

e-Permitting



FIRE DEPARTMENT PERMIT AND INSPECTION RECORD 06/05/2025
 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 THE REDLAND COMPANY INC
 QUALIFIER MUNZ CHARLES HERBERT
 PERMIT TYPE FIRE
 CATEGORIES 0032 FIRE SPRINKLERS

DATE: 6/05/2025 PROCESS NUMBER: M2025016106 NEW *AMOUNT PAID 448.57
 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

6/ 4/2025 14:45 BNZWEB1 182506045623 WEBIPAS 448.57

FIRE DEPARTMENT PERMIT AND INSPECTION RECORD 06/05/2025
 MUNICIPAL NO.2025-049385 PROCESS NO. M2025016106 FOLIO: 3220130150010
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 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	_____	_____

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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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MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

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

6/4/2025 2:46:06 PM

Tracking #	Process #	Permit #
3225016106	M2025016106	2025049385

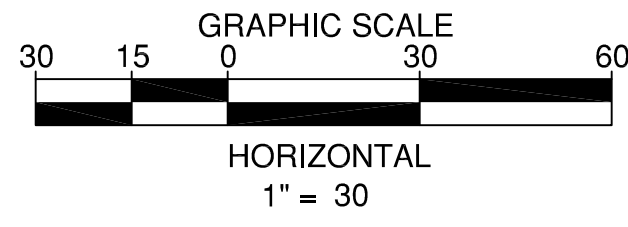
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.				
Process #	Review	Disposition	Reviewer	Date
M2025016106	FIRE	A	CARRIER, KEVIN	6/4/2025
M2025016106	UPFRONT FEES	A	WEB APPLICATION ID	5/22/2025

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.

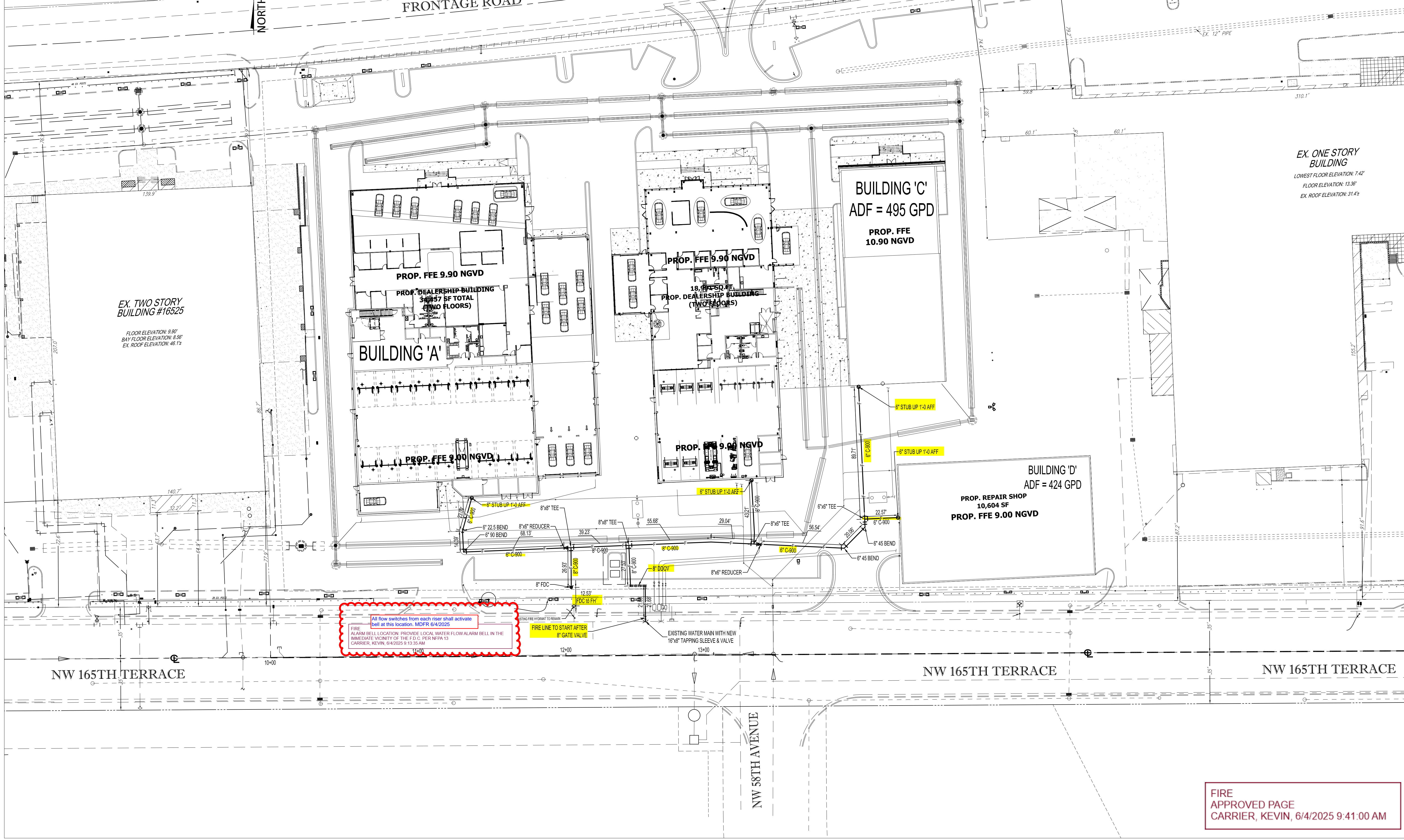
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies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

