

City of Opa-locka

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



REGULAR COMMISSION MEETING Agenda

**Wednesday, April 13, 2022
7:00 PM**

City Commission

**Mayor Veronica J. Williams
Vice Mayor John H. Taylor Jr.
Commissioner Sherelean Bass
Commissioner Chris Davis
Commissioner Audrey Dominguez**

Appointed Officials

**Interim City Manager Darvin Williams
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."

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

To participate virtually, please register by 7:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

CITY OF OPA-LOCKA
“The Great City”

AGENDA
REGULAR COMMISSION MEETING
April 13, 2022
7:00 P.M.

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

ARPA Workshop Meeting Minutes – February 22, 2022
Joint Charter Review Board Workshop Meeting Minutes – February 22, 2022
Regular Commission Meeting Minutes – March 23, 2022
- 9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:**
- 10. PUBLIC PRESENTATIONS:**
 - 1. Allison Abel, Director of Marketing**
Green Fields Fitness
RE: ways to bring multigenerational, inclusive outdoor fitness opportunities to residents with the goal of promoting physical health and enhancing the community
- 11. CITIZENS' FORUM:**
(Opportunity for discussion of any concerns – please limit to 3 minutes)
- 12. ACTION ITEMS (items from consent agenda pull list):**
- 13. ADMINISTRATION:**

CONSENT AGENDA:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ACCEPTING THE PROPOSAL OF GULFSTREAM PETROLEUM SERVICES, INC. FOR THE REMOVAL OF UNDERGROUND STORAGE TANKS PURSUANT TO RFP NO. 21-0929200 AND FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR SAME; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS ("RFP") FOR A PUBLIC RELATIONS AND MARKETING CONSULTANT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS ("RFQ") FOR A FACILITATOR TO FACILITATE DEVELOPMENT OF A NEW CITY STRATEGIC PLAN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by Commissioner Davis, Mayor Williams and Commissioner Bass

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO ESTABLISH A FREE PAINT PROGRAM TO ASSIST ELIGIBLE CITY PROPERTY OWNERS WITH HOME BEAUTIFICATION EFFORTS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by Commissioner Dominguez

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE, WITHIN THE CITY; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT

INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF A SELF-STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RE-APPLICATION REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE PROPERTY LOCATED AT 3805 NW 132ND STREET, OPA-LOCKA, FLORIDA, IDENTIFIED BY FOLIO #08-2129-010-0090 FROM THE I-3 ZONING DISTRICT TO THE I-2 ZONING DISTRICT AS PERMITTED BY SECTION 22-49(P) THE CITY'S LAND DEVELOPMENT REGULATIONS PERTAINING TO RECONSIDERATION OF A PREVIOUSLY DENIED APPLICATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, 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*

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

C. RESOLUTION(S):

17. CITY MANAGER’S REPORT:

18. OFFICIAL BOARD REPORTS:

19. FUTURE AGENDA ITEMS:

20. MAYOR/COMMISSION REPORTS:

21. OFFICIAL BOARD APPOINTMENTS:

Civil Service Board

1 individual appointment (Vice Mayor Taylor)

1 individual appointment (Mayor Williams)

Historic Environmental Preservation Board

1 at-large appointment

Housing Authority and Nuisance Abatement Board

1 individual appointment (Vice Mayor Taylor)

1 individual appointment (Mayor Williams)

Community Relations, Recreation and Activities Board

1 individual appointment (Vice Mayor Taylor)

1 individual appointment (Commissioner Davis)

1 individual appointment (Mayor Williams)

1 individual appointment (Commissioner Dominguez)

Planning & Zoning Board

2 at-large appointments

22. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES

A. City of Opa-locka Historic Environmental Preservation Board Meeting on **Thursday, April 14, 2022 at 6:00 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.**

B. City of Opa-locka Charter Review Board Meeting on **Thursday, April 21, 2022 at 6:00 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.**

C. City of Opa-locka After School Program, **August 23, 2021 – June 8, 2022, Monday – Friday from 1:00 p.m. – 6:00 p.m., Helen Miller Center, 2331 NW**

143rd Street, Opa-locka, Florida. We offer homework assistance, tutoring, healthy snacks, school pick-up and recreational activities. Program price: resident \$20.00 weekly – non-resident \$25.00 weekly.

- D. City of Opa-locka Human Resources Department presents “Who wants to work Wednesdays” Open House, **every Wednesday** from 10:00 a.m. – 11:30 a.m., Opa-locka City Hall, 780 Fisherman Street, 1st floor lounge, Opa-locka, Florida. Offering on the spot interviews.

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

APPROVAL OF MINUTES

CITY OF OPA-LOCKA
“The Great City”

CLERK’S ACTION SUMMARY MINUTES

AMERICAN RESCUE PLAN WORKSHOP

Tuesday, February 22, 2022
5:30 p.m.

1. WELCOME/OPENING REMARKS:

Mayor Veronica Williams called the Workshop to order at 5:53 PM on Tuesday, February 22, 2022 and stated that the workshop was scheduled to discuss the American Rescue Plan Act.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Sherelean Bass, Commissioner Chris Davis, Commissioner Audrey Dominguez, Vice Mayor John H. Taylor Jr., and Mayor Veronica J. Williams. Also, in attendance were: Interim City Manager James B. Wright, City Attorney Burnadette Norris-Weeks, Assistant City Attorney Candice Cobb and City Clerk Joanna Flores.

3. INVOCATION:

The invocation was delivered by Vice Mayor Taylor.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. PUBLIC COMMENTS:

Agenda item(s) only

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

Mayor Williams opened public comments.

There being no members of the public to address the Commission, Mayor Williams closed Public Comments.

6. PRESENTATION:

Blue Sky Emergency Management d/b/a The Integrity Group

Mayor Williams asked the representatives of The Integrity Group to begin their presentation.

Interim City Manager Wright reminded the Commission that The Integrity Group presented to them on October 13th, 2021 and provided an overview of the American Rescue Plan Act funds and their ability to manage those funds for Opa-locka and several municipalities. The Interim Manager stressed the importance of the fact that The Integrity Group has consistently reached out to Opa-locka, as one of the organizations that has been vetted by the State of Florida. He said that he believes it is important for them to come back before the Commission, as they begin to discuss their ability to assist Opa-locka with auditing and compliance issues related to the American Rescue Plan Act funds, using their expertise and experience working with the Treasury Department. Mr. Wright stated that Opa-locka has an April 1st deadline to ensure the City has a spending plan in place. He also said that the City has drawn down its first allocation and he has asked City Staff to come up with a priority list for what those dollars can be spent on, adding that it will be important to present those to the Commission to make a final decision.

Mr. Mark Glover of The Integrity Group made a presentation to the Commission.

Mayor Williams asked if The Integrity Group would take direction from the Commission, as they provide specific strategies and direction.

Mr. Mark Glover of The Integrity Group assured the Commission that they look at this as a collaboration, pointing out that it is not their money and the Members of the Commission have been elected as stewards of the City. He also said that they will basically give the Commission their best advice based on what they say they want to do. Additionally, he stated that they have and intend to continue working with their clients and specifically the leadership in those municipalities, to come up with a plan and options, and pointing out the constraints. He concluded by noting that they are proposing a solution set as opposed to a solution.

Commissioner Davis acknowledged that the City has about \$3 or \$4 million of the \$7.9 million total, currently in an interest-bearing bank account, and he shared his understanding that the funds earned as interest are not limited to the same restrictions outlined in the American Rescue Plan Act grant. The Commissioner went on to share his concern that the interest that was earned wasn't a lot of money, and he thinks the goal would be to get a bigger return. He asked if The Integrity Group knows of any programs, opportunities or specific banking institutions that would yield a higher return than what Opa-locka is currently receiving.

Mr. Mark Glover of The Integrity Group informed the Commission that they have worked with several municipalities to find a few solutions that can yield the highest interest. He also said that Opa-locka might have a list of grants that require matching funds, and they have the ability to identify grants that can increase the American Rescue Plan Act funds from the \$7.9 million so that specific needs can be addressed including food programs, entrepreneur support, infrastructure or broadband.

Commissioner Davis asked if The Integrity Group provides technical assistance or if they just identify opportunities.

Mr. Mark Glover of The Integrity Group assured the Commission that they can go as deep and broad as the Commission would like, and that they would provide technical assistance all along the way.

Vice Mayor Taylor expressed his appreciation for the call center proposed by the Integrity Group, to interact with residents, stating that it was a great aspect of their presentation. The Vice Mayor also asked that the April 1st deadline be explained.

Mr. Mark Glover of The Integrity Group stated that the Treasury Department will provide guidance on whether it's going to be April 1st or 30th, but he said that municipalities must provide a detailed spending plan to the Florida Department of Emergency Management. He added that those who do it well, will get less friction and therefore they want to make sure they are ahead of the game.

Vice Mayor Taylor asked if the penalty for not having the plan by the April 1st deadline would be to lose the funding.

Mr. Mark Glover of The Integrity Group stated that the funds will be reallocated to other municipalities, and he said it has already started happening because larger municipalities had a February 1st deadline. He said he doesn't need to tell the Commission the communities that got the funds that are being reallocated, because they can probably understand which ones they are.

Vice Mayor Taylor shared his understanding that there is urgency.

Mr. Mark Glover of The Integrity Group confirmed that there is urgency.

Vice Mayor Taylor asked Interim City Manager Wright to state for the record, how much interest the City has accumulated on the American Rescue Plan Act funds that had been received.

Interim City Manager Wright stated that when he became a signatory to the City's account, the total interest the City had accumulated on the American Rescue Plan Act funds that had been received was \$24.96

Vice Mayor Taylor shared his understanding that the City had earned a total of \$24.96 in interest from the American Rescue Plan Act funds that had been received since October.

Interim City Manager Wright informed the Commission that there are some challenges with moving the funds in the City's account during the audit process, but he offered assurances that he is meeting with the current banking institution and is trying to find ways to work around that and find other interest-bearing accounts to put the City's money in.

Vice Mayor Taylor expressed concerns about the April 1st deadline because he said that he doesn't want the City to lose out on the American Rescue Plan Act funding, and he asked what the next step is to move forward.

Interim City Manager Wright informed the Commission that The Integrity Group is one of several firms that can provide services to the City. He said that the City will post a request for quotes so that The Integrity Group and the other organizations that can provide the service that the City is looking for, can submit their quotes for their services and the percentage they will charge for their maintenance of the plan, which he said the American Rescue Plan Act specifically states cannot go above 15%. The Interim Manager stated that they can negotiate, and he said that the Integrity Group presented to the Commission only to say that they are a willing participant. Mr. Wright reminded the Commission that he wasn't serving as City Manager the first time The Integrity Group presented to them last year, and he said they noticed the City hasn't engaged anyone and asked if they could refresh them on what they do. He went on to inform the Commission that no decision has been made.

Vice Mayor Taylor noted that April is rapidly approaching and asked how soon the Commission can see the request for quotations on their agenda.

Interim City Manager Wright stated that it would be beneficial to develop a priority list. The Interim Manager said that he and his Staff can suggest those priorities, but he said he believes it's really a collaboration to decide on how to move forward. He added that once that's done, whoever is selected can be placed on the agenda.

Vice Mayor Taylor asked if the Commission could get a timeline based on the deadline.

Interim City Manager Wright stated that City Clerk Flores would have to poll the Commission on how they would like to move forward to identify the priorities. The Interim Manager also suggested that he could send the Commission a memorandum and then they

can discuss it in an open forum, or that each of the Members of the Commission could correspond with the Manager's Office on their priorities and leave it up to Staff to make the decision.

Commissioner Davis asked if any time had been carved out for feedback from the community to weigh in on the nearly \$8 million being anticipated in American Rescue Plan Act funds.

Interim City Manager Wright said that it could be an option.

Commissioner Davis requested a community forum, suggesting that it could be virtual given the status of the COVID-19 pandemic, and he also recommended that they could do some sort of survey, pointing out that the community has the opportunity to weigh in at any workshop or public meeting that is noticed but he asserted that he thinks it is very important that they extend the opportunity outside of any workshops or public meetings.

Commissioner Bass asked what The Integrity Group's goal would be when working with the City of Opa-locka and what drove them this way.

Mr. Mark Glover of The Integrity Group stated that their goal is to make sure that there is 100% compliance to keep Opa-locka out of the press and to maximize the funds. He also said that they want the Commission to be successful, which he said means there's no negative audit findings 2-3 years from now and that the funds are 100% spent right. Additionally, he informed the Commission that when the second drawdown comes, if their plan is in place, even if they modify it after the initial submission, they will be able to get additional funds from other municipalities who are not as diligent as Opa-locka, and their number could go up just on that alone. Addressing Commissioner Bass' question about what drove them this way, he shared his background and informed the Commission that his parents were born and raised in what is now considered to be Overtown, went to Booker T. Washington Senior High School and his grandfather is a survivor of Rosewood, adding that he intimately understands what happens to minority-run municipalities. He also shared that before he started his firm, he ran the state and local practice for PricewaterhouseCoopers, which he said is the largest professional services firm on the planet and he said that he decided to do this because he wanted to choose who he wants to leverage his skills and access for. He concluded by asking Commissioner Bass if that answered her questions.

Commissioner Bass confirmed that he answered her questions and thanked him.

Mayor Williams recalled hearing Interim Manager Wright say that he was going to post a request for quotes for other companies, and she expressed concern that the Commission is having a presentation from The Integrity Group before the bids are submitted. The Mayor

asked if the Commission is going to have a presentation from the other companies that put in a bid.

Interim City Manager Wright said that if the other companies who submit bids for the request for quotations would like the option of making a presentation to the Commission, they will be provided the opportunity to do so.

Mayor Williams stated that it's kind of like putting the cart before the horse and she wants to do stuff in decent order. The Mayor said that she is a little confused because the Commission had a presentation and then there's going to be a request for quotes, and she doesn't want to have a presentation from one bidder and not all.

Interim City Manager Wright stated that The Integrity Group has already been vetted and reminded the Commission that it is not their first time, having presented last year way before he was appointed as Manager.

Mayor Williams stated that she just wants to be able to give everyone equal opportunity.

Interim City Manager assured the Commission that without question, everyone will be given equal opportunity.

Commissioner Davis stated that he thinks the reason why The Integrity Group was chosen to speak in October, was because they had a relationship with other municipalities and expressed interest in doing work with Opa-locka. The Commissioner added that he doesn't think their presentation impedes the rights of any other entities that would want to bid for the contract, and he said that while they may not have had the opportunity to present to the Commission in this workshop setting, they will have the same opportunity in future public forums to have that conversation.

Mayor Williams stated that she understands the process and just wants to make sure that everyone is given the same opportunity. The Mayor said she recalled The Integrity Group's presentation to the Commission in October, and she also acknowledged that it does make sense, but said she just wants to make sure everything is done correctly.

Mr. Mark Glover of The Integrity Group stated that Interim City Manager Wright had appropriately explained that there is language inside the State of Florida's term contract, that their services have already been vetted at the highest levels in the state and an email with a quote is what is required. He also said that some deadlines are coming up as Vice Mayor Taylor had articulated, which he said presents some extra challenges. Assuring the Commission that compliance is at the core of what The Integrity Group does, he said that they're not going to allow Opa-locka to start the process in a way that is not going to be compliant.

Mayor Williams stated that she doesn't want to make any personal decisions based off time because she wants to make sure it's decent and in order. The Mayor said she doesn't want to be spooked into having to hurry up and do something quick without ensuring that the whole process is done, because there's a time frame.

Commissioner Davis acknowledged that they have an opportunity to vet other entities, and he said that a main focal point should be the threshold percentage from the overhead which the American Rescue Plan Act stipulates can't be over 15%.

7. AMERICAN RESCUE PLAN ACT (ARPA):

Presentation by Robert Anathan, Budget Administrator

8. ADJOURNMENT:

Mayor Williams asked for a motion to adjourn the workshop.

Commissioner Davis pointed out that there was another item on the agenda and asked if the Commission wanted to table it.

Mayor Williams asked if the Commission wanted to continue or table the item, pointing out that the Charter Review Board Members had arrived for their workshop which was scheduled immediately following the American Rescue Plan Act Workshop.

Commissioner Bass stated she understood but said that they still need to do this and suggested they stick it out and get it done.

Mayor Williams stated she was okay with tabling the item.

Vice Mayor Taylor explained that the only reason he was suggesting tabling the item is because the Charter Review Board Members were there.

Mayor Williams stated that all the Charter Review Board Members were there and suggested that they can bring up the tabled item during their Commission Meeting.

There being no further business to come before the City Commission, it was moved by Vice Mayor Taylor, seconded by Commissioner Bass to adjourn the meeting at 6:35 p.m.

Veronica J. Williams
Mayor

ATTEST:

Joanna Flores, CMC
City Clerk

CITY OF OPA-LOCKA
“The Great City”

CLERK’S ACTION SUMMARY MINUTES

JOINT CHARTER REVIEW WORKSHOP

Tuesday, February 22, 2022

6:30 p.m.

1. CALL TO ORDER:

Mayor Veronica Williams called the Join Charter Review Board Workshop to order at 6:47 PM on Tuesday, February 22, 2022.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Sherelean Bass, Commissioner Chris Davis, Commissioner Audrey Dominguez, Vice Mayor John H. Taylor Jr., and Mayor Veronica J. Williams. The following members of the Charter Review Board were present: Board Member Christina Banks, Board Member Audrey Edmonson, Board Member Mykeisha Fenn, Board Member John Riley, Board Member Frank Vega, Board Vice Chair Nikisha Williams and Board Chair Jannie Russell. Also, in attendance were: Interim City Manager James B. Wright, City Attorney Burnadette Norris-Weeks, Assistant City Attorney Candice Cobb and City Clerk Joanna Flores.

3. INVOCATION:

The invocation was delivered by Commissioner Dominguez.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. SWEARING-IN OF CHARTER REVIEW BOARD:

The Charter Review Board was sworn-in by City Clerk Joanna Flores.

6. PUBLIC COMMENTS:

Agenda item(s) only

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

Mayor Williams opened public comments.

There being no members of the public to address the Commission, Mayor Williams closed Public Comments.

7. CHARTER REVIEW DISCUSSION:

a) Charter Review Priorities

Mayor Williams stated that the Opa-locka City Commission voted in favor of Ordinance 2021-14 establishing a Charter Review Board, providing members appointed to the Board the ability to propose amendments to the City's Charter. The Mayor said that the Commission and the Charter Review Board would have a brief open discussion, as the Board set its priorities.

City Attorney Norris-Weeks congratulated the Members of the Charter Review Board on their appointment and said that the City is looking forward to their thoughtful discussion in upcoming meetings on the issues they believe should be revised in the City's Charter. The City Attorney then proceeded to review Ordinance 2021-14, which the Commission passed to establish the Charter Review Board. She stated that the workshop would qualify as the organizational meeting for the Board and that it may be a good opportunity for all of them to introduce themselves to each other. City Attorney Norris-Weeks offered to schedule orientation for the Board on Florida's Sunshine Law, and she recommended that at minimum they needed to start by having some discussion about who would be the Board Chair and Vice Chair. Stating that she thinks the Commission is looking for the Board to jump right into reviewing the Charter, she asked each of the Board Members to introduce themselves.

Board Member Edmonson introduced herself as a former Chair of the Miami-Dade Board of County Commissioners and stated that she is serving on the Charter Review Board in an advisory capacity. The Board Member said that it is a pleasure to meet all the Members of the Board and added that she thinks she knows most of them from being around within the County.

Board Member Fenn introduced herself as a resident of the City of Opa-locka for over 10 years and is a teacher in the community. The Board Member also stated that she sits on other City Boards and is looking forward to working with the other Members of the Charter Review Board.

Board Member Banks introduced herself as a 24-year retired employee of the City of Opa-locka and said that it's a pleasure to be with the other Members of the Charter Review Board, expressing her hope that they can resolve some things and make things go forward.

Board Member Russell introduced herself as a resident of the City of Opa-locka for over 30 years, having sat on many City Boards for the past 20 years and having run a non-profit in the City. The Board Member stated that she is looking forward to doing some productive things with the Charter Review Board and she expressed her hope that they can continue the progress made by the City Commission.

Board Member Williams introduced herself as a non-profit executive at the Opa-locka Community Development Corporation who is a Miami native and a new resident of the City of Opa-locka. The Board Member stated it was an honor for her to be on the Charter Review Board and serve.

Board Member Vega introduced himself as a business owner for the last 25 years in the City of Opa-locka, adding that he is here to help in any way that he can.

Board Member Riley introduced himself as a former Mayor of the City of Opa-locka, having formerly Chaired the Charter Review Board for 10 years, served on 8 Boards over the past 20 years, and resided in the same place as a resident for 42 years, adding that none of this is unfamiliar to him.

City Attorney Norris-Weeks continued reviewing the Ordinance which established the Charter Review Board, informing the Board Members that their term will be for 1 year from the date of their appointment, but she said that she believes their work will likely be completed prior to that time because the issues must get on the ballot. The City Attorney then asked City Clerk Flores to outline the timeline the Board should be looking at, to get the information to the Miami-Dade County Supervisor of Elections.

City Clerk Flores congratulated all of the Charter Review Board Members and said that she provided them with a copy of the Miami-Dade County Elections Department 2022 ballot issues deadlines, which stipulate that for the August 23, 2022 Primary Election the deadline to submit to the Supervisor of Elections the Charter amendment ordinance adopted by the City Commission is Friday, May 27, 2022, and for the November 8, 2022 General Election the deadline is no later than Friday, July 29, 2022. The City Clerk encouraged the Board to keep in mind that if they intend on getting the ballot questions included in the August 23, 2022 Primary Election, their meetings will have to be fast-tracked because of the May 27th deadline. She also informed the Board that she had a conversation with the Miami-Dade County Elections Department, and she said they urged consideration of the fact that the November 8th General Election will include proposed amendments to Florida's Constitution in addition to Miami-Dade County ballot questions and it is not recommended to have a lot of questions on a single ballot for voters because they get tired of reading.

City Attorney Norris-Weeks continued reviewing the Ordinance which established the Charter Review Board, informing the Board Members that they are an advisory body to the City Commission and whatever they come up with will be recommendations and not necessarily things that have to go on the ballot. The City Attorney also informed the Board that if they find the Charter is perfect, while noting herself that it might not be, she said that it is totally within their purview to not make any recommendations at all. She also said that the Board can do its work in several different ways including in workshop settings and she said they can hear from City Staff as to how the City Charter is working right now, adding that they can also consider hearing from the Public and can include any other ideas they have. The City Attorney pointed out that if the Board thinks they know everything and don't really need to hear from anybody, there is already a process for Citizen comments outlined in the Charter which currently allows any Citizen to take an idea to the City Clerk and then have it come before the Board at the next regularly scheduled meeting. In describing Florida's Sunshine Law, she explained that the Board Members can speak with the City Commission Member who appointed them, but they can't speak with each other and can't have any conversations that involve 2 or more people about the issues they're likely to vote on, outside of a publicly noticed meeting which she said must be noticed at least 48 hours prior. The City Attorney also suggested that the Board may want to talk about whether Tuesdays are good days for them to meet and what recurring conflicts they might have, to agree on meeting dates that are in everyone's best interest. She also noted that the Ordinance which established the Board says that they will follow Robert's Rules of Order, which she explained requires a motion and a second, discussion and a vote, but she acknowledged that there are a lot of other intricacies involved with Robert's Rules of Order. City Attorney Norris-Weeks concluded by asking if the City Commission had anything they'd like to share and said that she would like to allow the Charter Review Board to select a Chair and Vice Chair.

City Attorney Norris-Weeks acknowledged that the Charter Review Board includes 5 voting Members and 2 non-voting advisory Members who are Board Member Edmonson and Board Member Vega.

Board Member Russell asked if advisory Board Members could be appointed as Chair.

City Attorney Norris-Weeks stated that though there's nothing that specifically speaks to the appointment of an advisory Member as Chair, she would think the Board would not want to do that.

Board Member Russell asked for a reason why appointing an advisory Member would be inappropriate.

City Attorney Norris-Weeks stated that generally speaking, advisory Board Members give guidance and are not necessarily Chairing the meetings. The City Attorney said that she thinks it's just kind of an unwritten sort of thing.

Board Member Riley stated that the City of Opa-locka's Code of Ordinances indicates that all Boards conduct their business the same as the Commission, so if the Chair of the Commission must be a voting member, the Chair of the Board must be a voting member.

Board Member Russell asked which Ordinance stipulated that all City Boards conduct their business the same as the Commission.

City Attorney Norris-Weeks said that while she is not looking at it right now and would have to stop and find it, she did recall something like a stipulation that all Boards conduct their business the same as the Commission as Board Member Riley stated, which she added would be another reason why you wouldn't have an advisory Member of an advisory Board Chair the meetings.

Board Member Russell asked if it was the will of the Commission for the Board to elect their Officers during the workshop.

City Attorney Norris-Weeks stated that the decision to elect a Chair and Vice Chair at their organizational meeting will be based on the will of the Charter Review Board, and she said that if they are not wanting the workshop to be their organizational meeting, they could have another meeting. The City Attorney proceeded to express her opinion that based on the schedule and what the Board heard from City Clerk Flores about the deadlines, she said it would be good and more efficient if they could consider electing a Chair and Vice Chair during the workshop.

Mayor Williams stated that she agreed with City Attorney Norris-Weeks and said that if the Charter Review Board elected their organizational structure, the Chair and Vice Chair could proceed with the flow of the current meeting and all meetings thereafter. The Mayor added that the Charter Review Board doesn't have to but voting for the Chair would make moving forward a little bit more efficient.

Board Member Russell asked if the Charter Review Board Members can nominate someone as their Chair and Vice Chair.

Mayor Williams clarified that she was only directing the process so that it can be released to the Charter Review Board Chair and said that if any of the Members of the Board would like to nominate themselves or someone else, they could do so.

Board Member Russell nominated Board Member Nikisha Williams to be Chair of the Charter Review Board, and Board Member Williams seconded the nomination.

Board Member Riley asked if nominations for Chair of the Charter Review Board were closed.

City Attorney Norris-Weeks stated that she doesn't know if it is completely necessary but said that it sounded like nominations for Chair of the Charter Review Board were closed.

Board Member Russell said that the Board Members are depending on City Attorney Norris-Weeks to give them direction, adding that she respects Board Member Riley and that she believes he knows what he is talking about, but pointing out that he is a Board Member just like they are.

City Attorney Norris-Weeks stated with all due respect that she doesn't believe there needs to be a nomination closure after a motion and a second, according to Robert's Rules.

There being no additional discussion, the motion to appoint Board Member Williams as Chair of the Charter Review Board failed by a 3-2 vote.

Board Member Riley	No
Board Member Russell	Yes
Board Member Banks	No
Board Member Fenn	No
Board Member Williams	Yes

Mayor Williams asked if there was another nomination for Chair of the Charter Review Board, stating that the Board must have a Chair.

Board Member Banks recommended that the Board Members be given an opportunity to get to know each other, pointing out that it's the first night they met, and they still don't know who is who. The Board Member said that maybe at the next meeting they could decide on who they would like to be Chair.

Mayor Williams asked how the process would work for the Charter Review Board Members to get to know each other.

Board Member Banks stated that she knows everyone but said that some Charter Review Board Members don't know each other. The Board Member said that it is just a recommendation and that the Board doesn't have to do it tonight, offering assurances that they don't need 4 or 5 weeks but need a little time to get to know each other and decide who they would like to elect as Chair of the Board.

City Attorney Norris-Weeks suggested that the Charter Review Board can share a little bit of information about themselves so that they can feel more confident about whomever they select as Chair and Vice Chair, because outside of the meeting there really isn't going to

be an opportunity for all the Board Members to meet, because it's likely they would be talking about things that they'll be voting on. The City Attorney assured the Board that they will not be this involved in their future meetings and were just trying to facilitate discussion amongst them so that they will hopefully get to a point where they have a Chair and Vice Chair.

Board Member Riley asked the Charter Review Board what the purpose of the City's Charter is, because he said that the Board Members should know what it is.

City Attorney Norris-Weeks asked the Members of the Charter Review Board if any of them did not know what the City's Charter is.

Board Member Russell stated that she knows what the City Charter is, and she knows what her purpose is for being on the Charter Review Board, adding that she would not have otherwise been nominated to be part of the Board. Acknowledging that the Charter Review Board is very important to the City and expressing her respect for the City Commission, the Board Member said that those who were nominated to be on the Board and have been part of the City for years, understand what the Charter Review Board is. She also stated that the City Attorney and City Clerk are there if the Board Members have questions, adding that she doesn't think the City Commission will be involved. Board Member Russell concluded by saying that she was only speaking for herself when she asserted that she knows what the Charter Review Board is and why she is a Board Member, and she expressed her hope that she answered Board Member Riley's question.

City Attorney Norris-Weeks said that if any of the Charter Review Board Members don't know what the City's Charter is, they can dive into that, but she suggested that because there was a concern that the Members of the Board don't know each other enough, that they can spend some time doing that starting with the Board Member who made the suggestion.

Board Member Banks stated that she is a veteran within the City having worked with the City of Opa-locka for 24 years, starting in the City Manager's Office to the Human Resources Department to the Police Department to the Parks and Recreation Department. The Board Member shared that she has been a candidate running for the City Commission for quite some time, having been a resident 52 years and seeing the Dais come and go. Board Member Banks said that she loves the people in the community and said she would like to see the City move forward, adding that she was chosen as a candidate for the Charter Review Board to assist the Commission in any way she possibly can. She concluded by stating that she would like to know more about some of the other people on the Board.

Board Member Fenn stated that she has resided in the City of Opa-locka for about 10 and a half years and has been a teacher here the same amount of time. The Board Member

shared that she has 3 little ones that take part in almost every activity in the City that they can, and she said that she is very active with her community whether it is officially or not. She informed her colleagues on the Charter Review Board that she sits on other Boards but is not looking to be a Chair or Vice Chair and just wants to help in the best way that she can to get the City to the level where it needs to be. Board Member Fenn concluded by saying that she will support the Charter Review Board and the City Commission as much as she can with any recommendations.

City Attorney Norris-Weeks asked Board Member Russell if she would like to share a little more about herself with her fellow Members of the Charter Review Board.

Board Member Riley said that he could tell them his name again, but that's not why he's here. The Board Member explained that the reason he spoke about the Charter is because it's the City's Constitution just like the United States Constitution and he lamented that in 2012 some amendments to the Charter violated the 14th Amendment because employee rights were taken away and he would like to see them restored. He also said that when he left office as Mayor in 1986, the City's insurance premium was \$60,000 compared to it currently being in excess of \$2 million and he said that is more than any municipality in the State of Florida because of what has been eliminated out of the Charter which he said have increased the City's liability because of the lawsuit losses. Board Member Riley added that the salary and benefits for the City's elected officials are the same they were in 1956, stressing that it's what the Charter is about, what they need to do and why they are on the Charter Review Board. He also stated that he doesn't need to be a Chairman, recalling that he Chaired the Board for 8 years before and said it's not a big deal, but he said that he doesn't mind bragging about knowing the government because he believes God gave him that talent and knowledge.

Board Member Vega stated that he has owned businesses in the City of Opa-locka for the last 25 years and he is on the Charter Review Board to support his fellow Board Members and he said that he may have some ideas that could help the City because he wants to see it do better and he expressed his opinion that it could do better.

Board Member Williams stated that she believes she is the newest face in the room and expressed her excitement to meet all of them. The Board Member said that as a non-profit executive, she is the Chief Operating Officer at the Opa-locka Community Development Corporation where she leads a Staff of just under 50 people and manages a board in that role, making her familiar with how boards work and Roberts Rules of Order. She also shared that before she moved to Opa-locka, she lived in the City of North Miami where she served on boards, and this is not her first time. The Board Member answered Board Member Riley's question, stating that while she might not know the City's Charter like the back of her hand, she pointed out that the Commission nominated them to be part of the

Charter Review process, people that they trust who are going to do their homework, are going to show up and do the work to serve the people, as Board Member Russell had stated. Board Member Williams concluded by expressing her confidence that they have tons of experts on the City Commission Dais and sitting next to her on the Charter Review Board, who are going to help guide her through the process so that they can do what's best for the City which she promised is what she is here to do.

Board Member Russell stated that if the Board is going to get anything accomplished, they must be timely and said that all their time is valuable with all of them running business and having things they're doing other than serving on the Board. She asked her fellow Board Members if they wanted to table the discussion on electing a Chair and Vice Chair as Board Member Banks suggested, or if they wanted to vote for a Chair and Vice Chair as suggested by the City Attorney.

City Attorney Norris-Weeks noted that a couple of the Members of the Board already said they're not interested in being appointed as Chair and she informed the Board that they can appoint a Chair and Vice Chair if they feel a little bit more comfortable now that they've heard a little bit more about each other, or she said that they can table the issue if they'd like to schedule another organizational meeting at another time to select their Chair and Vice Chair.

Board Member Riley made a motion to appoint Board Member Banks as Chair of the Charter Review Board.

Board Member Banks declined the nomination to serve as Chair of the Charter Review Board.

Board Member Fenn stated that it is very important that the Board make the decision on their Chair and Vice Chair, pointing out that they have deadlines.

It was moved by Board Member Fenn, seconded by Board Member Williams to appoint Board Member Russell as Charter Review Board Chair.

Board Member Russell asked approximately how many meetings the Charter Review Board is going to have.

City Clerk Flores stated that it is up to the Charter Review Board to decide how many meetings they will have.

City Attorney Norris-Weeks also stated that it is going to be up to the Charter Review Board how many meetings they will have based on their discussions on what they believe should be the priorities for recommendations to the City Commission.

Board Member Russell asked if the City would have to pay to have amendments recommended to be made to the Charter appear on the November 8th General Election ballot.

City Clerk Flores stated that the City has the option to piggyback on the Miami-Dade County election, and although it would be a special election which represents a cost to the City, it's very minimal.

Board Member Riley said that the amendments made to the Charter in 2012 were on the November 2012 General Election ballot.

City Clerk Flores pointed out that the amendments were made to the Charter in 2012 based on only 1 question to replace the entire Charter but said that the Charter Review Board could propose multiple questions, which could create a long ballot for the voters.

Board Member Riley said that he understands what happened in 2012 and expressed his opinion that it is why the Charter is messed up.

Mayor Williams stated that because City Attorney Norris-Weeks had already given the Charter Review Board Members the information on Florida's Sunshine Law and they've been sworn in, the Sunshine Law is in effect, and they cannot continue to get to know each other. The Mayor said that it is highly recommended that the Board come up with a Chair and Vice Chair during the workshop.

Board Member Russell stated that she would accept the nomination to be appointed as Charter Review Board Chair.

There being no additional discussion, the nomination to appoint Board Member Russell as the Chair for the Charter Review Board Chair passed by a 5-0 vote.

Board Member Riley	Yes
Board Member Williams	Yes
Board Member Russell	Yes
Board Member Banks	Yes
Board Member Fenn	Yes

City Attorney Norris-Weeks congratulated Charter Review Board Chair Russell and said that the Board needed a Vice Chair, asking if the Members of the Board had a motion.

It was moved by Board Member Williams to appoint herself as Charter Review Board Vice Chair and the motion was seconded by Board Member Fenn. The motion passed by a 5-0 vote.

Board Member Fenn	Yes
Board Member Williams	Yes
Board Member Banks	Yes
Board Member Riley	Yes
Board Chair Russell	Yes

City Attorney Norris-Weeks stated that Mayor Williams may consider turning the workshop discussion over to Charter Review Board Chair Russell.

Mayor Williams turned the workshop over to Charter Review Board Chair Russell.

Board Chair Russell noted that there were 2 Agenda Items and asked if the Board needed to set their priorities and timeline.

City Attorney Norris-Weeks stated that the Board Members may not know what their priorities are because they haven't gone through the current Charter yet. The City Attorney suggested that they give themselves some time to review it and perhaps talk about what issues they may be concerned with at their next meeting. City Attorney Norris-Weeks concluded by saying that while she did not suggest that the Board jump in right now, but she added that it is a public meeting, and the Board is welcome to say anything they'd like.

Board Chair Russell expressed her appreciation to her colleagues on the Charter Review Board for their vote of confidence, asserting that chairing meetings doesn't make you the head of anything and they need one another to make the Board successful. The Board Chair proceeded to ask if anyone on the Board had things, they thought were a priority, noting that some of them had probably already gone through the Charter. She also asked if the City Commission can give suggestions to the Charter Review Board.

City Attorney Norris-Weeks stated that because the Charter Review Board is an advisory board to the City Commission, if they were giving the Board suggestions, it would defeat the purpose for why the Board was set up.

Board Chair Russell asked Board Member Riley to share the 2 things that he thought were a priority.

Board Member Riley stated that he was only speaking off the top of his head but is interested in the Civil Service Board and the salaries for elected officials.

Board Chair Russell asked Board Members Edmonson and Vega to give the Board some advice before they adjourn the meeting.

Board Member Edmonson thanked the City Commission for appointing the Members of the Charter Review Board, stating that it appears to her that they are really interested in the

community, and she expressed her pride in every Member of the Board. The Board Member said that she was trying to get in before.

Board Chair Russell apologized for not recognizing Board Member Edmonson.

Board Member Edmonson stated that she was fine with it and said that she liked that it got settled and she didn't have to say anything, adding that she is just happy to be on the Charter Review Board and offering assurances that she wants to do all she can for the City of Opelocka.

Board Chair Russell asked Board Member Vega if he had any priorities as an Advisor to the Charter Review Board that he would like for the Board to look at.

Board Member Vega stated that he thinks Mayor Riley brought up a couple of good issues, which he thinks the Charter Review Board should work on.

b) Timeline for Charter amendments to be included on 2022 election ballot

City Clerk Flores asked if the Board could agree on their next meeting date and time.

Board Chair Russell pointed out that Board Member Fenn is a teacher, and they can't take her from her children in the daytime, so a daytime meeting is out.

City Clerk Flores asked if 5:30 PM works for everyone on the Charter Review Board.

Board Member Fenn stated that 5:30 PM doesn't work for her and recommended a 6 PM meeting time instead.

Board Vice Chair informed her fellow Board Members that a 6 PM meeting time works for her, but Wednesdays can be hit or miss for her, and she preferred if the Board cannot meet on Wednesdays so that she can make sure to be there.

Board Chair Russell pointed out that they should try not to select Wednesdays because City Commission meetings are scheduled on the 2nd and 4th Wednesday of each month. The Board Chair stated that Tuesdays or Thursdays are fine with her.

Board Member Riley proposed that the Charter Review Board tentatively select the 1st and 3rd Tuesday of each month at 6 PM for their meetings, until they can finalize their work on the Charter amendments.

City Attorney Norris-Weeks informed the Charter Review Board that she has a conflict on the 1st and 3rd Tuesday of each month, and she asked if the Board Members might consider another day, suggesting Thursdays. The City Attorney also stated that she is supposed to be part of the Charter Review Board in an advisory capacity.

Board Chair Russell stated that Thursdays are good for her and noted that everybody on the Charter Review Board also indicated that Thursdays were good for them.

Board Member Riley proposed that the Charter Review Board tentatively select the 1st and 3rd Thursday of each month at 6 PM for their meetings.

City Clerk Flores informed the Charter Review Board that their next meeting would be March 3rd at 6 PM and following that, on March 17th.

8. ADJOURNMENT:

There being no further business to come before the City Commission and the Charter Review Board, the meeting adjourned at 7:54 p.m.

Veronica J. Williams
Mayor

ATTEST:

Joanna Flores, CMC
City Clerk

CITY OF OPA-LOCKA
“The Great City”

CLERK’S ACTION SUMMARY MINUTES
REGULAR COMMISSION MEETING
March 23, 2022
7:00 P.M.

1. CALL TO ORDER:

Mayor Williams called the meeting to order at 7:02 p.m. on Wednesday, March 23, 2022 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 Audrey Dominguez, Vice Mayor John H. Taylor Jr., and Mayor Veronica J. Williams. Also, in attendance were: Interim City Manager James B. Wright, City Attorney Burnadette Norris-Weeks, 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:

There were none.

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 Dominguez, 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.

Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Not Present
Mayor Williams	Yes

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes – March 9, 2022

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to approve the minutes from the **Regular Commission Meeting Minutes – March 9, 2022**.

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

Commissioner Davis	Not Present
Commissioner Dominguez	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

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

There was none.

10. PUBLIC PRESENTATIONS:

There were none.

11. CITIZENS' FORUM:

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

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

Mayor Williams opened the Citizens' Forum.

Mr. Alex Van Mecl introduced himself as the proud new owner of one of Opa-locka's few remaining historic homes, located at 806 Jan Avenue. Mr. Van Mecl noted that the street he resides on mirrors his own middle name, which he said was one of the many cosmic happenings that led him to discovering the exceptionally historic city of Opa-locka. He

said that he wanted to address the Commission about an issue that he is aware many homeowners are concerned about and would like action on, as they look to the future of the city substantial. Sharing his vision of a city that takes great pride in its upkeep and appearance, he acknowledged that a large part of that requires legislation and a commitment to enforcement. Mr. Van Meel asked the Commission to seriously consider an immediate addition to the City's municipal code, that would require single and multi-family residences to comply with an open storage ordinance for unsightly miscellaneous items that are clearly visible from the streets and negatively affect another property. Lamenting that there are countless eyesores in the City, he pointed out that there is currently not an ordinance to enforce that no materials, refuse or waste materials can be stored or accumulated outside of a fully enclosed building within any zoning district. Mr. Van Meel stated that he is advocating for items such as those to be placed in an approved, permitted and enclosed structure with 4 walls and a roof because he doesn't believe any property owner should be allowed to place their items on or against another's property, including a fence, wall or zero lot line circumstance as is the case that he is contending with. He informed the Commission that the verbiage he is proposing is consistent with other municipal ordinances of similar effect, adding that this is an important moment to elevate enforcement and prevent it from going on, helping to manage the appearance of the City and any associated health risks as well as animal intrusions to other properties. Offering to speak with any of the Members of the Commission to help them understand his own experience, he shared his belief that it is important he is proposing an important solution to one aspect of the City's broader beautification agenda. Mr. Van Meel thanked the Commission for their time and added that he looks forward to continued discussion on this and his other passion point, which he said is historic preservation. He also pointed out that he emailed the Commission a fantastic, digitized archive of Bernhardt Muller's entire architectural drawings from the University of Miami, and he looks forward to imparting all the historical knowledge that he's recently uncovered.

Mr. Ario Lundy who resides at 14911 Duval Street stated that he has a problem in the triangle in Magnolia where there are abandoned houses. Mr. Lundy said he is trying to figure out how liens can be put on them by the City, to take those properties back and revitalize them. He asked the Commission how the solution can be found.

Mayor Williams stated that Interim City Manager Wright would answer Mr. Ario Lundy's question during his report, but not during Citizens' Forum.

Mr. John Riley who resides at 2963 NW 135th Street reminded Mayor Williams that he had spoken to her previously about Opa-locka's insurance premium and what it is costing the City. Mr. Riley stated that the procedure to revoke or not renew a business license is not happening in Opa-locka, and he said that the City gets sued and has lost so much taxpayer money because the Code has been violated. He went on to say that if a person's

license is not going to be renewed, the City must give them notice of the grounds in writing and provide them a public hearing with the opportunity for appeal to the City Commission, but he expressed disappointment that none of that is happening, which he said is in violation of the law. Mr. Riley said that Florida Statute 162 stipulates how Code Enforcement is supposed to work, stating that before a citation is issued, a warning is given with time to cure a problem, also adding that it doesn't happen in Opa-locka. Reminding the Commission that they are the policy makers and that they took an oath to obey the United States Constitution, to enforce the laws of the State of Florida and the ordinances of the City, and obey the County and the City's Charter, Mr. Riley concluded by asserting that he expects them to carry out that oath.

