

City of Opa-locka

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



Regular Commission Meeting Agenda

Wednesday, January 22, 2020

7:00 PM

City Commission

Mayor Matthew A. Pigatt

Vice Mayor Chris Davis

Commissioner Sherelean Bass

Commissioner Alvin Burke

Commissioner Joseph L. Kelley

Appointed Officials

City Manager John E. Pate

City Attorney Burnadette Norris-Weeks

City Clerk Joanna Flores, CMC

SPEAKING BEFORE THE CITY COMMISSION

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105:

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

CITY OF OPA-LOCKA

“The Great City”

AGENDA

REGULAR COMMISSION MEETING

January 22, 2020

7:00 P.M.

Sherbondy Village Auditorium

215 Perviz Avenue

Opa-locka, FL 33054

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

Regular Commission Meeting – January 22, 2020
- 9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:**
- 10. PUBLIC PRESENTATIONS:**
 - 1. Edgar V. Wright, Partnership Specialist**
U.S. Census Bureau
Ref: 2020 Census - Establishing a Complete Count Committee
- 11. CITIZENS’ FORUM:**
(Opportunity for discussion of any concerns – please limit to 3 minutes)
- 12. ACTION ITEMS (items from consent agenda pull list):**
- 13. ADMINISTRATION:**

CONSENT AGENDA:

Items listed under the Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion in the form listed below. If discussion is desired, the item(s) will be removed from the Consent Agenda and will be considered separately. All Consent Agenda Resolutions will be read by title.

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, REQUIRING THE CITY MANAGER TO CONDUCT A YEARLY INSPECTION OF ALL NON-RESIDENTIAL CITY PROPERTIES TO DETERMINE WHETHER EACH PROPERTY IS OPERATING IN COMPLIANCE WITH THE APPLICABLE LAND USE DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE.
Sponsored by Commissioner Kelley

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

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

C. RESOLUTIONS:

17. CITY MANAGER'S REPORT:

18. OFFICIAL BOARD REPORTS:

19. MAYOR/COMMISSION REPORT:

20. OFFICIAL BOARD APPOINTMENTS:

**Historic Environmental Preservation Board
5 At-Large Appointments**

**Fair Housing and Nuisance Abatement Board
1 Individual appointment (Mayor Pigatt)**

**Community Relations, Recreation and Activities Board
2 Individual appointments (Mayor Pigatt and Vice Mayor Davis)**

21. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES

- A. Got a Concern? Commissioner Kelley invites you to **Walk in Wednesdays** from 9:00 a.m. – 12:00 p.m., Opa-locka Municipal Complex, 780 Fisherman Street, 4th Floor, Opa-locka, Florida. NO APPOINTMENT NEEDED!
- B. Please join the City of Opa-locka for the Annual Martin Luther King Jr Walk, Saturday, **January 18, 2020** starting at 9:00 a.m. beginning at the corner of NW 151st Street and NW 27th Avenue and proceed West to President Obama (Perviz) Avenue then South to Sherbondy Village followed by a Community Kickball game with the Opa-locka Police Department. *Hosted by Commissioner Joseph L. Kelley / Founded by former Commissioner Ollie B. Kelley*
- C. Opa-locka Community Redevelopment Agency Meeting, Wednesday, **January 22, 2020** at 5:00 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.
- D. You're invited to the City of Opa-locka State of the City Address presented by Mayor Matthew A. Pigatt on Friday, **January 24, 2020** at 6:30 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.
- E. Join Commissioner Joseph L. Kelley for Meet Me Monday, **February 10, 2020** @ 6:00 p.m., at a location to be determined.
- F. City of Opa-locka Senior Citizens Valentine's Day Gala, Friday, **February 14, 2020** @ 7:00 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida. *Hosted by Commissioner Sherelean Bass in collaboration with the Parks & Recreation Department*
- G. City of Opa-locka Mayor and Commission Food Distribution, Friday, **February 21, 2020** at 10:00 a.m., Sherbondy Park, 215 Perviz Avenue, Opa-locka, Florida. *Hosted by Commissioner Joseph L. Kelley and Commissioner Alvin E. Burke*

APPROVAL OF MINUTES

CITY OF OPA-LOCKA

“The Great City”

CLERK’S ACTION SUMMARY MINUTES

REGULAR COMMISSION MEETING

WEDNESDAY, January 8, 2020

7:00 P.M.

