

# **CITY OF OPA-LOCKA**

**“The Great City”**

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## **CLERK’S ACTION SUMMARY MINUTES**

### **REGULAR COMMISSION MEETING**

**December 8, 2021**

**7:00 P.M.**

**1. CALL TO ORDER:**

Mayor Williams called the meeting to order at 7:05 p.m. on Wednesday, December 8, 2021 at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.

**2. ROLL CALL:**

The following members of the City Commission were present: Commissioner Sherelean Bass, Commissioner Chris Davis, Vice Mayor John H. Taylor Jr., and Mayor Vanessa J. Williams. Also, in attendance were: Assistant City Manager George Ellis, Assistant City Attorney Candice Cobb and City Clerk Joanna Flores.

**3. INVOCATION:**

The Invocation was delivered by Commissioner Bass.

**4. PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited in unison.

**5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:**

Parks & Recreation Department Director Delven Patterson presented an award to the Opa-locka Optimist 10U and 14U Superbowl Champions.

Mayor Williams offered her congratulations and stated that it is wonderful to see children in the community doing the right thing, noting that they could be anywhere else and decided to play football and be winners.

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

There were no items on the consent agenda.

**7. APPROVAL OF AGENDA:**

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to approve the Agenda.

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

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| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Mayor Williams     | Yes |

## **8. APPROVAL OF MINUTES:**

### **Regular Commission Meeting Minutes – October 27, 2021**

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to approve the minutes of the **Regular Commission Meeting Minutes – October 27, 2021**.

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

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| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Mayor Williams     | Yes |

### **Regular Commission Meeting Minutes – November 10, 2021**

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to approve the minutes of the **Regular Commission Meeting Minutes – November 10, 2021**.

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

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| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Mayor Williams     | Yes |

### **Special Commission Meeting Minutes – November 17, 2021**

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to approve the minutes of the **Special Commission Meeting Minutes – November 17, 2021**.

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

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| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Mayor Williams     | Yes |

**Special Commission Meeting Minutes – November 22, 2021**

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to approve the minutes of the **Special Commission Meeting Minutes – November 22, 2021**.

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

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| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Mayor Williams     | Yes |

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

There was none.

**10. PUBLIC PRESENTATIONS:**

ShotSpotter Director of Public Safety Solutions Ron Teachman informed the Commission about their program to address gun violence in Opa-locka.

Vice Mayor Taylor asked how much the ShotSpotter program would cost Opa-locka, considering that the City is about 4 square miles of which half is industrial.

ShotSpotter Director of Public Safety Solutions Ron Teachman stated that the \$49,500 per square mile per year pricing is adjusted based on the fact that Opa-locka is a smaller City. Mr. Teachman said that it would cost \$5.60 per hour per mile to have constant surveillance over 1 mile and up to 2 miles. He said that they don't expect to cover the entire City and informed the Commission that they'll work with the Police Department administration to determine where it's most needed based on crime data. Mr. Teachman said that if the City wants to cover 2 square miles, the total cost will be \$99,000 per year.

Vice Mayor Taylor asked if the ShotSpotter team allows financing or can help with grants to fund the program.

ShotSpotter Director of Public Safety Solutions Ron Teachman stated that their company has a team that will work to help identify funding through earmarks, American Rescue Plan Act funding or other grants. Mr. Teachman also offered to meet with anybody in the private



sector because several cities have private sector contributions, most notably from the healthcare industry in addition to businesses that realize the economic impact of crime.

Vice Mayor Taylor noted that the ShotSpotter website states that the program helped reduce the rate of homicides in the City of Miami by 35% from 2014 to 2017 and asked if the ShotSpotter program is still currently in Miami.

ShotSpotter Director of Public Safety Solutions Ron Teachman confirmed that the ShotSpotter program is still being used by the City of Miami and he said that he is not sure if the statistics on the reduction of homicides had been refreshed since 2020.

Commissioner Bass thanked ShotSpotter Director of Public Safety Solutions Ron Teachman for taking the time to present to the Commission. The Commissioner recalled being at work when a car backfired, and a student started screaming. She shared that she comforted her and let her know it wasn't a bullet, and that it was a car. As a result of that experience, Commissioner Bass said that what ShotSpotter Director of Public Safety Solutions Ron Teachman said struck a chord with her and she asserted that it is imperative that a solution be found to lessen the gun violence.

Commissioner Davis thanked ShotSpotter Director of Public Safety Solutions Ron Teachman for presenting the technology to the Commission. The Commissioner said that the Commission is very familiar with the technology because the City's neighbors in Miami Gardens are also ShotSpotter clients, and he said that he knows the program went well over the years. He shared that he was particularly excited about the constant monitoring and data tracking to circumvent the cycle of violence in the community, in addition to better informing Police Department resources. Commissioner Davis recalled that former Mayor Kelley led the charge to sponsor legislation to require that multi-family complexes of a certain size, require police security to address some of the high traffic crime areas. He acknowledged that dealing with the finance is another aspect and said that he looks forward to working with the ShotSpotter team.

Mayor Williams thanked ShotSpotter Director of Public Safety Solutions Ron Teachman, pointing out that it is imperative to narrow down whether a school should go on lockdown when dealing with children. The Mayor recalled that earlier in the year there had been discussions with Congresswoman Frederica Wilson to request appropriations through her office for this project because it is a very expensive program.

Assistant City Manager George Ellis reported that he spoke with Congresswoman Frederica Wilson's office today, which advised him that the request for funding for the ShotSpotter program is still in the appropriations process. Mr. Ellis said that Congresswoman Wilson's staff committed to see how far the appropriations process has gotten tomorrow.



Mayor Williams asked what the total cost of the ShotSpotter program would be for Opa-locka.

ShotSpotter Director of Public Safety Solutions Ron Teachman explained that based on conversations his colleague Jason Silva has had with the Deputy Police Chief, they think that 2 square miles of coverage can have a significant impact on addressing the gun violence in the City, though they would certainly welcome covering the entire City. Mr. Teachman added that the \$99,000 is a subscription that includes training, installation, hardware maintenance and software upgrades.

Vice Mayor Taylor asked how the ShotSpotter program would work for the dispatching of officers, in consideration that the City's dispatching is handled through Miami-Dade County.