Ms. Gloria Hayes who resides at 1724 NW 154th Street stated that she was before the Commission to bring attention to a matter that she believes is a necessity for the health and well-being of the residents living between 151st and 155th, east of 22nd Avenue. Ms. Hayes reported that the area is still using a primitive septic system that she said is a financial burden to the elder and low-income families in that area, is a burden to repair and maintain, and is environmentally toxic to all the homeowners. Sharing that she has been in this community for well over 40 years, with her parents being one of the first families that moved here from Overtown, and she said that she acquired the property after her Mom's death. Ms. Hayes stated that they've had the same system with the same problem all her life. Pleading to Opa-locka and Miami-Dade County, she said that she can't even sit outside because of the stench and asked that any plans in place for this, to be expedited for environmental justice.

Ms. Dorothy Johnson who resides at 13724 NW 22nd Place thanked Mr. Alex Van Meel and said that she truly hopes that he continues to come to the Commission Meetings because his expertise and youthfulness are needed. Ms. Johnson also thanked Interim City Manager Wright for providing a written response to inquiries made by her and other Citizens. She reported that she took pictures of some of the roads that are being repaired and is also thankful for the Main Street initiative which she said she knows about because she is on the Planning & Zoning Board. Ms. Johnson reported that she finally got her public record request completed, and said that even without looking at it, she knows that public safety is the top priority and the salaries for the City's Police Officers should not be compared to Miami-Dade County Police. She stated for the record that if the Commission wants more money, the Police need money for safety. Ms. Johnson informed the Commission that she purchases from local businesses and has been questioned about how they get awards. She urged the Commission to crank up the Community Relations Board that she is appointed to, so that it can make recommendations, set goals and objectives for who gets recognized. Additionally, she encouraged the Commission to look at the progress in the last couple of months that she said she knows can be felt, seen and smelled, asking them to adhere to the City Charter and allow the Interim Manager to do his job. Recalling

that City Staff always said she was smarter than a 5th grader, she said she believed she is. Ms. Johnson said that they all want a better City where they can work, have fun and live in a safe environment. Adding that she knows the majority of the Members of the Commission didn't come in with the expertise, she said that she thinks Interim Manager Wright came in because of his experience. Ms. Johnson also shared that before he was sworn in, she asked Mr. Wright to do the right thing and he told her that he would never mess up his family name. She concluded by stating that resume enhancement isn't needed because promotions come from God.

Retired Police Chief Cheryl Cason of 781 Curtiss Drive welcomed Mr. Alex Van Meel and stated that she is sure he will get a warm welcome from the Commission as well. She went on to echo what Ms. Dorothy Johnson said. Retired Chief Cason also reported that she spoke with some new people about investment and told them that the City had a new City Manager and said that he is well known. She also said that she was riding with her fiancé and ran into some folks cleaning up and noted that positive stuff is being done. Retired Chief Cason also said that City Employees are happier, and when they're happier, they work better. Addressing old City Employees, she said that experience makes them better for the most part and expressed her opinion that she thinks they need a chance, adding that just because someone has a title, it doesn't mean they're the best for the job. She added that City Employees who have dedicated their lives, having raised their families here, need to be utilized and stop being looked over. Retired Chief Cason said that most of the Members of the Commission are educators and shared that she raised her boys in the City who she said played in the park, but she also said that she thinks some of the City's programs need to be opened, offering the example of the pool. She said that she knows Interim Manager Wright knows, recalling that he was the Chief of Police, expressing that she knows he has the experience. Informing the Commission that she has spoken to Mr. Wright, she said that he still listens. Also stating that they must make people feel important and let them know they are appreciated, she pointed out that those people who stay could have gone to other places. Retired Chief Cason urged Interim Manager Wright to keep up the good work, sharing that people are speaking highly of him, including Mother Daniels. She also stated that one of the main reasons people were very receptive to her, was because he lived here and they knew her and she wasn't any better than them other than her job, which she said somebody had to do. Asserting that everybody is essential and important, she also stressed that the City needs to do better for the Police Department, stating that she is glad that Interim Police Chief Steel has the bid out because the leadership is needed. Retired Chief Cason concluded by stating that they have the confidence and were the ones that got the Commission elected.

Toroni Mitchell who resides at 14225 NW 22nd Place thanked the Police Department for having a visual presence at Segal Park, reporting that they have not had any of the homeless laying around and stopping the kids. Ms. Mitchell shared that she had an event at the park

on Saturday and she did have to call the Police to have 2 homeless people removed, but she said that the young Office came right away and was very courteous and professional. She also asked that the timer on the lights be checked because she said it is still dark since the time change. Ms. Michell also informed the Commission that she had been given the confirmation for one of the residents who applied for the mortgage assistance, and offered to provide them a copy, urging them to investigate it because she said it's not fair that people put in their application on time to receive assistance and didn't get a reply. She concluded by expressing her appreciation for the people who cut the alley being sent out but lamented that the big bult of tree limbs and other trash is being left and asked that they be told to get that as well as part of the cleanup, and said they want to keep doing what they're doing to move the City forward.

Ms. Chris Roberts who resides at 640 Dunad Avenue stated that everybody complains about change, but when change is made, they always have a problem with it. Ms. Roberts said that it's very bad that they live in a city where everybody pays taxes, and everybody is complaining and doing so many favors. She went on to say that at one point in time, Teen Upward Bound would not step foot in a Commission Meeting until the Dias changed and she said that they did nothing for us, adding that if you've been in business for 30 plus years and you don't own your own business and are still begging, she expressed her opinion that she believes there's a problem. Ms. Roberts also expressed concern over not having Interim City Manager Wright's number and she said that she doesn't know how everybody talks to him on the phone, adding that she takes any complaints through the City Manager's Office, asserting that she doesn't want anybody's phone number because she will say anything she has to say, to the people. Also expressing her feeling as a resident that she is tired of the same thing, she said that the City was paying \$160,000 worth of salaries to the Parks & Recreation Staff and asked why everybody was complaining that they resigned. Ms. Roberts said that they did nothing for 2 years but collect the check, and she also stated that the only kids playing in the park are the ones who like the Coaches and she added that if they didn't have the Coaches, nobody would be there. She concluded by stating that they have people on the Dais whose children are at Teen Upward Bound and she asked if the management of the Parks & Recreation Department was so good, why their children are at Teen Upward Bound.

Mr. Enyer Martinez who resides at 88 Bahman Avenue reported that he had a couple of complaints from his canvassing of the community, stating that on Superior Street people are saying that the potholes were fixed but they don't see it as a permanent solution and want to know when the roads will be fully repaired with the money that the City is getting. Mr. Martinez shared that people who have been there for over 30 years say that the road has never been fixed. He also said that near the 135th Street canal, people are complaining that their bill is still high due to the canal not being clean. Recalling that Florida State Representative James Bush stated that \$7 million was going to be given to the City, he

stated that he wanted to know when that report will be public and what repairs will be done, asserting that people want transparency and he said it is the main way to get the support of the community.

Mr. Beltran Walthour who resides at 1781 NW 154th Street stated that he owns about 4 or 5 properties on the east side of 22nd and between 152 and 154, and he said that he was speaking before the Commission to push for them to get sewer through that area. Mr. Walthour said that if you make an addition to your house and don't have the required setback, you must get an aerobic system which he said is about \$20,000 and requires having a service agreement with a separate septic company and going through the Miami-Dade County Department of Regulatory and Economic Resources Environmental Resource Management Division. He stated that he thinks it is overdue, noting that the roads have been paved and storm drains have been installed, but he thinks the sewer connection will help everybody in the long run, and urged the Commission to make it a priority.

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

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:

There were none.

B. APPEALS:

There were none.

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

There were none.

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

There were none.

C. RESOLUTION(S):

There were none.

17. CITY MANAGER'S REPORT:

Interim City Manager Wright stated that the Commission was provided with a report addressing Citizen's concerns from the previous meeting. The Interim Manager also reported that the Building & Licenses Department collected approximately \$88,000 for occupational licenses and permits during the period from March 4th through the 17th. He informed the Commission that because of a grant that had been applied for, the City was notified about 2 weeks ago that it will receive \$500,000 to develop an African American cultural center as part of the restoration of Historic City Hall with no requirement to match those funds. Additionally, he said that the City received a \$50,000 grant from Miami-Dade County, primarily to plant approximately 150 trees on Perviz Avenue, with the City being obligated to provide a match of \$16,667. Interim Manager Wright reported that ongoing complaints had been received with respect to Cairo Lane, and he said that the Cairo Lane assessment has been submitted to the State of Florida for evaluation, to determine what additional funding will be provided through the State's revolving loan program. He also stated that his Staff is attempting to finalize discussions with Enterprise to upgrade the City's fleet with an additional 15 Police vehicles and 16 trucks for the Public Works and Code Enforcement Departments. Interim Manager Wright reported that the gas station located at 27th Avenue and Superior Street is nearing the completion of its construction which is expected to be finalized by the end of April and the ancillary project to extend the water main and supply the required adjacent new fire hydrant, is also nearing completion and he believes the date is around April 5th. He went on to state that because of a Police auction that occurred a few weeks ago, the City received approximately \$62,000 from the first round. Interim Manager Wright also shared that he had a conversation with the City's league to get a better understanding of the policy premium and why it's so high, assuring the Commission that he is reviewing that information to see where the City can improve. Expounding further, he said that the amount of money that was paid out in claims in 2016 is why the premium is so high but based on the decrease in claims over the years, they indicated that the City should begin to see a reduction in that premium.

Commissioner Bass stated that there's a lot going on behind the scenes that some people are not privy to, adding that the Commission hears them and will continue to hear them. The Commission also shared her major concern that they were having a meeting with no

Agenda Items and expressed her hope that it is the last meeting that they will walk into with an Agenda like that.

Vice Mayor Taylor asked what the projected date was for the completion of Historic City Hall.

Interim City Manager Wright stated that there were some initial discussions between him and Public Works Director Airia Austin with respect to the time frame for the completion of Historic City Hall and he has asked the Public Works Director to be aggressive in his approach to see if they can get it completed prior to the end of the year.

Vice Mayor Taylor recalled that the City's website previously had included information on when roads were going to be resurfaced as part of the roadway restoration project and asked if that could be done again.

Interim City Manager Wright stated that he would coordinate with Information Technology Department Director Nelson Rodriguez to post details about the road restoration project, and he informed the Commission that he had conversations this week about pushing out as much information as possible on the City's website regarding some of the progress that is being made in several areas.

Commissioner Dominguez stated that she had the same question about Interim City Manager Wright not having anything on the Agenda when she had her briefing, but she said that the items were not ready for him to review. The Commissioner recalled that the prior Mayor complained that he didn't have backup documentation when the Agenda was presented, and she said that if the Interim Manager didn't have anything, it was because he requested the information from his Staff, and they didn't have it ready.

Commissioner Bass stated that she would like Interim City Manager Wright to answer by himself, and she said that she doesn't think he needs her assistance.

Vice Mayor Taylor stated that the Commission was elected as legislators and said that there are 8 people who can put legislation on the Agenda. The Vice Mayor said that it was not fair to talk about the Manager and attack him, because everybody on the Dais can put legislation on the Agenda.

Commissioner Bass said that no one is attacking and that she was just asking questions.

Mayor Williams said that Commissioner Bass asked Interim City Manager Wright a question and he didn't respond, but that everybody on the Dais is responding.

Interim City Manager Wright stated that he perceived what Commissioner Bass said as a statement that she does not want to come to another Commission Meeting where there's nothing on the Agenda, and he didn't respond to that.

Commissioner Bass acknowledged that all of those sitting on the Dais were accountable like Vice Mayor Taylor said, offering assurances that what she said was not an attack.

Mayor Williams informed the Commission that she was on a Zoom with Legislative Aide Randy Grice and the Florida Department of Health on February 9th, to inform her that the City received a \$500,000 federal grant and she wanted to let the public know. The Mayor asked Interim City Manager Wright for an update on the proposal that needed to be written.

Interim City Manager Wright stated that he was under the impression that there was some application process for the \$500,000 federal grant that the Florida Department of Health informed Mayor Williams about and he said that he directed City Staff to prepare the documentation under the criteria and come up with creative ideas for those dollars. The Interim Manager informed the Commission that initially he was provided with a proposal for COVID testing sites and sending COVID testing kits to homeowners, and he rejected that and asked the City Staff to go back to the drawing board. He shared that Mr. Corion DeLaine from the Community Development Department came up with a proposed work program partly administered through Miami-Dade College to employ individuals in the community. Interim Manager Wright reported that the item was recently returned to have some additional information provided and he assured the Commission that the outstanding questions would be resolved by April 1st for the City to participate.

Mayor Williams stated that the update Interim City Manager Wright provided on the \$500,000 federal grant opportunity that she was informed of through the Florida Department of Health, was great and thanked City Staff for the proposals for the grant, adding that she thinks they need to make sure they highlight that in the City.

18. OFFICIAL BOARD REPORTS:

City Clerk Flores stated that a request was made at the last Commission Meeting to provide the status of the City of Opa-locka Boards, and she said that she provided everyone on the Commission with a memorandum detailing the status of the Boards, offering to take any questions.

Mayor Williams asked if the information about the Boards could be made public and suggested that it be put on the City's website, so that the public knows which Boards are available and which vacancies are open. The Mayor acknowledged that former Commissioner Dorothy Johnson stated the City has Boards, but the Commission needs to make sure that they fill them as soon as possible.

City Clerk Flores pointed out that the information about the City's Boards is currently on the City's website in addition to the Board application, and she encourages anyone interested in serving on one of the City's Boards to visit the website and fill out the application.

Mayor Williams asked if the information included in the memorandum that the City Clerk's Office provided to the Commission, is posted on the City's website.

City Clerk Flores confirmed that all the Board vacancies along with the ordinance that spells out the terms and duties of each Board are on the City's website.

Mayor Williams expressed her hope that the Commission can get more residents involved, to fill the vacant positions on the City's Boards.

19. FUTURE AGENDA ITEMS:

Vice Mayor Taylor proposed to have the City Manager negotiate with Miami-Dade County to establish a special taxing district in the City's commercial areas where there are heavy equipment transporters using the roadways. The Vice Mayor also proposed an annexation study for the industrial areas to the west and south of the City, stating that Opa-locka needs to be more revenue driven and get a little more money flowing into the City to help bring taxes down for residents.

It was moved by Commissioner Dominguez, seconded by Commissioner Bass to have Vice Mayor Taylor's proposed Items considering a special taxing district in the City's commercial areas and an annexation study, added to a future Commission Meeting Agenda.

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

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Not Present
Commissioner Dominguez	Yes
Mayor Williams	Yes

Mayor Williams stated that based on the interesting conversation about beautification, she would like to proffer a future Agenda Item ensuring that residents contain unsightly items in their yard, acknowledging that it has been a prolonged issue and other municipalities have had that established into law.

It was moved by Commissioner Bass and seconded by Vice Mayor Taylor to have Mayor Williams' proposed Item considering an open storage ordinance, added onto a future Agenda.

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

Commissioner Bass	Yes
Commissioner Davis	Not Present
Commissioner Dominguez	Yes

Vice Mayor Taylor	Yes
Mayor Williams	Yes

Commissioner Dominguez proposed the enacting of a Code Enforcement Board, pointing out that other cities have one, including City of Miami, North Miami Beach, City of Fort Lauderdale and the City of Vero Beach. The Commissioner said that she knows the Special Magistrate meetings were being done on Zoon because of the COVID-19 pandemic, but she requested that they go back to meetings in person to avoid technical issues because she has seen screenshots of a resident trying to log on and failed to be able to call in and was therefore unable to present his case. She also recommended having a second Special Magistrate as a backup to avoid prejudice and favor against one person or group considered as biased, reporting that in the past a business owner went in front of the magistrate who knew the respondent. The Commissioner pointed out that the Opa-locka Code of Ordinances states that no Special Master shall act in any case in which that Special Master has a conflict of interest, and if that Special Master has a conflict of interest with any case, he or she shall orally announce such at the scheduled hearing and shall notify the clerk of court enforcement whereby that case shall be rescheduled or heard before another Special Master. She acknowledged that the City has a secondary Special Master, but they were serving in the Florida Legislative Session and the Special Master Code Enforcement calendar is backed up about a month, with the last one having been in February, meaning that in April all the code enforcement tickets will be backed up. Commissioner Dominguez asserted that the City must give residents and businesses due process because everybody has a right to present their case in front of the Magistrate and Board, and if both groups find them guilty, the City can say it was a fair process and if they must pay, then they will just have to pay, but she thinks they need to be fair.

City Attorney Norris-Weeks informed the Commission that cities have either a Code Enforcement Board or they have a Special Magistrate, adding that most cities have gotten away from the boards. The City Attorney also pointed out that there is a process in the Opa-locka Code of Ordinance, to have multiple Code Enforcement Magistrates, recalling that the issue had come up before and she had made the former City Manager aware of it so that the process can be initiated by the City Manager. She said that the City can have multiple people sit as Special Magistrates to get the cases moving, but they won't see a Board in a Magistrate process because Florida State Statute allows for one or the other, not for both. The City Attorney offered to talk with the Commission about it offline but wanted to be clear on what the law is.

Commissioner Dominguez shared that she read Florida State Statute 162 and said that it states that a municipality can have a Code Enforcement Board, and she pointed out that other cities have it.

City Attorney Norris-Weeks stated that she was simply saying that a municipality has one or the other, and that right now, Opa-locka has a Special Magistrate process. The City Attorney went on to say that the Commission can improve that by doing part of what Commissioner Dominguez suggested, but they can't set up a Board with a Special Magistrate Process under the State Statute. She suggested that the issues can be addressed by simply having the City Manager upstart the process for the selection of additional Special Magistrates.

Interim City Manager Wright informed the Commission that City Staff had indicated some of the issues and concerns from one of the Special Magistrate meetings. The Interim City Manager reported that he has the resume of 1 attorney and was looking for 2 more to begin the process for the selection of additional Special Magistrates.

Mayor Williams stated that with the illegal dumping legislation she proffered, the Magistrate is involved in that process, and she said that having someone steady would be great because it ensures that those that need to be heard will be able to do so in a timely manner and the City can collect the fines.

20. MAYOR/COMMISSION REPORTS:

Mayor Williams shared that she and her Commission colleagues went to the Florida Black Caucus of Local Elected Officials Spring Conference in Kissimmee, and she said it was amazing that they were able to network with a lot of other cities and got to see and hear what's going on. The Mayor also said that they found out that Opa-locka's very own former Mayor John Riley and former Commissioner Dorothy Johnson were the catalysts of the movement as founders, thanking them for their vision and adding that they were encouraged to be at the founder's day event next year. The Mayor also stated that she was able to be on a national Zoom earlier that day with the Congressional Black Caucus, on which the participants talked about women leading and how women continue to be at the forefront of making things happen, which she said was amazing. She also recalled that when she joined the Commission, she talked about being a change agent, and lamented how disheartened she was to know that there's always a meeting before the real meeting taking place. Mayor Williams also expressed being disheartened by many City Employees leaving the City or being removed from the City while the Members of the Commission were out of town. She pointed out that under the Commission's powers outlined in the City Charter, they can inquire, but she said that it was unfortunate that communication failed to trickle down to the Commission. As a leader, Mayor Williams said she knows people leave people, not organizations, and she concluded by offering assurances that she is going to continue to work hard even if she's the lone vote, because she will not form alliances or try to make others look bad to build others up, committing to always make the right decision, no matter what.

21. OFFICIAL BOARD APPOINTMENTS:

Commissioner Dominguez appointed Ms. Floralba Wright to the Civil Service Board.

22. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Dominguez, seconded by Vice Mayor Taylor to adjourn the Meeting at 8:04 p.m.

Veronica J. Williams
Mayor

Attest:

Joanna Flores, CMC
City Clerk

CONSENT AGENDA

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ACCEPTING THE PROPOSAL OF GULFSTREAM PETROLEUM SERVICES, INC. FOR THE REMOVAL OF UNDERGROUND STORAGE TANKS PURSUANT TO RFP NO. 21-0929200 AND FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR SAME; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 7, 2021, the City of Opa-Locka ("City") published a Request for Proposals (RFP) 21-0929200 for the removal of underground storage tanks; and

WHEREAS, two (2) sealed proposals were received by the City Clerk's Office and certified by the City Clerk on October 6, 2021; and

WHEREAS, the Evaluation Committee reviewed the proposals and subsequently selected Gulfstream Petroleum Services, Inc. as the most responsive responsible bidder; and

WHEREAS, the City Commission finds that acceptance of Gulfstream Petroleum Services, Inc.'s proposal for the removal of underground storage tanks and entering into an agreement with Gulfstream Petroleum Services, Inc. for the term attached hereto as Exhibit "A", is in the best interest of the City of Opa-Locka and its residents.

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

SECTION 1. The recitals to the preamble herein are incorporated by reference.

SECTION 2. The City Commission of the City of Opa-Locka, Florida hereby accepts the proposal of Gulfstream Petroleum Services, Inc. pursuant to Request for Proposals (RFP) 21-0929200, for the removal of underground storage tanks, and authorizes the City Manager to enter into an agreement, attached hereto as Exhibit "A".

SECTION 3. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, following review by the City Attorney, without need of public hearing, by filing a corrected copy of the same with the City Clerk.

SECTION 3. This Resolution shall take effect upon adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED and **ADOPTED** this 13th day of April, 2022.

Veronica J. Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Davis	_____ (Yes)	_____ (No)
Commissioner Dominguez	_____ (Yes)	_____ (No)
Vice-Mayor Taylor	_____ (Yes)	_____ (No)
Mayor Williams	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

Department Director:	Airia Austin	Department Director Signature:				
City Manager:	Darvin Williams	CM Signature:				
Commission Meeting Date: <i>(Enter X in box)</i>	04.13.2022	Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
			X			
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1 st Reading	2 nd Reading
	X				Yes	No
			Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: See Financial Impact Section		Advertising Requirement: <i>(Enter X in box)</i>		Yes	No
						X
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:			
	X					
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐		Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
	X					
Sponsor Name	City Manager		Department:		City Manager	

Short Title:

A resolution authorizing the City Manager to accept the proposal of Gulfstream Petroleum Services, Inc. for the Removal of Underground Storage Tanks pursuant to RFP No. 21-0929200 and further authorizing the City Manager to enter into an agreement with Gulfstream Petroleum Services, Inc.

Staff Summary:

Request for Proposal (RFP) 21-0929200 was published on September 7, 2021 for the Removal of Underground Storage Tanks. Two (2) sealed proposals were received by the City Clerk's Office and certified by the City Clerk on October 6, 2021.

The Evaluation Committee reviewed the proposals and subsequently selected Gulfstream Petroleum Services, Inc. as the most responsive responsible bidder. Gulfstream Petroleum Services, Inc. proposed to provide the services at the price as listed below:

Public Works Department - \$59,400.00 + \$94.00 per ton for the removal, loading, and disposal of contaminated soil if any exist.

Police Station - \$45,800.00 = \$94.00 per ton for the removal, loading, and disposal of contaminated soil if any exist.

Financial Impact

The Building Maintenance division Other Contract Services, 39-541340, includes \$65,000 for this project.

Proposed Action:

Staff recommends the City Commission approve the recommendation for selection of Gulfstream Petroleum Services, Inc. based on the Selection Committee review, scoring and ranking, and authorize the City Manager to enter into an agreement with Gulfstream Petroleum Services, Inc. for removal of Underground Storage Tanks.

Attachment:

RFP No. 21-0929200
Advertisements
Bid Certification
Committee Evaluation Forms
Bid Proposals



**Office of the City Manager
780 Fisherman Street, 4th Floor
Opa-locka, FL 33054**

Darvin Williams, JD, MBA, MPH
Interim City Manager

Telephone (305) 953-2821
Email: dwilliams@opalockafl.gov

To: Mayor Veronica Williams
Vice Mayor John H. Taylor, Jr.
Commissioner Sherelean Bass
Commissioner Chris Davis
Commissioner Audrey Dominguez

From: Darvin Williams, Interim City Manager

Date: April 7, 2022

Re: Resolution: Committee Selection for Removal of Underground Storage Tank

Request: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ACCEPTING THE PROPOSAL OF GULFSTREAM PETROLEUM SERVICES, INC. PURSUANT TO RFP NO. 21-0929200; FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE LOWEST RESPONSIVE RESPONSIBLE BIDDER; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Description: Removal of underground storage tanks at Public Works and the Police Station.

Analysis: Bid proposals were received by the Office of the City Clerk on October 6, 2021 at 2:08 p.m. The City Clerk's Office opened sealed proposals and certified the bids under the provisions of Sec. 2-320.1 of the City's Code of Ordinance. The following two (2) companies submitted proposals:

Gulfstream Petroleum Services, Inc.
Lutz Petroleum Equipment Installations, Inc.

The evaluation committee met on October 13, 2021 to review proposals. Members of the evaluation committee included:

Carlos Gonzalez, CIP Project Manager
Gerald Lee, Community Development Planner
King Leonard, Public Works Superintendent
Nelson Rodriguez, Information Technology Director
Arshad Viqar, Engineer

Each committee member's review evaluation and scoring of proposals were based on the following criterion and weight system:

Criterion	Weight
Experience and Qualifications	25%
Quality of Service	25%
Proposed Fee	50%

Below you will find the selection committee evaluations that include scoring of the two (2) proposals submitted / received. The proposals are listed in order from highest to lowest in ranking:

Gulfstream Petroleum Services, Inc.

Name	Rating
Carlos Gonzalez	4.25
Gerald Lee	4.00
King Leonard	4.00
Nelson Rodriguez	5.00
Arshad Viqar	4.25
TOTAL	4.30

Lutz Petroleum Equipment Installations, Inc.

Name	Rating
Carlos Gonzalez	3.75
Gerald Lee	3.25
King Leonard	3.50
Nelson Rodriguez	4.50
Arshad Viqar	4.00
TOTAL	3.80

Recommendation(s):

Staff recommends approval based upon the committee's review, evaluation, scoring and ranking of the proposals submitted. Therefore, it is the recommendation of the Selection Committee that the City negotiates and enters into an agreement with Gulfstream Petroleum Services, Inc.

Attachments:

Request for Proposal (RFP) #21-0929200

Advertisements

Bid Certification

Committee Evaluation Forms

Bid Proposals

*** END OF MEMORANDUM***



CONTRACT AGREEMENT

BETWEEN

CITY OF OPA- LOCKA

AND

GULFSTREAM PETROLEUM SERVICES, INC.

FOR

Removal of Underground Storage Tanks:

Public Works and Utilities Bldg. 12950 NW 42nd Ave and

Police Station 2495 Ali Baba Ave. Opa-locka, FL 33054

AGREEMENT

THIS IS AN AGREEMENT dated the ____ Day of _____, 2022, between:

CITY OF OPA-LOCKA, a Florida municipal corporation, hereinafter
"CITY,"

and

GULFSTREAM PETROLEUM SERVICES, Inc.

A licensed Company, authorized to do business in the State of Florida,
hereinafter "CONTRACTOR".

WITNESSETH:

In consideration of the mutual terms and condition, promises, covenants, and payments hereinafter set forth, CITY and CONTRACTOR agree as follows:

ARTICLE 1

PREAMBLE

In order to establish the background, context and form of reference for this Agreement and to generally express the objectives, and intentions, of the respective parties herein, the following statements, representations and explanations shall be accepted as predicates for the undertakings and commitments included within the provisions which follow and may be relied upon by the parties as essential elements of the mutual considerations upon which this Agreement is based.

- 1.1 On _____, the CITY authorized the proper CITY officials to enter into an agreement with CONTRACTOR to render the services more particularly described herein below.

ARTICLE 2

SCOPE OF WORK

- 2.1 The CONTRACTOR shall furnish all of the materials, equipment, tools, supplies, and labor necessary to perform all of the work described in accordance with the **BID Response Package to the RFP No. 21-0929200** submitted to perform **Removal of Underground Storage Tanks: Public Works and Utilities Bldg. 12950 NW 42nd Ave and Police Station 2495 Ali Baba Ave. Opa-locka, FL 33054**
- . A copy of the Proposal is attached hereto and specifically made a part of this Agreement as Composite "Exhibit A" and the Resolution package is also attached as Composite "Exhibit B".
- 2.2 CONTRACTOR hereby represents to CITY, with full knowledge that CITY is relying upon these representations when entering into this Agreement with CONTRACTOR, that CONTRACTOR has the professional expertise, experience and manpower to perform the services to be provided by CONTRACTOR pursuant to the terms of this Agreement.
- 2.3 CONTRACTOR assumes professional and technical responsibility for performance of its services to be provided hereunder in accordance with recognized professional standards for specified services. If within **One (1) year** following completion of its services, such services fail to meet the aforesaid standards, and the CITY promptly advises CONTRACTOR, CONTRACTOR agrees to re-perform such deficient services without charge to the CITY.
- 2.4 CONTRACTOR shall comply with the Specifications set forth in the RFP No. 21-0929200, the Public Building Construction (PBC), the Florida Building Code (FBC), API RP 1604 (Closure of Underground Petroleum Storage Tanks) and the Uniform Fire Code, and the requirements of the Notice of Acceptance (NOA)

ARTICLE 3

TIME FOR COMPLETION AND LIQUIDATED DAMAGES

- 3.1 The CONTRACTOR shall commence work to be performed under this Agreement **upon full execution of Contract**. CONTRACTOR shall complete all work in a timely manner substantially by **thirty days (30) after full execution of contract date**, and final completion will be **thirty days (30) after substantial completion date**. Should there be any delay in issuance of permit by the jurisdictional authorities completion time will be adjusted accordingly.
- 3.2 Anything to the contrary notwithstanding, minor adjustment to the timetable for completion approved by CITY in advance, in writing, will not constitute a delay by CONTRACTOR. Furthermore, a delay due to an Act of God, fire, lockout, strike or labor dispute, riot or civil commotion, act of public enemy or other cause beyond the control of CONTRACTOR shall extend this Agreement for a period equal to such delay and during this period such delay shall not constitute a delay by CONTRACTOR for which liquidated damages are due.

- 3.3 Contractor's failure to perform the work specified in Exhibit "A" shall result in Contractor being required to pay liquidated damages in the Amount of One Thousand Dollars and Zero Cents (**\$1000.00**) per day for each unexcused day after the completion date set forth in Section 3.1 above.

ARTICLE 4

CONTRACT SUM

- 4.1 The CITY hereby agrees to pay CONTRACTOR for the faithful performance of this Agreement, **\$105,200.00 + \$94.00 per ton for the removal, loading, and disposal of contaminated soil if any exist**, for work to be completed in accordance with the "Proposal" submitted by CONTRACTOR. Itemized prices for work completed by the CONTRACTOR shall be as reflected in the proposal submitted, a copy of which is attached hereto and made a part hereof as Exhibit "B", with no change in the price shown. A total contact price hereto is referred to as Contract Sum and shall be:

Public Works Department - \$59,400.00 + \$94.00 per ton for the removal, loading, and disposal of contaminated soil if any exist.

Police Station - \$45,800.00 = \$94.00 per ton for the removal, loading, and disposal of contaminated soil if any exist.

- 4.2 Notwithstanding any other provision of this contract, the CONTRACTOR shall guarantee all portions of the Project against poor workmanship and faulty materials for a period of one (1) year after final completion certificate and retainage payment and shall correct within fourteen business days (14) any defects which may appear during this period upon notification by CITY. This provision shall in no way affect the manufacturing warranty for repair or replacement.
- 4.3 The making and acceptance of the final payment shall constitute a waiver of all claims by CONTRACTOR except those previously made and still unsettled.

ARTICLE 5

PROGRESS PAYMENTS

- 5.1 The period covered by each Application for Payment shall be one calendar month ending on the *last* day of the month, or as follows:
- 5.2.1. Owner shall pay pursuant to the Florida Local Government Prompt Payment Act Chapter 218 Florida Statutes.
- 5.2.2. Each Application for Payment shall be based upon the Schedule of Values submitted by the Contractor in accordance with the Contract Documents. The Schedule of Values shall allocate the entire Contract Sum among the various portions of the Work and *be* prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner, shall be used as a basis for reviewing the Contractor's Applications for Payment.
- 5.2.3. Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.
- 5.2.4. Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:
- 5.2.4.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the Schedule of Values, less retainage of Ten percent (10%). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included in applications for Payment. The amount of credit

to be allowed by the Contractor to the Owner for a deletion or change which results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Construction Manager. When both additions and credits covering related Work or substitutions are involved in a change the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

5.2.4.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and material suitably stored at the site for subsequent incorporation in the completed construction or, if approved in advance by the Owner, material suitably stored off the site at a location agreed upon in writing, less retainage of ten percent (10%):

5.2.4.3 Subtract the aggregate of previous payments made by the Owner; and subtract amounts, if any, for which the Construction Manager has withheld or nullified a Certificate for Payment.

5.3 Each Application for Payment submitted by the Contractor to the Owner shall include Partial Release of lien from his company and each subcontractor for labor, equipment, services or materials described in the Application for Payment.

5.4 The progress payment amount determined in accordance with the above shall be further modified under the following circumstances:

5.4.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to Ninety percent (90%) of the Contract Sum, less such amounts as the Construction Manager recommends and the Owner determines for incomplete Work and unsettled claims; and

5.5 Reduction or limitation of retainage, if any, shall be as follows:

The retainage can be reduced to five percent (5%) when the entire work has reached seventy five percent (75%) of completion, and it is subject to the Contractor's performance.

ARTICLE 6
FINAL PAYMENT

- 6.1 Final Payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when:
- (a) The Contract has been fully performed by the Contractor upon the Contractor's fulfilled responsibility to correct nonconforming Work and to satisfy other requirements, if any, which necessarily survive final payment, and
 - (b) The Contractor has furnished the City with Final Release of Lien from his own company and from each subcontractor for labor, equipment, services or materials described in the Final Application for Payment, and
 - (c) A final Project Certificate for Payment has been issued by the City upon the Architect/Engineer of records final completion Certificate, and
 - (d) The Contractor has met all provisions of the reporting requirements of grants if the project is funded by grant money; such final payment shall be made by the Owner not more than 20 days after the issuance of the final Project Certificate for Payment.

ARTICLE 7
CONTRACTOR'S LIABILITY INSURANCE

- 7.1 The CONTRACTOR shall not commence work under this contract until it has obtained all insurance required under this Article and such insurance has been approved by the CITY nor shall the CONTRACTOR allow any Subcontractor, if applicable, to commence work on a sub-contract until all similar such insurance required of the subcontractor has been obtained and approved.
- 7.2 Certificates of insurance, reflecting evidence of the required insurance, shall be filed with the City prior to the commencement of the work. These Certificates shall contain a provision that coverage afforded under these policies will not be canceled until at least thirty days (30) prior written notice has been given to the CITY. Policies shall be issued by companies authorized to do business under the laws of the State of Florida.
- 7.3 Financial Ratings must be no less than "A" in the latest edition of "Bests Key Rating Guide", published by A.M. Best Guide.
- 7.4 Insurance shall be in force until all work required to be performed under the terms of the Contract is satisfactorily completed as set forth in the Architect/Engineer of Records' Final Completion Certificate and the Certificate of Occupancy (C.O.) as evidenced by the formal acceptance by the CITY. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this contract, then in that event, the CONTRACTOR shall furnish, at least three (3) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of the contract and extension there under is in effect. The CONTRACTOR shall not continue to work pursuant to this contract unless all required insurance remains in full force and effect.
- 7.5 Contractor's Insurance Coverage shall include General Liability, Automobile Liability, Professional Liability and Worker's Compensation and Employer's Liability:
- (a) Workers' Compensation Insurance – as required by law;
 - (b) Employer's Liability Insurance - as required by law;
 - (c) Automobile Liability Insurance – the minimum limit of coverage shall be \$500,000 per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability
 - (d) Personal Injury in the minimum amounts of \$500,000 for combined Bodily Injury and Property Damage.
 - (e) Professional Liability Insurance: minimum coverage shall be \$500,000.00 with deductible or self-insured retention (SIR) indicated.
- 7.6 The CONTRACTOR shall hold the CITY, its agents, and employees, harmless on account

of claims for damages to persons, property or premises arising out of the operations to complete this Agreement and name the CITY as additional insured under their policy.

- 7.7 The CITY reserves the right to require any other insurance coverage it deems necessary depending upon the exposures, following discussion and confirmation of the same with the Contractor.

ARTICLE 8

PROTECTION OF PROPERTY

- 8.1 At all times during the performance of this Contract, the CONTRACTOR shall protect the CITY's property and properties adjoining the Project site from all damage whatsoever.

ARTICLE 9

CONTRACTOR'S INDEMNIFICATION

- 9.1 The CONTRACTOR agrees to release the CITY from and against any and all liability and responsibility in connection with the above mentioned matters and with the work being performed by Contractor. The CONTRACTOR further agrees not to sue or seek any money or damages from CITY in connection with the above mentioned matters.
- 9.2 The CONTRACTOR agrees to indemnify and hold harmless the CITY, its trustees, elected and appointed officers, agents, servants and employees, from and against any and all claims, demands, or causes of action of whatsoever kind or nature, and the resulting losses, costs, expenses, reasonable attorneys' fees, liabilities, damages, orders, judgments, or decrees, sustained by the CITY or any third party arising out of, or by reason of, or resulting from the CONTRACTOR's negligent acts, errors, or omissions.

- 9.3 If a court of competent jurisdiction holds the City liable for certain tortious acts of its agents, officers, or employees, such liability shall be limited to the extent and limit provided in 768.28, Florida Statutes. This provision shall not be construed as a waiver of any right or defense that the City may possess. The City specifically reserves all rights as against any and all claims that may be brought.

ARTICLE 10

INDEPENDENT CONTRACTOR

- 10.1 This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the CONTRACTOR is an independent contractor under this Agreement and not the CITY's employee for any purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers Compensation Act, and the State unemployment insurance law and similar laws. The CONTRACTOR shall retain sole and absolute discretion in the judgment of the manner and means of carrying out the CONTRACTOR's activities and responsibilities hereunder provided. This Agreement shall not be construed as creating any joint employment relationship between the CONTRACTOR and the CITY and the CITY will not be liable for any obligation incurred by CONTRACTOR, including but not limited to unpaid minimum wages and/or overtime premiums.

ARTICLE 11

CONTRACT BOND

- 11.1 The CONTRACTOR is required to furnish a Performance Bond and Payment Bond, each, in the amount of 100% of the total Bid Price, including Alternates if any, with the City of Opa-Locka as the obligee, as security for the faithful performance of the Contract and for the payment of all persons performing labor or furnishing materials in connection herewith. The bonds shall be with a surety company authorized to do business in the State of Florida.

ARTICLE 12

CHANGES TO SCOPE OF WORK AND ADDITIONAL WORK

- 12.1 CITY or CONTRACTOR may request changes that would increase decrease or otherwise modify the Scope of Services/Basic Services to be provided under this Agreement as described in Article 2 of this Agreement. Such changes or additional services must be in accordance with the provisions of the Code of Ordinances of the CITY and must be contained in a written amendment, executed by the parties hereto, with the same formality and with equality and dignity prior to any deviation from the terms of this Agreement, including the initiation of any additional or extra work. Each amendment shall at a minimum include the following information on each project:

DATE

PROJECT NAME

PROJECT COST

CHANGES DESCRIPTION

ESTIMATED COST FOR ADDITION OR CHANGE TO PROJECT CONTRACT

ESTIMATED PROJECT COMPLETION DATE

- 12.2 In no event will the CONTRACTOR be compensated for, nor will the City request for any work which has not been described in a separate written agreement executed by the parties hereto.

ARTICLE 13

TERM AND TERMINATION

- 13.1 This Agreement may be terminated by either party for cause, or the CITY for convenience, upon written notice by the CITY to CONTRACTOR in which event the CONTRACTOR shall be paid its compensation for services performed to termination date. In the event that the CONTRACTOR abandons this Agreement or causes it to be terminated, he shall indemnify the CITY against any loss pertaining to this termination up to a maximum of the full contracted fee amount. All finished or unfinished documents, data, studies, plans, surveys, and reports prepared by CONTRACTOR shall become the property of CITY and shall be delivered by CONTRACTOR to CITY.
- 13.2 This Agreement shall take effect as of the date of execution as shown herein below and continue for such time as is contemplated by the Agreement.

ARTICLE 14

CONTRACT DOCUMENTS

- 14.1 CONTRACTOR and CITY hereby agree that the following Contract Documents, made a part of this Agreement, as if written herein word for word: This Agreement; CONTRACTOR's BID Proposal as set forth in Exhibit "A"; City's Resolution in Exhibit "B", and the Plans and Specifications will be added to the Contract Document as Exhibit "C" once approved by the Authorized City Officials.

ARTICLE 15

MISCELLANEOUS

15.1 Legal Representation:

It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement and, accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply due to the joint contribution of both parties.

15.2 Assignments:

This Agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by CONTRACTOR without the prior written consent of CITY. For purposes of this Agreement, any change of ownership of CONTRACTOR shall constitute an assignment which requires CITY approval. However, this Agreement shall run to the CITY and its successors and assigns.

15.3 Records:

CONTRACTOR shall keep the as-built drawings, the shop-drawings, books and records and require any and all subcontractors to keep books and records as may be necessary in order to record complete and correct entries as to personnel hours charged to this engagement, and any expenses for which CONTRACTOR expects to be reimbursed, if applicable. Such books and records will be available at all reasonable times for examination and audit by CITY and shall be kept for a period of three (3) years after the completion of all work to be performed pursuant to this Agreement, or for such longer period as is required by law. Incomplete or incorrect entries in such books and records will be grounds for disallowance by CITY of any fees or expenses based upon such entries.

15.4 Ownership of Documents:

Reports, surveys, plans, calculations, shop-drawings studies and other data provided in connection with this Agreement are and shall remain the property of City.

15.5 No Contingent Fees:

CONTRACTOR warrants that it has not employed or retained any company or person, other

than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the CITY shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

15.6 Notice:

Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, the CONTRACTOR and the CITY designate the following as the respective places for giving of notice:

CITY: James B. Wright, Interim City Manager
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

COPY TO: Burnadette Norris-Weeks, City Attorney
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

COPY TO: Airia Austin, CIP Director
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

CONTRACTOR: _____, Authorized Representative
Gulfstream Petrolewm Services, Inc.

Phone: () _____
Fax: () _____
E-mail: _____

15.7 Binding Authority:

Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

15.8 Exhibits:

Each Exhibit referred to in this Agreement forms an essential part of this Agreement. The exhibits if not physically attached should be treated as part of this Agreement and are incorporated herein by reference.

15.9 Headings:

Headings herein are for convenience of reference only and shall not be considered on any interpretation of this Agreement.

15.10 Severability:

If any provision of this Agreement or application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

15.11 Governing Law:

This Agreement shall be governed by the laws of the State of Florida with venue lying in Miami-Dade County, Florida.

15.12 Disputes:

Any claim, objection, or dispute arising out of the terms of this Agreement shall be litigated in the Eleventh Judicial Circuit Court in and for Miami-Dade County.

15.13 Attorney's Fees:

To the extent authorized by law, in the event that either party brings suit for enforcement of this Agreement, the prevailing party shall be entitled to attorney's fees and court costs in addition to any other remedy afforded by law.

15.14 Extent of Agreement:

This Agreement, together with all contract documents, and all exhibits hereto or to the contract documents, represents the entire and integrated agreement between the CITY and the CONTRACTOR and supersedes all prior negotiations, representations or agreements, either written or oral.

15.15 Waiver:

Failure of the CITY to insist upon strict performance of any provision or condition of this Agreement, or to execute any right there in contained, shall not be construed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

15.16 Equal Opportunity Employment:

CONTRACTOR agrees that it will not discriminate against any employee or applicant for employment for work under this Agreement because of race, color, religion, sex, age, national origin, or disability and will take affirmative steps to ensure that applicants are employed and employees are treated, during employment, without regard to race, color, religion, sex, age, national origin or disability. This provision shall include, but not be limited to, the following: employment upgrading, demotion or transfer; recruitment advertising, layoff or termination;

rates of pay or other forms of compensation; and selection for training, including apprenticeships.

ARTICLE 16

NOTICE TO PROCEED

The CONTRACTOR shall commence work within five (5) working days from the date of the Notice to Proceed (NTP) following **the issuance of approved permit by jurisdictional authorities, whichever comes earlier**. No work shall begin without NTP. Residents must be given at least 48 hour-notice to commence construction at the site.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

CITY OF OPA-LOCKA

ATTEST:

_____	BY:_____
Joanna Flores, CMC	James B. Wright
City Clerk	City Manager

APPROVED AS TO FORM:

Burnadette Norris-Weeks, City Attorney

Gulfstream Petroleum Services, Inc.

