

e-Permitting



FIRE DEPARTMENT REVISE PERMIT AND INSPECTION RECORD 09/10/2025
 MUNICIPAL NO.2025-049385 FOLIO: 3220130150010
 JOB SITE ADDRESS 16600 NW 57 AVE
 PROPOSED USE CAR DEALERSHIP - NEW
 LEGAL MIAMI LAKES EAST SEC 1 PB 122-48
 APPLICATION TYPE ALTER INTERIOR 0 SQFT 0 UNITS 0 FLOORS
 OWNER NAME MIAMI LAKE AM LLC
 CONTRACTOR
 QUALIFIER
 PERMIT TYPE FIRE
 CATEGORIES 0032 FIRE SPRINKLERS

DATE: 9/10/2025 PROCESS NUMBER: M2025016106 NEW
 FIRE 128000 ALTERATIONS 354.90 FIRE 1 SPRINKLER UPF 187.00
 FIRE 1 UNDERGROUND T 280.67 UBS1 1 BLDG 7.5% UPF 1.88
 UPMU 25 UPFRONT FEE F 25.00

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 MUNICIPAL NO.2025-049385 PROCESS NO. M2025016106 FOLIO: 3220130150010
 JOB SITE ADDRESS 16600 NW 57 AVE
 PROPOSED USE CAR DEALERSHIP - NEW

REQUIRED INSPECTIONS INIT DATE
 FIRE

0032 FIRE SPRINKLERS		
200 FIRE HYDRANTS	_____	_____
201 FIRE UNDERGROUND	_____	_____
202 FIRE PRESSURE TEST	_____	_____
206 FIRE ROUGH	_____	_____
207 FIRE PUMP PERFORMANCE TEST	_____	_____
210 FIRE STANDPIPE	_____	_____
215 FIRE FLUSH	_____	_____
209 FIRE FINAL	_____	_____

FIRE DEPARTMENT REVISE PERMIT AND INSPECTION RECORD 09/10/2025
 MUNICIPAL NO.2025-049385 PROCESS NO. M2025016106 FOLIO: 3220130150010
 JOB SITE ADDRESS 16600 NW 57 AVE
 PROPOSED USE CAR DEALERSHIP - NEW

DATE: 7/31/2025 PROCESS NUMBER: M2025021284 REVISED *AMT. PAID 273.29
FIRE 407 MAJOR PLAN REVISION 203.50
FIRE 1 FIRE REVISION UPFRONT FEE 23.10
FRWK 1 1ST FIRE MINOR REWORK 92.89
UPMU 25 UPFRONT FEE FOR MUNICIPALITY 25.00

9/10/2025 12:41 BNZWEB1 182509104362 WEBIPAS 273.29

FIRE DEPARTMENT REVISE PERMIT AND INSPECTION RECORD 09/10/2025
MUNICIPAL NO.2025-049385 PROCESS NO. M2025016106 FOLIO: 3220130150010
JOB SITE ADDRESS 16600 NW 57 AVE
PROPOSED USE CAR DEALERSHIP - NEW

INSP INSP INSPECTION DISP RESULT INSP
TYPE DATE !----- COMMENTS -----! CODE DATE INIT

201 7/31/2025 PRECON 007 7/31/2025 E164643
201 8/ 6/2025 PIPE INSTALLATION 004 8/ 6/2025 E164643
202 8/ 8/2025 PARTIAL PRESSURE TEST 002 8/ 8/2025 E88884
219 8/ 8/2025 090 8/ 8/2025 E198721
202 8/22/2025 PLEASE CONTACT MIGUEL FOR COORDINATI 002 8/22/2025 E161373

FIRE DEPARTMENT REVISE PERMIT AND INSPECTION RECORD 09/10/2025
MUNICIPAL NO.2025-049385 PROCESS NO. M2025016106 FOLIO: 3220130150010
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PROPOSED USE CAR DEALERSHIP - NEW

TO SCHEDULE A FIRE INSPECTION, PLEASE VISIT THE WEB AT
WWW.MIAMIDADE.GOV/BUILDING OR WWW.MIAMIDADE.GOV/FIRE. YOU WILL
NEED TO PROVIDE YOUR TEN DIGIT MUNICIPAL INSPECTION NUMBER AND
INSPECTION TYPE. THE INSPECTION TYPE CAN BE FOUND ON YOUR
INSPECTION REQUIREMENTS AND RECORDS CARD.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING AN INSPECTION,
SCHEDULING A PRELIMINARY INSPECTION, OR LOAD BANK TEST
INSPECTION, PLEASE CALL FIRE PREVENTION AT 786-331-4800.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING A PLAN REVIEW,
PLEASE CALL FIRE ENGINEERING AT (786) 315-2771.

