood Elevation = +3.70'
Flood Zone: "M" & "X" Base Flood Elevation = +3.70'
- Elevations shown herein are based on National Geodetic Vertical Datum (1929 Mean Sea Level).
- Boundary Uses: Miami-Dade County Benchmark #41-463-NE. Elevation = +3.88'
- Legal Description shown herein as per above noted the commitment.
- Present Zoning: L-2 (Industrial Planned District)
- Building Setbacks: Front & Rear = 25 feet / Street Side & Interior Sides = 15 feet
- Subject property has access to a public right-of-way: NW 30th Avenue & NW 31st Avenue
- Flood Criteria: +6.3' (as shown on AMENDED PLAT OF FLOOD CRITERIA MAPS, as recorded in Plat Book 91, Page 69 of the public records of Miami-Dade County, Florida.)
- Site Development Data: Number of Tracts = 2
Tract "A" = Existing Structures to remain. Usage: Heavy Equipment Storage
Tract "B" = Surface Parking Area
Total Building Area = 2,000 square feet (existing)
- All utilities are available for this site.
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named herein.
- The Certificate does not extend to any unnoted party.
- The express purpose of this plat is to close, vacate and abandoned for public use portions of NW 30th Court, NW 130th Street and 10 utility easement.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT: In the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers (F.B.S.M.) Chapter 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I HEREBY CERTIFY THAT: the attached Tentative Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

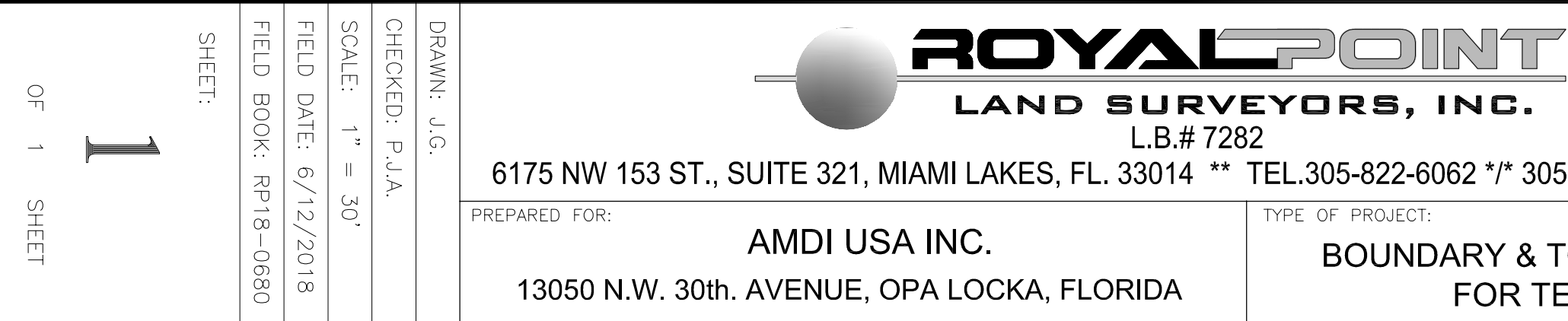
Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

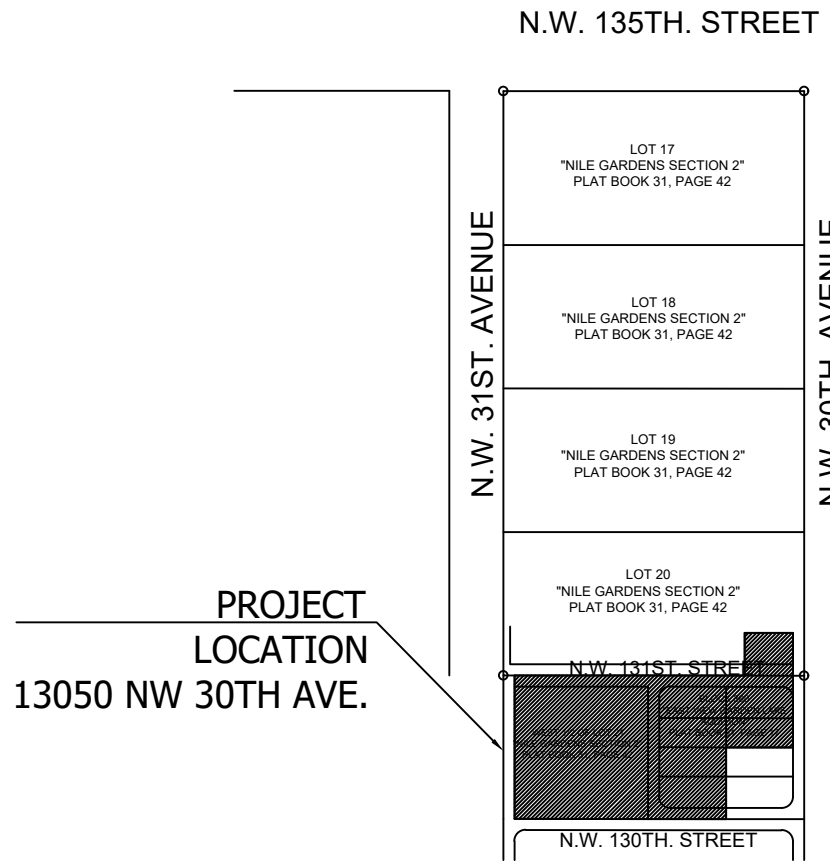
BY: PABLO ALFONSO, Professional Surveyor & Mapper No. 5680
State of Florida 06/09/2018
Date of Survey
Date of Last Revision:

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd, Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062 / Fax: 305-827-9669

NO.	DATE	DESCRIPTION	BY	APP.	DESCRIPTION
RECORD OF REVISION					
1	6/12/2018	FIELD BOOK: RP18-0680			
SCALE: 1" = 30'					
CHECKED: P.J.A.					
DRAWN: J.G.					
SHEET: 1 OF 1 SHEET					
PREPARED FOR: AMDI USA INC. 13050 N.W. 30th. AVENUE, OPA LOCKA, FLORIDA					
TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT					
L.B.# 7282 6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */ 305-698-9468 FAX.305-827-9669					



LOCATION MAP



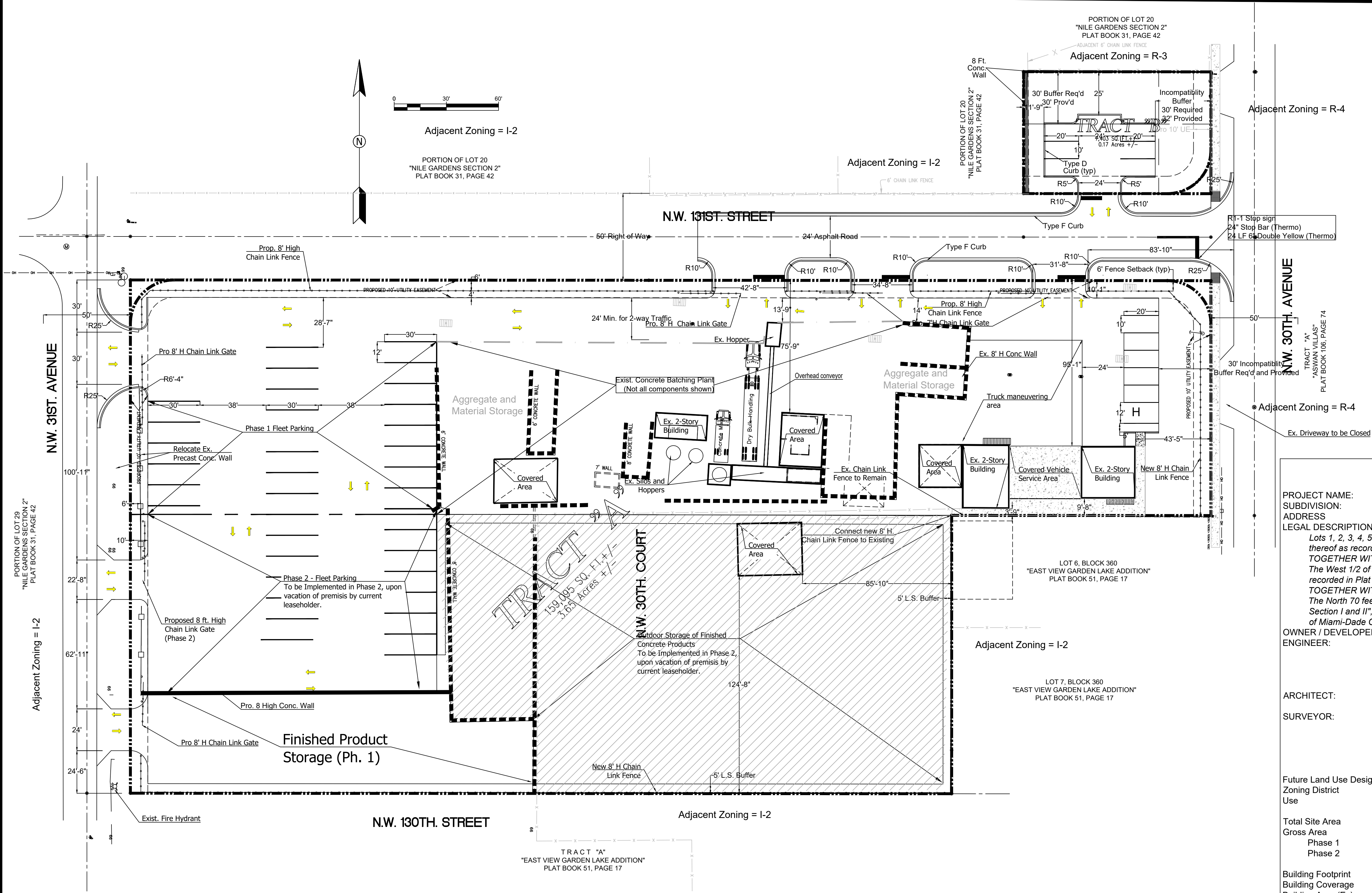
Site Data Table

PROJECT NAME:	AMDI USA, INC.	
SUBDIVISION:	AMDI USA, INC.	
ADDRESS	13050 NW 30TH AVE.	
LEGAL DESCRIPTION:	Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.	
OWNER / DEVELOPER	IDMA Holdings, LLC.	
ENGINEER:	GLEN A. HANKS, P.E. GLEN HANKS CONSULTING ENGINEERS, INC 7522 WILES ROAD, STE 203 CORAL SPRINGS, FL 33065	
ARCHITECT:	N/A	
SURVEYOR:	Jacob Gomis, PSM Royal Point Land Surveyors 6175 NW 153rd Street, Suite 321 Miami Lakes, FL 33014	
Future Land Use Designation	Required Industrial I-2	Provided Industrial I-2 (Industrial Planned) Cement and Clay Products*
Total Site Area	2.0 AC	166,498 SF (3.82 AC)
Gross Area		166,498 SF (3.82 AC)
Phase 1		101,595 SF (2.3 AC) (61.1%)
Phase 2		64,903 SF (1.5 AC) (38.9%)
Building Footprint	2,261 SF	
Building Coverage	2,261 SF	
Building Area (Ex)	4,102 SF	
Roofed Area	4,338 SF	
Paved Areas	138,684 SF (83%)	
Total Impervious Areas	145,283 SF (87%)	
Maximum Ht./Number of Stories	45 ft or 3 stories	2 stories (20 ft est.)
Floor Area Ratio	< 1.0 FAR	.023
Pavement and other Impervious		
Ex.	162,840 SF (3.74 AC) (97.8%)**	
Proposed	138,684 SF (3.18 AC) (83%)***	
Greenspace/Landscape		
Existing	0	
Proposed Ph. 1	21,215 SF (13% of Gross Site)***	
Setbacks		
Front	25 ft	75'9" (storage bldg) 94'5" (office bldg)
Side Interior	0 ft.	3'4"
Side Street	15 ft (50 ft. from Residential)	43'5"***
Rear	15 ft	3'9" ***
Parking @		
1 space/400 SF office	10 spaces (incl 1 H/C)	13 spaces (incl 1 H/C)

* Special Exception Approval Required

**Existing Non-conforming site feature

***Existing Non-conforming allowed to remain



LEGAL DESCRIPTION:

Tracts A and B of the AMDI USA Inc. Plat, a replat of
Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION"
according to the plat thereof as recorded in Plat Book 51, Page 17, Public
Records of Miami-Dade County, Florida.

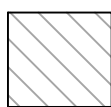
TOGETHER WITH:

The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to
the plat thereof as recorded in Plat Book 31, Page 42, Public Records of
Miami-Dade County, Florida.

TOGETHER WITH:

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract
20, "NILE GARDENS, Section I and II", according to the plat thereof as
recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County,
Florida.

Concrete and concrete products are produced
within the area noted as "Ex. Concrete Batching Plant."
Not all industrial components within this area are shown.



Limits of Existing Concrete Batching and
Finished Concrete Product Production

July 10, 2019

Gregory Gay, Director
Planning and Community Development Department
City of Opa Locka
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

RE: AMDI USA Inc.
13050 NW 30th Ave, Opa-Locka, FL
Job No. 18-0201

Mr. Gay:

As you are aware, the AMDI USA Inc. site at 13050 NW 30th Avenue, Opa-Locka has operated as a concrete batching plant for more than 15 years and is nonconforming in many aspects. To facilitate the site plan review, non-conforming components or aspects of the site are identified below; including a description of the requirement, the degree or extent of the non-conformity and the steps taken as part of this site plan process to mitigate or reduce the overall non-conforming nature of this site through variances, special exceptions and site design.

1. This site spans and utilizes portions of unimproved right of way. In order to plat, site plan and develop the property, the applicant requests the vacation of portions of NW 30th Court between NW 130th and NW 131st Streets along with the vacation of portions of NW 130th Street, west of NW 30th Avenue. These are shown on the T-Plat. The right of way being vacated is also shown on the site plan.
2. Concrete production is a (special exception) conditional use in the I-2 district. By operating without conditional use approval, concrete production is non-conforming and cannot be expanded. Conditional use approval for concrete production (the existing and current use of the property) is requested as part of this application.
3. Setbacks. The require setback (east) to residential zoned districts is 50 ft. where 40'5" is provided. The required rear setback (south) is 25 ft., 3'9" is provided. Please advise whether a variance or acknowledgement of legal non-conforming status is the appropriate mechanism to formalize these conditions.
4. Buffers 30 ft wide are required to the north and east of Parcel B, between the parking and residential zoned properties. Buffers equal or greater than 30 ft. are provided except at the vehicle turn around, where 25 ft. is provided. A variance allowing a minimum buffer of 25 ft. where 30 ft. is required is being requested.
5. The site plan is phased to accommodate the departure of the existing tenant and truck storage use on Phase 2. Phase 1 covers the concrete plant, buildings, concrete truck parking and a small storage area for finished product. Phase 2 of the site plan incorporates additional (cement truck) parking and additional outdoor storage for

finished product. Phase 2 is to be implemented following the vacation of the premises by the lease holder.

The site plan depicts the area being utilized for the industrial activity, however not all components associated with the concrete batching operation are shown within the designated industrial activity area. Thank you for your assistance. If you have any questions concerning the proposed site plan, please contact this office.

Regards,

Glen A. Hanks, P.E.
Senior Professional

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A TENTATIVE PLAT REVIEW REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the City of Opa-Locka Code of Ordinances, the City Commission has the power to approve and adopt plats; and

WHEREAS, AMDI USA, Inc. ("Applicant") desires to continue the operation of their concrete batching plant on the eight parcel development site in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations; and

WHEREAS, the Applicant has submitted plans through the site plan process to illustrate compliance with the requirements of the City Land Development Regulations and to illustrate all non-conforming aspects of this operation and the applicant will take steps to mitigated or reduce the non-conforming aspect as much as possible by site design or through variance request; and

WHEREAS, the Applicant seeks to obtain Tentative Plat approval in the accordance with the requirements of the City of Opa-Locka and Miami-Dade County to unify the site, dedicate as a right-of-way, a portion of NW 131st Street and incorporate within this site a portion of NW 130th Street and a portion of NW 30th Court; and

WHEREAS, on November 17, 2020, AMDI USA, Inc. presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board and the Planning & Zoning Board recommended approval of the Tentative Plat Review Request by a 5 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the City desires to approve the Tentative Plat attached hereto as Exhibit "A".

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL

Approval/Denial of Tentative Plat. The City Commission of the City of Opa-Locka hereby approves a request for Tentative Plat approval for operation of a Concrete Batching Plant and Finished Concrete Production Company Facility on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, in the I-2 (Industrial Planned) Zoning District.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2021.

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____



City of Opa-locka Agenda Cover Memo

Department Director:	Gregory Gay		Department Director Signature:									
City Manager:	John E. Pate		CM Signature									
Commission Meeting Date:	May 12, 2021	Item Type: (Enter X in box)	Resolution X	Ordinance	Other							
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading	2nd Reading							
		X	Public Hearing: (Enter X in box)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Yes</td> <td style="width: 50%; text-align: center;">No</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </table>	Yes	No	X		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Yes</td> <td style="width: 50%; text-align: center;">No</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Yes	No	
Yes	No											
X												
Yes	No											
Funding Source: Account# :	(Enter Fund & Dept) Ex: See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes	No							
ILA Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:									
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 ☐ Communcation ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)								
	X											
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager								

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE TENTATIVE PLAT REVIEW REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The proposed project consists of the assemblage of eight parcels, identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, all of which are owned by IDMA Holdings, Inc., c/o

Alex Orozco for AMDI USA, Inc. The property site is currently being used for the Concrete Batching Plant Operation, however the review and approval of these requests would bring this operation into compliance with City Land Development Regulations and Miami-Dade County Code of Ordinances. The applicant, AMDI USA, INC., desires to continue the operation of their concrete batching plant on this eight parcel development site in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations. This development site includes the properties listed and a portion of NW 130th Street and a portion of NW 30th Court between NW 130th Street and NW 131st Street, and the site is approximately 166,498 square feet or 3.82 Acres according to the site plan. The applicant submitted plans through the site plan review process to illustrate compliance with the requirements of the Land Development Regulations and to illustrate all non-conforming aspects of this operation and the steps the applicant will take to mitigate or reduce the non-conforming aspect by site design or through variance approval request.

The applicant seeks to obtain Tentative Plat approval in accordance with the requirements of the City of Opa-locka and the requirements of Miami-Dade County Code, Chapter 28 "Subdivisions" – Plats and Platting, to unify the site, dedicate as a right-of-way a portion of NW 131st Street and to incorporate within this site a portion of NW 130th Street and a portion of NW 30th Court. This Tentative Plat request was reviewed by the Planning & Zoning Board on November 17, 2020. The Planning & Zoning Board recommended approval of this request by a 5-0 vote.

Financial Impact

The Concrete Batching Plant operation will continue to obtain City Business Licenses and Certificate of Use. There is no significant financial impact.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Resolution
PZAB Application
PZAB Meeting Minutes 11-17-20
Staff Report
Site Plan

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Virtual Planning & Zoning Meeting to order at 5:30 p.m. on Tuesday, November 17, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis On March 20, 2020, municipalities may conduct meetings of their governing boards without Having a quorum of its members present physically or at any specific location, and utilizing Communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b) 2, Florida Statutes.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, Members of the public wishing to address the P&Z have been offered the opportunity To do so. Public comments will be included as part of the public record for this virtual Meeting and will be considered by the P&Z prior to any action taken.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a special virtual session on Tuesday, November 17, 2020 at 5:30 p.m. The following members of the Planning & Zoning Meeting were present: Board Member Germane Barnes, Board Member Claudienne Hibbert-Smith, Board Member Dawn Mangham, & Board Member Rose Tydus & Chairman Elio Guerrero.

Also in Attendance were Planning & Community Development Director, Gregory Gay, Zoning Official, Gerald Lee, City Planner, Corion Delaine, Administrative Assistant, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE: Prayer was led by Board Member Tydus and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from September 8, 2020 Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from September 8, 2020 meeting.

Board Member Rose Tydus made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Elio Guerrero	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Rose Tydus	Yes

IV. PUBLIC HEARING:

1. APPLICANT NAME: ADMI USA, INC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE REQUEST APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: Items one through four are companion items. As it relates to this project application they will be doing a presentation for all four items. This site has been long used as an industrial site. The four items are before you deal with variance, special exception of the site plan,

tentative plat which was requested by Miami-Dade County for the site to be replatted and the fourth item is the developer agreement for the approval of the concrete batching plant. This application it to update and correct the issues that have occurred at this site for a number of years. The concrete batching plant is already on the site and is already operational. As a part of the update a variance information have been applied for a variance to have a public record to show that they went through the process for the concrete batching plant to operate.

****Attorney Hope Calhoun on behalf of the applicant “ADMI USA, INC” came before the Planning Zoning Board to present their project via zoom with a power point presentation for items 1-4 on the agenda.***

Attorney Calhoun: This batching plant owned and operated by my client has been in operation for more than 15 years. It’s before you now because we have a new client. My client purchased it and just want to make sure it’s operating and consistent with the current city code. As a result we have the four applications before you. A special exception is required which is item number 2 on your agenda. Item one is listed a variance request. We have four items: Variance, Special Exception, tentative Plat unifying 8 parcels (verify all of the parcels outlined in 1 cohesive plat and item four the developer agreement. They are all companion items. We have a few variances to reconsider. The dimensions are mentioned. We need variances to make it in compliance with the code. Are there any questions?

Board Member Barnes: Prior history of what operated on this site?

Chairman Guerrero: It’s in compliance?

Mr. Lee: The zoning district allows this use. They are not in conflict. The variance addresses the items the Attorney already presented. The reason we are suggesting approval the items were already on the property. They are complying and they are just updating the process that should have been addressed. Staff recommends approval.

Public Comments: “No questions were asked from the Public. Public Comments are closed.

Board Member Barnes made a motion to approve item 1 based upon contingent exhibit “A”.
Board member Mangham second.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

2. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER: IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SPECIAL EXCEPTION SITE PLAN REVIEW APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Special Exception/Staff recommends approval.

Board Member Barnes make a motion to approve item 2 based upon contingent to “Exhibit A”.
Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

3. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER: IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Tentative Plat/Staff recommends approval.

Board member Barnes made a motion to approve item “3”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

4. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Development Agreement/Staff recommends approval.

Board member Tydus moved to approve item “4” and Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

5. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Bala/Applicant: I don't have a presentation. However; this will take place in an enclosed warehouse

Chairman Guerrero: What is the use?

Bala/Applicant: A truck parking facility.

Mr. Delaine does a presentation and speaks that they meet the criteria and requirements.

Mr. Delaine: Rezoning request/Staff recommends approval.

Board member Mangham makes a motion to approve item "5". Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	N/A (Audio Issues)

6. **APPLICANT NAME:** ARMANDO DE LEON
 P.O. BOX 160938
 HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
 3805 NW 132ND STREET,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Site Plan approval/Staff recommends approval.

Board member Mangham makes a motion to approve item “6”. Board member Barnes second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

7. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER: 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Development Agreement/Staff recommends approval.

Board Member Mangham move to approve item “7”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-1.

Germane Barnes	No
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

Chairman Guerrero: Any questions board members for the applicant?

***No questions but there was one Public Comment.**

(There was 1 Public Comment) Listed Below:

Subject: C and D Resource Facility planned for 3805 NW 132nd Street

My name is Larry Olesky. I am the owner of 13195 NW 38th Avenue. The property to the south of the above subject property. I have the following questions and concerns about the effects of the Operations of A, C and D to the neighboring properties.

What type of construction material will be processed and how will it be processed?

Will the material be asbestos free and how will this be monitored?

Will the material be lead free and how will this be monitored?

Will the process be compacting, compressing and/or pulverizing?

Will the process be noisy?

Will the process pollute the air and ground water with dust?

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

A major concern is the erosion and flooding of 38th Avenue directly in front of my property and the only entrance and exit to the 3805 property. When this area floods (which is often), getting in and out of this area is extremely dangerous. It is common to see abandoned cars sitting in the street that has been flooded.

Any zoning approvals for this area should be directly tied to Road and Sewer Repairs prior to increased industrialization.

This proposed process will require daily, multiple trucks bringing material to the site and multiple trucks leaving the facility with the processed material.

I would appreciate my concerns and recommendations being considered for the sake, safety and respect of the neighborhood.

Thank you for your consideration, Larry Olesky

***Bala/Applicant: The applicant spoke on all of the questions and stated on the record that this project would not bring conflict to any businesses. They will follow guidelines and be in compliance.**

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

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

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

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

Date Application Found Sufficient

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

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

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

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

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 4750 DATE RECEIVED: _____

PROPERTY OWNER'S NAME: IDMA Holdings, LLC

PROPERTY OWNER'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL
Number/Street City State/Zip Code

APPLICANT'S NAME: AMD I USA, Inc.

APPLICANT'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-200-4778 HOME _____ OTHER 305-423-5805

SUBJECT PROPERTY ADDRESS: 13050 NW 30th Ave.
Number/Street

TAX FOLIO NUMBER: see attached PRESENT ZONING: I-2

LEGAL DESCRIPTION: See attached

Please check specific request:

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

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

Page 3 of 5

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D.
- ☒ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- ☐ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- ☐ All preliminary and final site plans, along with property survey, must be submitted on CD-Rom disc in Cad and PDF format.
- ☒ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☐ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Scaled Copies)
- ☒ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☐ Narrative concept must be submitted with application

AFFIDAVIT

I, Alex Orozco, 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

13050 NW 30th Ave.

Date

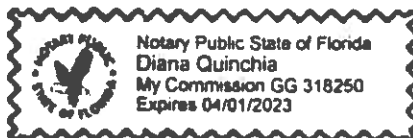
Sworn to and subscribed before me:

This 5 day of August, 2020

Notary Public

Attach copy of identification

My commission expires 4/1/23



Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code: Ordinance 15-31



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

I Alex Orozco, being first duly sworn, depose and say that I am the owner of the property legally described as:
see attached letter dated April 16, 2020

I do give to Hope 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

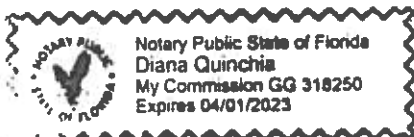
Date

Sworn to and subscribed before me:

This 5 day of August 2020

Notary Public

My commission expires: 4/1/23



April 6, 2020

Gregory Gay, Director
Planning and Community Development Department
City of Opa Locka
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

RE: AMDI USA Inc.
13050 NW 30th Ave, Opa-Locka, FL
Job No. 18-0201

Mr. Gay:

The limited space on the application prevents the entirety of the legal description and all property control numbers from being reflected on the application. Please refer to the following complete legal description and property control numbers for this application.

Legal Description

Lots 1, 2, 3, 4, 5 and 8, Block 360 "East View Garden Lake Addition" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.
TOGETHER WITH

The West ½ of Tract 21, "NILE GARDENS, Section 1 and 2" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.
TOGETHER WITH

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS Section 1 and 2", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County Florida

Tax Folio Numbers

1. 08-2128-002-0020
2. 08-2128-002-0030
3. 08-2128-002-0040
4. 08-2128-002-0050
5. 08-2128-002-0060
6. 08-2128-002-0090
7. 08-2128-004-0380
8. 08-2128-004-0330

Regards,

Glen A. Hanks, P.E.
Senior Professional





AMDI USA INC.
13050 NW 30th AVENUE
OPA LOCKA, FL 33054
305-200-4778

Bank of America.



ACH R/T 083100277

63-27/631



08/05/2020

PAY TO THE
ORDER OF

City of Opa Locka

\$ **2,350.00

Two Thousand Three Hundred Fifty and 00/100*****

DOLLARS

City of Opa Locka
780 Fisherman St Suite 120
Opa Locka, FL 33054



myOrgco
AUTHORIZED SIGNATURE

MEMO

Tentative Plat Application

⑈004750⑈

AMDI USA INC.