ATTEST:

_____	_____
Authorized Representative (Name)	(Signature)

WITNESSES:

_____	_____
(Name)	(Signature)

_____	_____
(Name)	(Signature)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared _____ as _____, of _____, a Florida corporation, and acknowledged executed the foregoing Agreement as the proper official of _____, for the use and purposes mentioned in it and affixed the official seal of the corporation, and that the instrument is the act and deed of that corporation.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State of _____ and County aforesaid on this ____ day of _____, 2022.

NOTARY PUBLIC

My Commission Expires:

See attached document for Exhibit “A”

BID PROPOSAL
IN RESPONSE TO
RFP NO. 21-0929200
PROPOSAL FOR SERVICES DATED 10-06-2021
BY: GULFSTREAM PETROLEUM SERVICES INC.
FOR
REMOVAL OF UNDERGROUND STORAGE TANKS
AT
12950 NW 42nd Ave. OPA-LOCKA, FL 33054
AND
2495 ALI BABA AVENUE OPA-LOCKA, FL 33054

See attached document for Exhibit “B”

CITY’S RESOLUTION No. _____

City of Opa-locka



RFP NO: 21-0929200

REQUEST FOR PROPOSAL (RFP)

REMOVAL OF UNDERGROUND STORAGE TANK

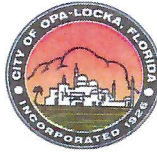


CITY OF OPA-LOCKA
REMOVAL OF UNDERGROUND STORAGE TANK

RFP NO. 21-0929200

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CITY OF OPA-LOCKA

REQUEST FOR PROPOSALS
RFP NO: 21-0929200
Removal of Underground Storage Tank

Sealed Proposals for Removal of Underground Storage Tank will be received by the City of Opa-locka at the Office of the City Clerk, 780 Fisherman St, 4th Floor, Opa-locka, Florida 33054, **Wednesday, September 29, 2021 by 2:00 p.m.** Any RFP Package received after the designated closing time will be returned unopened. The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

An original and six (6) copies for a total of seven (7) plus 1 copy of the Proposal package on USB Flash Drive in PDF format shall be submitted in sealed envelopes/packages addressed to the City Clerk, City of Opa-locka, Florida, and marked **RFP for Removal of Underground Storage Tank**.

Proposers desiring information for use in preparing proposals may obtain a set of such documents by visiting the City's website at www.opalockafl.gov or www.demandstar.com.

The City reserves the right to accept or reject any and all proposals and to waive any technicalities or irregularities therein. The City further reserves the right to award the contract to that proposer whose proposal best complies with the **RFP NO: 21-0929200** requirements. Proposers may not withdraw their proposal for a period of ninety (90) days from the date set for the opening thereof.

Mandatory pre-bid meeting will be held on Tuesday, **September 14, 2021 at 11:00 a.m.** at 780 Fisherman Street, Ste. 220, Opa-locka, FL 33054 **AND** via zoom. To participate by Zoom please use the call in information listed below:

<https://us02web.zoom.us/j/82522512459?pwd=MHV3L3pnZy9CY2RQNmt1d2lCR21TQT09>

Meeting ID: 825 2251 2459

Passcode: 780777

One tap mobile

+13017158592,,82522512459#,,,,*780777# US (Washington DC)

+13126266799,,82522512459#,,,,*780777# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Joanna Flores, CMC
City Clerk



CITY OF OPA-LOCKA

RFP NO. 21-0929200

REMOVAL OF UNDERGROUND STORAGE TANK

PART I

PROPOSAL GUIDELINES

1-1. Introduction: It is the intent of the Department of Public Works to establish a Contract for the removal of two underground 10,000 gallon steel storage tank located under concrete and asphalt at 12950 NW 42nd Avenue, Opa-locka, Florida 33054.

1-2. Proposal Submission and Withdrawal: The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The City must receive all proposals by 2:00pm on Wednesday, September 29, 2021. The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

To facilitate processing, please clearly mark the outside of the proposal package as follows: **RFP NO. 21-0929200 – Removal of Underground Storage Tank**. This package shall also include the Proposer's return address.

Proposers may withdraw their proposals by notifying the City in writing at any time prior to the deadline for proposal submittal. After the deadline, the proposal will constitute an irrevocable offer, for a period of 90 days. Once opened, proposals become a record of the CITY and will not be returned to the Proposer.

The City cautions proposers to assure actual delivery of mailed or hand-delivered proposals directly to the City Clerk's Office at 780 Fisherman Street, 4th Floor, Opa-locka, Florida 33054 prior to the deadline set for receiving proposals. Telephone confirmation of timely receipt of the proposal may be made by calling (305) 688-4611 before proposal closing time. Any proposal received after the established deadline **will not** be considered and will be returned unopened to the Proposer(s).

1-3. Number of Copies: Proposers shall submit an **original and six (6) copies (a total of 7) plus one copy on CD in PDF format** of the proposal in a sealed, opaque package marked as noted above. The Proposer will be responsible for timely delivery, whether by personal delivery, US Mail or any other delivery medium.

1-4. Development Costs: Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Request for Proposal. Proposers should prepare their proposals simply and economically, providing a straightforward and concise

description of the Proposer's ability to meet the requirements of the RFP.

1-5. Inquiries: The City Clerk will receive written requests for clarification concerning the meaning or interpretations of the RFP, until eight (8) days prior to the submittal date. City personnel are authorized only to direct the attention of prospective Proposers to various portions of the RFP so that they may read and interpret such for themselves. No employee of the City is authorized to interpret any portion of this RFP or give information as to the requirements of the RFP in addition to what is contained in the written RFP document.

1-6. Addendum: The City may record its response to inquiries and any supplemental instructions in the form of written addenda. The CITY may mail written addenda up to three (3) calendar days before the date fixed for receiving the proposals. Proposers shall contact the City to ascertain whether any addenda have been issued. Failure to do so could result in an unresponsive proposal. Any oral explanation given before the RFP opening will not be binding.

All Proposers are expected to carefully examine the proposal documents. Any ambiguities or inconsistencies should be brought to the attention of the City's Purchasing Agent through written communication prior to the opening of the proposals.

1-7. Contract Awards: The City anticipates entering into an Agreement with the Proposer who submits the proposal judged by the City to be most advantageous.

The Proposer understands that this RFP does not constitute an offer or an Agreement with the Proposer. An offer or Agreement shall not be deemed to exist and is not binding until proposals are reviewed, accepted by appointed staff, the best proposal has been identified, approved by the appropriate level of authority within the City and executed by all parties. The City anticipates that the final Agreement will be in substantial conformance with this sample Agreement; nevertheless, Proposers are advised that any Agreement may result from the RFP may deviate from the Sample Agreement.

The City reserves the right to reject all proposals, to abandon the project and/or to solicit and re-advertise for other proposals.

1-8. Contractual Agreement: This RFP and Consultant/Contractor proposal shall be included and incorporated in the final award. The order of contractual precedence will be the Contract or Agreement document, original Terms and Conditions, and Proposer response. Any and all legal action necessary to enforce the award will be held in Miami-Dade County and the contractual obligations will be interpreted according to the laws of Florida. **Any additional contract or agreement requested for consideration by the Proposer must be attached and enclosed as part of the proposal.**

1-9. Selection Process: The proposals will be evaluated and assigned points. The firm with the highest number of points will be ranked first; however, nothing herein will prevent the City from assigning work to any firm deemed responsive and responsible.

The City reserves the right to further negotiate any proposal, including price, with the highest rated Proposer. If an agreement cannot be reached with the highest rated Proposer, the City reserves the right to negotiate and recommend award to the next highest Proposer or subsequent Proposers until an agreement is reached.

1-10. Public Records: Upon award recommendation or ten (10) days after opening, whichever occurs first, proposals become “public records” and shall be subject to public disclosure consistent with Chapter 119 Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the RFP, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. Document files may be examined, during normal working hours.

1-11. News Releases: The Proposer shall obtain the prior approval of the City Manager’s Office of all news releases or other publicity pertaining to this RFP or the service, study or project to which it relates.

1-12. Insurance: The awarded Proposer(s) shall maintain insurance coverage reflecting at least the minimum amounts and conditions specified herein. In the event the Proposer is a governmental entity or a self-insured organization, different insurance requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposers’ insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing Agreement.

1. Evidence of General Liability coverage with limits not less than \$1,000,000 per Occurrence/ \$2,000,000 Aggregate (Including Policy Number and Policy Period);
2. Evidence of Auto Liability coverage with limits not less than \$1,000,000 per Occurrence/\$1,000,000 Aggregate (Including Policy Number and Policy Period);
3. Evidence of Workers’ Compensation coverage with statutory limits and Employer’s Liability coverage with limits not less than \$100,000 (Including Policy Number and Policy Period);
4. The City listed as an additional insured (this may be specifically limited to the specific job(s) the contractor will be performing);
5. Minimum 30-day written notice of cancellation.

1-13. Licenses: Proposers, both corporate and individual, must be fully licensed and certified in the State of Florida at the time of RFP submittal. The proposal of any Proposer who is not fully licensed and certified shall be rejected.

1-14. Public Entity Crimes: Award will not be made to any person or affiliate identified on the Department of Management Services’ “Convicted Vendor List”. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017 Florida Statutes for Category Two (currently \$25,000) with any person or affiliated on the “Convicted Vendor List” for a period of thirty-six (36) months from the date that person or affiliate was placed on the “Convicted Vendor List” unless that person or affiliate has been removed from the list. By signing and submitting the RFP proposal forms, Proposer attests that they have not been placed on the “Convicted Vendor List”.

1-15. Code Of Ethics: If any Proposer violates or is a party to a violation of the code of ethics of the City of Opa-locka or the State of Florida with respect to this proposal, such Proposer may be disqualified from performing the work described in this proposal or from furnishing the goods or services for which the proposal is submitted and shall be further disqualified from submitting any future proposals for work, goods or services for the City of Opa-locka.

1-16. Drug-Free Workplace: Preference shall be given to businesses with Drug-Free Work Place (DFW) programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

1-17. Permits and Taxes: The Proposer shall procure all permits, pay all charges, fees, and taxes, and give all notices necessary and incidental to the due and lawful prosecution of the work.

1-18. Protests: Protests of the plans, specifications, and other requirements of the request for proposal and bids must be received in writing by the City Clerk's Office at least ten (10) working days prior to the scheduled bid opening. A detailed explanation of the reason for the protest must be included. Protests of the award or intended award of the bid or contract must be in writing and received in the City Clerk's Office within seven (7) working days of the notice of award. A detailed explanation of the protest must be included.

1-19. Termination for Convenience: A contract may be terminated in whole or in part by the City at any time and for any reason in accordance with this clause whenever the City shall determine that such termination is in the best interest of the City. Any such termination shall be effected by the delivery to the contractor at least five (5) working days before the effective date of a Notice of Termination specifying the extent to which performance shall be terminated and the date upon which termination becomes effective. An equitable adjustment in the contract price shall be made for the completed service, but no amount shall be allowed for anticipated profit on unperformed services.

PART II

NATURE OF SERVICES REQUIRED

2-1 PURPOSE AND SCOPE OF WORK

It is the intent of the Department of Public Works to establish a Contract for the removal of two underground 10,000 gallon steel storage tank located under concrete and asphalt at 12950 NW 42nd Avenue, Opa-locka, Florida 33054.

Background:

City staff members have determined that the underground storage tank is located on City property and the City desires the removal of the tank. The City no longer has the desire to operate an in-house fueling facility.

Description of Work: Base Bid Tanks

- Excavate site and remove two underground 10,000 gallon tanks and dispensing equipment, disconnect and seal piping and appurtenances, remove any residual product and dispose in accordance with local, state and federal regulations.
- The excavation shall be backfilled and compacted to meet roadway use in accordance with current ISPWC standards.
- Restore asphalt pavement.
- Miami-Dade County Department of Environmental Quality Underground Storage Tank Field Inspection Report indicate a tank at 12950 NW 42nd Avenue, Opa-locka, Florida 33054 and it is described as steel 10,000 gallon tanks that has been used for the storage of unleaded and diesel fuel.
- Work shall be completed within 30 calendar days from date of notice to proceed for both tanks if the city elects to proceed with removal of both tanks.
- The contractor is responsible for locating all utility lines prior to tank removals. If water is encountered during tank excavation, the work shall stop and the contractor shall notify the city. The city will determine whether dewatering is required and the management of any water removed from the excavation.
- The contractor will be required to complete the project within the terms of the erosion control permit and final payment will not be made until the permit conditions are met.
- Following the removal of the tank, the contractor will allow a city representative to take soil samples. If excavation of the contaminated soils is required, two (2) soil samples will be taken from the lowest depth of the excavation. Appropriate soils sampling and sample handling procedures for analytical Method 8250B and Method 8270 will be performed.
- If groundwater is encountered at the site, then the soil samples will be taken by city staff from the excavation wall above the groundwater level. In addition, if groundwater is encountered, one (1) water sample may be taken. Appropriate water sampling and sample handling procedures for analytical Method 8260B and/or Method 8011 must be performed.
- The contractor will also take photographs of each tank and excavation, and document the activities of the project. If petroleum contaminated soils are present, the contractor shall be

responsible for the removal and disposal of the soils, at the direction of City personnel.

- Contaminated soils will be transported to a Miami-Dade County Department of Environmental Quality approved disposal site and the contractor will pay any disposal site fees.
- After the tank removal and soil sampling procedures have been performed at the site, the contractor will have the excavation back filled and sufficiently compacted for use as a parking (95% compaction). The grading will be restored at each site.
- The contractor will develop a summary report for each site with photographs, disposal documentation, etc. A draft report will be submitted to the City of Opa-locka for comments within 20 days after significant project completion. The City of Opa-locka will provide comments within 5 days. Three (3) final copies of the report will be submitted to Opa-locka City within 30 days after significant project completion.

Contractor Responsibilities

Preparation:

- Develop work plan and safety plan. Review with City personnel before proceeding with work
- Notify and obtain permits from the Miami-Dade Fire Department
- Locate all relevant utilities before initiating the tank removals.
- Once work is started that work continues until complete.
- Tank Removal:
Prepare, purge, test for vapors, remove, clean and dispose the underground storage tanks and appurtenances, following the API RP 1604 (Closure of Underground Petroleum Storage Tanks) and the Uniform Fire Code.
- Provide documents to City Opa-locka that show proper disposal of the underground storage tank.
- Remove and dispose of residual product/sludge in accordance with local, state and federal regulations and provide documentation to Boise City.
- Photograph the tank, excavation and document progress of project site.
- Coordinate with City staff to have soil and/or groundwater samples collected during excavations.
- Excavate, remove and haul contaminated soil, if encountered, at the direction of the City.
- Provide documents, if relevant, that show proper disposal of the contaminated soil.
- Post Removal:
Provide pit run and backfill for the excavation with offsite material. All material to be approved by City of Opa-locka prior to use.
- Compact the backfill to 95% for use as a parking area, regrade the site.
- Clean site of debris or materials related to the tank removals.
- Provide draft summary reports within 20 days of significant project completion.
- Provide three (3) copies of the final summary reports to Opa-locka City within 30 days of significant project completion.

City Responsibilities

Preparation:

- Review contractor's work plan and safety plan.
- Tank Removal:
Provide DERM Notice of Closure and notify the DERM and local fire department, if contaminated soil is discovered.
Sample soil and/or groundwater in tank excavation area.
- Approve disposal location for petroleum contaminated soils, and pay disposal fees if needed.

Post Removal:

- Review draft summary reports and provide comments within 5 days.

Qualified firms must demonstrate competence and experience in all areas of expertise required by the scope of services.

2-2 PROPOSER QUALIFICATIONS

Adequate information and documentation must be provided in the Proposal to support or confirm satisfaction of the required qualifications below:

- The Proposer shall have extensive experience, expertise and reliability in underground storage tanks and the knowledge of removal. Proposer must have a minimum of five (5) years of consecutive and successful experience in the aforementioned areas.
- Proposer's track record in providing services to governmental agencies as well as private entities (Please provide a list of current and relevant projects, including client names, titles, phone numbers and email address. Please ensure that contact information is current.)
- Demonstrate an overall combination of skills, prior work experience, business reputation, and commitment to diversity.

2-3 TERM OF CONTRACT

The term of the contract is anticipated to be one fiscal year.

PART III

PROPOSAL REQUIREMENTS

3-1 RULES FOR PROPOSALS

In order to maintain comparability and enhance the review process, proposals shall be organized in the manner specified below and include all information required herein. The proposal must name all persons or entities interested in the proposal as principals. The proposal must declare that it is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

3-2 SUBMISSION OF PROPOSALS

The proposal shall be submitted on 8 ½ "x 11" paper, portrait orientation, with headings and sections numbered appropriately. Ensure that all information is written legibly or typed. The following should be submitted for a proposing firm to be considered:

3.2.1 Cover Page - Show the name of Proposer's agency/firm, address, telephone number, name of contact person, date, and the proposal number and description.

3.2.2 Tab 1 - Table of Contents

Include a clear identification of the material by section and by page number.

3.2.3 Tab 2 - Letter of Transmittal

3.2.3.1 Limit to one or two pages.

3.2.3.2 Briefly state the Proposers understanding of the work to be done and make a positive commitment to perform the work.

3.2.3.3 Give the names of the persons who will be authorized to make representations for the Proposer, their titles, addresses and telephone numbers.

3.2.3.4 Provide an official signature of a Corporate Officer certifying the contents of the Proposer's responses to the City's Request for Proposal.

3.2.4 Tab 3 - General Information

3.2.4.1 Name of Business.

3.2.4.2 Mailing Address and Phone Number.

3.2.4.3 Names and contact information of persons to be contacted for information or services if different from name of person in charge.

3.2.4.4 Normal business hours.

3.2.4.5 State if business is local, national, or international and indicate the business legal status (corporation, partnership, etc.).

3.2.4.6 Give the date business was organized and/or incorporated, and where.

3.2.4.7 Give the location of the office from which the work is to be done and the number of professional staff employees at that office.

3.2.4.8 Indicate whether the business is a parent or subsidiary in a group of firms/agencies. If it is, please state the name of the parent company.

3.2.4.9 State if the business is licensed, permitted and/or certified to do business in the State of Florida and attach copies of all such licenses issued to the business entity.

3.2.5 Tab 4 – Project Approach

Describe in detail your proposal to fulfill the requirements of the scope of services listed in section 2.2 of this RFP.

3.2.6 Tab 5 – Experience and Qualifications

3.2.6.1 Specify the number of years the Proposer has been in business.

3.2.6.2 Identify the Proposer's qualifications to perform the services identified in this RFP as listed in section 2-2 of the Scope of Services.

Include resumes, not exceeding one page each, of all key personnel who will be assigned to the City.

3.2.7 Tab 6 – Schedule

3.2.7.1 Include a timetable that identifies the amount of time required to complete each component of the Program.

3.2.7.2 Indicate the earliest available start date for your project team.

3.2.7.3 Indicate the project completion date based on the date provided in 3.2.7.1.

3.2.8 Tab 7 – Pricing of Services

3.2.8.1 Fee basis should be an all-inclusive, hourly fee.

3.2.9 Tab 8 – References

3.2.9.1 List a minimum of three (3) references in Florida for which the proposer has provided Removal of Underground Storage Tank Services. Include the name of the organization, brief description of the project, name of contact person telephone number and email address.

3.2.10 Tab 9 – Additional Forms

Proposers must compete and submit as part of its Proposal all of the following forms and/or documents

- Proposer Qualifications
- Certification regarding debarment and suspension
- Drug Free workplace certification

FAILURE TO SUBMIT ALL OF THE ABOVE REQUIRED DOCUMENTATION MAY DISQUALIFY PROPOSER.

PART IV

EVALUATION OF PROPOSALS

4-1 SELECTION COMMITTEE

A Selection Committee, consisting of City personnel, will convene, review and discuss all proposals submitted.

The Selection Committee will use a point formula during the review process to score proposals and assign points in the evaluation process in accordance with the evaluation criteria. The Proposer shall satisfy and explicitly respond to all the requirements of the RFP including a detailed explanation of how the services shall be performed.

Each proposal will be reviewed to determine if the Proposal is responsive to the submission requirements outlines in the Solicitation. A responsive Proposal is one which follows the requirements of this Solicitation that includes all documents are submitted in the format outlined in this Solicitation, is of timely submission, and has the appropriate signatures as required on each document. Failure to comply with these requirements may result in the Proposal being deemed non-responsive. The Contract (s) will be awarded to the most responsive proposer whose Proposal best serves the interest of and represents the best values to the City of Opa-locka.

4-2 EVALUATION CRITERIA

The Committee may select and choose to invite any and/or or all firms to make a presentation and be interviewed by the Committee as part of the evaluation process for this Solicitation. The Committee's decision will be communicated by staff to all Respondents. The Respondent's presentation may clarify but may not modify their submitted proposal. Any discussion between the presenter (s) and Evaluation Committee during presentations are intended only for purposes of providing clarification in response to questions from the Committee.

Category	Points
Experience and Qualifications / Ability of Professional Personnel/Financial Qualifications and experience of assigned staff 1. Ability to provide the requested scope of services. 2. Qualifications & experience of the firm and its subcontractors/suppliers relevant to the Scope of Work. 3. Availability of qualified personnel. 4. Ability to meet set standards. 5. Previous contracting experience with the other public, private and/or non-profit agencies. 6. Financial resources and capabilities per financial statements. 7. Evidence of insurance and/or bonding capacity.	25
Quality of Services / Technical Approach to the Scope of Work 1. High-quality level of services to be provided to the City. 2. Understanding of City needs.	25

Proposed Fee 1. Pricing Structure 2. Fee Schedule/Cost Proposal 3. Innovative and/or creative approaches to providing the services that provide additional efficiencies or increased performance capabilities.	50
TOTAL	100

4-3 ORAL PRESENTATIONS

Proposers may be required to make individual presentations to the City Selection Committee in order to clarify their proposals. Only those firms with the highest rated scores in accordance with the stated criteria and their weights will be invited to give oral presentations. However, the City has the right to accept the best proposal as submitted, without discussion or negotiation.

If the City determines that such presentations are needed, a time and place will be scheduled for oral presentations. Each Proposer shall be prepared to discuss and substantiate any of the areas of the proposal submitted, and its qualifications to perform the specified services. During the oral presentations, the Proposers should relate their discussion to the evaluation criteria, which will include (but not be limited to) their approach to the project. The proposed Project Manager must be in attendance.

The Evaluation Criteria may be changed for the oral presentations evaluation phase. References and site visits (if completed) shall be included in the final evaluation criteria, along with other criteria and weights as determined by the Selection Committee. Finalists will be informed as to the revised criteria, if any, prior to their oral presentation.

Additionally, prior to award of an Agreement pursuant to this RFP, the City may require Proposers to submit such additional information bearing upon the Proposer's ability to perform the services in the Agreement as the City deems appropriate.

4-4 FINAL SELECTION

The City of Opa-locka will select the firm that meets the best interests of the City. The City shall be the sole judge of its own best interests, the proposals, and the resulting negotiated agreement. The City's decisions will be final. Following the notification of the selected firm, it is expected that an Agreement will be executed between both parties. City staff will recommend award to the responsible Proposer whose Proposal is determined to provide overall best value to the City, considering the evaluation factors in this RFP.

4-5 AWARD AND CONTRACT EXECUTION

After review by the Selection Committee of the proposals and oral presentations a recommendation will be made to the City Manager for submission to the City Commission for final approval. Upon Commission authorization, contract negotiations will be initiated with the first ranked firm. If those negotiations are unsuccessful, the City will formally terminate negotiations with the first ranked firm and will commence contract negotiations with the next ranked firm, etc. Upon successful contract negotiations with the prevailing firm, the remaining firms will be notified that the process has been completed and that they were not selected.



RFP NO. 21-0929200

REMOVAL OF UNDERGROUND STORAGE TANK

PROPOSER QUALIFICATIONS

The Proposer, as a result of this proposal, MUST hold a County and/or Municipal Contractor's Occupational License in the area of their fixed business location. The following information MUST be completed and submitted with the proposal to be considered:

1. Legal Name and Address:

Name: _____

Address: _____

City, State, Zip: _____ Phone/Fax: _____

2. Check One: Corporation () Partnership () Individual ()

3. If Corporation, state:

Date of Incorporation: _____ State in which Incorporated: _____

4. If an out-of-state Corporation, currently authorized to do business in Florida, give date of such authorization: _____

5. Name and Title of Principal Officers

Date Elected:

6. The length of time in business: _____ years

7. The length of time (continuous) in business as a service organization in Florida:
_____ years

8. Provide a list of at least three commercial or government references that the bidder has supplied service/commodities meeting the requirements of the City of Opa-locka specification, during the last twenty-four months.

9. A copy of County and/or Municipal Occupational License(s)

Note: Information requested herein and submitted by the proposers will be analyzed by the City of Opa-locka and will be a factor considered in awarding any resulting contract. The purpose is to insure that the Contractors, in the sole opinion of the City of Opa-locka, can sufficiently and efficiently perform all the required services in a timely and satisfactory manner as will be required by the subject contract. If there are any terms and/or conditions that are in conflict, the most stringent requirement shall apply.



RFP NO: 21-0929200
PRICE PROPOSAL FORM

REMOVAL OF UNDERGROUND STORAGE TANK

PROPONENT understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the CITY changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, superintendence and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: \$_____

SUBMITTED
THIS _____ DAY OF _____ 2021.

BID SUBMITTED BY:

Company

Telephone Number

Name of Person Authorized to Submit
Bid

Fax Number

Signature

Email Address

Title



CITY OF OPA-LOCKA

CERTIFICATION REGARDING DEBARMENT, SUSPENSION PROPOSED DEBARMENT AND OTHER MATTERS OF RESPONSIBILITY

1. The Proposer certifies, to the best of its knowledge and belief, that the Proposer and/or any of its Principals:

A. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency.

B. Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

C. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 1-B of this provision.

2. The Proposer has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any City, State or Federal agency.

A. "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject to Prosecution Under Section 1001, Title 18, United States Code.

B. The Proposer shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Proposer learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

C. A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Proposer's responsibility. Failure of the Proposer to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Proposer non-responsive.

D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Proposer is not required to exceed

that which is normally possessed by a prudent person in the ordinary course of business dealings.

E. The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Proposer knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Signature _____

Printed Name _____



**CITY OF OPA-LOCKA
RFP NO. 21-0929200**

DRUG-FREE WORKPLACE CERTIFICATION FORM

Whenever two (2) or more bids/proposals, which are equal with respect to price, quality, and service, are received by the CITY OF OPA-LOCKA for the procurement of commodities or contractual services, a bid/proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of controlled substances is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in number (1).
4. In the statement specified in number (1), notify the employees that as a condition for working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction on or plea of guilty or no contest to any violation of Chapter 893, Florida Statutes or of any controlled substance law of the United States or any singular state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

This Certification is submitted by _____ the

(Name)

(Title/Position) of _____
(Company)

who does hereby certify that said Company has implemented a drug-free workplace program, which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

Date

Signature



**CITY OF OPA-LOCKA
NON-COLLUSION AFFIDAVIT**

STATE OF FLORIDA - COUNTY OF MIAMI DADE

_____ being first duly sworn, deposes and says that:

- (1) He/She/They is/are the _____
(Owner, Partner, Officer, Representative or Agent) of
_____ the PROPONENT that has submitted the attached proposal;
- (2) He/She/They is/are fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
- (3) Such Proposal is genuine and is not a collusive or sham Proposal;
- (4) Neither the said PROPONENT nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other PROPONENT, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from Proposing in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any PROPONENT, firm, or person to fix any overhead, profit, or cost elements of the Proposal or of any other PROPONENT, or to fix any overhead, profit, or cost elements of the Proposed Price or the Proposed Price of any other PROPONENT, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;
- (5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the PROPONENT or any other of its agents, representatives, owners, employees or parties of interest, including this affiant.

Signed, sealed and delivered in the presence of:

Witness

By: _____
Signature

Witness

Print Name and Title



NON-DISCRIMINATION AFFIDAVIT

I, the undersigned, hereby duly sworn, depose and say that the organization, business or entity represented herein shall not discriminate against any person in its operations, activities or delivery of services under any agreement it enters into with the City of Opa-locka. The same shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

By: _____

Title: _____

Sworn and subscribed before this

____ day of _____, 20____

Notary Public, State of Florida

(Printed Name)

My commission expires: _____



E-VERIFY

Effective January 1, 2021, public and private employers, contractors and subcontractors will be required to register with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub-vendors/sub-consultants/sub-contractors) assigned by Vendor /Consultant/ Contractor to perform work pursuant to the contract with the Department. The Vendor /Consultant/ Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City; and

By entering into a Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If t contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor acknowledges it is liable to the City for any additional costs as a result of termination of the contract due to Contractor's failure to comply with the provisions herein.



E-VERIFY FORM

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub-vendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Opa-locka; and

Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

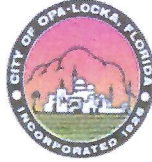
Company Name: _____

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-01

A site visit will be held on Tuesday, September 21, 2021 at 10:00 a.m. The Site Visit will be held at the City of Opa-locka Public Works Department located at 12950 NW 42nd Avenue, Opa-locka, FL 33054.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-02

Please see responses to all questions asked to date:

1. I would like to request a planholders or bidders list?
Please see the attachment

CITY OF OPA-LOCKA

RFP NO: 21-0929200 REMOVAL OF UNDERGROUND STORAGE TANK

SEPTEMBER 14, 2021 @ 11:00 A.M.

MANDATORY PRE-BID MEETING

THE MUNICIPAL COMPLEX, 780 FISHERMAN STREET, STE. 220, OPA-LOCKA, FL 33054

NAME	COMPANY NAME	EMAIL	PHONE #
Sha'mecca Lawson	City of Opa-locka	slawson@opalockafl.gov	305-953-2821
Ulises Munoz	Aim Construction Management	aimconstructionmgt@gmail.com	305-970-9925
Mark Watson	Gulfstream Petroleum Services	mark@gpsfuel.com	305-281-7240
Sal Caccamo	Lutz Petroleum	stulutz@bellsouth.net	954-444-3066
Airia Austin	City of Opa-locka	aaustin@opalockafl.gov	305-321-2595
Andrey Bannerman	The Bannerman Group	thebannermangroup@gmail.com	305-216-4215
Roberto Treto	The Stout Group	rtreto@thestoutgroup.com	786-452-1481

CITY OF OPA-LOCKA

RFP NO: 21-0929200 REMOVAL OF UNDERGROUND STORAGE TANK

SEPTEMBER 21, 2021 @ 10:00 A.M.

CITY OF OPA-LOCKA POLICE WORKS DEPARTMENT - 12950 NW 42ND AVENUE, OPA-LOCKA, FL 33054

SITE VISIT

NAME	COMPANY NAME	EMAIL	PHONE #
Shamecca Lawson - Ulises Moroz Attn	City of Opa-locka	Slawson@opalocka.fl.gov	305-953-2821
JOHN WATSON	Gim Construction	gim.construction.mgt@gmail.com	305 970 4975
	Gulfstream Petroleum Services	JOHN@GPS7022.COM	305 986 5639
Kevin Moore	Lutz P.E.I Inc	lutzepe@lutztanks.com	954-444-3066
ALBERTA AUSTIN	CITY OF OPA-LOCKA	AAUSTIN@OPALOCKAFL.GOV	305 321 2595
Andre Dannerman	The Dannerman Group, Inc	thedannermangroup@gmail.com	305 216-4015
King Leonard	PW		305-525 4311



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-03

Please see responses to all questions asked to date:

1. Are the two sites to be bid independently or combined?
The two sites should be bided independently. Price proposals are attached to include the Police Station.
2. Is there a bonding threshold?
The threshold requiring bonding is \$200,000.
3. At the Police Station, is asphalt paving required after the tank removal since the building is to be demolished?
The work site should be backfilled and compacted; no asphalt work will be required.
4. Should we include line item pricing for the removal, loading and disposal of contaminated soil along with clean fill?
Line-item pricing should be specified for the removal, loading, and disposal of contaminated material.
5. Is the contractor responsible for the Tank Closure Report, sampling and lab analysis?
The contractor will be responsible for tank closure report for both sites, including sampling and lab analysis.
6. Please confirm the scope of work at the Police Station.
Scope of work for the former police station site located at 2495 Ali-Baba Avenue.

Additional Scope of Service for fuel tank removal at the Police Station
2495 Ali-Baba Avenue.

- Remove two (2) approximately 4,000-gallon underground storage tanks, type unknown.
- Remove two associated fuel dispensers.
- Remove one (1) approximately 1,000-gallon underground storage tank, type unknown.
- Remove one associated fuel dispenser.
- Remove two (2) approximately 280-gallon aboveground storage tanks.



RFP NO: 21-0929200

PRICE PROPOSAL FORM

REMOVAL OF UNDERGROUND STORAGE TANK

PUBLIC WORKS DEPARTMENT 12950 NW 42nd Avenue, Opa-locka, Florida 33054

PROPOSER understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the CITY changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, superintendence and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: \$ _____

SUBMITTED

THIS

DAY OF

2021.

BID SUBMITTED BY:

Company

Telephone Number

Name of Person Authorized to Submit Bid

Fax Number

Signature

Email Address

Title



RFP NO: 21-0929200

PRICE PROPOSAL FORM

**REMOVAL OF UNDERGROUND STORAGE TANK
POLICE STATION 2495 Ali-Baba Avenue, Opa-locka, Florida 33054**

PROPONENT understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the CITY changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, superintendence and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: \$_____

SUBMITTED
THIS

DAY OF

2021.

BID SUBMITTED BY:

Company

Telephone Number

Name of Person Authorized to Submit
Bid

Fax Number

Signature

Email Address

Title



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-04

Please see responses to all questions asked to date:

1. Is there any liquid contents in the tanks at the police station site, mainly the three underground tanks. As they will have to be pumped out prior to removal.
All three tanks at the Police Station are filled with water.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-05

Due to the large volume of questions the deadline to submit proposals have changed.

Please see the date below:

Date changed from September 29, 2021 at 2:00 p.m. to October 6, 2021 at 2:00 p.m.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-06

Please see responses to all questions asked to date:

1. Addendum # 03 states that the two sites should be bided independently. Is it the intention to award the project to the overall aggregate total price for the two sites, or is each site to be awarded independently and will be both sites be awarded.

The two sites will be awarded independently, please bid these projects independently of each other.

Removal of Underground Storage Tank

Under Evaluation

29	2275	0	2	0
Planholders	Broadcast to	Supplemental Suppliers	Watchers	Post Bid Viewers

Bid Details

Agency Name	City of Opa-locka
Bid Writer	Sha'mecca Lawson
Bid ID	RFP-RFP No. 21-0929200-0-2021/SL
Bid Type	RFP - Request for Proposal
Broadcast Date	Sep 7, 2021 8:21am (EDT)
Fiscal Year	2021
Due	Oct 6, 2021 2:00pm (EDT)
Bid Status Text	None

Scope of Work

None

Documents

[Download all documents](#)

Filename	Type	Date Modified	Status
Addendum-06	Addendum	Sep 29, 2021	Complete
Addendum-05	Addendum	Sep 24, 2021	Complete
Addendum-04	Addendum	Sep 22, 2021	Complete
Addendum-03	Addendum	Sep 22, 2021	Complete
Addendum-02	Addendum	Sep 22, 2021	Complete
Addendum-01	Addendum	Sep 15, 2021	Complete
RFP No. 21-0929200...	Revision	Sep 8, 2021	Complete
RFP No. 21-0929200	Bid Document / Specifications	Sep 2, 2021	Complete

Walgreens.com/ScheduleVac cine or call 1-800-WALGREENS to schedule.

Walmart is distributing vaccines at its Florida stores. Eligible individuals can make an appointment at walmart.com/COVIDvaccine. Appointments will be scheduled based on vaccine availability.

The Department of Health "pre-registration" website can be found at myvaccine.fl.gov. Residents can be notified directly when appointments near them are available at state-run COVID-19 vaccine sites.

Boosters for immunocompromised

The Centers for Disease Control and Prevention recommends individuals with moderately to severely compromised immune systems get an additional dose at least 28 days after receiving the second shot of the Pfizer or Moderna vaccines. The third shot should be the same brand as the first two. Only people with compromised immune systems are

eligible at this time. Boosters may be made available to the general public in the future. The third-dose boosters are provided at no cost to the customer at the following locations:

CVS: Appointments can be made at cvs.com/immunizations/covid-19-vaccine.

Publix: Sign up at publix.com/covid-vaccine/florida. Walk-in shots are available at some locations.

Walgreens: Same-day and walk-in appointments are available. Bring vaccination record, and recipients will be required to attest to eligibility. Visit Walgreens.com/ScheduleVac cine or call 1-800-WALGREENS to schedule.

Walmart: Walk-in only. Recipients will be asked to sign a form attesting to eligibility although no prescription or doctors order is required. walmart.com/COVIDvaccine

Winn-Dixie: Appointments can be made at winndixie.com/pharmacy/covid-vaccine

PRODUCT RECALL

Topical pain reliever recalled for super potency

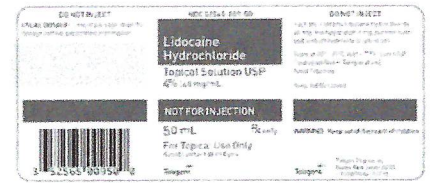
BY DAVID J. NEAL
dneal@miamiherald.com

One lot of Lidocaine HCl Topical Solution 4%, 50ml has been recalled by Teligent Pharma after company-testing found it to be super potent.

As the Teligent-written, FDA-posted recall notice states, this can lead to a dosage that's too strong for the patient and that can lead to "local anesthetic systemic toxicity."

"Local anesthetic systemic toxicity can result in central nervous system reactions including excitation and/or depression and more serious signs of cardiovascular toxicity, such as bradycardia, hypotension, and even cardiovascular collapse can present very quickly," the notice states. "If local anesthetic systemic toxicity is not recognized and treated quickly, severe morbidity and even death can result."

Lot No. 14218 with



FDA

Teligent Pharma has recalled its Lidocaine HCl Topical Solution 4%, 50ml.

expiration date 09/2022 has been recalled. If you have the recalled pain reliever, which came in a glass bottle with a screw cap, return it to wherever you bought it for a full refund.

If this or any drug causes a problem, after notifying a medical professional, let the FDA know via its MedWatch Adverse Event page or by filling out a form you can get

by calling 800-332-1088.

Consumers with questions about the recall can email Medical@teligent.com or call Teligent at 856-697-1441, then press the * key, Monday through Friday, 8 a.m. to 5 p.m., Eastern Time.

David J. Neal:
305-376-3559,
@DavidJNeal



CITY OF OPA-LOCKA
REQUEST FOR PROPOSALS
RFP NO. 21-0928200
Removal of Underground Storage Tank

Sealed Proposals for Agent of Record for Employee Benefit Programs will be received by the City of Opa-locka at the Office of the City Clerk, 780 Fisherman St., 4th Floor, Opa-locka, Florida 33054, **Wednesday, September 29, 2021 by 2:00 p.m.** Any RFP Package received after the designated closing time will be returned unopened. The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

An original and six (6) copies for a total of seven (7) plus 1 copy of the Proposal package on USB Flash Drive in PDF format shall be submitted in sealed envelopes/packages addressed to the City Clerk, City of Opa-locka, Florida, and marked **RFP for Removal of Underground Storage Tank**. Proposers desiring information for use in preparing proposals may obtain a set of such documents by visiting the City's website at www.opalockafl.gov or www.demandstar.com.

The City reserves the right to accept or reject any and all proposals and to waive any technicalities or irregularities therein. The City further reserves the right to award the contract to that proposer whose proposal best complies with the **RFP NO. 21-0928200** requirements. Proposers may not withdraw their proposal for a period of ninety (90) days from the date set for the opening thereof.

Mandatory pre-bid meeting will be held on **Tuesday, September 14, 2021 at 11:00 a.m.** at 780 Fisherman Street, Ste. 220, Opa-locka, FL 33054 AND via zoom. To participate by Zoom please use the call information listed below:

<https://us02web.zoom.us/j/82522512459?pwd=MHV3L3p0Zy9CY2R0N0NlMTQ2JCR2T1Q0Z0>

Meeting ID: 825 2251 2459

Passcode: 780777

One tap mobile

+13017156592, 82522512459#...780777# US (Washington DC)

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Dial by your location

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+12532158782 US (Tacoma)

+13462487799 US (Houston)

+16699009128 US (San Jose)

Joanna Flores, OMC
City Clerk



CITY OF OPA-LOCKA
REQUEST FOR PROPOSALS RFP NO. 21-0928200
Property Management Services

Sealed Proposals for Property Management Services will be received by the City of Opa-locka at the Office of the City Clerk, 780 Fisherman St., 4th Floor, Opa-locka, Florida 33054, **Tuesday, September 28, 2021 by 2:00 p.m.** Any RFP Package received after the designated closing time will be returned unopened. The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The address to submit sealed proposals is listed below:

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<https://us02web.zoom.us/j/4638013145?pwd=V0RlUkVhYVp0d0p0Z0NlMTQ2JCR2T1Q0Z0>

Meeting ID: 463 801 3145

Passcode: 780777

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Joanna Flores, OMC
City Clerk

105

A New York stranger with candy kissed a 5-year-old on her lips in a Publix, police say

PetSmart recalls 100,000 dog food bowls after the dishes cut and scratched pet owners

A New York stranger with candy kissed a 5-year-old on her lips in a Publix, police say

Using a bag of M&Ms, a Brooklyn man lured a fellow Publix shopper's 5-year-old girl to him and kissed her on the lips, Sunny Isles Beach police say.

allegedly happened
3:20 p.m. Friday at a
Publix at 18320
Collins Ave. Fariz
Feyzullayev, 43, has
been charged with
child abuse without
great harm.

According to an arrest report, after the girl's mother saw the 5-foot-8, 215-pound, goateed Feyzullayev kiss her daughter, she yelled and he grabbed his groceries before hurrying out of the store. Police say a

view of the store's surveillance cameras preceded a short search that ended with Feyzulayev's arrest at Matryoshka Deli Food, 18100 Collins Ave.

Feyzullayev was released from Miami-Dade Corrections custody Saturday upon posting \$5,000 bond.

David J. Neal:
305-376-3559,
@DavidJNeal

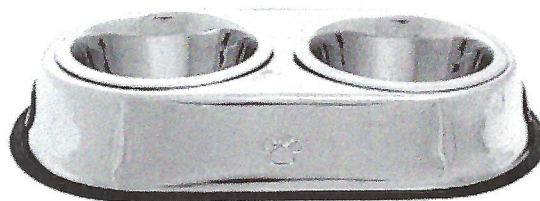
PetSmart recalls 100,000 dog food bowls after the dishes cut and scratched pet owners

Dog food dishes shouldn't leave anybody bleeding. That's why PetSmart recalled about 100,300 Top Paw Double Dinner Dog Bowls Wednesday.

The exact problem, as stated in the U.S. Consumer Product Safety Commission recall notice: "The gasket on the bottom of the dog bowls can come off, leaving an unfinished edge, posing a risk of laceration."

And PetSmart knows about three users who have suffered cuts and scratches after the gasket comes off the bowl, leaving just a metal edge.

This covers metal dog food



U.S. Consumer Product Safety Commission

The recalled Top Paw Double Diner Dog Bowl.

bowls with a paw print on the front and a sticker with SKU No. 5270098 and UPC No. 7325775404 elsewhere. PetSmart's taking the financial hit, just asking users to return the bowls to a PetSmart store for a

full refund.

Folks with questions can call PetSmart at 888-839-9638, 8 a.m. to 9 p.m., Eastern time.