**BE ADVISED THIS IS NOT A PERMIT. PERMIT IS TO BE ISSUED BY
YOUR CORRESPONDING MUNICIPAL BUILDING DEPARTMENT.

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E-mail your comments, questions and suggestions to [Webmaster](#)

This page was last edited on: February 23, 2004

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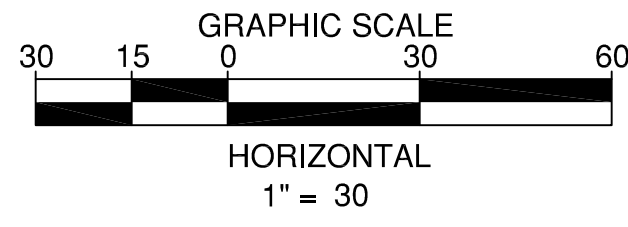
MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

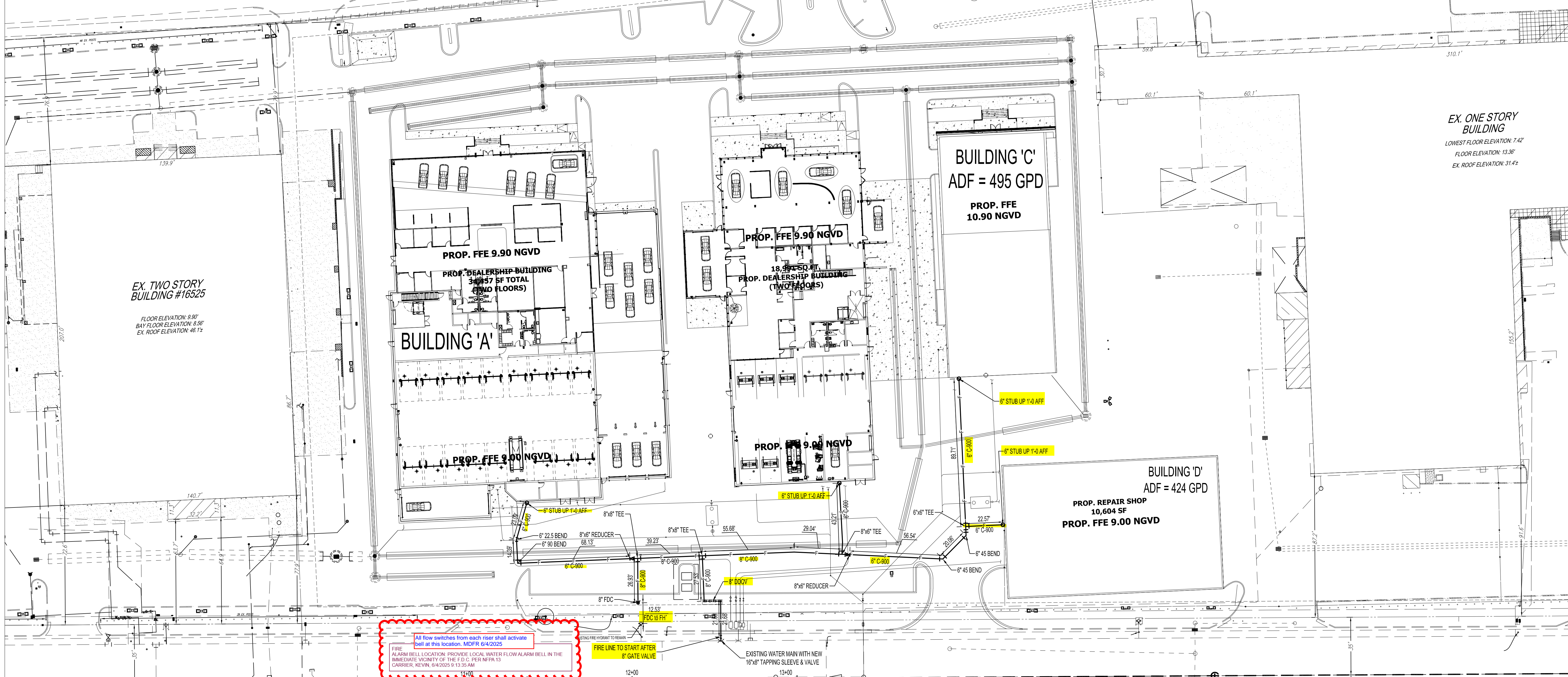
8/29/2025 8:45:14 AM

Contact Name: Tyler Khawly-Orta
Contact Email: TYLER.ORTA@REDLANDCOMPANY.COM
Tracking Number: 3225021284
Reviews to rework: FIRE
Comments:



826 (PALMETTO EXPRESSWAY)
FRONTAGE ROAD

STATE ROAD NO. 826 (PALMETTO EXPRESSWAY)



EX. TWO STORY BUILDING #16525
FLOOR ELEVATION: 9.90'
BAY FLOOR ELEVATION: 8.55'
EX. ROOF ELEVATION: 46.12'

PROP. FFE 9.90 NGVD
PROP. DEALERSHIP BUILDING
3,487 SF TOTAL
(TWO FLOORS)

PROP. FFE 9.90 NGVD
18,924 SF
PROP. DEALERSHIP BUILDING
(TWO FLOORS)