ShotSpotter Director of Public Safety Solutions Ron Teachman informed the Commission that once an acoustic event is determined to have been a gunshot, the City's 9-1-1 communication center is simultaneously notified. Mr. Teachman said that regionalizing communications centers is the norm for most cities across the country. He added that at the same time the communication center is notified, alerts are sent to Police Headquarters desktops as well as on their laptop in their squad car, their tablet, their phone and even on their smart watch to call them to action to save a life.

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

Mayor Williams opened the Citizens' Forum and reminded members of the public to limit their comments to 3 minutes.

Ms. Deborah Irby of 14202 NW 17th Avenue reported that last week her water was going off and on for 2 days and called the Public Works Department but couldn't reach anyone besides Ms. Shamecca Lawson, and hasn't heard back from anyone regarding her inquiry about needing to boil her water. Ms. Irby said that all the citizens should be informed about whatever happened. She recalled working hard to get the signatures needed to impose term limits on the Commission, as well as to elect the young members of the Commission, and she urged them to not let people who have been here for 10, 20 and 30 years take that away from them. Ms. Irby shared that she is supporting Audrey Dominguez along with former Mayor John Riley, former City Attorney Patricia Ellis and former Commissioner Gail Miller.

Ms. Gail Miller of 14235 NW 22nd Place asked why airplanes are flying over people's homes at 2 AM and asked what time they need to stop flying because they are flying from 6 AM until 2 AM. Ms. Miller urged the Commission to do the right thing, joining Ms. Irby

in expressing her support for the appointment of Ms. Audrey Dominguez to the Commission. She pointed out that Commissioner Bass was next in line and is now sitting on the Commission, and Ms. Dominguez should also be sitting on the Commission because she is next in line. Ms. Miller shared that she is tired of the City getting sued and said that during her 30 years working for Miami-Dade County, if someone was fired and sued the County, they remained fired, and she lamented that Opa-locka keeps everybody that sues the City, and they still get paid by the Citizens of the City. She concluded by wishing the Staff, Commissioners, and Citizens of the City a Merry Christmas and a blessed New Year.

Natasha Ervin of 670 Dunad Avenue stated that they are preparing for the toy drive. She recalled that Commissioner Burke supported the toy drive for years and asked the Commission to name the drive the Commissioner Alvin Burke Toy Drive. Ms. Ervin invited the Commission to attend the toy drive and to help with the wrapping of the toys. She shared that Commissioner Burke's former co-workers at Miami-Dade County Corrections, gave her a \$500 check in memory of the Commissioner.

Retired Police Chief Cason of 781 Curtiss Drive noted that Carrie Meek passed away and that her funeral was yesterday, recalling that she was the first African American elected to represent Florida in Congress, was a teacher, a mother, a grandmother, a Delta, and she came to Opa-locka religiously and took care of the City. She shared that she saw Commissioner Bass and Vice Mayor Taylor at the funeral but lamented that Opa-locka's law enforcement had no representation there despite members of Congress coming to the Opa-locka airport, and the City having a motorcycle officer. Retired Chief Cason requested that the Commission plan a Carrie Meek Day. She also said that she is always going to be here as a mentor, adding that she is much older than many of the members of the Commission and that she prays they listen to her direction. Retired Chief Cason concluded by asserting that you are never too old to give back and learn from the trailblazers.

Ms. Dottie Johnson of 13724 NW 22nd Place reported that the traffic lights are out on 27th Avenue from 125th Street to Ali Baba Avenue, and as a result she almost had 2 accidents and her neighbor's cousin got killed. Ms. Johnson also shared that there is a lot of trash around the bus benches. Noting that the Commission passed a resolution to create the Charter Review Board, she said that they have some veterans who can get that done. Additionally, she noted that the Community Relations Board has not met, and asked that it get started. Ms. Johnson concluded by expressing her support for Ms. Ervin's toy drive, informing the Commission that she always gives a donation and that she thinks the toy drives should not be divided and should be done as one City.

Ms. Audrey Dominguez informed the Commission about the Miami-Dade College North Campus Children's Holiday event on Saturday, December 11th from 10 AM to 3 PM. Ms. Dominguez said that the toys collected will be donated to Toys for Tots. She pointed out



that Santa's Enchanted Forest costs almost \$40, but this event is free and recommended bringing the family to the event.

There being no additional members of the public to address the Commission, Mayor Williams closed the Citizen's Forum.

Mayor Williams stated that if there is a water main break in the City, it is important that everyone in the City should know. The Mayor expressed appreciation for the Booster Club's support of children in the City during the yearly toy drive, as they continue to do it in Commissioner Burke's name. She also said that she wanted to be clear that she was at Carrie Meek's funeral and that it was moving because she got to meet a lot of Senators that were at Miami-Dade College. Mayor Williams added that in her sorority, they do Omega Omega, and that it was a closed ceremony, which if you're not a Delta you would not know. The Mayor said that Carrie Meek was a shero to many of her sheroes and said that Carrie Meek is one of the reasons why she is sitting on the dais. She also shared her disappointment when she saw the honor guard and procession at the wake with representation from every city Carrie Meek touched, and did not see Opa-locka represented, urging that the City do better.

Commissioner Bass thanked those who addressed the Commission, stating that the Commission is only aware of what's going on because residents say what they need to say. The Commissioner lamented that the Commission is not always abreast of what's going on in the City and encouraged residents to continue coming before the Commission because their voices need to be heard. She also joined Mayor Williams in expressing disappointment, sharing that she was there as well, and said she would leave it at that.

Vice Mayor Taylor stated that he attended the funeral and will leave it at that. The Vice Mayor assured the Booster Club that there were no ill intentions to try and divide the City as it relates to the toy drive. He pointed out that there are 16,000 residents in the City, and he is sure there are triple that number of children and that there are some kids on the west side that don't come to the east side of the City but asserted that we are one Opa-locka. Vice Mayor Taylor said that the toy drives are at the same time and the Booster Club toy drive is being advertised in just the same way. He added that he reached out to help and collaborate, offering assurances that he likes everybody in the Booster Club and Teen Up-Ward Bound and doesn't want rumors being spread through Opa-locka.

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

There were none.

**13. ADMINISTRATION:**



**CONSENT AGENDA:**

There were no items on the consent agenda.

**14. NEW ITEMS:**

There were none.