David J. Neal: 305-376-3559,
@DavidJNeal



CITY OF OPA-LOCKA
REQUEST FOR PROPOSALS RFP NO: 21-0928200
Property Management Services

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-1 346 248 7799 US (Houston)
-1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Joanna Flores, CMC
City Clerk



CITY OF OPA-LOCKA
REQUEST FOR PROPOSALS
RFP NO: 21-0929200

Removal of Underground Storage Tank

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Opa-locka, Florida 33054

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 +1 646 558 8656 US (New York)
 +1 253 215 8782 US (Tacoma)
 +1 346 248 7799 US (Houston)
 +1 669 900 9128 US (San Jose)

Joanna Flores, CMC
City Clerk

PUBLIC NOTICE
CITY OF NORTH MIAMI
HOUSING AND SOCIAL SERVICES DEPARTMENT
AFFORDABLE HOUSING PROGRAMS
STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM (SHIP)

SPACE IS LIMITED TO 9 ELIGIBLE APPLICANTS FOR THE TWO PROGRAMS COMBINED

WHERE TO APPLY

QUALIFICATIONS

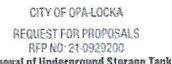
IN ACCORDANCE WITH THE PROVISIONS OF THE ADA, THIS AD AND DOCUMENTS LISTED CAN BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST WITH AT LEAST THREE DAYS NOTICE.



CITY OF OPA-LOCKA
Office of the City Clerk 780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

+1 253 215 8782 US (Tacoma)

Joanna Flores, CMC
City Clerk



CITY OF OPA-LOCKA
Office of the City Clerk
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Opa-locka, Florida 330

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Joanna Flores, CMC
City Clerk



FOR RENT Apartments 1610 NW 47 Street One bedroom, one bath, Upper Unit. \$950 monthly. 305-855-1144. 8475 NE 2 Avenue One and two bedrooms, Section 8 Welcome. 305-754-7776. CAPITAL RENTAL AGENCY LICENSED REAL ESTATE BROKER 305-642-7080 Overtown, Liberty City, Brownsville, Allapattah, Apartments, Duplexes, Houses. One, Two and Three Bedrooms. Same day approval. Call for specials. 305-642-7080 www.capitalrentalagency.com GRAND OPENING NEW ARENA SQUARE Walking distance to school from \$850. Remodeled one, two, three bedrooms, two baths. Central air, laundry, gated. Office 1023 NW 3 Ave. 305-372-1383	FOR RENT NORTHEAST AREA One and two bedrooms, all new. Starting at \$1,200. Section 8 OK. 786-438-3225 Duplexes 30 Street NW 19 Avenue One Bedroom, Section 8 Welcome. 305-754-7776 Furnished Rooms 1500 NW 74 Street Microwave, refrigerator, free cable, air, and use of kitchen. Call 305-835-2728 1711 NW 62 Terrace Near bus lines. Privileges like home, central air and heat. \$600-\$800 monthly. 305-318-8450 2915 NW 156 Street Free water. \$165 weekly. \$350 move in. 305-624-3566 BROWNVILLE AREA Central air and heat, cable included. 786-469-1982 CAROL CITY AREA Rooms, first and security. 305-409-0348	FOR RENT MIAMI AREA Income vary. 305-305-0597 MIAMI GARDENS In a private home. Light kitchen privileges. 786-457-7686 Houses 2130 Wilmington Street Four bedrooms, one bath, Section 8 Welcome. Call Gigi 786-356-0487 or Lo 786-356-0486 6811 NW 6 Avenue Three bedrooms, one bath, washer, dryer, \$1,600 monthly. Drive by then call 954-817-1282 Unfurnished Rooms MIAMI GARDEN AREA Large rooms for rent. 786-274-2266 EMPLOYMENT CAREGIVERS WANTED Must have HHA license. call 305-378-0888	EMPLOYMENT IN HOUSE SALES REPRESENTATIVE Highly motivated, professional individuals for fast paced newspaper. Must type 45 wpm, well organized and computer literate with excellent oral and writing skills. Must have a minimum of an AA or AS degree. Email resume along with salary history to: tr@miamitimesonline.com The Miami Times ROUTE DRIVERS We are seeking drivers to deliver newspaper to retail outlets in Broward and Miami Dade Wednesday Only You must be available between the hours of 6 a.m. and 3 p.m. Must have reliable, insured vehicle and current Driver License. Apply in person at: The Miami Times 2525 NW 54th Street COLSON TREE TRIMMING AND LAWN CARE Planter, landscaping design, lay sods, trimming, fertilize, trash removal, Pressure cleaning sidewalks and roof and Free estimates! We do it all! Call 786-490-3882. Miscellaneous Don't Throw Away Your Old Records! I Buy Record Collections, R&B, Soul, Jazz, Gospel, Reggae, Disco and more. LP's, 33's, albums, 45's. 786-301-4180 Spiritualist BACK BY POPULAR DEMAND Rev. Doc. RAYMOND, Atlanta, GA. 404-617-4197. For best results, call me. MAGIC SPELLS BY THE BEST Instant action, love, money and more. free readings Cash app Smariawinviatory call Maria 424-512-2379.	SPiritUALIST SPIRITUAL READER help with all problems love and relationships. 602-284-1148 THE ORIGINAL GEORGIA PROPHET NOW in Miami Florida from Macon, GA. Call Right Now! Meet me and lets me activate your blessing by faith. Special case old and new, the Jumo root bag for all condition, you must call and place your order. CALL RIGHT NOW (478) 738-4300. Legals TRYING TO LOCATE I'm looking for Neimiah Parks nickname "CREEP" if anyone seen him, please call Satina at 786-307-3127. Repairs AIR CONDITION SERVICES Serving South Florida for over 50 years. JOHN L. CHEEVER, THE BREEZE MAN 786-222-8390	REPAIRS AIR CONDITIONING AND APPLIANCES Great service, fast install, best prices. LICENSE #CAC056588 Call 786-393-0479 TONY ROOFING 45 Years Experience! Shingles, roofing and leak repairs. Call 305-491-4515 GROW YOUR BUSINESS NOW! The Miami Times CALL 305.694.6210
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Automation invades the service sector after COVID

MATT O'BRIEN AND PAUL WISEMAN
The Associated Press

Ask for a roast beef sandwich at an Arby's drive-thru east of Los Angeles and you may be talking to Tori — an artificially intelligent voice assistant that will take your order and send it to the line cooks.

"It doesn't call sick," said Amir Siddiqui, whose family installed the AI voice at its Arby's franchise this year in Ontario, Calif. "It doesn't get corona. And the reliability of it is great."

The pandemic didn't just threaten Americans' health when it slammed the U.S. in 2020 — it may also have posed a long-term threat to many of their jobs. Faced with worker shortages and higher labor costs, companies are starting to automate service sector jobs that economists once considered safe, assuming that machines couldn't easily provide the human contact they believed customers would demand.

Improvements in robot technology allow machines to do many tasks that previously required people — tossing pizza dough, transporting hospital linens, inspecting gauges, sorting goods. The pandemic accelerated their adoption. Robots, after all, can't get sick or spread disease. Nor do they request time off to handle unexpected childcare emergencies.

The consequences could fall most heavily on the less-educated women who disproportionately occupy the low- and mid-wage jobs most exposed to automation — and to viral infections. Those jobs include salesclerks, administrative assistants, cashiers and aides in hospitals and those who take care of the sick and elderly.

Employers seem eager to bring on the machines. A survey last year by the non-profit World Economic Forum found that 43% of companies planned to reduce their workforce as a result of new technology. Since the second quarter of 2020, business investment in equipment has grown



A diner at Bartoco uses their app to order an item off the menu, at the restaurant in Arlington, Va.

26%, more than twice as fast as the overall economy.

The fastest growth is expected in the roving machines that clean the floors of supermarkets, hospitals and warehouses, according to the International Federation of Robotics, a trade

group. The same group also expects an uptick in sales of robots that provide shoppers with information or deliver room service orders in hotels.

Restaurants have been among the most visible robot adopters. In late August,

for instance, the salad chain Sweetgreen announced it was buying kitchen robotics startup Spyce, which makes a machine that cooks up vegetables and grains and spoons them into bowls.

Scott Lawton, CEO of the Arlington, Virginia-based restaurant chain Bartoco,

was having trouble last fall getting servers to return to his restaurants when they reopened during the pandemic.

So he decided to do without them. With the help of a software firm, his company developed an online ordering and payment system customers

could use over their phones. Diners now simply scan a barcode at the center of each table to access a

menu and order their food without waiting for a server. Workers bring food and drinks to their tables. And

when they're done eating, customers pay over their phones and leave.

FAIR OAKS

LEASING 1 AND 2 BEDROOMS
29300 S DIXIE HWY
HOMESTEAD FL 33033

Contact # 305-246-5113

Temp. leasing office located at 14301 SW 258 Lane, Homestead, FL 33032.

This institution is an Equal Opportunity Provider and Employer.



CITY OF OPA-LOCKA REQUEST FOR PROPOSALS RFP NO: 21-0929200 Removal of Underground Storage Tank

Sealed Proposals for Agent of Record for Employee Benefit Programs will be received by the City of Opa-locka at the Office of the City Clerk, 780 Fisherman St. 4th Floor, Opa-locka, Florida 33054, **Wednesday, September 29, 2021 by 2:00 p.m.** Any RFP Package received after the designated closing time will be returned unopened. The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

An original and six (6) copies for a total of seven (7) plus 1 copy of the Proposal package on USB Flash Drive in PDF format shall be submitted in sealed envelopes/packages addressed to the City Clerk, City of Opa-locka, Florida, and marked **RFP for Removal of Underground Storage Tank**.

Proposers desiring information for use in preparing proposals may obtain a set of such documents by visiting the City's website at www.opalocka.gov or www.demandstar.com.

The City reserves the right to accept or reject any and all proposals and to waive any technicalities or irregularities therein. The City further reserves the right to award the contract to that proposer whose proposal best complies with the **RFP NO: 21-0929200** requirements. Proposers may not withdraw their proposal for a period of ninety (90) days from the date set for the opening thereof.

Mandatory pre-bid meeting will be held on Tuesday, **September 14, 2021 at 11:00 a.m.** at 780 Fisherman Street, Ste. 220, Opa-locka, FL 33054 AND via zoom. To participate by Zoom please use the call in information listed below:

<https://us02web.zoom.us/j/82522512459?pwd=MHV3L3pnZy9CY2RQNm1dZjR21TQT09>
Meeting ID: 825 2251 2459
Passcode: 780777
One tap mobile
+13017150592, 82522512459#...; *780777# US (Washington DC)
+13126268799, 82522512459#...; *780777# US (Chicago)
Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)

Joanna Flores, CMC
City Clerk

CITY OF MIAMI, FLORIDA NOTICE OF PUBLIC HEARING

A public hearing will be held by the City Commission of the City of Miami, Florida on Monday, September 13, 2021 at 9:00 a.m., in the City Commission Chambers at City Hall, 3500 Pan American Drive, Miami, Florida 33133, for the purpose of waiving the requirements for the purposes of accepting a gift of thirty percent (30%) of the generated revenue from a cryptocurrency called MiamiCoin, from CityCoins Inc. ("CityCoins"), a Delaware not for profit organization, and in partnership with the CityCoins Foundation, located at 5101 Santa Monica Boulevard, Ste 8 PMB 540, Los Angeles, CA 90029.

Inquiries from other potential vendors who feel that they might be able to satisfy the City's requirements for this item you may contact Annie Perez, CFPD, Director of Procurement/Chief Procurement Officer, at the City of Miami Procurement Department at (305) 416-1910.

The Miami City Commission requests all interested parties be present or represented at the meeting and may be heard with respect to any proposition before the City Commission in which the City Commission may take action. Should any person desire to appeal any decision of the City Commission with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (305) 250-5361 (Voice) no later than five (5) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than five (5) business days prior to the proceeding.



Todd B. Hannon
City Clerk

Ad No. 36437

CITY OF MIAMI, FLORIDA NOTICE OF PUBLIC HEARING

The Miami City Commission will hold a Public Hearing on Monday, September 13, 2021 at 9:00 A.M., to consider the award of a contract to the not-for-profit company listed below through Anti-Poverty grant funds from the District 5's share of the City of Miami's Anti-Poverty Initiative Program to Multi-Ethnic Youth Group Association, Inc., and to consider the City Manager's recommendations and finding that competitive negotiation methods are not practicable or advantageous regarding these issues:

- Multi-Ethnic Youth Group Association, Inc. — MEYGA's Emphasizing Year-round Growth and Achievement

Inquiries regarding this notice may be addressed to Malissa T. Sutherland, Administrative Assistant II, Office of Grants Administration, at (305) 416-1005.

This action is being considered pursuant to Section 18-85 (A) of the Code of the City of Miami, Florida as amended (the "Code"). The recommendations and findings to be considered in this matter are set forth in the proposed resolution and in Code Section 18-85 (A), which are deemed to be incorporated by reference herein and are available as with the regularly scheduled City Commission meeting of Monday, September 13, 2021 at Miami City Hall, 3500 Pan American Drive, Miami, Florida.

The Miami City Commission requests all interested parties be present or represented at the meeting and may be heard with respect to any proposition before the City Commission in which the City Commission may take action. Should any person desire to appeal any decision of the City Commission with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (305) 250-5361 (Voice) no later than five (5) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than five (5) business days prior to the proceeding.



Todd B. Hannon
City Clerk

#36439



**CITY OF OPA-LOCKA
CERTIFICATION**

**REQUEST FOR PROPOSALS
RFP No. 21-0929200**

REMOVAL OF UNDERGROUND STORAGE TANK

I, Joanna Flores, City Clerk of the City of Opa-locka, Florida, do hereby certify that proposal(s) were received and opened at the Opa-locka Municipal Complex, 780 Fisherman Street, 4th Floor, Opa-locka, Florida, at 2:08 p.m. this 6th day of October, 2021.

PROPOSAL(S) RECEIVED

NAME/ADDRESS

LUMP SUM PRICE

1. Gulfstream Petroleum Services, Inc.
936 SW 1 Avenue, #439
Miami, FL 33130
Contact: Mark Watson, President
Tele: (305) 281-7240
Email: Mark@gpsfuel.com

Public Works Dept.
\$59,400.00

Police Station
\$45,800.00

2. Lutz Petroleum Equipment Installations, Inc.
2351 N Powerline Road
Pompano Beach, FL 33069
Contact: Keven Moore, Operations Manager
Tele: (954) 971-5222
Cell: (954) 444-3066
Email: lutzpei@lutztanks.com

Public Works Dept.
\$67,250.00

Police Station
\$54,625.00

I further certify that sealed proposal(s) were submitted and properly opened in the presence of the following:

Sha'mecca Lawson
Executive Assistant to the City Manager
City of Opa-locka

Joanna Flores, CMC
City Clerk

EVALUATION FORM

RFP No. 21-0929200
Removal of Underground Storage Tank

By signing this form as an Evaluator, I certify that I have no conflict of interest.

Reviewer Name:

CARLOS GONZALEZ

Date:

10-13-21

Signature:



Firm Name:

GULFSTREAM

Evaluation

Criterion	Rating
Experience and Qualifications	<u>5</u>
Quality of Service	<u>4</u>
Proposed Fee	<u>4</u>

Notes:

- 16 yrs. in business (2005).
- Contractor has done many jobs similar to this one.
- Very good project approach.

Firm Name:

LUTZ PETROLEUM EQUIP.

Evaluation

Criterion	Rating
Experience and Qualifications	<u>5</u>
Quality of Service	<u>4</u>
Proposed Fee	<u>3</u>

Notes:

- 36 yrs. in business (1985)
- Has done many projects like this one.
- Experienced personnel.

Firm Name:

Evaluation

Criterion	Rating
Experience and Qualifications	
Quality of Service	
Proposed Fee	

Notes:

EVALUATION FORM

RFP No. 21-0929200
Removal of Underground Storage Tank

By signing this form as an Evaluator, I certify that I have no conflict of interest.

Reviewer Name:

GERALD LEE

Date:

10/13/21

Signature:

Firm Name:

GULFSTREAM PETROLEUM SERVICES, INC.

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	4
Quality of Service	4
Proposed Fee	4

2005 - Present

105,200

Firm Name:

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	5
Quality of Service	4
Proposed Fee	2

1985 - Present

121,875

Firm Name:

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	
Quality of Service	
Proposed Fee	

EVALUATION FORM

RFP No. 21-0929200
Removal of Underground Storage Tank

By signing this form as an Evaluator, I certify that I have no conflict of interest.

Reviewer Name:

King Leonard

Date:

10/13/21

Signature:



Firm Name:

GulfStream Petroleum Services Inc

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	4
Quality of Service	4
Proposed Fee	4

Firm Name:

Lutz Petroleum Equipment Installations Inc

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	4
Quality of Service	4
Proposed Fee	3

Firm Name:

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	
Quality of Service	
Proposed Fee	

EVALUATION FORM

RFP No. 21-0929200
Removal of Underground Storage Tank

By signing this form as an Evaluator, I certify that I have no conflict of interest.

Reviewer Name:

Nelson Rodriguez

Date:

10-13-21

Signature:

[Signature]

Firm Name:

Gulfstream Petroleum Services, Inc

Evaluation

Criterion	Rating
Experience and Qualifications	5
Quality of Service	5
Proposed Fee	5

Notes:

Qualified both public & private sector clear
 cost w/ detail if soil is contaminated.

Firm Name:

Lotz Petroleum Equipment Installations, Inc

Evaluation

Criterion	Rating
Experience and Qualifications	5
Quality of Service	5
Proposed Fee	4

Notes:

Qualified with details. Price was somewhat
 high. All costs detailed along with contaminated soil.

Firm Name:

Evaluation

Criterion	Rating
Experience and Qualifications	
Quality of Service	
Proposed Fee	

Notes:

EVALUATION FORM

RFP No. 21-0929200
Removal of Underground Storage Tank

By signing this form as an Evaluator, I certify that I have no conflict of interest.

Reviewer Name:

Arshad Vigar

Date:

10/13/21

Signature:

[Signature]

Firm Name:

Gulfstream Petroleum Services Inc.

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	5
Quality of Service	4
Proposed Fee	4

Firm Name:

Lutz Petroleum Equipment Installations Inc

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	5
Quality of Service	5
Proposed Fee	3

Firm Name:

Evaluation

Notes:

Criterion	Rating
Experience and Qualifications	
Quality of Service	
Proposed Fee	



GULFSTREAM

PETROLEUM SERVICES, INC.

City of Opa-Locka

RFP No: 21-0929200

Removal of Underground Storage Tanks

Gulfstream Petroleum Services Inc.
936 SW 1 Ave #439
Miami, Fl. 33130
(305) 281-7240
Contact Person: Mark Watson Mark@gpsfuel.com

Table of Contents

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8. Additional Forms	Page 9

Letter of Transmittal

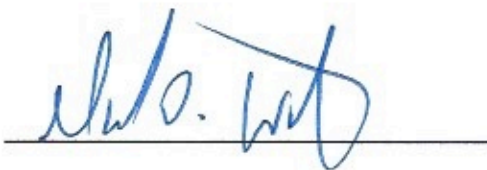
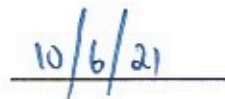
Gulfstream Petroleum Services Inc. fully understands the City of Opa-Locka's request for the fuel tank removal at both the Public Works and Police Station facilities. We have done a site visit and reviewed the bid documents. As a petroleum tank contractor with over 15 years experience we have completed numerous tank removals for both private and public entities in Florida and this project doesn't pose any abnormal exceptions.

Authorized Personnel to represent Gulfstream Petroleum Services Inc.

Mark Watson, President
936 SW 1 Ave #439
Miami, Fl. 33130
305-281-7240

John Watson, Project Manager
936 SW 1 Ave #439
Miami, Fl. 33130
305-986-5639

I, Mark Watson, President of Gulfstream Petroleum Services Inc. certify the contents of this response to The City of Opa-Locka's request for proposal.

A handwritten signature in blue ink, appearing to read "Mark Watson", is written over a horizontal line.A handwritten date "10/6/21" in blue ink is written over a horizontal line.

General Information

Name of Business: Gulfstream Petroleum Services Inc.

Address: 936 SW 1 Ave #439 Miami, FL 33130

Phone Number: 305-281-7240

N/A

Normal Business Hours: 7:00 am – 4:00 pm

Local business incorporated in Florida

Date and location of Incorporation: May 25, 2005 Florida

Local Office & Number of Employees: 936 SW 1 Ave #439 Miami, FL 33130.
Eight employees

Not a parent company

State of Florida License # PCC1256785 (see attached)

Project Approach

Gulfstream Petroleum Services Inc. will mobilize to the site and conduct a survey to establish a work area, staging area and exclusion area. Safety fencing will be used to keep the exclusion area free of unauthorized people and vehicles.

Once work has begun, only authorized people will be allowed into the area. All parties who need job related information will be kept in the loop via phone call and email. Any changes to the schedule or scope of work will be agreed upon and confirmed via email. Any change resulting in a change order to the contract sum will be done so via change order proposal and written agreement.

Once tank excavation is complete and UST's are removed from excavation, we will conduct with the City of Opa-Locka, Miami-Dade County DERM and the environmental consultants all inspections, sampling and witness UST condition.

After agreement by all parties on the condition of excavation soil and groundwater and approved, the excavation will be backfilled to grade with clean fill and compacted to required density. Asphalt will be replaced as required.

TCAR will be completed by environmental consultant and submitted to DERM for review and approval. A copy will also be sent to the owner for their records. DERM's review letter will be sent to the owner as well when issued.

Experience and Qualifications

Gulfstream Petroleum Services Inc. has been in business since 2005. We have performed hundreds of tank removals and installations throughout the State of Florida. Some of our customers include: Miami-Dade County, City of Plantation, South Broward Drainage District, South Florida Water Management, Seminole Tribe of Florida, Baptist Health, US Coast Guard as well as numerous general contractors. Gulfstream Petroleum Services Inc. prides itself on providing successful turnkey petroleum storage solutions to our clients.

Current and Relevant Projects

South Broward Drainage District S-1 Fuel Tank Replacement

Remove one 8,000 gallon AST and Install one 8,000 gallon AST and associated concrete slab and piping.

Kevin Hart District Director

954-680-3337

Kevin@sbdd.org

Marathon 17th St Causeway Fuel Tank Removal

Remove two 12,000 gallon UST's and backfill to grade

Daniela Trudel

EVP, CFO Robert Finvarb Companies

305-866-7555 ext. 014

Daniela@finvarb.com

Miami-Dade County Parks and Recreation Black Point Marina Tank Removal

Remove two 12,000 gallon UST, backfill, replace asphalt and conduct environmental TCAR

David Leyva Construction Mgr.

305-596-4460 ext. 5001273

David.Leyva@miamidade.gov

See attached Mark Watson Resume

Schedule

Prep site and removal of asphalt	1 day
Excavate UST's and stockpile	2 days
Sampling and Inspections	1 day
Backfill with clean fill and compact	2 days
New asphalt	1 day
Clean up site	1 day

Pricing Services

Hourly Fees: 65/hr Labor

85/hr Supervisor

Materials: Cost plus 20% mark up

References

Marathon 17th St Causeway Fuel Tank Removal
Remove two 12,000 gallon UST's and backfill to grade
Daniela Trudel
EVP, CFO Robert Finvarb Companies
305-866-7555 ext. 014
Daniela@finvarb.com

Miami-Dade County Parks and Recreation Black Point Marina Tank Removal
Remove two 12,000 gallon UST, backfill, replace asphalt and conduct
environmental TCAR
David Leyva Construction Mgr.
305-596-4460 ext. 5001273
David.Leyva@miamidade.gov

Miami Jewish Health Fuel Tank Replacement
Remove existing 2,000 gallon UST and install new 2,000 gallon AST,
equipment and fuel piping
George Talledo
305-762-1461
GTalledo@miamijewishhealth.org

Additional Forms

See attached:

Proposer Qualifications Form

Resume

State License & County Tax Receipt

Price Proposal Forms (2) – Public Works and Police Station

Debarment Form

Drug-Free Workplace Form

Non-Collusion Affidavit

Non-Discrimination Affidavit

E-Verify

Addendums 1-6



RFP NO. 21-0929200

REMOVAL OF UNDERGROUND STORAGE TANK

PROPOSER QUALIFICATIONS

The Proposer, as a result of this proposal, MUST hold a County and/or Municipal Contractor's Occupational License in the area of their fixed business location. The following information MUST be completed and submitted with the proposal to be considered:

1. Legal Name and Address:

Name: Wulfstern Petroleum Services Inc.

Address: 936 SW 1 Ave #439

City, State, Zip: Miami FL 33130 Phone/Fax: 305-281-7240

2. Check One: Corporation ☒ Partnership ☐ Individual ☐

3. If Corporation, state:

Date of Incorporation: 5/25/05 State in which Incorporated: FL

4. If an out-of-state Corporation, currently authorized to do business in Florida, give date of such authorization: N/A

5. Name and Title of Principal Officers

Date Elected:

Mark Wilson President

5/25/05

6. The length of time in business: 16 years

7. The length of time (continuous) in business as a service organization in Florida: 16 years

8. Provide a list of at least three commercial or government references that the bidder has supplied service/commodities meeting the requirements of the City of Opa-locka specification, during the last twenty-four months.

9. A copy of County and/or Municipal Occupational License(s)

Note: Information requested herein and submitted by the proposers will be analyzed by the City of Opa-locka and will be a factor considered in awarding any resulting contract. The purpose is to insure that the Contractors, in the sole opinion of the City of Opa-locka, can sufficiently and efficiently perform all the required services in a timely and satisfactory manner as will be required by the subject contract. If there are any terms and/or conditions that are in conflict, the most stringent requirement shall apply.

Mark Watson

Objective Contractor Qualification

Experience :

Petroleum Technical Services 1993-1998

Began working at PTS as a pipefitter. Moved on to heavy equipment operator and project manager.

Palmetto Middle School 1998-2004

Taught Industrial Arts

Miami Dade Fire Rescue 2004-Current

Firefighter and Paramedic

Front Line Environmental 2007-2012

Company qualifier. Handle all permitting and plans. Project Manager

Gulfstream Petroleum Services 2005-Current

Owner and President. Oversee all day to day operations, business management, project scheduling and completion.

Education:

Miami Dade College 1993-1995

Appalachian State University BS 1995-1998

Skills:

Completed Stephen Covey Leadership Seminar

Microsoft Word/Excel

Quickbooks

PCC1256785

Paramedic

Firefighter



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE POLLUTANT STORAGE SYSTEMS CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WATSON, MARK DOUGLAS

GULFSTREAM PETROLEUM SERVICES INC.

936 SW 1ST AVE

439

MIAMI

FL 33130

LICENSE NUMBER: PCC1256785

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY

6993464

BUSINESS NAME/LOCATION
GULFSTREAM PETROLEUM
SERVICES INC
936 SW 1ST AVE 439
MIAMI, FL 33130

RECEIPT NO.

RENEWAL
7269004



OWNER
GULFSTREAM PETROLEUM
SERVICES INC
C/O MARK WATSON
Worker(s) 1

SEC. TYPE OF BUSINESS

196 SPEC MECHANICAL
CONTRACTOR
PCC1256785

**PAYMENT RECEIVED
BY TAX COLLECTOR**

45.00 07/26/2021
INT-21-351816

LBT

EXPIRES
SEPTEMBER 30, 2022

Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit www.miamidade.gov/taxcollector





RFP NO: 21-0929200

PRICE PROPOSAL FORM

REMOVAL OF UNDERGROUND STORAGE TANK

PUBLIC WORKS DEPARTMENT 12950 NW 42nd Avenue, Opa-locka, Florida 33054

PROPONENT understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the CITY changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, superintendence and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: \$ 59,400.⁰⁰

SUBMITTED
THIS

6

DAY OF

October

2021.

BID SUBMITTED BY:

Gulfstream Petroleum Services Inc.

305-281-7240

Company

Telephone Number

Mark D. Watson

Name of Person Authorized to Submit
Bid

Fax Number

[Signature]

Mark@GPSfuel.com

Signature

Email Address

President

Title

contaminated soil: removal, Loading & Disposal
\$94.00/Ton



RFP NO: 21-0929200

PRICE PROPOSAL FORM

REMOVAL OF UNDERGROUND STORAGE TANK
POLICE STATION 2495 Ali-Baba Avenue, Opa-locka, Florida 33054

PROPONENT understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the CITY changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, superintendence and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: \$ 45,800.00

SUBMITTED
THIS

6 DAY OF October 2021.

BID SUBMITTED BY:

Gulfstream Petroleum Services Inc. 305-281-7240

Company

Telephone Number

Mark D. Watson
Name of Person Authorized to Submit
Bid

Fax Number

Mark D. Watson
Signature

Mark@GPSFUEL.com
Email Address

PRESIDENT
Title

contaminated soil: removal, Loading & disposal:
\$ 94.00/Ton



CITY OF OPA-LOCKA

CERTIFICATION REGARDING DEBARMENT, SUSPENSION PROPOSED DEBARMENT AND OTHER MATTERS OF RESPONSIBILITY

1. The Proposer certifies, to the best of its knowledge and belief, that the Proposer and/or any of its Principals:

A. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency.

B. Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

C. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 1-B of this provision.

2. The Proposer has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any City, State or Federal agency.

A. "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject to Prosecution Under Section 1001, Title 18, United States Code.

B. The Proposer shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Proposer learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

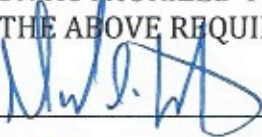
C. A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Proposer's responsibility. Failure of the Proposer to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Proposer non-responsive.

D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Proposer is not required to exceed

that which is normally possessed by a prudent person in the ordinary course of business dealings.

E. The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Proposer knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Signature 

Printed Name Mark D. Watson



**CITY OF OPA-LOCKA
RFP NO. 21-0929200**

DRUG-FREE WORKPLACE CERTIFICATION FORM

Whenever two (2) or more bids/proposals, which are equal with respect to price, quality, and service, are received by the CITY OF OPA-LOCKA for the procurement of commodities or contractual services, a bid/proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of controlled substances is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in number (1).
4. In the statement specified in number (1), notify the employees that as a condition for working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction on or plea of guilty or no contest to any violation of Chapter 893, Florida Statutes or of any controlled substance law of the United States or any singular state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

This Certification is submitted by Mark D. Watson the
(Name)
President of Gulfstream Petroleum Services Inc.
(Title/Position) (Company)

who does hereby certify that said Company has implemented a drug-free workplace program, which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

Date

10/6/21

Signature

Mark D. Watson



CITY OF OPA-LOCKA
NON-COLLUSION AFFIDAVIT

STATE OF FLORIDA - COUNTY OF MIAMI DADE

Mark D. Watson being first duly sworn, deposes and says that:

- (1) He/She/They is/are the President
(Owner, Partner, Officer, Representative or Agent) of
Gulfstream Petroleum Services Inc. the PROPONENT that has submitted the attached proposal;
- (2) He/She/They is/are fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
- (3) Such Proposal is genuine and is not a collusive or sham Proposal;
- (4) Neither the said PROPONENT nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other PROPONENT, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from Proposing in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any PROPONENT, firm, or person to fix any overhead, profit, or cost elements of the Proposal or of any other PROPONENT, or to fix any overhead, profit, or cost elements of the Proposed Price or the Proposed Price of any other PROPONENT, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;
- (5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the PROPONENT or any other of its agents, representatives, owners, employees or parties of interest, including this affiant.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Witness

By: [Signature]
Signature

Mark D. Watson President
Print Name and Title



NON-DISCRIMINATION AFFIDAVIT

I, the undersigned, hereby duly sworn, depose and say that the organization, business or entity represented herein shall not discriminate against any person in its operations, activities or delivery of services under any agreement it enters into with the City of Opa-locka. The same shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

By: [Signature]

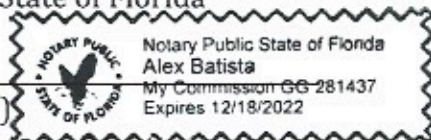
Title: President

Sworn and subscribed before this

10 day of OCTOBER, 2021

[Signature]
Notary Public, State of Florida

(Printed Name)



My commission expires: _____



E-VERIFY

Effective January 1, 2021, public and private employers, contractors and subcontractors will be required to register with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub-vendors/sub-consultants/sub-contractors) assigned by Vendor/Consultant/ Contractor to perform work pursuant to the contract with the Department. The Vendor /Consultant/ Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City; and

By entering into a Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If t contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor acknowledges it is liable to the City for any additional costs as a result of termination of the contract due to Contractor's failure to comply with the provisions herein.



E-VERIFY FORM

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub-vendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Opa-locka; and

Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name: Gulfstream Petroleum Services Inc.

Authorized Signature: [Signature]

Print Name: Mark D. Watson

Title: President

Date: 10/6/21



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-01

A site visit will be held on Tuesday, September 21, 2021 at 10:00 a.m. The Site Visit will be held at the City of Opa-locka Public Works Department located at 12950 NW 42nd Avenue, Opa-locka, FL 33054.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-02

Please see responses to all questions asked to date:

1. I would like to request a planholders or bidders list?
Please see the attachment

CITY OF OPA-LOCKA

RFP NO: 21-0929200 REMOVAL OF UNDERGROUND STORAGE TANK

SEPTEMBER 14, 2021 @ 11:00 A.M.

MANDATORY PRE-BID MEETING

THE MUNICIPAL COMPLEX, 780 FISHERMAN STREET, STE. 220, OPA-LOCKA, FL 33054

NAME	COMPANY NAME	EMAIL	PHONE #
Sha'mecca Lawson	City of Opa-locka	slawson@opalockafl.gov	305-953-2821
Ulises Munoz	Aim Construction Management	aimconstructionmgt@gmail.com	305-970-9925
Mark Watson	Gulfstream Petroleum Services	mark@gpsfuel.com	305-281-7240
Sal Caccamo	Lutz Petroleum	stulutz@bellsouth.net	954-444-3066
Airia Austin	City of Opa-locka	aaustin@opalockafl.gov	305-321-2595
Andrey Bannerman	The Bannerman Group	thebannermangroup@gmail.com	305-216-4215
Roberto Treto	The Stout Group	rtreto@thestoutgroup.com	786-452-1481

CITY OF OPA-LOCKA

RFP NO: 21-0929200 REMOVAL OF UNDERGROUND STORAGE TANK

SEPTEMBER 21, 2021 @ 10:00 A.M.

CITY OF OPA-LOCKA POLICE WORKS DEPARTMENT - 12950 NW 42ND AVENUE, OPA-LOCKA, FL 33054

SITE VISIT

NAME	COMPANY NAME	EMAIL	PHONE #
Shameela Lawson Ches Moore	City of Opa-locka	Shawson@opalocka.fl.gov	305-953-2821
John Watson	Aim Construction Petroleum Services	aimconstruction@aimgroup.com	305 976-9775
Karin Moore	Lutz P.E.I. Inc	John@GTSFuel.com	305 986 5639
Azkeia Austin	CITY OF OPA-LOCKA	lutze@lutztanks.com	954-444-3066
Andre Dannerman	The Dannerman Group, Inc	Austin@opalocka.fl.gov	305 321-2595
King Leonard	PM	thedannermangroup@gmail.com	305 216-4615
			305-525 431



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-03

Please see responses to all questions asked to date:

1. Are the two sites to be bid independently or combined?
The two sites should be bided independently. Price proposals are attached to include the Police Station.
2. Is there a bonding threshold?
The threshold requiring bonding is \$200,000.
3. At the Police Station, is asphalt paving required after the tank removal since the building is to be demolished?
The work site should be backfilled and compacted; no asphalt work will be required.
4. Should we include line item pricing for the removal, loading and disposal of contaminated soil along with clean fill?
Line-item pricing should be specified for the removal, loading, and disposal of contaminated material.
5. Is the contractor responsible for the Tank Closure Report, sampling and lab analysis?
The contractor will be responsible for tank closure report for both sites, including sampling and lab analysis.
6. Please confirm the scope of work at the Police Station.
Scope of work for the former police station site located at 2495 Ali-Baba Avenue.

**Additional Scope of Service for fuel tank removal at the Police Station
2495 Ali-Baba Avenue.**

- Remove two (2) approximately 4,000-gallon underground storage tanks, type unknown.
- Remove two associated fuel dispensers.
- Remove one (1) approximately 1,000-gallon underground storage tank, type unknown.
- Remove one associated fuel dispenser.
- Remove two (2) approximately 280-gallon aboveground storage tanks.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-04

Please see responses to all questions asked to date:

1. Is there any liquid contents in the tanks at the police station site, mainly the three underground tanks. As they will have to be pumped out prior to removal.
All three tanks at the Police Station are filled with water.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-05

Due to the large volume of questions the deadline to submit proposals have changed.

Please see the date below:

Date changed from September 29, 2021 at 2:00 p.m. to October 6, 2021 at 2:00 p.m.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-06

Please see responses to all questions asked to date:

1. Addendum # 03 states that the two sites should be bided independently. Is it the intention to award the project to the overall aggregate total price for the two sites, or is each site to be awarded independently and will be both sites be awarded.

The two sites will be awarded independently, please bid these projects independently of each other.

City of Opa-locka

RFP: 21-0929200

Request For Proposal

Removal of Underground Storage Tank

Lutz Petroleum Equipment Installations, Inc.

2351 N Powerline Rd.

Pompano Beach, Fl. 33069

(954) 971-5222

Kevin Moore

(954) 444-3066

September 24, 2021



RFP NO: 21-0929200

PRICE PROPOSAL FORM

REMOVAL OF UNDERGROUND STORAGE TANK

PUBLIC WORKS DEPARTMENT 12950 NW 42nd Avenue, Opa-locka, Florida 33054

PROPONENT understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the CITY changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, superintendence and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: \$ 67,250.00

SUBMITTED
THIS

28

DAY OF September

2021.

BID SUBMITTED BY:

Lutz Petroleum Equipment Installations, Inc

(954) 971-5222

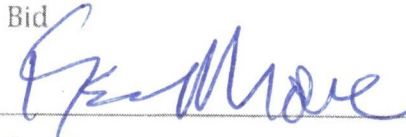
Company

Telephone Number

Kevin Moore

Name of Person Authorized to Submit
Bid

Fax Number



Signature

lutzpei@lutztanks.com

Email Address

Operations Manager

Title



RFP NO: 21-0929200

PRICE PROPOSAL FORM

REMOVAL OF UNDERGROUND STORAGE TANK
POLICE STATION 2495 Ali-Baba Avenue, Opa-locka, Florida 33054

PROPONENT understands and agrees that the Contract Price is the lump sum to furnish and install all of the Work complete in place. Vendor's price will not be adjusted unless the CITY changes the scope of the Project after the Contract Date.

As such, the Vendor shall furnish all labor, materials, equipment, tools, superintendence and services necessary to provide a complete, in place Project for the Proposed Price of:

LUMP SUM PRICE: \$ 54,625.00

SUBMITTED
THIS

28

DAY OF September

2021.

BID SUBMITTED BY:

Lutz Petroleum Equipment Installations, Inc

(954) 971-5222

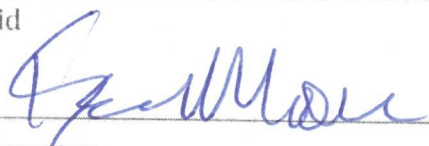
Company

Telephone Number

Kevin Moore

Name of Person Authorized to Submit
Bid

Fax Number

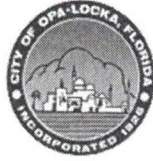

Signature

lutzpei@lutztanks.com

Email Address

Operations Manager

Title



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-01

A site visit will be held on Tuesday, September 21, 2021 at 10:00 a.m. The Site Visit will be held at the City of Opa-locka Public Works Department located at 12950 NW 42nd Avenue, Opa-locka, FL 33054.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-02

Please see responses to all questions asked to date:

1. I would like to request a planholders or bidders list?
Please see the attachment

CITY OF OPA-LOCKA

RFP NO: 21-0929200 REMOVAL OF UNDERGROUND STORAGE TANK

SEPTEMBER 14, 2021 @ 11:00 A.M.

MANDATORY PRE-BID MEETING

THE MUNICIPAL COMPLEX, 780 FISHERMAN STREET, STE. 220, OPA-LOCKA, FL 33054

NAME	COMPANY NAME	EMAIL	PHONE #
Sha'mecca Lawson	City of Opa-locka	slawson@opalockafl.gov	305-953-2821
Ulises Munoz	Aim Construction Management	aimconstructionmgt@gmail.com	305-970-9925
Mark Watson	Gulfstream Petroleum Services	mark@gpsfuel.com	305-281-7240
Sal Caccamo	Lutz Petroleum	stulutz@bellsouth.net	954-444-3066
Airia Austin	City of Opa-locka	aaustin@opalockafl.gov	305-321-2595
Andrey Bannerman	The Bannerman Group	thebannermangroup@gmail.com	305-216-4215
Roberto Treto	The Stout Group	rtreto@thestoutgroup.com	786-452-1481

CITY OF OPA-LOCKA

RFP NO: 21-0929200 REMOVAL OF UNDERGROUND STORAGE TANK

SEPTEMBER 21, 2021 @ 10:00 A.M.

CITY OF OPA-LOCKA POLICE WORKS DEPARTMENT - 12950 NW 42ND AVENUE, OPA-LOCKA, FL 33054

SITE VISIT

NAME	COMPANY NAME	EMAIL	PHONE #
Shamecca Lawson - Ulises Moron Ullis	City of Opa-locka aim construction	Slawson@opalockafl.gov aimconstructionmgt@gmail.com	305-953-2821 305 976-9925
JOHN WATSON	GUTSTREIN PETROCEM SERVICES	JOHN@GPS702.COM	305 986 5639
Kevin Moore	Lutz P.E.I. INC	lutzpeie@lutztanks.com	954-444-3066
ALBERTA AUSSEN	CITY OF OPA-LOCKA	ALYSSA@ OPALOCKAFL.GOV	305-321-2595
Andre Dannerman	The Dannerman Group, Inc	thedannermangroup@gmail.com	305-216-4215
King Leonard	PW		305-528-4338



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-03

Please see responses to all questions asked to date:

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Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-04

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Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-05

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Please see the date below:

Date changed from September 29, 2021 at 2:00 p.m. to October 6, 2021 at 2:00 p.m.



Removal of Underground Storage Tank

RFP#21-0929200

ADDENDUM-06

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The two sites will be awarded independently, please bid these projects independently of each other.

1	Table of Contents
2	Letter of Transmittal
3	General Information
4	Project Approach
5	Experience and Qualifications
6	Schedule
7	Pricing of Services
8	References
9	Additional Forms
10	

Letter of Transmittal

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

2351 N Powerline Rd. * Pompano Beach * Florida 33069 * (954) 971-5222 *

*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping*

*Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

To The City of Opa-locka,

It is our understanding that the city of Opa-locka is requesting proposals to remove the underground storage tanks, associated piping and dispensers at the Public Works Facility located at 12950 NW 42 Ave. and the Police Station located at 2495 Ali Baba Ave. in Opa-locka. We are submitting a brief documentation demonstrating our capabilities and experience, and invite your careful review as we are confident in our ability to fulfill the requirements of the project. Lutz Petroleum is a State of Florida Certified Pollutant Storage Contractor and has earned a reputation for quality, responsiveness, and cost-effective solutions for our clients.

Authorized Representatives of Lutz Petroleum Equipment Installations

Stuart Lutz, President
PCC 045027
10472 Lake Vista Circle
Boca Raton, Fl. 33498

Henry Lutz, Vice President
PCC 045036
2020 Clinton St.
Linden, NJ 07036

Kevin Moore, Operations Manager
CBC 1256127
16078 128 Trail N
Jupiter, Fl. 33478

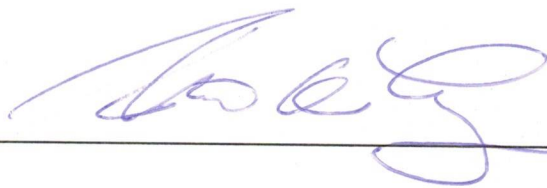
LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

2351 N Powerline Rd. * Pompano Beach * Florida 33069 * (954) 971-5222 *

*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping*

*Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

I hereby certify the contents of the proposal submitted by Lutz Petroleum
Equipment Installations, Inc. to the City of Opa-locka, Florida in response to RFP
21-0929200, Removal of Underground Storage Tanks.