BUILDING 'C'
ADF = 495 GPD
PROP. FFE 10.90 NGVD

BUILDING 'D'
ADF = 424 GPD
PROP. REPAIR SHOP
10,604 SF
PROP. FFE 9.00 NGVD

EX. ONE STORY BUILDING
LOWEST FLOOR ELEVATION: 7.42'
FLOOR ELEVATION: 13.38'
EX. ROOF ELEVATION: 31.42'

All flow switches from each riser shall activate bell at this location. MDR 6/4/2025
FIRE ALARM BELL LOCATION PROVIDE LOCAL WATER FLOW ALARM BELL IN THE IMMEDIATE VICINITY OF THE F.D.C. PER NFPA 13
CARRIER, KEVIN, 6/4/2025 9:13:35 AM

FIRE LINE TO START AFTER 8" GATE VALVE

EXISTING WATER MAIN WITH NEW 16" TAPPING SLEEVE & VALVE

NW 165TH TERRACE

NW 165TH TERRACE

NW 165TH TERRACE

NW 58TH AVENUE

FIRE APPROVED PAGE
CARRIER, KEVIN, 6/4/2025 9:41:00 AM

BY	
DATE	
NO.	

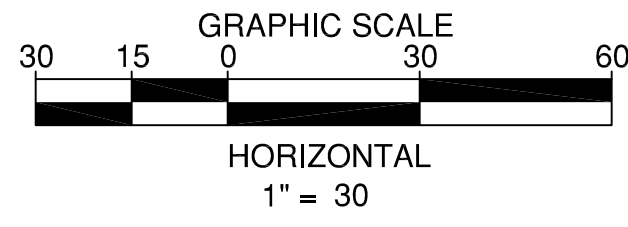
REDLAND COMPANY

181 NE 157th ST HOMESTEAD, FLORIDA 33062
PH: (305) 247-8226 FAX: (305) 247-1796
E-MAIL: INFO@REDLANDCOMPANY.COM

**MIAMI LAKES KIA
FIRE LINE PLAN**

MIAMI LAKES KIA DEALERSHIP
16600 NW 157TH AVE
MIAMI LAKES, FLORIDA

SCALE:	AS SHOWN
ORIGINAL SURVEY DATE:	04/24/2025
DRAWN BY:	Jorge Coy
CHECKED BY:	
PROJECT NO.:	
SHEET NO.:	FP-1



826 (PALMETTO EXPRESSWAY)

STATE ROAD NO. 826 (PALMETTO EXPRESSWAY)

FRONTAGE ROAD

EX. TWO STORY BUILDING #16525
FLOOR ELEVATION: 8.90'
BAY FLOOR ELEVATION: 8.55'
EX. ROOF ELEVATION: 46.12'

BUILDING 'A'

PROP. FFE 9.90 NGVD

PROP. DEALERSHIP BUILDING
3,487 SF TOTAL
(TWO FLOORS)

PROP. FFE 9.00 NGVD

PROP. FFE 9.90 NGVD

18,924 SF
PROP. DEALERSHIP BUILDING
(TWO FLOORS)

PROP. FFE 9.00 NGVD

BUILDING 'C'
ADF = 495 GPD
PROP. FFE 10.90 NGVD

BUILDING 'D'
ADF = 424 GPD

PROP. REPAIR SHOP
10,604 SF
PROP. FFE 9.00 NGVD

EX. ONE STORY BUILDING
LOWEST FLOOR ELEVATION: 7.42'
FLOOR ELEVATION: 13.38'
EX. ROOF ELEVATION: 31.42'

NW 165TH TERRACE

NW 165TH TERRACE

NW 165TH TERRACE

NW 58TH AVENUE

NO.	DATE	BY
1	07/21/2025	FDC and lite to 6"

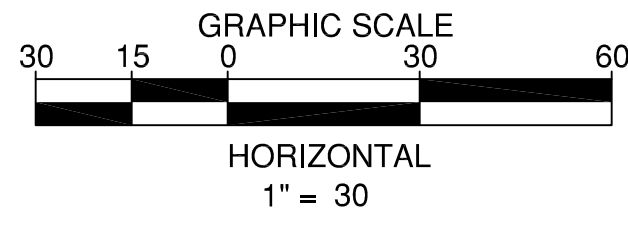
REDLAND COMPANY

18 NE 15TH ST HOMESTEAD, FLORIDA 33069
 PH: (305) 247-8226 FAX: (305) 247-1796
 E-MAIL: INFO@REDLANDCOMPANY.COM

MIAMI LAKES KIA
FIRE LINE PLAN

MIAMI LAKES KIA DEALERSHIP
 16600 NW 157TH AVE
 MIAMI LAKES, FLORIDA

SCALE:	AS SHOWN
ORIGINAL SURVEY DATE:	04/24/2025
DRAWN BY:	Jorge Coy
CHECKED BY:	
PROJECT No.	
SHEET No.	FP-1



826 (PALMETTO EXPRESSWAY)

STATE ROAD NO. 826 (PALMETTO EXPRESSWAY)

FRONTAGE ROAD

EX. TWO STORY BUILDING #16525

FLOOR ELEVATION: 8.90'
BAY FLOOR ELEVATION: 8.55'
EX. ROOF ELEVATION: 46.12'