Stamp Name	Trade	Disposition	Stamp Description
Approved	FIRE	A	Approved
Approved As Noted	FIRE	P	Approved as noted. See comments, markups and stamps.
Reference Only.	FIRE	R	Reference only.



826 (PALMETTO EXPRESSWAY)
FRONTAGE ROAD

STATE ROAD NO. 826 (PALMETTO EXPRESSWAY)
FRONTAGE ROAD



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.	

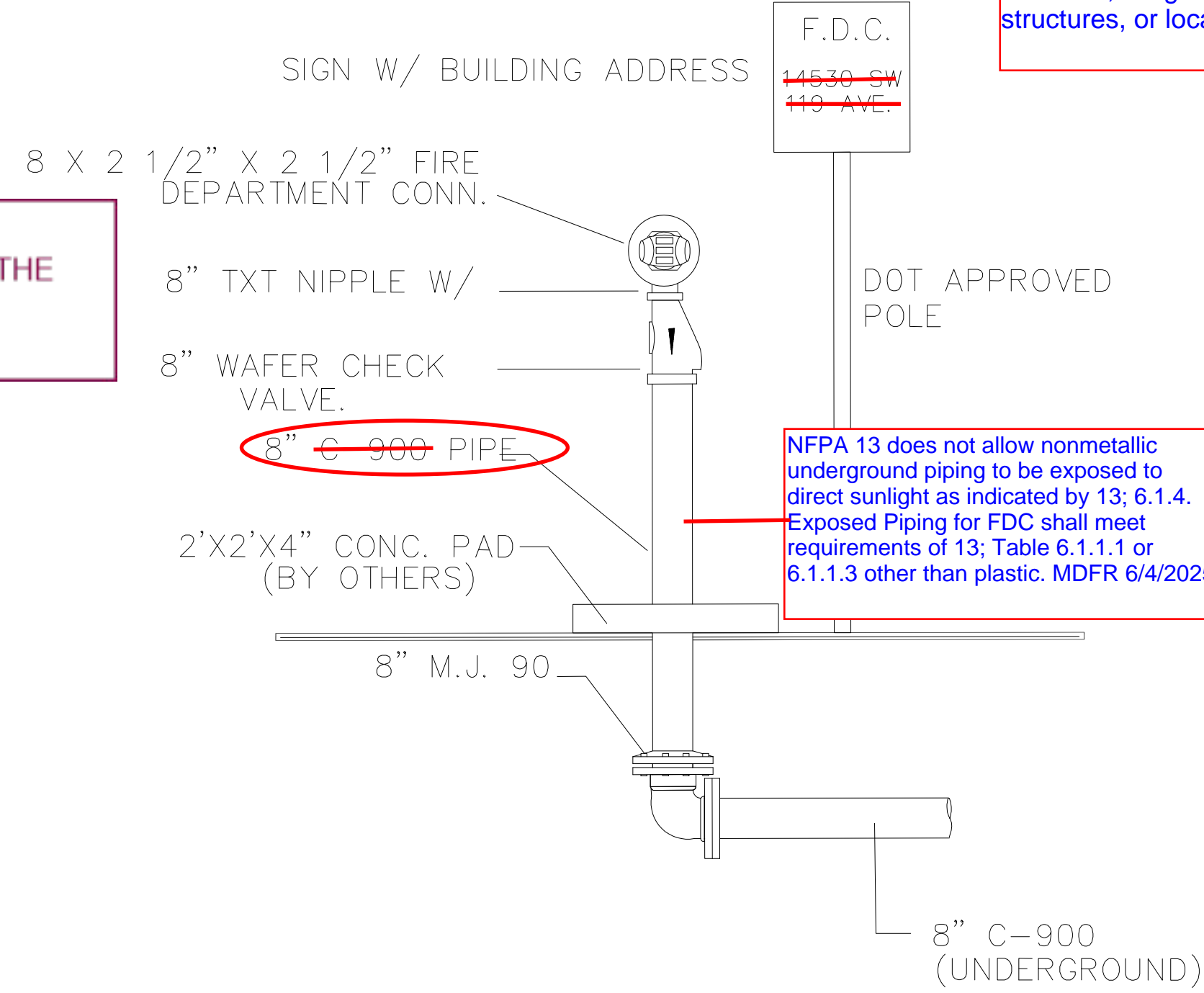
REDLAND COMPANY
181 NE 157th St Homestead, Florida 33062
PH: (305) 247-8226 FAX: (305) 247-1796
E-MAIL: INFO@REDLANDCOMPANY.COM