**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 REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

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

It was moved by Commissioner Davis, seconded by Commissioner Bass to discuss Agenda Item 15-A-1.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 15-A-1.

Assistant City Manager Ellis asked Planning & Community Development Director Gregory Gay to introduce Agenda Item 15-A-1.

Planning & Community Development Director Gregory Gay informed the Commission that Agenda Items 15-A-1, 15-A-2 and 15-A-3 are companion items associated with the development of a warehouse facility on the western edge of Opa-locka. Mr. Gay stated that the facility will be approximately 247,000 square feet and is going to be replacing the existing American Fruit warehouse on NW 42nd Avenue and approximately 129th Street. He said that the new facility is going to bring an A Class warehouse facility to the City in the industrial area and thus is properly zoned. Mr. Gay explained that under the present zoning category, the facility would be able to have approximately 150 parking spaces, but the variance

in the next Agenda Item proposes to allow for 250 parking spaces by changing the spaces from a 10 foot by 20 foot configuration to an 8 foot by 18 foot compact parking configuration, which he said would make the property much more marketable, adding that a lot of vehicles are much smaller than the vehicles from past years. He also informed the Commission that Agenda Item 15-A-3 proposes the development agreement which includes the development timeline and making sure the project is done in accordance with the guidelines from Opa-locka and Miami-Dade County, including providing and promoting employment opportunities for residents of Opa-locka through South Florida Career Source. Mr. Gay concluded by pointing out that the representatives for the project are available to address the Commission's concerns.

Mayor Williams opened the Public Hearing for Agenda Item 15-A-1.

Ms. Tracy Slavens from the Law Offices of Holland & Knight located at 701 Brickell Avenue made a presentation to the Commission as a representative of Prologis Logistics Services Incorporated, along with their architecture team, engineering team as well as the President of Miami Economic Associates, Mr. Andy Dolkart who serves as their economic expert.

Ms. Dottie Johnson of 13724 NW 22nd Place stated that the proposed project is great but expressed her concern about the cell tower and said that she doesn't see the plan that the Commission asked staff for, to address the high unemployment rate in Opa-locka.

Mr. Lamar Cruse of 13831 NW 24th Avenue asked if there was any way to guarantee that the jobs being promised by the developer of the proposed project will benefit Opa-locka.

Ms. Tracy Slavens explained that the cell tower in question is a long-term lease that they don't have any authority to relocate or replace because they don't control the site but pointed out that based on the proposed site plan, they will beautify the area around it with landscaping. Ms. Slavens also said that they included conditions in the development agreement for jobs and recruiting based on the request of the City Staff, which she thinks are unique to this project and the Commission hasn't seen before, including their commitment to spend the next year working with the Beacon Council, the Meek Foundation, Miami-Dade County Public Schools, Miami-Dade College and Career Source to expand vocational training and technical training programs for residents within the City. Additionally, she said that they have committed to prepare an outreach plan for recruitment in Opa-locka including job fairs on the site once it is time for them to start hiring.

Commissioner Davis addressed the variance request and asked what will happen with the proposed parking plan if the project changes from the 10% of office space that is being presented. The Commissioner also asked for clarification on whether the variance request is to exceed the City's parking space requirement and whether a traffic study was done.

Ms. Tracy Slavens assured the Commission that a traffic study was done and explained that the variance is being requested to allow for a smaller parking space to accommodate the approximately 266 people they hope to employ with the 248 parking spaces that are being proposed. Ms. Slavens pointed out that the proposed plan exceeds the number of parking spaces required by the City's code, and if there is a shift between warehouse and office space with a need for more parking, they will meet the minimum standards by a significant amount. She also stated that the number of parking spaces is based on the number of employees they are going to have at peak hours, with some of the employees working nights and weekends when other employees are not there.

Commissioner Davis asked if there was Moorish architecture included in the design of the proposed development, stating that he didn't see any in the images included in the presentation that was made to the Commission.

Ms. Tracy Slavens assured the Commission that they worked with City Staff, which provided them the City's guidebook on Moorish architecture, and reiterated that they took a modern interpretation which may not necessarily be the classical design. Ms. Slavens pointed out that the archways create the appearance of a triangle which is typical of a Moorish archway, and the layers of archways shadow box the doorways and the windows to create the feel of Moorish architecture. She invited RLC Architects Associate Carlo Mendoza to help walk the Commission through the modern Moorish architectural design.

Mr. Carlo Mendoza, an Associate of RLC Architects located in Boca Raton, FL presented the Commission with examples of modern interpretations of Moorish architecture, explaining that the layering and screening which is typical in Moorish architecture is present in the proposed design in addition to the ornamentation that will be painted on the Le Jeune Road frontage, as a nod to the insects typically seen in Moorish architecture, while also maintaining the colors approved by the City. Mr. Mendoza stated that the aesthetic of Moorish architecture typically seen in Opa-locka combined with the modern approach common to the Miami area, led them to design the contemporary interpretation for the proposed development.

Commissioner Davis stated that the City tries to stay consistent with its history and culture through Moorish revival architecture, adding that what he sees from the



proposed modern interpretation is fine. The Commissioner added that he wanted to ensure that his colleagues were aware that unlike a special exception which allows a property owner to go through a process defined by the City's zoning code to allow for a developmental request, a variance like the one being requested, is a request to grant the property owner the ability to use their property in a manner that is completely against the City's regulations. He also asked what the findings were of the traffic study for the proposed development.

Ms. Tracy Slavens informed the Commission that the traffic study for the proposed development found that the project completely meets concurrency, and that despite having more parking spaces, it will not affect the operations of the roadway. Ms. Slavens added that the traffic study noted that the driveways can accommodate the turning movements of both cars and trucks coming onto the site. She also explained that the purpose of the requested variance is to reduce the size of the parking spaces as set in the City's code from 10 foot extremely large spaces that would result in less spaces, to accommodate everyone on the site with a typical parking space that would be found throughout Miami-Dade County.

Commissioner Davis asked what the estimated starting salary will be for the employees working at the site of the proposed development, noting that Opa-locka has the highest poverty rate and the lowest earnings of any City in Miami-Dade County and asserting that he is not in the business of bringing opportunities that are not economically sustainable.