BUILDING 'A'

PROP. FFE 9.90 NGVD

PROP. DEALERSHIP BUILDING
34,857 SF TOTAL
(TWO FLOORS)

PROP. FFE 9.00 NGVD

PROP. FFE 9.90 NGVD

18,924 SF TOTAL
PROP. DEALERSHIP BUILDING
(TWO FLOORS)

PROP. FFE 9.00 NGVD

BUILDING 'C'
ADF = 495 GPD

PROP. FFE
10.90 NGVD

BUILDING 'D'
ADF = 424 GPD

PROP. REPAIR SHOP
10,604 SF
PROP. FFE 9.00 NGVD

EX. ONE STORY BUILDING

LOWEST FLOOR ELEVATION: 7.42'
FLOOR ELEVATION: 13.38'
EX. ROOF ELEVATION: 31.42'

NW 165TH TERRACE

NW 165TH TERRACE

NW 165TH TERRACE

NW 58TH AVENUE

FIRE ALARM BELL LOCATION: PROVIDE LOCAL WATER FLOW ALARM BELL IN THE IMMEDIATE VICINITY OF THE F.D.C. PER NFPA 13 CARRIER, KEVIN, 9/10/2025 10:18:18 AM

Signage shall indicate FDC serves all buildings A thru D MDFR 9/10/2025

EXISTING WATER MAIN WITH NEW 16" TAPPING SLEEVE & VALVE

FIRE
REVISED PLANS: APPROVED
CARRIER, KEVIN, 9/10/2025 10:44:09 AM

NO.	DATE	DESCRIPTION
1	08/27/2025	FDC line to be 6" & Reducer Location

REDLAND COMPANY

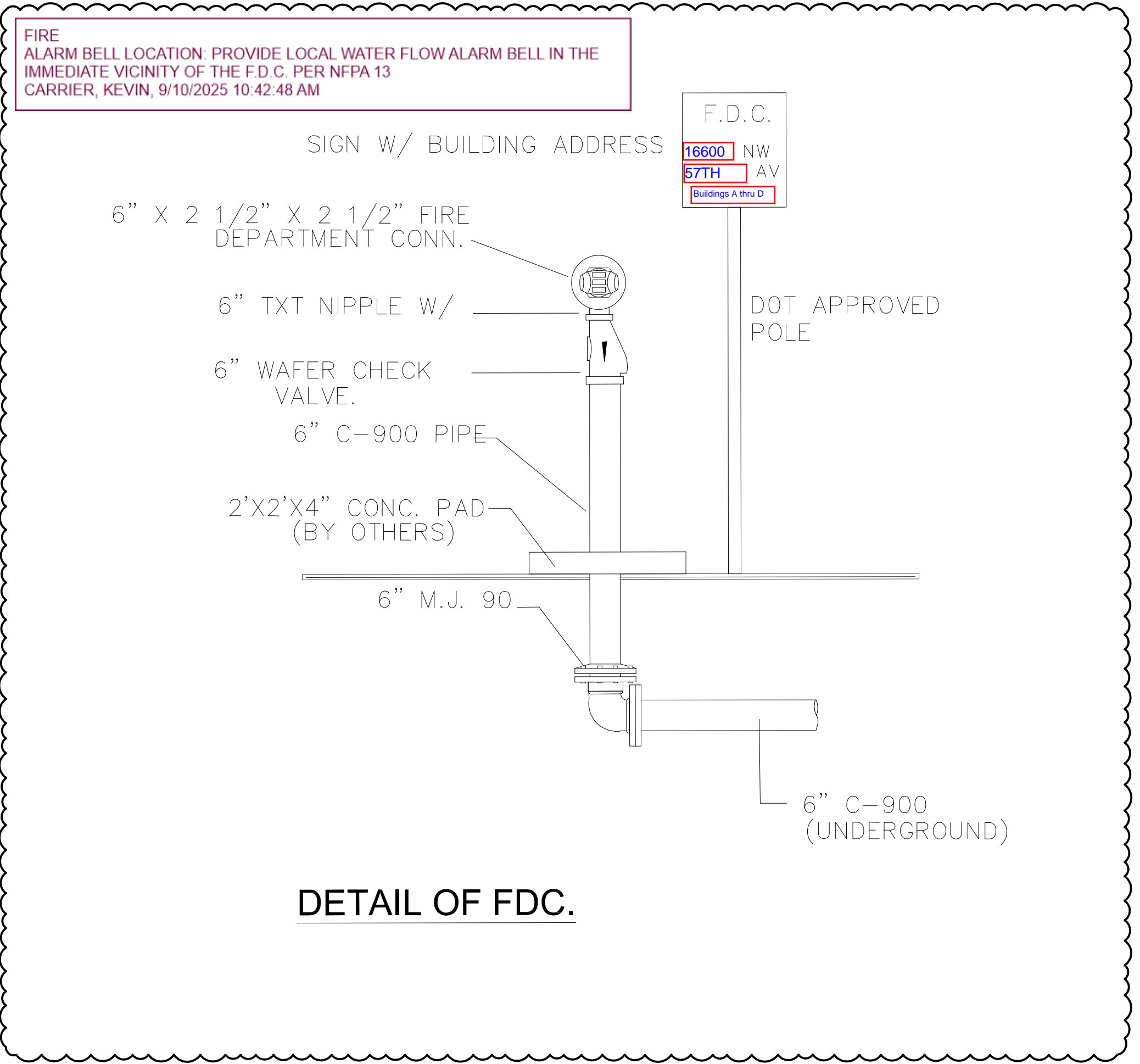
181 NE 157th St, Homestead, Florida 33080
 PH: (305) 247-8226 FAX: (305) 247-1796
 E-MAIL: INFO@REDLANDCOMPANY.COM