Sherbondy Village Auditorium

215 Perviz Avenue

Opa-locka, FL 33054

1. CALL TO ORDER:

Mayor Matthew Pigatt called the meeting to order at 7:00 p.m. on Wednesday, January 8, 2020 at the Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Mayor Matthew A. Pigatt, Vice Mayor Chris Davis, Commissioner Sherelean Bass, Commissioner Alvin Burke and Commissioner Joseph L. Kelley. Also in attendance were: City Manager John E. Pate, City Attorney Burnadette Norris-Weeks, and City Clerk Joanna Flores.

3. INVOCATION:

The invocation was delivered by Commissioner Joseph L. Kelley.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGEMENTS:

Commissioner Bass along with the City Commission and Pastor Russell from Free Port, Bahamas, presented Corporal Nikeya Jenkins with an award for the humanitarian work she performed for the people of the Bahamas following Hurricane Dorian.

Human Resources Director Kierra Ward presented a thank you card signed by City employees to Commissioner Bass to express staffs gratitude and appreciation to the Commissioner for hosting a holiday party that was a success.

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

The following items were pulled from the Consent Agenda to be discussed separately under Action Items: deferred 13-5 (City Manager Pate).

7. APPROVAL OF AGENDA:

It was moved by Commissioner Burke, seconded by Commissioner Bass to approve the agenda, consent agenda and pull list.

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

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes – November 13, 2019

It was moved by Commissioner Bass, seconded by Vice Mayor Davis to approve the minutes from the Regular Commission Meeting of November 13, 2019.

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

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

Regular Commission Meeting Minutes – December 11, 2019

It was moved by Vice Mayor Davis, seconded by Commissioner Burke to approve the minutes from the Regular Commission Meeting of December 11, 2019.

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

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

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

Larry Gardner, Commissioner Barbara Jordan's Office, District I, reported that the Mom and Pop grants will be available soon and he will be providing the date once it is available.

Commissioner Kelley thanked District I for the efforts that have been made to clean up the old Jackson Hospital.

Mayor Pigatt thanked District I for the paving of 37th Avenue.

10. PUBLIC PRESENTATION:

1. State Representative James Bush, III, announced that he will be traveling to Tallahassee to meet with the legislature and try to obtain needed funds for the City.

Commissioner Kelley thanked Representative Bush for the work he has been doing on behalf of the City.

Commissioner Bass thanked Representative Bush as well.

Mayor Pigatt also thanked the representative and let the citizens know he has been going back and forth to Tallahassee and fighting on behalf of the City.

2. Katina M. Hardee
Fowler White Burnett Attorneys at Law
Re: 22nd Avenue Apartments, LLC d/b/a Cordoba Courts

Ms. Hardee asked for additional time beyond the three minutes the public has to speak so she can address the issues at Cordoba Courts.

The City Commission allowed five minutes for Ms. Hardee to speak.

Ms. Hardee said a proposal was being submitted to the manager and commission for approval at Cordoba Courts. She asked that the issue with the mitigation be tabled until a later date and the proposal be approved so they can move forward with their project. She asked that her associate Mr. Felgar come and speak on behalf of the company.

Mr. Felgar said the property was purchased in 2016 and one million dollars (\$1,000,000.00) was put into it since then. The proposal that was presented to the manager states that they will enter every unit and document all of the issues and then correct them one by one while dealing with the two main units in question. He hopes the commission will approve the proposal.

Ms. Hardee presented a letter to the commission.

Mayor Pigatt thanked Ms. Hardee for her presentation and informed her that the commission can only make decisions on legislation and it will have to be placed on the agenda at a later date.