Ms. Tracy Slavens stated that the average employee salary for those working at the site of the proposed development would be in the range of \$40,000, pointing out that someone on the maintenance staff may not make the same as an office manager. Ms. Slavens also said that there are both direct and indirect jobs that would be created by the proposed development, including for people that won't necessarily have seats in the building such as their sales, marketing and regulatory staff that would be traveling, in addition to the volume of sales and revenues generated by the proposed distribution and warehousing site creating more jobs for other companies as well.

Vice Mayor Taylor asked what preferences the developers of the proposed project would give to the residents of Opa-locka, in consideration of the City's high rate of unemployment and underemployment. The Vice Mayor asserted that he wants to make sure that the public relations firm is aggressive and knows how to message the job force in Opa-locka, and that the City's residents are the first to sit at the table when they start hiring.

Ms. Tracy Slavens assured the Commission that the team behind the proposed development can commit to the requests made by Vice Mayor Taylor and said that as they go through construction and permanent hiring, all the contractors and tenants of the proposed development will be encouraged to go through the same process that they have worked on with City Staff, as detailed in the development agreement.

Mayor Williams stated that though she thinks the design for the proposed development is beautiful, she is concerned that she does not see the Moorish architecture connection. The Mayor said that she can't move forward with the item until she sees the designs.

Ms. Tracy Slavens asked if the Commission would be amenable to allowing the developers for the proposed project, work with City Staff as they go through the permitting process, to give more of a nod to the Moorish architecture that some of the members of the Commission said they are looking for.

Planning & Community Development Director Gregory Gay stated that his Department worked diligently on the modern interpretation of the Moorish design for the proposed development. Mr. Gay stated that it comes down to the material that will be used in the construction of the building, whether stone will be used and if it will include tile work. He shared that City Staff has expressed that the proposed facade seems somewhat bland and may need the addition of color, assuring the Commission that his Department will continue working to ensure that the development respects the Moorish architecture of the City. Mr. Gay also informed the Commission that one of the Agenda Items that is being brought to the Commission is for proposed design guidelines to assist developments in reflecting Moorish architecture.

Mayor Williams expressed concerns about setting a precedent, noting that as citizens of Opa-locka the members of the Commission are not architects, but asked for the developers to go back to the table and come up with something that clearly defines what the City is asking for in its Moorish architectural design. The Mayor also asked what maintenance provisions will be used to ensure the building doesn't fall into despair in the future.

Planning & Community Development Director Gregory Gay acknowledged that the current development agreement does not include maintenance of the proposed development but assured the Commission that it can be added and could include some aspects of the City's Code Enforcement legislation.



Mayor Williams suggested that maintenance could be considered by planning and zoning as part of the development agreement moving forward. The Mayor also recalled that several months ago, she mentioned connecting jobs to development agreements for those that want to build in Opa-locka, and she lamented that she hasn't seen anything. She said that there must be a way to follow up to make developers accountable and let the City know if Opa-locka residents have been hired. Mayor Williams added that if you see who works at the warehouses on Le Jeune Avenue, she said that they don't live in Opa-locka and probably live in Hialeah. The Mayor asserted that the Commission must be clear on how they are supporting the City's residents.

Ms. Gail Miller of 14235 NW 22nd Place noted that she is seeing the Commission asking a lot of questions about the proposed development and said that the City Staff from planning should have sat down with them before they bring this into the City. Ms. Miller suggested that the Commission needs to have a workshop before they vote on the proposed development.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 15-A-1.

Ms. Tracy Slavens stated that there are economic benefits to the proposed development beyond the jobs that will be created, including tax revenues from increased property value which she said would increase by about 50%, in addition to the permit and impact fees that will help the City's budget and will help the Commission create new incentives and programs for residents. Ms. Slavens also assured the Commission that the developers will work with City Staff to include the requested maintenance provisions in the development agreement.

Commissioner Davis asked if there would be any local contractors or subcontractors associated with the proposed development and asked that it be included as part of the development agreement.

Ms. Tracy Slavens said that the provisions of the development agreement included training, job fairs and a requirement for contractors to host local job fairs and provide a list of construction job openings to post on the City's website.

Mayor Williams suggested that the proposed development add nighttime luxury lighting, which she thinks would bring a little bit more elegance to an industrial area.

Ms. Tracy Slavens stated that the developers of the proposed project will work on the design of the elevations to make sure that they incorporate greater detail,



provide more information on the modern interpretation of Moorish architecture, provide both daytime and nighttime renderings of the building and provide some material samples so that the Commission can see the differences between the different treatments and different layers of the design.

Planning & Community Development Director Gregory Gay suggested that the Agenda Items for the proposed development be deferred to the January meeting based on the inquiries made by the Commission and the public.

Mayor Williams confirmed that items 15-A-1, 15-A-2, 15-A-3 were being deferred to the January 12, 2022 Commission Meeting.

2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

Agenda Item 15-A-2 was deferred to the January 12, 2022 Commission Meeting.

3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

Agenda Item 15-A-3 was deferred to the January 12, 2022 Commission Meeting.

**B. APPEALS:**

There were none.

**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, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, 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*

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

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-1.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-1.

Assistant City Manager Ellis asked Budget Administrator Anathan to introduce Agenda Item 16-A-1.

Budget Administrator Anathan presented Budget Amendment #1 for FY 22 to the Commission.

Mayor Williams asked if the proposed consolidated travel budget for the Commission would be a problem in the long run.

Budget Administrator Anathan stated that despite the Commission's request to have 5 travel budgets for the Commission, it was deemed not to be a good accounting practice and will just have to track it separately.

Commissioner Davis expressed his concerns about the long-term funding for the ShotSpotter program and asked if the \$108,500 included in the proposed budget amendment is associated with a grant.

Budget Administrator Anathan informed the Commission that the \$108,500 included in the proposed budget amendment is a placeholder for the grant that is

being worked on and is intended to cover the full cost of the ShotSpotter program for the first year.

Commissioner Davis stated that he wanted to make it clear that the City has not received the \$108,500 grant yet and the amount included in the proposed budget amendment is just a projection. The Commissioner asked if the financing of the ShotSpotter program in future years had been strategically thought through, pointing out that grants are usually not more than 2 to 3 years and ultimately bridge funding needs to be found.