**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

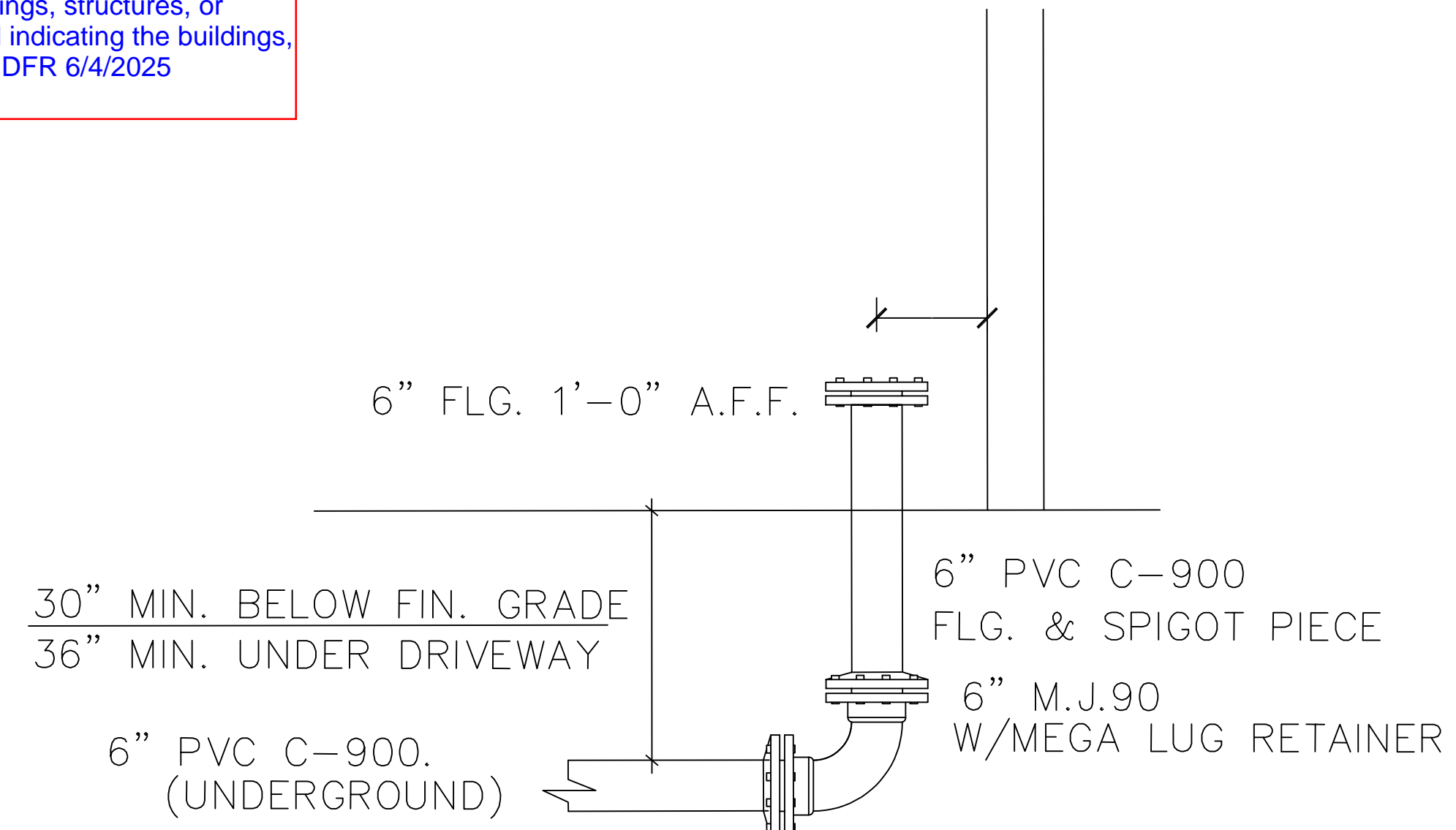
FIRE ALARM BELL LOCATION: PROVIDE LOCAL WATER FLOW ALARM BELL IN THE IMMEDIATE VICINITY OF THE F.D.C. PER NFPA 13 CARRIER, KEVIN, 6/4/2025 9:41:53 AM

NFPA 24; 5.9.5.7 Where a remote fire department connection services multiple buildings, structures, or locations, a sign shall be provided indicating the buildings, structures, or locations served. MDRF 6/4/2025



NFPA 13 does not allow nonmetallic underground piping to be exposed to direct sunlight as indicated by 13; 6.1.4. Exposed Piping for FDC shall meet requirements of 13; Table 6.1.1.1 or 6.1.1.3 other than plastic. MDRF 6/4/2025