City of Opa Locka
61000 · Business Licenses and Permits Tentative Plat Application

08/05/2020

4750

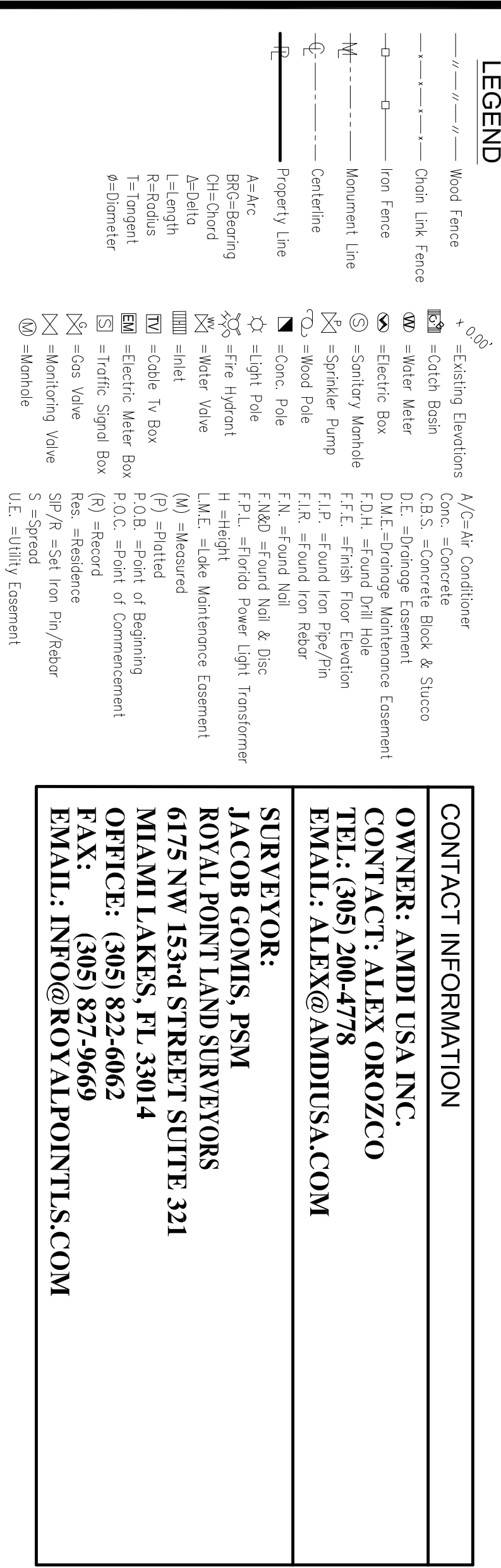
2,350.00

BOA - Checking 9726 Tentative Plat Application

2,350.00

“AMIDI USA TRACT”

"NILE GARDENS SECTION 2
PLAT BOOK 24 PAGE 43



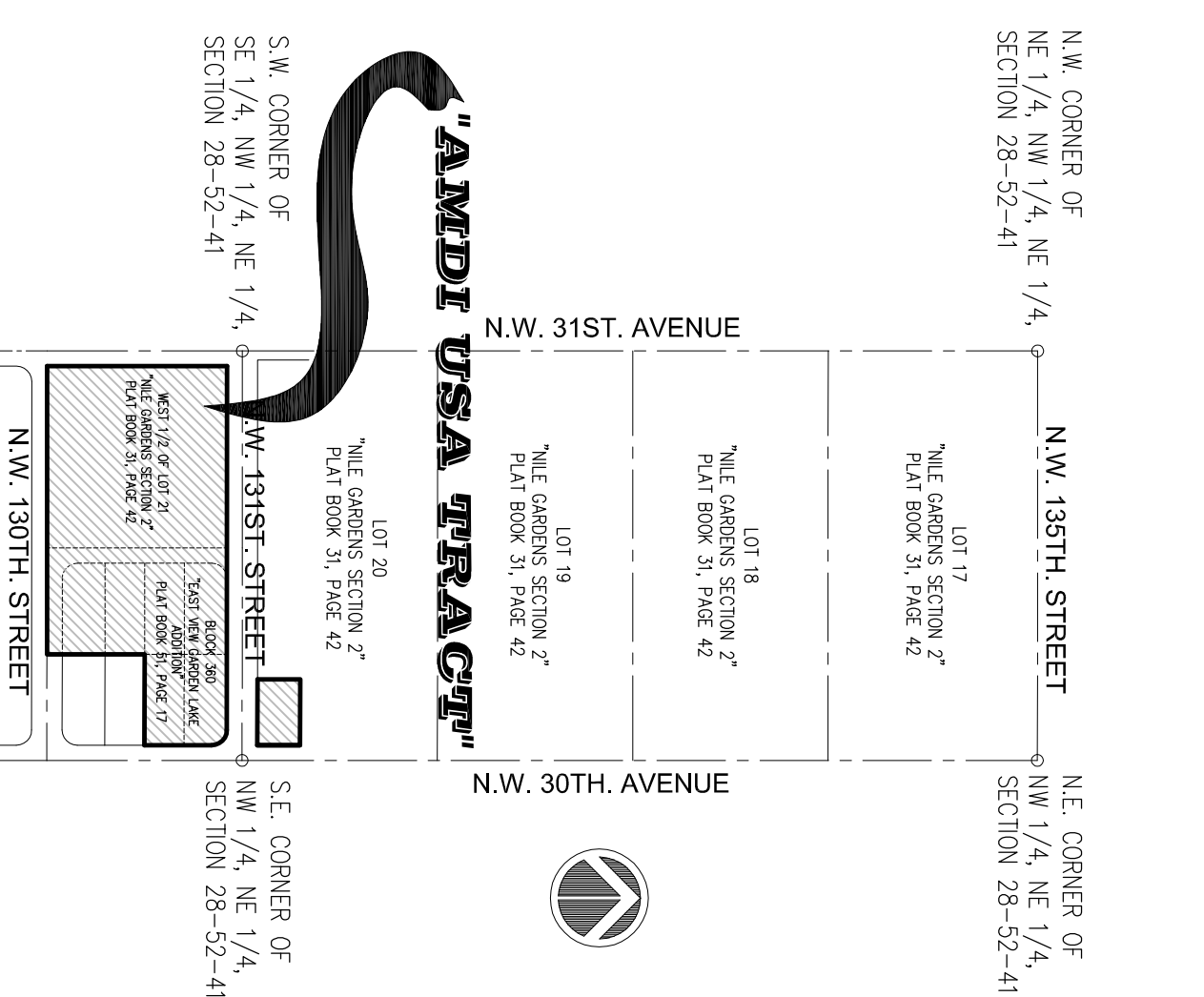
The North 70 feet of the South 95 feet of the East 107.675 feet of Tract "20," "NILE GARDENS, Section I and II," according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

Tax Folio #08-2128-004-0380

1 - Present Zoning: I-2 (Industrial Planned District)

Survey Performed By:
ROYAL POINT 1 AND SLIPVEYORS INC

PORTION OF THE WEST 1/2 OF N.E. 1/4, SECTION 28-52-41
LOCATION SKETCH
SCALE: 1" = 300'

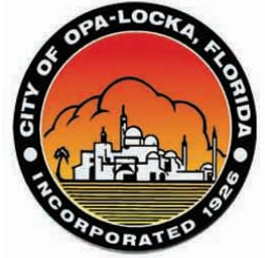
[illegible]

ROYAL POINT
LAND SURVEYORS, INC.
 L.B.# 7282
 SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 /* 305-698-9468 FAX.305-827-9669

AMDI USA INC. AVENUE, OPA LOCKA, FLORIDA	TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
---	---

PLANNING & ZONING BOARD

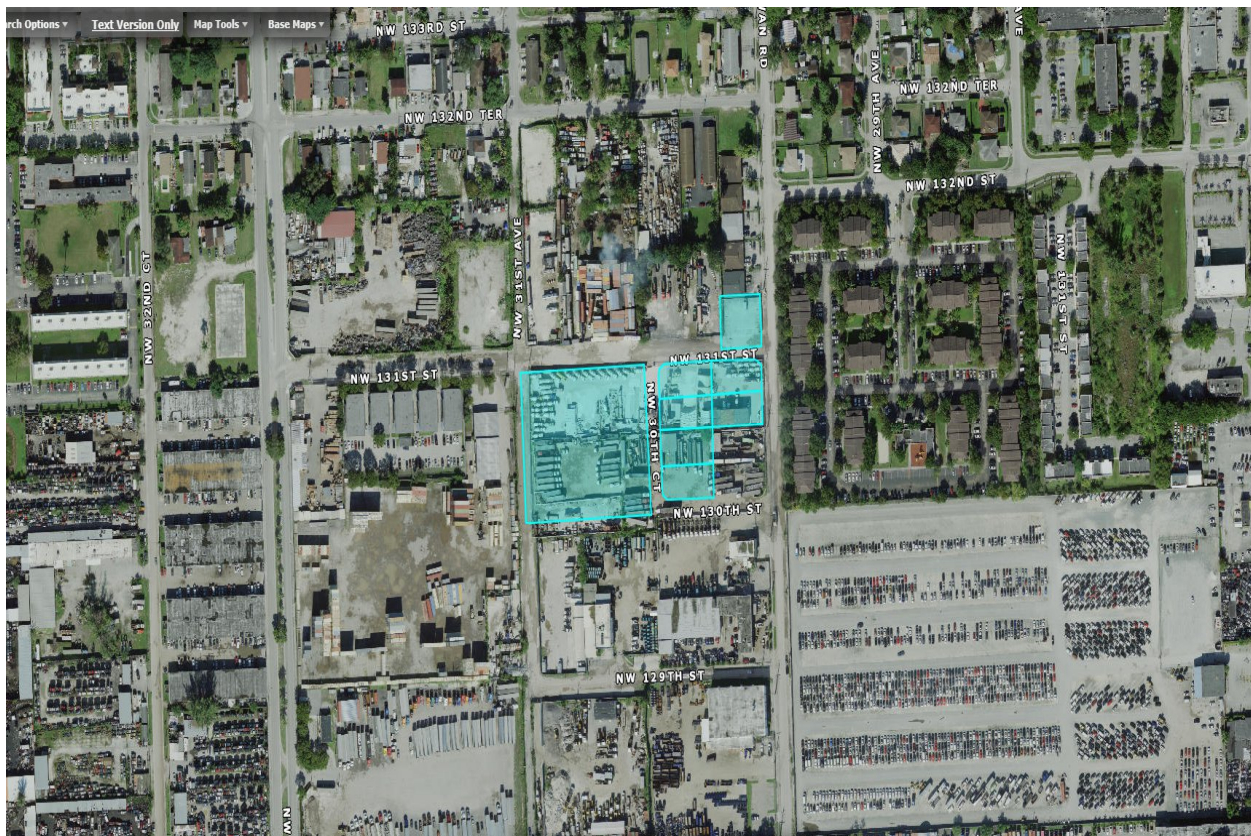
NOVEMBER 17TH
2020



CONCRETE BATCHING PLANT FACILITY: Tentative Plat
APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330 , IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 1 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 2 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 3 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 4 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 5 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28 52 41 .24 AC PB 51-17 EAST VIEW GARDEN – LAKE ADDN LOT 8 BLK 360 LOT SIZE IRREGULAR OR 13931-106 1188 2

28-29 52 41 2.37 AC M/L NILE GARDENS SEC 2 PB 31-42 W1/2 LOT 21 LOT SIZE 103366 SQ FT OR 13931-106 1188 2

NILES GDNS SEC 2 PB 31-42 N70FT OF S95FT OF E107.675 OF LOT 20 LOT SIZE 7537 SQUARE FEET OR 21265-3793 1202 4

- The proposed project consists of the assemblage of eight parcels, listed above, all of which are owned by IDMA Holdings, Inc., c/o Alex Orozco according to the Miami-Dade County Property appraiser's website. The subject development site includes the properties listed and a portion of NW 130 Street and a portion of NW 30th Court between NW 130th Street and NW 131st Street and the site is approximately 166,498 square feet or 3.82 Acres according to the site plan. The property site is currently being used for the Concrete Batching Plant Operation, however the review and approval of these requests would bring this operation into compliance with City Land Development Regulation and Miami-Dade County Code of Ordinances.



← SOUTH NW 30th Ave /Aswan Road NORTH →



Figure 1: Google Street View: West View on NW 131 Street



Figure 2: Google Street View: South View on NW 30 Avenue

II. Project Details

- **Applicant's intent**

The Applicant, AMDI USA, Inc. intends to come into compliance with City of Opa-locka Land Development Regulations and to begin that process has submitted four development requests: 1. Variance Request for Rear Setback, Setback from residential zoned property and 30 foot buffer requirement; 2. Special Exception Site Plan Review; 3. Tentative Plat Review; 4. Development Agreement Review.

The applicant, ADMI USA, Inc., has been in business since 2008 and operating from 13050 NW 30th Avenue since 2014 according to Division of Corporation records and filings. According to City of Opa-locka Business & License Department records this business began its operation at 13050 NW 30 Avenue in 2017 under the business name AMDI USA, Inc.

Site Computations & Land Development Regulation / Zoning Code		Table 1
Applicant	AMDI USA, Inc..	
Folio Number (s)	Opa-locka: 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380;	
Address Location	13050 NW 30 th Avenue	
Building (s) Footprint	Building Footprint/Building Coverage	2,261 SF
	Roofed Area	4,102 SF

	Greenspace/Landscape Area – 21,215 SF		
Floor Area Ratio	<1.0 FAR .023		
Zoning	I-2 – Industrial Planned		
Zoning Code Consistency	The proposed use for a Concrete Batching Plant and Finished Concrete production Company Facility is consistent with the I-2 Zoning Code if approved by Special Exception Criteria.		
Existing Land Use	Concrete Batching Plant		
Future Land Use Designation	I-2 Industrial Planned		
Comprehensive Plan Consistency	- The proposed use for Concrete Batching Plant and Finished Concrete Production Company Facility is consistent with the Comprehensive Plan with the requested property having a zoning designation of I-2.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front	25 Feet	75’9” Feet Storage Bldg.	YES
	25 Feet	94’5” Feet Office Bldg.	YES
Rear	25 Feet	3’9” Feet	No
Side Interior	0 Feet	3’4” Feet	YES
Side Street	15 Feet (50 feet from any residential district, with at least a 30 foot landscaped buffer)	43’5”	No
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	75%	83%	No
(Max Impervious Area)			
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	166,498 SF or 3.82 Acres	YES
Lot Width	N/A	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Office Building: 2 Stories/ Feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	4,450 SF	4,450 sq. ft.	YES
Landscaping		246,724 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. <u>-10 spaces required including 1 H/C</u>	Office Bldg. 50,454 SF Parking Lot: 4,450 SF Total Space Provided: 13 Total Spaces 12 Regular Spaces 1 Handicapped Spaces	YES

Landscape/ Pervious Lot Coverage Notification Requirement			
	10% minimum required pervious	17% provided	YES
Local Government Action Required	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 Wednesday, October 7th, 2020. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, November 17th, 2020. - City Commission Meeting: TBD		
	The City Commission must review this tentative plat and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		



Google Street View: South View of property on NW 31 Ave

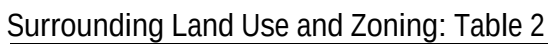


Google Street View: East View of property on NW 131 Street

- Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by industrial properties to the west and industrial uses to the north and South with ingress and egress to the site on NW 131st Street.
- No Sidewalk alongside the east edge of the Property.
- Across the street, (West of) from Aswan Villas, a multi-family residential development.
- Property is currently utilized as a concrete batching and finished concrete production company facility.



Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Industrial/Residential	Industrial/Residential	I-2/ R-3
South	Industrial	Industrial	I-2
East	Residential	ROW (30 th Avenue)/ Residential	R-4
West	Industrial	Industrial	I-2

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

COMPLIES

- Findings:
 - The proposed development use 'Concrete Batching Plant and Finished Concrete Production Company Facility' is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses
- Tree Preservation: Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

COMPLIES

 - **Findings:**
 - The Applicant is proposing to include landscaping 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. Fen, however if walls, fences or hedges are installed they shall comply with the requirements of Section 22-134.
 - **Findings:**
 - The Applicant is may install a fence or a wall in accordance with the LDR.
- Future Land Use: Industrial (Communications, water and sewer facilities, electrical as needed).
 - **Findings:**
 - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Industrial land use designation category location.

COMPLIES
- I-2 (Industrial Planned) Permitted Uses: Project Specific: *Concrete Batching Plant and Finished Concrete Production Company Facility*

COMPLIES

 - **Findings:**
 - According to the City's Land Development Regulation/ Zoning Code I-2 (Industrial Planned) allows for Cement and clay products production which is permitted within an I-2 zoning district. This request is for Tentative Plat Approval.
- Community Comments/Petitions: The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition.
 - Findings: The Planning and community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. Project Need Assessment / other Required Approvals

1. Tentative Plat
 - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, November 17th, 2020

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 approval of this Tentative Plat pending the review and the following other approvals:
 - Must comply with Miami-Dade County Code in regards to Tentative Plat Procedures, Chapter 28.
 - Any other applicable agencies or entities as required by Miami Dade County Code Chapter 28
 - Address all Miami-Dade County's input/recommendations as appropriate
 -

VI. Attachments:

- Site Plan

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
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. 2020-11-17-01,

RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: ADMI FOR TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330 , IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 11-17-2020
 - 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.

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

LEGAL DESCRIPTION:

Tracts A and B of the AMDI USA Inc. Plat, a replat of Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.
TOGETHER WITH:
The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.
TOGETHER WITH:
The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

NOTE:

1. LANDSCAPE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A FINAL COMPLIANCE INSPECTION 72 HOURS MINIMUM REQUEST BEFORE INSPECTION IS SCHEDULED, CALL (561)758-7707 AS REQUIRED.

Concrete and concrete products are produced within the area noted as "Ex. Concrete Batching Plant." Not all industrial components within this area are shown.

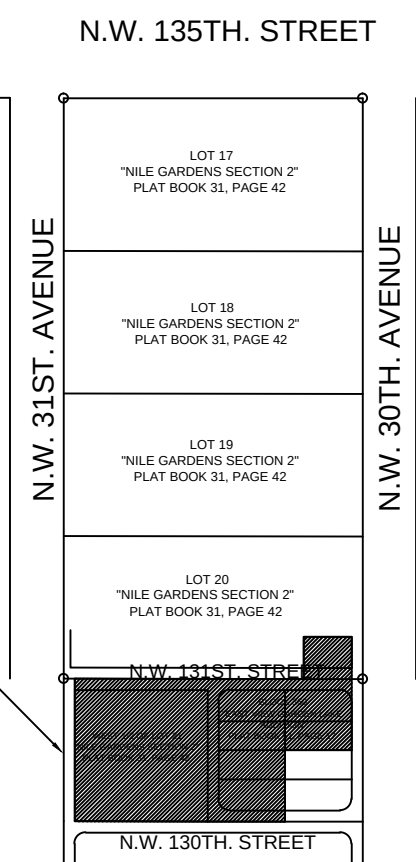
Adjacent Zoning = I-2

PORTION OF LOT 20
"NILE GARDENS SECTION 2"
PLAT BOOK 31, PAGE 42

Limits of Existing Concrete Batching and Finished Concrete Product Production

Adjacent Zoning = I-2

LOCATION MAP



PROJECT LOCATION
650 NW 30TH AVE.

NOTE:

ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"

TREE BARRICADE NOTES:

1. ALL EXISTING TREES SHALL BE TRIMMED AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300-2005", CURRENT EDITION RESPECTIVELY.
2. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION, IF REQUIRED SEE PLAN.
3. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
4. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
5. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
6. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL, SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SPAD, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
7. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER (+ - 1") THAN THE FINISHED GRADE.
8. PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A MIXTURE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
9. A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH LANDSCAPE ARCHITECT.
10. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
11. CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.

TREE BARRICADE DETAIL

A 3'x2"x2"
B SNOW FENCE (TYP.)
C 4'-5'

LANDSCAPE PLAN

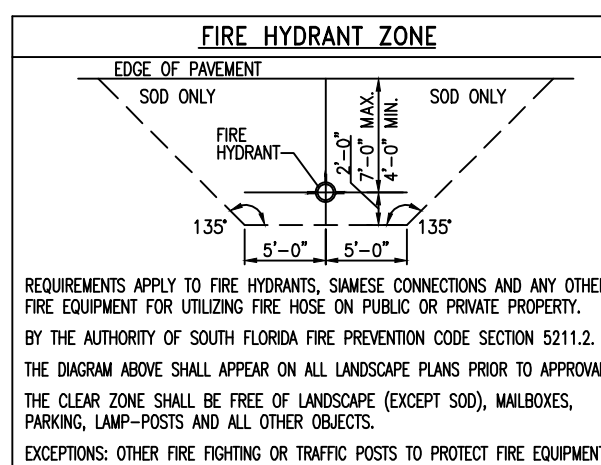
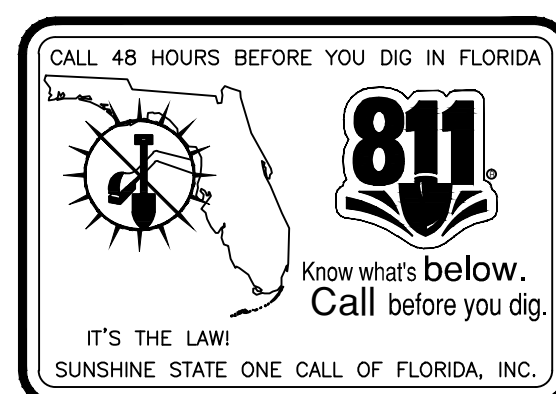
SCALE: 1" = 30'-0"

DROUGHT TOLERANCE= SFWM
* MODERATE
** VERY

FLORIDA -FRIENDLY LANDSCAPING & DESIGN SHALL BE UTILIZED GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

LANDSCAPE LEGEND

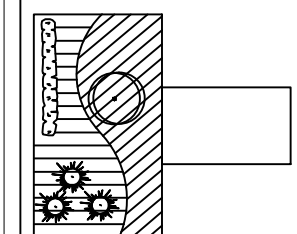
DROUGHT TOLERANCE	NATIVE	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
**	YES	LIV	35	QUERCUS VIRGINIANA/ "HIGHRISE" LIVE OAK	12'-14' x 7'-8"	F.G. 2.5" CALIPER @DBH 5' C.T.
**	YES	ILE	18	ILEX CASSINE / DAHOON HOLLY	12'-14' x 7'-8"	F.G. 2.5" CALIPER @DBH 5' C.T.
**	YES	SAB	12	SABAL PALMETTO / CABPAGE PALM	12'-14' x 7'-8"	F.G. 12"-14" CALIPER
**	YES	CON	33	CONOCARPUS SERICEUS / SILVER BUTTWOOD	10'-12' x 5'-6"	F.G. 4 1/2" C.T. "STANDARD"
**	NO	LAG	13	LAGERSTROEMIA INDICA / CRAPE MYRTLE	10'-12' x 5'-6"	F.G. 4 1/2" C.T. "STANDARD"
**	YES	CHR	865	CHRYSOBALANUS ICACO / "GREEN COCOPLUM"	24"x18" 3 GAL	24" O.C. (FULL TO BASE)
**	YES	VOM	100	ILEX VOMITORIA / YAUPOON HOLLY	14"x12" 3 GAL	24" O.C. FULL



LANDSCAPE LEGEND CHAPTER 18A - ORDINANCE 98-13			
ZONE DISTRICT: INDUSTRIAL I-2 (INDUSTRIAL PLANNED) CEMENT AND CLAY PRODUCTS*-SEE SP-1	NET LOT AREA	166,498.00(SQ.FT.)	ACRES 3.82
OPEN SPACE	REQUIRED	10.00%	PROVIDED 13.00%
A. SQUARE FEET OF OPEN SPACE REQUIRED BY ORDINANCE 11000, AS INDICATED ON SITE PLAN: NET LOT AREA= 166,498.00 S.F. X 10%= 16,649.80 S.F.			
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY SECTION 8.2, AS INDICATED ON SITE PLAN: NUMBER OF PARKING SPACES 13 X 10 S.F. PER PARKING SPACE=	130		130
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY SECTION 8.2: A+B=	16,779.80		21,215.00
LAWN AREA CALCULATION			
A. 16,779.80 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY ORD. 11000:	16,779.80		21,215.00
A. MAXIMUM LAWN AREA (SOD) PERMITTED= .20% X 3,355.96 S.F.	3,355.96		3,355.96
TREES			
A. NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS=	57		71
B. % PALMS 2:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=	54		12
% PALMS 1:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=	27		0
C. % NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 30%=	27		72
D. % DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20%=	18		72
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.): 875.00 LINEAR FEET ALONG STREET/35=	25		25
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): 208 LINEAR FEET ALONG STREET/25=	8		9
SHRUBS			
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10=	900		965
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 30%=	270		965
C. % DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: NUMBER OF SHRUBS PROVIDED X 20%=	180		965

Michael E. Rawls
Digitally signed by Michael E. Rawls
Date: 2020.10.15 10:30:06 -0400

RICHARD BARTLETT LANDSCAPE, INC.
14417 STIRROF LANE
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LANDSCAPE ARCHITECTURE
MICHAEL E. RAWLS RLA#0001633
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THE LANDSCAPE ARCHITECT'S SEAL IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. ANY REPRODUCTION OR USE OF THIS SEAL WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS A VIOLATION OF THE FLORIDA LANDSCAPE ARCHITECTURE ACT AND IS SUBJECT TO PENALTY.

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EB#26034

RELEASE INFO

2019-08-28 Opa-Locka Site Plan

REVISIONS

2020-02-13 City Comments
2020/8/28 Updated Survey

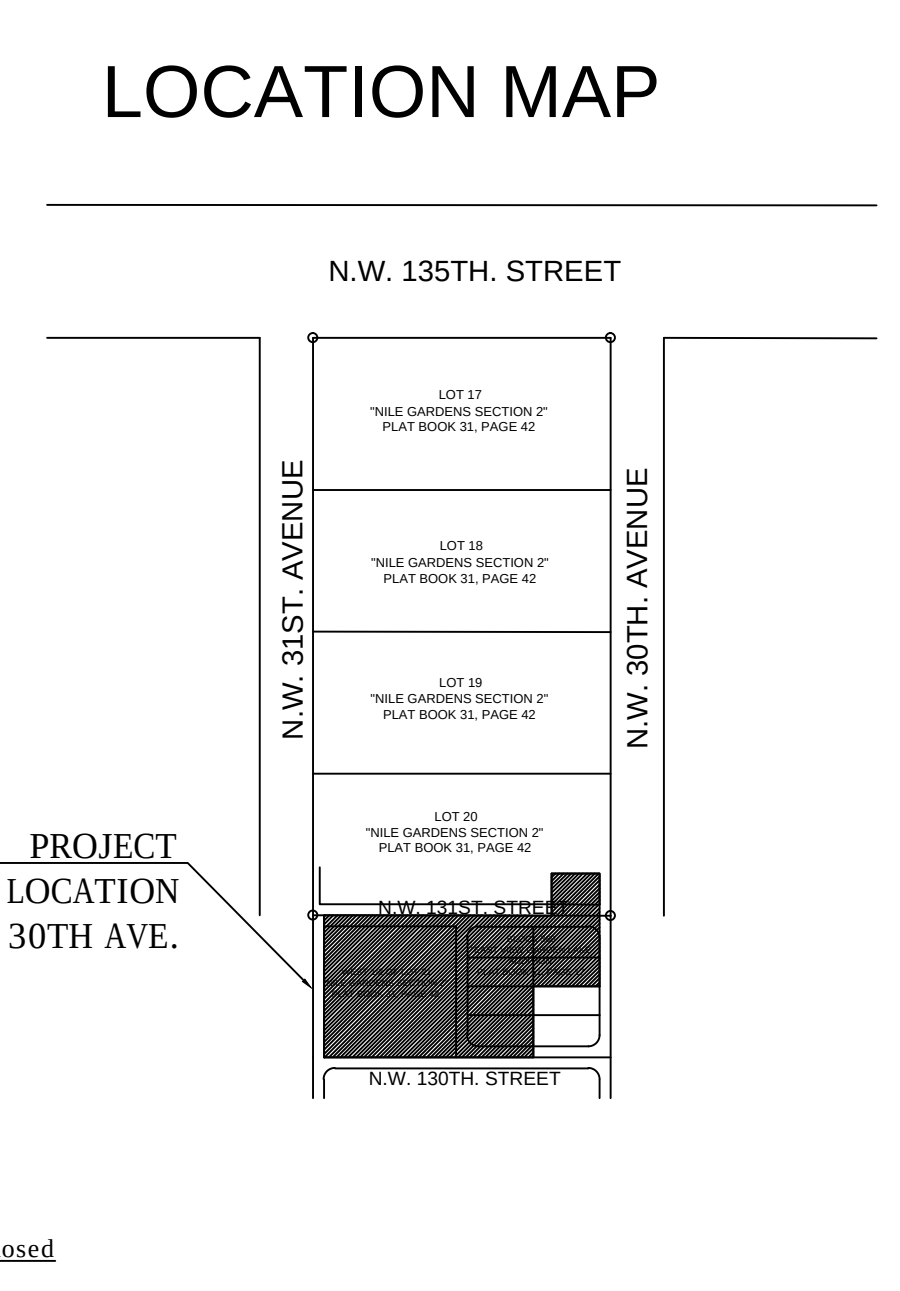
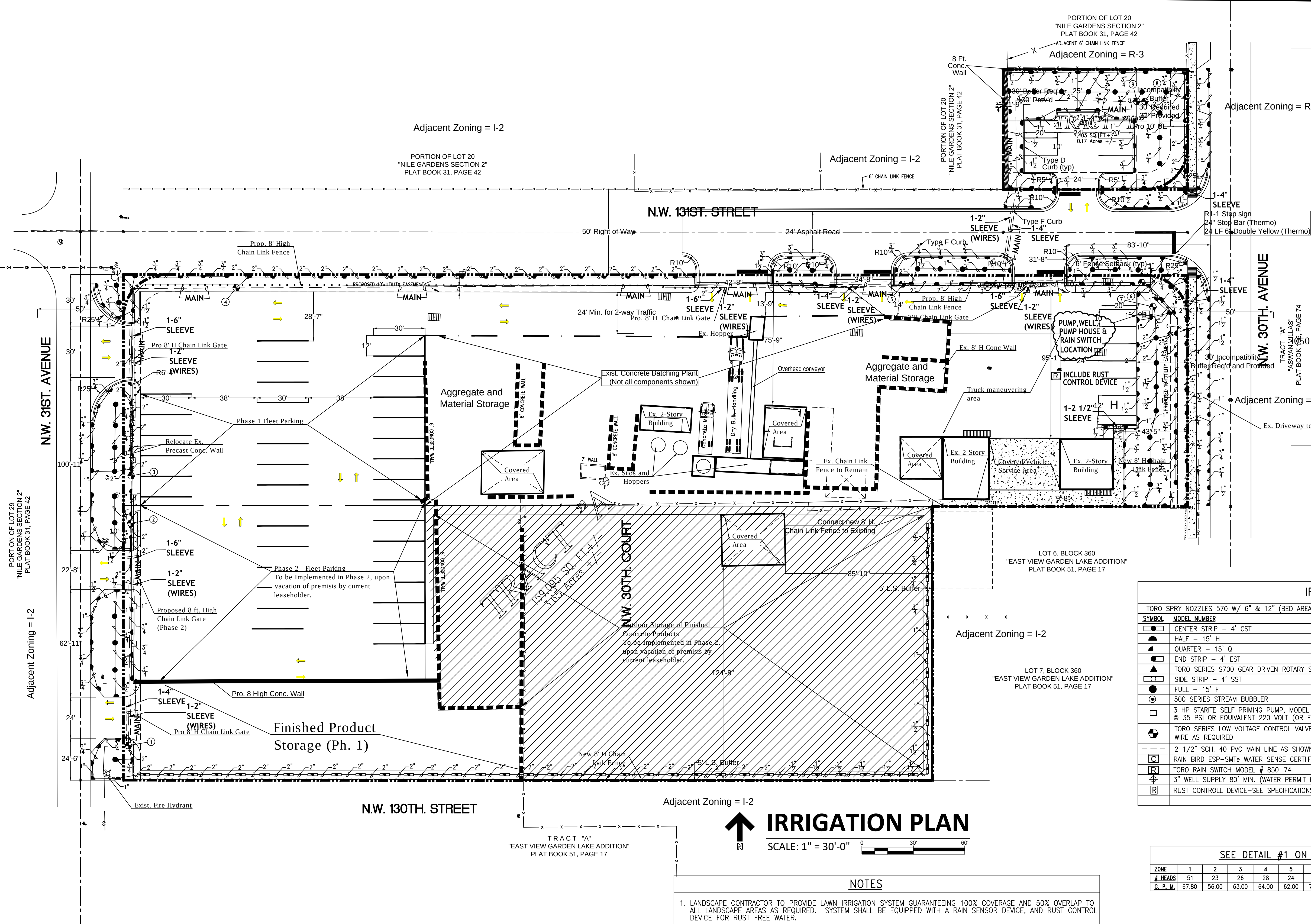
AMDI USA Inc.

13050 NW 30th AVENUE
LANDSCAPE PLAN

JOB NO.: 180201
REV: 20-10-2147
SCALE: 1" = 30'

Sheet No:
L-1

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GLEN A. HANKS
FLORIDA P.E. #153652
FOR THE FIRM



IRRIGATION LEGEND				
TORO SPRY NOZZLES 570 W/ 6" & 12" (BED AREAS) SPRINKLER BODY (NO RISERS)				
SYMBOL	MODEL NUMBER	AREA	GPM	PRECIPITATION
	CENTER STRIP - 4' CST	4'x30'	1.20	.68 IN/H
	HALF - 15' H	15' RAD	2.00	1.29 IN/H
	QUARTER - 15' Q	15' RAD	1.00	1.17 IN/H
	END STRIP - 4' EST	4'x15'	0.60	.34 IN/H
	TORO SERIES 5700 GEAR DRIVEN ROTARY SPRINKLER	42' RAD	3.50	1.93 IN/H
	SIDE STRIP - 4' SST	4'x30'	1.45	.75 IN/H
	FULL - 15' F	15' RAD	4.00	1.95 IN/H
	500 SERIES STREAM BUBBLER	10' RAD	3.20	1.93 IN/H
	3 HP STARITE SELF PRIMING PUMP, MODEL #DHJ, DELIVERING 75 GPM @ 35 PSI OR EQUIVALENT 220 VOLT (OR EQUAL) W/ PUMP START			
	RAIN BIRD ESP-SMT® WATER SENSE CERTIFIED 12 ZONE TIME CONTROLLER RAIN SWITCH READY 220/240 VOLT			
	TORO RAIN SWITCH MODEL # 850-74			
	3" WELL SUPPLY 80' MIN. (WATER PERMIT BY OTHERS)			
	RUST CONTROL DEVICE-SEE SPECIFICATIONS SHEET=DETAIL #1			

SEE DETAIL #1 ON SPECIFICATION SHEET												
ZONE	1	2	3	4	5	6	7	8	9	10	11	12
# HEADS	51	23	26	28	24	37	27	27	10	-	-	-
G. P. M.	67.80	56.00	63.00	64.00	62.00	72.00	63.00	55.00	65.00	-	-	-

IRRIGATION PLAN

SCALE: 1" = 30'-0"

NOTES

- LANDSCAPE CONTRACTOR TO PROVIDE LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE AND 50% OVERLAP TO ALL LANDSCAPE AREAS AS REQUIRED. SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR DEVICE, AND RUST CONTROL DEVICE FOR RUST FREE WATER.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC LAWN IRRIGATION SYSTEM USING POP UP HEADS; SYSTEM SHALL GUARANTEE 100% COVERAGE & A 50% MIN. OVERLAP; SYSTEM SHALL HAVE A RAIN SENSOR DEVICE THAT WILL OVERRIDE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. HOURS OF OPERATION SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY; OR ANY RESTRICTIONS BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
- WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/ OR BE DESIGNED OR INSTALLED TO THROW WATER OVER AN IMPERVIOUS SURFACE SUCH AS A SIDEWALK, DRIVE, ETC..
- GENERAL CONTRACTOR TO SUPPLY AND INSTALL SLEEVES AS SHOWN AND PROVIDE ELECTRICAL HOOK-UP AS REQUIRED.
- HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION.
- PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PBC V-A-1:
PIPE SIZE (INCHES) DEPTH OF COVER (INCHES)
1/2"-2 1/2" 18"-24"
3"-5" 24"-30"
6" AND LARGER 30"-36"
- HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION. ALL RISERS SHALL BE PAINTED FLAT BLACK IF APPROVED.
- IRRIGATION CONTRACTOR TO SELECT NOZZLE SIZE BASED ON INTENDED THROW WITHIN 25% OF MAXIMUM DESIGN THROW.
- CONTRACTOR TO PRESSURE TEST WATER SERVICE UP TO EACH ZONE VALVE IN THE IRRIGATION SYSTEM; MAIN LINE SHALL BE LEFT EXPOSED FOR VISUAL OBSERVATION PRIOR TO BACKFILL AND REQUIRED APPROVAL BY CITY OF OPA LOCKA. CALL CITY OF OPA LOCKA FOR REQUIRED INSPECTIONS.
- CONTRACTOR TO PROVIDE BUBBLERS AT ALL NEW TREE/PALM LOCATIONS; FIELD VERIFY LOCATIONS AS REQUIRED.