Assistant City Manager Ellis stated that through his conversations with Police Chief Jackson and the representatives from Congresswoman Frederica Wilson's office, it was not clear if the funding that would be provided would be designated specifically for the ShotSpotter program, and he said that the information would be provided within the next couple of days. Mr. Ellis acknowledged that the City would have to rethink the program based on being able to pay for it in the years ahead, which he said is being researched by the Chief and his Deputy. He pointed out that because Chief Jackson comes from a larger city that used the ShotSpotter program, he has a lot of information about it, and he would like for a feasibility study to be completed.

Commissioner Davis said that the Commission is going to be workshopping the appropriation of the American Rescue Plan funding, and he suggested that those funds could potentially sustain the ShotSpotter program.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-1.

Ms. Dottie Johnson of 13724 NW 22nd Place stated that she thinks it is a great idea, but to forecast future usage, she encouraged the Commission to document it.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-1.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-1 passed first reading by a 4-0 vote.

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| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Mayor Williams     | Yes |



2. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

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

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-2.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-2.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-2.

Planning & Community Development Director Gregory Gay informed the Commission that the ordinance included in Agenda Item 16-A-2 proposes to update the City's Historic Environmental Preservation Board which was reactivated 2 years ago. Mr. Gay said that the Commission put together a very influential and active board that wants to pay close attention to the value of the Opa-locka's historic properties, but the City's legislation has not stayed consistent with some of the legislation that has been passed by Miami-Dade County. He said that the proposed ordinance would make sure that the rules and regulations are consistent between Opa-locka and Miami-Dade County, including amendments to the makeup of the board as well as the procedures for preserving historic properties to not have them go through demolition by neglect, which he said has happened in Opa-locka

in the past. Mr. Gay stated that by passing the ordinance proposed by Agenda Item 16-A-2, the City will be able to retain the Historic Environmental Preservation Board as an independent board operated by the City of Opa-locka.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-2.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-2.

Commissioner Davis acknowledged that the Historic Environmental Preservation Board is necessary to maintain control over Opa-locka's historic structures and he offered kudos to Planning & Community Development Director Gregory Gay, the City Manager's Office and all who were involved with making the revision to the rules and regulations.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-2 passed first reading by a 4-0 vote.

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| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Mayor Williams     | Yes |

3. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

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

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to discuss Agenda Item 16-A-3.



Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-3.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-3.

Planning & Community Development Director Gregory Gay informed the Commission that the ordinance included in Agenda Item 16-A-3 proposes to dissolve a safer neighborhood improvement district which was created in 1988. Mr. Gay stated that through the research conducted by his Department's Staff, it was determined that there was no action taking place to maintain and operate the 3 improvement districts that were designated. He also reported that at least since the time he's been with the City of Opa-locka, the City has had to pay the State of Florida \$175 or higher, per improvement district to retain the designation. Mr. Gay also pointed out that the area included in the Ali Baba Improvement District was included as part of the Opa-locka Community Redevelopment Agency with its primary focus being the removal of slum and blight, and thus there is some duplication.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-3.

Ms. Dottie Johnson of 13724 NW 22nd Place stated that she totally supports the ordinance proposed by Agenda Item 16-A-3 because the City has failed to submit any of its reporting since 1988 according to Florida Statute 189.066. Ms. Johnson concluded by commending the City Manager and City Staff for a job well done and she said that it was overdue since 1988.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-3.

Commissioner Davis stated that the safe neighborhood improvement district is being transitioned into an innovation district based on the will of developers and the opportunities that exist in the community, but he cautioned that despite the Community Redevelopment Agency encompassing most of the Safe Neighborhood Improvement District and addressing slum and blight, the Commissioner expressed concerns about safety in the area. He said that everybody in Opa-locka knows that the area between 151st Street & Ali Baba Avenue, and 22nd & 17th Avenue is a hot bed area for crime. The Commissioner asserted that he wouldn't want the safety aspect of the designation to go to the wayside and said he would share those sentiments with the City Manager's Office in the hopes that the policing strategy that is being utilized addresses the shortfall. Commissioner Davis concluded by offering kudos to the Planning & Community Development Department as well as



for the growth in the Community Redevelopment Agency and other respective areas throughout the City.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-3 passed first reading by a 4-0 vote.

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| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Mayor Williams     | Yes |

4. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

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

It was moved by Commissioner Bass, seconded by Commissioner Davis to discuss Agenda Item 16-A-4.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-4.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-4.

Planning & Community Development Director Gregory Gay stated that the ordinance included in Agenda Item 16-A-4 is the 2nd of 3 safe neighborhood improvement districts being proposed to be dissolved. Mr. Gay informed the Commission that the area in the district between 22nd & 17th Avenue and 135th & 141st Street, is mostly industrial but also partially residential and is not included within the Community Redevelopment Agency area. He stated that the majority is industrial and that it is not included in the Community Redevelopment Area.

Because no board was established by the Commission since the application was made in 1988, dissolution was recommended. Based on research completed by his Department's Staff, Mr. Gay said that dissolution of the district is recommended.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-4.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-4.

There being no discussion, the ordinance proposed in Agenda Item 16-A-4 passed first reading by a 4-0 vote.

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| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Mayor Williams     | Yes |

5. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

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

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-5.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-5.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-5.

Planning & Community Development Director Gregory Gay informed the Commission that the ordinance included in Agenda Item 16-A-5 is the 3rd of 3 safe neighborhood improvement districts being proposed to be dissolved. Mr. Gay stated that despite the area in this district being the one area that might need the service, he believes the City can look at other opportunities to address the need. He added that because there has been no activity with the district since 1988, the Staff from his Department recommends dissolution.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-5.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-5.

There being no discussion, the ordinance proposed in Agenda Item 16-A-5 passed first reading by a 4-0 vote.

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| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Mayor Williams     | Yes |

**6. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE. *Sponsored by City Manager***

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

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to discuss Agenda Item 16-A-6.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-6.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-6.

Planning & Community Development Director Gregory Gay informed the Commission that the legislation proposed by Agenda Item 16-A-6 addresses some of the concerns that had not been addressed as a part of the update of Opa-locka's zoning code in 2015. Mr. Gay said that based on the references to design guidelines and standards being in place to implement what the Commission and the



community desire to see in new developments as part of the more modern Moorish architecture, the Staff in his Department took it upon themselves to develop the proposed handbook. He also said that his Department has been trying to nudge some of their developers to look at some of the design criteria, even though it's a recommendation and not a requirement, and reported that 3 or 4 residential developments have embraced it. Mr. Gay stated that the document is subject to any modifications the Commission feels are warranted, but the Staff in his Department recommends that the document be used as an official tool to guide development within the City.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-6.