Stuart Lutz
President
Lutz Petroleum Equipment Installations, Inc.

General Information

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

2351 N Powerline Rd. * Pompano Beach * Florida 33069 * (954) 971-5222 *

*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping*

*Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

Lutz Petroleum Equipment Installations, Inc.

2351 N Powerline Rd.

Pompano Beach, Fl. 33069

(954) 971-5222 office

Stuart Lutz

(954) 444-9077

stulutz@bellsouth.net

Kevin Moore

(954) 444-3066

lutzpei@lutztanks.com

Tania Vignola

(863) 659-1290

accountingfl@lutztanks.com

Business Hours: 7:00 – 4:30

Lutz Petroleum Equipment Installations, Inc. is a local corporation organized under the laws of the State of Florida, filed on March 28, 1985.

Office is located at 2351 N Powerline Rd., Pompano Beach, Fl. 33069 and has 6 full time employees.

Lutz Petroleum Equipment Installations, Inc. is licensed by the State of Florida as a certified Pollutant Storage Systems Contractor. License #'s PCC 045027 & PCC 045036

Herbert Lutz & Co. is affiliated with Lutz Petroleum Equipment Installations, Inc. and is licensed by the State of Florida as a Certified Building Contractor. License # CBC 1256127



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE POLLUTANT STORAGE SYSTEMS CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LUTZ, STUART HARVEY

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.
2351 N POWERLINE RD.
POMPANO BEACH FL 33069

LICENSE NUMBER: PCC045027

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 - 954-831-4000

VALID OCTOBER 1, 2021 - THROUGH SEPTEMBER 30, 2022

DBA:
Business Name: LUTZ PETROLEUM EQUIP INSTL INC

Receipt #: 189-6166
Business Type: ALL OTHER TYPES CONTRACTOR
(POLLUTANT STORAGE SYS
CONTRACT)

Owner Name: LUTZ STUART H/QUAL
Business Location: 2351 N POWERLINE RD
POMPANO BEACH

Business Opened: 11/01/1985
State/County/Cert/Reg: PCC045027
Exemption Code:

Business Phone: 954-971-5222

Rooms

Seats

Employees

5

Machines

Professionals

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
27.00	0.00	0.00	0.00	0.00	0.00	27.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

LUTZ PETROLEUM EQUIP INSTL INC
2351 N POWERLINE RD
POMPANO BEACH, FL
33069-1208

Receipt #1CP-20-00007951
Paid 07/15/2021 27.00
07/14/2021 Effective Date

2021 - 2022

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

2351 N Powerline Rd. * Pompano Beach * Florida 33069 * (954) 971-5222 *

*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping*

*Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

Lutz Petroleum is a Construction and Pollutant Storage Installation company located in South Florida established in 1985, providing its customers with efficient, cost effective, quality service. All aspects of the company's operation, including storage tank removals and installation are performed with the highest regard for professionalism and integrity. Our list of current and past clients include Shell Oil Co., Exxon-Mobil, Texaco, Amoco / BP, Power Petroleum, Coral Petroleum, Broward County Transit, Broward County Schools, Palm Beach County Schools, Miami Dade County Schools along with numerous city and municipal agencies.

Qualified and experienced management and staff provide Lutz Petroleum a solid foundation to build upon. Our staff averages 30 years of experience in the pump and tank industry. Our employees have received installation training from the major manufactures of the industries products and components

Safety is paramount at Lutz. Each day begins with a tailgate meeting to go over the day's task and what is needed to complete those task safely, not only for those performing the task but for everyone at the site. Doing a job safely involves proper training. Our employees receive general construction safety training and annual safety training designed for the petroleum installations industry.

Safety, experience and quality separates Lutz from their competitors in providing cost effective solutions in the installation and removal of underground and aboveground fuel tanks.

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

2351 N Powerline Rd. * Pompano Beach * Florida 33069 * (954) 971-5222 *
*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping
 Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

Palm Beach County FD&O
 John Tierney
 (561) 233-0252

Underground Fuel Piping Replacement
 Regulatory Specialist
JTierney@pbcgov.org

Palm Beach County Fleet
 Teshana King
 (561) 233-4555

UST and Dispenser Sump Replacements
 Fuel systems Coordinator
TKing2@pbcgov.org

Chambliss Group
 Hunter Chambliss
 (954)938-7211

Overfill Spill Containment
 Owner
Hunter@ChamblissGroup.com

Palm Beach County Schools
 Anne Meador
 (561) 248-2427

Underground Lift Removal & Replacement
 Sr. environmental Specialist
Anne.Meador@palmbeachschools.org

Hunter Merchant Crane
 Barry Assad
 (954) 275-7345

Tank Closure
 Operations Manager
merchantcrane@gmail.com

City of Margate
 Denis Bross
 (954)975-3307

UST Improvements
 Fleet Service Manager
dbross@margatefl.com

Broward County Schools
 Luis Guedes
 (754) 321-4453

UST Improvements
 Supervisor
luis.n.guedes@browardschools.com

Hazen & Sawyer
 Diane McKinley
 (954) 987-0066

UST Removal & AST Installation
 Engineer
dmckinley@hazenandsawyer.com

Experience and Qualifications

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

2351 N Powerline Rd. * Pompano Beach * Florida 33069 * (954) 971-5222 *

*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping*

*Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

Lutz Petroleum Equipment Installations, Inc. has been continuously in operation for 36 years.

Lutz Petroleum Equipment Installations Inc. is licensed by the State of Florida as a certified Pollutant Storage Contractor. License numbers PCC 045027 and PCC 045036.

Resume attached for the following

Stuart Lutz
Henry Lutz
Kevin Moore

STUART H. LUTZ

EDUCATIONAL BACKGROUND:

Bachelor of Arts: Liberal Arts Studies, University of Baltimore, Baltimore, Maryland, 1973

PROFESSIONAL LICENSES, CERTIFICATIONS AND AFFILIATIONS:

Licensed Florida State Pollutant Storage Systems Specialty Contractor - License # PCC045027

Approved N.E.P.C.O. Spill clean-up Contractor

Petroleum Equipment Contractors Association - Representative to State of New Jersey for drafting of State Regulations and Licensing Act.

Petroleum Equipment Institute

NJDEPE Certified to perform UST Installations, Closures, Corrosion Specialist, and Subsurface Evaluations

UST Certification #G0000574

Licensed Weights and Measures Repairman, State of N.J.-10 years.

WORK EXPERIENCE:

May 1992 - Present:

Lutz Petroleum Equipment Installations Inc. 2300 NW 16th Street, Pompano Beach, FL 33069

President

June 1973 – May 1992

Herbert Lutz & Company, Inc., 2020 Clinton Street, Linden, New Jersey 07036

Vice President – Treasurer

Duties include administrative coordination of company operations including supervision of new construction, purchasing, bid evaluations and general coordination on company projects. Interact with clients and assist in hearings for new site approval and the obtaining of variances and permits.

Interact with legislative panels to help in the formation of regulations. Chief of Staff for the tank lining division. Chief Operating Officer of Lutz PEI, Inc. Founding partner of Lutz Environmental, H. Lutz Tank Lining and Lutz PEI, Inc.

PROFESSIONAL PRESENTATION:

Participated in P.A.C.E., the first North American Petroleum Equipment Seminar, held in Montreal in 1982. Attendance at several hydrocarbon recovery and assessment programs.

Conducted presentations specifically addressing damage control for leaking underground storage tanks at P.E.I. National Conventions from 1982 to present. Also conducted presentations before the National Corrosion Engineers at Stevens Institute in 1985. Sponsored a seminar on Petroleum Equipment Installations and Testing in South Florida in 1986; subjects covered included

hydrocarbon clean-up and site assessment.

HENRY J. LUTZ, ESQ.

EDUCATIONAL BACKGROUND:

LEGAL:

Juris Doctor Degree: University of San Diego School of Law, Alcalá Park, San Diego, CA, May 1986

UNDERGRADUATE:

Bachelor of Arts Degree: University of Miami, Coral Gables, Florida, May 1983

WORK EXPERIENCE:

June 1986 - Present

Herbert Lutz & Company, Inc., 2020 Clinton Street, Linden, New Jersey 07036
President/Chief Operating Officer.

Manages day to day operations

Lutz Petroleum Equipment Installations Inc.
2300 NW 16th Street, Pompano Beach, FL 33069
Vice Treasurer

PROFESSIONAL LICENSES, CERTIFICATIONS AND AFFILIATIONS:

Member Florida State Bar (By Exam)

Member New Jersey State Bar (By Exam)

Member California State Bar (By Exam)

Certified Petro-Tite Tank and Line Tester (By Exam)

Licensed Florida State Pollutant Storage Systems

Specialty Contractor - License #PCCO45036

NJDEPE Certified to perform UST Installations, Closures, Corrosion Specialist, and Subsurface Evaluations

UST Certification #GOOOO575

Petroleum Equipment Contractors Association

Petroleum Equipment Institute - License #PCCO45036

PROFESSIONAL PRESENTATION:

Appeared before Judicial Tribunals, Municipal Zoning and Planning Boards, and State Regulatory Commissions concerning issues pertinent to proper management of underground fuel storage facilities.

KEVIN M. MOORE

WORK EXPERIENCE:

- 2000 – Present Lutz P.E.I., Inc. – Pompano Beach, FL (Superintendent)
Direct supervision of field employees.
Make staffing decisions, i.e. formation of work teams, placement of teams, to meet established demands and deadlines.
Point of contact for customers requiring service.
New business and maintenance of existing accounts.
Liaison to Federal and State Agencies, i.e. Environment, State Departments of Weights and Measures.
Development of strong working relationships with Field Maintenance Supervisors, and Engineers of major Oil Companies.
Responsible for estimating incoming jobs to include materials and labor.
- 1992 – 2000 Lutz P.E.I., Inc. – Pompano Beach, FL (Foreman)
Direct customer contact in counter sales
Acted as liaison for other contractors on subcontracting assignments
Administered the Inventory Reconciliation Program in an effort to detect leakage problems and monitor fuel consumption.
Installed and provided technical support of computerized network pumping and communications systems, i.e. self service pumps, on-spot credit card authorization, etc.
Supervised work teams in successful completion of daily schedules.
- 1987 – 1992 James G. Walters Contractors – Tuxedo, Maryland (Superintendent)
1984 – 1987 James G. Walters Contractors – Tuxedo, Maryland (Foreman)

KEVIN M. MOORE

EDUCATIONAL BACKGROUND:

Major: Engineering

Minor: Business Administration

September 1980 – June 1984

Northern Kentucky University
Alexandria, Kentucky

September 1979 – 1980

University of Kentucky
Lexington, Kentucky

September 1975 – 1979

Beechwood High School
Fort Mitchell, Kentucky

PROFESSIONAL LICENSES & CERTIFICATIONS:

Certified Building Contractor, State of Florida License # CBC-1256127

Certified OSHA Supervisor

Certified Petroleum Mechanic, State of Florida

Licensed Tank Installer, State of Maryland

Certified Petro-Tite Tank and Line Testing

Certified Service Technician and Installer for the following:

- 8-Hour Hazmat Supervisor/Management Refresher
- Veeder Root Tank Monitoring
- Red Jacket Pumping Systems
- F.E. Petro Pumping Systems
- Ameron Pipe
- Environ Pipe
- APT pipe
- A.O. Smith
- Containment Solutions
- BP Passport Safety Certified
- API Safety Key

Schedule

LUZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

2351 N Powerline Rd. * Pompano Beach * Florida 33069 * (954) 971-5222 *

*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping*

*Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

Engineering of plans for permit submittals	2-3 weeks
Permit submittals (County and City)	3-4 weeks
Mobilization and Utility locates	1 day
Disconnect, safe off, remove equipment	1 day
Remove, load and dispose of concrete	1 day
Excavate, sample soil, remove tanks	1 day
Backfill and compact asphalt sub base	1 day
Asphalt	1 day
Clean up and demob	1 day

Upon issuance of permits project will scheduled within 2 weeks.

Project duration 7-10 days.

LUZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

3251 SW 13 Dr. Ste. D * Deerfield Beach * Florida 33442 * (954) 971-5222 * Fax: (954) 969-5828

*Service Station Construction * Tanks Installed, Removed, Lined & Tested**Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

Date: October 1, 2016

Page One of One

Labor and Equipment Rates*NON UNION / NO PREVAILING WAGE***Labor:**

Electrician, Master	\$110.00 / hour
Electrician, Journeyman	\$ 90.00 / hour
Plumber, Master	\$110.00 / hour
Plumber, Journeyman, Pipefitter	\$ 90.00 / hour
Concrete Finisher	\$ 75.00 / hour
Laborer	\$ 60.00 / hour
Equipment Operator	\$ 90.00 / hour
Technician	\$ 90.00 / hour
Foreman, Job	\$120.00 / hour
Supervisor, Project	\$150.00 / hour
Principal	\$ 175.00 / hour
Administrator	\$ 75.00 / hour
Clerical	\$ 60.00 / hour

Equipment

Air Compressor w/ tools	\$250.00 / day
Backhoe / Combo	\$750.00 / day
Excavator, 35-40 ton	\$2500.00 / day
Excavator, LR 32-35 ton	\$2250.00 / day
Loader, 3-3.5 yd	\$1200.00 / day
Loader, compact	\$ 625.00 / day
Compactor, walk	\$ 300.00 / day
Pipe Fitting Truck	\$ 40.00 / hour
Rented Equipment, Misc.	Cost plus 20 %

Materials

Additional materials	Cost plus 20%
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Subcontractors

Cost plus 20%

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

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*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping*

*Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

Contaminated Soil Disposal

Excavation	\$ 15.00 per ton
Transportation	\$ 15.00 per ton
Disposal	\$ 60.00 per ton

Minimum charges may apply.

Quoted pricing for disposal at local landfill.

LUTZ PETROLEUM EQUIPMENT INSTALLATIONS, INC.

2351 N Powerline Rd. * Pompano Beach * Florida 33069 * (954) 971-5222 *

*Service Station Construction * Tanks Installed, Removed, Lined & Tested * Fuel Piping*

*Environmental Site Assessments * Recovery Systems * Monitoring Wells Installed*

Removal of Underground Storage Tank Services

1. Broward County Public Works

Water and Wastewater Operations Division

Removal of (6) 10,000 gallon USTs and Installation of (2) 30,000 gallon ASTs

Mark Grealy Maintenance Manager

954-520-5881 mgrealy@broward.org

2. Primoris / Cardinal Contractors

Broward County Pump Station 454

Removal of (1) 3,000 gallon UST and Installation of (1) 3000 AST

Nathan Roozrokh Project Manager

407-595-0470 nroozrokh@prim.com

3. Butler Construction

Parc Regent Condominium Palm Beach

Removal of (1) 3,000 UST and Installation of (1) 6,000 UST

Stephen Butler Project Manager

561-644-3579 sebutler@butlerconstructionusa.com



RFP NO. 21-0929200

REMOVAL OF UNDERGROUND STORAGE TANK

PROPOSER QUALIFICATIONS

The Proposer, as a result of this proposal, MUST hold a County and/or Municipal Contractor's Occupational License in the area of their fixed business location. The following information MUST be completed and submitted with the proposal to be considered:

1. Legal Name and Address:

Name: Lutz Petroleum Equipment Installations, Inc

Address: 2351 N Powerline Rd.

City, State, Zip: Pompano Beach, FL Phone/Fax: 954-971-5222
33069

2. Check One: Corporation ☒ Partnership ☐ Individual ☐

3. If Corporation, state:

Date of Incorporation: March 28, 1985 State in which Incorporated: Florida

4. If an out-of-state Corporation, currently authorized to do business in Florida, give date of such authorization: _____

5. Name and Title of Principal Officers

Date Elected:

Stuart Lutz

1985

Henry Lutz

1985

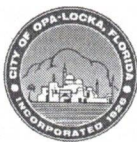
6. The length of time in business: 36 Years years

7. The length of time (continuous) in business as a service organization in Florida:
36 years

8. Provide a list of at least three commercial or government references that the bidder has supplied service/commodities meeting the requirements of the City of Opa-locka specification, during the last twenty-four months.

9. A copy of County and/or Municipal Occupational License(s)

Note: Information requested herein and submitted by the proposers will be analyzed by the City of Opa-locka and will be a factor considered in awarding any resulting contract. The purpose is to insure that the Contractors, in the sole opinion of the City of Opa-locka, can sufficiently and efficiently perform all the required services in a timely and satisfactory manner as will be required by the subject contract. If there are any terms and/or conditions that are in conflict, the most stringent requirement shall apply.



CITY OF OPA-LOCKA

CERTIFICATION REGARDING DEBARMENT, SUSPENSION PROPOSED DEBARMENT AND OTHER MATTERS OF RESPONSIBILITY

1. The Proposer certifies, to the best of its knowledge and belief, that the Proposer and/or any of its Principals:

A. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency.

B. Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

C. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 1-B of this provision.

2. The Proposer has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any City, State or Federal agency.

A. "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject to Prosecution Under Section 1001, Title 18, United States Code.

B. The Proposer shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Proposer learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

C. A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Proposer's responsibility. Failure of the Proposer to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Proposer non-responsive.

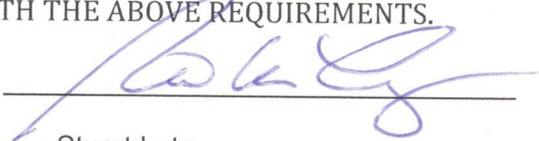
D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Proposer is not required to exceed

that which is normally possessed by a prudent person in the ordinary course of business dealings.

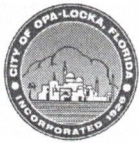
E. The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Proposer knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Signature



Printed Name Stuart Lutz



CITY OF OPA-LOCKA
RFP NO. 21-0929200

DRUG-FREE WORKPLACE CERTIFICATION FORM

Whenever two (2) or more bids/proposals, which are equal with respect to price, quality, and service, are received by the CITY OF OPA-LOCKA for the procurement of commodities or contractual services, a bid/proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of controlled substances is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in number (1).
4. In the statement specified in number (1), notify the employees that as a condition for working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction on or plea of guilty or no contest to any violation of Chapter 893, Florida Statutes or of any controlled substance law of the United States or any singular state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

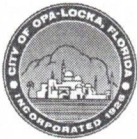
This Certification is submitted by Stuart Lutz the
(Name)

President of Lutz Petroleum Equipment Equipment, Inc.
(Title/Position) (Company)

who does hereby certify that said Company has implemented a drug-free workplace program, which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

9-27-21
Date

[Signature]
Signature



CITY OF OPA-LOCKA
NON-COLLUSION AFFIDAVIT

STATE OF FLORIDA - COUNTY OF MIAMI DADE

Stuart Lutz being first duly sworn, deposes and says that:

- (1) He/She/They is/are the President
(Owner, Partner, Officer, Representative or Agent) of
Lutz Petroleum Equipment Equipment, Inc. the PROPONENT that has submitted the attached proposal;
- (2) He/She/They is/are fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
- (3) Such Proposal is genuine and is not a collusive or sham Proposal;
- (4) Neither the said PROPONENT nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other PROPONENT, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from Proposing in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any PROPONENT, firm, or person to fix any overhead, profit, or cost elements of the Proposal or of any other PROPONENT, or to fix any overhead, profit, or cost elements of the Proposed Price or the Proposed Price of any other PROPONENT, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;
- (5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the PROPONENT or any other of its agents, representatives, owners, employees or parties of interest, including this affiant.

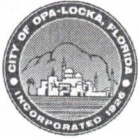
Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Witness

By: [Signature]
Signature

Stuart Lutz President
Print Name and Title



NON-DISCRIMINATION AFFIDAVIT

I, the undersigned, hereby duly sworn, depose and say that the organization, business or entity represented herein shall not discriminate against any person in its operations, activities or delivery of services under any agreement it enters into with the City of Opa-locka. The same shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

By: _____

Title: President

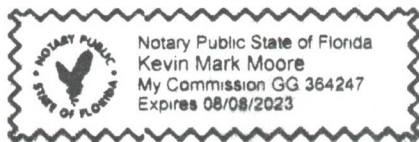
Sworn and subscribed before this

27 day of September, 2021

Kevin Mark Moore
Notary Public, State of Florida

KEVIN Mark Moore
(Printed Name)

My commission expires: 08/08/2023



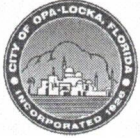


E-VERIFY

Effective January 1, 2021, public and private employers, contractors and subcontractors will be required to register with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub-vendors/sub-consultants/sub-contractors) assigned by Vendor/Consultant/ Contractor to perform work pursuant to the contract with the Department. The Vendor /Consultant/ Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City; and

By entering into a Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If t contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor acknowledges it is liable to the City for any additional costs as a result of termination of the contract due to Contractor's failure to comply with the provisions herein.



E-VERIFY FORM

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

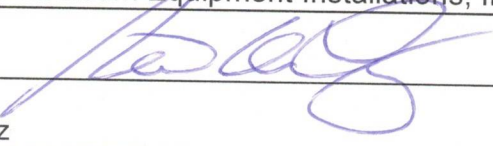
"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub-vendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Opa-locka; and

Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name: Lutz Petroleum Equipment Installations, Inc

Authorized Signature: 

Print Name: Stuart Lutz

Title: President

Date: Sept. 27, 2021

RESOLUTION NO. 22-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING ISSUANCE OF A REQUEST FOR PROPOSALS ("RFP") FOR A PUBLIC RELATIONS AND MARKETING CONSULTANT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Opa-Locka desires to seek a professional, full-time firm that will provide a comprehensive and innovative plan to increase awareness of the City of Opa-Locka's mission and goals, garner community support and understanding of the City of Opa-Locka's initiatives and programs, and be proactive in identifying and responding to any potential issues that may affect the City of Opa-Locka ("City"); and

WHEREAS, the City desires to work with a professional, full time firm on an as needed and on-going basis to bring about aforementioned results; and

WHEREAS, the City has determined that issuance of an RFP for said services is in the best interest of the City and its residents.

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

Section 1. Adoption of Representations. The above recitals are true and correct and are incorporated into this Resolution by reference.

Section 2. Approval of Issuance of RFP for a Public Relations and Marketing Consultant. The City Commission of the City of Opa-Locka hereby approves the issuance of a Request for Proposals (RFP) for a Public Relations and Marketing Consultant, as set forth in Exhibit A" attached hereto.

Section 3. Effective Date.

This Resolution shall take effect immediately upon adoption by the City Commission of the City of Opa-Locka.

PASSED and ADOPTED this 13th day of April, 2022.

Veronica J. Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Davis	_____ (Yes)	_____ (No)
Commissioner Dominguez	_____ (Yes)	_____ (No)
Vice-Mayor Taylor	_____ (Yes)	_____ (No)
Mayor Williams	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

City Manager:	Darvin Williams			CM Signature:	<i>Dee E. Wilkin</i>		
Commission Meeting Date:	04.13.2022		Item Type: (Enter X in box)	Resolution	Ordinance		Other
				X			
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading		2nd Reading	
	Est. \$3,000						
				Public Hearing: (Enter X in box)	Yes	No	Yes
					X		X
Funding Source: Account# :	(Enter Fund & Dept) Ex: See Financial Impact Section		Advertising Requirement: (Enter X in box)	Yes		No	
						X	
Contract/P.O. Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:				
	X						
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)			
		X					
Sponsor Name	City Manager		Department:	City Manager			

Short Title:

A resolution authorizing the City Manager to issue an RFP for Public Relations and Marketing Consultant Services.

Staff Summary:

The City of Opa-locka would like to issue an Request for Proposals (RFP) for Public Relations and Marketing Consultants to seek a professional, full-time firm that will provide a comprehensive and innovative plan to increase awareness of the City's mission and goals, garner community support and understanding of the City's initiatives and programs, and be proactive in identifying and responding to any potential issues that may affect the City of Opa-locka.

Staff believes it is in the best interest of the City to issue a Request for Proposal (RFP) for Public Relations and Marketing Consultant Services to solicit proposals from qualified and experienced firms.

Financial Impact

The RFP will be issued primarily electronically, but may require additional advertising, estimated to be \$3,000.

Account	Description	Available	Project	Remaining Balance
19-515491	Advertising	\$10,000	\$3,000	\$7,000

Proposed Action:

Staff recommends the approval of this request to issue the RFP to seek quotes for qualified firms.

Attachment:

Draft RFP

City of Opa-locka



RFP NO: 22-XXXXXXX

REQUEST FOR PROPOSALS (RFP)

PUBLIC RELATIONS AND MARKETING CONSULTANT



CITY OF OPA-LOCKA
PUBLIC RELATIONS AND MARKETING CONSULTANT
RFP NO. 22-XXXXXXX

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CITY OF OPA-LOCKA

REQUEST FOR PROPOSALS

RFP NO: 22-XXXXXXX

Public Relations and Marketing Consultant

Sealed Proposals for Public Relations and Marketing Consulting Services will be received by the City of Opa-locka at the Office of the City Clerk, 780 Fisherman St, 4th Floor, Opa-locka, Florida 33054, **Wednesday, May xx, 2022 by 2:00 p.m.** Any RFP Package received after the designated closing time will be returned unopened. The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

An original and six (6) copies for a total of seven (7) plus 1 copy of the Proposal package on USB Flash Drive in PDF format shall be submitted in sealed envelopes/packages addressed to the City Clerk, City of Opa-locka, Florida, and marked **RFP for Public Relations and Marketing Consultant**.

Proposers desiring information for use in preparing proposals may obtain a set of such documents by visiting the City's website at www.opalockafl.gov or www.demandstar.com.

The City reserves the right to accept or reject any and all proposals and to waive any technicalities or irregularities therein. The City further reserves the right to award the contract to that proposer whose proposal best complies with the **RFP NO: 22-XXXXXXX** requirements. Proposers may not withdraw their proposal for a period of ninety (90) days from the date set for the opening thereof.

A pre-bid meeting will be held on **Thursday, April xx, 2022 at 10:00 a.m.** at 780 Fisherman Street, Ste. 220, Opa-locka, FL 33054 and via zoom.

City Clerk
Joanna Flores, CMC



CITY OF OPA-LOCKA

RFP NO. 22-XXXXXXX

PUBLIC RELATIONS AND MARKETING CONSULTANT

PART I

PROPOSAL GUIDELINES

1-1. Introduction: The City of Opa-locka is requesting proposals from qualified professional consultants to provide Public Relations and Marketing consulting services on an as-needed and on-going basis with experience in creating a unique brand/identity, memorable message development and communication through multiple media formats.

1-2. Proposal Submission and Withdrawal: The City of Opa-locka will be accepting proposals by mail, however it is your responsibility to submit your proposal by the due date. In addition, proposals may be submitted via www.demandstar.com (e-bid). The City must receive all proposals by 2:00 pm on Wednesday, May xx, 2022. The address to submit sealed proposals is listed below:

CITY OF OPA-LOCKA
Office of the City Clerk
780 Fisherman Street, 4th Floor
Opa-locka, Florida 33054

To facilitate processing, please clearly mark the outside of the proposal package as follows: **RFP NO. 20-XXXXXXX – Public Relations and Marketing Consultant**. This package shall also include the Proposer's return address.

Proposers may withdraw their proposals by notifying the City in writing at any time prior to the deadline for proposal submittal. After the deadline, the proposal will constitute an irrevocable offer, for a period of 90 days. Once opened, proposals become a record of the CITY and will not be returned to the Proposer.

The City cautions proposers to assure actual delivery of mailed or hand-delivered proposals directly to the City Clerk's Office at 780 Fisherman Street, 4th Floor, Opa-locka, Florida 33054 prior to the deadline set for receiving proposals. Telephone confirmation of timely receipt of the proposal may be made by calling (305) 688-4611 before proposal closing time. Any proposal received after the established deadline **will not** be considered and will be returned unopened to the Proposer(s).

1-3. Number of Copies: Proposers shall submit an **original and five (5) copies (a total of 6) plus one copy on USB Flash Drive in PDF format** of the proposal in a sealed, opaque package marked as noted above. The Proposer will be responsible for timely delivery, whether by personal delivery, US Mail or any other delivery medium.

1-4. Development Costs: Neither the City nor its representatives shall be liable for any expenses

incurred in connection with preparation of a response to this Request for Proposal. Proposers should prepare their proposals simply and economically, providing a straightforward and concise description of the Proposer's ability to meet the requirements of the RFP.

1-5. Inquiries: The City Clerk will receive written requests for clarification concerning the meaning or interpretations of the RFP, until eight (8) days prior to the submittal date. City personnel are authorized only to direct the attention of prospective Proposers to various portions of the RFP so that they may read and interpret such for themselves. No employee of the City is authorized to interpret any portion of this RFP or give information as to the requirements of the RFP in addition to what is contained in the written RFP document.

1-6. Addenda: The City may record its response to inquiries and any supplemental instructions in the form of written addenda. The City may distribute written addenda up to three (3) calendar days before the date fixed for receiving the proposals. Proposers shall contact the City to ascertain whether any addenda have been issued. Failure to do so could result in an unresponsive proposal. Any oral explanation given before the RFP opening will not be binding.

All Proposers are expected to carefully examine the proposal documents. Any ambiguities or inconsistencies should be brought to the attention of the City's Purchasing Agent through written communication prior to the opening of the proposals.

1-7. Contract Awards: The City anticipates entering into an Agreement with the Proposer who submits the proposal judged by the City to be most advantageous.

The Proposer understands that this RFP does not constitute an offer or an Agreement with the Proposer. An offer or Agreement shall not be deemed to exist and is not binding until proposals are reviewed, accepted by appointed staff, the best proposal has been identified, approved by the appropriate level of authority within the City and executed by all parties.

The City reserves the right to reject all proposals, to abandon the project and/or to solicit and re-advertise for other proposals.

1-8. Contractual Agreement: This RFP and Consultant/Contractor proposal shall be included and incorporated in the final award. The order of contractual precedence will be the Contract or Agreement document, original Terms and Conditions, and Proposer response. Any and all legal action necessary to enforce the award will be held in Miami-Dade County and the contractual obligations will be interpreted according to the laws of Florida. **Any additional contract or agreement requested for consideration by the Proposer must be attached and enclosed as part of the proposal.**

1-9. Selection Process: The proposals will be evaluated and assigned points. The firm with the highest number of points will be ranked first; however, nothing herein will prevent the City from assigning work to any firm deemed responsive and responsible.

The City reserves the right to further negotiate any proposal, including price, with the highest rated Proposer. If an agreement cannot be reached with the highest rated Proposer, the City reserves the right to negotiate and recommend award to the next highest Proposer or subsequent Proposers until an agreement is reached.

1-10. Public Records: Upon award recommendation or ten (10) days after opening, whichever occurs first, proposals become “public records” and shall be subject to public disclosure consistent with Chapter 119 Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the RFP, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. Document files may be examined, during normal working hours.

1-11. News Releases: The Proposer shall obtain the prior approval of the City Manager’s Office of all news releases or other publicity pertaining to this RFP or the service, study or project to which it relates.

1-12. Insurance: The awarded Proposer(s) shall maintain insurance coverage reflecting at least the minimum amounts and conditions specified herein. In the event the Proposer is a governmental entity or a self-insured organization, different insurance requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer’s insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing Agreement.

1. Evidence of General Liability coverage with limits not less than \$1,000,000 per Occurrence/ \$2,000,000 Aggregate (Including Policy Number and Policy Period);
2. Evidence of Auto Liability coverage with limits not less than \$1,000,000 per Occurrence/\$1,000,000 Aggregate (Including Policy Number and Policy Period);
3. Evidence of Workers’ Compensation coverage with statutory limits and Employer’s Liability coverage with limits not less than \$100,000 (Including Policy Number and Policy Period);
4. The City listed as an additional insured (this may be specifically limited to the specific job(s) the contractor will be performing);
5. Minimum 30-day written notice of cancellation.

1-13. Licenses: Proposers, both corporate and individual, must be fully licensed and certified in the State of Florida at the time of RFP submittal. The proposal of any Proposer who is not fully licensed and certified shall be rejected.

1-14. Public Entity Crimes: Award will not be made to any person or affiliate identified on the Department of Management Services’ “Convicted Vendor List”. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017 Florida Statutes for Category Two (currently \$25,000) with any person or affiliated on the “Convicted Vendor List” for a period of thirty-six (36) months from the date that person or affiliate was placed on the “Convicted Vendor List” unless that person or affiliate has been removed from the list. By signing and submitting the RFP proposal forms, Proposer attests that they have not been placed on the “Convicted Vendor List”.

1-15. Code Of Ethics: If any Proposer violates or is a party to a violation of the code of ethics of the City of Opa-locka or the State of Florida with respect to this proposal, such Proposer may be disqualified from performing the work described in this proposal or from furnishing the goods or services for which the proposal is submitted and shall be further disqualified from submitting any future proposals for work, goods or services for the City of Opa-locka.

1-16. Drug-Free Workplace: Preference shall be given to businesses with Drug-Free Work Place (DFW) programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

1-17. Permits and Taxes: The Proposer shall procure all permits, pay all charges, fees, and taxes, and give all notices necessary and incidental to the due and lawful prosecution of the work.

1-18. Protests: Protests of the plans, specifications, and other requirements of the Request for Proposal and bids must be received in writing by the City Clerk's Office at least ten (10) working days prior to the scheduled bid opening. A detailed explanation of the reason for the protest must be included. Protests of the award or intended award of the bid or contract must be in writing and received in the City Clerk's Office within seven (7) working days of the notice of award. A detailed explanation of the protest must be included.

1-19. Termination for Convenience: A contract may be terminated in whole or in part by the City at any time and for any reason in accordance with this clause whenever the City shall determine that such termination is in the best interest of the City. Any such termination shall be effected by the delivery to the contractor at least five (5) working days before the effective date of a Notice of Termination specifying the extent to which performance shall be terminated and the date upon which termination becomes effective. An equitable adjustment in the contract price shall be made for the completed service, but no amount shall be allowed for anticipated profit on unperformed services.

PART II

NATURE OF SERVICES REQUIRED

2-1 PURPOSE AND SCOPE OF WORK

The City of Opa-locka seeks a professional, full-service Public Relations & Marketing firm that will provide a comprehensive and innovative plan that will:

- Increase awareness of the City's mission and goals to all stakeholders within the community,
- Inform the community about the City's plans and ongoing projects,
- Garner public and community support and understanding of the City's initiatives and programs,
- Be proactive in identifying and responding to any potential issue that may affect the City of Opa-locka.

Qualified firms must demonstrate competence and experience in all areas of expertise required by the scope of services, including, but not limited to: crisis management, brand/identity creation, message development and delivery, event planning, execution and communication, design, costing, placement, and prioritizing multi-phased communication campaigns. Qualified firms must also demonstrate competence in graphic and oral communication to large diverse groups and expertise in facilitating consensus from multiple public and private interests. Of particular importance is the ability to develop a branding/PR Campaign to increase positive perceptions of the City of Opa-locka.

Specific tasks may include the following:

- Creating a unique, memorable identity for the City of Opa-locka
- Developing a comprehensive public relations plan
- Reviewing and updating the City's web and social media strategies
- Creating slogan/logo/tag line/etc. as appropriate
- Directing City communications when the City faces a crisis situation
- Improve the public and private sector's perception of the City
- Advising on media/public relations strategies in multi-disciplinary efforts to address possible changes to the City's physical and social fabric
- Developing and maintaining a diverse media distribution list and media contacts on behalf of the City of Opa-locka
- Create/Design flyers for City events and functions
- Assist City with planning major events

2-2 PROPOSER QUALIFICATIONS

Adequate information and documentation must be provided in the Proposal to support or confirm satisfaction of the required qualifications below:

- The Proposer shall have extensive experience, expertise and reliability in providing public relations and marketing services; established reputation in the public relations and marketing community, particularly with governmental clients; Proposer must have a minimum of five (5) years of consecutive and successful experience in the aforementioned areas.

- Proposer's track record in providing public relations and marketing services to governmental agencies as well as private firms (Please provide a list of current and relevant projects, including client names, titles, phone numbers and email address. Please ensure that contact information is current.)
- Project Manager shall have a minimum of five (5) year experience in public relations and marketing services.

2-3 TERM OF CONTRACT

The term of the contract is anticipated to be one (1) fiscal year with a two (1) year renewable clause, subject to negotiation of terms with the contractor and the concurrence of the City of Opa-locka City Commission and availability of annual appropriation.

PART III

PROPOSAL REQUIREMENTS

3-1 RULES FOR PROPOSALS

In order to maintain comparability and enhance the review process, proposals shall be organized in the manner specified below and include all information required herein. The proposal must name all persons or entities interested in the proposal as principals. The proposal must declare that it is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

3-2 SUBMISSION OF PROPOSALS

The proposal shall be submitted on 8 ½ "x 11" paper, portrait orientation, with headings and sections numbered appropriately. Ensure that all information is written legibly or typed. The following should be submitted for a proposing firm to be considered:

3.2.1 Cover Page - Show the name of Proposer's agency/firm, address, telephone number, name of contact person, date, and the proposal number and description.

3.2.2 Tab 1 - Table of Contents

Include a clear identification of the material by section and by page number.

3.2.3 Tab 2 - Letter of Transmittal

3.2.3.1 Limit to one or two pages.

3.2.3.2 Briefly state the Proposers understanding of the work to be done and make a positive commitment to perform the work.

3.2.3.3 Give the names of the persons who will be authorized to make representations for the Proposer, their titles, addresses and telephone numbers.

3.2.3.4 Provide an official signature of a Corporate Officer certifying the contents of the Proposer's responses to the City's Request for Proposal.

3.2.4 Tab 3 - General Information

3.2.4.1 Name of Business.

3.2.4.2 Mailing Address and Phone Number.

3.2.4.3 Names and contact information of persons to be contacted for information or services if different from name of person in charge.

3.2.4.4 Normal business hours.

3.2.4.5 State if business is local, national, or international and indicate the business legal status (corporation, partnership, etc.).

3.2.4.6 Give the date business was organized and/or incorporated, and where.

3.2.4.7 Give the location of the office from which the work is to be done and the number of professional staff employees at that office.

3.2.4.8 Indicate whether the business is a parent or subsidiary in a group of firms/agencies. If it is, please state the name of the parent company.

3.2.4.9 State if the business is licensed, permitted and/or certified to do business in the State of Florida and attach copies of all such licenses issued to the business entity.

3.2.5 Tab 4 – Project Approach

Describe in detail your proposal to fulfill the requirements of the scope of services listed in section 2.2 of this RFP.

3.2.6 Tab 5 – Experience and Qualifications

3.2.6.1 Specify the number of years the Proposer has been in business.

3.2.6.2 Identify the Proposer's qualifications to perform the services identified in this RFP as listed in section 2-2 of the Scope of Services.

3.2.6.3 Provide examples of marketing materials, press releases, etc. as described in the Scope of Services.

3.2.6.4 Identify the specific individual who would serve the City on a day-to-day basis as a primary point of contact and be responsible for the service of the Proposer. The individuals identified shall be available within 24 hours' notice by telephone to accomplish the following:

- Attend meetings
- Respond to telephone calls
- Respond to specific inquiries
- Draft and release press releases

Include resumes, not exceeding one page each, of all key personnel who will be assigned to the Program.

3.2.7 Tab 6 – Schedule

3.2.7.1 Include a timetable that identifies the amount of time required to complete each component of the Program.

3.2.7.2 Indicate the earliest available start date for your project team.

3.2.7.3 Indicate the project completion date based on the date provided in 3.2.7.1.

3.2.8 Tab 7 – Pricing of Services

3.2.8.1 Fee basis should be an all-inclusive, hourly fee. Provide a detailed price breakdown including fees itemized for the following staff: a. Senior Staff; b. Professional staff; c. Clerical Staff.

3.2.9 Tab 8 – References

3.2.9.1 List a minimum of three (3) references in Florida for which the proposer has provided marketing and public relations consulting services. Include the name of the organization, brief description of the project, name of contact person telephone number and email address.

3.2.10 Tab 9 – Additional Forms

Proposers must compete and submit as part of its Proposal all of the following forms and/or documents

- Proposer Qualifications
- Certification regarding debarment and suspension
- Drug Free workplace certification

FAILURE TO SUBMIT ALL OF THE ABOVE REQUIRED DOCUMENTATION MAY DISQUALIFY PROPOSER.

PART IV

EVALUATION OF PROPOSALS

4-1 SELECTION COMMITTEE

A Selection Committee will convene, review and discuss all proposals submitted.

The Selection Committee will use a point formula during the review process to score proposals and assign points in the evaluation process in accordance with the evaluation criteria. The Proposer shall satisfy and explicitly respond to all the requirements of the RFP including a detailed explanation of how the services shall be performed.

4-2 EVALUATION CRITERIA

Category	Points
Experience and Qualifications of professional personnel assigned to project 1. Number of years providing Public Relations and Marketing services 2. Qualifications and experience of assigned staff 3. Licensing 4. Adherence to requirements, forms and qualifications listed in this RFP	25
References 1. Performance of similar projects for governmental clients including at least three references	10
Resources and approach 1. Adequate resources (financial, equipment, facilities) 2. Capability to undertake the required performance period 3. Proposed plan and approach to fulfilling scope	30
Price Proposal 1. Cost of proposed services 2. Value of added services	35
TOTAL	100

4-3 ORAL PRESENTATIONS

Proposers may be required to make individual presentations to the City Selection Committee in order to clarify their proposals. Only those firms with the highest rated scores in accordance with the stated criteria and their weights will be invited to give oral presentations. However, the City has the right to accept the best proposal as submitted, without discussion or negotiation.

If the City determines that such presentations are needed, a time and place will be scheduled for oral presentations. Each Proposer shall be prepared to discuss and substantiate any of the areas of the proposal submitted, and its qualifications to perform the specified services. During the oral presentations, the Proposers should relate their discussion to the evaluation criteria, which will include (but not be limited to) their approach to the project. The proposed Project Manager must be in attendance.

The Evaluation Criteria may be changed for the oral presentations evaluation phase. References and site visits (if completed) shall be included in the final evaluation criteria, along with other criteria and weights as determined by the Selection Committee. Finalists will be informed as to the revised criteria, if any, prior to their oral presentation.

Additionally, prior to award of an Agreement pursuant to this RFP, the City may require Proposers to submit such additional information bearing upon the Proposer's ability to perform the services in the Agreement as the City deems appropriate.

4-4 FINAL SELECTION

The City of Opa-locka will select the firm that meets the best interests of the City. The City shall be the sole judge of its own best interests, the proposals, and the resulting negotiated agreement. The City's decisions will be final. Following the notification of the selected firm, it is expected that an Agreement will be executed between both parties. City staff will recommend award to the responsible Proposer whose proposal is determined to provide overall best value to the City, considering the evaluation factors in this RFP.

4-5 AWARD AND CONTRACT EXECUTION

After review by the Selection Committee of the proposals and oral presentations a recommendation will be made to the City Manager for submission to the City Commission for final approval. Upon Commission authorization, contract negotiations will be initiated with the first ranked firm. If those negotiations are unsuccessful, the City will formally terminate negotiations with the first ranked firm and will commence contract negotiations with the next ranked firm, etc. Upon successful contract negotiations with the prevailing firm, the remaining firms will be notified that the process has been completed and that they were not selected.



RFP NO. 22-XXXXXXX

PUBLIC RELATIONS AND MARKETING CONSULTING SERVICES

PROPOSER QUALIFICATIONS

The Proposer, as a result of this proposal, MUST hold a County and/or Municipal Contractor's Occupational License in the area of their fixed business location. The following information MUST be completed and submitted with the proposal to be considered:

1. Legal Name and Address:

Name: _____

Address: _____

City, State, Zip: _____ Phone/Fax: _____

2. Check One: Corporation () Partnership () Individual ()

3. If Corporation, state:

Date of Incorporation: _____ State in which Incorporated: _____

4. If an out-of-state Corporation, currently authorized to do business in Florida, give date of such authorization: _____

5. Name and Title of Principal Officers

Date Elected:

_____	_____
_____	_____
_____	_____
_____	_____

6. The length of time in business: _____ years

7. The length of time (continuous) in business as a service organization in Florida:
_____ years

8. Provide a list of at least three commercial or government references that the bidder has supplied service/commodities meeting the requirements of the City of Opa-locka specification, during the last twenty-four months.