Concrete and concrete products are produced within the area noted as "Ex. Concrete Batching Plant." Not all industrial components within this area are shown.

Limits of Existing Concrete Batching and Finished Concrete Product Production

LEGAL DESCRIPTION:
Tracts A and B of the AMDI USA Inc. Plat, a replat of Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.
TOGETHER WITH:
The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.
TOGETHER WITH:
The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

Mich ael E. Rawls

Digitally signed by Michael E. Rawls Date: 2020.10.15 10:34:23 -04'00'

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SEAL

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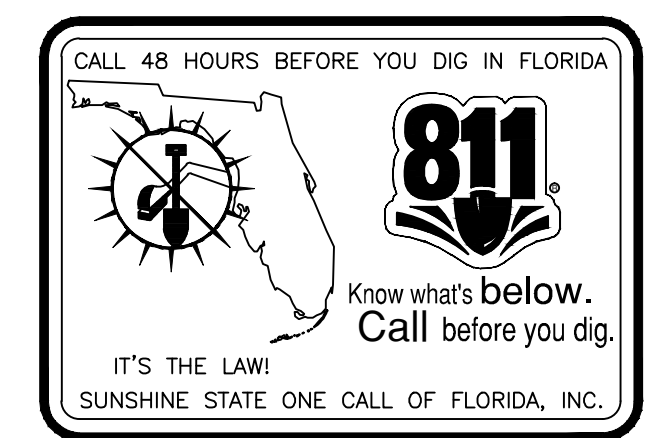
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13050 NW 30th AVENUE
IRRIGATION PLAN

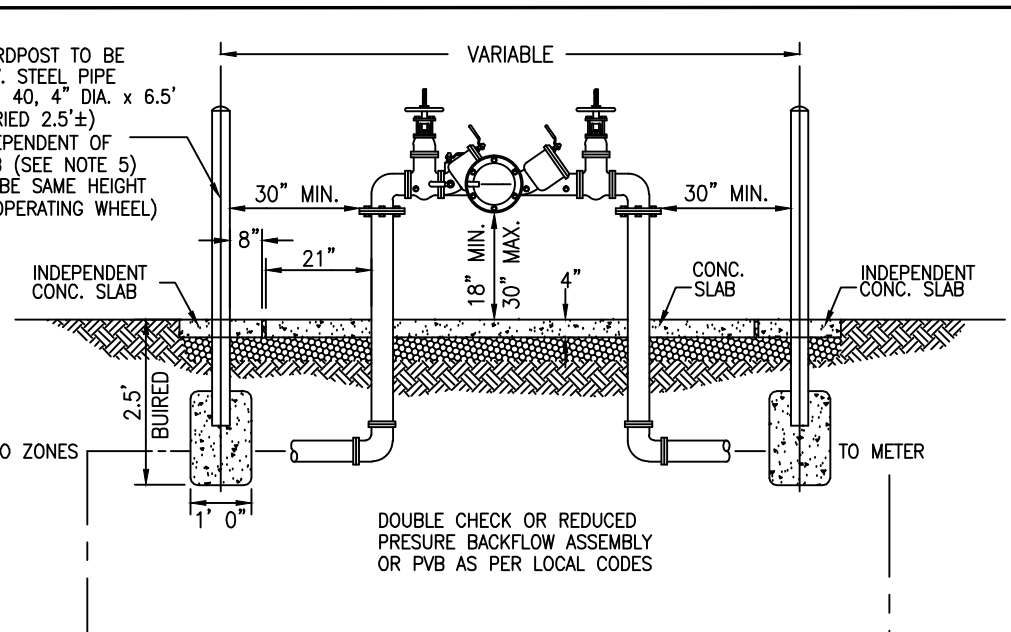
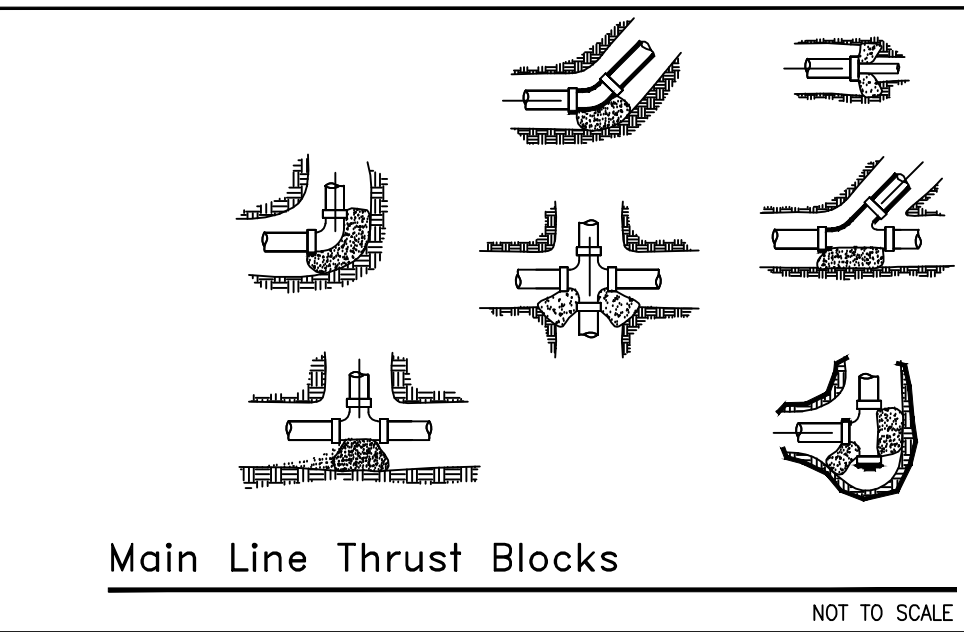
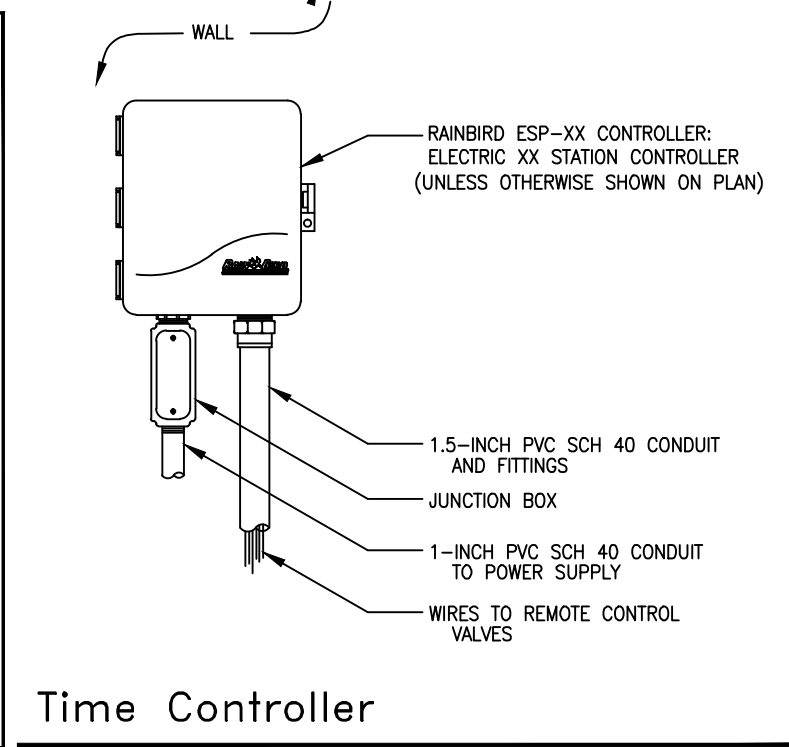
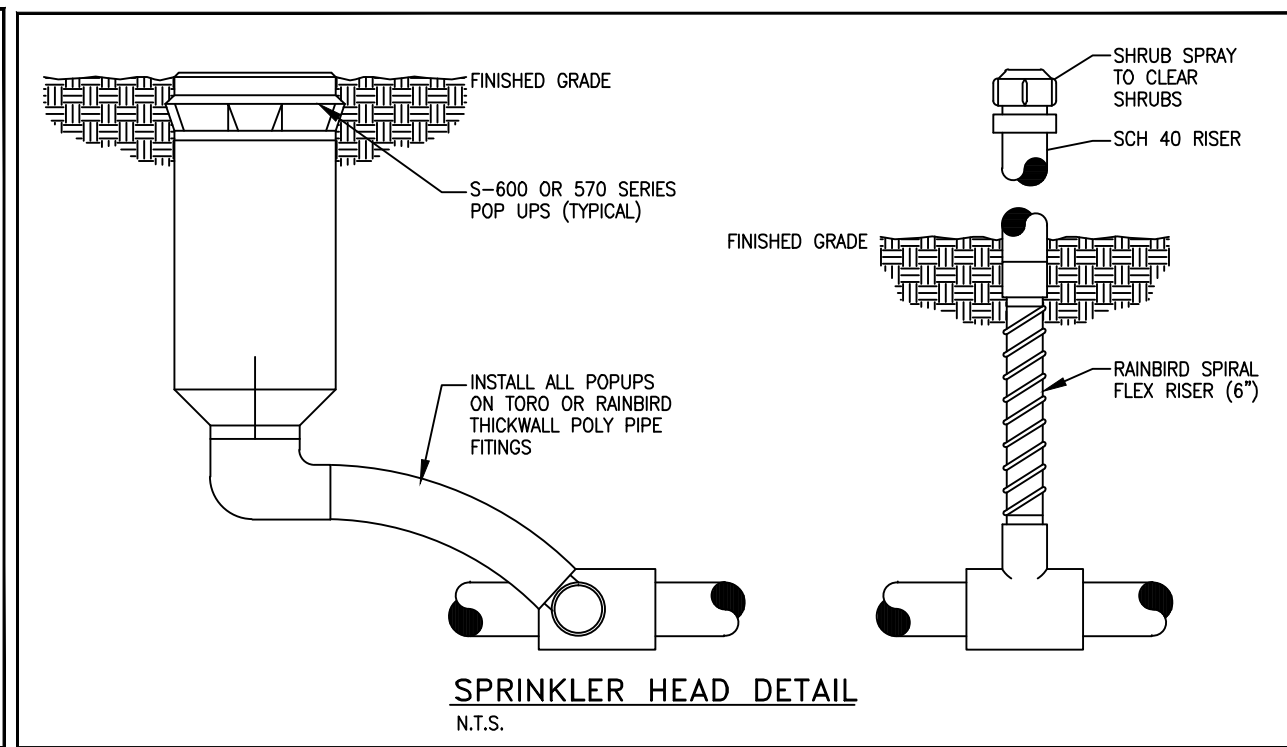
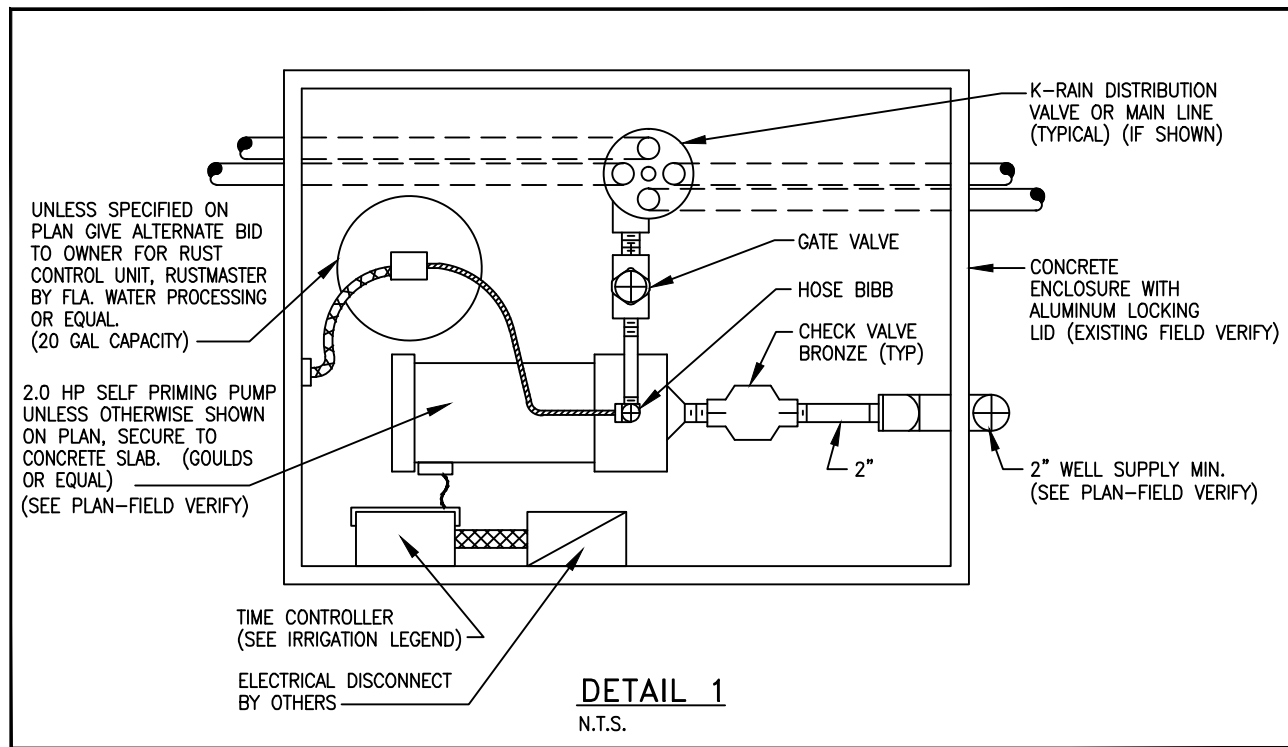
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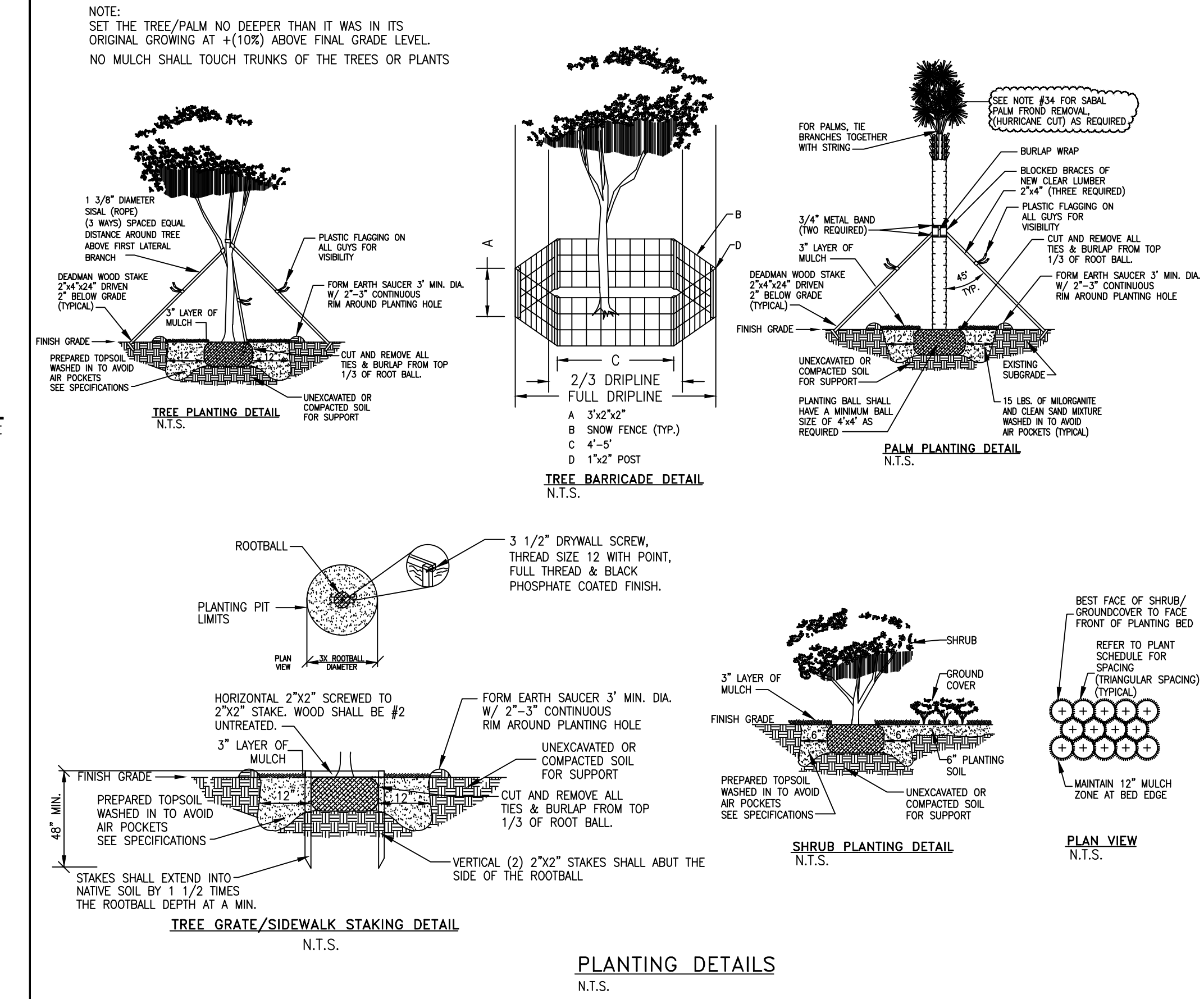
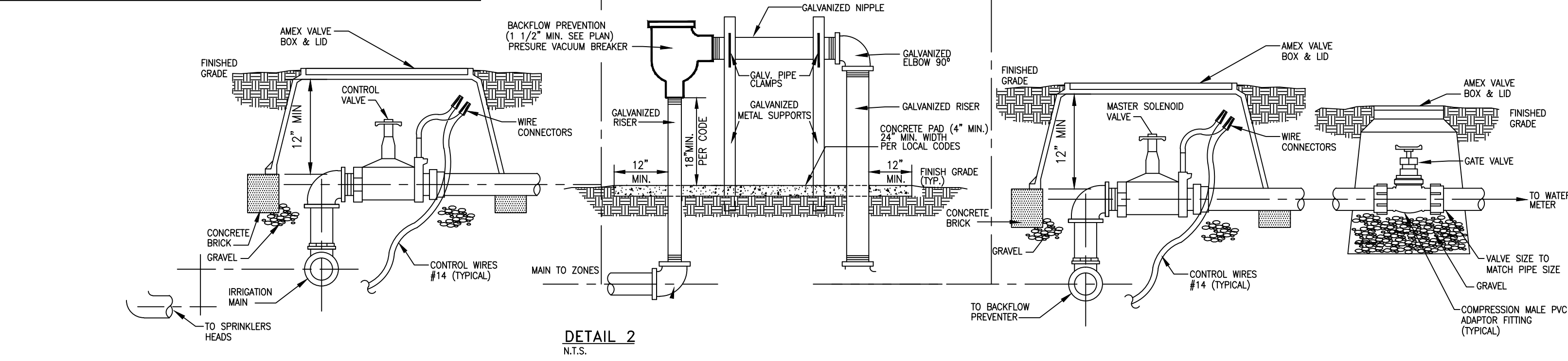
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DATED AND AMENDED WITH THE ENGINEER SEAL OF
GLEN A. HANKS
FLORIDA P.E. #38552
FOR THE FIRM



NOTE: ZONE RUN TIME ACTIVITY SHALL BE 25 MINUTES FOR THE FIRST 30 DAYS (EXCEPT FRIDAYS) FOR THE ESTABLISHMENT OF THE PLANT MATERIALS, AFTER THE ESTABLISHMENT OF PLANT MATERIAL THE ZONES SHALL RUN A MAXIMUM OF 20 MINUTES EACH ZONE TWICE WEEKLY OR AS DIRECTED BY THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RESTRICTION REQUIREMENTS.



- NOTE:**
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" MIN.-30" MAX. FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
 2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURER'S CERTIFICATION OF U.S.C. APPROVAL.
 3. ALL BACKFLOW PREVENTION ASSEMBLIES 3" AND SMALLER SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS ON DEVICES 4" AND LARGER SHUT OFF VALVE MAY BE REMOVED FOR SHIPPING AND FIELD REINSTALLED.
 4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY CITY AND OR COUNTY PUBLIC UTILITIES. LOCATIONS INSIDE BUILDING OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
 5. GUARDPOSTS OR PROTECTIVE ENCLOSURE MAY BE REQUIRED DEPENDING ON SITE CONDITIONS, BY GENERAL CONTRACTOR IF REQUIRED.
 6. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED. SUPPORT (TYP.) WILL NOT BE REQUIRED ON INSTALLATIONS 2" AND SMALLER.



LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
3. THE LANDSCAPE PLANS SHALL NOT BE UTILIZED FOR STAKING, LAYOUT OR LOCATIONS OF ANY SITE STRUCTURE OR FEATURE INCLUDING BUT NOT LIMITED TO BUILDINGS, SIGNS, SIDEWALKS, EASEMENTS, UTILITIES OR ROADWAYS.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTINE FLORATAM SOLID, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH // FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
8. ALL TREES TO RECEIVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
10. LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUTS.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); HVT (INDICATES HEAVY); MIN (INDICATES MINIMUM).
22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
24. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+1") THAN THE FINISHED GRADE.
25. DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
27. INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:

5 LBS. OR 14.5 CUPS / PALMS	12-16" MATERIAL
3 LBS. OR 8.70 CUPS / 12-16" MATERIAL	8-12" MATERIAL
1 LBS. OR 5.80 CUPS / 8-12" MATERIAL	6-8" MATERIAL
0.69 LBS. OR 2.00 CUPS / 6-8" MATERIAL	3-6" MATERIAL
0.18 LBS. OR 1/2 CUP / 3 GAL. MATERIAL	1 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL	
28. FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. CONTAINER, 1/4 LB. PER 1 GAL. CONTAINER) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F., A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGROFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.

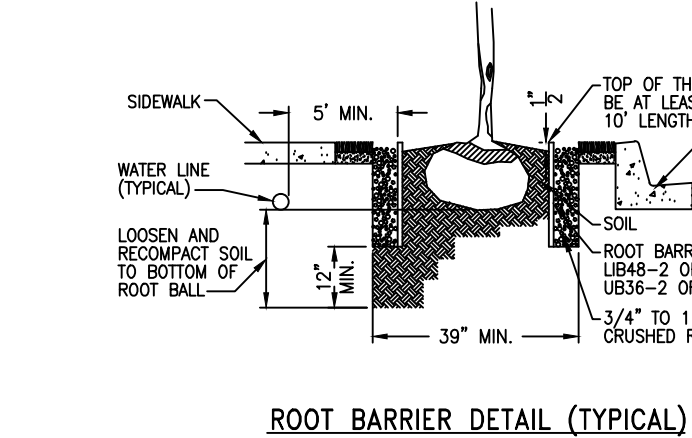
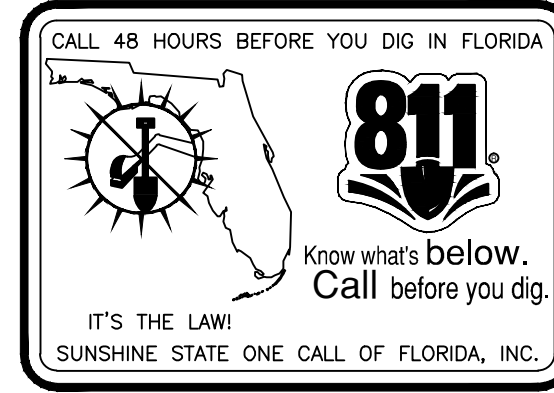
29. SUPER ABSORBENT POLYMER: "TERRA SOFT" OR APPROVED EQUAL, AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC POLYMER, POTASSIUM, ACRYLATE, PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:

1 PAC PER TREE - 36" BALL SIZE	2 PACS PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER	0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER	0.12 PACS PER 1 GAL. CONTAINER
30. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
31. PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
32. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
33. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES. RETAINING AS MUCH HEAVY AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
34. SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
35. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
36. CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SABEL PALMS WITH THE EXCEPTION OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THUS GIVING HIGHER SURVIVOR RATE OF THE SAME. (NOTE: OTHER PALM SPECIES THE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO A TIGHT BUNDLE AROUND BUD FOR PROTECTION AS REQUIRED).
37. ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS INDICATED WITHIN THE PLANS OR PLAN DOCUMENTS.
38. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS.

IRRIGATION SPECIFICATIONS

1. HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION & SHALL BE PAINTED FLAT BLACK; IF APPROVED.
2. ALL MAINS AND SLEEVES MUST BE PVC SCH 40 AND BURIED A MINIMUM OF 24" BELOW FINISH GRADE.
3. ALL LATERALS MUST BE PVC SCH 200 AND BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
4. PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PLUMBING BUILDING CODE APPENDIX (F) PART V-A-1:

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2-2 1/2	18"-24"
3-5	24"-30"
6 AND LARGER	30"-36"
5. CONTRACTOR TO SIZE PIPING (UNLESS OTHERWISE SHOWN) AND ADJUST SPRAY HEADS LOCATION TO CONFORM WITH WATER REQUIREMENTS OF ACTUAL LANDSCAPING FOR ADEQUATE WATER COVERAGE.
6. IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS AND MAINTAIN A 50% MIN. OVERLAP USING RUST FREE WATER.
7. IRRIGATION CONTRACTOR TO PROVIDE 35 PSI AT ALL HEADS.
8. HEADS TO BE INSTALLED IN PLANTERS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION.
9. IRRIGATION CONTRACTOR TO FURNISH CONTROLLER TIME CLOCK TO BE LOCATED IN EXISTING PUMP ENCLOSURE OR APPROVED LOCATION; SEE DETAIL.
10. BUILDING CONTRACTOR TO SUPPLY ELECTRICAL Hook UP.
11. ALL WORK MUST BE DONE AS PER LOCAL CODES. CODES AND STANDARDS: ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (F) PART V-A-1.", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
12. SYSTEM IS TO BE DESIGNED (IF NOT SHOWN ON PLAN) AND INSTALLED BY A QUALIFIED, LICENSED, AND INSURED LANDSCAPE IRRIGATOR.
13. SPRINKLER SYSTEM SHALL BE GUARANTEED FOR ONE YEAR AGAINST MECHANICAL DEFECTS.
14. IRRIGATION CONTRACTOR TO USE #14 DIRECT BURIAL LOW VOLTAGE WIRE AND INSTALLED UNDER SIDE OF MAIN LINES, TO INSURE PROTECTION AND LOCATING OF SAME. SLEEVED UNDER PAVEMENT AND WALKS. SPLICED ONLY AT VALVE LOCATIONS. ALL SPLICES SHALL BE MADE WATER PROOF. CONTROL WIRES SHALL BE COLOR CODED. ONE EXTRA WIRE SHALL BE RAN WITH EACH ZONE VALVE. IF K-RAINS NOT REQUIRED SEE PLAN FOR VALVE LOCATIONS.
15. ALL IRRIGATION LINE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES AS REQUIRED.
16. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE IRRIGATION CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
17. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ON IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC.. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.



- NOTE:** A ROOT BARRIER SYSTEM SHALL BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A PAVED SURFACE, STORM SEWER OR INFRASTRUCTURE.
- 1) PANEL 0.085 THICK POLYPROPYLENE
 - 2) ZIPPER JOIN SYSTEM
 - 3) ROUNDED EDGES
 - 4) 24" DEPTH
- NOTE:** BIO BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND LINES. FIELD VERIFY AS REQUIRED.

IRRIGATION LEGEND

TORO SPRY NOZZLES 570 W/ 6" & 12" (BED AREAS) SPRINKLER BODY (NO RISERS)				
SYMBOL	MODEL NUMBER	AREA	GPM	PRECIPITATION
	CENTER STRIP - 4" CST	4'x30'	1.20	.68 IN/H
	HALF - 15' H	15' RAD	2.00	1.29 IN/H
	QUARTER - 15' Q	15' RAD	1.00	1.17 IN/H
	END STRIP - 4" EST	4'x15'	0.60	.34 IN/H
	TORO SERIES 5700 GEAR DRIVEN ROTARY SPRINKLER	42' RAD	3.50	1.93 IN/H
	SIDE STRIP - 4" SST	4'x30'	1.45	.75 IN/H
	FULL - 15' F	15' RAD	4.00	1.95 IN/H
	500 SERIES STREAM BUBBLER	10' RAD	3.20	1.93 IN/H
	2 HP STARITE SELF PRIMING PUMP, MODEL #04J, DELIVERING 55 GPM @ 35 PSI OR EQUIVALENT 220 VOLT (OR EQUAL) W/ PUMP STARTER			
	TORO SERIES LOW VOLTAGE CONTROL VALVES 1" & 1 1/2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED			
	RAIN BIRD ESP-SMto WATER SENSE CERTIFIED 8 ZONE TIME CONTROLLER RAIN SWITCH READY 220/24 VOLT			
	RAIN BIRD RAIN SWITCH MODEL # 850-74			
	2" WELL SUPPLY 80' MIN. (WATER PERMIT BY OTHERS)			
	RUST CONTROL DEVICE-SEE SPECIFICATIONS SHEET-DETAIL #1			

Michael E. Rawls
 14417 STERUP LANE
 WELLCINGTON, FL 33414
 TEL: (561) 756-7707
 MICHAEL E. RAWLS
 LANDSCAPE ARCHITECTURE
 RL#40001633
 EMAIL - mr@richardbartlettlandscape.com

RELEASE INFO

2018-09-28 Opa-Locka Site Plan

REVISIONS

2020-02-13 City Comments
 2020/8/28 Updated Survey

AMD USA Inc.

13050 NW 30th AVENUE

SPECIFICATIONS SHEET

JOB NO. 180201
 88-20-10-2147

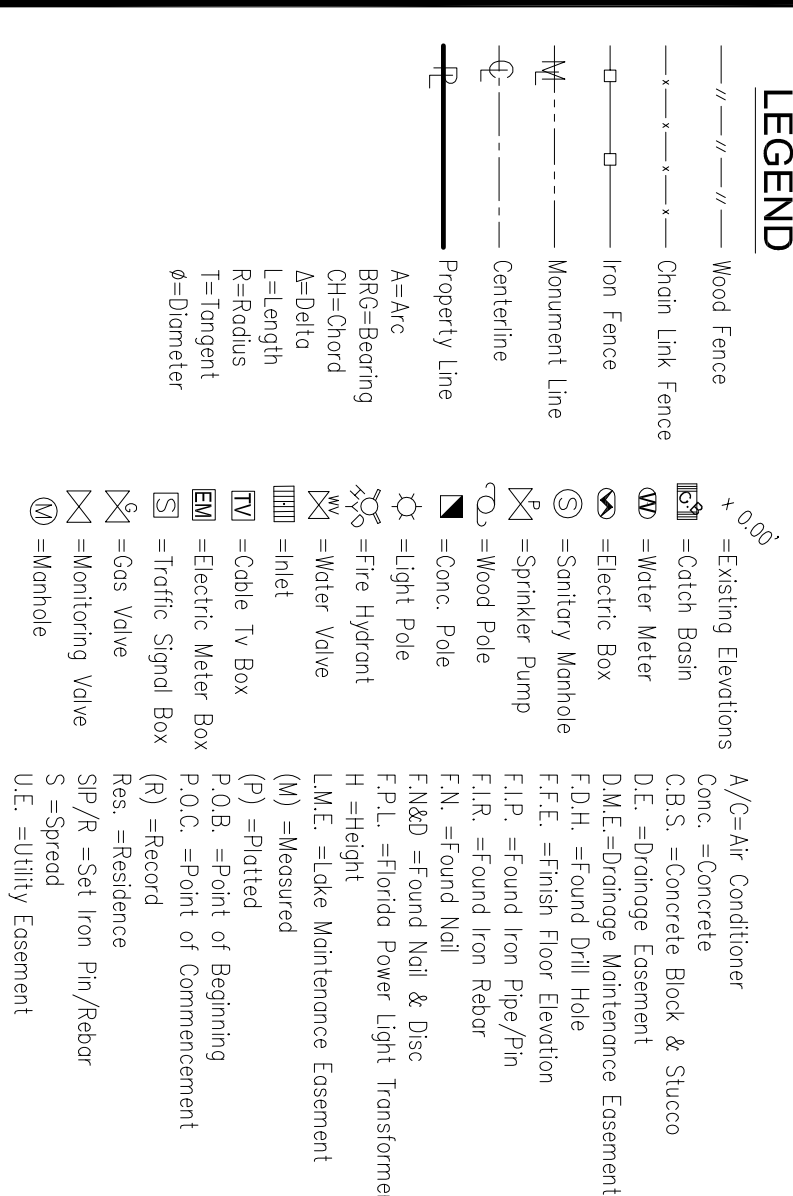
SCALE: 1" = 30'

Sheet No:

L-3

NOT TO BE FILED FOR RECORD UNLESS SIGNED, DATED AND WITNESSED BY THE ISSUING SEAL OF
 GLEN A. HANKS
 FLORIDA P.E. #33852
 FOR THE FIRM

“AMDI USA TRACT”



Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	25.00'	89°57.43"	39.25'	24.98'	35.34'
C2	25.00'	90°02.17"	39.29'	25.02'	35.37'
C3	25.00'	89°57.43"	39.25'	24.98'	35.34'

lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.