Lamar Cruse of 13831 NW 24th Avenue stated that the Commission should apply the Moorish architecture because he wants to see the same look in the City that he was born and raised in, adding that he feels Mayor Williams addressed it well earlier during the meeting. Mr. Cruse also said that in smaller parking spaces, there's not enough room to park his truck which is 8 feet, which is why 10 feet is good because it provides enough room for the door to open. He urged the Commission to stand on what they want to see.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-6.

Commissioner Bass stated she would like to have a book and said that Vice Mayor Taylor pointed out it is in the agenda packet.

Commissioner Davis noted that the handbook which is proposed to be adopted by Agenda Item 16-A-6, stipulates it is strategic plan related and asked what plan was being referred to.

Planning & Community Development Director Gregory Gay informed the Commission that the handbook which is proposed to be adopted by Agenda Item 16-A-6 is consistent with the last update to the comprehensive plan and the land development regulations. Mr. Gay explained that when the zoning code was adopted in 2015, there were some elements that were not included, and the Staff in his Department felt it was time to put the handbook in place. He added that newer communities want to have some type of architectural significance to make it their identity, and since Opa-locka already has an identity for its historic properties, the Staff in his Department felt that new developments should pay homage and respect that historical fabric.

Mayor Williams noted that the handbook includes both the modern and traditional designs and asked if it was being proposed to incorporate the Moorish revival style or if it will just be an option.

Planning & Community Development Director Gregory Gay explained that they have given liberties to architects for their designs for new buildings, to reflect the Moorish architecture design but not necessarily mimic it.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-6 passed first reading by a 4-0 vote.

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| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Mayor Williams     | Yes |

7. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.** *Sponsored by City Manager*

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

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-7.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-7.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-7.

Planning & Community Development Director Gregory Gay informed the Commission that the legislation included in Agenda Item 16-A-7 proposes to create a new designation for Opa-locka's Downtown area, which he said they are calling historic because of certain historic properties in the area in addition of Opa-locka being a historic city. Mr. Gay said that it will create a central business district zone

for the area with its own character, uses and regulations. He pointed out that the Downtown area currently has an overlay and mixture of commercial, industrial and residential zoning but it would create a standalone zoning district so that zoning changes in residential areas will not have an impact on the Downtown area and zoning changes for Downtown will not have an impact in other neighborhoods. Mr. Gay reported that both the Staff in his Department as well as the Planning & Zoning Board recommended the proposed ordinance for approval.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-7.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-7.

Vice Mayor Taylor asked what the boundaries would be for the proposed Downtown zone.

Planning & Community Development Director Gregory Gay informed the Commission that the core boundary for the proposed Downtown area would encompass the back area of Opa-locka's Historic City Hall, going along Sharazad Boulevard to Ali Baba Avenue, coming back to Opa-locka Boulevard, proceeding southward to West Drive, and includes Bahman Avenue as the most eastern core area. Mr. Gay also said that the City has a Downtown overlay which extends beyond those boundaries from NW 27th Avenue along Sharazad Boulevard over to the connector. He added that the standalone Downtown district would have its own zoning classification while the other areas will have just the overlay, which provides property owners options. Mr. Gay went on to explain that as development occurs, the core Downtown area could expand, especially to the west but he said that the core area has the greatest opportunity to be a real Downtown and needs to have zoning for mixed use such as commercial or office space on the ground level with residential or office space above, going 6 to 8 stories high and creating the density that is needed. He reported that there has been a lot of interest since the development of the Downtown master plan and said that his Department strategically waited to present the plan for the Historic Downtown so that the Commission could get an understanding of how the area can become the center of regional activity and a destination within the City.

Commissioner Davis noted that the item is also strategic plan related and asked what document it is associated with. The Commissioner also asked how the proposal is impacted by the State of Florida's designation of the City's Downtown as a Main Street.



Planning & Community Development Director Gregory Gay informed the Commission that the item is associated with the comprehensive master plan as well as the land development regulations with the zoning codes and said that this will be a zoning change specifically within the Downtown area. Mr. Gay also explained that both the Main Street designation and the creation of the Downtown zoning district go hand in hand, with the Main Street designation promoting uses, activities and potential reuses of existing structures within the downtown core while the creation of the Downtown zoning district will promote future developments in the area.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-7 passed first reading by a 4-0 vote.

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| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Mayor Williams     | Yes |

- 8. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**  
*Sponsored by City Manager*

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

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-8.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-8.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-8.

Planning & Community Development Director Gregory Gay stated that through efforts with Interim Community Redevelopment Agency Director Corion DeLaine, they did not want Opa-locka to be left behind as the City of Miami and other

municipalities are creating hubs to attract tech development from other markets and give people within the market, an area to focus on being creative. Mr. Gay informed the Commission that the innovation and technology overlay would be bounded by 22nd Avenue to the east, 27th Avenue to the west, the Florida East Coast Railway to the South and 151st Street to the north, with small incubator spaces including opportunities with the redevelopment of the Police facility which would seek to enhance the industrial uses through technology and innovation. He reported that the Staff from his Department as well as the Planning & Zoning Board recommended approval.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-8.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-8.

Commissioner Davis thanked Planning & Community Development Director Gregory Gay for bringing the initiative to create an innovation district forward, recognizing that it is unique and has the potential to grow the City and create new economic opportunities. The Commissioner pointed out that the Mayor of the City of Miami has solicited tech businesses in Silicon Valley and expressed that he would love for Opa-locka to be part of that conversation. He asked how the proposal would affect current zoning and businesses already in the area, as well as what long-term plans were being put in place to ensure that the district is developed in a manner that is sustainable.

Planning & Community Development Director Gregory Gay explained that the districts that were dissolved were created through legislation with the State of Florida while the proposed innovation district will be guided by the City's zoning code and the comprehensive master plan. Mr. Gay stated that his Department is not looking to create the innovation district as a temporary zoning category, and added that as the market dictates, they hope to expand it into other industrial areas of Opa-locka that have industrial activities taking place. He said that because the ordinance proposes to create a zoning overlay, it does not change the zoning categories for existing businesses. Mr. Gay shared his Department's hope that the innovation district will help motivate entrepreneurs in the tech or innovation field, with a place for them in Opa-locka.