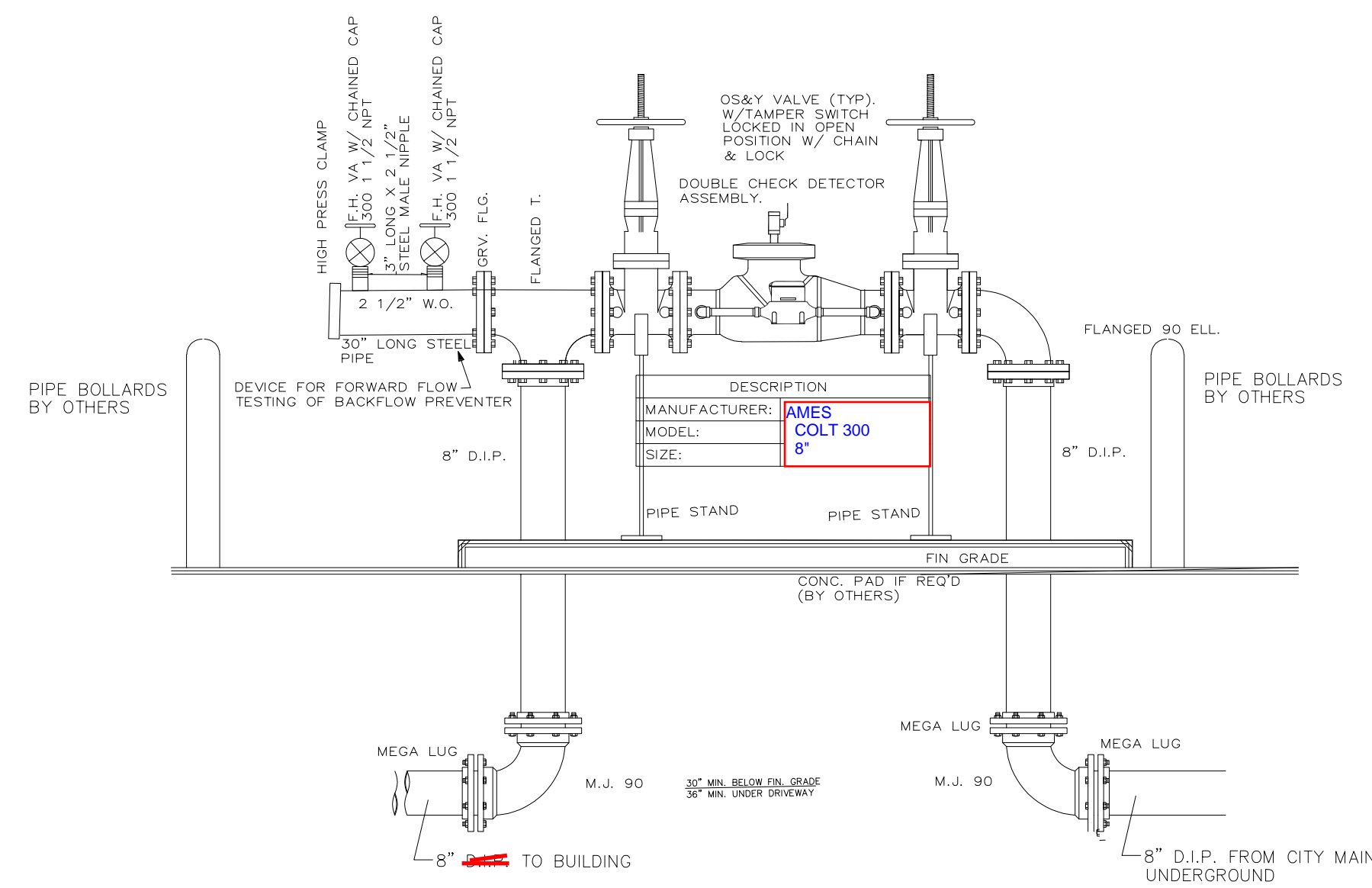
DETAIL OF FDC.