9. A copy of County and/or Municipal Occupational License(s)

Note: Information requested herein and submitted by the proposers will be analyzed by the City of Opa-locka and will be a factor considered in awarding any resulting contract. The purpose is to insure that the Contractors, in the sole opinion of the City of Opa-locka, can sufficiently and efficiently perform all the required services in a timely and satisfactory manner as will be required by the subject contract. If there are any terms and/or conditions that are in conflict, the most stringent requirement shall apply.



RFP NO: 22-XXXXXXX

**PRICE PROPOSAL FORM
PUBLIC RELATIONS AND MARKETING CONSULTING SERVICES**

Firms must use the Cost Proposal below to submit your Firm's cost for this project indicated in the Scope of Service herein.

The City reserves the right to increase, decrease, and/or choose the items and quantities below for the Project to meet its available budget using the hourly rates provided below.

Proposing firm must completely fill out each row below. Please note payments will be made on a monthly basis based on progress payments.

The City may award multiple firms as available, by description or task, or in its entirety, as deemed in the best interest of the City.

Your firm must provide a detailed fee schedule that explains the cost and services for each description of task.

ITEM	DESCRIPTION OF TASK	HOURLY RATE:	YEAR 1	YEAR 2	YEAR 3
1.	Marketing and Branding Plan	\$	\$	\$	\$
2.	Public Relations	\$	\$	\$	\$
3.	Press releases generation and distribution	\$	\$	\$	\$
4.	Social media account and management	\$	\$	\$	\$
5.	Email newsletter	\$	\$	\$	\$
6.	Email blasts	\$	\$	\$	\$
7.	Blogs	\$	\$	\$	\$
8.	Websites	\$	\$	\$	\$
9.	Specialized marketing	\$	\$	\$	\$
10.	Promotional services	\$	\$	\$	\$
11.	Crisis management	\$	\$	\$	\$
12.	Consultation services	\$	\$	\$	\$
13.	Photography	\$	\$	\$	\$
14.	Videography	\$	\$	\$	\$
TOTAL PER YEAR:			\$	\$	\$

ADDITIONAL SERVICES:

PLEASE DESCRIBE BELOW IN ROWS 1-4:

ITEM	DESCRIPTION OF TASK	HOURLY RATE:	YEAR 1	YEAR 2	YEAR 3
1.		\$	\$	\$	\$
2.		\$	\$	\$	\$
3.		\$	\$	\$	\$
4.		\$	\$	\$	\$

SUBMITTED
THIS _____ DAY OF _____ 2022.

BID SUBMITTED BY:

Company

Telephone Number

Name of Person Authorized to Submit
Bid

Fax Number

Signature

Email Address

Title



CITY OF OPA-LOCKA

CERTIFICATION REGARDING DEBARMENT, SUSPENSION PROPOSED DEBARMENT AND OTHER MATTERS OF RESPONSIBILITY

1. The Proposer certifies, to the best of its knowledge and belief, that the Proposer and/or any of its Principals:

A. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency.

B. Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

C. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 1-B of this provision.

2. The Proposer has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any City, County, State, Federal, or other agency.

A. "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject to Prosecution Under Section 1001, Title 18, United States Code.

B. The Proposer shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Proposer learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

C. A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Proposer's responsibility. Failure of the Proposer to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Proposer non-responsive.

D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Proposer is not required to exceed

that which is normally possessed by a prudent person in the ordinary course of business dealings.

E. The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Proposer knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Signature _____

Printed Name _____



**CITY OF OPA-LOCKA
RFP NO. 22-XXXXXXX**

DRUG-FREE WORKPLACE CERTIFICATION FORM

Whenever two (2) or more bids/proposals, which are equal with respect to price, quality, and service, are received by the CITY OF OPA-LOCKA for the procurement of commodities or contractual services, a bid/proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of controlled substances is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in number (1).
4. In the statement specified in number (1), notify the employees that as a condition for working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction on or plea of guilty or no contest to any violation of Chapter 893, Florida Statutes or of any controlled substance law of the United States or any singular state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

This Certification is submitted by _____ the
(Name)
_____ of _____
(Title/Position) (Company)

who does hereby certify that said Company has implemented a drug-free workplace program, which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

Date

Signature



**CITY OF OPA-LOCKA
NON-COLLUSION AFFIDAVIT**

STATE OF FLORIDA - COUNTY OF MIAMI DADE

_____ being first duly sworn, deposes and says that:

- (1) He/She/They is/are the _____
(Owner, Partner, Officer, Representative or Agent) of
_____ the PROPOSER that has submitted the attached
proposal;
- (2) He/She/They is/are fully informed respecting the preparation and contents of the
attached Proposal and of all pertinent circumstances respecting such Proposal;
- (3) Such Proposal is genuine and is not a collusive or sham Proposal;
- (4) Neither the said PROPOSER nor any of its officers, partners, owners, agents,
representatives, employees or parties in interest, including this affiant, have in any way
colluded, conspired, connived or agreed, directly or indirectly, with any other PROPOSER,
firm, or person to submit a collusive or sham Proposal in connection with the Work for
which the attached Proposal has been submitted; or to refrain from Proposing in
connection with such Work; or have in any manner, directly or indirectly, sought by
agreement or collusion, or communication, or conference with any PROPOSER, firm, or
person to fix any overhead, profit, or cost elements of the Proposal or of any other
PROPOSER, or to fix any overhead, profit, or cost elements of the Proposed Price or the
Proposed Price of any other PROPOSER, or to secure through any collusion, conspiracy,
connivance, or unlawful agreement any advantage against (Recipient), or any person
interested in the proposed Work;
- (5) The price or prices quoted in the attached Proposal are fair and proper and are not
tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of
the PROPOSER or any other of its agents, representatives, owners, employees or parties
of interest, including this affiant.

Signed, sealed and delivered in the presence of:

Witness

By: _____
Signature

Witness

Print Name and Title



NON-DISCRIMINATION AFFIDAVIT

I, the undersigned, hereby duly sworn, depose and say that the organization, business or entity represented herein shall not discriminate against any person in its operations, activities or delivery of services under any agreement it enters into with the City of Opa-locka. The same shall affirmatively comply with all applicable provisions of federal, state and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as a basis for service delivery.

By: _____

Title: _____

State of Florida County of _____

The foregoing instrument was acknowledged before me via ☐ physical presence OR ☐ online notarizations this _____ day of _____, 2022.

By _____

Personally known _____ OR produced identification _____

Notary Public

My Commission Expires _____



E-VERIFY

Effective January 1, 2021, public and private employers, contractors and subcontractors will be required to register with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub-vendors/sub-contractors) assigned by Vendor /Consultant/ Contractor to perform work pursuant to the contract with the Department. The Vendor /Consultant/ Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City; and

By entering into a Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If t contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor acknowledges it is liable to the City for any additional costs as a result of termination of the contract due to Contractor's failure to comply with the provisions herein.



E-VERIFY FORM

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including sub-vendors/subcompanies/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Opa-locka; and

Should vendor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name: _____

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____

Sponsored by: Commissioner Davis
Mayor Williams
Vice Mayor Taylor

RESOLUTION NO. 22-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS ("RFQ") FOR A FACILITATOR TO FACILITATE DEVELOPMENT OF A NEW CITY STRATEGIC PLAN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a City strategic plan is an invaluable resource in providing a Commission-approved framework for decision making and the prudent allocation of resources toward achieving long-term goals and objectives. The City of Opa-Locka's most recent City Strategic Plan ("Plan") was completed in 2013 and was subsequently updated in 2014. The Plan was produced with the intent to guide the City of Opa-Locka ("City") through year 2020; and

WHEREAS, the City Manager recommends that prior to undertaking a new City Strategic Plan, city staff should review the most recent version of the Plan and prepare a report on the goals and relevant accomplishments as a baseline for a future Strategic Plan. Once completed, city staff would then provide a report on the City's progress in meeting the objectives of the prior Plan; and

WHEREAS, through the utilization of a Facilitator, the Plan would be prepared with a great amount of detail based primarily on Commission aspirations, with extensive supporting research from all community stakeholders; and

WHEREAS, the City Manager recommends the authorization of a Request for Qualifications ("RFQ") to engage a Facilitator to assist with the development of a new Strategic Plan. Once a Facilitator has been awarded a contract by the City Commission, city staff, along with the Facilitator, will prepare a proposal and timeline for a series of workshops and other information gathering methodologies. Input from every sector of the community will then be solicited to allow the City Commission to have an extensive range of options from which to set the City's direction for the next decade; and

WHEREAS, the City has determined that issuance of an RFQ for said services is in the best interest of the City and its residents.

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

Section 1. Adoption of Representations.

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

Section 2. **Approval for Issuance of RFQ for a Strategic Plan Development Facilitator.**

The City Commission of the City of Opa-Locka hereby approves the issuance of a Request for Qualifications (RFQ) for a Strategic Plan Development Facilitator.

Section 3. **Effective Date.**

This Resolution shall take effect immediately upon adoption by the City Commission of the City of Opa-Locka.

PASSED and ADOPTED this 13th day of April, 2022.

Veronica J. Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Davis	_____ (Yes)	_____ (No)
Commissioner Dominguez	_____ (Yes)	_____ (No)
Vice-Mayor Taylor	_____ (Yes)	_____ (No)
Mayor Williams	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

City Manager:	Darvin Williams		CM Signature:		
Commission Meeting Date: <i>(Enter X in box)</i>	04.13.2022		Item Type:	Resolution	Ordinance
			<i>(Enter X in box)</i>	X	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading	
				2nd Reading	
	X		Public Hearing: <i>(Enter X in box)</i>	Yes	No
				X	X
Funding Source:	<i>(Enter Fund & Dept)</i> Ex:		Advertising Requirement: <i>(Enter X in box)</i>	Yes	
Account# :	See Financial Impact Section			No	
				X	
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:		
	X				
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area:	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
	X		Enhance Organizational ☒ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐		
Sponsor Name	Commissioner Davis Mayor Williams Vice Mayor Taylor		Department: City Commission		

Short Title:

Strategic Plan Development

Staff Summary:

A City Strategic Plan is invaluable in providing a Commission-approved framework for decision making and the allocation of resources toward achieving long-term goals and objectives. The City's most recent Strategic Plan was completed in 2013 and subsequently updated in 2014, with this document intended to guide the City through 2020.

Staff recommends that prior to undertaking a new Strategic Plan, Staff will review the most recent version and prepare a report as to goals and relevant accomplishments to establish a baseline for a future Strategic Plan. When completed, Staff will provide a report as to the City's progress in meeting the objectives of the prior Plan.

A Strategic Plan can be done at a very high level based primarily on Commission aspirations or can be done in great detail utilizing a Facilitator with extensive research among all stakeholders, as was done in 2014. Staff recommends

that the City Manager be authorized to issue a Request for Qualifications to engage a Facilitator. Once a Facilitator has been awarded a contract by the Commission, Staff and the Facilitator will prepare a proposal and timeline for a series of workshops and other information gathering methodologies, from which to obtain input from every sector of the community to allow the Commission to have an extensive range of options from which to set the City's direction for the next decade. The previous Plan took in excess of six months to develop, and it is anticipated that a similar period should be allowed for development of a new Plan.

Financial Impact

The FY 22 Budget includes \$50,000 for this service.

Proposed Action:

Staff recommends the Commission authorize the City Manager to issue a Request For Qualifications for a Facilitator to facilitate development of a new City Strategic Plan.

Attachment:

RESOLUTION NO. 22-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO ESTABLISH A FREE PAINT PROGRAM TO ASSIST ELIGIBLE CITY PROPERTY OWNERS WITH HOME BEAUTIFICATION EFFORTS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in support of the beautification efforts within the City of Opa-Locka ("City"), the City Commission desires to create a program that provides free paint to Opa-Locka property owners. The intent of the program is to provide up to five gallons of paint (depending on residence size) for owner-occupied homes; and

WHEREAS, it is anticipated this program will be based on income levels and would be limited to a total budgeted amount for the year. It is not currently anticipated that this program would include provision of ancillary services and costs such as surface preparation (power washing), permits and painting services; and

WHEREAS, the City has determined that establishment of a Free Paint Program, as proposed in Exhibit "A", is in the best interest of the City and its residents.

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

Section 1. Adoption of Representations. The above recitals are true and correct and are incorporated into this Resolution by reference.

Section 2. Directing the City to Establish Paint Program. The City Commission of the City of Opa-Locka hereby directs the City Manager to Establish a Free Paint Program within the City, as proposed in Exhibit "A".

Section 3. Effective Date.
This Resolution shall take effect immediately upon adoption by the City Commission of the City of Opa-Locka.

PASSED and **ADOPTED** this 13th day of April, 2022.

Veronica J. Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Davis	_____ (Yes)	_____ (No)
Commissioner Dominguez	_____ (Yes)	_____ (No)
Vice-Mayor Taylor	_____ (Yes)	_____ (No)
Mayor Williams	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

City Manager:	Darvin Williams			CM Signature:	<i>D. Williams</i>		
Commission Meeting Date:	04.13.2022		Item Type: (Enter X in box)	Resolution	Ordinance		Other
				X			
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading		2nd Reading	
				Public Hearing: (Enter X in box)	Yes	No	Yes
				X		X	X
Funding Source: Account# :	(Enter Fund & Dept) Ex:		Advertising Requirement: (Enter X in box)	Yes		No	
						X	
Contract/P.O. Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:				
	X						
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☒ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)			
	X						
Sponsor Name	Commissioner Dominguez		Department: City Commission				

Short Title:

A resolution directing the City Manager to establish a free paint program to assist eligible Opa-locka property owners with home beautification.

Staff Summary:

In support of City Beautification, the City Commission desires to create a program that provides free paint to Opa-locka property owners. The intent of the program is to provide up to five gallons of paint (depending on residence size) for owner-occupied homes. It is anticipated this program will be based income levels and would be limited to a total budgeted amount for the year. For now, it isn't anticipated that this program would include provision of ancillary services and costs such as surface preparation (power washing), permits and painting services.

Financial Impact

This is an unbudgeted program. Various grant programs will be investigated as potential funding sources. In the absence of finding a suitable grant funding source, Staff will return with a recommended funding source from either Contingency or savings that have become available.

Proposed Action:

Staff recommends the approval of this request and will provide a plan of action to the City Commission within 60 days of approval.

Attachment:

Draft Paint Voucher Program Proposal.



City of Opa-locka Free Paint Voucher Program Proposal

Objective:

The primary focus of the free paint program proposed by Commissioner Audrey Dominguez is to assist residents with external home beautification efforts. The City of Opa-locka would like to provide residents that meet the qualifications outlined below with up to five gallons of paint (depending on residence size) to enhance their homes while supplies last.

Procuring Paint:

The desired materials will be purchased at \$28.00/per gallon, totaling \$140.00 per household.

Applicant Qualifiers:

To ensure equitability, the applicant household income must not exceed the income threshold table below:

Household Size	Income Level
1	\$20,000.00
2	\$24,320.00
3	\$28,640.00
4	\$32,960.00
5	\$37,280.00
6	\$41,600.00
	Per Additional Person + \$4,320.00

By using this primary method, it will ensure that our targeted audience is reached. In addition, the home must be owner occupied and must be a single-family home. It is the applicant responsibility to notify Code Enforcement within five days after completion and lastly, the property must be painted within 30 days from receiving paint. Each qualified applicant will receive up to five gallons of paint (depending on residence size) for exterior use.



Implementation:

The program will be administered by Code Enforcement, as they have the most contact with residents as it relates to code compliance and city-wide beautification compliance efforts. Applications for consideration should be completed and submitted to Code Enforcement for review. Once the application is reviewed and approved, the paint can be picked up by the resident at the City's Public Works Department. If the resident is not able to pick up the paint due to extenuating circumstances, Public Works should be made available to deliver the materials to the resident.

DRAFT

PLANNING & ZONING PUBLIC HEARINGS

RESOLUTION NO. 22-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE, WITHIN THE CITY; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Owner of Redwood Mosaic Dev, LLC c/o Bellon Architecture, Inc. and Redwood National Properties SB, LLC, desire to build a workforce housing mixed-use development on a 2.01 acre site in the Community Gardens section of the City of Opa-Locka; and

WHEREAS, the owner intends to build a five-story residential building with 98 units to include 10 live-work units and 196 parking spaces, as shown in this site plan; and

WHEREAS, the request for site plan approval meets the review criteria set forth in Section 22-55 H of the City of Opa-Locka's Land Development Regulations; and

WHEREAS, the site plan review request was reviewed by the Planning & Zoning Board on January 18, 2022 and after presentation and discussion said Board recommended approval of the request by a 4-0 vote; and

WHEREAS, the development of this site will provide two, three and four bedroom units as well as live work units and the required parking for all uses; and

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

SECTION 1. Recitals.

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

SECTION 2. Approval/Denial.

Approval/Denial of Site Plan Review. The City Commission of the City of Opa-Locka hereby approves / denies the Site Plan for a five story, 98-unit residential building that will include 10 live-work units and provide for 196 parking spaces in the B-2 Zoning District, within the City Corridor Mixed-Use Overlay. A copy of the Site Plan is attached hereto and incorporated herein as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2022.

Veronica Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Dominguez	(Yes) _____	(No) _____
Commissioner Bass	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Commissioner Taylor	(Yes) _____	(No) _____
Mayor Williams	(Yes) _____	(No) _____



City of Opa-locka Agenda Cover Memo

Interim Department Director:	Gerald Lee		Interim Department Director Signature:					
City Manager:	Darvin Williams		CM Signature					
Commission Meeting Date:	April 13, 2022	Item Type: (Enter X in box)	Resolution	Ordinance	Other			
			X					
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading		2nd Reading		
		X		Public Hearing: (Enter X in box)	Yes	No	Yes	No
					X			
Funding Source: Account# :	(Enter Fund & Dept) Ex: See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes		No		
				X				
ILA Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:					
		X						
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communcation ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)				
	X							
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager				

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND PROVIDES 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The subject properties are currently own by REDWOOD MOSAIC DEV, LLC., according to the Miami-Dade County Property appraiser's website. The subject Properties that compose this site are vacant and undeveloped and the property owner, REDWOOD MOSAIC DEV, LLC proposes to construct a five story, 98 unit multi-family mixed-use building that includes 10 live work units

and provide 196 parking spaces. The development will include 64 three bedroom-two bath units, twenty-four three bedroom-one bath units, and ten three bedroom-one bath mixed use (live-work) units. This property site is on Commercial Liberal (B-2) zoned property and is within the Corridor Mixed Use Overlay. The use proposed is permitted according to the City Land Development Regulations and the proposed development is in compliance with the zoning development standards listed in the City Land Development Regulations. This site is composed of four parcels identified by folios 08-2122-011-0240, 08-2122011-0250, 08-2122-011-0260 and 08-2122-022-0310 at approximately the proposed address of 13800 NW 22nd Avenue, Opa-locka, FL 33054. The site is approximately 2.01 acres or 87,748 square feet and will provide approximately 20,767 square feet of open landscaped area.

According to the site plan the developer will provide 48 native trees of different variety and 430 shrub plants to beautify this site. The landscaping provided meets all of the landscaping requirements as provided in the City Land Development Regulations. The owner/applicant has submitted the following two application requests: (1) Final Site Plan Review; (2) Development Agreement Review.

This site plan review request was reviewed by the Planning & Zoning Board on January 18, 2022. The Planning & Zoning Board recommended approval of this request by a 4-0 vote after presentation and discussion.

Financial Impact

The development of a new five-story, 98 unit residential building that includes 10 live-work units and provides adequate parking will address housing deficiencies in the City of Opa-locka. The financial impact will be through new construction, permitting, impact fees and employment during construction and for the property maintenance operation after construction.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

- Draft Resolution
- PZAB Application
- PZAB Meeting Minutes 01-18-22
- Staff Report
- Site Plan



MOSAIC APARTMENTS

WORKFORCE HOUSING DEVELOPMENT

- PROJECT DESCRIPTION: 100 UNITS OF MULTIFAMILY WORKFORCE HOUSING
- TARGET CONSTRUCTION PERIOD: 18 MONTHS
- 13800 NW 22ND AVENUE, OPA-LOCKA, FLORIDA 33054



REDWOOD
NATIONAL PROPERTIES
A BAS HOLDINGS COMPANY

DEVELOPMENT OVERVIEW

EXECUTIVE SUMMARY

Redwood National Properties and **Winston Capital Management** (together, the "Sponsor") are proposing the new construction of a **100-unit multifamily workforce housing development 2.1 acres** of unencumbered land across four contiguous lots in Opa-Locka, Florida ("Property"), to be marketed to as **Mosaic Apartments** ("Mosaic").

The Sponsor executed a purchase and sale agreement and closed on the property in Third Quarter 2021 to acquire the land parcels of the Property. All four lots of the Property have **B-2 zoning**, allowing for flexible use and density. The prior owner of the Property had received approval from the City of Opa-Locka to develop a four-story structure featuring significantly more than the 100 units currently proposed by the Sponsor. The Sponsor is proposing **100 units** within a **five-story structure**.

The Sponsor's proposed development on the Property would provide a mix of two- and three-bedroom floor plans to serve working family residents. The business plan would include workforce housing. The Sponsor has successfully implemented a similar business plan on a 112-unit project known as **Mirage at Sailboat Cove** ("Mirage"), just 0.5 miles from the Property.

PARTNERSHIP WITH CITY OF OPA-LOCKA

Based on both community and City feedback, **Mosaic** will intentionally feature two- and three-bedroom unit floor plans to serve working families across Opa-Locka. Mosaic's delivery of new affordable units would provide quite timely relief for this target demographic, who are particularly underserved by the current under-supply of larger-unit and larger-bedroom units across Miami-Dade County.

In order to best serve a working family demographic, we believe ample parking is needed. However, the Property is currently zoned and approved for only four stories, which significantly limits parking options. We would like to work with the City of Opa-Locka on a variance to increase density to **five stories**. Such a variance would not only allow for additional street-level and first-floor parking to benefit existing residents, but also increase the overall parking space ratio per tenant at the development.

While Mosaic is not included within the CRA, the Sponsor believes that the Property is in a prime area for working families, given the Property's location at the intersection of the NW 22nd Ave. and 135th St. Additionally, Mosaic is located less than 2.5 miles from both the **Amazon Mega Warehouse and Fulfillment Center** and **Miami-Opa Locka Executive Airport**, two major employment drivers of the area. Further, the Sponsor's plan for redevelopment would beautify the existing neighborhood.

For prospective working family residents, Mosaic provides a new supply of well-located, new construction, spacious units at an attainable rental price point. For the City of Opa-Locka, Mosaic provides a substantial economic development opportunity, through the payment of significant **permit and impact fees** through the development period and permanent **commercial property tax** revenue through the long-term.

The Sponsor looks forward to working with the City of Opa-Locka to ensure the mutual success of this project for the City and residents alike.

DEVELOPMENT OVERVIEW

MARKET OVERVIEW

A recent study by Miami Homes for All found that by 2030, Miami-Dade County must produce or preserve 210,000 units for workforce renters to meet the County's current and future needs. Upon full completion of the development, the Property will become one of the most sought-after affordable housing communities in the area.

The Opa-Locka/North Miami Market is experiencing a significant influx of new residents as the Miami urban core population expands, making available housing scarce for working class individuals and families. Currently, a limited inventory in housing subsidies is driving demand as vacancies remain historically low.

The city of Opa-Locka is located just 15 miles north of Downtown Miami, south of Miami Gardens and east of Miami Lakes. This site is well positioned north of NW 135th St. on 22nd Ave, which stretches south through Little Havana and has easy access to I-95, FL-924, and the Gratigny Expressway.

As a developing city, Opa-Locka owns multiple opportunity zones and is currently experiencing an influx of investment. The recent opening of an 855,000 square Amazon fulfillment center on the eastside of Miami-Opa-Locka Executive Airport has created over 1,000 permanent jobs, just 1.5 miles from the Property.

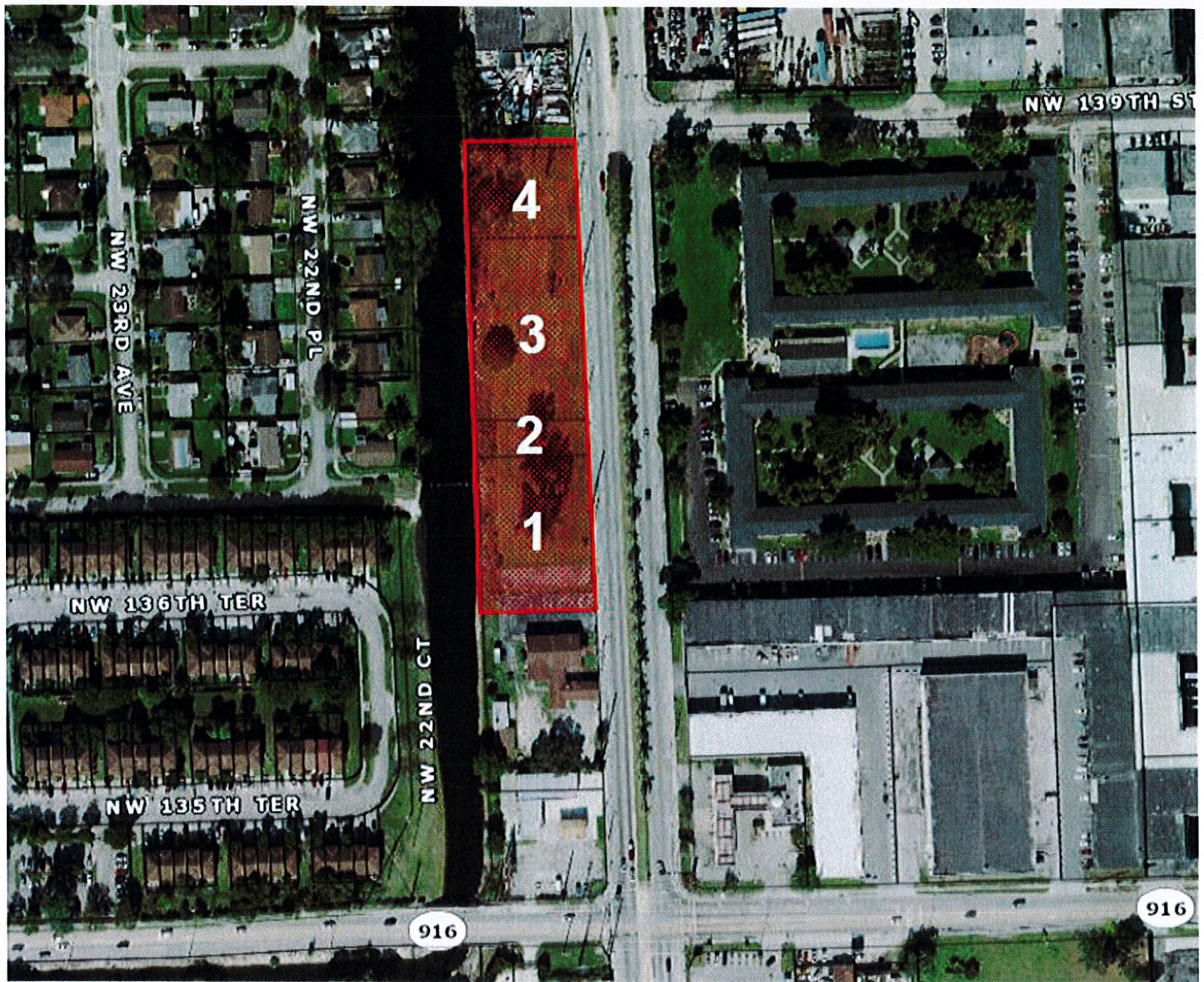
SPONSOR OVERVIEW

The Property is acquired by the Sponsor, a joint venture between affiliates of two Miami-based real estate firms, **Redwood National Properties** ("Redwood") and **Winston Capital Management** ("Winston"). Redwood National Properties is the wholly-owned workforce housing business of BAS Holdings Investments LLC, led by Founder & Principal **Brian Sidman**. BAS Holdings is an impact-focused real estate private equity and development firm, focused on workforce housing development, solar development and finance, infrastructure investment and natural resources.

Led by Principal **David Burstyn**, Winston Capital Management focuses on new construction of commercial and residential real estate assets. The firm also specializes in the financial structuring of real estate debt, as well as the purchase and sale of performing and non-performing real estate debt.

As outlined above in the Executive Summary, the Sponsor is completing construction a 112-unit townhome development, Mirage, in Opa-Locka, Florida. This is a workforce housing development serving residents earning up to 60% AMI. This property offers townhome units, each with four-bedroom / 2.5-bathroom floorplans, less than one mile from the two- and three-bedroom units to be offered at Mosaic Apartments. Construction at Mirage is currently ahead of schedule and is expected to be completed in Fourth Quarter 2021, with stabilized leasing and occupancy expected by First Quarter 2022.

LAND PARCEL OVERVIEW



	PARCEL 01	PARCEL 02	PARCEL 03	PARCEL 04
FOLIO NUMBER	08-2122-011-0310	08-2122-011-0260	08-2112-011-0250	08-2122-011-0240
LOT SIZE	32,400 SF	7,100 SF	35,500 SF	16,400 SF
ZONING	B-2	B-2	B-2	B-2
LEGAL DESCRIPTION	Community Gardens PG 31-5 Lots 13 to 16 inc all BLK 150-A Less E320FT for R/W Lot Size 32,400 Square Feet COC 24469-0270 04 2006 2 (4)	22 52 31.16 AC Community Gardens PB 31-5 S50FT of TR A Less E20FT for R/W BLK 150-A LOT Size 7,100 Square Feet COC 24469-0270 04 2006 2 (4)	22 52 41.79 AC Community Gardens PB 31-5 N250FT of S300FT of TR A Less 320FT for R/W BLK 150-A LOT Size 35,500 Square Feet COC 24469-0270 04 2006 2 (2)	22 52 41.38 AC M/L Community Gardens PB 31-5 S117.90FT of N187.9FT OF Tract A Less E20FT for R/W LOT Size 16,400 SQ FT COC 24469-0270 04 2006 2 (4)

DEVELOPER TEAM LEADERSHIP



BRIAN A. SIDMAN

FOUNDER & PRINCIPAL, REDWOOD NATIONAL PROPERTIES

- As the Founder and Principal of Redwood National Properties, Sidman has developed an institutional real estate development and asset management platform focused on workforce housing. Sidman is nearing construction completion this year on the 112-unit townhome workforce housing project, Mirage at Sailboat Cove in Opa-Locka, FL
- Across Redwood and its sister BAS Holdings companies, Sidman has led the construction, development and investment of projects in workforce housing, solar, infrastructure and natural resources
- Prior to founding Redwood, Sidman formerly served in executive capacities for Real Estate sponsors specializing in REITs, Real Estate Partnerships, DSTs and TICs
- Sidman is a Co-Founder and Principal at METIS Innovative, a venture capital firm focused on investments in early-stage Neuroscience medical devices, and is a Co-Founder of KidsBasel, which provides innovative arts curricula for K-12 students
- Sidman is a former board member of a charitable foundation that donated over \$16MM to St. Jude Children's Research Hospital in Memphis, TN and a former board member of Lux Home, Inc. DBA Pella Windows and Doors NJ/NY, and a society member at Mount Sinai Medical Center on Miami Beach



DAVID BURSTYN

PRINCIPAL, WINSTON CAPITAL MANAGEMENT

- Burstyn has a strong real estate development background that builds upon his private real estate capital markets expertise. Burstyn is nearing construction completion of Mirage at Sailboat Cove, a 112-unit townhome workforce housing project that has benefited from his 15 years of experience in working with various Section 8 programs with in Miami-Dade County
- He has extensive experience with renovations and conversions of historic Miami Beach Art Deco apartment buildings to condominiums. He has owned and operated numerous apartment buildings and hospitality assets, such as Travel Lodge, Days Inn, and Howard Johnson
- Burstyn owns Winston Capital Management, LLC which acts as a private lender conduit for high-net worth individuals and sponsors that are in need of unique private financing
- Burstyn attended the University of Maryland at College Park. He is a supporter of the Dolphin Cycling Challenge, benefitting the Sylvester Cancer Research Center at the University of Miami, and is a Founder at Mount Sinai Hospital in Miami Beach

DEVELOPER TEAM LEADERSHIP



JEREMY BEN-DAVID

PRINCIPAL & GENERAL COUNSEL, REDWOOD NATIONAL PROPERTIES

- Ben-David is an experienced deal attorney with \$2B+ in transactional experience across his career. In addition to serving as Principal & General Counsel for Redwood and its sister BAS Holdings companies, he is also the co-founder of AXS Law Group, PLLC in 2016, a full-service boutique law firm
- Prior to joining Redwood, Ben-David was corporate counsel at Bayview Asset Management, LLC, a real estate investment management firm focused on investments in mortgage and consumer credit, including whole loans, asset backed securities, and mortgage servicing rights
- Ben-David also served as a real estate counsel at Bilzin Sumberg in Miami, FL where he represented one of the nation's largest special servicers, spearheading CMBS loan portfolio sales on its behalf
- During his tenure as Acquisitions Manager at Alterra Capital Group, he was responsible for sourcing, underwriting, and repositioning undervalued and distressed multifamily properties throughout the Southeast, including the acquisition of 3,000 units and \$200MM in assets
- Ben-David graduated with honors from the University of Michigan in 2001, and received his Juris Doctor from the University of Miami School of Law in 2006, where he graduated cum laude.



EVAN A. SHIELDS

CHIEF OPERATING OFFICER, REDWOOD NATIONAL PROPERTIES

- At Redwood, Shields leads acquisitions, investor relations, marketing, asset management and corporate operations for the firm and its BAS Holdings sister companies
- Over his career, he has been directly involved in the financing & management of nearly \$4B in commercial real estate
- Prior to joining Redwood, Shields served as Vice President of Investor Relations for BridgeInvest, one of the Southeast's leading private real estate lenders. With BridgeInvest, Shields helped manage nearly \$600MM in investments and lead capital markets strategy, fundraising and marketing for the firm and its series of credit funds
- Before BridgeInvest, Shields was a Fund Manager for R4 Capital Funding, one of the nation's top affordable housing lenders. Based in New York, he helped manage a \$3B institutional tax-exempt bond fund secured by 9,000 units of LIHTC-financed housing across 16 states in the U.S.
- Shields started in real estate with PGIM Real Estate Finance (Prudential), where he originated and closed more than \$380MM in loans of all major asset classes across the Northeast U.S.



KATIE HUGHES

CHIEF FINANCIAL OFFICER, REDWOOD NATIONAL PROPERTIES

- Hughes leads finance, accounting, treasury and compliance functions for Redwood and its sister BAS Holdings companies
- Prior to joining Redwood, Hughes was a Senior Manager in the tax practice of Daszkal Bolton
- She holds over 15 years of experience managing compliance and consulting engagements for individuals, partnerships, S-corporations, and corporate clients, through both multi-state and international operations
- Hughes also specializes in income tax provisions as well as acts as a liaison to the Internal Revenue Service on behalf of her clients, composes technical tax memoranda, and prepares tax projections
- Hughes earned a Bachelor of Science in Accounting from Central Washington University and is a licensed CPA in the State of Colorado



MARCOS FERNANDEZ

VICE PRESIDENT OF CONSTRUCTION & DEVELOPMENT, REDWOOD NATIONAL PROPERTIES

- Fernandez manages all facets of the Redwood's construction-related workforce housing and commercial real estate development projects, including oversight of third-party design teams, construction contractors, vendors and permitting efforts
- He holds over 15 years of construction and project management experience across several project, including multifamily, retail, corporate offices, hospitality, institutional/education and healthcare
- Prior to joining Redwood, Fernandez was a Preconstruction Manager and Project Manager for two Miami based General Contracting
- Fernandez began his career at Plaza Construction where he worked on notable projects like the Marquis Residences/Tempo Miami Hotel, W-Hotel, Bliss Spa, and Bilzin
- He received a Bachelor of Science Degree in Construction Management from Florida International University, Moss School of Construction

CONTACT & DISCLAIMERS

For more information, please contact us:

Brian A. Sidman
Founder & Principal
Redwood National Properties
brian@bashholdings.com
(305)-900-7450

David Burstyn
Chief Executive Officer
Winston Capital Management
davidb@winstoncap.com
(305)-965-0262

Evan A. Shields
Chief Operating Officer
Redwood National Properties
evan@bashholdings.com
(305)-965-0262

The preliminary information contained herein is provided for informational and discussion purposes only and is not, and may not be relied on in any manner as, legal, tax or investment advice or as an offer to sell or a solicitation of an offer to buy an interest in Redwood National Properties (the "Fund").

A private offering of interests in the Fund will only be made pursuant to a confidential Private Placement Memorandum (the "Memorandum") and the Fund's subscription documents, which will be furnished to qualified investors on a confidential basis at their request for their consideration in connection with such offering. The information contained herein will be qualified in its entirety by reference to the Memorandum, which contains additional information about the investment objective, terms and conditions of an investment in the Fund and also contains tax information and risk disclosures that are important to any investment decision regarding the Fund. No person has been authorized to make any statement concerning the Fund other than as set forth in the Memorandum and any such statements, if made, may not be relied upon. The information contained herein must be kept strictly confidential and may not be reproduced or redistributed in any format without the approval of the Fund. Such an offering would be made available only to Accredited Investors, as is defined under Regulation D of the U.S. Securities Act of 1933, as amended, and Qualified Purchasers under the Investment Company Act of 1940, as amended.

In considering any performance data contained herein, one should bear in mind that past or targeted performance is not indicative of future results, and there can be no assurance that the Fund will achieve comparable results or that target returns will be met. One should also bear in mind that targeted portfolio characteristics are not indicative of future results, and there is no assurance that target portfolio characteristic will be achieved. The figures are presented on a "gross" basis and do not reflect any management fees, carried interest, taxes and allocable expenses borne by investors, which in the aggregate may be substantial. Nothing contained herein should be deemed to be a prediction for projection of future performance of the Fund. Prospective investors should make their own investigations and evaluations of the information contained herein. Each prospective investor should consult its own attorney, business adviser and tax adviser as to legal, business, tax and related matters concerning the information contained herein and such offering.

Except where otherwise indicated herein, the information provided herein is based on matters as they exist as of the date of preparation and not as of any future date and will not be updated or otherwise revised to reflect information that subsequently becomes available, or circumstances existing or changes occurring after the date hereof.

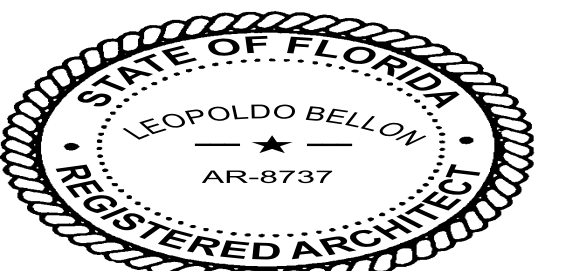
Certain information contained in this presentation constitutes "forward-looking statement," which can be identified by the use of forward-looking terminology such as "may," "will," "should," "expect," "anticipate," "target," "project," "estimate," "intend," "continue" or "believe," or the negatives thereof or other variations thereon or comparable terminology. Due to various risks and uncertainties, actual events or results or the actual performance of any the Fund may differ materially from those reflected or contemplated in such forward-looking statements. Prospective investors in the Fund should not rely on these forward-looking statements in deciding whether to invest in the Fund. The information contained in this presentation has been obtained from sources outside of us. While such information is believed to be reliable for the purposes used herein, neither us, nor any of its affiliates or partners, members or employees, assume any responsibility for the accuracy of such information.

MOSAIC APARTMENTS

13800 N.W. 22 AVENUE
OPA LOCKA, FLORIDA



BELLON ARCHITECTURE
12930 S.W. 128 Street,
SUITE 203
MIAMI, FL. 33186



Digitally signed by
LEOPOLDO BELLON
Date: 2021.12.14
09:46:28 -05'00'

Received:
By:
Date:

“ THE GREAT CITY “



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: \$ _____ **New Fees as of October 1, 2015**

FY 2020-2021 Meeting Dates 1st Tuesday of Each Month)

Date Application Found Sufficient

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

August 20, 2021
September 17, 2021
October 15, 2021
November 19, 2021
December 17, 2021
January 14, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: REDWOOD MOSAIC DEV. LLC.

PROPERTY OWNER'S ADDRESS: 3921 ALTON ROAD 439, MIAMI BEACH, FL 33140
Number/Street City State/Zip Code

APPLICANT'S NAME: BELLON ARCHITECTURE

APPLICANT'S ADDRESS: 12930 S.W. 128 STREET - MIAMI - FLORIDA, 33186
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE _____ HOME _____ OTHER 305.790.2626

SUBJECT PROPERTY ADDRESS: 13800 N.W. 22 AVENUE - OPALOCKA - 33054
Number/Street

TAX FOLIO NUMBER: _____ PRESENT ZONING: MXUOD

LEGAL DESCRIPTION: ~~The south 50 ft of Tract A, less the East 20 ft for Right-of-way, Block 150-A, Community Gardens, according to the plat thereof, as recorder in Plat Book 31, at pg5, of the Public Records of Miami-Dade County, Florida, and lots 13, 14, 15 and 16, Block 150-A, lots 13, 14, 15 and 16, Block 150-A, less the East 20 ft for Right-of-way, Community Gardens, according to the Plat Thereof, as recorded in the Plat Book 31, at pg 5, of the Public Records of Miami-Dade County, Florida and together with, The south 117.90 ft of the north 187.90 f of tract A, less the East 20.00 ft for the right-of-way, block 150-A at Community Gardens, according to the Plat thereof, as recorded in plat book 31, at page 5 of th Public Records of Miami-Dade County, Florida, and together with the North 250 ft of the South 300.00 ft of Tract A, less the East 20.00 ft right-of-way 150-A, Community Gardens, according to the Plat thereof, as recorded in Plat book 31 at page 5, of the Public Records of Miami-Dade County, Florida, containing 87.748 SQ or 2.01 Acres more or less by calculations.~~

Please check specific request:

- ☐ Tentative Plat
☐ Final Plat
☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
☐ Rezoning
☐ Drainage Plan
☐ Fill Permit Request
☐ Preliminary Site Plan Review
☒ Final Site Plan Review
☐ Conditional Use Permit – No Plans
☐ Conditional Use Permit – With Plans
☐ Special Exception – No Plans
☐ Special Exception – With Plans
☐ Development Agreement
☐ Restrictive Covenant
☐ Other – Please specify: _____

Add any additional information that may be of importance to this request:

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- ☒ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- ☐ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- ☒ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- ☒ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☒ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- ☒ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

I, BRIAN A. SIDMAN, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

Date

Sworn to and subscribed before me:

This 13th day of DECEMBER, 2021

Kathleen Mary Haggerty
Notary Public
Attach copy of identification

My commission expires 09/30/2024



Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31



Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From:

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I _____, being first duly sworn, depose and say that I am the owner of the property legally described as:

I do give to DAVID BURSTYN / LEOPALDO Balon the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize _____ to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

7AS
Signature

12/14/21
Date

Sworn to and subscribed before me:

This 14th day of DECEMBER, 2021

Kathleen Mary Haggerty
Notary Public

My commission expires: 09/30/2024

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code. Ordinance 15-31





Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

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[Signature]
Signature

12/14/21
Date

Sworn to and subscribed before me:

This 14th day of DECEMBER, 2021

Kathleen Mary Haggerty
Notary Public

My commission expires: 09/30/2024

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31



**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L21000241002
FILED 8:00 AM
May 24, 2021
Sec. Of State
bharvey**

Article I

The name of the Limited Liability Company is:
REDWOOD MOSAIC DEV, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2121 NW 2ND AVENUE
SUITE 205
MIAMI, FL. 33127

The mailing address of the Limited Liability Company is:
3921 ALTON ROAD
439
MIAMI BEACH, FL. 33140

Article III

The name and Florida street address of the registered agent is:
JEREMY BEN-DAVID ESQ.
2121 NW 2ND AVENUE
201
MIAMI, FL. 33127

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JEREMY BEN-DAVID

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
BRIAN A SIDMAN
2121 NW 2ND AVENUE SUITE 205
MIAMI, FL. 33127

L21000241002
FILED 8:00 AM
May 24, 2021
Sec. Of State
bharvey

Article V

The effective date for this Limited Liability Company shall be:

05/24/2021

Signature of member or an authorized representative

Electronic Signature: BRIAN A. SIDMAN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Florida DRIVER LICENSE

USA

CLASS E

1A DLN [REDACTED]

1 SIDMAN
2 BRIAN ANDREW
3 4345 N MERIDIAN AVE
4 MIAMI BEACH, FL 33040

5 DOB [REDACTED] 15 SEX M

4b EXP 08/16/2030 16 HGT 5'-10"

12 REST NONE 9a END NONE

SAFE DRIVER

3a ISS 11/05/2021

500 T06Z111020189

Operation of a motor vehicle constitutes consent to any sobriety test required by law

21

The State of Florida retains all property rights herein.
081682
Rev.
03/01/2020



21
01034802578
21686

2013 Florida

CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs. or any RV

REST: None

END: None

REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS OF ADDRESS OR NAME CHANGE.
WWW.FLHSMV.GOV

City of Opa-locka
State of Florida

Re: Redwood Mosaic Dev. LLC
Site Plan Approval application
NARRATIVE CONCEPT

Dear Planning and Zoning Board

We are the architects for the above referenced developer.
We are seeking approval of a revision to a previously approved four-stories residential building with 104 units, to a new 5 story, 98 units/196 parking spaces residential building.