**MIAMI LAKES KIA
FIRE LINE PLAN**

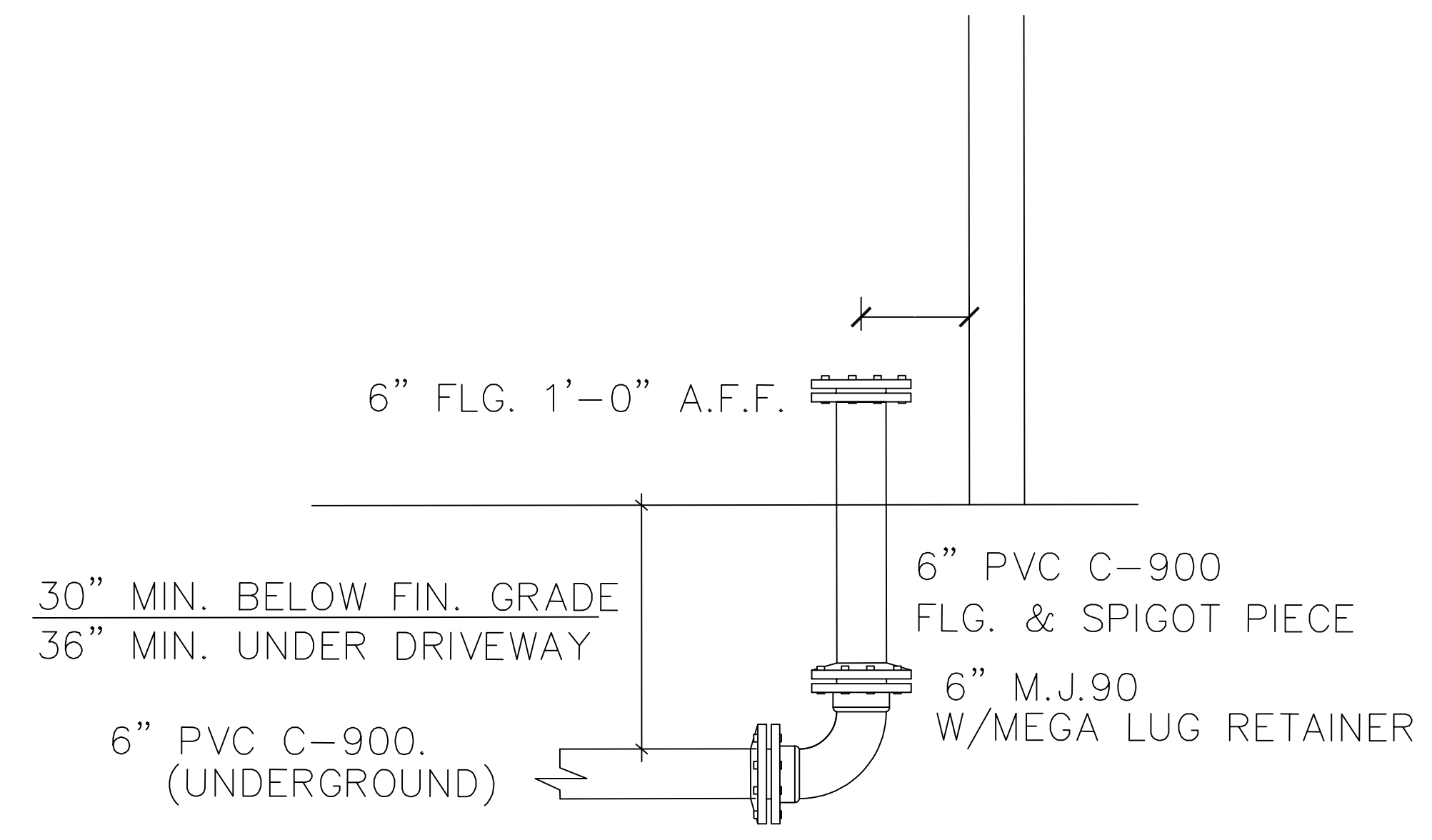
MIAMI LAKES KIA DEALERSHIP
16600 NW 157TH AVE
MIAMI LAKES, FLORIDA

SCALE:	AS SHOWN