11. CITIZENS' INPUT:

Brian Dennis, 821 NW 54th Street, Miami, FL, quoted Proverbs 13:22 which speaks to a good man leaving his wealth for his children's children and the wealth of the sinner is laid up for the righteous. He said with all of the issues that been ongoing at Cordoba Courts for years, they are now coming to the City asking for a break. There is too much going on and bad living conditions at the apartment complex and they do not deserve a break. The company just purchased a forty million dollar (\$40,000,000.00) building that they are renovating for profit, but the residents at Cordoba are suffering. The company needs to do the right thing.

Shalonda Rivers, 13875 NW 22nd Avenue, Opa-locka, FL, said all of the issues still exist at Cordoba apartments including cat rats in the walls, mold, sewage water overflowing in to the units from corroded pipes and a host of other deplorable conditions. The city should not approve any proposals from the company.

Joey Butler, 13875 NW 22nd Avenue, Opa-locka, FL, said he is also a resident at Cordoba Courts and the living conditions are terrible and nothing has changed. He asked the commission not to approve anything from the company as they are not being honest about the conditions.

Ms. McCray, 13875 NW 22nd Avenue, Opa-locka, FL, said the apartments have many issues and something needs to be done. The rats and the mold are a huge issue and it is making her children sick. She has been there for two years and none of the issues have been fixed. Management does not do anything to fix inside the units. The apartments may be low income, but the residents do not have to be treated as if they are also low.

Jakayla Taylor, 13875 NW 22nd Avenue, Opa-locka, FL, said her baby woke up with termite droppings on her skin. The baby is also in and out of the hospital from being sick from the mold exposure.

Nathaniel Wilcox, 1311 NW 135th Street, Opa-locka, FL, said he is there on behalf of PULSE which is a civil rights organization who works on behalf of the community. They have been aware of the living conditions at Cordoba Courts for a year and a half now and noting is being done. The company is now here promising the world when they have been lying all along. They might do the bare minimum when pressure is placed on them, but the quality of life is not being improved.

Crystal White, 17343 SW 19th Avenue, said she grew up in Opa-locka all of her life and knows about what is going on in Cordoba Courts. She said a lot of breaks are given to individuals who do not deserve it. The situation is sad and she does not believe these individuals need any kind of break.

Audrey Dominguez translated for Daniel Ramos, 3006 NW 132nd Terrace, Opa-locka, FL, stating that there is a property on the right side of his that belonged to a commissioner that was sold and is full of debris and garbage. He brought pictures to show the mess because other people are dumping there as well. He wants this issue resolved because there are a lot of foul odors that are coming from the property.

Melinda Griffin, 300 SW 134th Way, #211, Pembroke Pines, FL, said she lived in Cordoba Courts and spent many years being sick because of the living conditions that are ongoing in the units at the complex. She asked the commission not to give the company any chances because what is going on is not right.

Marc Cooper, 6801 SW 75th Terrace, Miami, FL 33143, said he recently witnessed a burglary and called the police and they were able to catch the robbers. He hopes the police are being vigilant in making sure the community is safe.

Eric Redmon, 2766 NW 131st Street, Opa-locka, FL, said he is sad listening to the stories of what is taking place at Cordoba Courts and he hopes the commission will not allow them to continue getting away with having the residents living in those kinds of conditions.

Dorothy Johnson, 13724 NW 22nd Place, Opa-locka, FL, said she would like for Channel 77 to come back in the City very soon so everyone can be informed of what is going on. She asked the commission to do an educational piece to the residents so when there is a storm and an electrical surge, the homes can be covered. She also asked that all of the appointed officials be given a contract for their positions with the city. She said the City needs to do something about the living

conditions at Cordoba Courts. She also asked that an environmental study be performed on the blues because people are also becoming sick in those apartments as well.

Commissioner Bass said she is saddened and deeply concerned about what is going on at Cordoba Courts and vowed to correct as many issues as she possibly can.