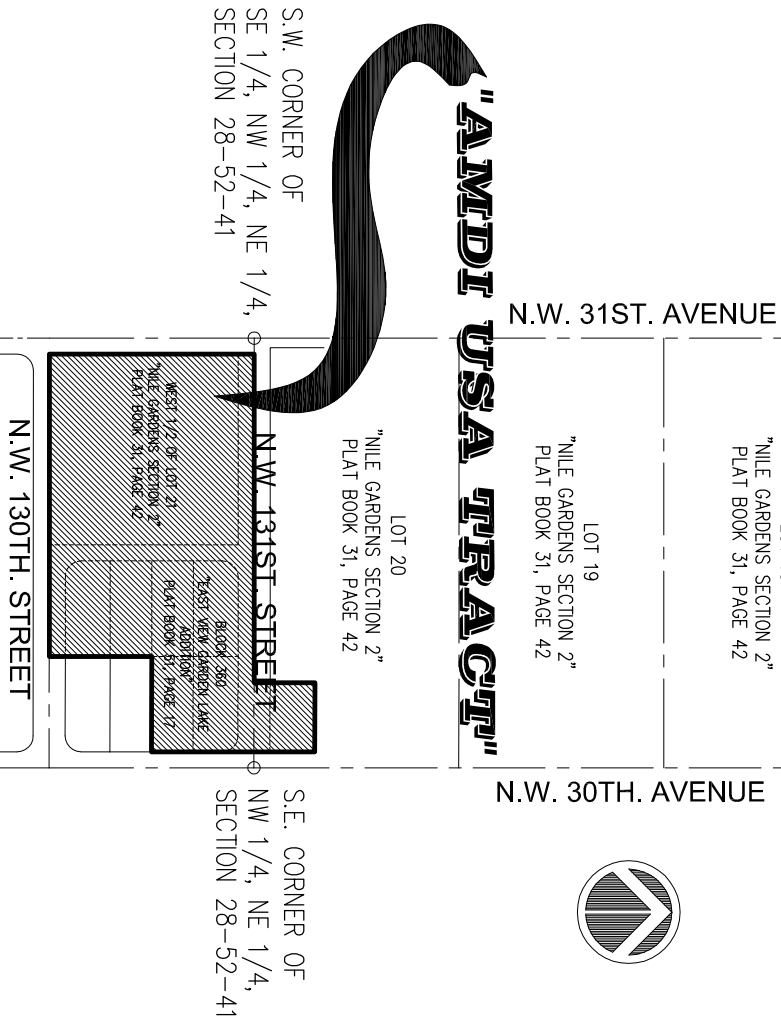
The West 1/2 of Tract 21, "MILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract

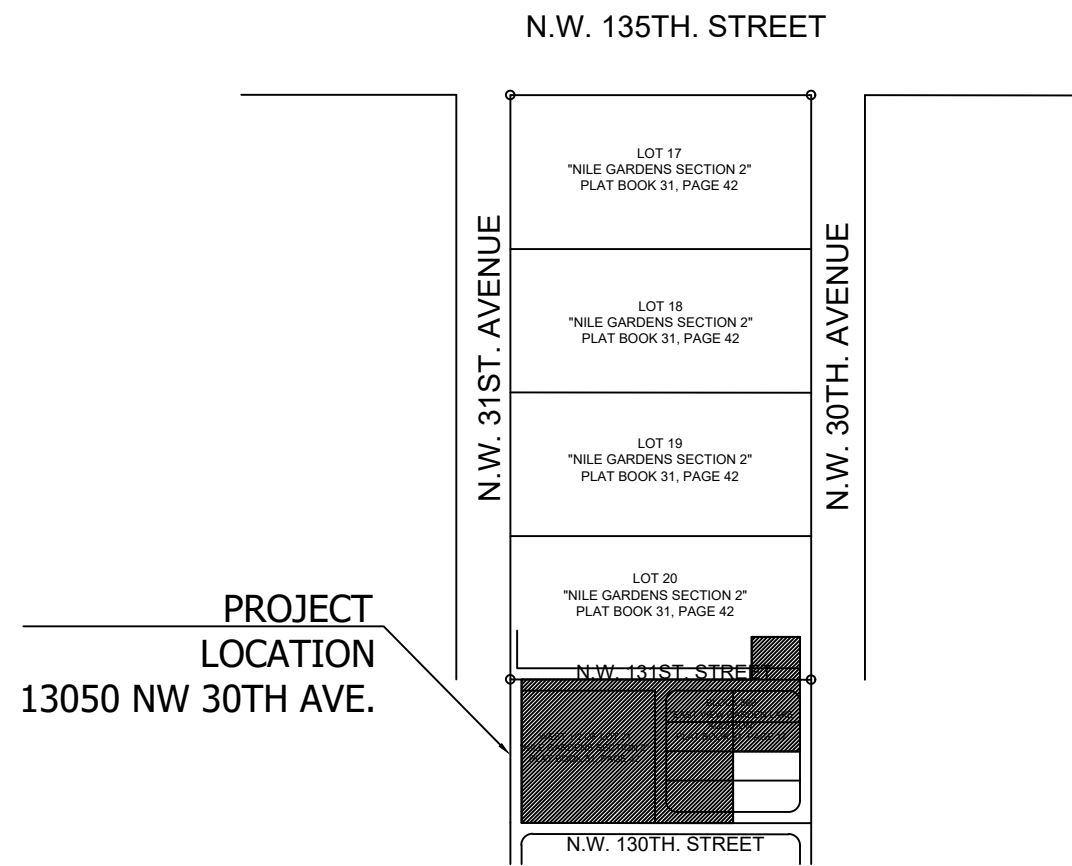
LOCATION SKETCH
SCALE: 1" = 300'

- 1) The Legal Description to the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Certification for Title Insurance.
- 2) This Certification is only for the funds as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances OPINION OF TITLE.
- 3) An examination of Commitment Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Agent's File No.: 01-2009-010865, effective date, September 8, 2009, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this instrument that may be found in the Public Records at this County.

[illegible]

 ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282	
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */* 305-698-9468 FAX.305-827-9669	
PREPARED FOR: AMDI USA INC. 13050 N.W. 30th. AVENUE, OPA LOCKA, FLORIDA	TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

LOCATION MAP



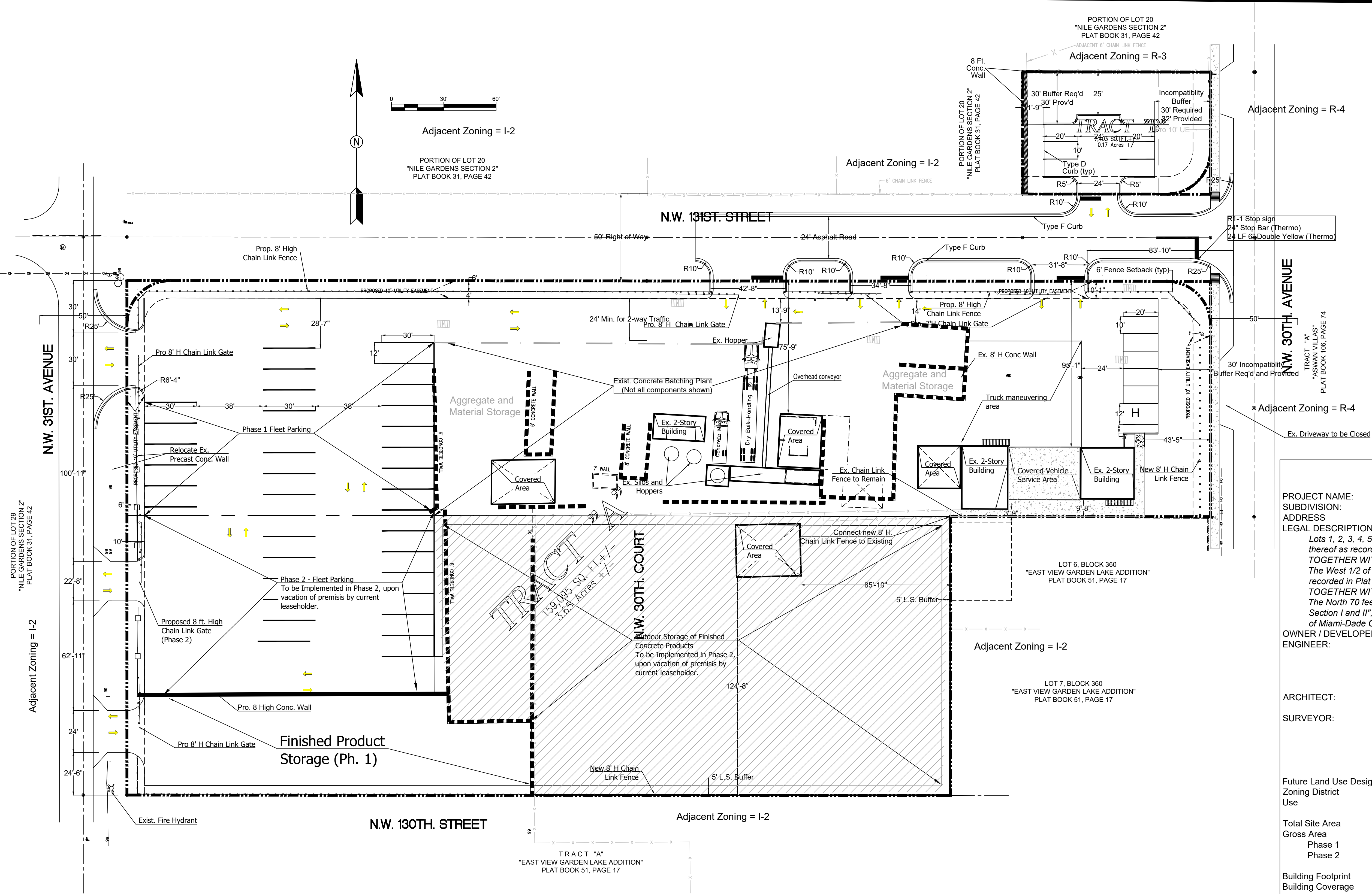
Site Data Table

PROJECT NAME:	AMDI USA, INC.		
SUBDIVISION:	AMDI USA, INC.		
ADDRESS	13050 NW 30TH AVE.		
LEGAL DESCRIPTION:	Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida. TOGETHER WITH: The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS, Section I and II", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.		
OWNER / DEVELOPER	IDMA Holdings, LLC.		
ENGINEER:	GLEN A. HANKS, P.E. GLEN HANKS CONSULTING ENGINEERS, INC 7522 WILES ROAD, STE 203 CORAL SPRINGS, FL 33065		
ARCHITECT:	N/A		
SURVEYOR:	Jacob Gomis, PSM Royal Point Land Surveyors 6175 NW 153rd Street, Suite 321 Miami Lakes, FL 33014		
Future Land Use Designation	Required	Provided	
Zoning District	Industrial	Industrial	
Use	I-2	I-2 (Industrial Planned) Cement and Clay Products	
Total Site Area		166,498 SF (3.82 AC)	
Gross Area	2.0 AC	166,498 SF (3.82 AC)	
Phase 1		101,595 SF (2.3 AC) (61.1%)	
Phase 2		64,903 SF (1.5 AC) (38.9%)	
Building Footprint		2,261 SF	
Building Coverage		2,261 SF	
Building Area (Ex)		4,102 SF	
Roofed Area		4,338 SF	
Paved Areas		138,684 SF (83%)	
Total Impervious Areas		145,283 SF (87%)	
Maximum Ht./Number of Stories	45 ft or 3 stories	2 stories (20 ft est.)	
Floor Area Ratio	< 1.0 FAR	.023	
Pavement and other Impervious			
Ex.	162,840 SF (3.74 AC) (97.8%)**		
Proposed	138,684 SF (3.18 AC) (83%)***		
Greenspace/Landscape			
Existing	0		
Proposed Ph. 1	21,215 SF (13% of Gross Site)***		
Setbacks			
Front	25 ft	75'9" (storage bldg) 94'5" (office bldg)	
Side Interior	0 ft.	34"	
Side Street	15 ft (50 ft. from Residential)	43'5"***	
Rear	15 ft	3'9" ***	
Parking @			
1 space/400 SF office	10 spaces (incl 1 H/C)	13 spaces (incl 1 H/C)	

* Special Exception Approval Required

**Existing Non-conforming site feature

***Existing Non-conforming allowed to remain



LEGAL DESCRIPTION:

Tracts A and B of the AMDI USA Inc. Plat, a replat of
Lots 1, 2, 3, 4, 5 and 8, Block 360, "EAST VIEW GARDEN LAKE ADDITION"
according to the plat thereof as recorded in Plat Book 51, Page 17, Public
Records of Miami-Dade County, Florida.

TOGETHER WITH:

The West 1/2 of Tract 21, "NILE GARDENS, Section I and II" according to
the plat thereof as recorded in Plat Book 31, Page 42, Public Records of
Miami-Dade County, Florida.

TOGETHER WITH:

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract
20, "NILE GARDENS, Section I and II", according to the plat thereof as
recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County,
Florida.

Concrete and concrete products are produced
within the area noted as "Ex. Concrete Batching Plant."
Not all industrial components within this area are shown.



Limits of Existing Concrete Batching and
Finished Concrete Product Production

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant desires to continue the operation of their concrete batching plant on this eight parcel development site in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations; and

WHEREAS, the Applicant seeks to obtain Development Agreement Review approval in the accordance with the requirements of the City of Opa-Locka for the operation of a concrete batching plant on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330 in the I-2 Zoning District; and

WHEREAS, the Applicant has submitted plans through the site plan process to illustrate compliance with the requirements of the Land Development Regulations and to illustrate all non-conforming aspects of this operation. The Applicant will take steps to mitigate or reduce the non-conforming aspect as much as possible by site design or through variance request; and

WHEREAS, on November 17, 2020, AMDI USA, Inc. presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board and the Planning & Zoning Board recommended approval of the application for the variance requests by a 4 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the City desires to approve the Development Agreement attached hereto as Exhibit "A".

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL

Approval of Development Agreement. The Planning & Zoning Board of the City of Opa-Locka hereby approves an approval request for the Development Agreement, attached hereto as Exhibit "A", for operation of a Concrete Batching Plant on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; and 08-2128-004-0330, in the I-2 (Industrial Planned) Zoning District.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2021.

Matthew A. Pigatt, Mayor

ATTEST:

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

Joanna Flores, City Clerk

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Taylor
Commissioner Burke
Commissioner Davis
Vice-Mayor Williams
Mayor Pigatt

(Yes)	_____	(No)	_____
(Yes)	_____	(No)	_____
(Yes)	_____	(No)	_____
(Yes)	_____	(No)	_____
(Yes)	_____	(No)	_____



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

Department Director:	Gregory Gay		Department Director Signature:		
City Manager:	John E. Pate		CM Signature		
Commission Meeting Date:	May 12, 2021	Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading	2nd Reading
		X	Public Hearing: <i>(Enter X in box)</i>	Yes X	No
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: See Financial Impact section below		Advertising Requirement: <i>(Enter X in box)</i>	Yes	No
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:		
		X			
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
	X				
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The proposed project consists of the assemblage of eight parcels, identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, all of which are owned by IDMA Holdings, Inc., c/o

Alex Orozco for AMDI USA, Inc. The property site is currently being used for the Concrete Batching Plant Operation, however the review and approval of these requests would bring this operation into compliance with City Land Development Regulations and Miami-Dade County Code of Ordinances. The applicant, AMDI USA, INC., desires to continue the operation of their concrete batching plant on this eight parcel development site in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations. This development site includes the properties listed and a portion of NW 130th Street and a portion of NW 30th Court between NW 130th Street and NW 131st Street, and the site is approximately 166,498 square feet or 3.82 Acres according to the site plan. The applicant submitted plans through the site plan review process to illustrate compliance with the requirements of the Land Development Regulations and to illustrate all non-conforming aspects of this operation and the steps the applicant will take to mitigate or reduce the non-conforming aspect by site design or through variance approval request.

This Development Agreement request was reviewed by the Planning & Zoning Board on November 17, 2020. The Planning & Zoning Board recommended approval of this request by a 4-0 vote.

Financial Impact

The Concrete Batching Plant operation will continue to obtain City Business Licenses and Certificate of Use. There is no significant financial impact.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Resolution
PZAB Application
PZAB Meeting Minutes 11-17-20
Staff Report
Site Plan

Record and Return to: (enclose self-addressed stamped envelope)
Hope W. Calhoun, Esq.
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

This Instrument Prepared by:
Law Offices of Burnadette Norris-Weeks, P.A.
City of Opa-locka
780 Fisherman Street
Opa-locka, FL 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA,
FLORIDA AND IDMA HOLDINGS, LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this ___ day of _____ 2021 ("Execution Date") by and between IDMA Holdings, LLC/AMDI USA, Inc., a Florida limited liability company ("Owner") with a mailing address of 13050 NW 30th Avenue, Opa Locka FL 33054 and the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, FL 33054

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 3.82 acres of land located at 13050 NW 30th Avenue Opa-Locka, FL 33054, within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio Nos. 0821280020020, 0821280020030, 0821280020040, 0821280020050, 0821280020060, 0821280020090, 0821280040330 and 0821280040380 (the "Property"), the legal descriptions of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the Owner acquired ownership of the Property with an existing concrete and batching plant located there upon ("Project")

WHEREAS, the City Commission, on _____, 2021 adopted Resolution Numbers _____, _____, _____, approving a Special Exception Site Plan, a Tentative Plat, and Variances ("Applications") for the Proposed Development type which includes approximately 4,102 square foot office building, 13 office parking spaces, the concrete batching plant area as well as parking and loading area for the concrete/cement trucks and 21,215 square feet of landscaping; and

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

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

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

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

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

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. Definitions.
 - a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
 - d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, IDMA Holdings, LLC/AMDI USA, Inc., a Florida limited liability company and/or any of its respective successors, assigns, or heirs thereof.
 - f. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

- g. "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,
- i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein
- j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the IDMA Holdings, LLC/AMDI USA, Inc., at 13050 NW 30th Avenue 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.
- l. "Final Site Plan" means the IDMA Holdings, LLC/AMDI USA, Inc. at 13050 NW 30th Avenue "Site Plan approved by the City Commission via Resolution No. _____ for the existing concrete batching plant currently existing on the Property and the office and surface parking and landscaping in accordance with the site plan.
- m. "Governing Body" means the City of Opa-Locka's City Commission or successor entity.
- 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 effect as of the Effective Date.
- q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.
- r. "Parties" means the City and the Owner, IDMA Holdings, LLC/AMDI USA, Inc.
- s. "Project" is the IDMA Holdings, LLC/AMDI USA, Inc. at 13050 NW 30th Avenue facility as described in the plans prepared by Glen Hanks Consulting Engineers, Inc. for the existing concrete batching plant as described by the AMDI site plan and dated August 29, 2020, which proposes the development of approximately 3.2 acre parcel of land located at 13050 NW 30th Avenue Opa-Locka, FL 33054, and identified by Miami-Dade County Tax Folio Nos 0821280020020, 0821280020030,

0821280020040, 0821280020050, 0821280020060, 0821280020090, 0821280040330 and 0821280040380 (the "Property"), the legal descriptions of which is attached hereto and made a part hereof as Exhibit "A."

- t. "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.
- u. "Resolution" means the resolution defined in the preamble to this Agreement, City of Opa-Locka Resolution Number _____ and _____ approving the IDMA Holdings, LLC/AMDI USA, Inc., at 13050 NW 30th Avenue Site Plan and the IDMA Holdings, LLC/AMDI USA, Inc. Development Agreement Project.

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

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, P.S., the City, and the Owners/Owners 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 be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

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

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt 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, 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 IDMA Holdings, LLC/AMDI USA, Inc. Site Plan. Such items include but are not specifically limited to:
 - Design of all physical structures, water bodies, private and public improvements and
 - The color and dimensional characteristics of all building materials
 - All landscaping, loading areas 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 IDMA Holdings, LLC/AMDI USA, Inc. at 13050 NW 30th Avenue 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 at least 10% of any entity to which this agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this agreement until November 2050.
- f. Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution.
- g. Owner shall strive to employ qualified residents from the City of Opa Locka to work at the Property (prior to and after construction). In order to accomplish this task, the Owner shall coordinate with the Career Source of South Florida office, located in the City.
- h. Owner shall also encourage all contractors and subcontracts to employ Opa-Locka residents through the assistance of the Career Source South Florida office.
- i. Owner agrees: To host job fairs for (business) operation jobs;

- j. All trash and garbage containers shall comply with all city dumpster enclosure requirements.
- k. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- l. The following timelines shall be complied with by Owner, IDMA Holdings, LLC/AMDI USA, Inc.. Said entity must work immediately 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 shown.

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

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

10. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by any and all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property. All development orders or permits sought to be

issued for the Project pursuant to this Agreement are hereby found to meet concurrency standards set forth in the Comprehensive Plan (concurrency regulations) and to be consistent with Land Development Regulations, so long as the Owner constructs the Property in compliance with the City's Laws, Comprehensive Plan and Land Development Regulations in existence as of the Effective Date. 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.

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

12. 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 after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owner's consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

13. 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.

14. 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 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.

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

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

If to the City at: City Manager
 City of Opa Locka
 780 Fisherman Street
 Opa Locka, Florida 33054

With a copy to: Law Offices of Burnadette Norris-Weeks, P.A.
 City Attorney
 City of Opa Locka
 780 Fisherman Street
 Opa Locka, Florida 33054
 And
 401 North Avenue of the Arts
 Ft. Lauderdale, FL 33311

If to the Developer at: IDMA Holdings, LLC/AMDI USA, Inc., a Florida limited
 liability company
 13050 NW 30th Ave.
 Opa Locka, FL 33054

With a copy to: Dunay Miskel Backman, LLC
 14 SE 4th Street
 Suite 36

Boca Raton, FL 33432
Attn: Hope W. Calhoun, Esq.

17. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate level. Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.
18. 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.
19. 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.
20. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.
21. 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: _____
City Clerk

By: _____
City Manager

Dated: _____ day of _____, 2021.

Approved for form and legal sufficiency:

City Attorney:

IDMA Holdings, LLC/AMDI USA, Inc., a
Florida limited liability company

WITNESS:

Signature

Print Name

Signature

Print Name

STATE OF FLORIDA)

:

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ____ physical
presence or ____ online notarization, on this _____ day of _____, 2021 by Alex Orozco as
Manager of IDMA Holdings, LLC, a Florida limited liability company. He is:

____ personally known to me, or

____ produced identification. Type of identification produced _____.

Notary Public, State of Florida at Large

Print Name

My Commission Expires:

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

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

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

FY 2018-2019 Meeting Dates

1st Tuesday of Each Month)

Date Application Found Sufficient

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

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

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

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

Page 2 of 5

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 4754 DATE RECEIVED: _____PROPERTY OWNER'S NAME: IDMA Holdings, LLCPROPERTY OWNER'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL

Number/Street City State/Zip Code

APPLICANT'S NAME: AMD I USA, Inc.APPLICANT'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL

Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-200-4778 HOME _____ OTHER 305-423-5805SUBJECT PROPERTY ADDRESS: 13050 NW 30th Ave.

Number/Street

TAX FOLIO NUMBER: see attached PRESENT ZONING: I-2LEGAL DESCRIPTION: See attached

Please check specific request:

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

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

Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code Ordinance 15-31

Page 3 of 5

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D.
- ☒ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- ☐ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- ☐ All preliminary and final site plans, along with property survey, must be submitted on CD-Rom disc in Cad and PDF format.
- ☐ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☐ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- ☐ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

I, Alex Ornela, 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

13050 NW 30th Ave.

Date

Sworn to and subscribed before me:

This 5 day of August, 2020

Notary Public

Attach copy of identification

My commission expires 4/1/23

Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code: Ordinance 15-31

Page 4 of 5



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

see letter dated 4/6/2020

I do give to Hope 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 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

Date

Sworn to and subscribed before me:

This 5 day of August 2020

Notary Public

My commission expires: 4/1/23



April 6, 2020

Gregory Gay, Director
Planning and Community Development Department
City of Opa Locka
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

RE: AMDI USA Inc.
13050 NW 30th Ave, Opa-Locka, FL
Job No. 18-0201

Mr. Gay:

The limited space on the application prevents the entirety of the legal description and all property control numbers from being reflected on the application. Please refer to the following complete legal description and property control numbers for this application.

Legal Description

Lots 1, 2, 3, 4, 5 and 8, Block 360 "East View Garden Lake Addition" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.
TOGETHER WITH

The West ½ of Tract 21, "NILE GARDENS, Section 1 and 2" according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.
TOGETHER WITH

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, "NILE GARDENS Section 1 and 2", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County Florida

Tax Folio Numbers

1. 08-2128-002-0020
2. 08-2128-002-0030
3. 08-2128-002-0040
4. 08-2128-002-0050
5. 08-2128-002-0060
6. 08-2128-002-0090
7. 08-2128-004-0380
8. 08-2128-004-0330

Regards,

Glen A. Hanks, P.E.
Senior Professional

Florida Sunshine State
CDL CLASS A
0620-001-60-362-0
ALERT A
ORNOZZO
 6871 W WEDGEWOOD AVE
 DAVIE, FL 33331-2847
 DOB: 10-02-1969 SEX: M
 EXPIRED: 04-03-2013
 EXPIRES: 10-02-2020
 ENDORSEMENTS:
 NONE
 TEST DATE: 07-27-2017

Signature
 ORNOZZO
 ORNOZZO

Operation of a motor vehicle constitutes consent to any technology used required by law.

(M) INDICATES ALSO

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

Hope W. Calhoun, Esq.

14 SE 4th Street

Suite 36

Boca Raton, FL 33432

This Instrument Prepared by:

Hope W. Calhoun, Esq.

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 IDMA HOLDINGS, LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this ___ day of _____ 2020 ("Execution Date") by and between IDMA Holdings, LLC, a Florida limited liability company ("Owner") with a mailing address of 13050 NW 30th Avenue, Opa Locka FL 33054 and the City of Opa-Locka, a municipal corporation of State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, FL 33054

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 3.82 acres of land located at 13050 NW 30th Avenue Opa-Locka, FL 33054, within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio Nos. 082120020020, 08210020030, 082120020090, 082120020050, and 082120020060 (the "Property"), the legal descriptions of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the Owner acquired ownership of the Property with an existing concrete and batching plant located there upon ("Project")

WHEREAS, the City Commission, on _____, 2021 adopted Resolution numbers _____ approving a site plan amendment, a plat, a special exception, and assorted variances ("Applications") for the Business; and

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

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

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

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

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

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. Definitions.
 - a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
 - d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, IDMA Holdings, LLC, a Florida limited liability company and/or any of its respective successors, assigns, or heirs thereof.
 - f. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

- g. "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,
- i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein
- j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- k. "Project Site Plan" is the Site Plan amendment approved by the City Commission via Resolution No. _____ for the existing batch and concrete plant currently existing on the Property.
- l. "Governing Body" means the City of Opa-Locka's City Commission or successor entity.
- m. "Initial Term" is thirty (30) years commencing on the Effective Date.
- n. "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.
- o. "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 effect as of the Effective Date.
- p. "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 Unified Land Development Regulation Code, the Ordinance and the Resolution Number _____.
- q. "Project" is the existing batching and concrete plant as described by the AMDI site plan amendment.
- r. "Property" means the approximately 3.2 acre parcel of land located at 13050 NW 30th Avenue Opa-Locka, FL 33054, and identified by Miami-Dade County Tax Folio Nos 082120020020, 08210020030, 082120020090, 082120020050, and 082120020060, the legal descriptions of which is attached hereto and made a part hereof as Exhibit "A."
- s. "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.
- t. "Resolution" means the resolution defined in the preamble to this Agreement, City of Opa-Locka Resolution Number _____ approving the Applications for the Project.

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 section 4.16 of the City of Opa-Locka's Unified Land Development Regulation Code, the Ordinance and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, P.S., the City, and the Owners/Owners 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 be required by Other 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. Upon the expiration or termination of this Agreement the Property shall be subject to all then applicable land use terms and regulations of the City.

8. 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 Site Plan Amendment. Such items include but are not specifically limited

to design of all physical structures, water bodies, private and public improvements.

- e. Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution.
- f. Owner shall strive to employ qualified residents from the City of Opa Locka to work at the Property (prior to and after construction). In order to accomplish this task, the Owner shall coordinate with the Career Source of South Florida office, located in the City.
- g. Owner shall also encourage all contractors and subcontracts to employ Opa-Locka residents through the assistance of the Career Source South Florida office.
All trash and garbage containers shall comply with all city dumpster enclosure requirements.
- h. Parking and weigh scale

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

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

10. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by any and all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property. All development orders or permits sought to be issued for the Project pursuant to this Agreement are hereby found to meet

concurrency standards set forth in the Comprehensive Plan (concurrency regulations) and to be consistent with Land Development Regulations, so long as the Owner constructs the Property in compliance with the City's Laws, Comprehensive Plan and Land Development Regulations in existence as of the Effective Date. 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.

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

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

13. 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.

14. 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 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.

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

16. 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: City Attorney
City of Opa Locka
780 Fisherman Street
Opa Locka, Florida 33054

If to the Developer at: IDMA Holdings, LLC, a Florida limited liability company
13050 NW 30th Ave.
Opa Locka, FL 33054

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

17. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate level. Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

18. 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.

19. 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.

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

21. 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: _____
City Clerk

By: _____
City Manager

Dated: _____ day of _____, 2020.

Approved for form and legal sufficiency:

City Attorney:

IDMA Holdings, LLC, a Florida limited liability company

WITNESS:

Signature

Print Name

Signature

Print Name

STATE OF FLORIDA)
 :
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, on this _____ day of _____, 2020 by Alex Orozco as Manager of IDMA Holdings, LLC, a Florida limited liability company. He is:

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

Notary Public, State of Florida at Large

Print Name

My Commission Expires:



AMD I USA INC.
13050 NW 30th AVENUE
OPA LOCKA, FL 33054
305-200-4778



ACH RIT 063100277
63-27/631

08/05/2020

PAY TO THE
ORDER OF

City of Opa Locka

\$ **3,500.00

Three Thousand Five Hundred and 00/100*****

DOLLARS

City of Opa Locka
780 Fisherman St Suite 120
Opa Locka, FL 33054

MEMO

Development Agreement Application

W/Organo
AUTHORIZED SIGNATURE

⑈004754⑈ ⑈063100277⑈ 898063779726⑈

AMD I USA INC.

City of Opa Locka

61000 - Business Licenses and Permits Development Agreement Application

08/05/2020

4754

3,500.00

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Virtual Planning & Zoning Meeting to order at 5:30 p.m. on Tuesday, November 17, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis On March 20, 2020, municipalities may conduct meetings of their governing boards without Having a quorum of its members present physically or at any specific location, and utilizing Communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b) 2, Florida Statutes.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, Members of the public wishing to address the P&Z have been offered the opportunity To do so. Public comments will be included as part of the public record for this virtual Meeting and will be considered by the P&Z prior to any action taken.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a special virtual session on Tuesday, November 17, 2020 at 5:30 p.m. The following members of the Planning & Zoning Meeting were present: Board Member Germane Barnes, Board Member Claudienne Hibbert-Smith, Board Member Dawn Mangham, & Board Member Rose Tydus & Chairman Elio Guerrero.

Also in Attendance were Planning & Community Development Director, Gregory Gay, Zoning Official, Gerald Lee, City Planner, Corion Delaine, Administrative Assistant, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE: Prayer was led by Board Member Tydus and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from September 8, 2020 Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from September 8, 2020 meeting.

Board Member Rose Tydus made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Elio Guerrero	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Rose Tydus	Yes

IV. PUBLIC HEARING:

1. APPLICANT NAME: ADMI USA, INC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE REQUEST APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: Items one through four are companion items. As it relates to this project application they will be doing a presentation for all four items. This site has been long used as an industrial site. The four items are before you deal with variance, special exception of the site plan,

tentative plat which was requested by Miami-Dade County for the site to be replatted and the fourth item is the developer agreement for the approval of the concrete batching plant. This application it to update and correct the issues that have occurred at this site for a number of years. The concrete batching plant is already on the site and is already operational. As a part of the update a variance information have been applied for a variance to have a public record to show that they went through the process for the concrete batching plant to operate.