ORIGINAL SURVEY DATE:	04/24/2025
DRAWN BY:	Jorge Coy
CHECKED BY:	
PROJECT No.	
SHEET No.	FP-1

1



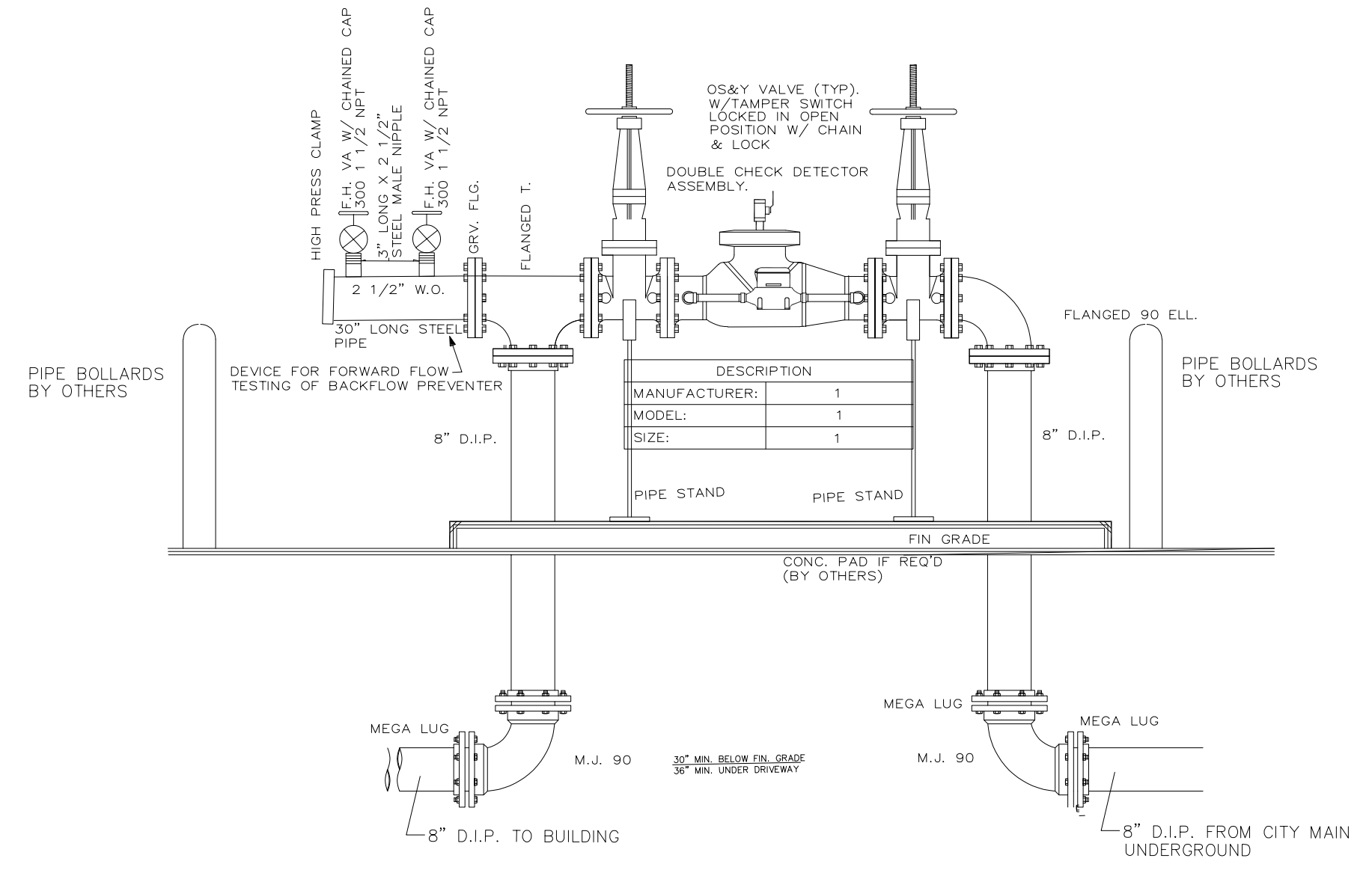
DETAIL OF FDC.