Vice Mayor Davis said no one should be living in the conditions at Cordoba Courts and he will also work to ensure that something is done.

Commissioner Kelley said the county is working on fixing the gates at the old Jackson Hospital, but it will take time because of the procurement process. He said the issues surrounding Cordoba Courts will have action taken by the vote of the commission and that will determine the outcome.

Mayor Pigatt thanked everyone for taking the time to come out and speak on issues going on in the City. He said the commission passed legislation for a Minimum Housing Standards Officer to address these issues and the City is doing everything it can to rectify the situation and ensure the citizens live well.

12. ACTION ITEMS:

13. CONSENT AGENDA:

13-1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO SOLICIT THROUGH A REQUEST FOR QUALIFICATIONS (RFQ) ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES; TO ESTABLISH A RENEWAL LIBRARY OF QUALIFIED CONSULTANTS FOR FUTURE PROJECTS ON AN AS NEEDED BASIS FOR AN INITIAL TERM OF THREE (3) YEARS, WITH ONE (1) THREE YEAR RENEWAL OPTION; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

13-2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK THE CITY OF NORTH MIAMI BEACH PROFESSIONAL SERVICES AGREEMENT (ITB) 2016-04) WITH ASPHALT ENGINEERING, INC. FOR STREET REPAIRS ON NW 139TH STREET, IN AN AMOUNT NOT TO EXCEED \$85,264.00 IN A CONTRACT FORM TO BE APPROVED BY THE CITY ATTORNEY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

13-3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK ON THE MIAMI-DADE COUNTY FLORIDA CONTRACT WITH INSTITUFORM TECHNOLOGIES, LLC FOR QUALIFIED PROFESSIONAL SERVICES TO ACHIEVE THE LSO5 SERVICE BASIN CURED-IN-PLACE (CIPP) PIPE LINING METHOD REHABILITATION IN THE CITY OF OPA-LOCKA, IN AN AMOUNT NOT TO EXCEED SIXTY-EIGHT THOUSAND FOUR HUNDRED ONE DOLLARS AND

THIRTY CENTS (\$68,401.30), IN A FORM ACCEPTABLE TO THE CITY ATTORNEY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

13-4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO.4 WITH THE AUDITING FIRM ANTHONY BRUNSON, P.A. FOR EMERGENCY COMPLETION OF AUDIT SERVICES FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

13-5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A SETTLEMENT AGREEMENT IN THE CASE OF JOSEPH BARTON AND JAIDEN CONTRERAS VS. CITY OF OPA-LOCKA, ATTACHED HERETO AS EXHIBIT "A"; AUTHORIZING THE CITY MANGER TO TAKE CERTAIN ACTION; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

Item 13-5 was deferred by the sponsor to a Special Commission Meeting on January 15, 2020 at 5:30 p.m.

The above resolutions were read by Attorney Norris-Weeks.

It was moved by Commissioner Burke, seconded by Vice Mayor Davis to pass the resolutions.

The motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF A REQUEST FROM NFL RECYCLING CORP. (C/O NELSON FUENTES LARA) AND 25TH AVENUE WAREHOUSE LLC (C/O MARIANELA SANDIGO) TO GRANDFATHER, AS A NON-CONFORMING USE, A SCRAP METAL YARD/OUTDOOR RECYCLING OPERATION AT 14569 NW 25TH AVENUE, OPA-LOCKA, FLORIDA, 33054; IDENTIFIED BY FOLIO 08-2122-002-0430 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Attorney Norris-Weeks.

Mayor Pigatt opened the floor for a public hearing.

Michael Pizzi, 6625 Miami Lakes Drive, Miami Lakes, FL, said he represents the company and wants to resolve the matter amicably. He thanked the commission in advance for their support. He said the City has been providing occupational licenses to the company since 2014 for them to engage in the business of recycling lawfully. In addition, the Zoning staff has had years to evaluate this and at this time he asked that the commission approve the resolution so the company can continue to operate legally. He thanked the commission for their time.