****Attorney Hope Calhoun on behalf of the applicant “ADMI USA, INC” came before the Planning Zoning Board to present their project via zoom with a power point presentation for items 1-4 on the agenda.***

Attorney Calhoun: This batching plant owned and operated by my client has been in operation for more than 15 years. It’s before you now because we have a new client. My client purchased it and just want to make sure it’s operating and consistent with the current city code. As a result we have the four applications before you. A special exception is required which is item number 2 on your agenda. Item one is listed a variance request. We have four items: Variance, Special Exception, tentative Plat unifying 8 parcels (verify all of the parcels outlined in 1 cohesive plat and item four the developer agreement. They are all companion items. We have a few variances to reconsider. The dimensions are mentioned. We need variances to make it in compliance with the code. Are there any questions?

Board Member Barnes: Prior history of what operated on this site?

Chairman Guerrero: It’s in compliance?

Mr. Lee: The zoning district allows this use. They are not in conflict. The variance addresses the items the Attorney already presented. The reason we are suggesting approval the items were already on the property. They are complying and they are just updating the process that should have been addressed. Staff recommends approval.

Public Comments: “No questions were asked from the Public. Public Comments are closed.

Board Member Barnes made a motion to approve item 1 based upon contingent exhibit “A”.
Board member Mangham second.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

2. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER: IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SPECIAL EXCEPTION SITE PLAN REVIEW APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Special Exception/Staff recommends approval.

Board Member Barnes make a motion to approve item 2 based upon contingent to “Exhibit A”.
Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

3. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER: IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Tentative Plat/Staff recommends approval.

Board member Barnes made a motion to approve item “3”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

4. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Development Agreement/Staff recommends approval.

Board member Tydus moved to approve item “4” and Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

5. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Bala/Applicant: I don't have a presentation. However; this will take place in an enclosed warehouse

Chairman Guerrero: What is the use?

Bala/Applicant: A truck parking facility.

Mr. Delaine does a presentation and speaks that they meet the criteria and requirements.

Mr. Delaine: Rezoning request/Staff recommends approval.

Board member Mangham makes a motion to approve item "5". Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	N/A (Audio Issues)

6. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Site Plan approval/Staff recommends approval.

Board member Mangham makes a motion to approve item “6”. Board member Barnes second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

7. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER: 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Development Agreement/Staff recommends approval.

Board Member Mangham move to approve item “7”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-1.

Germane Barnes	No
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

Chairman Guerrero: Any questions board members for the applicant?

***No questions but there was one Public Comment.**

(There was 1 Public Comment) Listed Below:

Subject: C and D Resource Facility planned for 3805 NW 132nd Street

My name is Larry Olesky. I am the owner of 13195 NW 38th Avenue. The property to the south of the above subject property. I have the following questions and concerns about the effects of the Operations of A, C and D to the neighboring properties.

What type of construction material will be processed and how will it be processed?

Will the material be asbestos free and how will this be monitored?

Will the material be lead free and how will this be monitored?

Will the process be compacting, compressing and/or pulverizing?

Will the process be noisy?

Will the process pollute the air and ground water with dust?

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

A major concern is the erosion and flooding of 38th Avenue directly in front of my property and the only entrance and exit to the 3805 property. When this area floods (which is often), getting in and out of this area is extremely dangerous. It is common to see abandoned cars sitting in the street that has been flooded.

Any zoning approvals for this area should be directly tied to Road and Sewer Repairs prior to increased industrialization.

This proposed process will require daily, multiple trucks bringing material to the site and multiple trucks leaving the facility with the processed material.

I would appreciate my concerns and recommendations being considered for the sake, safety and respect of the neighborhood.

Thank you for your consideration, Larry Olesky

***Bala/Applicant: The applicant spoke on all of the questions and stated on the record that this project would not bring conflict to any businesses. They will follow guidelines and be in compliance.**

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

**FIRST READING
ORDINANCE / PUBLIC
HEARING**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A REQUEST FROM AMDI USA, INC. TO CLOSE, VACATE AND ABANDON A PORTION OF NW 130TH STREET BETWEEN NW 30TH AVENUE AND NW 30TH COURT AND A PORTION OF NW 30TH COURT BETWEEN NW 130TH STREET AND NW 131ST STREET FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article 1 and Article 2 of the City of Opa-Locka Code of Ordinances, the City Commission has the power to approve and adopt plats; and

WHEREAS, AMDI USA, Inc. ("Applicant") has requested the City of Opa-Locka ("City") to close, abandon and vacate a portion of NW 130th Street between NW 30th Avenue and NW 30th Court within the City; and

WHEREAS, the Applicant's request is to also close, abandon and vacate a portion of NW 30th Court between NW 130th Street and NW 131st Street within the City; and

WHEREAS, the Applicant has submitted a site plan that shows the proposed use of the vacated streets and the surrounding parcels for operation of a concrete batching plant and finished concrete production company facility; and

WHEREAS, the Applicant represents that it is following the process regarding the vacation of City streets and alleys, outlined in Ordinance 14-02; and

WHEREAS, on March 16, 2021, AMDI USA, Inc. presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board and the Planning & Zoning Board recommended approval for the closure, vacation and abandonment of a portion of NW 130th Street between NW 30th Avenue and NW 30th Court and the abandonment of a portion of NW 30th Court between NW 130th Street and NW 131st Street for the Operation of a Concrete Batching Plant on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-

004-0380; and 08-2128-004-0330, in the I-2 (Industrial Planned) Zoning District by a 4 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the City desires to approve the Right-of-Way closure as illustrated on the attached Sketch & Legal Description Street Closure, attached hereto as Exhibit "A".

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

Section 1. Incorporation of Recitals.

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

Section 2. Approval.

The City Commission of the City of Opa-Locka hereby approves a request by AMDI USA, Inc. for the closure, vacation and abandonment of a portion of NW 130th Street between NW 30th Avenue and NW 30th Court and the abandonment of a portion of NW 30th Court between NW 130th Street and NW 131st Street, as provided in Exhibit "A", for the operation of a Concrete Batching Plant on the property located at 13050 NW 30th Avenue and identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; and 08-2128-004-0330, in the I-2 (Industrial Planned) Zoning District.

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. Violations of Conditions.

Failure to adhere to the terms and conditions of this Ordinance shall be considered a violation of the City of Opa-locka Land Development Regulations and shall be subject to the penalty(s), listed in the City Code of Ordinance / Land Development Regulations.

Section 6. Effective Date.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-Locka is subject to the approval of the Governor or Governor's Designee.

PASSED FIRST READING this ____ day of _____ 2021.

PASSED SECOND READING this ____ day of _____ 2021.

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____



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

Department Director:	Gregory Gay		Department Director Signature:				
City Manager:	John E. Pate		CM Signature				
Commission Meeting Date:	May 12, 2021		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		2nd Reading	
		X	Public Hearing: (Enter X in box)	Yes	No X	Yes X	No
Funding Source: Account# :	(Enter Fund & Dept) Ex: See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes		No	
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 ☐ Communcation ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)			
	X						
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager			

Short Title:

A ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A REQUEST FROM AMDI USA INC TO CLOSE, VACATE AND ABANDON A PORTION OF NW 130TH STREET BETWEEN NW 30TH AVENUE AND NW 30TH COURT AND A PORTION OF NW 30TH COURT BETWEEN NW 130TH STREET AND NW 131ST STREET FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The proposed project consists of the assemblage of eight parcels, identified by folios 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, all of which are owned by IDMA Holdings, Inc., c/o Alex Orozco for AMDI USA, Inc. The property site is currently being used for the Concrete Batching Plant Operation, however the review and approval of these requests would bring this operation into compliance with City Land Development Regulations and Miami-Dade County Code of Ordinances. The applicant, AMDI USA, INC., desires to continue the operation of their concrete batching plant on this eight parcel development site in the I-2 (Industrial Planned) zoning district and to comply with the requirements of the City Land Development Regulations. This development site includes the properties listed and a portion of NW 130th Street and a portion of NW 30th Court between NW 130th Street and NW 131st Street, and the site is approximately 166,498 square feet or 3.82 Acres according to the site plan. The applicant submitted plans through the site plan review process to illustrate compliance with the requirements of the Land Development Regulations and to illustrate all non-conforming aspects of this operation and the steps the applicant will take to mitigate or reduce the non-conforming aspect by site design or through variance approval request.

The applicant's request is to close, abandon and vacate a portion of NW 130th Street between NW 30th Avenue and NW 30th Court and to also close , abandon and vacate a portion of NW 30th Court between NW 130th Street and NW 131st Street. When the street vacation is granted, the site plan submitted illustrated the use of the vacated streets and the surrounding parcels will be used for the operation of a concrete batching plant and finished concrete production company facility. The right-of-way vacation request was reviewed by the Planning & Zoning Board on March 16, 2021. The Planning & Zoning Board recommended approval of this request by a 4-0 vote.

Financial Impact

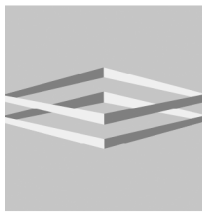
The Concrete Batching Plant operation will continue to obtain City Business Licenses and Certificate of Use. There is no significant financial impact.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Ordinance
 PZAB Application
 PZAB Meeting Minutes (not available)
 Staff Report
 Sketch & Legal Description-Street Vacantion
 Site Plan



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Hope Calhoun

Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki

Heather Jo Allen
Lauren G. Odom
Zach Davis-Walker

Project Narrative Right of Way Vacation

AMDI USA, INC., (“Applicant”) intends to continue the operation of an existing concrete batching plant and finished concrete production company (“Business”) on property located at 13050 NW 30th Avenue, which includes unimproved rights of way for portions of NW 130th Street and NW 30th Court (“Property”). All parcels are further identified on the attached and are in the City of Opa Locka (“City”). The Property is zoned I-2 (industrial planned district) and consists of 2 gross acres. Access to Property will continue to be provided from NW 131st Street pursuant to a public right of way easement. In order to operate the Project on the Property as anticipated, a portion NW 130th Street will be vacated, and a portion of NW 30th Court will also have to be vacated (collectively called herein “the Roadways”).

City Ordinance 14-42 (“Ordinance”) outlines the requirements for vacating a street. In accordance with same, the balance of this document shall outline and explain compliance with same.

Section 3.(a) of the Ordinance requires that an accurate legal description of the public street....petitioned to be vacated.

i. See Attached.

Section 3.(b) of the Ordinance requires the Applicant to list the property owners’ names, addresses, and the property legal description,...of all property touching or abutting on the public street.

ii. See attached.

Section 3.(c) of the Ordinance requires the Applicant to state the reason why the Applicant desires to close the street...The Applicant shall provide a statement as to whether the general public currently uses same.

iii. The Applicant requests the vacation of the Roadways to allow for safer and better operation of the Business. The Business has been in operation for over 20 years on the Property, and the requested right of way vacations will simply codify the practical operation

of the Property. The unimproved portions of the right of way are not currently being used by the public because either it is not an existing through street (NW 130th Street), or the Business is already operating in the right of way (NW 30th Court) and it bisects the Property. Section 3.(d) requires the following recitation:

iv. The Applicant herein named shall waive, renounce, relinquish, absolve and discharge the city from any claim for damages of any nature and kind whatsoever that such applicant may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of the public street, road, alleyway, place or highway or any part or portion thereof.

Section 3.(e) requires that the application have attached to it a drawing of the subdivision in which the public street, road, alleyway, place or highway or any part or portion thereof to be vacated, closed and abandoned is located or, if located in an unplatted area, of the streets, highways, roads, alleys and public places in the immediate area surrounding the public street, road, alleyway, place or highway or any part or portion thereof to be vacated, closed, discontinued and abandoned.

v. Please see the attached.

Section 3(f) requires that the application include releases from all utility companies for the public street, road, alleyway, place or highway or any part or portion thereof to be vacated, closed discontinued and abandoned.

vi. Same shall be provided prior to final approval of this request.

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

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

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

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

Date Application Found Sufficient

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

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

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

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 1st floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

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

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 4879 DATE RECEIVED: _____

PROPERTY OWNER'S NAME: IDMA Holdings, LLC

PROPERTY OWNER'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL
Number/Street City State/Zip Code

APPLICANT'S NAME: AMD I USA, Inc.

APPLICANT'S ADDRESS: 13050 NW 30th Ave, Opa-Locka, FL
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE _____ HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 13050 NW 30th Ave.
Number/Street

TAX FOLIO NUMBER: see attached PRESENT ZONING: I-2

LEGAL DESCRIPTION: See attached

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 ☐ With Plans
- ☐ Special Exception ☐ No Plans ☐ With Plans
- ☐ Development Agreement
- ☐ Restrictive Covenant
- ☒ Other - Please specify: Right of Way Vacation/Abandonment

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

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

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

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D.
- ☐ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- ☐ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- ☒ All preliminary and final site plans, along with property survey, must be submitted on CD-Rom disc in Cad and PDF format.
- ☐ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☐ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- ☐ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

I, Alex Orozzco, 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

11/3/2020

Date

Sworn to and subscribed before me:

This 3 day of November 2020

Notary Public

Attach copy of identification

My commission expires 4/1/23



Reference to Ordinance 15-13

Land Development Regulations/ Zoning Code: Ordinance 15-31



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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

To: City of Opa-locka
From:

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

I, Alex Orozco, being first duly sworn, depose and say that I am the owner of the property legally described as:
see attached

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

11/3/2020

Date

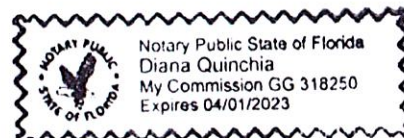
Sworn to and subscribed before me:

This 3 day of November, 2020

Notary Public

My commission expires: 4/1/23

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



SKETCH & LEGAL DESCRIPTION STREET CLOSURE "EXHIBIT "A"

LEGAL DESCRIPTION:

All those portions of N.W. 30th. Court and N.W. 130th. Street, as shown on recorded plat of "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida, being bounded by the following lines:

Bounded on the North by the North line of Block 360, extended Westerly to the East line of the West 1/2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida;

Bounded on the West by the East line of the West 1/2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida;

Bounded on the South by the centerline of N.W. 130th. Street, as shown on recorded plat of "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida, with its Westerly limits being the East line of the West 1/2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida, its Easterly limits being the East Lot of Lot 8, in Block 360, extending Southerly to the centerline of said N.W. 130th. Street, its Northerly limits being the Southerly line of said Lot 8;

Bounded on the East by the Westerly limits of Lots 1, 4, 5 and 8 in Block 360, as shown on recorded plat of "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.

Said portion containing approximately 11,369 square feet.

SURVEYOR'S NOTES:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
- 5) The North arrow and Bearings shown hereon are based on a bearing of N.00°00'00"E along the East line of Block 360, of "EAST VIEW GARDEN LAKE ADDITION", according to the plat thereof as recorded in Plat Book 51, at Page 17, of the Public Records of Miami-Dade County, Florida, and all other bearings are relative thereto.

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



LB # 7282
PHONE: 305-822-6062 * FAX: 305-827-9669
6175 NW 153rd ST. SUITE 321, MIAMI LAKES FL 33014
Job # RP20-1026

JACOB GOMIS
Professional Surveyor & Mapper
State of Florida Reg. No. 6231

----- Dated 08/28/20

SKETCH & LEGAL DESCRIPTION

PORTION OF LOT 20, "NILE GARDENS SECTION " PLAT BOOK 31, PAGE 42

N.W. 131ST. STREET
(OPENED FOR PUBLIC USE - NOT IMPROVED)

CENTERLINE OF 50' RIGHT-OF-WAY
PER PLAT BOOK 51, PAGE 17

STREET CLOSURE "EXHIBIT "A"



SCALE: 1" = 40'

LEGEND

Centerline
Property Line

A=Arc
BRG=Bearing
CH=Chord
 Δ =Delta
L=Length
R=Radius
T=Tangent

 DENOTES AREAS TO BE CLOSED, VACATED & ABANDONED FROM PUBLIC USE.

WEST 1/2 OF LOT 21
"NILE GARDENS SECTION 2"
PLAT BOOK 31, PAGE 42
N.W. 30TH. COURT

EAST LINE OF WEST 1/2 OF LOT 21
(PLAT BOOK 31, PAGE 42)

N.W. 30TH. COURT

N00°00'00"E 220.00'

LOT 8, BLOCK 360
"EAST VIEW GARDEN LAKE ADDITION"
PLAT BOOK 51, PAGE 17

R=25.00'
Δ=89°57'43"
A=39.25'

N89°57'43"W 124.05'

(TO BE CLOSED, VACATED & ABANDONED FROM PUBLIC USE)

NW 130TH STREET

N89°57'43"W 174.03'
CENTERLINE OF 50' RIGHT-OF-WAY PER PLAT
BOOK 51, PAGE 17 (NOT OPENED)

TRACT "A", "EAST VIEW GARDEN LAKE ADDITION", PLAT BOOK 51, PAGE 17



ROYAL POINT
LAND SURVEYORS, INC.

LB # 7282
PHONE: 305-822-6062 * FAX: 305-827-9669
6175 NW 153rd ST. SUITE 321, MIAMI LAKES FL 33014
Job # RP20-1026

CFN: 20180469248 BOOK 31086 PAGE 679
DATE: 08/02/2018 01:50:49 PM
DEED DOC 21,000.00
SURTAX 15,750.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by and return to:
Neil A. Milestone, Esq.
President
Milestone Title Company
2999 NE 191st St. Suite 709
Aventura, FL 33180
305-682-2324
File Number: IDMA-FIP2

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 30 day of July, 2018 between Florida Industrial Properties Two, LLC, a Florida Limited Liability Company, whose post office address is 2131 NW 139th Street, Suite 22, Opa Locka, FL 33054, grantor, and

IDMA Holdings, LLC, a Florida Limited Liability Company, whose post office address is 13050 NW 30th Avenue, Opa Locka, FL 33054, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 1, 2, 3, 4, 5, and 8, Block 360, EAST VIEW GARDEN LAKE ADDITION, according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida.

AND

The West 1/2 of Tract 21, NILE GARDENS, Section I and II, according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

AND

The North 70 feet of the South 95 feet of the East 107.675 feet of Tract 20, NILE GARDENS, Section I and II, according to the plat thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040;
08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0330;
08-2128-004-0380.

Subject to:

1. Taxes for the current year and subsequent years;
2. Zoning and/or restrictions and prohibitions imposed by government authority without serving to reimpose same;
3. Conditions, easements, restrictions, and reservations of record and restrictions and other matters appearing on the Plat and/or common to the subdivision without serving to reimpose same;

DoubleTime®

CFN: 20180469248 BOOK 31086 PAGE 680

4. Utility easements of record, provided said easements do not reasonably interfere with the intended use of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: NEIL A MILESTONE
 Witness Name: TETIANA TISHCHENKO

Florida Industrial Properties Two, LLC, a Florida Limited Liability Company

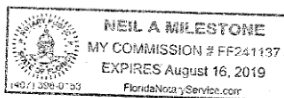
By: Kevin A. Goch, Member

By: Jodi M. Goch, Member

State of Florida
 County of Miami-Dade

The foregoing instrument was acknowledged before me this 30 day of July, 2018 by Kevin A. Goch, Member and Jodi M. Goch, Member of Florida Industrial Properties Two, LLC, a Florida Limited Liability Company, on behalf of the company. They ☐ are personally known to me or ☒ have produced driver's licenses as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

1st Reading/Public Hearing:

2nd Reading/Public Hearing:

Adopted:

Effective Date:

Sponsored By: City Manager

ORDINANCE NO. 21-~~XXX~~

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Opa-Locka, FL adopted its 2020-2021 fiscal year General, Proprietary and Special Revenue Funds budgets by passage of Ordinance 20-16, on September 23, 2020, and as amended by passage of Budget Amendment# 1, Ordinance 20-22 and Budget Amendment# 2, Ordinance 21-04; and

WHEREAS, pursuant to Florida Statute 166.241(5), the governing body of each municipality at any time within a fiscal year or within 60 days following the end of fiscal year may amend a budget for that year as follows:

- a) Appropriations for expenditures within a fund may be decreased or increased by motion recorded in the minutes if the total appropriations of the fund is not changed;
- b) The governing body may establish procedures by which the designated budget officer may authorize budget amendments if the total appropriations of the fund is not changed;
- c) If a budget amendment is required for a purpose not specifically authorized in paragraph (a) or paragraph (b), the budget amendment must be adopted in the same manner as the original budget unless otherwise specified in the municipality's charter; and

WHEREAS, the City Commission desires to amend its 2020-2021 Fiscal Year General, Proprietary and Special Revenue Funds budgets as set forth in Exhibit "A".

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

SECTION 1. RECITALS ADOPTED

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

Pursuant to Article IV, Section 4.5 of the City Charter, the City Manager has recommended proposed Amended General, Proprietary and Special Revenue Funds Budgets to the City Commission for the Fiscal Year retroactive to October 1, 2020, a copy of which is attached hereto as Exhibit "A" and incorporated by reference herein.

The City Commission of the City of Opa-locka hereby approves, adopts and ratifies the proposed Amended General, Proprietary and Special Revenue Funds Budgets for the Fiscal Year 2020-2021, and hereby appropriates the budgeted expenditures and revenues as set forth in the attached Exhibit "A".

The City Manager is authorized to expend or contract for expenditures, pursuant to the City of Opa-locka Charter and the adopted Code of Ordinances in accordance with the adopted Amended General, Proprietary and Special Revenue Funds Budgets for Fiscal Year 2020-2021.

The department/division expenditure allocations established by the City Manager, as revised and summarized in the budget attached as Exhibit "A", are hereby adopted and ratified. Funds of the City for General, Proprietary and Special Revenue Funds Budgets shall be expended in accordance with the appropriations provided by the budget, which shall constitute an appropriation of amounts specified therein. Expenditure control shall be at the fund level. Funds may be expended by, and with the approval of, the City Manager and the City Commission, in accordance with the provisions of the City Charter, adopted Code of Ordinances and applicable laws. Supplemental appropriations and reduction of appropriations, if any, shall be made in accordance with the City Charter.

Any and all outstanding encumbrances as of September 30, 2020, shall not lapse at that time and appropriations have been hereby provided for those outstanding encumbrances that have been incurred prior to September 30, 2020, but are not expected to be paid until after then. Receipts from sources not anticipated in the attached budget may be appropriated and expensed by Ordinance duly enacted by the City Commission in accordance with the applicable law. Adjustments within the same fund to departmental appropriations made in the attached Budget may be approved, from time to time, by the City Manager, or by Resolution adopted by the City Commission, if lawful. The City Manager is authorized to approve adjustments to the expenditure code allocations, within the limit of department appropriations made in the attached Budget.

All Ordinances setting fees and charges, and all other fees and charges consistent with appropriations adopted herein, as may be amended during the fiscal year, are hereby ratified, confirmed and approved.

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 City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-locka and upon a filing of a certified copy hereof with the Florida Department of State and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** this 26th day of May, 2021.

Matthew A. Pigatt, 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:

Ordinance No. 21-XX

Commissioner Burke	_____ (Yes)	_____ (No)
Commissioner Davis	_____ (Yes)	_____ (No)
Commissioner Taylor	_____ (Yes)	_____ (No)
Vice-Mayor Williams	_____ (Yes)	_____ (No)
Mayor Pigatt	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

Department Director:	Robert Anathan		Department Director Signature:				
City Manager:	John Pate		CM Signature:				
Commission Meeting Date:	May 26, 2021		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i> N/A	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
			Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
	X			X		X	
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> See Attachments		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
				X			
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
		X					
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
		X					
Sponsor Name	City Manager		Department: City Manager's Office	City Manager			

Short Title:

FY 21 Budget Amendment #3

Staff Summary:

Issue: Budget Amendment #2 was adopted on January 27, 2021. Since then the City's requirements have significantly evolved, creating the need for another budget amendment. Staff recommends that the City Commission approve Budget Amendment #3.

Background: The City's FY 21 budget of \$45,838,283 was adopted on September 22, 2020. On November 19, 2020, FY 21 Budget Amendment #1 was approved, increasing the budget by \$4,414,244 to a new total of \$50,252,527. On January 27, 2021, Budget Amendment #2 was approved, increasing the City's budget by \$1,338,553 to \$51,591,080.

Current Activity: The following narrative discussing Budget Amendment #3 should be read in conjunction with the attachment titled "Budget Amendment #3 (Supports Agenda Cover Memo Narrative)"

Summary

Budget Amendment #3 recommends a net expense increase of \$1.40 million dollars with various accounts to be increased by \$2.12 million, offset by \$0.72 million of savings in other accounts. This net increase in expenditure is recommended to be funded by \$1.24 million of net revenue (a \$1.82 million increase in revenue with \$0.58 million going into fund balance, leaving \$1.24 million available to fund increased expenditures) and the use of \$0.16 million of Contingency.

Detailed analysis is provided in the attachment “Analysis of Budget Amendment #3”

.Proposed Action:

Staff recommends that the City Commission approve the proposed amendment.

Attachment:

1. Analysis of Budget Amendment #3, including attachment.
2. Standard summary of the recommended budget amendment
3. Detailed information on each recommended amendment item (Exhibit “A”)
4. Ordinance

Analysis Of Budget Amendment #3

This analysis will focus on the categories identified in the attached schedule titled “Budget Amendment #3 (Supports Agenda Cover Memo Narrative)”

General Fund – CARES Act

The City will receive \$1,714,150 from the County CARES Act program for City efforts expended in addressing pandemic issues. Of the total, \$1,000,000 has been added to General Fund Contingency while the remainder, \$714,150, has been assigned to General Fund Available Fund Balance, consistent with the City’s requirement to restore this important financial measurement to an appropriate level as part of the City’s exiting from financial emergency status. This reimbursement is different than the approximately \$1.6 million reimbursement the City will receive for purchasing and distributing food cash cards in November and December.

General Fund – Other

Additional expenditures of \$641,874 are recommended, offset by \$125,050 of savings, primarily coming from vacancies experienced so far this year. The more significant of these expenditures include the following:

- \$93,000 Finance additional consultant requirements. This is being funded from savings from vacant positions in this department.
- \$64,624 Building Maintenance Department FY 20 encumbrances not previously rolled over into FY 21. Since these encumbered funds weren’t spent in FY 20, they ended up in fund balance, which will now be used to fund these open purchase orders.
- \$50,000 Terminal leave payout. The size of the accumulated leave payout due employees has been recognized as an issue for a while. Several long-time employees have departed this year, significantly impacting this account. This recommended increase will bring this account to \$205,000. Over the past three years the average charge to this account has been less the \$20,000.
- \$38,000 Crime scene vehicle and equipment, funded primarily by a \$31,076 DOJ grant
- \$37,000 Additional streetlight electricity charges. More new lights were installed than originally proposed.
- \$30,000 Cost of water used by the City. At the end of the FY 20, the City started receiving water bills for two accounts not previously being billed.
- \$25,100 IRS settlement in regard to whether City police working for other organizations while off-duty are deemed to be City employees while performing these services.
- \$24,900 Consultant to develop an employee pay plan, consistent with an Operational Audit recommendation.

\$24,000 Temporary employee to assist Finance in getting caught up.
 \$15,000 Increase to Road & Streets for unbudgeted pressure cleaning and emergency road repairs.
 \$20,000 Sherbondy exercise room equipment.
 \$14,000 City Clerk temporary staffing to assist due to vacant Deputy position. Funded from compensation savings from the vacant position.
 \$13,400 Replacement of the air conditioning unit at the Public Works building.
 \$13,000 Property tax payment on City property previously sold, but due to a deed issue, still indicated as City property by the Property Appraiser. Current owner will reimburse \$12,500.
 \$13,000 Ingram Park awnings replacement.
 \$12,500 Automated sandbag filling equipment
 \$12,000 Ingram Park Athletic Building roof repair.
 \$11,000 Correct pump and service line issues for the Sherbondy pool
 \$10,500 Police rental of containers for control of seized assets.
 \$10,000 Program to incentivize residents to report illegal dumping.
 \$10,000 Replacement of two failing air conditioning units at Ingram Park.
 \$10,000 Cairo Lane camera system to control illegal dumping
 \$10,000 Additional Police vehicle lease, including front-end charges.
 \$10,000 Parks & Recreation long-range lightning detection system.
 \$70,850 32 other line items averaging \$2,214 per item.

As indicated in the attachment, the General Fund will also provide \$554,500 of transfer-out funding to the Risk Management, IT, Safe Neighborhood and Town Center Funds. A reminder that although this impacts General Fund cash, it has no impact on total City expenditures since these transfers are reflected as expenditures in the four recipient funds.

The General Fund Other budget amendment is funded by the following

\$ 43,576 Revenue from two small grants.
 \$ 64,624 Fund balance from the previously mentioned rollover of Building Maintenance Department FY 20 encumbrances.
 \$963,124 Contingency, using nearly all of the \$1.0 million contingency made available from receipt of the County CARES Act funding.

Water-Sewer Fund

Additional expenditures of \$647,500 are recommended, offset by \$447,600 of savings, primarily coming from deferring other projects. The more significant of these expenditures include the following:

- \$220,000 Manhole relining project to reduce inflow and infiltration.
- \$200,000 Sewer system modeling to satisfy a DERM requirement.
- \$ 75,000 Increased legal counsel engaged to represent the City in the current billing case, based on year-to-date run rate.
- \$ 62,000 This fund's share of continuation of the financial consultants through the third quarter of this fiscal year
- \$ 25,000 Emergency sewer repair – 22nd Avenue
- \$ 24,000 Lift station pumps to replace a failed pump and a spare back up.
- \$ 20,000 Increased County utility billing charges.
- \$ 21,500 Seven other line items averaging \$3,071 per line item

These items will be funded from this fund's Contingency

Stormwater Fund

Additional expenditures of \$181,000 are recommended, offset by \$131,200 of savings, coming from deferring a project. This amendment is composed of two line items:

- \$166,000 This fund's share of the 131st Street drainage project with the roadway portion (\$40,000) in the Safe Neighborhood fund.
- \$ 15,000 Increase in the Other Professional Services budget to permit additional engineering consultant services if the need should arise.

The portion of this recommendation not funded from savings (\$49,800) will be funded through the first phase of a CDBG grant.

Risk Management Fund

Additional expenditures of \$290,600 are recommended, essentially all funded by a transfer from the General Fund as previously described.

- \$290,000 This is a workers compensation issue. When Florida Municipal Insurance Trust (FMIT) guidance was requested last spring for budgeting purpose, the City was informed that workers compensation rates would be flat. This failed to take into account the City's bad workers compensation history, which is considered when setting rates. The rate provided at the end of August created a \$163,000 budget shortfall. A three-year rolling history is used in setting rates.

FY17 was a very bad year and will fallout of the computation of future year workers compensation rates.

There is also a workers comp audit in the spring each year which reviews the actual compensation and workers compensation classifications for the prior year versus what was previously provided when the rates were originally set. In recent years this audit has generated savings. This year's audit indicated that although total compensation was in line with what had previously been provided, there were several employees who had been incorrectly assigned low risk workers compensation codes. When higher risk codes were assigned to these employees, this generated another \$127,000 of additional charges.

Information Technology Services Fund

Additional expenditures of \$23,600 are recommended, funded from savings realized in the completion of other projects and an \$8,000 transfer in from the General Fund. This expenditure is primarily the hardware (\$15,000) required to activate OPATV and an additional \$5,000 to cover transition cost related to moving to a new internet provider.

Safe Neighborhood Capital Improvement Plan (CIP) Fund

Additional expenditures of \$185,500 are recommended. This will provide funding for the following projects:

- \$121,500 Historic fire station and HR building condition assessment and, if appropriate construction plans and bidding assistance.
- \$ 40,000 Roadway portion of the 131st Street drainage project.
- \$ 24,000 Replacement of air conditioning units at 2105 Ali Baba project

To fund these projects there will be a small (\$12,000) CDBG grant associated with the 131st St drainage project. The remainder of the funding (\$173,500) will be transferred from the General Fund as previously described.

Town Center Fund

Additional expenditures of \$83,000 are recommended. This will provide funding for the following projects:

- \$ 27,000 City is now being billed for water accounts not billed in FY 20.
- \$ 25,000 Sealing of leaking windows..
- \$ 12,035 Additional expenditure required to upgrade building's electrical system
- \$ 9,965 Mold remediation in IT area.
- \$ 9,000 Corrects budget error for cleaning services. Part of last year's charges were recorded in a separate account, resulting in FY 21 being under-budgeted.

The entire funding for these projects (\$83,000) will be transferred from the General Fund as previously described.