Mayor Williams gave a shout out to Planning & Community Development Director Gregory Gay and the Interim Director of the Community Redevelopment Agency Corion DeLaine, because she thinks the proposed innovation district is going to be a game changer for the community and she sees that all the items that were brought to the Commission by Planning & Zoning are moving the City forward. The Mayor

lamented that there is an appearance that zones are changed depending on what developers want, and she urged Mr. Gay to codify the legislation so that in the future the area does not go back to just being a warehouse district.

Planning & Community Development Director Gregory Gay recognized all the Staff of his Department, including Mr. Gerald Lee who he said played an instrumental role in developing the language included in the proposed ordinance and Ms. Kinshannta Hall has provided insight with her real estate background. Mr. Gay acknowledged that sometimes his Department is reactionary, but they are trying to be ahead of the curve and put some things in place to see if the market will react, with the goal of making Opa-locka a destination.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-8 passed first reading by a 4-0 vote.

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| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Mayor Williams     | Yes |

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

- 1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING CURTISS DRIVE FROM SULTAN AVENUE TO HAREM AVENUE AS COMMISSIONER ALVIN BURKE DRIVE; PROVIDING FOR A REPEALER; SEVERABILITY AND EFFECTIVE DATE (first reading/public hearing held on November 10, 2021). *Sponsored by Commissioner Bass***

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

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-B-1.

Commissioner Bass shared some of her memories of Commissioner Burke who was elected to the Commission in 2018 and passed away on August 4, 2021. The Commissioner met him while serving with him on the dais and she recalled getting to see his love for the City of Opa-locka and its people who he in turn loved working for him. Commissioner Bass asked her colleagues to continue supporting her to pass the ordinance designating Alvin Burke Drive.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-1.



There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-1.

Vice Mayor Taylor thanked Commissioner Bass for bringing forward the ordinance designating Alvin Burke Drive, stating that it is well deserved and adding that it is a good thing the Commission is honoring his life and legacy in the City.

Mayor Williams stated that the ordinance designating Alvin Burke Drive is great legislation that she knows is going to serve as Commissioner Burke's memory and legacy for years to come. The Mayor shared her appreciation to Commissioner Bass for proffering the item.

There being no additional discussion, the ordinance proposed in Agenda Item 16-B-1 passed by a 4-0 vote.

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| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Vice Mayor Taylor  | Yes |
| Mayor Williams     | Yes |

**C. RESOLUTION(S)/PUBLIC HEARING:**

- 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPOINTING \_\_\_\_\_ AS A MEMBER OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO FILL THE VACANCY ON THE CITY COMMISSION CREATED AS A RESULT OF MAYOR MATTHEW A. PIGATT'S RESIGNATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Commission***

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

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-C-1.

Mayor Williams opened the Public Hearing for Agenda Item 16-C-1.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-C-1.

Mayor Williams stated that the Commission knows they need to decide but pointed out that according to Opa-locka's Charter, they do have some time in case they have

to go through another route. Noting that there was some discussion recently including during the Citizens Forum about the highest vote getter, the Mayor said that the Commission decided to allow everyone to apply, and she shared her opinion that it would be disrespectful if all the applications are not reviewed.

Vice Mayor Taylor stated that he went through all the applicants, and he would like to nominate Ms. Audrey Dominguez to be appointed to the City Commission.

Commissioner Davis stated that he would like to nominate Audrey Dominguez as well.

Commissioner Bass shared that it was a very difficult decision for her to make for several reasons, but that truth, honesty and fairness reigns with her. The Commissioner said that she believed all the applicants are more qualified than she is, but that she would go with Audrey Dominguez.

Mayor Williams stated that her vote is for Commissioner Rose Tydus.

City Clerk Flores stated that based on the Commission's discussion, there are 3 votes for Audrey Dominguez and 1 vote for Rose Tydus.

There being no additional discussion, the resolution appointing Audrey Dominguez as a member of the City Commission, as proposed in Agenda Item 16-C-1 passed by a 4-0 vote.

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|--------------------|-----|
| Vice Mayor Taylor  | Yes |
| Commissioner Bass  | Yes |
| Commissioner Davis | Yes |
| Mayor Williams     | Yes |

## **17. CITY MANAGER'S REPORT:**

### **1. 300 Engineering, Inc. ref: Cairo Lane Project**

Public Works Director Airia Austin stated that upon the awarding of the contract for the assessment of the Cairo Lane Project to 300 Engineering, his Department decided to ensure that the Commission receives timely updates on the status and thus invited 300 Engineering to provide their first update.

Mr. Franklin Torrealba, Director of 300 Engineering provided an update on the Cairo Lane project to the Commission.

Vice Mayor Taylor asked if there was any way that Cairo Lane can be turned into a one-way street where traffic enters from 135th Street and exits the other way.

Public Works Director Airia Austin stated that it is not recommended to turn it into a one-way street because 127th Street is not wide enough to accept the wide loads that traverse the Cairo Lane corridor, with the western portion of the road becoming a single lane passage.

Assistant City Manager Ellis recognized Mr. Brian Hunter who was present at the meeting, having travelled from Tallahassee. Mr. Ellis shared that he and the City Manager's Office Staff had been entertaining his inquiries about some of the things that are done in the City, characterizing it as very refreshing and open-minded. He said that they always have a conversation every Friday with Mr. Hunter and sometimes with his boss, who currently works with Inspector General Melinda Miguel, who is responsible for the City's financial oversight with the State of Florida. Mr. Ellis also said that Mr. Hunter will be in the City for another day and is trying to get an opportunity to speak with some of the Commissioners and the Mayor. He concluded by stating that the Manager's Office did not have a report to provide but informed the Commission that they will be receiving something from the Manager's Office over the next week or so with details about the accomplishments over the year.

Mayor Williams lamented that there are houses in Opa-locka that are being neglected, and she stressed that it must be addressed.

Assistant City Manager Ellis informed the Commission that the issue raised by Mayor Williams had been discussed very intensively over the last several weeks with Planning & Community Development Director Gregory Gay, Interim Community Redevelopment Agency Director Corion DeLaine and individuals from the Code Enforcement Department under the Police Department. Mr. Ellis assured the Commission that it is being addressed right now and will eventually have to go to the City Attorney to determine how to deal with it legally.