Marc Cooper, 25th Avenue Warehouse, said the City has conducting all kinds of surveys on the property and he needs the go ahead from DERM to be grandfathered in and continue operating. This has been held up for too long and the tenants are unable to build on the property.

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

It was moved by Commissioner Burke, seconded by Vice Mayor Davis for discussion.

Mayor Pigatt asked the manager if the property was operating legally in the City.

City Manager Pate asked Planning and Community Development Director Gregory Gay to come before the commission and provide a response.

Mr. Gay said the company has been operating since 2014, but there are no documents to show how they are able to operate a scrap metals operation at the property. The situation is lingering because it did not go through the review process for this particular use. Prior to 2015 – 2016 there was no scrap metal operation at the site. They also went through the county and there is no indication that that type of business was in operation.

Mayor Pigatt asked if the company was operating legally in the City.

Mr. Gay said under the licensure, yes, but under the zoning, no.

Mayor Pigatt said he submitted a public records request and he has not seen the license for the item.

City Manager Pate said during the public records request, the license could not be recovered in the City's files.

Mr. Pizzi presented a copy of the license that was issued by the City.

Mayor Pigatt asked for clarity on how the business was able to receive a license.

Building & License Director Esin Daniel Abia said while they have a license, there is no application on file for the business saying that it was approved by Zoning. He is unsure how they went from being denied to being approved.

City Manager Pate asked Mr. Abia who was issuing licenses at the time this company received their license.

Mr. Abia said Howard Brown was over Planning & Zoning and Mr. Paul Joyer was the Building Official. Mr. Lee was also the Zoning Official who approved the licenses.

Mayor Pigatt said he made the records request to receive the documents relating to the item, but did not receive anything, but the attorney for the business has a copy of the license issued by the City. The license is current so that means they were approved this year for a license. He asked how that happened.

Mr. Abia said they met and put new procedures in place to stop any illegal operations. When they applied for a license, they were put on hold.

Mayor Pigatt asked if the business was operating legally in the City.

Mr. Abia said, "No."

Mayor Pigatt said the company was operating illegally for years and it should not have been happening. There is current litigation with Miami-Dade County and the business still has not complied with the county's requirements. If they have not complied with the county within the next thirty days, they will be ordered to cease operations. He said he was called to the property last year and was concerned that there was scrap metaling going on in the streets. He asked if this is still taking place.

Mr. Abia said they were cited in the past, but he does not know if it is still taking place.

Mayor Pigatt asked how it benefits the residents of the City to pass this item.

Mr. Gay said this has been going on for years and they want to resolve this as quickly as possible. He said to issue a grandfathership, certain processes need to be put in place so the business can operate legally.

Mayor Pigatt said he ran for office to ensure all of the funny business stops. He said he does not see any benefits this serves to the City and he is not in support of any business operating in the City illegally. He told the manager he hopes this will be properly investigated.

Commissioner Burke asked the attorney if there were any legal ramifications if this does not pass tonight.

City Attorney Norris-Weeks said the license was granted, but she does not know how this will turn out if it goes to court. She suggested the City implement benchmarks to ensure the business is making the steps to come into compliance.

Commissioner Kelley asked the manager if he supports the item.

City Manager Pate said he is for coming to a resolve so they can be in compliance with DERM who stated that the commission needs to make a determination on whether or not they approve the business to operate.

Commissioner Kelley asked the manager if he wants to move forward with the item.

City Manager Pate said, "Yes."

Commissioner Kelley said he does not want the City to end up in litigation because of past mistakes. He suggested the item be deferred until all of the information is gathered so they can make a determination, if not, then he wants the benchmarks suggested by the attorney broken down from twelve months to half of the year to correct the conditions.

City Manager Pate said he wants to defer the item until the special meeting on this coming Wednesday, January 15, 2020 at 5:30 p.m.

Commissioner Burke said he is sick and tired of the litigation that goes on in the City. The company said they are willing to come into compliance and benchmarks were suggested to make this happen. He does not want the City to be sued and end up losing money.