Special Law Enforcement Fund

Additional expenditures of \$63,500 are recommended. This will provide funding for the following projects:

- \$ 54,000 Package to provide guidance in rewriting Police Department operational manual.
- \$ 9,500 Second Police dog.

The entire funding for these projects will come from this fund's available fund balance.

**Budget Amendment # 3 Summary
(Supports Agenda Cover Memo Narrative)**

	Gen Fund CARES Act	Gen Fund Other	Water Sewer Fund	Storm Water Fund	Risk Mgmt Fund	IT Fund	Safe Neigh Fund	Town Center Fund	Special Law Fund	Total Ex CARES Act	Total
<u>Expenditure</u>											
Expense	-	641,874	647,500	181,000	290,600	23,600	185,500	83,000	63,500	2,116,574	2,116,574
Savings	-	(125,050)	(447,600)	(131,200)	(600)	(15,600)				(720,050)	(720,050)
Net	-	516,824	199,900	49,800	290,000	8,000	185,500	83,000	63,500	1,396,524	1,396,524
Transfer Out	-	554,500	-	-	-	-	-	-	-	554,500	554,500
Total	-	1,071,324	199,900	49,800	290,000	8,000	185,500	83,000	63,500	1,951,024	1,951,024
<u>Funding</u>											
Revenue	(1,714,150)	(43,576)	-	(49,800)	-	-	(12,000)			(105,376)	(1,819,526)
Fund Balance	714,150	(64,624)	-	-	-	-			(63,500)	(128,124)	586,026
Net	(1,000,000)	(108,200)	-	(49,800)	-	-	(12,000)	-	(63,500)	(233,500)	(1,233,500)
Contingency	1,000,000	(963,124)	(199,900)	-	-	-				(1,163,024)	(163,024)
Total	-	(1,071,324)	(199,900)	(49,800)	-	-	(12,000)	-	(63,500)	(1,396,524)	(1,396,524)
Transfer In	-	-	-	-	(290,000)	(8,000)	(173,500)	(83,000)		(554,500)	(554,500)
Total	-	(1,071,324)	(199,900)	(49,800)	(290,000)	(8,000)	(185,500)	(83,000)	(63,500)	(1,951,024)	(1,951,024)

FY 21 Budget Amendment #3

#	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	
1	<u>Re-imbursement - County CARES Act Program</u>							
	Gen Fund	Rev	001-TBD	County CARES Act Program	-	1,714,150	1,714,150	Reimbursement from County CARES Act Program for City operating expense. \$500,000 added to Contingency for availability for unplanned operating expenditure. \$1.2 million used to restore fund balance to address long-term requirement to exit State control.
	Gen Fund	Fnd Bal	001-383010	Transfer-In, Fund Balance *	-	(714,150)	(714,150)	
	Non-Dept	Exp	19-519390	Contingency	1,038,664	1,000,000	2,038,664	
	* Negative number indicates <u>ADDITION</u> to fund balance rather usage of fund balance							
2	<u>Sherbondy - Weight Room Equipment</u>							
	Prk & Rec	Exp	72-572640	Machinery & Equipment	-	20,000	20,000	Weight room equipment for Sherbondy
	Non-Dept	Exp	19-519390	Contingency *	2,038,664	(20,000)	2,018,664	
	* Budget adjusted due to prior items							
3	<u>Ingram Park -Awning Replacement</u>							
	Prk & Rec	Exp	72-572630	Improvement Other Than Bldg	-	13,000	13,000	Ingram Park awnings require replacement
	Non-Dept	Exp	19-519390	Contingency *	2,018,664	(13,000)	2,005,664	
	* Budget adjusted due to prior items							
4	<u>Parks & Recreation - Minor Building Repairs</u>							
	Prk & Rec	Exp	72-572461	Building Repair & Maintenance	-	4,000	4,000	Provision for minor building repairs
	Non-Dept	Exp	19-519390	Contingency *	2,005,664	(4,000)	2,001,664	
	* Budget adjusted due to prior items							
5	<u>Terminal Leave Payout</u>							
	Non-Dept	Exp	19-581922	Leave Payout Reserve	155,000	50,000	205,000	Continuation of long-time employees departing
	Non-Dept	Exp	19-519390	Contingency *	2,001,664	(50,000)	1,951,664	
	* Budget adjusted due to prior items							
6	<u>PW - Streets - Street Lights</u>							
	PW - Strt	Exp	41-541430	Electricity, Gas & Water	131,000	37,000	168,000	New brighter high efficiency street lights increased expense. More lights were added than originally proposed.
	Non-Dept	Exp	19-519390	Contingency *	1,951,664	(37,000)	1,914,664	
	* Budget adjusted due to prior items							
7	<u>PW - Trash - Illegal Dumping Reporting Incentive Program</u>							
	PW - Trash	Exp	50-534493	General Expense	-	10,000	10,000	Program to incentivize residents to identify illegal dumpers
	PW - Trash	Exp	50-541431	Disposal Of Illegal Dumping	88,537	(10,000)	78,537	

FY 21 Budget Amendment #3

#	Amendment Details				Budget	Adj	Revised	
8	<u>Red Light Camera Rental / Violator Contact Fees</u>							
	Non-Dept	Exp	19-512497	Red Light Camera Service (ATS)	386,400	5,000	391,400	Miscellaneous violator mail contact expense increasing
	Non-Dept	Exp	19-519390	Contingency *	1,914,664	(5,000)	1,909,664	
	* Budget adjusted due to prior items							
9	<u>Commission - Travel Budget</u>							
	Comm	Exp	10-511400	Travel	3,500	6,500	10,000	To fund increased presence at Tallahassee to advocate for City issues
	Non-Dept	Exp	19-519390	Contingency *	1,909,664	(6,500)	1,903,164	
	* Budget adjusted due to prior items							
10	<u>Commission - Clothing</u>							
	Comm	Exp	10-511521	Clothing / Uniforms	900	400	1,300	Additional clothing to support City branding
	Non-Dept	Exp	19-519390	Contingency *	1,903,164	(400)	1,902,764	
	* Budget adjusted due to prior items							
11	<u>Risk Management - Training & Membership Fees</u>							
	Risk	Exp	84-513541	Educational Costs	-	300	300	Risk Manager training & professional memberships
	Risk	Exp	84-513540	Pubs/Subscriptions/Memberships	-	300	300	
	Risk	Exp	84-513452	General Liability - Deductible	150,000	(600)	149,400	
12	<u>Information Technology - Membership Fees</u>							
	IT	Exp	85-512540	Pubs/Subscriptions/Memberships	-	200	200	Professional membership - Florida Local Government Information Systems Assoc.
	IT	Exp	85-512528	Software Licensing	220,827	(200)	220,627	
13	<u>Vehicle Maintenance - Uniform Rental</u>							
	Veh Mnt	Exp	49-541341	Uniform Rental/Laundry	936	1,050	1,986	Minor under budgeted. Offset by vacant position savings
	Veh Mnt	Exp	49-541120	Salaries-Regular	155,445	(1,050)	154,395	
14	<u>Police Admin</u>							
	Pol Admin	Exp	36-521493	General Expenses	-	1,000	1,000	Minor charges not budgeted.
	Pol Admin	Exp	36-521528	Software Maintenance	128,841	(1,000)	127,841	
15	<u>Streets - Operating Expense</u>							
	Streets	Exp	41-541520	Operating Expense	-	3,000	3,000	Miscellaneous road supplies charged to incorrect account
	Streets	Exp	41-541530	Road Materials & Supplies	40,000	(3,000)	37,000	

FY 21 Budget Amendment #3

#	Amendment Details				Budget	Adj	Revised	
16	<u>Non-Dept - Payroll Tax Settlement</u>							
	Non-Dept - F Exp	19-519997	Tax Payments		1,000	25,100	26,100	Settlement of a payroll tax issue
	Non-Dept Exp	19-519390	Contingency *		1,902,764	(25,100)	1,877,664	
	* Budget adjusted due to prior items							
17	<u>Code Enforcement - Office Supplies</u>							
	Code Exp	23-521510	Office Supplies		2,000	1,000	3,000	Higher usage of Office Supplies
	Non-Dept Exp	19-519390	Contingency *		1,877,664	(1,000)	1,876,664	
	* Budget adjusted due to prior items							
18	<u>PW Admin - Office Supplies</u>							
	PW Ad Exp	32-541510	Office Supplies		2,000	1,000	3,000	Higher usage of Office Supplies
	Non-Dept Exp	19-519390	Contingency *		1,876,664	(1,000)	1,875,664	
	* Budget adjusted due to prior items							
19	<u>Community Development - Office Supplies</u>							
	Com Dev Exp	37-515510	Office Supplies		1,000	1,000	2,000	Higher usage of Office Supplies
	Non-Dept Exp	19-519390	Contingency *		1,875,664	(1,000)	1,874,664	
	* Budget adjusted due to prior items							
20	<u>Water-Sewer Finance - Office Supplies</u>							
	W-S Fin Exp	61-513510	Office Supplies		1,000	1,000	2,000	Higher usage of Office Supplies
	W-S Fin Exp	61-513120	Salaries - Regular		199,561	(1,000)	198,561	
21	<u>Police Admin - Postage</u>							
	Pol Ad Exp	36-521420	Postage		-	200	200	Limited postage requirement
	Non-Dept Exp	19-519390	Contingency *		1,874,664	(200)	1,874,464	
	* Budget adjusted due to prior items							
22	<u>IT - Internet Service</u>							
	IT Exp	85-512413	Internet		24,000	8,000	32,000	Additional transition expense in moving to new Internet service providers.
	IT Trf-In	119-383030	Transfer In		713,735	8,000	721,735	
	Gen Fund Trf-Out	19-519441	Transfer Out To IT		588,887	8,000	596,887	
	Non-Dept Exp	19-519390	Contingency *		1,874,464	(8,000)	1,866,464	
	* Budget adjusted due to prior items							

FY 21 Budget Amendment #3

#	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	
23	<u>Police CID - Container Rental</u>							
	Pol CID	Exp	20-521440	Rentals & Leases	-	10,500	10,500	Containers for seized material. Materials will be auctioned once research is completed
	Non-Dept	Exp	19-519390	Contingency *	1,866,464	(10,500)	1,855,964	
	* Budget adjusted due to prior items							
24	<u>Building Maint - Ingram Park Roof Repair</u>							
	Bld Mnt	Exp	39-541461	Building Repair & Maintenance	130,548	12,000	142,548	Ingram Park Athletic Building roof repair
	Non-Dept	Exp	19-519390	Contingency *	1,855,964	(12,000)	1,843,964	
	* Budget adjusted due to prior items							
25	<u>Police - Crime Scene Investigation Vehicle</u>							
	Police - Crim	Exp	22-521648	Vehicle Lease/Purchase	215,500	38,000	253,500	Crime Scene Investigation Vehicle funded primarily by a Department of Justice Assistance Grant
	Gen Fund	Rev	001-334750	Grant - DOJ	-	31,076	31,076	
	Non-Dept	Exp	19-519390	Contingency *	1,843,964	(6,924)	1,837,040	
	* Budget adjusted due to prior items							
26	<u>Sewer - Emergency Repair</u>							
	Sewer	Exp	35-535340	Other Contracted Services	310,667	25,000	335,667	Emergency sewer repair 22nd Avenue. Funded from vacant position savings.
	Sewer	Exp	35-535120	Salaries - Regular	174,500	(17,000)	157,500	
	Sewer	Exp	35-535210	FICA	13,810	(1,400)	12,410	
	Sewer	Exp	35-535220	Retirement	18,050	(1,800)	16,250	
	Sewer	Exp	35-535230	Life And Health Insurance	35,960	(4,800)	31,160	
27	<u>Financial Consultants</u>							
	Finan	Exp	17-513312	Other Professional Services	200,500	93,000	293,500	Continuation of consultant / Acting Finance Director contract for another three months through June 30, 2021 and split 60% / 40% between General Fund and Water-Sewer Fund. General Fund portion funded from vacant position savings in Finance. The Water-Sewer Fund portion is funded from Contingency.
	Finan	Exp	17-513110	Salaries - Executive	92,942	(32,000)	60,942	
	Finan	Exp	17-513120	Salaries - Regular	334,967	(39,000)	295,967	
	Finan	Exp	17-513210	FICA	33,090	(5,000)	28,090	
	Finan	Exp	17-513220	Retirement	44,791	(8,000)	36,791	
	Finan	Exp	17-513230	Life And Health Insurance	41,548	(9,000)	32,548	
	W-S Finan	Exp	61-513340	Other Contracted Services	290,320	62,000	352,320	
	W-S Finan	Exp	61-513992	Contingency *	379,476	(62,000)	317,476	
	* Budget adjusted due to prior items							

FY 21 Budget Amendment #3

#	Amendment Details				Budget	Adj	Revised	
28	<u>Temporary Employee - Finance</u>							
	Finan	Exp	17-513312	Other Professional Services	293,500	24,000	317,500	Temporary employee hired to assist Finance due to the audit workload. Split 60% / 40% between General Fund and Water-Sewer Fund. From Contingency for both funds.
	Non-Dept	Exp	19-519390	Contingency *	1,837,040	(24,000)	1,813,040	
	W-S Finan	Exp	61-513340	Other Contracted Services	352,320	16,000	368,320	
	W-S Finan	Exp	61-513992	Contingency *	317,476	(16,000)	301,476	
	* Budget adjusted due to prior items							
29	<u>Parks & Rec - Swimming Pool Pump & Piping</u>							
	Prks & Rec	Exp	72-572640	Machinery & Equipment	20,000	11,000	31,000	Swimming pool requires new pump and piping modification
	Non-Dept	Exp	19-519390	Contingency *	1,813,040	(11,000)	1,802,040	
	* Budget adjusted due to prior items							
30	<u>Police - Motorcycle Equipment</u>							
	Pol-Ptrl	Exp	22-521641	Automotive Equipment	-	6,000	6,000	Equipment for previously purchased motorcycle.
	Non-Dept	Exp	19-519390	Contingency *	1,802,040	(6,000)	1,796,040	
	* Budget adjusted due to prior items							
31	<u>Water Distribution - Uniform Laundry</u>							
	Wtr Dis	Exp	64-533341	Uniform Rental/Laundry	1,248	100	1,348	Minor adjustment to Uniform Rental / Laundry budget for Water Distribution division
	Wtr Dis	Exp	64-533120	Salaries - Regular	146,154	(100)	146,054	
32	<u>Town Center - Water Charges</u>							
	Twn Ctr	Exp	62-519430	Electric, Gas, Water	85,000	27,000	112,000	Water charges not billed in prior years
	Twn Ctr	Trf In	490-381001	Transfer In	586,301	27,000	613,301	
	Non-Dept	Trf Out	19-518926	Transfer Out - To Town Center	561,402	27,000	588,402	
	Non-Dept	Exp	19-519390	Contingency *	1,796,040	(27,000)	1,769,040	
	* Budget adjusted due to prior items							
33	<u>Town Center - Cleaning Services</u>							
	Twn Ctr	Exp	62-519340	Other Contracted Services	301,725	9,000	310,725	Portion of these charges were billed to another account in FY 20, resulting in this account being under budgeted in FY 21
	Twn Ctr	Trf In	490-381001	Transfer In	613,301	9,000	622,301	
	Non-Dept	Trf Out	19-518926	Transfer Out - To Town Center	588,402	9,000	597,402	
	Non-Dept	Exp	19-519390	Contingency *	1,769,040	(9,000)	1,760,040	
	* Budget adjusted due to prior items							
34	<u>Water-Sewer - Manhole Relining</u>							
	WS-CIP	Exp	75-TBD	Manhole Relining	-	220,000	220,000	Relining of manhole shafts and replacement of manhole covers to reduce inflow and infiltration into the
	WS-CIP	Exp	75-5356318	DCP Zone 1-6	500,000	(220,000)	280,000	

FY 21 Budget Amendment #3

#	Amendment Details				Budget	Adj	Revised	
								wastewater collection and transmission system.
35	<u>Ingram Park - Air Conditioning Units (2)</u>							
	Bldg Maint	Exp	39-541640	Machinery & Equipment	230,000	10,000	240,000	Replacement of two failing air conditioning units at Ingram Park
	Non-Dept	Exp	19-519390	Contingency *	1,760,040	(10,000)	1,750,040	
	* Budget adjusted due to prior items							
36	<u>PW Admin Building - Air Conditioning Unit</u>							
	Bldg Maint	Exp	39-541640	Machinery & Equipment	240,000	13,400	253,400	Replacement of PW Admin Building failing air conditioning unit.
	Non-Dept	Exp	19-519390	Contingency *	1,750,040	(13,400)	1,736,640	
	* Budget adjusted due to prior items							
37	<u>Cairo Lane Camera System</u>							
	Rd & Strt	Exp	41-541640	Machinery & Equipment	93,000	10,000	103,000	Camera system to identify parties illegally dumping.
	Non-Dept	Exp	19-519390	Contingency *	1,736,640	(10,000)	1,726,640	
	* Budget adjusted due to prior items							
38	<u>Police Dog</u>							
	Pol Ptrl	Exp	22-521520	Operating Expense	17,100	10,000	27,100	Acquisition of a Police dog,
	Non-Dept	Exp	19-519390	Contingency *	1,726,640	(10,000)	1,716,640	
	* Budget adjusted due to prior items							
39	<u>Sewer System Modeling</u>							
	Swr	Exp	35-535312	Other Professional Services	190,000	200,000	390,000	Additional new component to study to meet additional DERM requirements. Will require additional \$100,000 in FY 22
	WS-CIP	Exp	75-5356318	DCP Zone 1-6 *	280,000	(200,000)	80,000	
	* Budget adjusted due to prior items							
40	<u>Parks & Recreation Miscellaneous Expense</u>							
	Prks & Rec	Exp	72-572520	Operating Expense	-	4,000	4,000	Miscellaneous minor expense
	Non-Dept	Exp	19-519390	Contingency *	1,716,640	(4,000)	1,712,640	
	* Budget adjusted due to prior items							
41	<u>2105 Ali Baba Air Conditioning Replacement</u>							
	Safe Neigh	Exp	44-541818	2105 Ali-Baba Improvements	254,635	24,000	278,635	Replacement of failing air conditioning system. Funded from General Fund Contingency
	Safe Neigh	Trf In	320-381001	From Gen Fund To Safe Neigh	284,015	24,000	308,015	
	Non-Dept	Trf Out	19-581320	From Gen Fund To Safe Neigh	284,015	24,000	308,015	
	Non-Dept	Exp	19-519390	Contingency *	1,712,640	(24,000)	1,688,640	
	* Budget adjusted due to prior items							

FY 21 Budget Amendment #3

#	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	
42	<u>Non-Dept - Taxes</u>							
	Non-Dept	Exp	19-519997	Tax Payments	26,100	13,000	39,100	City paid property tax on property previously sold. Due to deed issue, continues as a City property for tax reporting purposes. Owner has repaid City in past and will do so again.
	Gen Fund	Rev	001-369900	Other Miscellaneous Revenue	10,625	12,500	23,125	
	Non-Dept	Exp	19-519390	Contingency *	1,688,640	(500)	1,688,140	
	* Budget adjusted due to prior items							
43	<u>Roads & Streets - Sand Bag Equipment</u>							
	Rds & Str	Exp	41-541640	Machinery & Equipment	103,000	12,500	115,500	Sand bag filling equipment.
	Non-Dept	Exp	19-519390	Contingency *	1,688,140	(12,500)	1,675,640	
	* Budget adjusted due to prior items							
44	<u>Non-Dept - General Expense</u>							
	Non-Dept	Exp	19-519493	General Expenses	-	4,000	4,000	To cover minor expenses such as food for staff working on the food distribution drive.
	Non-Dept	Exp	19-519390	Contingency *	1,675,640	(4,000)	1,671,640	
	* Budget adjusted due to prior items							
45	<u>Non-Dept - Electricity & Water</u>							
	Non-Dept	Exp	19-519430	Electricity & Water	145,000	30,000	175,000	Two new large water accounts started to be billed to City at end of FY 20
	Non-Dept	Exp	19-519390	Contingency *	1,671,640	(30,000)	1,641,640	
	* Budget adjusted due to prior items							
46	<u>Risk Management - Workers Comp</u>							
	Risk Mgmt	Exp	84-513451	Insurance Charges - Risk	2,332,545	290,000	2,622,545	Initial budget was established on preliminary guidance from FI Mun Insurance Tr (FMIT - insurance provider). Guidance didn't take into account City's bad workers comp history. Initial annual bill exceeded budget by \$163,000. Recently completed annual workers comp audit added another \$127,000 of expense by correctly reassigning employees to higher risk work categories than had previously been assigned.
	Risk Mgmt	Trf In	118-384140	Transfer In - All Funds	2,659,158	290,000	2,949,158	
	Non-Dept	Trf Out	19-519442	Trf Out From Gen Fund to Risk	2,144,765	290,000	2,434,765	
	Non-Dept	Exp	19-519390	Contingency *	1,641,640	(290,000)	1,351,640	
	* Budget adjusted due to prior items							

FY 21 Budget Amendment #3

#	Amendment Details				Budget	Adj	Revised	
47	Safe Neighborhood - Fire Station / HR Bldg Assessment / Plans							To conduct initial assessment on Historic Fire Station & HR Building, development and bidding of construction plans if deemed appropriate from the assessment
	Safe Neigh	Exp	44-TBD	Fire Station / HR Bldg Project	-	121,500	121,500	
	Safe Neigh	Trf In	320-381001	From Gen Fund To Safe Neigh	308,015	121,500	429,515	
	Non-Dept	Trf Out	19-581320	From Gen Fund To Safe Neigh	308,015	121,500	429,515	
	Non-Dept	Exp	19-519390	Contingency *	1,351,640	(121,500)	1,230,140	
	* Budget adjusted due to prior items							
48	Water-Sewer Finance - County Billing Services							Increased cost for County to bill water-sewer bills
	WS - Fin	Exp	61-513340	Other Contracted Services	368,320	20,000	388,320	
	WS - Fin	Exp	61-513992	Contingency *	301,476	(20,000)	281,476	
	* Budget adjusted due to prior items							
49	Water-Sewer Finance - Misc Expense							Minor adjustments to postage and lien recording budgets
	WS - Fin	Exp	61-513420	Postage & Freight	100	400	500	
	WS - Fin	Exp	61-513511	Lien Recording Charge	1,000	2,500	3,500	
	WS - Fin	Exp	61-513992	Contingency *	281,476	(2,900)	278,576	
	* Budget adjusted due to prior items							
50	IT - Opa-locka TV							Savings from Sungard and work order software to fund hardware for OPATV
	IT	Exp	85-512646	Computer Equipment	47,000	15,000	62,000	
	IT	Exp	85-512528	Software Licensing *	220,627	(15,000)	205,627	
	* Budget adjusted due to prior items							
51	131st Street Drainage Project							Project split between Stormwater (81%) and Safe Neighborhood (Roads - 19%). County CDBG to provide 30% of funding with remainder funded by savings in other Stormwater projects or funding from General Fund contingency
	Strmwtr	Exp	43-543638	131st Street Project	-	166,000	166,000	
	Safe Neigh	Exp	44-543638	Road Improvements - Drainage	-	40,000	40,000	
	Strmwtr	Rev	450-334700	Grants	-	49,800	49,800	
	Safe Neigh	Rev	320-334700	Grants	-	12,000	12,000	
	Strmwtr	Exp	43-538634	Stormwater Project	330,000	(116,200)	213,800	
	Safe Neigh	Trf In	320-381001	Trf In From Gen Fund	429,515	28,000	457,515	
	Non-Dept	Trf Out	19-581320	From Gen Fund To Safe Neigh	429,515	28,000	457,515	
	Non-Dept	Exp	19-519390	Contingency *	1,230,140	(28,000)	1,202,140	
	* Budget adjusted due to prior items							

FY 21 Budget Amendment #3

#	Amendment Details				Budget	Adj	Revised	
52	<u>Stormwater - Other Professional Services (Engineering)</u>							
	Strmwtr	Exp	43-538312	Other Professional Services	289,604	15,000	304,604	Increase for possible future additional studies
	Strmwtr	Exp	43-538634	Stormwater Project *	213,800	(15,000)	198,800	
	* Budget adjusted due to prior items							
53	<u>Building Maintenance - Prior Year Rollover</u>							
	Bldg Mnt	Exp	39-541461	Building Repair & Maintenance	142,548	64,624	207,172	Encumbered in FY 20 and rolled over to FY 21. Use of encumbered Fund Balance not used in FY 20.
	Gen Fund	Bal	001-383010	Trf In Fund Balance	(714,150)	64,624	(649,526)	
	* Budget adjusted due to prior items							
54	<u>City Clerk - Temp Help (No Deputy Clerk)</u>							
	City Clerk	Exp	16-512340	Other Contracted Services	10,000	14,000	24,000	Sixteen additional weeks of temporary help due to vacant Deputy Clerk position. Funded through savings from vacant position.
	City Clerk	Exp	16-512120	Salaries - Regular	130,045	(11,000)	119,045	
	City Clerk	Exp	16-512210	FICA	16,403	(1,000)	15,403	
	City Clerk	Exp	16-512230	Life And Health Insurance	31,814	(2,000)	29,814	
55	<u>City Manager - Memberships</u>							
	City Mgr	Exp	12-512540	Pubs/Subscriptions/Memberships	6,011	800	6,811	Minor adjustment for additional memberships
	Non-Dept	Exp	19-519390	Contingency *	1,202,140	(800)	1,201,340	
	* Budget adjusted due to prior items							
56	<u>Finance - General Expenses</u>							
	Finance	Exp	17-513493	General Expenses	-	5,000	5,000	To provide for miscellaneous small expenditures as might be related to outsourcing and other activities
	Non-Dept	Exp	19-519390	Contingency *	1,201,340	(5,000)	1,196,340	
	* Budget adjusted due to prior items							
57	<u>HR - Memberships</u>							
	HR	Exp	13-513540	Pubs/Subs/Membership	1,557	500	2,057	Minor adjustment due to an additional membership
	Non-Dept	Exp	19-519390	Contingency *	1,196,340	(500)	1,195,840	
	* Budget adjusted due to prior items							
58	<u>Wastewater Collection / Transmission - Pump</u>							
	Sewer	Exp	35-535640	Machinery & Equipment	54,349	24,000	78,349	To replace one failed pump and provide spare in event of another failure.
	WS Fin	Exp	61-513992	Contingency *	278,576	(24,000)	254,576	
	* Budget adjusted due to prior items							

FY 21 Budget Amendment #3

#	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	
59	<u>HR - Consultants - Pay Plan</u>							
	HR - Consult	Exp	13-513312	Other Professional Services	-	24,900	24,900	Consultants to conduct pay plan study
	Non-Dept	Exp	19-519390	Contingency *	1,195,840	(24,900)	1,170,940	
	* Budget adjusted due to prior items							
60	<u>WS Finance - Legal Counsel</u>							
	WS Fin	Exp	61-514370	Legal Counsel	200,000	75,000	275,000	Potential additional legal services in regard to utility billing issues.
	WS Fin	Exp	61-513992	Contingency *	254,576	(75,000)	179,576	
	* Budget adjusted due to prior items							
61	<u>Spec Law Enf Fund - Police Dog</u>							
	SLE	Exp	65-521493	General Expenses	-	9,500	9,500	Second Police dog funded through the Special Law Enforcement Fund
	SLE	Bal	165-383010	Use Of Fund Balance	-	9,500	9,500	
62	<u>Patrol - Additional Police Vehicle</u>							
	Pol Ptrl	Exp	22-521648	Vehicle Lease/Purchase *	253,500	10,000	263,500	Replacement vehicle for vehicle modified for Police dog use
	Non-Dept	Exp	19-519390	Contingency *	1,170,940	(10,000)	1,160,940	
	* Budget adjusted due to prior items							
63	<u>Non-Dept - COVID Printing & Mailing Expense</u>							
	Non-Dept	Exp	19-519312	Other Professional Services	136,350	8,000	144,350	Printing and mailing expense associated with prior COVID mailing
	Non-Dept	Exp	19-519390	Contingency *	1,160,940	(8,000)	1,152,940	
	* Budget adjusted due to prior items							
64	<u>IT - Additional Office Supplies</u>							
	IT	Exp	85-512510	Office Supplies	300	400	700	Minor adjustment to Office Supplies budget
	IT	Exp	85-512528	Software Licensing *	205,627	(400)	205,227	
	* Budget adjusted due to prior items							
65	<u>Commission - Additional Office Supplies</u>							
	Comm	Exp	10-511510	Office Supplies	500	400	900	Minor adjustment to Office Supplies budget
	Non-Dept	Exp	19-519390	Contingency *	1,152,940	(400)	1,152,540	
	* Budget adjusted due to prior items							
66	<u>FRS Penalties - Movement of Budget Between Departments</u>							
	Pol Patrol	Exp	22-521225	Retirement Penalty	-	20,000	20,000	Transfer of Penalties budget from HR to department where the department occurred.
	HR	Exp	13-513225	Retirement Penalty	30,000	(20,000)	10,000	

FY 21 Budget Amendment #3

#	Amendment Details				Budget	Adj	Revised	
67	Sewer Services - Small Tools							
	Sewer	Exp	35-535555	Small Tools & Supplies	500	500	1,000	Minor adjustment to small tools budget
	Sewer	Exp	35-535120	Salaries - Regular	157,500	(500)	157,000	
68	Police Admin - Other Contracted Services							
	Pol Admin	Exp	36-521340	Other Contracted Services	5,012	3,000	8,012	Minor adjustment to offset small miscodes
	Pol Admin	Exp	36-521130	Salaries - Part Time	101,714	(3,000)	98,714	
69	Incidence-Based Reporting System - Transfer To New Division							
	Pol Ad	Exp	36-521528	Software Maintenance	127,841	41,100	168,941	Software cost was recorded in a different division than where the budget was
	Pol CID	Exp	20-521328	Software Licensing	41,100	(41,100)	-	
70	Parks & Recreation - Lightning Detection System							
	Prks & Rec	Exp	72-572640	Machinery & Equipment *	31,000	10,000	41,000	Long-range lightning detection system to protect Parks & Recreation patrons
	Non-Dept	Exp	19-519390	Contingency *	1,152,540	(10,000)	1,142,540	
	* Budget adjusted due to prior items							
71	Patrol - Police Dog Maintenance Expense							
	Pol Ptrl	Exp	22-521520	Operating Expense *	27,100	5,000	32,100	Maintenance of two Police dogs
	Non-Dept	Exp	19-519390	Contingency *	1,142,540	(5,000)	1,137,540	
	* Budget adjusted due to prior items							
72	SLE - Operation Manual Development Guidance							
	SLE	Exp	65-521493	General Expenses	9,500	54,000	63,500	Package to provide guidance to rewrite operation manuals
	SLE	Bal	165-383010	Use Of Fund Balance	9,500	54,000	63,500	
	* Budget adjusted due to prior items							
73	Town Center - Additional Other Contracted Services							
	Twn Ctr	Exp	62-519340	Other Contracted Services *	310,725	47,000	357,725	Emergency generator upgrade under budgeted, mold remediation and sealing of additional windows.
	Twn Ctr	Trf In	490-381001	Transfer In *	622,301	47,000	669,301	
	Non-Dept	Trf Out	19-518926	Transfer Out - To Town Center *	597,402	47,000	644,402	
	Non-Dept	Exp	19-519390	Contingency *	1,137,540	(47,000)	1,090,540	
	* Budget adjusted due to prior items							
74	Transfer Of Project Budget Between Accounts							
	Strmwtr	Exp	43-538312	Other Professional Services	304,604	40,000	344,604	Movement of budget from project to Other Professional Services
	Strmwtr	Exp	43-538633	Glorieta Gardens Retent Pond	40,000	(40,000)	-	

FY 21 Budget Amendment #3

#	Amendment Details				Budget	Adj	Revised	
75	<u>Streets - Other Contracted Services</u>							
	PW-Streets	Exp	41-541340	Other Contracted Services	196,000	15,000	211,000	To cover presure cleaning and emergency road repairs not budgeted.
	Non-Dept	Exp	19-519390	Contingency *	1,090,540	(15,000)	1,075,540	
	* Budget adjusted due to prior items							
76	<u>Water Distribution - Small Tools</u>							
	Water	Exp	64-533555	Small Tools & Supplies	2,100	1,000	3,100	Minor adjustment to small tools
	Water	Exp	64-533433	Purchase Of Water	1,532,870	(1,000)	1,531,870	