The project site is located at 13800 NW 22 Ave, City of Opa-Locka
The project consists of a single five stories residential structure with parking under portion of the building. The location of the building and the access to the parking area has remained basically unchanged from the previous approved project. A total of 10 work-live units have been provided and at least two parking spaces per unit is now part of the parking provided.

The new concept provides much needed three- and four-bedroom units in addition of the 10 work-live units. The previously concept provide only one- and two-bedroom units with significant less parking.

We hope you will find our request reasonable and similar in concept to the previously approved project.

Sincerely,



Leopoldo Bellon AIA
Registered Architect
Bellon Architecture Inc.

PLANNING & ZONING BOARD

JANUARY 18TH
2022

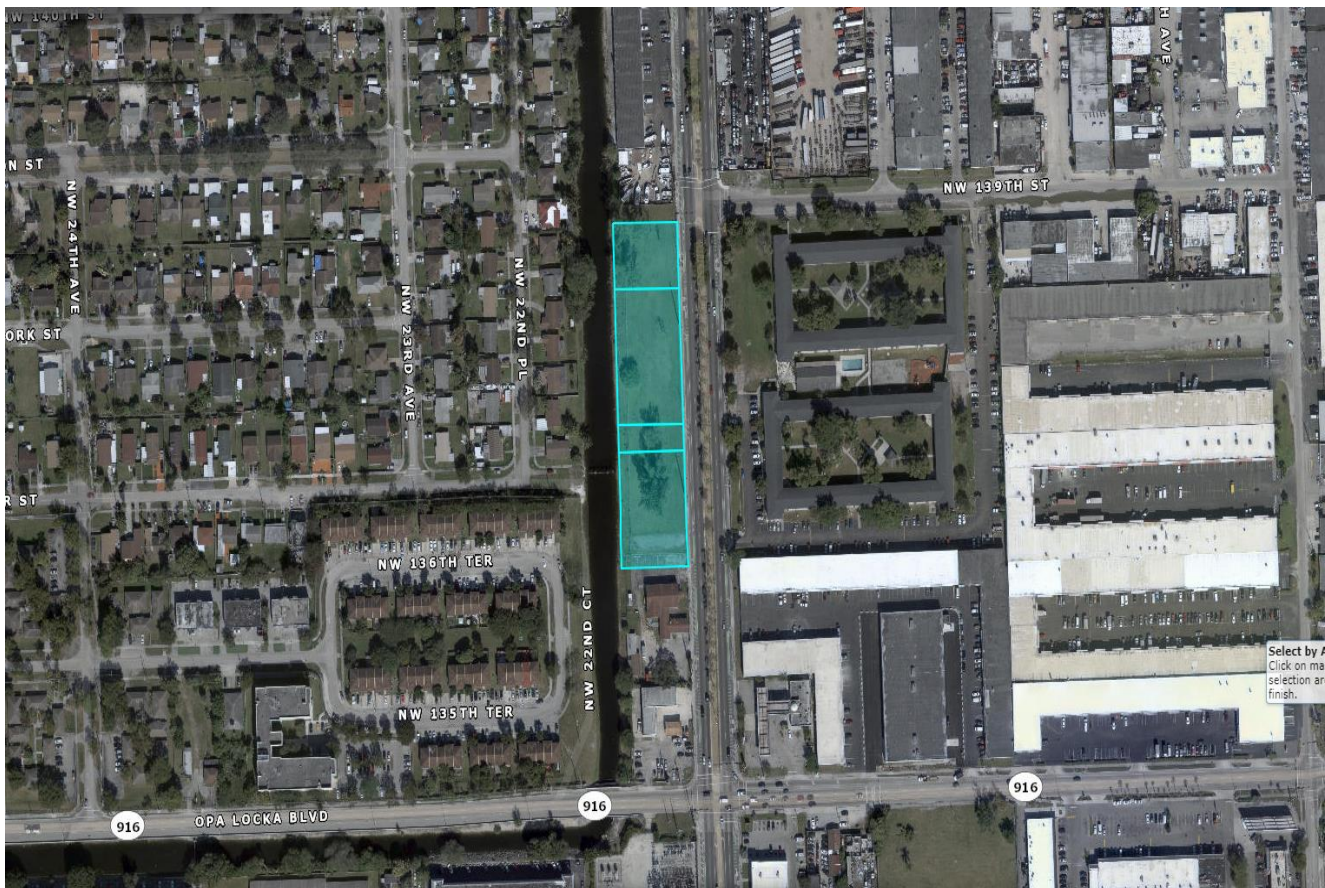


RESIDENTIAL MIXED-USE DEVELOPMENT: Site Plan

APPLICANT'S REQUEST:

Staff Report

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND PROVIDES 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

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

22 52 41 .38 AC M/L
COMMUNITY GARDENS PB 31-5
S117.90FT OF N187.9FT OF TRACT A
LESS E20FT FOR R/W
LOT SIZE 16440 SQ FT
COC 24469-0270 04 2006 2 (4)

22 52 41 .79 AC
COMMUNITY GARDENS PB 31-5
N250FT OF S300FT OF TR A LESS
E20FT FOR R/W BLK 150-A
LOT SIZE 35500 SQUARE FEET
COC 24469-0270 04 2006 2 (4)

22 52 41 .16 AC
COMMUNITY GARDENS PB 31-5
S50FT OF TR A LESS E20FT FOR
R/W BLK 150-A
LOT SIZE 7100 SQUARE FEET
COC 24469-0270 04 2006 2 (4)

COMMUNITY GARDENS PB 31-5
LOTS 13 TO 16 INC ALL BLK 150-A
LESS E20FT FOR R/W
LOT SIZE 32400 SQUARE FEET
COC 24469-0270 04 2006 2 (4)

- The subject properties are currently own by REDWOOD MOSAIC DEV, LLC., according to the Miami-Dade County Property appraiser's website. The subject Properties that compose this site are vacant and undeveloped and the property owner, REDWOOD MOSAIC DEV, LLC proposes to construct a five story, 98 unit multi-family mixed-use building that includes 10 live work units and provide 196 parking spaces. The development will include 64 three bedroom-two bath units, twenty-four three bedroom-one bath units, and ten three bedroom-one bath mixed use (live-work) units. This property site is on Commercial Liberal (B-2) zoned property and is within the Corridor Mixed Use Overlay.
- The use proposed is permitted according to the City Land Development Regulations and the proposed development is in compliance with the zoning development standards listed in the City Land Development Regulations. This site is composed of four parcels identified by folios 08-2122-011-0240, 08-2122011-0250, 08-2122-011-0260 and 08-2122-022-0310 at approximately the proposed address of 13800 NW 22nd Avenue, Opa-locka, FL 33054. The site is approximately 2.01 acres or 87,748 square feet and will provide approximately 20,767 square feet of open landscaped area.
- According to the site plan the developer will provide 48 native trees of different variety and 430 shrub plants to beautify this site. The landscaping provided meets all of the landscaping requirements as provided in the City Land Development Regulations.
- The owner/applicant has submitted the following two application requests: (1) Final Site Plan; (2) Development Agreement.

Google Street View, dated: Dec. 2020



← SOUTH NW 22nd Avenue NORTH →



← SOUTH NW 22nd Avenue NORTH →

II. Project Details

- Applicant's Project**

The City of Opa-locka's Comprehensive Plan, Future Land Use Plan map provides that the property has a land use designation of "Commercial" which allows for commercial use, and the development is within the corridor mixed use overlay and both designations permit residential multifamily development and requires mixed use through the inclusion of live-work units. The improvements indicated on the site plan represents an improvement to this site which has never been developed and would provide new housing opportunity in the City of Opa-locka.

Site Computations & Land Development Regulation / Zoning Code			Table 1
Applicant	REDWOOD MOSAIC DEV, LLC..		
Folio Number (s)	Opa-locka: 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310;		
Address Location	Approximately 13800 NW 22 nd Avenue		
Building (s) Footprint	Parking Area – 420 SF of landscaping within the parking area Square Feet of Green Space (open space) Area – 106,386 SF		
Floor Area	Total 3,079 SF		
Zoning	B-2 – Commercial Liberal		
Zoning Code Consistency	The proposed use of this property for 98 unit multi-family mixed use development, with 10 Live-Work units and 196 parking spaces is consistent with the B-2 Zoning Code.		
Existing Land Use	Commercial		
Future Land Use Designation	Commercial		
Comprehensive Plan Consistency	- The proposed use of this property for 98-unit multi-family mixed use development, with 10Live-Work units and 196 parking spaces is consistent with the Comprehensive Plan with the requested property having a zoning designation of B-2 and within the Corridor Mixed Use Overlay.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Article 22-95, & Article X - Ord. No. 14-16 Sign Regulations		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front (North)	10 Feet	47' 3"	YES
Rear (South)	5 Feet	45'9"	YES
Street Side/Interior (North)	0' 0"Feet	3'-0"	YES
Street Side/Interior (South)	0' 0" Feet	117'-7"	YES
Lot Coverage	85%	31.6% (27,741 SF)	YES
Lot Density	150 U/Gross AC	150 U/Gross AC (98 Units)	YES
Lot Size B-2	5,000 SF	87,748 SF (2.01 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	6 Stories	5 Stories	YES
Structure Length	N/A	N/A	N/A

Other Vehicular Use Area Landscaping Parking Details	N/A		
	Multifamily buildings: pursuant to the Land Development Regulation Ordinance 15-31: Article VI, section 22-91. two Parking per residential unit. 2.0 x 98 Units =196 spaces	Office Bldg. 3,079 SF Parking Lot: Total Space Provided: 42 Total Spaces	YES
Landscape/ Pervious Lot Coverage	10% minimum required pervious	10% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Tuesday, January 4th, 2022. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, January 18th, 2022. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

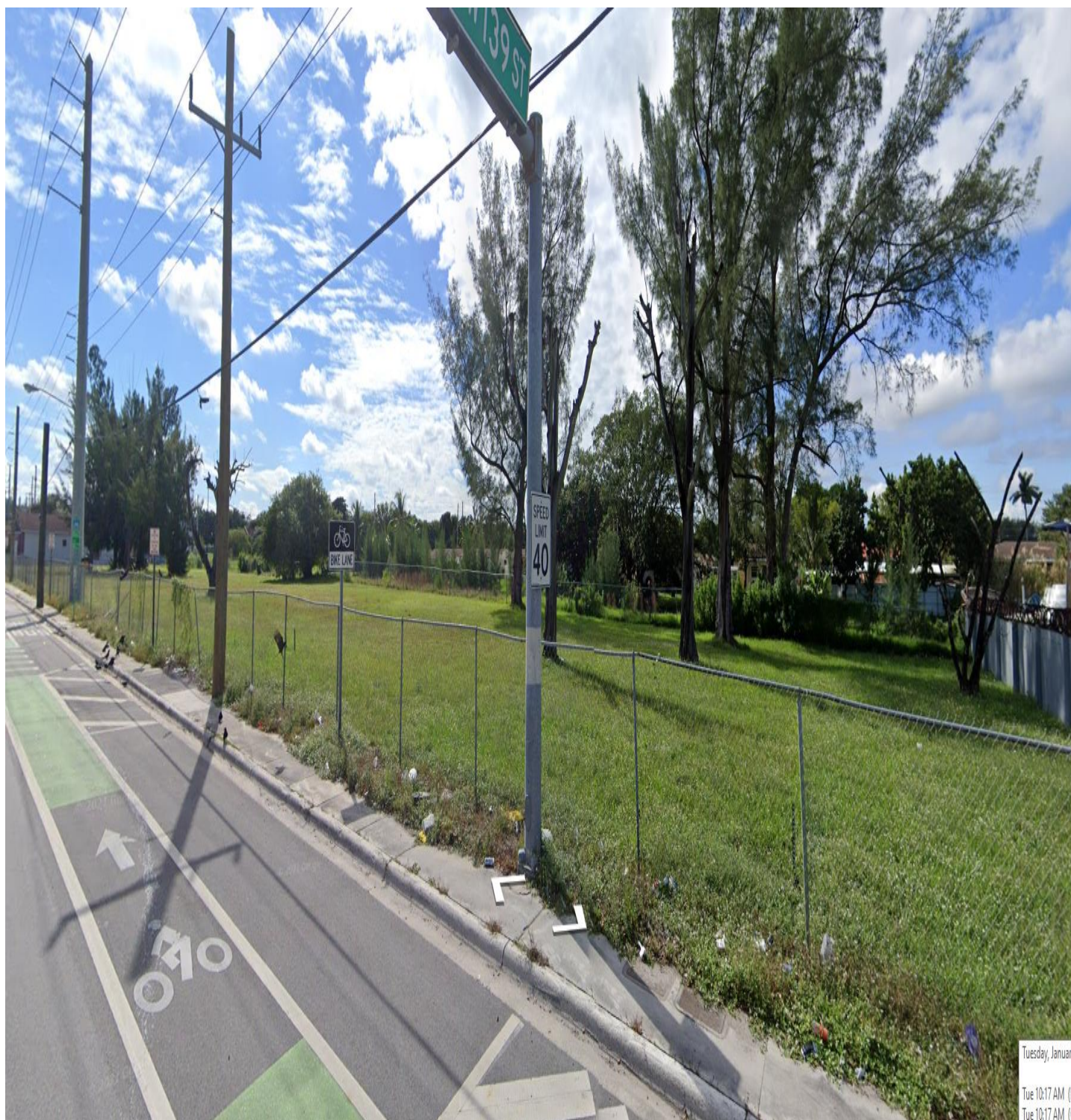
• Overall Analysis

Existing Conditions:

- The Subject Property is bordered on the North by commercial warehouses, bordered on the East by a large multi-family residential complex, on the South by commercial uses, a church, a daycare center and an automotive repair center and on the west by single-family residential uses.
- The property site is undeveloped and vacant with nuisance trees.



North-West View of Property (On NW 22nd Avenue & NW 137 Street)



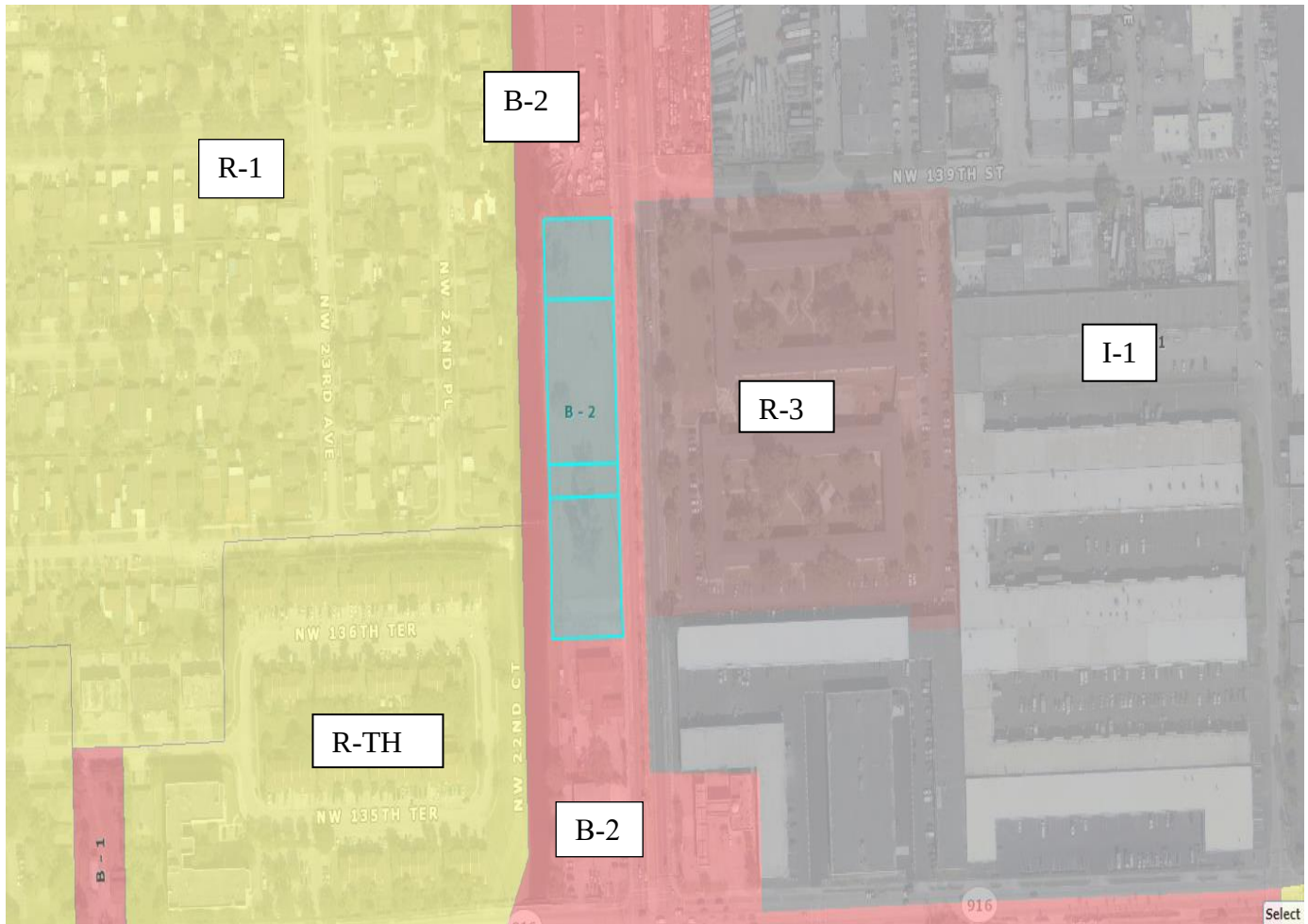
South-West View of property (On NW 22nd Avenue & NW 139th Street)

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Low Density Residential	Low Density Residential	R-1 (Single Family Residential)
South	Industrial	Industrial	I-2 Industrial Planned
East	Industrial	Industrial	I-2 Industrial Planned
West	Low Density Residential / Industrial	Low Density Residential / Industrial	R-1 / I-2

Surrounding Zoning Designation Map

The Site is Highlighted in image



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

COMPLIES- **Findings:**

- The proposed development use 'Office and open storage' is in harmony with the general characteristic of the surrounding neighborhood: Industrial Uses

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

COMPLIES

 - **Findings:**
 - The Applicant is proposing to include the required landscaping. *(Please see attached Landscape Plan for Trees detailed information).*
- **Fence:** All fences constructed on property perimeters shall comply with the requirements of the City Land Development Regulations.
 - **Findings:**
 - The Applicant has provided through the site plan that he intends to install perimeter fencing.
- **Future Land Use:** Industrial (Communications, water and sewer facilities, electrical as needed).
 - **Findings:**
 - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Commercial use designation category location.

COMPLIES
- **B-2 (Liberal Commercial)/Corridor Mixed Use Overlay Permitted Uses:** Project Specific: Multi-Family and Live-Work Units.

COMPLIES

 - **Findings:**
 - According to the City's Land Development Regulation/ Zoning Code for B-2 (Liberal Commercial) and Corridor Mixed Use Overlay allows for an Office/Live-Work Units and multi-family residential uses after site plan review and development agreement approval. The applicant has submitted requests for Site Plan approval and Development Agreement Approval.
- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition.
 - **Findings:** The Planning and community Development Department has not received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

III. Project Need Assessment / other Required Approvals

1. Site Plan Review
2. Development Agreement
 - Application submitted for Planning Council Meeting (this meeting) Tuesday, January 18th, 2022

IV. Development Review Committee (DRC): *Meeting Review Comments*

1. **Capital Improvement Project (CIP):**
 - No issues reported for the proposed Site Plan
2. **Building:**
 - N/A
3. **Police:**
 - N/A
4. **Community Redevelopment Agency (CRA):**
 - N/A

5. **City Manager's Office (CMO):**

- N/A

6. **Code Enforcement:**

- N/A

7. **City Attorney's Office:**

- Development Agreement under review

8. **Public works:**

- N/A

9. **Inter-jurisdictional Review:**

- N/A

V. **Staff Recommendation:**

- Staff recommend approval of this Site Plan review including the following:
 - All signage shall comply with the City's Sign Code ordinance no. 14-16/Ordinance 15-31 Article X;
 - All landscaping and parking area must be provided and maintained as shown in the Site Plan;
 - Trees to be planted uniformly placed. (avg. oc.);
 - Agree to provide employment opportunities for City residents through the City Work Force Office and any area educational/vocational training facilities.
 - Maintain 100% the use, and function as shown on the site plan;
 - All trash & garbage containers shall comply with the City dumpster enclosure requirements, including proper screening.
 - Must comply with all Miami-Dade County's input/recommendations as appropriate
 - Requirements of the City LDR and Comprehensive Plan
 - Follow any conditions recommended by the Planning & Zoning Board for the development of this residential mixed use live-work development.

VI. **Attachments:**

- Site Plan

Planning and Community Development Department

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

VII. **Staff Report Updated After the City Commission Meeting on (Pending). *Reflected Actions:***

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

Resolution No. 2022-0118-03,

A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND PROVIDES 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- 1) That the request in the application by the applicant be and the same is hereby recommended:
 - a. APPROVED ☐ DATE: 01-18-2022
 - b. DENIED ☐
 - c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ____
- 2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:
 - a.
 - b.

*** The Planning and Zoning Board Approval Recommendation of this request was by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this 18th day of January, 2022.

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning and Zoning Board Meeting discussions in regards to the proposed Residential Multi-Family and Live - Work Unit Development.

of
N.W. 22nd AVENUE & N.W. 139th STREET,
OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA



- LEGEND

- ### TREE LEGEND

- | <u>SYMBOL</u> | <u>COMMON NAME</u> |
|---|------------------------|
|  | Tree (Species unknown) |
|  | Palm Tree |
|  | Pine Tree |

[illegible]

TREE TABLE						
Tree #	Tree Name	Diameter	Height	Spread	Tree condition	
1	AUSTRALIAN PINE/CASUARINA SPECIES	36"	50'	30'	—	
2	AUSTRALIAN PINE/CASUARINA SPECIES	32"	50'	30'	—	
3	AUSTRALIAN PINE/CASUARINA SPECIES	24"	50'	30'	—	
4	AUSTRALIAN PINE/CASUARINA SPECIES	38"	50'	30'	—	
5	AUSTRALIAN PINE/CASUARINA SPECIES	32"	50'	30'	—	
6	AUSTRALIAN PINE/CASUARINA SPECIES	20"	35'	35'	—	
7	AUSTRALIAN PINE/CASUARINA SPECIES	18"	35'	20'	DEAD	
8	EARLEAF ACACIA/ACACIA AURICULIFORMIS	20"	30'	40'	—	
9	BRAZILIAN PEPPER/SCHINUS TEREBINTHIFOLIUS	36"	25'	30'	—	
10	AUSTRALIAN PINE/CASUARINA SPECIES	45"	25'	20'	DEAD	
11	AUSTRALIAN PINE/CASUARINA SPECIES	40"	65'	30'	—	
12	AUSTRALIAN PINE/CASUARINA SPECIES	8"	20'	10'	DEAD	
13	AUSTRALIAN PINE/CASUARINA SPECIES	30"	25'	15'	—	
14	AUSTRALIAN PINE/CASUARINA SPECIES	34"	35'	20'	DEAD	
15	AUSTRALIAN PINE/CASUARINA SPECIES	36"	65'	50'	—	
16	AUSTRALIAN PINE/CASUARINA SPECIES	36"	65'	50'	—	
17	WOMAN'S TONGUE/ALBIZIA LEBBECK	8"	20'	15'	DEAD	

NOTES:

- All trees are Invasive and require No mitigation.
- All above information provided to the client by Big Rons Tree Service LLC, certified arborist FL-5770-A
- Trees location provided by JBA.

J. Bonhill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue, Suite 104
Miami, Florida 33173 (305) 598-8383

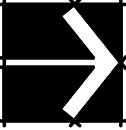
ALIA/ACSM LANDMILE SURVEY
of
N.W. 22nd AVENUE & N.W. 139th STREET,
OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA
for
SOMA PROPERTIES, LLC

REVISIONS	BY
ADDITIONAL REVERTS ONLY (-07-2016)	A.A.
FREE TABLE DED (-08-2016)	M.R.

j:	16-0308
:	17-0031
e:	11-12-2015
own:	G.P., C.S, J.S., M.R.
checked:	J.S.
le:	AS SHOWN
ld Book:	FILE
EET 2 OF 2	



N.T.S.



ZONING - RT-H

ZONING - R-1

OPA LOCKA CANAL

ZONING - B-2
13690 NW 22 AVENUE

ZONING - B-2
13720 NW 22 AVENUE

ZONING DISTRICT - MXUOD
13800 NW 22 AVENUE

ZONING - B-2
13880 NW 22 AVENUE

ZONING - B-2
13900 NW 22 AVENUE

ZONING - B-2
14070 NW 22 AVENUE

N.W. 22nd AVENUE

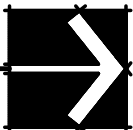
ZONING - R-2

ZONING - R-4

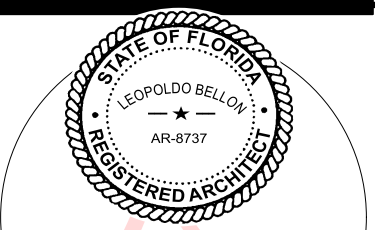
ZONING - R-2

ABUTTING/ADJOINING PROPERTIES SCHEME

N.T.S.



PROJECT No.	LB654
DRAWN BY:	FM
CHECKED BY:	LB
DATE:	10-09-21



Digitally signed by

LEOPOLDO BELLON

~~Date: 2021.12.14~~

09:46:28 -05'00'

SHEET TITLE

SITE PLAN

SP-1.1

SHEET OF

WINSTON CAPITAL OPA-LOKA APARTMENTS
13800 N.W. 22 AVENUE
OPA-LOKA, FLORIDA

[illegible]

EOPOLDO BELLON, AIA (AR-8737)

UNITS FLOOR PLANS

A-2

SHEET OF



SCALE: 1" = 20'-0"

2ND FLOOR AREA - 27,741 S.F.



SCALE: 1" = 20'-0"

3RD FLOOR AREA - 27,741 S.F.



SCALE: 1" = 20'-0"

4TH FLOOR AREA - 27,741 S.F.



SCALE: 1" = 20'-0"

5TH FLOOR AREA - 27.741 S.F.





SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"

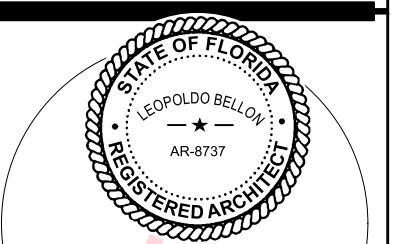


SCALE: 1" = 20'-0"

A MULTI-FAMILY DEVELOPMENT
WINSTON CAPITAL OPA-LOKA APARTMENTS
13800 N.W. 22 AVENUE
OPA-LOKA, FLORIDA

[illegible]

DATE: 10-09-21



09:46:28 -05'00'

ELEVATIONS

A-3

SHEET OF

[illegible]

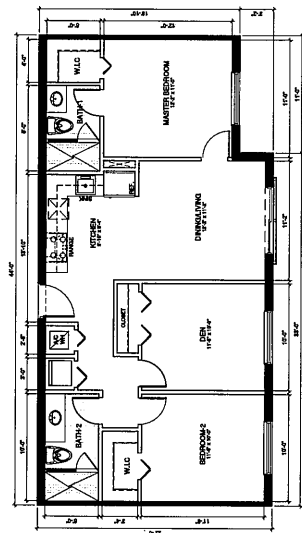
PROJECT No. LB654
DRAWN BY: FM
CHECKED BY: LB
DATE: 10-09-21



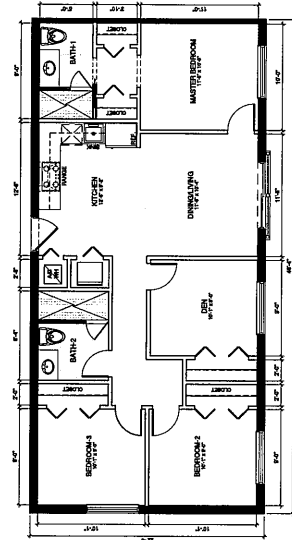
Digitally signed by
LEOPOLDO BELLON
Date: 2021.12.14

09:45:54-05'00'
TEOPUSO BLDG., XA (AR-0737)

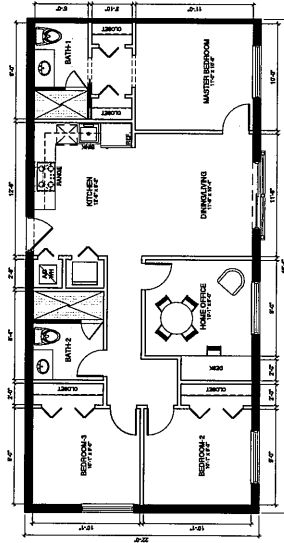
A-1



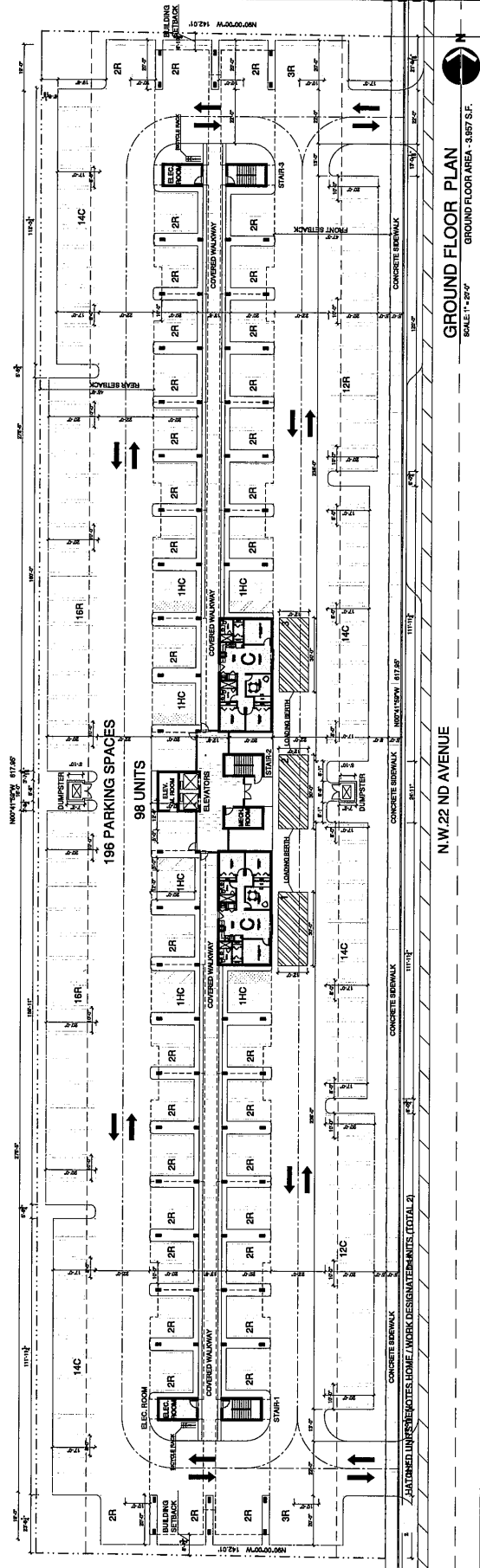
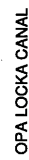
MODEL A. 2 BED / DEN - 933 S.F.
SCALE: 1/4" = 1'-0"



MODEL B. 3 BED / DEN - 1,019 S.F.



MODEL C. TYP. FLOOR PLAN - 1,019 S.F.
LIVE-WORK UNIT



N.W.22 ND AVENUE

GROUND FLOOR PLAN

SCALE: 1" = 20'-0" GROUND FLOOR AREA - 3,957 S.F.



CITY OF OPA-LOCKA NOTICE OF HISTORIC ENVIRONMENTAL PRESERVATION BOARD MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Opa-locka Historic Environmental Preservation Board Meeting will be held on **Thursday, April 14, 2022, at 6 p.m., in the auditorium at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.** The purpose of the Historic Environmental Preservation Board Meeting is to discuss and consider the following:

- A) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 806 JANN AVENUE TO ALLOW FOR THE REPLACEMENT OF THREE WINDOWS AND A DOOR ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**
- B) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 910 JANN AVENUE TO ALLOW FOR THE CLOSURE OF THE TERRACE, LEGALIZE THE SECONDARY LIVING UNIT IN REAR OF PROPERTY, LEGALIZE THE PAVERS AND LEGALIZE THE PERGOLA AND INTERIOR RENOVATIONS ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**

Procedures for Public Participation

Historic Environmental Preservation Board Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Planning & Zoning Board may do so in person or virtually.

To participate virtually, please register online by 6:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

How to watch the meeting

Members of the public can watch City of Opa-locka public meetings at <https://www.youtube.com/user/CityofOpaLocka>.

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.

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 (voice) for assistance at least 24 hours prior to the proceeding. TTY users may call via 711 (Florida Relay Service) prior to the proceeding. For questions and/or additional information, please contact the Office of the Community Redevelopment Clerk by email at khall@opalockafl.gov or by telephone at (305) 953-2868 Ext. 1504.

**Kinshannta Hall
Historic Environmental Preservation Clerk**



CITY OF OPA-LOCKA, FLORIDA NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, April 13, 2022 at 7:00 p.m., at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida,** to consider the following items for final adoption:

RESOLUTIONS / PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE, WITHIN THE CITY; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RE-APPLICATION REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE PROPERTY LOCATED AT 3805 NW 132ND STREET, OPA-LOCKA, FLORIDA, IDENTIFIED BY FOLIO #08-2129-010-0090 FROM THE I-3 ZONING DISTRICT TO THE I-2 ZONING DISTRICT AS PERMITTED BY SECTION 22-49(P) THE CITY'S LAND DEVELOPMENT REGULATIONS PERTAINING TO RECONSIDERATION OF A PREVIOUSLY DENIED APPLICATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, April 13, 2022.

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 not later than five (5) days 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.

**Joanna Flores, CMC
City Clerk
City of Opa-locka**

RESOLUTION NO. 22-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Owner of this development site, Redwood Mosaic Dev, LLC c/o Bellon Architecture, Inc. and Redwood National Properties SB, LLC, desires to build a workforce housing mixed-use development on the 2.01 acre site in the Community Gardens section of the City of Opa-Locka; and

WHEREAS, the owner intends to build a five-story residential building with 98 units to includes 10 live-work units and 196 parking spaces as shown in this site plan; and

WHEREAS, the request for site plan approval meets the review criteria set forth in the City of Opa-Locka's Land Development Regulations, Section 22-55 H; and

WHEREAS, the development of this site will provide two, three and four bedroom units as well as live work units and the required parking for all uses.

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

SECTION 1. Recitals.

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

SECTION 2. Approval/Denial.

Approval/Denial of Development Agreement. The City Commission of the City of Opa-Locka hereby approves / denies the Development Agreement request for the construction of a five story, 98-unit residential building that includes 10 live-work units and 196 parking spaces in the B-2 Zoning District within the Corridor

Mixed-Use Overlay. A copy of the Development Agreement is attached hereto and incorporated herein as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2022.

Veronica Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

Sponsored by: City Manager

VOTE:

Commissioner Bass	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Commissioner Dominguez	(Yes) _____	(No) _____
Commissioner Taylor	(Yes) _____	(No) _____
Mayor Williams	(Yes) _____	(No) _____



City of Opa-locka Agenda Cover Memo

Interim Department Director:	Gerald Lee		Interim Department Director Signature:				
City Manager:	Darvin Williams		CM Signature				
Commission Meeting Date:	April 13, 2022		Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes X	No	Yes	No
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: See Financial Impact section below		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
		X					
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
	X						
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND PROVIDES 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The subject properties are currently own by REDWOOD MOSAIC DEV, LLC., according to the Miami-Dade County Property appraiser's website. The subject Properties that compose this site are vacant and undeveloped and the property owner, REDWOOD MOSAIC DEV, LLC proposes to construct a five story, 98 unit multi-family mixed-use building that includes 10 live work units

and provide 196 parking spaces. The development will include 64 three bedroom-two bath units, twenty-four three bedroom-one bath units, and ten three bedroom-one bath mixed use (live-work) units. This property site is on Commercial Liberal (B-2) zoned property and is within the Corridor Mixed Use Overlay. The use proposed is permitted according to the City Land Development Regulations and the proposed development is in compliance with the zoning development standards listed in the City Land Development Regulations. This site is composed of four parcels identified by folios 08-2122-011-0240, 08-2122011-0250, 08-2122-011-0260 and 08-2122-022-0310 at approximately the proposed address of 13800 NW 22nd Avenue, Opa-locka, FL 33054. The site is approximately 2.01 acres or 87,748 square feet and will provide approximately 20,767 square feet of open landscaped area.

According to the site plan the developer will provide 48 native trees of different variety and 430 shrub plants to beautify this site. The landscaping provided meets all of the landscaping requirements as provided in the City Land Development Regulations. The owner/applicant has submitted the following two application requests: (1) Final Site Plan Review; (2) Development Agreement Review.

This development agreement review request was reviewed by the Planning & Zoning Board on January 18, 2022. The Planning & Zoning Board recommended approval of this request by a 4-0 vote after presentation and discussion.

Financial Impact

The development of a new five-story, 98 unit residential building that includes 10 live-work units and provides adequate parking will address housing deficiencies in the City of Opa-locka. The financial impact will be through new construction, permitting, impact fees and employment during construction and for the property maintenance operation after construction.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Resolution
PZAB Application
PZAB Meeting Minutes 01-18-22
Development Agreement DRAFT

Received:
By:
Date:

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: REDWOOD MOSAIC DEV. LLC.

PROPERTY OWNER'S ADDRESS: 3921 ALTON ROAD 439, MIAMI BEACH, FL 33140
Number/Street City State/Zip Code

APPLICANT'S NAME: BELLON ARCHITECTURE

APPLICANT'S ADDRESS: 12930 S.W. 128 STREET - MIAMI - FLORIDA, 33186
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE _____ HOME _____ OTHER 305.790.2626

SUBJECT PROPERTY ADDRESS: 13800 N.W. 22 AVENUE - OPALOCKA - 33054
Number/Street

TAX FOLIO NUMBER: _____ PRESENT ZONING: MXUOD

~~LEGAL DESCRIPTION: less the East 20 ft for Right-of-way, as recorder in Plat Book 31, at pg5, of the Public Records of Miami-Dade County, Florida, and lots 13, 14, 15 and 16, Block 150-A, Community Gardens, according to the Plat thereof, as recorded in Plat Book 31, at pg 5, of the Public Records of Miami-Dade County, Florida, and together with, The south 117.90 ft of the north 187.90 f of tract A, less the East 20.00 ft for the right-of-way, block 150-A at Community Gardens, according to the Plat thereof, as recorded in plat book 31, at page 5 of th Public Records of Miami-Dade County, Florida, and together with the North 250 ft of the South 300.00 ft od Tract A, less the East 20.00 ft right-of-way 150-A, Community Gardens, according to the Plat thereof, as recorded in Plat book 31 at page 5,~~
Please check specific request: of the Public Records of Miami-Dade County, Florida, containing 87.748 SQ or 2.01 Acres more or less by calculations.

- ☐ Tentative Plat
☐ Final Plat
☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
☐ Rezoning
☐ Drainage Plan
☐ Fill Permit Request
☐ Preliminary Site Plan Review
☐ Final Site Plan Review
☐ Conditional Use Permit – No Plans
☐ Conditional Use Permit – With Plans
☐ Special Exception – No Plans
☐ Special Exception – With Plans
☒ Development Agreement
☐ Restrictive Covenant
☐ Other – Please specify: _____

Add any additional information that may be of importance to this request:

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

- _____ Completed application form
- _____ Application fee payable to the City of Opa-locka by check or money order
- _____ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- _____ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- _____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- _____ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- _____ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- _____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies
- _____ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- _____ Narrative concept must be submitted with application

AFFIDAVIT

I, REDWOOD MOSAIC DEV LLC., being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

RM
Signature

12/14/21
Date

Sworn to and subscribed before me:

This 14th day of DECEMBER, 2021

Kathleen Mary Haggerty
Notary Public
Attach copy of identification

My commission expires 09/30/2024

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31





Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From:

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I _____, being first duly sworn, depose and say that I am the owner of the property legally described as:

I do give to DAVID BURSTYN / LEOPOLDO BELON the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize _____ to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

TAS
Signature

12/14/21
Date

Sworn to and subscribed before me:

This 14th day of DECEMBER, 2021

Kathleen Mary Haggerty
Notary Public

My commission expires: 09/30/2024

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31



Florida DRIVER LICENSE

1a ID# [REDACTED] 9 CLASS E

1b NAME SIDMAN, BRIAN ANDREW
1c ADDRESS 4348 N MERIDIAN AVE
MIAMI BEACH, FL 33040

2 DOB 08/16/2030 15 SEX M
16 EXP 08/16/2030 16 HGT 5'-10"
12 REST NONE 9a END NONE

SAFE DRIVER
1a ISS 11/05/2021
5DD T06Z111052133

Operation of a motor vehicle constitutes consent to any sobriety test required by law

The State of Florida retains all property rights herein.
081682
Rev.
03/01/2020



21
01004002578
21258

1845 Florida

CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs. or any RV
REST: None
END: None

REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS OF ADDRESS OR NAME CHANGE
WWW.FLHSMV.GOV

Received:
By:
Date:

" THE GREAT CITY "



PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: \$ _____ New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

August 20, 2021
September 17, 2021
October 15, 2021
November 19, 2021
December 17, 2021
January 14, 2022
February 18, 2022
March 18, 2022
April 15, 2022
May 20, 2022
June 17, 2022
July 22, 2022

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change. please check with the Planning and Community Development Department for exact time and location of the meetings).*
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code Ordinance 15-31

Record and Return to:
(enclose self-addressed stamped envelope)

Robert Holland, Esq.
3250 NE 1st Avenue, Ste. 334
Miami, Florida 33137

This Instrument Prepared by:
Burnadette Norris-Weeks
City Attorney
780 Fisherman Street
4th Floor
Opa-locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA,
FLORIDA AND REDWOOD MOSAIC DEV. LLC**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made, and entered into this ___ day of _____ 2022 ("Execution Date") by and between Redwood Mosaic Dev. LLC (the "Owner"), a Florida limited liability company with the mailing address of 3921 Alton Road Ste. 439, Miami Beach, Florida, 33140 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 2.01 acres of land located at approximately 13800 NW 22 Avenue within the municipal boundaries of the City and identified by Miami Dade County Tax Folio Nos. 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260 and 08-2122-011-0310 (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City Commission, on _____, 2022 adopted Resolution Number _____, approving a Master Site Plan, ("Application") for the Proposed Development which includes the construction of a five-story, 98 unit residential building that includes 10 live-work units and provides 196 parking spaces, and 42 office parking spaces, as well as the planting 43 trees and 430 shrubs through-out the property in accordance with the Redwood Mosaic Dev. LLC approved site plan; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development

resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No. _____, adopted on _____, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth below, and the Owner is authorized to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owners and City agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. Definitions.
 - a. "Additional Term" anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - b. "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - c. "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies, and instrumentalities subject to the jurisdiction thereof.
 - d. "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - e. "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, Redwood Mosaic Dev. LLC., (the "Owner"), a Florida limited liability company, with the mailing address of 3921 Alton Road Ste. 439, Miami Beach, Florida, 33140 and/or any of its respective successors, assigns, or heirs thereof.