This item was deferred by the sponsor.

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARING:

A. FIRST READING ORDINANCE(S):

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING SECTION 22-136(E) TO DELETE CERTAIN LANGUAGE REFERENCING TRANSIT ORIENTED CORRIDOR AS A SCRIVENER'S ERROR; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above ordinance was read by Attorney Norris-Weeks.

Mayor Pigatt opened the floor for a public hearing. There being no persons to speak on the public hearing, the public hearing was closed.

It was moved by Vice Mayor Davis, seconded by Commissioner Bass to pass the ordinance.

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

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

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

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OR DENIAL OF A REQUEST TO REZONE THE PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE FROM B-2 AND B-3 TO ALLOW THE CONSTRUCTION OF A SELF STORAGE FACILITY ON THIS PARCEL AND 12940 NW 27TH AVENUE,

OPA-LOCKA, FL 33054, IDENTIFIED BY FOLIOS 08-2128-004-0022 AND 08-2128-004-0031; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on December 11, 2019). Sponsored by City Manager

The above ordinance was read by Attorney Norris-Weeks.

Mayor Pigatt opened the floor for a public hearing.

Dorothy Johnson, 13724 NW 22nd Place, Opa-locka, FL, said she does not have a problem with the item, but thinks the City should do an annual assessment because there has been a lot of spot zoning and she is concerned. She hopes the surrounding businesses will not be affected.

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

It was moved by Commissioner Bass, seconded by Mayor Pigatt for discussion.

Mayor Pigatt relinquished the gavel to Vice Mayor Davis after seconding the motion.

Vice Mayor Davis relinquished the gavel back to Mayor Pigatt.

Commissioner Kelley asked what else is surrounding the area that could be affected.

Mr. Gay said the area is along 27th Avenue and it is somewhat of a transitioning area out of the City. With the update of the zoning code, the uses under B-2 can be used under B-3.

Mayor Pigatt said he is in support of the item because it brings new development to an area that needs it.

There being no further discussion, the motion on the ordinance passed by a 4-1 vote.

Commissioner Burke	No
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 17, ARTICLE III OF THE CITY'S CODE OF ORDINANCES ENTITLED "PLANNING AND DEVELOPMENT" TO INCLUDE NEW DIVISION 3 TO BE ENTITLED "UNITY OF TITLE" PROVIDING A DEFINITION FOR OF UNITY OF TITLE; AMENDING SECTION 2.655(GG) OF THE CITY'S CODE OF ORDINANCES TO INCREASE THE FINE FOR UNITY OF TITLE APPLICATION FROM \$200.00 TO \$500.00; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE(first reading/public hearing held on December 11, 2019).. Sponsored by City Manager

The above ordinance was read by Attorney Norris-Weeks.

Mayor Pigatt opened the floor for a public hearing.

Dorothy Johnson, 13724 NW 22nd Place, Opa-locka, FL, asked for clarity on the item because it is confusing.

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

It was moved by Vice Mayor Davis, seconded by Commissioner Bass for discussion.

Commissioner Kelley asked the manager to give the definition of “Unity of Title”.

Mr. Gay said the “Unity of Title” can be found in the code and it speaks to the ownership of multiple plats of land near one another which can be unified under one plat. The increase in the fee comes from the fact that Miami-Dade County no longer handles it and now requires municipalities to handle it on their own which has created more work for staff. It is similar to doing a re-plat of a property.

Vice Mayor Davis asked if the five hundred dollars (\$500.00) was in range with other municipalities fees.

Mr. Gay said they did research and found that it is in line with other cities.

There being no further discussion, the motion on the ordinance passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

C. RESOLUTIONS/PUBLIC HEARINGS:

17. CITY MANAGER’S REPORT:

City Manager Pate said that since the last meeting he has met with various agencies including the governor’s designee and is continuously working to get a handle on the City’s finances. He also implemented a City Manager’s report that he will be distributing on a regular basis to inform everyone of what is going on in the City.