FY 21 Budget Amendment #3

	Gov Funds	Enterprise Funds			Total
	Governmental Funds	Water Sewer Fund	Storm Water Fund	Total Enterprise Funds	Total Funds
<u>Budget Thru Amend #2</u>					
<u>Funding</u>					
Revenue/Loans/Trans In	30,093,136	13,849,848	1,853,376	15,703,224	45,796,360
Fund Balance	2,526,820	874,813	2,050,592	2,925,405	5,452,225
Total Funding	32,619,956	14,724,661	3,903,968	18,628,629	51,248,585
Expenditure	32,619,956	14,724,661	3,903,968	18,628,629	51,248,585
<u>Amendment #3</u>					
<u>Funding</u>					
Revenue/Loans/Trans In	2,324,226	-	49,800	49,800	2,374,026
Fund Balance	(586,026)	-	-	-	(586,026)
Total Funding	1,738,200	-	49,800	49,800	1,788,000
Expenditure	1,738,200	-	49,800	49,800	1,788,000
<u>Budget Thru Amend #3</u>					
<u>Funding</u>					
Revenue/Loans/Trans In	32,417,362	13,849,848	1,903,176	15,753,024	48,170,386
Fund Balance	1,940,794	874,813	2,050,592	2,925,405	4,866,199
Total Funding	34,358,156	14,724,661	3,953,768	18,678,429	53,036,585
Expenditure	34,358,156	14,724,661	3,953,768	18,678,429	53,036,585

FY 21 Budget Amendment #3

Governmental Funds										
	General Fund	CRA Fund	Safe Neighborhood Capital Fund	People's Transportation Plan Fund	Town Center Fund	Debt Service Fund	Special Law Enforcement Fund	Insurance Service Fund	Information Technology Service Fund	Total Gov Funds
<u>Budget - Thru Amend #2</u>										
<u>Funding</u>										
Revenue/Loans/Trans In	18,928,586	1,046,910	987,280	1,938,140	807,469	3,011,857	-	2,659,159	713,735	30,093,136
Fund Balance	1,601,654	-	-	883,166	-	-	42,000	-	-	2,526,820
Total Funding	20,530,240	1,046,910	987,280	2,821,306	807,469	3,011,857	42,000	2,659,159	713,735	32,619,956
<u>Expenditure</u>	20,530,240	1,046,910	987,280	2,821,306	807,469	3,011,857	42,000	2,659,159	713,735	32,619,956
<u>Amendment #3</u>										
<u>Funding</u>										
Revenue/Loans/Trans In	1,757,726	-	185,500	-	83,000	-	-	290,000	8,000	2,324,226
Fund Balance	(649,526)	-	-	-	-	-	63,500	-	-	(586,026)
Total Funding	1,108,200	-	185,500	-	83,000	-	63,500	290,000	8,000	1,738,200
<u>Expenditure</u>	1,108,200	-	185,500	-	83,000	-	63,500	290,000	8,000	1,738,200
<u>Budget Thru Amend #3</u>										
<u>Funding</u>										
Revenue/Loans/Trans In	20,686,312	1,046,910	1,172,780	1,938,140	890,469	3,011,857	-	2,949,159	721,735	32,417,362
Fund Balance	952,128	-	-	883,166	-	-	105,500	-	-	1,940,794
Total Funding	21,638,440	1,046,910	1,172,780	2,821,306	890,469	3,011,857	105,500	2,949,159	721,735	34,358,156
<u>Expenditure</u>	21,638,440	1,046,910	1,172,780	2,821,306	890,469	3,011,857	105,500	2,949,159	721,735	34,358,156

FY 21 Budget Amendment #3

General Fund

	Budget Thru Amend #2	Amendment #3	Budget Thru Amend #3
<u>Funding</u>			
Revenue/Loans/Trans In	18,928,586	1,757,726	20,686,312
Fund Balance	1,601,654	(649,526)	952,128
Total Funding	20,530,240	1,108,200	21,638,440
<u>Expenditure</u>			
Commission	127,281	7,300	134,581
City Manager	609,331	800	610,131
General Fund Non-Department	8,078,034	726,476	8,804,510
Human Resources	313,717	5,400	319,117
Clerk	403,320	-	403,320
Attorney	645,000	-	645,000
Finance	883,638	29,000	912,638
Planning & Community Dev	292,922	1,000	293,922
Building & Licenses	420,825	-	420,825
Parks & Recreation	737,842	62,000	799,842
Police	5,139,442	99,700	5,239,142
Code Enforcement	329,280	1,000	330,280
Public Works - Admin	360,789	1,000	361,789
Public Works - Bldg Maintenance	587,559	100,024	687,583
Public Works - Streets	734,275	74,500	808,775
Public Works - Trash	186,886	-	186,886
Public Works - Vehicle Maintenance	680,099	-	680,099
Total Expenditure	20,530,240	1,108,200	21,638,440

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 2, ARTICLE IV ENTITLED PERSONNEL, TO CREATE DIVISION IV OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO BE ENTITLED "CITY HOLIDAYS"; SPECIFICALLY RECOGNIZING JUNETEENTH INDEPENDENCE DAY AS A PAID CITY HOLIDAY AND SPECIFICALLY CITING ALL OTHER CITY HOLIDAYS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; CONFLICTS OF LAW, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka, Florida, ("City") desires to codify Juneteenth Independence Day ("Juneteenth") as an observed paid City Holiday; and

WHEREAS, approximately eleven and one-half million African Americans survived the voyage to the New World ("the middle passage"), only to be subjected to chattel slavery for more than 200 years after arrival in the United States; and

WHEREAS, President Abraham Lincoln first issued the Emancipation Proclamation effective January 1, 1863, freeing the enslaved citizens from legalized slavery in the United States; and

WHEREAS, Juneteenth commemorates the day freedom was proclaimed to all enslaved citizens in the south by Union General Granger, on June 19, 1865, in Galveston, Texas, more than two and a half years after the signing of the Emancipation Proclamation by President Abraham Lincoln; and

WHEREAS, in June of 2018, for the first time in over 130 years of the annual celebration, Juneteenth was "officially recognized" as "Juneteenth Independence Day" in America by the President and Congress of the United States; and

WHEREAS, Americans of all colors, creeds, cultures, religions and countries-of-origin, share in common love of and respect for "freedom", as well as a determination to protect their right to freedom through democratic institutions, by which the "tenets-of-freedom" are guaranteed and protected. The Juneteenth Independence Day, along with the 4th of July

Independence Day, completes the America's Independence Day observances. The often repeated proverb "Until All are Free, None are Free" is appropriate to highlight the significance of the end of the era of slavery in the United States and the celebration of freedom for all; and

WHEREAS, the City Commission of the City of Opa-Locka, Florida desires to update its Administrative Policies regarding City Holidays to Include Juneteenth Independence Day as a day of celebration in the City and paid City holiday and further list Juneteenth and all other City holidays in the Chapter 2, Article IV entitled "Personnel" by creating a new division within the City of Opa-Locka's Code of Ordinances entitled "City Holidays".

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

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission of the City of Opa-Locka hereby directs the City Manager to include Juneteenth Independence Day as an observed paid City Holiday in the City of Opa-Locka. If the holiday falls on Saturday, the preceding Friday shall be observed as a holiday. If the holiday falls on Sunday, the following Monday shall be observed as a holiday. The City Commission of the City of Opa-Locka hereby further approves the amendment of Chapter 2, Article IV entitled Personnel to create Division IV of the City of Opa-Locka's Code of Ordinance to be entitled "City Holidays" with all City Holidays stated in this section and to read as follows:

DIVISION IV CITY HOLIDAYS

(A) The following holidays shall be paid employee holidays observed by the city:

New Years Day
Martin Luther King Day
Presidents Day
Memorial Day
Independence Day
Labor Day
Columbus Day
Veterans Day
Thanksgiving
Day After Thanksgiving
Christmas Day
Juneteenth Independence Day, June 19*

- (B) If any of these (*) holidays fall on Saturday, the preceding Friday shall be observed as a holiday. If any of these holidays fall on Sunday, the following Monday shall be observed as a holiday.
- (C) The City Manager shall have the discretion to implement by administrative policy the application of the observance of the paid holidays for bargaining, non-bargaining, exempt, non-exempt, part-time, and full time employees to maintain the operational integrity of City functions and the contractual obligations of the City.

Section 3. This Ordinance shall become effective upon passage, approval and publication or as otherwise provided by law.

Section 4. Conflict & Repealer.

All ordinances, parts of ordinances or code provisions in conflict herewith ordinance are hereby repealed.

Section 5. 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 6. Inclusion In Code.

It is the intention of the City Commission of the City of Opa-Locka that the provisions of this Ordinance shall at some time in the future become and be made a part of the Code of Ordinances of the City of Opa-Locka and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

Section 7. Effective Date.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-Locka is subject to the approval of the Governor or Governor's Designee.

PASSED FIRST READING this ____ day of _____ 2021.

PASSED SECOND READING this ____ day of _____ 2021.

Matthew A. Pigatt, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, Esq.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Burke	_____ (Yes)	_____ (No)
Commissioner Davis	_____ (Yes)	_____ (No)
Commissioner Taylor	_____ (Yes)	_____ (No)
Vice-Mayor Williams	_____ (Yes)	_____ (No)
Mayor Pigatt	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

Department Director:					Department Director Signature:				
City Manager:	John E. Pate				CM Signature:				
Commission Meeting Date:	05/26/2021		Item Type:			Resolution	Ordinance	Other	
			(Enter X in box)				X		
Fiscal Impact:	Yes	No	Ordinance Reading:			1st Reading		2nd Reading	
(Enter X in box)			(Enter X in box)						
	X		Public Hearing:			Yes	No	Yes	No
			(Enter X in box)				X		X
Funding Source:	(Enter Fund & Dept)		Advertising Requirement:			Yes		No	
Account# :	Ex:		(Enter X in box)						
	See Financial Impact section							X	
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid#:						
(Enter X in box)		X							
Strategic Plan Related	Yes	No	Strategic Plan Priority Area:			Strategic Plan Obj./Strategy:			
(Enter X in box)		X	Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐			(list the specific objective/strategy this item will address)			
Sponsor Name	Commissioner Davis Mayor Pigatt		Department:			City Commission			

Short Title:

A resolution directing the City Manager to establish Juneteenth Emancipation Day as a paid City Holiday.

Staff Summary:

It is proposed that the City Commission of the City of Opa-locka directs the City Manager to include Juneteenth Emancipation Day as an observed paid City Holiday for the City of Opa-locka. If the holiday falls on a Saturday, the preceding Friday shall be observed as the holiday. If the holiday falls on a Sunday, the following Monday shall be observed as the holiday.

Upon adoption by the City Commission, staff will include the new official paid City Holiday in the updated handbook. In addition, the holiday will be included in both City collective bargaining agreements.

Financial Impact

Because of scheduling requirements, most officers in the PBA bargaining unit end up receiving an additional day of pay for a paid holiday. It is estimated that this will cost the City approximately \$17,000 each year, including payroll taxes, workers compensation and retirement charges. The remainder of the City employees won't receive additional pay. For these employees the City will pay approximately \$23,000 in wages, payroll

taxes, workers compensation and retirement charges for the holiday. Whereas the additional pay received by the officers in the PBA bargaining will be additional expense for the City, for the remainder of the City employees this expense will be incurred regardless of whether or not these employees work and consequently isn't additional expense for the City.

Proposed Action:

Staff recommends the City Commission approve the resolution establishing Juneteenth Emancipation Day as an additional paid City Holiday.

Attachment:

1. Ordinance

SECOND READING ORDINANCES / PUBLIC HEARINGS

Sponsored by: The City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE THE PROPERTY LOCATED AT 3805 NW 132ND STREET, IDENTIFIED BY FOLIO 08-2129-010-0090, FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY, IN THE I-3 ZONING DISTRICT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 3805 NW 132 Street, LLC ("Applicant"), owner of the subject property located at 3805 NW 132nd Street, Opa-Locka, Florida 33054, requests a zoning change to I-2 in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property; and

WHEREAS, the Applicant wishes to construct a construction waste processing facility, which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue; and

WHEREAS, the subject property is currently a truck parking facility and the current land on one parcel (Folio #08-2129-010-0090), zoning for this parcel is I-3. The site is located along the Douglas/Le Jeune Road Connector (NW 37th Avenue) and NW 132nd Street. The site is only accessible via the Douglas/Le Jeune Road Connector at its eastern edge providing for ingress and egress, immediately adjacent to Ali Baba Avenue. Currently the site is zoned as I-3 which does not allow for the operation of a C&D. The applicant is proposing to pursue a land use change from I-3 to I-2 in order to accommodate the request; and

WHEREAS, the 198,198 square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access; and

WHEREAS, according to the City of Opa-Locka's official Zoning Map, the Property is designated I-3 (Liberal Industrial) which allows for an industrial use, the applicant wishes to rezone the property to I-2 which will allow for the proposed Construction and Demolition operation; and

WHEREAS, 3805 NW 132 Street, LLC presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on November 17, 2020 and the Planning & Zoning Board recommended approval of the rezoning request by a 4 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations.

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

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

SECTION 2. The City Commission of the City of Opa-Locka hereby approves the rezoning request for the construction and demolition waste processing facility on the property located at 3805 NW 132 Street identified by folio 08-2129-010-0090, in the I-3 zoning district, by 3805 NW 132 Street, LLC.

SECTION 3. This Ordinance shall become effective upon passage, approval and publication or as otherwise provided by law.

SECTION 4. Conflict & Repealer.

All ordinances, parts of ordinances or code provisions in conflict herewith ordinance are hereby repealed.

SECTION 5. 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 6. Scrivener's Errors.

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

SECTION 7. Effective Date.

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

PASSED AND ADOPTED this _____ day of _____, 2021.

Matthew A. Pigatt, 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 Taylor	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Vice-Mayor Williams	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____



City of Opa-Locka Agenda Cover Memo

Department Director:	Gregory Gay		Department Director Signature:		
Finance Director:			FD Signature:		
City Manager:	John E. Pate		CM Signature:		
Commission Meeting Date:	4-28-21	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	Public Hearing: (Enter X in box)	Yes X	No
Funding Source: Account# :	(Enter Fund & Dept) Ex: PTP		Advertising Requirement: (Enter X in box)	Yes X	No
Contract/P.O. Required: (Enter X in box)	Yes	No X	RFP/RFQ/Bi#: N/A		
Strategic Plan Related (Enter X in box)	Yes	No X	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)	
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132 STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Applicant requests final site plan review and approval in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property. The 198,198

square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access. The applicant wishes to construct a construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue

BACKGROUND

The proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste. Construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

The scope of the C & D material processing is described below:

- Delivery vehicles enter the facility from NW 132nd Street. The proposed facility personnel visually inspect the incoming material, weigh the material on a stationary scale and sort the incoming material into categories inside the Storage/Processing Area in an enclosed building. After unloading and collecting payment, the delivery vehicles exit the facility.
- The recyclable materials are separated and containerized and taken off-site in trucks.
- The remaining sorted material.

All storage/processing operations will be conducted inside an enclosed building.

Proposed Action:

Staff recommends approval of this Rezoning request pending the following other approvals. The City Commission shall use the following criteria in making their decision regarding approval or disapproval of a rezoning application:

- The proposed rezone is consistent with goals, objectives and policies of the City's Comprehensive Plan.
- The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.
- The subject property is physically suitable for the uses permitted in the proposed district.

Expiration of Rezoning Approvals. The grant of a rezoning shall be null and void twelve (12) months from the date of City Commission approval unless construction of the development has commenced.

Attachment:

Rezoning Letter of Intent
Rezoning Staff Report
Rezoning Resolution 11-17-20



Memorandum

TO: John E. Pate, City Manager

FROM: Gregory Gay, PCD Director
Gerald Lee, Zoning Official/Planner
Corion DeLaine, City Planner

DATE: April 21st, 2021

RE: Rezoning Request for 3805 NW 132 Street, LLC

The purpose of this memo is to explain the request received by PCD staff on the rezoning of the property located at 3805 NW 132nd Street.

Opa-locka Staff has meet with 3805 NW 132 Street, LLC, owner of the subject property located at 3805 NW 132nd Street, Opa-locka, Florida 33054, as the applicant is requesting a zoning change from I-3 to I-2 in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property.

This 198,198 square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access. The previous operation was for a truck parking facility which is allowed by right with the I-3 designation. In order to allow for the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF), the zoning designation would have to shift from I-3 which does not allow for I-2 uses which include recycling of materials on site. This is only allowed in our I-2 Zoning district in which recycling centers within a wholly enclosed building is allowed.

In the PCD staff report, there is a section which reference the zoning information. Listed below is the zoning definitions for I-2 and I-3 to identify the uses and the cause for the change:

Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article V Sec. 22-93, 22-94, 22-112, Ord. no. 14-16 Sec. 22-94. I-3 Liberal Industrial District The Liberal Industrial District provides for more intensive industrial operations at appropriate locations.
--------------------------------	--

Sec. 22-93. I-2 Industrial Planned District

The Industrial Planned District is intended to provide for light industrial uses in a well-planned area.

Sec. 22-81. Permitted Uses Table – Industrial Districts

Recycling center inside a wholly enclosed building - Permitted in I-2

Along with this memo is the Letter of Intent indicating the operation of the facility, the request for the Zoning change, and the Industrial zoning information. If you have any additional questions or concerns, please advise.

END OF MEMORANDUM

PLANNING & ZONING ADVISORY BOARD

November 17th

2020



3805 NW 132 Street, LLC: Rezoning Request

APPLICANT'S REQUEST:

Staff Report

A ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132 STREET IDENTIFIED BY FOLIO 08-2129-010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

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

- The subject property is currently own by 3805 NW 132 STREET LLC. according to the Miami-Dade County Property appraiser's website. The subject Property is currently a Truck parking facility and the current land on one parcel (Folio #08-2129-010-0090), zoning for this parcel is I-3.
- The site is located along the Douglas/Le Jeune Road Connector (NW 37th Avenue) and NW 132nd Street. The site is only accessible via the Douglas/Le Jeune Road Connector at its eastern edge providing for ingress and egress, immediately adjacent to Ali Baba Avenue. Currently the site is zoned as I-3 which does not allow for the operation of a C&D. The applicant is proposing to pursue a land use change from I-3 to I-2 in order to accommodate the request (*see Existing Condition Section*).



← NORTH DOUGLAS-LE JEUNE CONNECTOR SOUTH →

Figure 1: Google Street View, dated:

II. Project Details

- Applicant's intent**

3805 NW 132 Street, LLC, owner of the subject property located at 3805 NW 132nd Street, Opa-locka, Florida 33054, requests a zoning change to I-2 in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property. The 198,198 square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access. The applicant wishes to construct a construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house at NW 37th Avenue.

The proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste. Construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

The scope of the C & D material processing is described below:

- Delivery vehicles enter the facility from NW 132nd Street. The proposed facility personnel visually inspect the incoming material, weigh the material on a stationary scale and sort the incoming material into categories inside the Storage/Processing Area in an enclosed building. After unloading and collecting payment, the delivery vehicles exit the facility.
- The recyclable materials are separated and containerized and taken off-site in trucks.
- The remaining sorted material.

All storage/processing operations will be conducted inside an enclosed building.

Site Computations & Land Development Regulation / Zoning Code | Table 1

Applicant	3805 NW 132 STREET LLC
Folio Number (s)	Opa-locka: 08-2129-010-0090
Address Location	3805 NW 132 nd Street
Building (s) Footprint	Total Site Area – 198,198 SF
	New Warehouse – 50,160 SF
	New Scale House – 300 SF
Floor Area	Total 50,460 SF
Zoning	I-3 – Liberal Industrial

Zoning Code Consistency	The proposed use for a Construction Waste Processing Facility is inconsistent with the I-3 Zoning Code.		
Existing Land Use	Truck Parking Facility / I-3		
Future Land Use Designation	Applicant has applied for a zoning change from I-3 to I-2		
Comprehensive Plan Consistency	The proposed use for a Construction Waste Processing Facility is inconsistent with the Comprehensive Plan with the requested property being I-3. Applicant will be seeking a zoning change to the appropriate zoning designation.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article V Sec. 22-94, 22-112, Ord. no. 14-16		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front (South)	25 Feet	525 Feet	YES
Rear (North)	20 Feet	40 Feet	YES
Side (East)	15 Feet	15-3 Feet	YES
Side (West)	25 Feet	25 Feet	YES
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	N/A	0.43%	YES
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.22 Acres)	50,460 SF (1.16 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Office Building: 45 feet	YES
Structure Length	N/A	N/A	N/A
Other Vehicular Use Area	1,625 SF	Tot Parking Lot 103,084 S.F. Tot Green Space 51,501 S.F.	YES
Landscaping			
Parking Details	Office buildings: pursuant to the Land development Regulation Ordinance 86-8: Article 4, section 22-93. one (1) Parking per 2500 square feet of floor area. * Off. Bldg. = 22.79 spaces Required	Office Bldg. 50,160 S.F. Total Space Provided: 25 Total Spaces 24 Regular Spaces 1 Handicapped Spaces	YES
Landscape/ Pervious Lot Coverage	20% minimum required pervious	30% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office.		

Local Government Action Required	- A copy of notice for advertisement titles were given to the Clerk's Office on Monday, September 28th, 2020. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, November 17th, 2020. - City Commission Meeting: TBD
	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.

III. Overall Analysis

Existing Conditions:

The proposed facility requests the City of Opa-locka to grant a zoning change to I-2 in order to operate a C & D MRF at the subject property.

- The Subject Property is generally surrounded by I-3 properties to the north, east and south and I-4 to the west.
- The proposed facility as described in the "Proposed Project Description" will not generate, discharge, handle or dispose of any hazardous material (e.g. oil, grease, solvents, lubricants, etc.) as a result of the proposed operations which will be limited to recycling and processing.
- The servicing, maintenance and fueling of the equipment on site will be performed inside another building at the subject property.
- The proposed operation will not cause a substantial addition in the quantity of non-domestic liquid waste that the existing permitted operation presently generates.
- The proposed operation will not cause to generate any liquid waste since the operation of collection and transfer is a "dry" operation.
- Since the operations are completely performed on a concrete surface and under a roofed area and there are no processing operations which will cause to generate or store any chemicals or liquid wastes, there are no known or recognized environmental conditions which will pose a detrimental threat to the environmental receptors or pose a risk to the soil and/or groundwater quality at the site.



Enlarged Aerial View of 3805 NW 132 Street

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North South	Industrial	Industrial	I-3 (Liberal Industrial)
	Industrial	Industrial	I-3 (Liberal Industrial)
East	Industrial	Industrial	I-4 (Lib. Ind. Storage and Salvage)
West	ROW	Douglas/Le Jeune Road Connector (NW 37th Avenue)	ROW

Surrounding Zoning Designation Map

The Site is Highlighted in image



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

COMPLIES

- **Findings:**

- The proposed development use 'Construction and Demolition (C & D) Material Resource Facility (MRF)' is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses

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

COMPLIES

- **Findings:**

- The Applicant is proposing to include landscaping at .47ac. *(Please see attached Landscape Plan for Trees detailed information).*

- **Fence:** All fences constructed on property perimeters shall be of a solid masonry construction or a decorative masonry block to prevent the view of any stored article. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.

- **Findings:**

- The Applicant is required to have fencing as the property is on a commercial corridor pursuant to the City Land development Regulation/Zoning Code 15-31, I-2 Industrial District (Section 22-92).

- **Future Land Use:** Industrial

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

COMPLIES

- I-3 (Lib. Industrial) Permitted Uses: Project Specific: *Construction and Demolition (C & D) Material Resource Facility (MRF)*

- **Findings:**

- According to the City's Land Development Regulation/ Zoning Code I-3 (Lib. Industrial) does not allow for a Construction and Demolition (C & D) Material Resource Facility (MRF) which is permitted within a I-2. Applicant has submitted Rezoning application.

COMPLIES

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

IV. Project Need Assessment / other Required Approvals

1. Rezoning
 - Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020.
2. Site Plan
 - Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020.
3. Development Agreement
 - Application submitted for Planning Council Meeting (this meeting) Tuesday, November 17th 2020.

V. 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

VI. Staff Recommendation:

Staff recommends approval of this Rezoning request pending the following other approvals. The City Commission shall use the following criteria in making their decision regarding approval or disapproval of a rezoning application:

- The proposed rezone is consistent with goals, objectives and policies of the City's Comprehensive Plan.
- The proposed zoning district is compatible with the surrounding area's zoning designation(s) and existing uses.
- The subject property is physically suitable for the uses permitted in the proposed district.

Expiration of Rezoning Approvals.

The grant of a rezoning shall be null and void twelve (12) months from the date of City Commission approval unless construction of the development has commenced.

VII. Attachments:

- Rezoning Letter of Intent
-

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VIII. Staff Report Updated After the Planning and Zoning Board Meeting on November 17th 2020. *Reflected Actions:*

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

Ordinance No.

ORDINANCE OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: Construction and Demolition (C & D) Material Resource Facility (MRF) FOR: REZONING REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING:

A construction waste processing facility which will contain a new 50,160 square foot warehouse and a 300 square foot scale house.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby
 - a. APPROVED ☐ DATE: 11-17-2020
 - 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 ordinance 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 Construction and Demolition (C & D) Material Resource Facility (MRF)

September 30, 2020

Gerald J. Lee, Planner/Zoning Official
City of Opa-locka
Planning and Community Development Department
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

Subject: Narrative Concept - Letter of Intent for zoning change,
3805 NW 132 Street, Opa-locka, Florida 33054.

Dear Mr. Lee,

3805 NW 132 Street, LLC, owner of the subject property located at 3805 NW 132nd Street, Opa-locka, Florida 33054, requests a zoning change to I-4 in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property.

Eco Tech Consulting, LLC has been retained by 3805 NW 132 Street, LLC, a Florida company to evaluate and prepare this letter of intent in order to operate a C & D MRF at the subject property. The facility is served by public water and sewer and is situated in a predominantly industrial area.

Site Description

The 198,198 square foot property is bounded by NW 37th Avenue to the west, by NW 132nd Street to the south, by a C & D MRF to the north, and by railroad tracks to the east. The entire property is fenced, with controlled access.

Proposed Project Description

The proposed facility will receive, segregate, compact, store and load out C & D material.

Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste.

Construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse.

The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

The scope of the C & D material processing is described below:

- Delivery vehicles enter the facility from NW 132nd Street. The proposed facility personnel visually inspect the incoming material, weigh the material on a stationary



scale and sort the incoming material into categories inside the Storage/Processing Area in an enclosed building. After unloading and collecting payment, the delivery vehicles exit the facility.

- The recyclable materials are separated and containerized and taken off-site in trucks.
- The remaining non-recycled material are taken by trucks to an off-site landfill in Florida. .

All storage/processing operations will be conducted inside an enclosed building.

Dust and Odor Control

Indoor dust potentially produced during tipping, handling, and loading of trucks will be contained and suppressed inside the Storage/Processing building. Operators will operate dust suppression units whenever material is being received, handled, or loaded out; this system will spray a fine mist of water over the Tipping and Process floors and will knock down dust particles. Supervisory personnel as well as the Spotter, Wheel Loader Operator, and Excavator Operator will be authorized to activate or adjust the misting system at any time. With regard to exterior areas, no material will be stored, handled, or loaded outside the Storage/Processing building. Delivery vehicles will not be allowed to remove tarps until immediately prior to tipping on the Tipping Floor. The traffic areas will remain paved, so that vehicle movements will not generate dust.

Unlike putrescible waste, the Facility acceptable waste type of C/D is dry waste with zero or negligible moisture content and therefore will not produce odors. As stated above, all waste materials, both acceptable and unacceptable, shall be handled and stored exclusively within the covered and enclosed Transfer Building at all times.

In the event that objectionable odors occur outside the facility, deodorizing or odor-neutralizing agent to treat any odorous portions of the tipping floor shall be used.

Access Control and Aesthetic Considerations

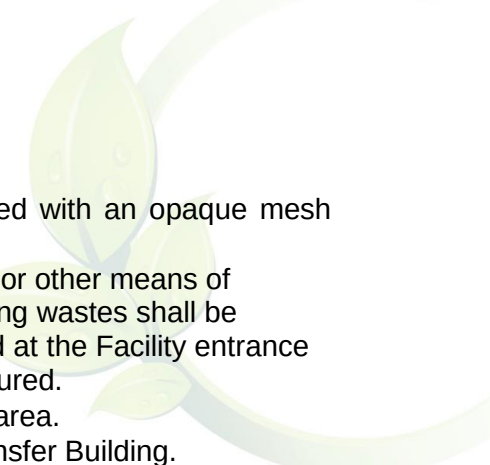
The entire Site is surrounded by a six foot chain link fence with two gates at NW 132nd Street. The Site will be access controlled at all times. The Site will be attended by security personnel outside of operating hours.

As provided above, all tipping, waste handling, truck loadout and recovered materials loadout will be conducted within the enclosed Storage/Processing building. There will be no loud speakers installed or utilized at the Site. Use of horns by delivery vehicles within the Site will be prohibited, except in the event of an imminent collision. The entire facility shall be obscured by vegetation, railroad tracks and large existing industrial buildings to the West, North and East.

Housekeeping

The Facility shall be designed, maintained and operated under a program to maintain clean and attractive conditions at all times:

- The enclosed and covered Storage/Processing building will entrap any potential litter items.
- The Site plan will utilize a continuous chain link fence along the perimeter of the property designed to limit access to the site as well as to contain wind-blown litter. The fence



shall consist of a six (6) ft. high section that shall be screened with an opaque mesh along NW 132nd Street.

- Delivery vehicles using the Facility will be required to use tarps or other means of containment. The adequacy of covers or containment of incoming wastes shall be verified at the Gatehouse. A sign shall be prominently displayed at the Facility entrance stating that all loads shall be properly covered or otherwise secured.
- Delivery vehicles will un-tarp only at the designated un-tarpping area.
- Railcars will be loaded and tarped only within the enclosed Transfer Building.

Despite the enclosed nature of the Storage/Processing building, Facility personnel shall conduct regular litter patrol throughout the entire Site.

Stormwater and Leachate Management

All accepted waste will be unloaded in the enclosed concrete Tipping Floor equipped with approved floor drains to collect any incidental liquids. Given that the accepted materials shall be dry and non-putrescible, with no contact with outside weather conditions, leachate will not be a significant management issue.

All materials received by the Facility shall be promptly loaded out to trucks or recovered material vehicles and shall be removed off-Site on a regular basis. There shall be no storage of waste outside the enclosed Storage/Processing building at any time.

The entire site has been improved by an existing approved stormwater management system.

Advantages of Recycling C & D material

Recycling C & D material saves energy and landfill space, reduces air pollution, water use, mining waste and consumer waste. Also, recycling C & D material saves money and natural resources.

Existing Conditions/Facts and Environmental Limitations

The proposed facility requests the City of Opa-locka to grant a zoning change to I-4 in order to operate a C & D MRF at the subject property.

1. The proposed facility as described in the "Proposed Project Description" will not generate, discharge, handle or dispose of any hazardous material (e.g. oil, grease, solvents, lubricants, etc.) as a result of the proposed operations which will be limited to recycling and processing.
2. The servicing, maintenance and fueling of the equipment on site will be performed inside another building at the subject property.
3. The proposed operation will not cause a substantial addition in the quantity of non-domestic liquid waste that the existing permitted operation presently generates.
4. The proposed operation will not cause to generate any liquid waste since the operation of collection and transfer is a "dry" operation.
5. Since the operations are completely performed on a concrete surface and under a roofed area and there are no processing operations which will cause to generate or store any chemicals or liquid wastes, there are no known or recognized environmental conditions which will pose a detrimental threat to the environmental receptors or pose a risk to the soil and/or groundwater quality at the site.



Recommendations

In view of the above facts and limitations, Eco Tech respectfully requests the approval of a zoning change to I-4, in order to operate a C & D MRF at the subject property.

Conclusions

In Eco Tech's opinion and based on the operations proposed to be conducted at the facility as described in this letter of intent, the operation of a C & D MRF at the proposed subject property will not pose a threat to the soil and/or groundwater at the facility. It is Eco Tech's professional recommendation that the proposed facility will provide the required reasonable assurance for environmental protection through the implementation of the provisions described above. This request for a zoning change will not be detrimental to the public health, welfare and safety, will not create a nuisance, and will not materially increase the level of pollution in Opa-locka, and in Miami Dade County.

Sincerely,

[Bala Somasundaram](#)_____

Bala Somasundaram
Eco Tech Consulting, LLC

August 23, 2019

Gerald J. Lee, Planner/Zoning Official
City of Opa-locka
Planning and Community Development Department
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

Subject: Narrative Concept - Letter of Intent for zoning change,
3805 NW 132 Street, Opa-locka, Florida 33054.

Dear Mr. Lee,

3805 NW 132 Street, LLC, owner of the subject property located at 3805 NW 132nd Street, Opa-locka, Florida 33054, requests a zoning change to I-2 in order to allow the operation of a Construction and Demolition (C & D) Material Resource Facility (MRF) at the subject property.