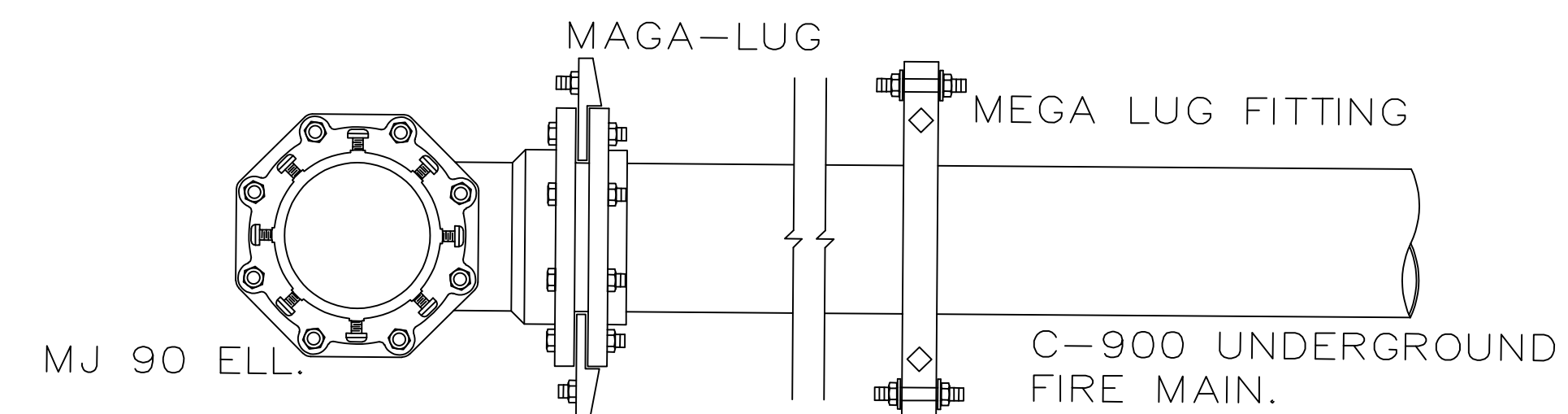
DETAIL OF SPIGOT PIECE

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

Approved as Noted
FIRE APPROVED PAGE
CARRIER, KEVIN, 6/4/2025 9:36:36 AM

BY	
NO.	
DATE	

REDLAND COMPANY
188 NE 15TH ST HOMESTEAD, FLORIDA 33060
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

Tyler.ORTA@RedlandCompany.com

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

M2025016106

SME 2025-1366

3225016106

PROVIDE MUNICIPAL PROCESS NUMBER HERE 2025-025740

LOCATION OF IMPROVEMENTS	Job Address <u>16600 NW 57th Ave</u>		CONTRACTOR INFORMATION	Contractor No. <u>FPC24-000071</u>		
	Folio <u>3220130150010</u>			Last four (4) digits of Qualifier No. <u>7998</u>		
TYPE OF IMPROVEMENTS	Lot _____ Block _____		Contractor Name <u>The Redland Company</u>			
	Subdivision _____ PBpg _____		Qualifier Name <u>Charles H. Munz</u>			
PERMIT TYPE	Metes and bounds _____		Address <u>48 NE 15th St.</u>			
			City <u>Homestead</u> State <u>FL</u> Zip <u>33030</u>			
REVIEW STATUS	<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		Current use of property <u>Existing Car Dealership</u>	
					Description of Work <u>Fire Utilities</u>	
PROPERTY OWNER'S INFO	<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>		<input type="checkbox"/> Chg. Contractor <input type="checkbox"/> Re-Issue <input type="checkbox"/> Re-Stamp <input type="checkbox"/> Revision <input type="checkbox"/> Not Applicable for Fire		Sq. Ft. _____ Units _____ Floors _____	
					Value of Work <u>\$128,000</u>	
PERMIT CONTACT	Name <u>Tyler Orta</u>		Owner <u>Miami Lake AM LLC</u>			
	Address <u>48 NE 15th St.</u>		Address <u>5875 NW 163rd Street</u>			
FIRE SPECIAL REQUEST PLAN REVIEW (SRI)	City <u>Homestead</u> State <u>FL</u> Zip <u>33030</u>		City <u>Miami Lakes</u> State <u>FL</u> Zip <u>33014</u>			
	Phone <u>(786) 763-7276</u>		Phone _____			
<p>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.</p> <p>1st Request: _____ Date: _____</p> <p>2nd Request: _____ Date: _____</p> <p>3rd Request: _____ Date: _____</p>						
<p>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.</p>						