Vice Mayor Davis thanked the manager for the work he has done since becoming manager.

Mayor Pigatt also thanked the manager for doing a great job since being appointed.

18. OFFICIAL BOARD REPORTS:

19. MAYOR/COMMISSION REPORT:

Commissioner Kelley thanked Commissioner Bass for hosting the Employee Holiday Christmas Party; it was a classy affair and was tastefully done. He announced the Annual MLK Walk that is

going to be held on Saturday, January 18, 2020 at 9:00 a.m. starting at NW 151st Street and ending at Sherbondy Village Community Center.

Commissioner Burke thanked the Parks and Recreation Department and The Booster Club for putting on a successful toy drive. All of the children were able to leave with a gift and 65 bicycles were raffled off.

Mayor Pigatt announced the upcoming State of the City Address scheduled for January 24, 2020 at 6:30 p.m.

20. OFFICIAL BOARD APPOINTMENTS:

A motion was made to appoint Romer Ferguson and Jocelyn Ferguson to the Historic Environmental Preservation Board.

It was moved by Mayor Pigatt, seconded by Commissioner Bass to pass the appointments.

There being no further discussion, the motion on the appointments passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

21. ADJOURNMENT:

There being no further business to come before the commission, it was moved by Commissioner Burke, seconded by Commissioner Kelley to adjourn the meeting at 9:33 p.m.

MAYOR

ATTEST:

CITY CLERK

CONSENT AGENDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, REQUIRING THE CITY MANAGER TO CONDUCT A YEARLY INSPECTION OF ALL NON-RESIDENTIAL CITY PROPERTIES TO DETERMINE WHETHER EACH PROPERTY IS OPERATING IN COMPLIANCE WITH THE APPLICABLE LAND USE DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka desires to review all non-residential properties to determine whether each property site is operating as authorized for that specific land use zoning designation and consistent with the City's Comprehensive Plan; and

WHEREAS, zoning regulations and restrictions are used by municipalities to control and direct the development of property within its borders; and

WHEREAS, land-use regulation is not restricted to controlling existing buildings and uses; in large part, it is designed to guide future development; and

WHEREAS, the City Commission finds that it is in the best interest of the City to conduct an annual review of all non-residential properties to determine whether the property is operating in compliance with the City's zoning map, comprehensive plan, use restrictions and conditions, certificate of use, permits, licensure and other conditions that may have been imposed against a particular property site within the City.

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

Section 1. Recitals Adopted

The recitals to the preamble are hereby incorporated by reference.

Section 2. Requirement for Yearly Inspection of Non-residential Properties

The City Commission hereby directs the City Manager to conduct a year review of all Non-residential properties to determine whether each property site is operating in compliance with its applicable land use zoning designation and consistent with the City's Comprehensive Plan. The City Manager is further directed to report the first findings no later than June 30, 2020, as to which properties are out of compliance with the City's zoning map, comprehensive plan, use restrictions, certificate of use, permits, licensure and other applicable conditions that may have been imposed against a particular property within the City.

Resolution _____

Section 4. Effective Date

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2020.

MATTHEW PIGATT, MAYOR

Attest to:

Approved as to form and legal sufficiency:

Joanna Flores
City Clerk

Burnadette Norris-Weeks, P.A.
City Attorney

VOTE:

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

OFFICIAL CITY EVENTS / ACTIVITIES

City of Opa-locka

Annual

MARTIN LUTHER KING JR WALK



I have a dream!

Hosted by Commissioner Joseph L. Kelley
"In Memory" of the Founder Commissioner Ollie B. Kelley



SATURDAY
JANUARY 18TH

9:00 AM

Phone: (786) 338-6179

Come celebrate at the MLK Jr Walk
including a community kickball game with
the Opa-locka Police Department

We will begin on the corner of NW 151st Street and NW
27th Avenue and proceed West to President Obama
(Perviz) Avenue then South to Sherbondy Village



PUBLIC NOTICE

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY MEETING

Wednesday, January 22, 2020 @ 5:00 p.m.