Eco Tech Consulting, LLC has been retained by 3805 NW 132 Street, LLC, a Florida company to evaluate and prepare this letter of intent in order to operate a C & D MRF at the subject property. The facility is served by public water and sewer and is situated in a predominantly industrial area.

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scale and sort the incoming material into categories inside the Storage/Processing Area in an enclosed building. After unloading and collecting payment, the delivery vehicles exit the facility.

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- The remaining sorted material.

All storage/processing operations will be conducted inside an enclosed building.

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Indoor dust potentially produced during tipping, handling, and loading of trucks will be contained and suppressed inside the Storage/Processing building. Operators will operate dust suppression units whenever material is being received, handled, or loaded out; this system will spray a fine mist of water over the Tipping and Process floors and will knock down dust particles. Supervisory personnel as well as the Spotter, Wheel Loader Operator, and Excavator Operator will be authorized to activate or adjust the misting system at any time. With regard to exterior areas, no material will be stored, handled, or loaded outside the Storage/Processing building. Delivery vehicles will not be allowed to remove tarps until immediately prior to tipping on the Tipping Floor. The traffic areas will remain paved, so that vehicle movements will not generate dust.

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Access Control and Aesthetic Considerations

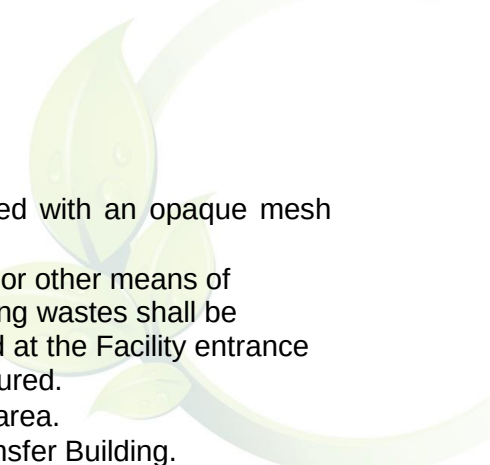
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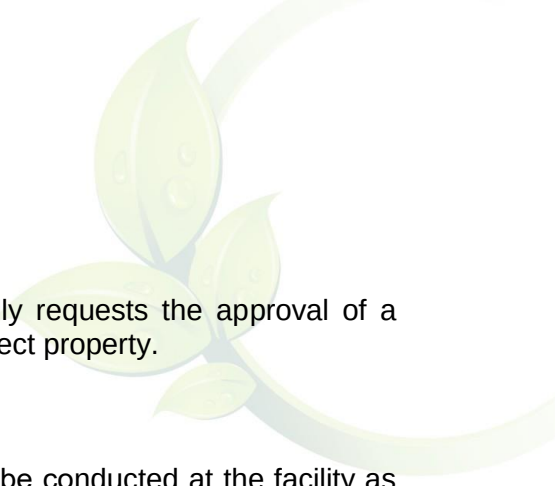
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4. The proposed operation will not cause to generate any liquid waste since the operation of collection and transfer is a “dry” operation.
5. Since the operations are completely performed on a concrete surface and under a roofed area and there are no processing operations which will cause to generate or store any chemicals or liquid wastes, there are no known or recognized environmental conditions which will pose a detrimental threat to the environmental receptors or pose a risk to the soil and/or groundwater quality at the site.



Recommendations

In view of the above facts and limitations, Eco Tech respectfully requests the approval of a zoning change to I-2, in order to operate a C & D MRF at the subject property.

Conclusions

In Eco Tech's opinion and based on the operations proposed to be conducted at the facility as described in this letter of intent, the operation of a C & D MRF at the proposed subject property will not pose a threat to the soil and/or groundwater at the facility. It is Eco Tech's professional recommendation that the proposed facility will provide the required reasonable assurance for environmental protection through the implementation of the provisions described above. This request for a zoning change will not be detrimental to the public health, welfare and safety, will not create a nuisance, and will not materially increase the level of pollution in Opa-locka, and in Miami Dade County.

Sincerely,

Bala Somasundaram

Bala Somasundaram
Eco Tech Consulting, LLC

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

- **CALL TO ORDER:**

Chairman Elio Guerrero called the Virtual Planning & Zoning Meeting to order at 5:30 p.m. on Tuesday, November 17, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis On March 20, 2020, municipalities may conduct meetings of their governing boards without Having a quorum of its members present physically or at any specific location, and utilizing Communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b) 2, Florida Statutes.

An opportunity was given to the public to email the Planning & Zoning Clerk prior to the Planning & Zoning Meeting with any questions/comments/concerns on items we will hear on this evening's P&Z agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, Members of the public wishing to address the P&Z have been offered the opportunity To do so. Public comments will be included as part of the public record for this virtual Meeting and will be considered by the P&Z prior to any action taken.

I ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a special virtual session on Tuesday, November 17, 2020 at 5:30 p.m. The following members of the Planning & Zoning Meeting were present: Board Member Germane Barnes, Board Member Claudienne Hibbert-Smith, Board Member Dawn Mangham, & Board Member Rose Tydus & Chairman Elio Guerrero.

Also in Attendance were Planning & Community Development Director, Gregory Gay, Zoning Official, Gerald Lee, City Planner, Corion Delaine, Administrative Assistant, Kinshannta Hall, and Attorney Pam Booker.

II INVOCATION AND PLEDGE: Prayer was led by Board Member Tydus and the Pledge of Allegiance was stated after the Prayer.

III APPROVAL OF MINUTES: Discussion of Minutes from September 8, 2020 Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from September 8, 2020 meeting.

Board Member Rose Tydus made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Elio Guerrero	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Rose Tydus	Yes

IV. PUBLIC HEARING:

1. APPLICANT NAME: ADMI USA, INC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
13050 NW 30th Avenue,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE REQUEST APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: Items one through four are companion items. As it relates to this project application they will be doing a presentation for all four items. This site has been long used as an industrial site. The four items are before you deal with variance, special exception of the site plan,

tentative plat which was requested by Miami-Dade County for the site to be replatted and the fourth item is the developer agreement for the approval of the concrete batching plant. This application it to update and correct the issues that have occurred at this site for a number of years. The concrete batching plant is already on the site and is already operational. As a part of the update a variance information have been applied for a variance to have a public record to show that they went through the process for the concrete batching plant to operate.

****Attorney Hope Calhoun on behalf of the applicant “ADMI USA, INC” came before the Planning Zoning Board to present their project via zoom with a power point presentation for items 1-4 on the agenda.***

Attorney Calhoun: This batching plant owned and operated by my client has been in operation for more than 15 years. It’s before you now because we have a new client. My client purchased it and just want to make sure it’s operating and consistent with the current city code. As a result we have the four applications before you. A special exception is required which is item number 2 on your agenda. Item one is listed a variance request. We have four items: Variance, Special Exception, tentative Plat unifying 8 parcels(verify all of the parcels outlined in 1 cohesive plat and item four the developer agreement. They are all companion items. We have a few variances to reconsider. The dimensions are mentioned. We need variances to make it in compliance with the code. Are there any questions?

Board Member Barnes: Prior history of what operated on this site?

Chairman Guerrero: It’s in compliance?

Mr. Lee: The zoning district allows this use. They are not in conflict. The variance addresses the items the Attorney already presented. The reason we are suggesting approval the items were already on the property. They are complying and they are just updating the process that should have been addressed. Staff recommends approval.

Public Comments: “No questions were asked from the Public. Public Comments are closed.

Board Member Barnes made a motion to approve item 1 based upon contingent exhibit “A”.
Board member Mangham second.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

2. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SPECIAL EXCEPTION SITE PLAN REVIEW APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Special Exception/Staff recommends approval.

Board Member Barnes make a motion to approve item 2 based upon contingent to “Exhibit A”.
Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

3. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING TENTATIVE PLAT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Tentative Plat/Staff recommends approval.

Board member Barnes made a motion to approve item “3”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

4. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY OWNER : IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONCRETE BATCHING PLANT AND FINISHED CONCRETE PRODUCTION COMPANY FACILITY ON THE PROPERTY LOCATED AT 13050 NW 30th Avenue, AND IDENTIFIED BY FOLIO(S) 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee: Development Agreement/Staff recommends approval.

Board member Tydus moved to approve item “4” and Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	N/A (Audio Issues)
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

5. **APPLICANT NAME:** ARMANDO DE LEON
 P.O. BOX 160938
 HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
 3805 NW 132ND STREET,
 OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING REZONING REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Bala: I don't have a presentation. However; this will take place in an enclosed warehouse

Chairman Guerrero: What is the use?

Bala: A truck parking facility.

Mr. Delaine does a presentation and speaks that they meet the criteria and requirements.

Mr. Delaine: Rezoning request/Staff recommends approval.

Board member Mangham makes a motion to approve item "5". Board member Barnes second the motion.

There being no discussion, the motion passed by a 4-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes

- 6. APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016
- PROPERTY OWNER:** 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054
- PROPERTY ADDRESS:** 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING SITE PLAN REVIEW REQUEST APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Site Plan approval/Staff recommends approval.

Board member Mangham makes a motion to approve item “6”. Board member Barnes second the motion.

There being no discussion, the motion passed by a 5-0.

Germane Barnes	Yes
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

7. **APPLICANT NAME:** ARMANDO DE LEON
P.O. BOX 160938
HIALEAH, FL 33016

PROPERTY OWNER : 3805 NW 132ND STREET, LLC
3805 NW 132ND STREET,
OPA-LOCKA, FL 33054

PROPERTY ADDRESS: 3805 NW 132ND STREET, OPA-LOCKA, FL 33054

REQUEST:

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE OPERATION OF A CONSTRUCTION AND DEMOLITION (C&D) MATERIAL RESOURCE FACILITY (MRF) ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET, AND IDENTIFIED BY FOLIO 08-2129-010-0090; IN THE I-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Development Agreement/Staff recommends approval.

Board Member Mangham move to approve item “7”. Board member Tydus second the motion.

There being no discussion, the motion passed by a 4-1.

Germane Barnes	No
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Elio Guerrero	Yes
Rose Tydus	Yes

Chairman Guerrero: Any questions board members for the applicant?

(There was 1 Public Comment) Listed Below:

Subject: C and D Resource Facility planned for 3805 NW 132nd Street

My name is Larry Olesky. I am the owner of 13195 NW 38th Avenue. The property to the south of the above subject property. I have the following questions and concerns about the effects of the Operations of A, C and D to the neighboring properties.

What type of construction material will be processed and how will it be processed?

Will the material be asbestos free and how will this be monitored?

Will the material be lead free and how will this be monitored?

Will the process be compacting, compressing and/or pulverizing?

Will the process be noisy?

Will the process pollute the air and ground water with dust?

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

A major concern is the erosion and flooding of 38th Avenue directly in front of my property and the only entrance and exit to the 3805 property. When this area floods (which is often), getting in and out of this area is extremely dangerous. It is common to see abandoned cars sitting in the street that has been flooded.

Any zoning approvals for this area should be directly tied to Road and Sewer Repairs prior to increased industrialization.

This proposed process will require daily, multiple trucks bringing material to the site and multiple trucks leaving the facility with the processed material.

I would appreciate my concerns and recommendations being considered for the sake, safety and respect of the neighborhood.

Thank you for your consideration, Larry Olesky

***Bala/Applicant: The applicant spoke on all of the questions and stated on the record that this project would not bring conflict to any businesses. They will follow guidelines and be in compliance.**

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

DEVELOPMENT CITY OF OPA-LOCKA'S

ZONING MATRIX & DEVELOPMENT STANDARDS

I-1 LIGHT INDUSTRIAL

I-2 MEDIUM INDUSTRIAL

I-3 LIBERAL/PLANNED INDUSTRIAL

I-4 HEAVY INDUSTRIAL AND SALVAGE

**Article IV. Districts,
Permitted Uses and
Development Standards**

Vehicle service/minor			P	P
Vending machines, video arcade games	A	A	A	A
Veterinary clinic		SE	P	P
Watchman, manager or caretakers quarters – permanent, temporary	A	A	A	A
Wireless antenna support structures, amateur radio antennas	A	A	A	A

Sec. 22-81. Permitted Uses Table – Industrial Districts

<u>Use</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>	<u>I-4</u>
Adult businesses		SE	P	
Automobile or auto parts junkyards				P
Auto broker as per Ordinance 11-05	P	P	P	
Auto service station (filling station for service vehicles for a licensed business, not visible from street)	P	P	P	
Automotive wrecking yards				P
Awnings, canopies, carports, roof overhangs, balconies, architectural structures	A	A	A	
B-1 first uses	P (adjacent to			

Article IV. Districts, Permitted Uses and Development Standards

	residential)			
B-3 first uses	P	P	P	
Biomedical Research	P	P	P	
Cement and clay products		SE		P
Commercial recyclable material storage area	A	A	A	
Construction trades	P	P	P	
Construction trailer - temporary	A	A	A	
Crematory/Embalming	P	P	P	
Donation bins	A	A	A	
Dry cleaning plant		P	P	
Eco-friendly accessory structures and features (i.e. solar panels, wind turbines),	A	A	A	
Enclosed recreation area - common	A	A	A	
Farmers' Market	P			
Fleet operations		P	P	
Gatehouse, guardhouse	A	A	A	
Generators, permanent	A	A	A	
Gun shops	SE (sales only)		SE	
I-1 first uses	P	P	P	
I-2 first uses		P		
I-3 first uses			P	
Industrial kitchen	P		P	
Industrial, light	P	P	P	
Industrial		P		

Article IV. Districts, Permitted Uses and Development Standards

Industrial and office flex space	P		P	
Live/work spaces	SE			
Maintenance building, common	A	A	A	
Manufacturing		P		
Manufacturing, light	P	P	P	
Microbrewery (must comply with federal, State and County regulations)	SE	P	P	
Motion picture studios	P	P	P	
Nightclub			P	
Outdoor storage		P		
Passenger terminals	P	P	P	
Petroleum storage tank not exceeding 30,000 gallons		P		
Public utility structures	P	P	P	P
Recording and TV/Radio/Film	P		P	
Recycling center inside a wholly enclosed building		P		
Outside Recycling Center				P
Religious Facilities	SE		SE	
Retail(of products manufactured in District, not to exceed 20% of the floor area)	P	P	P	
Rock and sand yards		P		P

**Article IV. Districts,
Permitted Uses and
Development Standards**

Saw mills		P		P
Scrap metal yards				P
Shipping Container Architecture Retail and/or Office (stacking no more than three)	SE	SE	SE	SE
Storage and wholesaling facility	P	P	P	
Storage of attached or unattached used auto parts and tires				P
Storage, warehouse	P	P	P	
Tractor Trailer Truck and/or Major Vehicle (10,000 lbs. or greater) Parking		P	P	
Used vehicle parts sales, other than automobile or auto parts junkyards		P		
Utility sheds, storage buildings, fallout shelters	A	A	A	A
Vehicle sales in an enclosed area	P	P	P	
Vehicle service/major	P	P	P	
Wireless antenna support structures, amateur radio antennas	A	A	A	A

Article IV. Districts, Permitted Uses and Development Standards

Sec. 22-92. I-1 Light Industrial District

The Light Industrial District provides for intensive commercial developments, light industrial, and industrial and office flex space at appropriate locations.

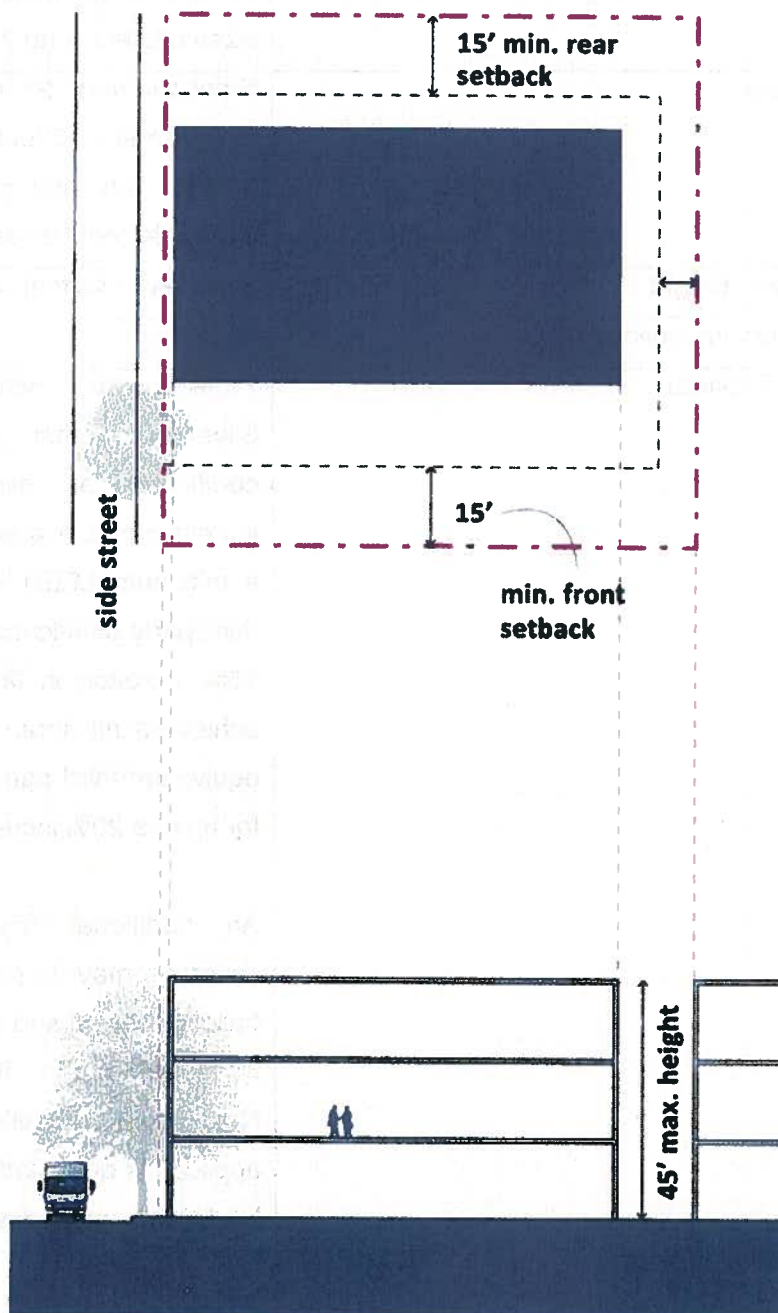
Table of Standards

<u>Standard</u>	<u>I-1</u>
Intensity	3.0 Floor Area Ratio
Minimum Site Area	10,000 s.f. For new industrial office flex space, a minimum project size of two acres.
Setbacks	Front – 15 feet Side with a public alley - 7 feet Side – 0 feet Rear – 15 feet 50 feet from any residential district, with at least a 30 foot landscaped buffer.
Maximum Height	3 stories or 45 feet, whichever is less
Bonus Provisions	Projects which achieve a minimum LEED Silver or other equivalent third party certification are eligible for up to a 10% increase in floor area; projects which achieve a minimum LEED Gold or other equivalent third party certification are eligible for up to a 15% increase in floor area; projects which achieve a minimum LEED Platinum or other equivalent third party certification are eligible for up to a 20% increase in floor area.

I-1

1.0Per 2,500 sq ft
Parking Spaces
Required +1 per 400 sq ft
of Office

I-1 Light Industrial District



Sec. 22-95. I-2 Industrial Planned District

The Industrial Planned District is intended to provide for light industrial uses in a well-planned area.

Table of Standards

<u>Standard</u>	<u>I-2</u>
Intensity	1.0 Floor Area Ratio
Minimum Site Area	A minimum project size of two acres, which can be subdivided and sold/leased in lot sizes not less than 20,000 s.f.
Setbacks	Front and rear - 25 feet Side, street – 15 feet 50 feet from any residential district, with at least a 30 foot landscaped buffer
Maximum Height	3 stories or 45 feet, whichever is less
Maximum Impervious Area	75 percent
Bonus Provisions	Projects which achieve a minimum LEED Silver or other equivalent third party certification are eligible for up to a 10% increase in floor area; projects which achieve a minimum LEED Gold or other equivalent third party certification are eligible for up to a 15% increase in floor area; projects which achieve a minimum LEED Platinum or other equivalent third party certification are eligible for up to a 20% increase in floor area. An additional 3% of impervious area coverage may be permitted for excellence in building design and landscaping beyond what is permitted in the Land Development Regulations. Excellence is measured by the applicant's quantitative and qualitative use of landscape and design elements such as

**Article IV. Districts,
Permitted Uses and
Development Standards**

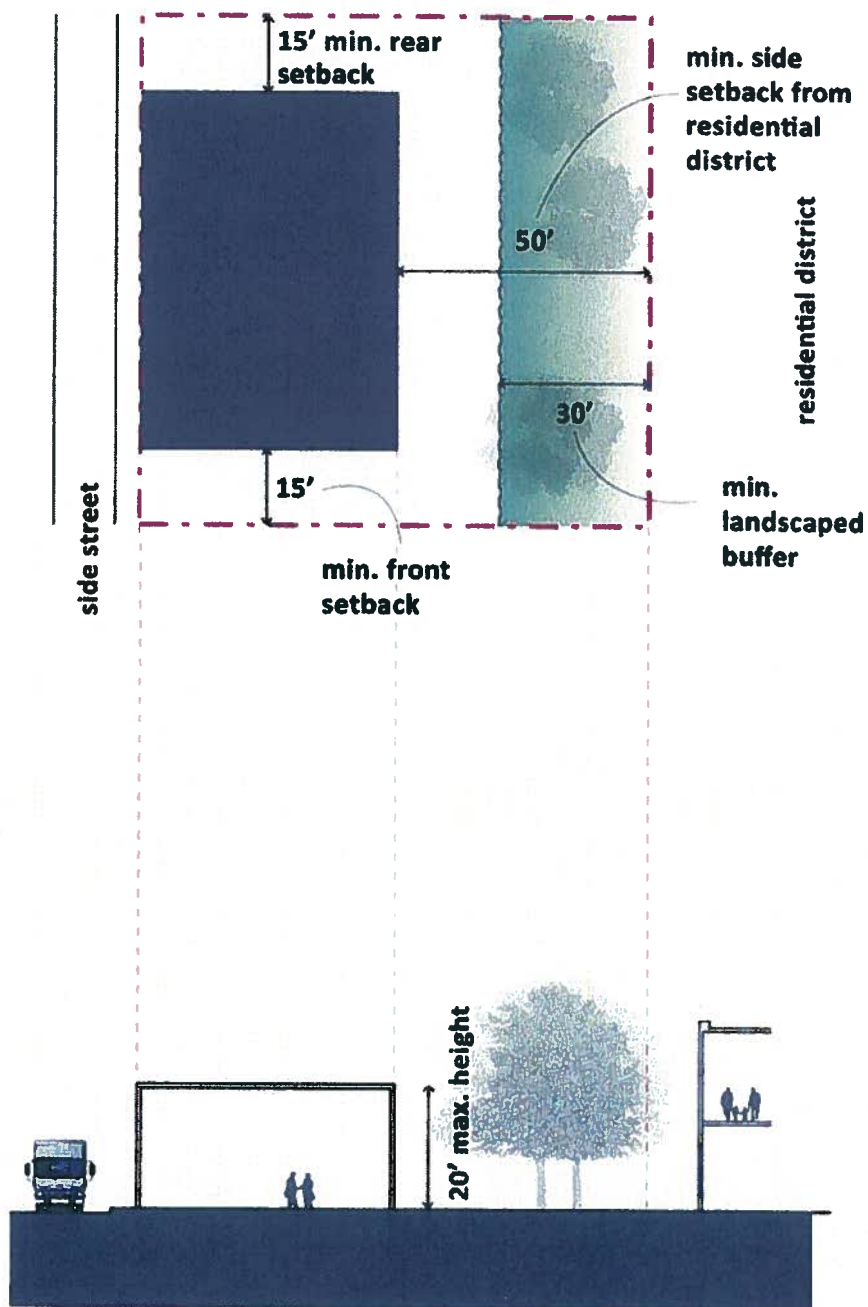
	vegetation, berms, graphic identification features, grounds, artwork, site illumination and sidewalks.
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I-2



1 per 400 sq ft
of Office

I-2 Liberal Industrial District



Sec. 22-93. I-3 Liberal Industrial District

The Liberal Industrial District provides for more intensive industrial operations at appropriate locations.

A. Prohibited uses

1. Animal slaughterhouse or abattoir
2. Arsenal
3. Asphalt manufacturing or refining
4. Asphalt paving plant
5. Asphalt storage, liquid or solid
6. Corrosive acid manufacture
7. Bag cleaning
8. Bone distillation
9. Blast furnace
10. Boiler works
11. Bulk storage of petroleum and petroleum products
12. Butane and propane manufacture and storage
13. Canning or compressing
14. Cement, lime, gypsum or Plaster of Paris manufacture or grinding
15. Concrete batching or transit mix plant
16. Cotton baling or compressing
17. Cotton gin or cotton oil mill
18. Creosote manufacture or treatment
19. Coke oven
20. Distillation of coal tar, petroleum, refuse, grain or wood
21. Drilling, production or refining of petroleum or inflammable liquids
22. Drop forge plant
23. Electric power plant
24. Enameling plant
25. Extraction of animal or fish fats and oils
26. Fat rendering

**Article IV. Districts,
Permitted Uses and
Development Standards**

27. Fertilizer manufacture, except cold compounding of non-odorous materials
28. Flour mill
29. Food grinding or processing
30. Foundry
31. Galvanizing plant
32. Gas holder
33. Gunpowder, fireworks or other explosives, manufacture or storage except as incidental to a permitted use
34. Garbage, offal, dead animal refuse, rancid fats, incineration, reduction or storage
35. Glue or gelatin manufacture, where the processes used include the refining or recovery of products from fish, animal refuse or offal
36. Grain elevator and storage
37. Grain mill
38. Hair factory
39. House wrecking yards, used building material yards
40. Livestock auction sales
41. Metal stamping and pressing
42. Oil compounding or barreling
43. Oil reclamation plant
44. Oil well equipment, storage, supplies
45. Paper and pulp mills
46. Paving plant
47. Potash works
48. Pyroxlin and pyroxlin product manufacture
49. Quarry or stone mill
50. Railroad roundhouse
51. Radium extraction
52. Rubber manufacture from raw materials
53. Salvage store and yard
54. Sandblasting

Article IV. Districts, Permitted Uses and Development Standards

- 55. Septic tank service
- 56. Sewage disposal plants
- 57. Shipbuilding or shipyard
- 58. Slag crushing or dump
- 59. Stone cutting, monument works
- 60. Storage of poisonous gases and insecticides
- 61. Smelting or refining of metals or ores
- 62. Steel manufacture
- 63. Stockyards or feeding pens
- 64. Sugar refining
- 65. Tire or rubber products manufacture
- 66. Vegetable oil manufacture, refining, storage
- 67. Wool pulling or scouring
- 68. Yeast plant

Table of Standards

Standard	I-3
Intensity	3.0 Floor Area Ratio
Minimum Site Area	10,000 s.f.
Setbacks	Front – 15 feet Side with a public alley - 7 feet Side – 0 feet Rear – 15 feet 50 feet from any residential district, with at least a 30 foot landscaped buffer
Maximum Height	3 stories or 45 feet, whichever is less
Bonus Provisions	Projects which achieve a minimum LEED Silver or other equivalent third party certification are eligible for up to a 10% increase in floor area; projects which achieve a minimum LEED Gold or other equivalent third party certification are eligible for up to a

Sustainable Opa-Locka 2015 Land Development Regulations
**Article IV. Districts,
Permitted Uses and
Development Standards**

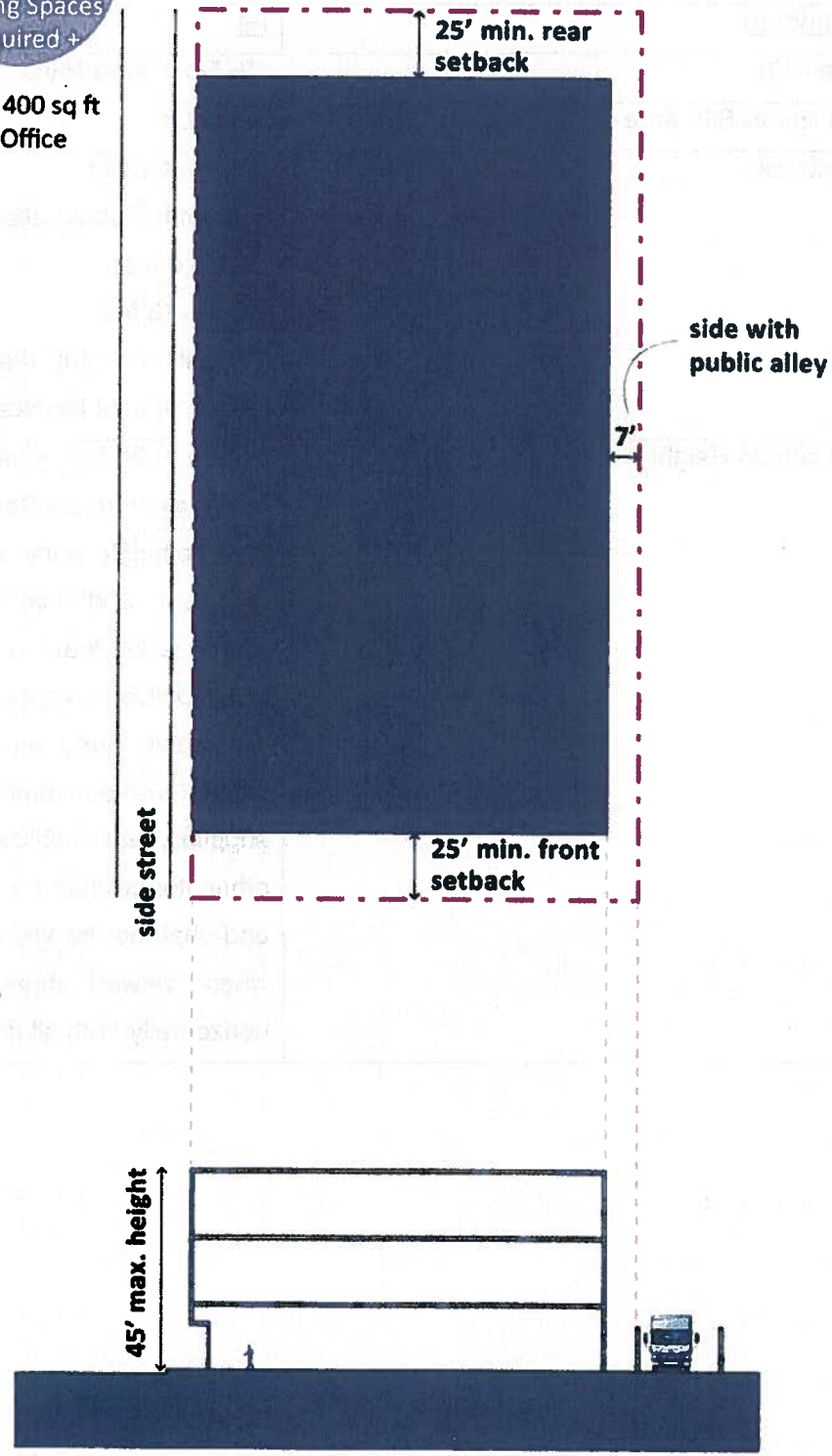
	15% increase in floor area; projects which achieve a minimum LEED Platinum or other equivalent third party certification are eligible for up to a 20% increase in floor area.
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I-3

I-3 Industrial Planned District

1.0
Per 2,500 sq ft
Parking Spaces
Required +

1 per 400 sq ft
of Office



**Article IV. Districts,
Permitted Uses and
Development Standards**

Sec. 22-94. I-4 Liberal Industrial District, Storage and Salvage

This Industrial District provides for the below stated uses at appropriate locations.

1. Table of Standards

Standard	I-4
Intensity	.75 Floor Area Ratio
Minimum Site Area	One acre
Setbacks	Front – 15 feet Side with a public alley - 7 feet Side – 0 feet Rear – 15 feet 50 feet from any residential district, with at least a 30 foot landscaped buffer
Maximum Height	1 story or 20 feet, whichever is less The maximum stacked height of automobiles or automobile parts shall not exceed fifteen (15) feet, and must be enclosed by a wall which is at least as high as the stacked automobiles; in no event shall automobiles or automobile parts, as stored, piled or placed, exceed the requirements herein. All material, supplies, automobiles, automobile parts, or other items shall be secured behind a wall and shall not be visible from off the property when viewed three hundred (300) feet horizontally from all directions.