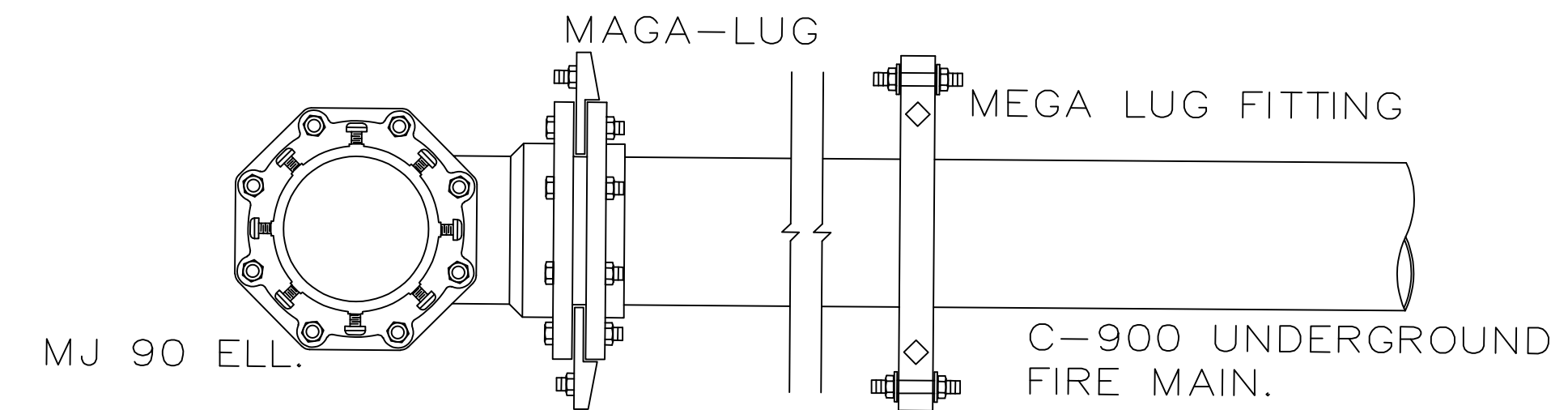
DETAIL OF SPIGOT PIECE

UNDERGROUND NOTES

- 1.- ALL DEDICATED UNDERGROUND FIRE MAINS FROM TAP TO BLDG. TO BE 8"
- 2.- ALL UNDERGROUND LINES FROM BACKFLOW TO BLDG TO BE D.I.P WITH M.J. FITTINGS & MEGA LUGS
NEW PIPE TO BE INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR (CLASS 1, 2, OR 5)
- 3.- INSTALLATION TO BE PER N.F.P.A. #24
- 4.- ALL UNDERGROUND MATERIALS SHALL BE LISTED FOR FIRE PROTECTION SERVICE & COMPLY WITH A.W.W.A. STANDARDS
- 5.- ALL UNDERGROUND PIPING TO BE BURIED TO A MINIMUM OF 30" BELOW FINISH GRADE, 36" UNDER A DRIVEWAY
- 6.- ALL JOINTS TO BE PROPERLY RETAINED BY A LISTED JOINT RESTRAINT
- 7.- ALL PIPING & LEAD-INS TO BE FLUSHED PER N.F.P.A. BEFORE CONNECTION TO INSIDE SPRINKLER SYSTEM
- 8.- 8" PIPING TO BE D.I.P. WITH MECHANICAL JOINT FITTINGS & MEGA-LUG RETAINERS
- 9.- REDLAND TO START AFTER 16"x8" TAPPING SLEEVE AND VALVE & END OUTSIDE OF BUILDING 1'-0" ABOVE THE FINISHED INSIDE FLOOR ELEVATION.



DOUBLE CHECK DETECTOR DETAIL
NO SCALE



U.G. DETAIL

BY	
NO.	08/27/2025
DATE	
NO.	
DATE	
NO.	
DATE	
NO.	
DATE	
NO.	
DATE	

REDLAND COMPANY

168 NE 15TH ST HOMESTEAD, FLORIDA 33030
 PH: (305) 247-8226 FAX: (305) 247-1796
 E-MAIL: INFO@REDLANDCOMPANY.COM

MIAMI LAKES KIA
FIRE LINE DETAILS

MIAMI LAKES KIA DEALERSHIP
 16600 NW 157TH AVE
 MIAMI LAKES, FLORIDA

SCALE:	AS-SHOWN
ORIGINAL SURVEY DATE:	04/24/2025
DRAWN BY:	Jorge Coy
CHECKED BY:	
PROJECT No:	

SHEET No:
FP-2

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

<http://www.miamidade.gov/building/home.asp>

9/10/2025 12:41:50 PM

Tracking #	Process #	Permit #
3225021284	M2025021284	2025049385

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2025021284	FIRE	A	CARRIER, KEVIN	9/10/2025
M2025021284	UPFRONT FEES	A	WEB APPLICATION ID	8/13/2025

Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
APPROVED REVISION	FIRE	A	Approved Revision
Reference Only.	FIRE	R	Reference only.

NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Herbert S. Saffir Permitting and Inspection Center