Planning & Community Development Director Gregory Gay reported that there is 1 property that will be before the Miami-Dade County Unsafe Structures Board in January. Mr. Gay also recalled that Commissioner Davis had proffered legislation over a year ago to establish a database for properties that have issues. He said that the legislation is being finalized through the City Attorney's Office and will be brought before the Commission.

Mayor Williams said that she recalls discussing unsafe properties and foreclosures, but she is concerned about residents who own a home and get a citation from the Code Enforcement Department, and she is wondering what is done to follow-up. The Mayor pointed out that before they started a beautification project, the City of Miami Gardens let their residents know what the rules are. She also said that she had never seen the color scheme that was included in the agenda packet for the Commission meeting and asked at what point the City will send out a document to residents.



Public Works Director Airia Austin informed the Commission that the public information office was provided with the information needed to enforce the values of the City's Code Enforcement. Mr. Austin said that the flyer is being formulated to go out to each residence and it will also be posted on the City's public information outlets. He committed to provide a timeline for the mailing of the flyer, to the Commission, through the City Manager's Office.

Assistant City Manager George Ellis committed to speaking with Public Relations Consultant Modkins about the mailing of the document with the rules for maintaining residential properties in the City and said he would get back with the Commission before the end of the week.

Vice Mayor Taylor stated that he visited Nathan B. Young Elementary School yesterday, and he said that the biggest concern for a lot of parents was not having a crossing guard on 22nd Avenue.

Commissioner Davis recalled that when he was first elected in 2018, the high fines associated with properties that have been neglected or have absentee owners was a prevalent problem, and previously those fines would come before the Commission to vote on each case individually. The Commissioner shared that he led the charge by expressing concerns to the City Manager's Office which came up with an amnesty program. He pointed out that Code Enforcement is not in the money-making business and doesn't want to take properties, but he said that they do want property owners to come into compliance.

#### **18. OFFICIAL BOARD REPORTS:**

There were none.

#### **19. FUTURE AGENDA ITEMS:**

Vice Mayor Taylor proposed that the Commission consider a pilot program for 6 months, not to exceed 180 days, that would close the City for 1 day and transition to a 4-day work week for service-oriented employees, because a lot of residents are complaining that they don't have access to the City's offices after 5:00 PM.

Commissioner Davis said he thinks the City of Miami Gardens continues with a 4-day work week and expressed that he is open to a trial run to see if it increases service delivery considering the importance of accessibility, but he said that he doesn't know if it is the right fit for the City of Opa-locka. The Commissioner added that he would want to get the City Manager's perspective because he is more hands-on with the day-to-day operations of the City.

Mayor Williams said that she has heard of the program and knows that the City of Miami Gardens and a few other municipalities also have a 4-day work week, but she said she will do some homework on it. The Mayor joined Commissioner Davis in urging Vice Mayor Taylor to speak

with the City Manager's Office about his proposal, but she said that she is all for looking at something different.

## **20. MAYOR/COMMISSION REPORTS:**

Commissioner Davis shared that in November he hosted the annual turkey giveaway, and acknowledged the Parks & Recreation Staff, the City Manager's Office, the Public Works Department and the Police Department which all lended a helping hand to give out hundreds of turkeys to residents in the spirit of community and the holidays. The Commissioner thanked the sponsors including Big Al, 103.5 The Beat, Papa Keith, Foot Locker and Miami-Dade County Mayor Daniella Levine Cava's office. He also thanked his colleagues who were in attendance, noting the importance of opportunities to give back to the community.

Mayor Williams thanked Commissioner Davis for hosting the turkey drive, adding that she heard great things about it, and she said that it was probably one of the biggest and best turkey giveaways in Opa-locka. The Mayor also thanked the Commission for the Christmas Tree Lighting Ceremony that happened on Friday night. She said that the Commission wants to make sure that the City has activities and events that residents can be involved in and be proud of as they see Opa-locka moving forward. The Mayor also thanked Legislative Aide Randy Grice and Public Relations Consultant Modkins for supporting her with their help on the application for a \$10,000 grant from the Meek Foundation that will be connected to the "I Am Opa-locka" campaign because she wants to make sure the narrative of Opa-locka is changed, so that residents know that it is a great place to be.

## **21. OFFICIAL BOARD APPOINTMENTS:**

Vice Mayor Taylor stated that the Commission passed an ordinance bringing back the City's Charter Review Board, and he appointed John Riley to the board.

Mayor Williams appointed Jannie Russell to the Charter Review Board.

Commissioner Davis appointed Lakeisha Williams to the Charter Review Board.

Commissioner Bass appointed Mykeshia Fenn to the Charter Review Board.

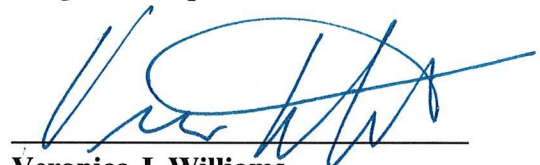
Vice Mayor Taylor noted that the Charter Review Board consists of 5 appointed members and 2 at-large members who will serve in an advisory role, and he asked if the board can start meeting with the members that the Commission appointed, or if they need to get everybody on the board appointed before they can meet, because the City is waiting on St. Thomas University to provide students from their law program to serve in the 2 at-large advisory board member positions.

City Attorney Norris-Weeks stated that her recommendation is that the Commission seat all the members of the Charter Review Board or that they at least seek to start appointing all the members of the board because it would include the non-voting advisory members as well.

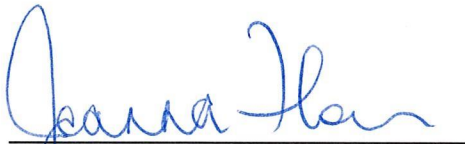
Mayor Williams recommended that St. Thomas University be given a deadline and if they don't respond, the City can move forward with contacting Florida Memorial and Florida International University, also pointing out that the 2 at-large board members can come from 2 different schools.

**22. ADJOURNMENT:**

There being no further business to come before the City Commission, it was moved by Vice Mayor Taylor, seconded by Commissioner Davis to adjourn the meeting at 10:39 p.m.

  
**Veronica J. Williams**  
**Mayor**

**Attest:**

  
**Joanna Flores, CMC**  
**City Clerk**