NOTICE IS HEREBY GIVEN that the Opa-locka Community Redevelopment Agency will meet on **Wednesday, January 22, 2020 at 5:00 p.m.** at Sherbondy Village (Auditorium), 215 Barack Obama (Perviz) Avenue, Opa-locka, Florida:

A. SILENCE OR TURN OFF ALL CELL PHONES

B. ROLL CALL

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

E. ADD-ON ITEM (S)

F. APPROVAL OF MINUTES

F1. OCRA Meeting Minutes 12-11-19

G. PUBLIC COMMENTS

H. OCRA DIRECTOR'S REPORT

H1. Façade Improvement RFP Status

H2. Downtown Master Plan RFP Status

H3. Historic City Hall restoration Status – Request for supplemental funding to support completion of the restoration project for TCO

H4. Memorandum of Understand for City of Opa-locka and OCRA status

H5. Discussion on future Plan of Action for the OCRA

H6. Request for OCRA to sponsor an event ["You are Here!"] for Interested Developers during the Big Game SBLIV Week of activities

I. ORDINANCE

- I1. AN ORDINANCE OF THE CHAIRPERSON AND BOARD MEMBERS OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) APPROVING TO AUTHORIZE AND EXECUTE AN AGREEMENT FOR A MEMORANDUM OF UNDERSTANDING BETWEEN THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF OPA-LOCKA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

J. RESOLUTIONS

- J1. A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) APPROVING OR DENYING TO AUTHORIZE SUPPLEMENTAL FUNDING TO SUPPORT THE COMPLETION OF THE HISTORIC CITY HALL RESTORATION PROJECT UP TO \$175,000.00; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**
- J2. A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) APPROVING OR DENYING TO AUTHORIZE A DEVELOPMENT FORUM DURING THE BIG GAME SUPER BOWL LIVE (SBLIV) WEEK OF ACTIVITIES FOR INTERESTED DEVELOPERS FOR THE RE-DEVELOPMENT OF THE CITY OF OPA-LOCKA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

K. GENERAL COUNSEL REPORT

L. BOARD COMMENTS

M. ADJOURNMENT

All interested persons are invited to attend this meeting. For additional information, please contact the Opa-locka Community Redevelopment Agency @ 305.953.2868 ext 1503.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance no later than seven (72) hours prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877)955-8707 (Creole).

PURSUANT TO FS 286.0105: Anyone who desires to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal may be based.

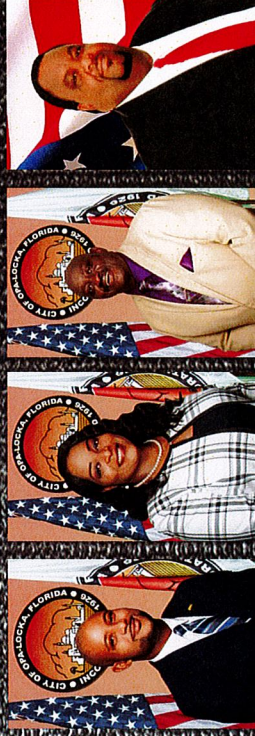
**Kinshannta Hall
CRA Board Clerk**

City of Opa-locka
STATE
OF
THE
Address



Presented by

Mayor Matthew A. Pigatt



Friday, January 24, 2020
6:30 PM

SHERBONDY VILLAGE AUDITORIUM

215 Perviz Avenue, Opa-locka, FL 33054

For more information, please call 786.338.6179
RSVP Required by January 21, 2020

CITY OF OPA-LOCKA

Mayor & Commission



1st Annual
SENIOR CITIZENS

*Valentines
Day
Gala*



Hosted by Commissioner Sherelean Bass
and the Parks & Recreation Department

FEBRUARY 14, 2020
7:00 PM

SHERBONDY VILLAGE
215 PERVIZ AVE
OPA-LOCKA, FL 33054

Dress to Impress - preferably in red
For further info, please call 305.953.2875