11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPLICANTS

THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE

AND/OR ENVIRONMENTAL SERVICES

M2025021284 REV2025-2104 3225021284

PROVIDE MUNICIPAL PROCESS NUMBER HERE 2025-025740

REVISION TO MDC PERMIT 2025049385

LOCATION OF IMPROVEMENTS Job Address <u>16600 NW 57th Ave</u> Folio <u>3220130150010</u> Lot _____ Block _____ Subdivision _____ PBpg _____ Metes and bounds _____		CONTRACTOR INFORMATION Contractor No. <u>FPC24-000071</u> Last four (4) digits of Qualifier No. <u>7998</u> Contractor Name <u>The Redland Company</u> Qualifier Name <u>Charles H. Munz</u> Address <u>48 NE 15th St.</u> City <u>Homestead</u> State <u>FL</u> Zip <u>33030</u>	
TYPE OF IMPROVEMENTS <input type="checkbox"/> New Construction on Vacant Land <input type="checkbox"/> Alteration Interior <input type="checkbox"/> Alteration Exterior <input type="checkbox"/> Relocation of Structure <input type="checkbox"/> Enclosure <input type="checkbox"/> Repair <input type="checkbox"/> Repair Due to Fire		<input type="checkbox"/> Demolish <input type="checkbox"/> Shell Only <input type="checkbox"/> Addition Attached <input type="checkbox"/> Addition Detached <input type="checkbox"/> Re-Roof <input type="checkbox"/> Foundation Only <input type="checkbox"/> Tent	
PERMIT TYPE <input type="checkbox"/> MBLD* Category _____ <input type="checkbox"/> MELE _____ <input type="checkbox"/> MPLU _____ <input type="checkbox"/> MLPG _____ <input type="checkbox"/> MMEC _____ <input checked="" type="checkbox"/> FIRE <u>0032</u>		REVIEW STATUS <input type="checkbox"/> Chg. Contractor <input type="checkbox"/> Re-Issue <input type="checkbox"/> Re-Stamp <input checked="" type="checkbox"/> Revision <input type="checkbox"/> Not Applicable for Fire	
PERMIT CONTACT Name <u>Tyler Orta</u> Address <u>48 NE 15th St.</u> City <u>Homestead</u> State <u>FL</u> Zip <u>33030</u> Phone <u>(786) 763-7276</u>		PROPERTY OWNER'S INFO Owner <u>Miami Lake AM LLC</u> Address <u>5875 NW 163rd Street</u> City <u>Miami Lakes</u> State <u>FL</u> Zip <u>33014</u> Phone _____ Last four (4) digits of Owner's Social Security No. _____	
ARCHITECT / ENGINEER Owner <u>Maxwell Kaplan</u> Address <u>6300 NW 31st Ave</u> City <u>Fort Lauderdale</u> State <u>FL</u> Zip <u>33309</u> Phone _____		FIRE SPECIAL REQUEST PLAN REVIEW (SRI) I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate. 1 st Request: _____ Date: _____ 2 nd Request: _____ Date: _____ 3 rd Request: _____ Date: _____	
If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.			

6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884
Website: www.miamilakes-fl.gov

BUILDING PERMIT APPLICATION

Job Address: 16600 NW 57th Ave Miami Lakes, FL

Unit #:

Folio #: 32- 20130150010

Owner-Builder:

Master Permit #: BLC2023-2887

Sub Permit #: SME2025-1366

Revision #: REV206-2104

OWNER INFORMATION	NAME : Miami Lake AM LLC	LEGAL USE/ WORK	Current Use of Property: Car Dealership
	Address: 610 Lido DR		Job Description: Fire Offices <i>MOVED PERMITTED TIE IN WITH THE REST OF THE UTILITIES TIE IN.</i>
	City, State, Zip Fort Lauderdale, FL, 33301		JOB COST \$ 28,000 AREA/LENGTH: SF/LF
	Phone #: Cell #:		Residential <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>
CONTRACTOR INFORMATION	Company Name: The Redland Company	ARCHITECT/ ENGINEER	Occupancy:
	Qualifier Name: Charles H. Munz		Firm Name: Thomas Engineering
	License # FPC24-000071		A/E of record: Maxwell T. Kaplan
	Address 48 NE 15th St		License # 83366
	City, State, Zip Homestead, FL, 33030		Address 6300 NW 31st Ave
	Phone #: (786) 763-7276 Cell #:		City, State, Zip Fort. Lauderdale, FL, 33309
	Email Address: tyler.orta@redlandcompany.com		Phone #: 9542027000 Cell #:
			Email Address:
Permit Type -- Check only One		Change to Permit -- Check only One	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing/Gas <input type="checkbox"/> Paving/Drainage <input type="checkbox"/> Sign <input type="checkbox"/> Roofing <input type="checkbox"/> PW		<input type="checkbox"/> Extension <input type="checkbox"/> Renewal <input type="checkbox"/> Revision <input type="checkbox"/> Change Contractor <input type="checkbox"/> Shop Drawing <input type="checkbox"/> Cancellation	

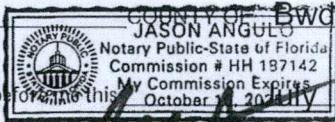
Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards, of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, RE-ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc. I understand that in signing this application I am responsible for the supervision and completion of the construction including scheduling of inspections and obtaining final inspections in accordance with the plans and specification WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. OWNER/CONTRACTOR AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

X Signature of Owner or Owner's Agent Ali Ahmed Date 7-28-25
Print Name of Owner or Owner's Agent

X Signature of Qualifier Charles Herbert Munz Date 7/29/25
Print Name of Qualifier

STATE OF Florida COUNTY OF Broward
Notary Public-State of Florida
Commission # HH 187142
My Commission Expires October 3, 2025
Sworn to and subscribed before me this July 28 2025
by Jason Angulo (SEAL)
Personally known or I.D.

STATE OF Florida COUNTY OF Dade
Sworn to and subscribed before me this July 29 2025
by Tina Vosburgh (SEAL)
Personally known or I.D.



NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions enforced by the homeowners' association or other entities. My Comm. Expires August 3, 2025 Commission No. HH 573748