*P. Works Sub req
Plumb - Sub req*



** Costa Negotiator Reg*

Address: 16600 NW 57 AVE
Folio #: 3220130150010
MDC Process #: <i>M2025016106</i>
MDC Tracking #: <i>3225016106</i>
Job Description: FIRE UTILITIES

Master Permit #: **BLC2023-2887**

Sub Permit #: **SME2025-1366**

Revision #:

OFFICE USE ONLY

<input type="checkbox"/>	Approved	Date	Disapproved	<input type="checkbox"/>	Approved	Date	Disapproved	<input type="checkbox"/>	Approved	Date	Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		
<input checked="" type="checkbox"/>	Approved	Date	Disapproved	<input type="checkbox"/>	Approved	Date	Disapproved	<input checked="" type="checkbox"/>	Approved	Date	Disapproved
	Date				Date				Date	<i>5/19/25</i>	
	Initials				Initials				Initials	<i>AW</i>	
<input type="checkbox"/>	Approved	Date	Disapproved	<input type="checkbox"/>	Approved	Date	Disapproved	<input checked="" type="checkbox"/>	Approved	Date	Disapproved
	Date				Date				Date		
	Initials				Initials				Initials		

PLANS CHECKED-OUT

DATE	NAME

PLANS CHECKED-IN

DATE	NAME

	AMOUNTS
BASE PERMIT	
ZONING FEE	
CODE COMPLIANCE FEE	
TECHNOLOGY FEE	
DBPR SURCH. STATE	
DBPR SURCH. BUILDING	
SCANNING FEE	
WORK W/O PERMIT FEE	
UPFRONT FEE PAID	
BALANCE DUE:	



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 #: SME 2025-1366 Revision #: _____

STEVEN ROSS, @RELAND COMPANY.COM

305-335-3772

OWNER INFORMATION	NAME : Miami Lake AM LLC	LEGAL USE/ WORK	Current Use of Property: <u>Car Dealership</u>
	Address: 610 Lido DR		Job Description <u>Fire Utilities</u>
	City, State, Zip Fort Lauderdale, FL, 33301		
	Phone #: _____ Cell #: _____		JOB COST \$ <u>128,000</u> AREA/LENGTH: _____ SF/LF
	Email Address: _____		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	Code in Effect: _____
	Qualifier Name: Charles H. Munz		Occupancy: _____
	License # FPC24-000071		Construction Type: <u>Civil</u>
	Address 48 NE 15th St		Flood Zone/B.F.E.: _____ F.F.E.: _____
	City, State, Zip Homestead, FL, 33030		Firm Name: <u>Thomas Engineering</u>
Phone #: (786) 763-7276 Cell #: _____	A/E of record: <u>Maxwell T. Kaplan</u>		
Email Address: tyler.orta@redlandcompany.com	License # <u>83366</u>		
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"/> P/W		<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 _____ Date _____
 Print Name of Owner or Owner's Agent _____

X
 Signature of Qualifier _____ Date 5/15/25
 Print Name of Qualifier Charles H. Munz

STATE OF _____ COUNTY OF _____
 Sworn to and subscribed before me this _____ 20____
 by _____ (SEAL)
 Personally known or I.D. _____

STATE OF Florida COUNTY OF Dade
 Sworn to and subscribed before me this May 15 2025
 by Tina Vosburgh Tina Marie Vosburgh (SEAL)
 Personally known or I.D. _____

TINA MARIE VOSBURGH
 Notary Public, State of Florida
 My Comm. Expires August 3, 2025
 Commission No. HH 573748

NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions enforced by the homeowners associations. Miami-Dade County Department of Public Works, Engineering, and Planning may be additional permits required. For other governmental entities such as water management districts, state agencies, or federal agencies. **NOTE:** This application will be void if there are no reviews after six(6) months.

32-20130150010-6/14/2025 2:46:06 PM
 TOML PERMIT APPLICATION.pdf