- f. "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.
- g. "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- h. "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,
- i. "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein
- j. "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- k. "Existing Zoning" means (a) all entitlements associated with the City's approval of the Redwood Mosaic Dev. LLC., Site Plan, at approximately 13800 NW 22 Avenue, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-locka, including the City of Opa-locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.
- l. "Final Site Plan" means the Redwood Mosaic Dev. LLC., Site Plan, at approximately 13800 NW 22 Avenue "Final Site Plan" approved by the City Commission via Resolution No. _____ for the Proposed Development which includes the construction of a five-story, 98 unit residential building that includes 10 live-work units and provides 196 parking spaces, and 42 office parking spaces, as well as the planting 43 trees and 430 shrubs through-out the property and landscaping in accordance with the Redwood Mosaic Dev. LLC approved site plan.
- m. "Governing Body" means the City of Opa-Locka's City Commission or successor entity.
- n. "Initial Term" is thirty (30) years commencing on the Effective Date.
- o. "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.
- p. "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land effect as of the Effective Date.
- q. "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance 15-31.
- r. "Parties" means the City and the Owner, Redwood Mosaic Dev. LLC.

- s. "Project" is the Redwood Mosaic Dev. LLC development at approximately 13800 NW 22 Avenue, facility as described in the plans prepared by Tapia-Ruano Architect, Inc., and dated _____, which proposes approximately the rehabilitation and addition of 3,079 square foot to the office, and 42 office parking spaces, as well as open storage area for construction equipment; dedication of NW 31st Avenue and NW 132nd Terr; the planting of 79 trees and 699 shrubs in the office parking area as well as on the property perimeter; on 2.94 acres of land located at approximately 13800 NW 22 Avenue, Opa-Locka, FL 33054, and identified by Miami-Dade County Tax Folio Nos 0821280040350, and 0821280040340 (the "Property"), the legal descriptions of which is attached hereto and made a part hereof as Exhibit "A."
- t. "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.
- u. "Resolution" means the resolution defined in the preamble to this Agreement, City of Opa-Locka Resolution Number _____ and _____ approving the Redwood Mosaic Dev. LLC at approximately 13800 NW 22 Avenue Site Plan and the Redwood Mosaic Dev. LLC Development Agreement for this Project.

4. Intent. It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. Effective Date. Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City, and the Owner/Owners shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6. Term of Agreement and Binding Effect. This Agreement shall run with the land, remain in full force and effect, and be binding on all parties (including the Owner) and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the

Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. Termination. No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. Expiration / Termination / Default Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Zoning Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, estoppel or otherwise.

9. Development Conditions. In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

- a. All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the city in accordance with Miami-Dade County permitting requirements.
- b. All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- c. All signage shall comply with all city sign code ordinance requirements.
- d. Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Redwood Mosaic Dev. LLC Site Plan. Such items include but are not specifically limited to:
 - Design of all physical structures, water bodies, private and public improvements and
 - The color and dimensional characteristics of all building materials
 - All landscaping, loading areas and parking spaces must be provided and maintained as shown on the site plan
- e. Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6 above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to

rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph. Any new owner must abide by the terms of this agreement until November 2052.

- f. Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution.
- g. Owner shall strive to employ qualified residents from the City of Opa Locka to work at the Property (prior to and after construction). In order to accomplish this task, the Owner shall coordinate with the Career Source of South Florida office, located in the City.
- h. Owner shall also encourage all contractors and subcontracts to employ Opa-Locka residents through the assistance of the Career Source South Florida office.
- i. Owner agrees to use commercially reasonable efforts to:
 - 1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through December 31, 2023; and
 - 2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-locka, and encourage all contractors retained to develop the Project to do the same, as follows:
 - a) Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-locka; hereinafter "Local Job Fair") be held as described

herein and shall outline job training opportunities within the Project.

- b) Host or require its general contractor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).
- j. Owner will not physically alter or substitute the design of structures, materials and colors included in the Project plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.
- k. All trash and garbage containers shall comply with all city dumpster enclosure requirements.
- l. Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- m. The following timelines shall be complied with by Owner, Redwood Mosaic Dev. LLC, Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
 - Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
 - Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
 - Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.

10. Development Permits. In accordance with Section 163.3227(t), F.S., the City may need to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

- (a) Site plan approvals;
- (b) Modifications to existing approvals and permits, including the Site Plan Amendment
- (c) Water, sewer, paving and drainage permits
- (d) Building permits
- (e) Sign permits
- (f) Certificates of use and occupancy
- (g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.

- (h) Any liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement.
- (i) All currently non-complaint physical structures or vehicles shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrence. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated by the Applications. The Property and the Project will also be served by any and all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property. All development orders or permits sought to be issued for the Project pursuant to this Agreement are hereby found to meet concurrency standards set forth in the Comprehensive Plan (concurrency regulations) and to be consistent with Land Development Regulations, so long as the Owner constructs the Property in compliance with the City's Laws, Comprehensive Plan and Land Development Regulations in existence as of the Effective Date. Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), RS., the City hereby finds and declares that the Owners development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. Reservation of Development Rights. Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agree Tent shall govern the development of the Property for the entire term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this Agreement, except to the extent that Owner's consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as

permitted or required by the Act or as provided above or upon this Agreement being terminated or having expired.

14. Zoning and Other Approvals. The parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments, or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. Necessity of Complying, with Local Regulations Relative to Development Permits. In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

16. Good Faith; Further Assurances. The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at:

City Manager
City of Opa Locka
780 Fisherman Street
Opa Locka, Florida 33054

With a copy to: Law Offices of Burnadette Norris-Weeks, P.A.
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Developer at: Brian A. Sidman
Redwood Mosaic Dev. LLC
2121 NW 2ND Avenue, Suite 205
Miami Beach, Florida 33127

And

3921 Alton Road, Suite 439
Miami Beach, FL 33140

With a copy to: Law Office of Robert W. Holland
3250 NE 1st Avenue, Ste. 334,
200 S. Biscayne Boulevard, Suite 300
Miami, Florida 33137

18. Governing Laws, Construction and Litigation. This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owners/Owners and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement which are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. Severability. In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. Entire Agreement. This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The Owners shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this Agreement instituted by third parties.

22. Periodic Review of Agreement. Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated, good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY:

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____
City Clerk

By: _____
City Manager

Dated: _____ day of _____, 2022.

Approved for form and legal sufficiency:

City Attorney: _____



CITY OF OPA-LOCKA NOTICE OF HISTORIC ENVIRONMENTAL PRESERVATION BOARD MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Opa-locka Historic Environmental Preservation Board Meeting will be held on **Thursday, April 14, 2022, at 6 p.m., in the auditorium at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.** The purpose of the Historic Environmental Preservation Board Meeting is to discuss and consider the following:

- A) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 806 JANN AVENUE TO ALLOW FOR THE REPLACEMENT OF THREE WINDOWS AND A DOOR ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**
- B) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 910 JANN AVENUE TO ALLOW FOR THE CLOSURE OF THE TERRACE, LEGALIZE THE SECONDARY LIVING UNIT IN REAR OF PROPERTY, LEGALIZE THE PAVERS AND LEGALIZE THE PERGOLA AND INTERIOR RENOVATIONS ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**

Procedures for Public Participation

Historic Environmental Preservation Board Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Planning & Zoning Board may do so in person or virtually.

To participate virtually, please register online by 6:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

How to watch the meeting

Members of the public can watch City of Opa-locka public meetings at <https://www.youtube.com/user/CityofOpaLocka>.

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.

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 (voice) for assistance at least 24 hours prior to the proceeding. TTY users may call via 711 (Florida Relay Service) prior to the proceeding. For questions and/or additional information, please contact the Office of the Community Redevelopment Clerk by email at khall@opalockafl.gov or by telephone at (305) 953-2868 Ext. 1504.

**Kinshannta Hall
Historic Environmental Preservation Clerk**



CITY OF OPA-LOCKA, FLORIDA NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, April 13, 2022 at 7:00 p.m., at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida,** to consider the following items for final adoption:

RESOLUTIONS / PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE, WITHIN THE CITY; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RE-APPLICATION REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE PROPERTY LOCATED AT 3805 NW 132ND STREET, OPA-LOCKA, FLORIDA, IDENTIFIED BY FOLIO #08-2129-010-0090 FROM THE I-3 ZONING DISTRICT TO THE I-2 ZONING DISTRICT AS PERMITTED BY SECTION 22-49(P) THE CITY'S LAND DEVELOPMENT REGULATIONS PERTAINING TO RECONSIDERATION OF A PREVIOUSLY DENIED APPLICATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, April 13, 2022.

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 not later than five (5) days 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.

**Joanna Flores, CMC
City Clerk
City of Opa-locka**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the City's Code of Ordinance 15-31, the City Commission has the power to approve, approve with conditions or deny any site plan review or development agreement request; and

WHEREAS, on October 8th, 2019, the former applicant (on behalf of previous owner Joel-N-Bonwit, Inc.), Deliceto, LLC, appeared before the Planning & Zoning Board and presented a formal application request; and

WHEREAS, after reviewing the presentation, all evidence, documents, including marked exhibits and having had additional discussion, the Planning & Zoning Board recommended approval of a development agreement by a 4 to 0 vote; and

WHEREAS, on February 26, 2020, the City Commission of the City of Opa-Locka approved the Development Agreement for the Construction and Operation of a Self-Storage Facility on the property located at 12940 NW 27th Avenue and the adjacent parcel located at the corner of NW 129th Street and NW 27th Avenue and identified by Folios 08-2128-004-0031 and 08-2128-004-0022 in the B-3 Zoning District; and

WHEREAS, the development of this site had been hindered by litigation between the previous owner and the new owner; and

WHEREAS, the litigation has concluded and the property has been purchased from the previous owner. The request for approval of the Development Agreement is being submitted by current owner, Gateway 2020, LLC., with necessary development revisions.

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

SECTION 1. Recitals. The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.

Approval/Denial of Site Plan/Development Agreement. The City Commission of the City of Opa-Locka hereby approves / denies a request for Development Agreement approval for the Construction and Operation of a Self-Storage Facility on the property located at 12940 NW 27th Avenue and the adjacent parcel located at the corner of NW 129th Street and NW 27th Avenue and identified by Folios 08-2128-004-0031 and 08-2128-004-0022, in the B-3 Zoning District.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 3. EFFECTIVE DATE.

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

PASSED AND ADOPTED this _____ day of _____, 2022.

Veronica J. Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Davis	_____ (Yes)	_____ (No)
Commissioner Dominguez	_____ (Yes)	_____ (No)
Vice Mayor Taylor	_____ (Yes)	_____ (No)
Mayor Williams	_____ (Yes)	_____ (No)



**City of Opa-locka
Agenda Cover Memo**

Interim Department Director:	Gerald Lee		Interim Department Director Signature:				
City Manager:	Darvin Williams		CM Signature				
Commission Meeting Date:	April 13, 2022		Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes X	No	Yes	No X
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: See Financial Impact section below N/A		Advertising Requirement: <i>(Enter X in box)</i>	Yes X		No	
ILA Required: <i>(Enter X in box)</i>	Yes	No X	RFP/RFQ/Bid#:				
Strategic Plan Related <i>(Enter X in box)</i>	Yes X	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL TO REFLECT THE NEW OWNERSHIP BY GATEWAY 2020, LLC FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The applicant and developer, formerly Deliceto, LLC, now known as Gateway 2020, LLC submitted three formal requests to the Planning & Community Development Department concerning the two parcel site at 12940 NW 27th Avenue, Opa-locka, FL 33054. The requests were for (1) Site Plan Review Approval; (2)

Rezoning from B-2 to B-3 Approval; (3) Development Agreement Approval. The City Commission approved all three requests by Resolution 19-9722, Ordinance 20-01; and Resolution 20-9737; and a copy of the legislation is attached. After City Commission approval of these requests the former property owner and the applicant resorted to formal litigation to resolve their disagreements. The new property owner, Gateway 2020, LLC has provided a warranty deed confirming ownership of this site. Gateway 2020, LLC is now requesting modification of the Development Agreement to reflect their ownership of this development site within the Development Agreement.

BACKGROUND

The subject property was owned by Joel-N-Bonwit, Inc according to the Miami-Dade County Property appraiser’s website. The subject property was an automotive dealership operation and the site consists of two parcels, folio 08-2128-004-0022-North Parcel, and folio 08-2128-004-0031-South Parcel. The zoning for the north parcel was B-2 which allows for commercial uses but did not permit self-storage facilities. The south parcel was zoned B-3 which allows for a self-storage facility. The site plan review request was approved by the City Commission on December 11, 2019 by Resolution 19-9722 and rezoning request was approved by the City Commission on January 8, 2020 by Ordinance 2020-01. The development agreement for the construction of this self-storage facility was reviewed and approved by the City Commission by Resolution 20-9737 on February 26, 2020.

The applicant proposes to utilize the property as a self-storage facility. The proposed use will include a 107,340 square foot building, 11 parking spaces. The parking lot portion of the development will be located along the rear (west) area of the property. The Applicant also indicated in the site plan proposal to have a masonry construction or a decorative masonry block to prevent the view of parking lot. Furthermore, agreed to provide retention swales are indicated in the Site Plan for drainage purposes. The Community Development Department reviewed the rezoning request and agree that the proposed rezoning is consistent with the area and the proposed use and will bring a new productive use to the area. Staff has reviewed the site plan and recommended approval for this proposed development. Staff has reviewed the Code of Ordinance and determined that the project was adequately addressed by the City Code. This development agreement request was reviewed and recommended for approval by the Planning & Zoning Board on October 8th, 2019 by a 4-0 vote.

Financial Impact

Account	Description	Available	Project	Remaining Balance

Proposed Action:

Staff has recommended approval of this legislation

Attachment:

- Draft Resolution for DA Review-Approval
- P & Z Board Meeting Minutes 10-8-19
- Draft Development Agreement
- Resolution 19-9722
- Ordinance 20-01
- Resolution 20-9737
- Warranty Deed
- Site Plan

September 24, 2021

ggay@opalockafl.gov

Director of Planning and Community Development
City of Opa-locka
780 Fisherman Street
Opa-locka, FL 33054

**Re: Deliceto, LLC/Gateway 2020 LLC: Notification of Extension per Executive Orders
Folio Numbers: 08-2128-004-0022 and Folio No. 08-2128-004-0031, Site Plan/Parking
Reduction, Development Agreement, Rezoning; Reso. No.19-9722; Ord No. 20-01**

Dear Mr. Gay:

This letter is a request for confirmation from the City of an extension of the above Site Plan/Parking Reduction, Development Agreement and Rezoning and related development orders and permits for the construction of a self-storage facility based on the below executive order now that the COVID-19 Executive Order has concluded.

COVID-19 Executive Order:

Executive Order	Date Issued	Tolling Period
20-52	March 9, 2020	60 days
20-114	May 8, 2020	60 days
20-166	July 7, 2020	59 days

20-213	September 4, 2020	60 days
20-276	November 3, 2020	56 days
20-316	December 29, 2020	59 days
21-45	February 26, 2021	60 days
21-94	April 27, 2021	60 days
Florida Statutes 252.363(1)(a)	N/A	6 months

I would appreciate written acknowledgement from the City regarding the extension of the development approvals and orders as set forth above.

If you have any questions concerning this matter, please feel free to contact me at your convenience.

Sincerely,

GREENSPOON MARDER LLP



Deena Gray, Esq.
For the Firm

Record and Return to:
(enclose self-addressed stamped envelope)

Address: Deena Gray, Esq.
Greenspoon Marder, LLP
200 E. Broward Blvd.
Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Law Offices of Burnadette Norris-Weeks, P.A.
401 NW 7th Avenue
Fort Lauderdale FL

**DEVELOPMENT AGREEMENT
CITY OF OPA-LOCKA, FLORIDA;
AND GATEWAY 2020, LLC**

THIS AGREEMENT (the “AGREEMENT”) is entered into as of this ____ day of _____, 2022 by and between the CITY OF OPA-LOCKA, FLORIDA (“CITY”), a municipal corporation organized and existing under the laws of the State of Florida, whose address is 780 Fisherman Street, Opa-Locka Florida 33054, and GATEWAY 2020, LLC (“DEVELOPER”), whose mailing address is 101 Pugliese Way, 2nd Floor, Delray Beach, Florida 33444; its successors and assigns as follows:

W I T N E S S E T H:

WHEREAS, GATEWAY 2020, LLC, (“OWNER”), a Florida corporation, whose mailing address is 101 Pugliese Way, 2nd Floor, Delray Beach, Florida 33444, is the fee simple OWNER of approximately 1.22 acres of land located on two contiguous parcels, within the municipal boundaries of the CITY and identified by Miami-Dade County Tax Folio No. 08-2128-004-0022 (“NORTH PARCEL”) and Folio No. 08-2128-004-0031 (“SOUTH PARCEL”), hereinafter collectively referred to as (the “PROPERTY”), the legal description of which is attached hereto and made a part hereof as **Exhibit A**; and

WHEREAS, the OWNER/Developer is authorized to speak, negotiate, and commit to the Opa-Locka CITY Commission (“CITY COMMISSION”) and Administration in reference to the above described PROPERTY, a copy of the executed Warranty Deed is attached hereto and made part hereof as **Exhibit B**; and

WHEREAS, the DEVELOPER submitted a Master Site Plan Application to the CITY to construct a self-storage facility (“PROPOSED DEVELOPMENT”) on the PROPERTY; and

WHEREAS, the CITY COMMISSION adopted Resolution No.19-9722 approving a

Master Site Plan for the PROPOSED DEVELOPMENT which includes approximately 107,340 square feet of self-storage warehouse and 11 surface parking spaces; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development AGREEMENT Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an OWNER that it may proceed in accordance with existing laws and policies, subject to the conditions of a development AGREEMENT, strengthens the public planning process, encourages sound capital improvement planning and financing assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the OWNER and the CITY desire to establish certain terms and conditions relating to the PROPOSED DEVELOPMENT of the PROPERTY and wish to establish identifiable parameters for future development; and

WHEREAS, the CITY COMMISSION pursuant to Resolution No. 20-9737 adopted on December 11, 2019, authorizes the CITY Manager to execute this AGREEMENT upon the terms and conditions set forth below on behalf of the CITY, and the OWNER has authorized the DEVELOPER to execute this AGREEMENT upon the terms and conditions set forth below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the OWNER and CITY agrees to as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this AGREEMENT are hereby deemed a part hereof.
2. Consideration. The Parties hereby agree that the consideration and obligations recited and provided for under this AGREEMENT constitute substantial benefits to both parties and thus adequate consideration for this AGREEMENT.
3. Definitions.
 - (a) “Additional Term” means anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - (b) “AGREEMENT” means this Chapter 163, F.S., Development

AGREEMENT between the CITY and OWNER.

(c) “CITY” means the CITY of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies and instrumentalities subject to the jurisdiction thereof.

(d) “Comprehensive Plan” means the plan adopted by the CITY pursuant to Chapter 163, F.S.

(e) “OWNER” means the persons or entities undertaking the development of the PROPERTY, defined in the preamble to this AGREEMENT and/or any of its respective successors, assigns, or heirs thereof.

(f) “Development” means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

(g) “Development Permit” includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

(h) “Effective Date” is the date this AGREEMENT is recorded with the clerk of the Circuit Court in and for Miami-Dade County,

(i) “Entire Term” is the total term of this AGREEMENT, combining the Initial Term (30 years) and the Additional Term, as defined herein.

(j) “Execution Date” is the date that all parties have affixed their signatures to this AGREEMENT.

(k) “Existing Zoning” means: (a) all entitlements associated with the CITY's approval of the Site Plan, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the CITY of Opa-Locka, including the CITY of Opa-Locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

(l) “Governing Body” means the CITY of Opa-Locka's CITY Commission.

(m) “Initial Term” is 30 years commencing on the Effective Date.

(n) “Land” means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.

(o) “Land Development Regulations” means ordinances, rules and policies enacted or customarily implemented by the CITY for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

(p) “Laws” means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the CITY of Opa-Locka affecting the development of land in effect as of the Effective Date, including

Opa-Locka's Land Development Regulation Code, the Ordinance Number 20-01 and the Resolution Number 19-9722.

(q) “Parties” means the CITY and the OWNER.

(r) “Project” is the PROPOSED DEVELOPMENT which includes approximately 107,340 square feet of self-storage warehouse and 11 surface parking spaces.

(s) “PROPERTY” means the approximately 1.22 acres of land located within the municipal boundaries of the CITY and identified by Miami-Dade County Tax Folio Nos. 08-2128-004-0022 and 08-2128-004-0031, the legal description of which is attached hereto and made a part hereof as **Exhibit A**.

(t) “Public Facilities” means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the CITY’s Comprehensive Plan sets forth required levels of service.

(u) “Resolution” means the resolution defined in the preamble to this AGREEMENT, CITY of Opa-Locka Resolution No.19-9722, approving the Opa-Locka Intent. It is the intent of the OWNER and the CITY that this AGREEMENT shall be construed and implemented as a development AGREEMENT among the parties pursuant to the Florida Local Government Development AGREEMENT Act, Section 163.3220 through 163.3243, F.S. (“Act”), in compliance with Article V, Section 22-112 of the CITY of Opa-Locka's Land Development Regulation Code, the Ordinance, and the Resolution.

4. Effective Date. Immediately upon approval by the CITY and execution by all parties, the CITY shall record, with recording fees paid by the OWNER, the AGREEMENT with the clerk of the Circuit Court for Miami-Dade County. This AGREEMENT shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, P.S., the CITY and the OWNER shall act in good faith to carry out the intent of the AGREEMENT upon the Execution Date.

5. Term of AGREEMENT and Binding Effect. This AGREEMENT shall run with the land, remain in full force and effect, and be binding on all Parties (including the OWNER) and all persons claiming under it for an Initial Term of 30 years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to 2 public hearings pursuant to Section 163.3225, F.S. Consent to any extension of this AGREEMENT requires approval of both parties to this AGREEMENT. No notice of termination shall be required by either party upon the expiration of this AGREEMENT and thereafter the parties hereto shall have no further obligations under this AGREEMENT. The obligations imposed pursuant to this AGREEMENT upon the parties and upon the PROPERTY shall run with and bind the PROPERTY as covenants running with the PROPERTY, and this AGREEMENT shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees

and/or assigns.

6. Termination. No notice of termination shall be required by either Party upon the expiration of this AGREEMENT and thereafter the Parties hereto shall have no further obligations under this AGREEMENT.

7. Expiration/Termination/Default. Upon the expiration of the AGREEMENT, the CITY shall have ability and the rights under its police power to adopt Zoning Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this AGREEMENT shall exist, whether brought under a claim of vested right, equitable estoppel or otherwise.

8. Development Conditions. In accordance with Section 163.3227(c), F.S., the OWNER agrees as follows:

- (a) All impacted Public Facilities shall be adequate to serve the PROPERTY at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the CITY in accordance with Miami-Dade County permitting requirements.
- (b) All Public Facility improvements required by the CITY, by Miami-Dade County, Florida, or voluntarily proposed by the OWNER to be installed by OWNER shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- (c) All signage shall comply with all CITY sign code ordinance requirements.
- (d) OWNER will abide by and not deviate from the terms of its graphic and verbal representation submitted to the CITY Commission to receive approval of the Master Site Plan. Such items include, but are not specifically limited to:
 - Design of all physical structures, water bodies, private and public improvements and the color and dimensional characteristics of all building materials.
 - All landscaping, loading and parking spaces must be provided and maintained as shown on the site plan.
- (e) Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property or controls a least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6, above. In the event of a force majeure or in the event of a casualty, the then owner has

the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph.

- (f) OWNER shall submit annual reports and additional documentation to the CITY as required by the Resolution to verify continuing compliance with the Resolution.
- (g) The OWNER will not physically alter or substitute the design of structures, materials and colors included in the plan except as approved by the CITY in the CITY's sole discretion. If building materials or colors are no longer available, the burden shall be on the OWNER to prove that said materials or colors are in fact unavailable, after which the change would be subject to Staff review and approval.
- (h) The OWNER, and any Assignees, Successors or any other OWNER of the PROPERTY shall not apply to the Value Adjustment Board to obtain a lower assessment on the subject PROPERTY of this Development AGREEMENT during the 30 years this Development AGREEMENT is in effect.
- (i) OWNER agrees that the CITY may enter onto the PROPERTY to confirm compliance with the terms of this AGREEMENT after the City provides notice to the Owner prior to coming on site.
- (j) Owner agrees to use commercially reasonable efforts to:
 - 1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through September 1, 2022; and
 - 2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-Locka, and encourage all contractors retained to develop the Project to do the same, as follows:
 - a. Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable

efforts to provide construction-related and permanent jobs to Opa-Locka residents, prior to the issuance of the first building permit for vertical construction within the Property (“Outreach Plan”). Said Outreach Plan, at a minimum, shall require that local job fair(s) (“local” shall mean within the municipal boundaries of the City of Opa-Locka; hereinafter “Local Job Fair”) be held as described herein and shall outline job training opportunities within the Project.

- b. Host or require its general contractor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City’s website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

(k) The OWNER shall also encourage all contractors and subcontractors to employ Opa-Locka residents through the assistance of the Career Source South Florida office in coordination with the CITY of Opa-Locka and in accordance with the Memorandum of Understanding between the CITY of Opa-Locka and Career Source. The OWNER will host employment opportunities and events in the City of Opa-locka predevelopment and for end user employment opportunities.

(l) All trash and garbage containers shall comply with all CITY dumpster enclosure requirements.

(m) The following timeline the DEVELOPER must comply with applies immediately upon approval of this AGREEMENT and remains subject to the CITY issuing all necessary approvals in a timely manner:

- Must apply for building permits: within 12 months. The CITY Manager may grant a single 6-month extension for good cause shown.
- Must start construction: within 18 months following issuance of permits. The CITY Manager may grant a single 12-month extension for good cause shown.
- Must complete project: within 24 months following issuance of permits. The CITY Manager may grant a single 12-month extension for good cause shown.

9. Development Permits. In accordance with Section 163.3227(1), F.S., the CITY needs to approve the following additional development permits upon proper submission of all requirements, and CITY review or inspections, for the OWNER to develop the Project:

- (a) Site plan approvals;
- (b) Modifications to existing approvals and permits, including the Proposed Project Name/type Site Plan
- (c) Water, sewer, paving and drainage permits;

- (d) Building permits;
- (e) Sign permits;
- (f) Certificates of use and occupancy; and
- (g) Any other official action of the CITY and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of PROPERTY.
- (h) Any CITY liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this AGREEMENT.
- (i) All currently non-compliant physical structures or vehicles shall be removed prior to the execution of this AGREEMENT.

10. Public Services and Facilities; Concurrency. In accordance with Section 163.3227(d), F.S., the CITY and the OWNER anticipate that the PROPERTY and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the CITY, and/or as contemplated in this Proposed Project Name/type Site Plan. The PROPERTY and the Project will also be served by all public facilities provided in the CITY's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the CITY hereby agrees to provide, reserve, and allocate enough public facility capacity including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the PROPERTY for the period of this AGREEMENT. The OWNER shall be bound by the CITY impact fees and assessments in existence as of the Effective Date of this AGREEMENT. Nothing in this paragraph shall relieve the OWNER of the requirement to pay impact fees and assessments.

11. Consistency with Comprehensive Plan. In accordance with Section 163.3227(g), F.S., the CITY hereby finds and declares that the OWNER's development of the Project on the PROPERTY complies with the Laws, ordinances, regulations and policies of the CITY of Opa-Locka, and is consistent with the CITY's Laws, Comprehensive Plan and Land Development Regulations.

12. Reservation or Development Rights. Except as otherwise provided in the Act for the Entire Term of this AGREEMENT, the CITY hereby agrees that it shall permit the development of the Project in accordance with the Laws of the CITY of Opa-Locka, including the CITY's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this AGREEMENT, subject to the conditions of this AGREEMENT. Except as otherwise provided in the Act, the CITY's Laws and policies governing the development of the PROPERTY as of the Effective Date of this AGREEMENT shall

govern the development of the PROPERTY for the Entire Term of this AGREEMENT unless terminated. Development of the PROPERTY as outlined herein shall not be subject to any future changes to the Laws of the CITY, including the CITY's Land Development Regulations and Comprehensive Plan designation after the Effective Date and during the Entire Term of this AGREEMENT, except to the extent that the OWNERS consent to such changes and except as otherwise provided in the Act. The CITY may apply subsequently adopted laws or policies to the PROPERTY only as permitted or required by the Act or as provided above or upon this AGREEMENT being terminated or having expired.

13. Zoning and Other Approvals. The Parties hereto recognize and agree that certain provisions of this AGREEMENT require the CITY and its boards, departments or agencies, acting in their governmental capacity, to consider governmental actions as set forth in this AGREEMENT. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the CITY's jurisdiction under the police power. Nothing in this AGREEMENT shall be construed to prohibit the CITY from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the PROPERTY.

15. Necessity of Complying With Local Regulations Relative to Development Permits. In accordance with Section 163.3227(i), F.S., this AGREEMENT is not and shall not be construed as a development permit or authorization to commence Development. The OWNER and the CITY agree that the failure of this AGREEMENT to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this AGREEMENT shall not relieve the OWNER of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the OWNER to develop the PROPERTY in a manner that is inconsistent with the Laws of the CITY of Opa-Locka in existence as of the Effective Date.

16. Good Faith; Further Assurances. The parties to this AGREEMENT have negotiated in good faith. It is the intent and AGREEMENT of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this AGREEMENT in order to secure to themselves the mutual benefits created under this AGREEMENT. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this AGREEMENT, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the CITY's police power or actions of the CITY when acting in a quasi-judicial capacity.

17. Notices. Any notice required or permitted to be given under this AGREEMENT shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the CITY at:	City Manager City of Opa-Locka 780 Fisherman Street Opa-Locka, Florida 33054
With a copy to:	Law Offices of Burnadette Norris-Weeks, P.A. 401 North Avenue of the Arts Ft. Lauderdale, FL 33311
If to the DEVELOPER at:	GATEWAY 2020, LLC 101 Pugliese Way, 2 nd Floor Delray Beach, Florida 33444 Attn.: Laura Pugliese
With a copy to:	Greenspoon Marder, LLP 200 E. Broward Blvd. Suite 1800 Fort Lauderdale, Florida 33301 Attn: Deena Pacelli Gray, Esq.

18. Governing Laws, Construction and Litigation. This AGREEMENT shall be governed and construed in accordance with the laws of the State of Florida. The OWNER and the CITY agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this AGREEMENT. All the parties to this AGREEMENT have participated fully in the negotiation and preparation hereof; and accordingly, this AGREEMENT shall not be more strictly construed against any of the parties hereto. In construing this AGREEMENT, captions, and section and paragraph headings shall be disregarded. All the exhibits referenced in this AGREEMENT are incorporated in, and made a part of, this AGREEMENT. In the event of any litigation between the parties under this AGREEMENT for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this AGREEMENT that are applicable to and preclude the parties' compliance with the terms of this AGREEMENT, such AGREEMENT shall be modified or revoked as is necessary to comply with the relevant state or federal laws

19. Severability. If any term or provision of this AGREEMENT is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this AGREEMENT shall be construed to be in full force and effect.

20. Entire AGREEMENT. This AGREEMENT sets forth the entire AGREEMENT and

understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the OWNER and the CITY. Neither party shall be bound by any AGREEMENT, condition, warranty or representation other than as expressly stated in this AGREEMENT and this AGREEMENT may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.

21. Indemnification. The OWNER shall indemnify and hold harmless the CITY, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising from this AGREEMENT instituted by third parties.

22. Periodic Review of AGREEMENT. Pursuant to Section 163.3235, F.S., the CITY shall review the PROPERTY subject to this AGREEMENT at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of this AGREEMENT. If the CITY finds, based on substantial competent evidence, that there has been a failure to comply with the terms of this AGREEMENT, this AGREEMENT may be revoked or modified by the CITY.

IN WITNESS WHEREOF, the parties have made and executed this AGREEMENT on the respective dates under each signature.

CITY:

CITY OF OPA-LOCKA

A municipal corporation organized and existing
under the laws of the State of Florida

By: _____
CITY MANAGER

Dated: _____

ATTEST:

CITY CLERK

Dated: _____

Approved for form and legal sufficiency:

CITY ATTORNEY

Dated: _____

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by _____, as _____ of the City of Opa-Locka, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

(SEAL)

My commission expires:

Print name: _____

DEVELOPER:

Signed, sealed and delivered
In the presence of:

GATEWAY 2020, LLC
a Florida Limited Liability Company

(Signature)

Laura K. Pugliese, Manager

Title

Date

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
2022, by _____, as _____ of _____,
a _____, who is personally known to
me or has produced _____ as identification.

NOTARY PUBLIC:

(SEAL)

My commission expires:

Print name: _____

**PLANNING & ZONING MEETING
TUESDAY, October 8, 2019**

ROLL CALL:

The Planning & Zoning Board of the City of Opa-locka, Miami-Dade County, met in a special session on Tuesday, October 8, 2019 at 7:10 p.m. at Sherbondy Village, 215 Perviz Avenue. The following members of the Planning & Zoning Meeting were present: Board Member Claudienne Hibbert, Board Member Dawn Mangham, Board Member Lloyd Tyler, & Chairman Elio Guerrero.

*Board Member Germane Barnes & Board Member Rose Tydus were absence.

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

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

III APPROVAL OF MINUTES: Discussion of Minutes from June 4, 2019 Meeting

Chairman Elio Guerrero asked if a motion could be made to have the minutes approved from June 4, 2019 meeting. Board Member Lloyd Tyler made a motion to approve the minutes. Board Member Dawn Mangham second the motion.

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

Claudienne Hibbert	Yes
Dawn Mangham	Yes
Lloyd Tyler	Yes
Elio Guerrero	Yes

IV. PUBLIC HEARING:

1. APPLICANT NAME: DELLCETO, LLC
101 PUGLIESE WAY, 2ND FLOOR,
DELRAY BEACH, FL 33444

PROPERTY OWNER : JOEL-N-BONWIT, INC.
12940 NW 27TH AVENUE, OPA-LOCKA, FL 33054

PROPERTY ADDRESS: THE PARCEL AT THE CORNER OF NW 129TH STREET
AND NW 27TH AVENUE, OPA-LOCKA, FL 33054; FOLIO
08-2128-004-0022.

REQUEST: AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL TO REZONE THE PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE FROM B-2 TO 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

The Applicants came before the Planning & Zoning Board to present their project. The applicants provided details on how rezoning the parcel will be beneficial for their project and the benefits of contributing to the Community. After presenting the applicants were able to ask any questions.

Chairman Guerrero: Any additional questions or concerns anyone?

Chairman Guerrero: Any questions for staff? Public hearing is now open for item number one.

***Public Hearing is open.**

***Public Hearing is now closed (No questions) from the Public were asked.**

***City Staff recommends approval.**

After carefully reviewing all documents and asking a few questions Chairman Elio Guerrero asked for a motion to approve or deny their request. Board Member Lloyd Tyler made a motion to approve the request recommending approval to rezone the parcel located at the corner of NW 129th Street and NW 27th Avenue from B-2 to 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. Board Member Dawn Mangham second the motion.

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

Claudienne Hibbert	Yes
Dawn Mangham	Yes
Lloyd Tyler	Yes
Elio Guerrero	Yes

2. APPLICANT NAME: **DELLCETO, LLC**
101 PUGLIESE WAY, 2ND FLOOR,
DELRAY BEACH, FL 33444

PROPERTY OWNER : **JOEL-N-BONWIT, INC.**
12940 NW 27TH AVENUE, OPA-LOCKA, FL 33054

PROPERTY ADDRESS: **THE PARCEL AT THE CORNER OF NW 129TH**
STREET AND NW 27TH AVENUE, OPA-LOCKA, FL 33054
AND THE ADJACENT PARCEL AT 12940 NW 27TH
AVENUE, OPA-LOCKA, FL 33054

REQUEST: **A RESOLUTION OF THE PLANNING & ZONING BOARD**
OF THE CITY OF OPA-LOCKA, FLORIDA,
RECOMMENDING FINAL SITE PLAN REVIEW
APPROVAL FOR THE CONSTRUCTION AND
OPERATION OF A SELF STORAGE FACILITY ON THE
PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND
THE ADJACENT PARCEL LOCATED AT THE CORNER
OF NW 129TH STREET AND NW 27TH AVENUE AND
IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-
004-0022, IN THE B-2 AND B-3 ZONING DISTRICTS;
PROVIDING FOR AN EFFECTIVE DATE.

The Applicants came before the Planning & Zoning Board to present their project. The applicants provided details on how beneficial their project will be providing documents which mainly included the site plan for their project and the benefits of contributing to the Community. After presenting the applicants were able to ask any questions.

Chairman Guerrero: Any additional questions or concerns anyone?

***City Staff recommends approval.**

After carefully reviewing all documents and asking a few questions Chairman Elio Guerrero asked for a motion to approve or deny their request. Board Member Lloyd Tyler made a motion to approve the request recommending final site plan review approval for the construction and operation of a self-storage facility on the property located at 12940 NW 27th avenue and the adjacent parcel located at the corner of NW 129th Street and NW 27th Avenue and identified by folios 08-2128-004-0031 and 08-2128-004-0022, In the B-2 and B-3 zoning districts; providing for an effective date. Board Member Dawn Mangham second the motion.

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

Claudienne Hibbert	Yes
Dawn Mangham	Yes
Lloyd Tyler	Yes
Elio Guerrero	Yes

3. APPLICANT NAME: **DELLCETO, LLC**
101 PUGLIESE WAY, 2ND FLOOR,
DELRAY BEACH, FL 33444

PROPERTY OWNER: **JOEL-N-BONWIT, INC.**
12940 NW 27TH AVENUE, OPA-LOCKA, FL 33054

PROPERTY ADDRESS: **THE PARCEL AT THE CORNER OF NW 129TH STREET**
AND NW 27TH AVENUE, OPA-LOCKA, FL 33054 AND
THE ADJACENT PARCEL AT 12940 NW 27TH AVENUE,
OPA-LOCKA, FL 33054

REQUEST: **A RESOLUTION OF THE PLANNING & ZONING BOARD**
OF THE CITY OF OPA-LOCKA, FLORIDA,
RECOMMENDING DEVELOPMENT AGREEMENT

APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-2 AND B-3 ZONING DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE.

The Applicants came before the Planning & Zoning Board to present their project. The applicants provided details on how beneficial their project will be providing documents which mainly included the development agreement for their project and the benefits of contributing to the Community. After presenting the applicants were able to ask any questions.

Chairman Guerrero: Any additional questions or concerns anyone?

***City Staff recommends approval.**

After carefully reviewing all documents and asking a few questions Chairman Elio Guerrero asked for a motion to approve or deny their request. Board Member Lloyd Tyler made a motion to approve the request recommending development agreement approval for the construction and operation of a self-storage facility on the property located at 12940 NW 27th avenue and the adjacent parcel located at the corner of NW 129th Street and NW 27th avenue and identified by folios 08-2128-004-0031 and 08-2128-004-0022, in the B-2 and B-3 zoning districts; providing for an effective date. Board Member Dawn Mangham second the motion.

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

Claudienne Hibbert	Yes
Dawn Mangham	Yes
Lloyd Tyler	Yes
Elio Guerrero	Yes

4. **APPLICANT NAME:** CITY OF OPA-LOCKA

PROPERTY OWNER: CITY OF OPA-LOCKA

PROPERTY ADDRESS: THE CITY OF OPA-LOCKA, FL 33054

REQUEST: AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31, THE ZONING CODE, ARTICLE IV: DISTRICTS, PERMITTED USES, AND DEVELOPMENT STANDARDS, A - SECTION 22-101 LODGING IN THE CITY OF OPA-LOCKA; CONTAINING A REPEALER PROVISION AND SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE ZONING CODE AND AN EFFECTIVE DATE.

The City Staff made their presentation which included the City Planner Corion Delaine. After making the presentation and explaining all details, City Staff recommends approval.

After carefully reviewing all documents and asking a few questions Chairman Elio Guerrero asked for a motion to approve or deny their request. Board Member Lloyd Tyler made a motion to approve the request amending ordinance 15-31, the zoning code, article IV; districts, permitted uses, and development standards, A-Section 22-101 lodging in the City of Opa-locka; containing a repealer provision and severability clause; providing for an inclusion in the zoning code and an effective date. Board Member Dawn Mangham second the motion. There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert	Yes
Dawn Mangham	Yes
Lloyd Tyler	Yes
Elio Guerrero	Yes

5. APPLICANT NAME: CITY OF OPA-LOCKA

PROPERTY OWNER: CITY OF OPA-LOCKA

PROPERTY ADDRESS: THE CITY OF OPA-LOCKA, FL 33054

REQUEST: AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31, THE ZONING CODE, ARTICLE V: SUPPLEMENTAL STANDARDS: A - SECTION 22-112 DEVELOPER AGREEMENT AND RESTRICTIVE COVENANTS;

B - SECTION 22-114-SELF-STORAGE / WAREHOUSE /INDUSTRIAL USES/RESEARCH AND DEVELOPMENT;

C - SECTION 22-115 COMMERCIAL (TRUCK) PARKING FACILITIES; COMMERCIAL MAINTENANCE STANDARDS;

D - SECTION 22-116 STORAGE OF COMMERCIAL, RECREATIONAL VEHICLES, BOATS AND VESSELS;

E - SECTION 22-118 MAINTENANCE OF PROPERTY BY OWNER;

F - SECTION 22-123 ASSISTED LIVING FACILITIES, SOCIAL SERVICE FACILITIES AND RESIDENTIAL CARE FACILITIES;

G - SECTION 22-135 EVENTS AND ENTERTAINMENT;

H - SECTION 22-140 AUTO SERVICE STATIONS;

I-SECTION 22-142 URBAN AGRICULTURE;

J- SECTION 22-143 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN;

K - SECTION 22-144 JUNKYARDS;

L - SECTION 22-145 PACKAGE LIQUOR STORE STANDARDS;

**M-SECTION 22-146 PAWNBROKERS,
SECONDHAND DEALERS, PRECIOUS METAL
RECYCLERS**

**N - SECTION 22-147 MINIMUM HOUSING
STANDARDS;**

**O - SECTION 22-148 COMMERCIAL
MAINTENANCE STANDARDS;**

**P – SECTION 22-149 AUTOMOTIVE AND
VEHICLE SALES;**

**CONTAINING A REPEALER PROVISION AND
SEVERABILITY CLAUSE; PROVIDING FOR
INCLUSION IN THE ZONING CODE AND AN
EFFECTIVE DATE.**

The City Staff made their presentation which included the City Planner Corion Delaine. After making the presentation and explaining all details, City Staff recommends approval.

After carefully reviewing all documents and asking a few questions Chairman Elio Guerrero asked for a motion to approve or deny their request. Board Member Dawn Mangham made a motion to approve the amending Ordinance 15-31, The zoning code, Article V: Supplemental Standards: A section 22 through P section 22 containing a repealer provision and severability clause; providing for inclusion in the zoning code and an effective date. Board Member Lloyd Tyler second the motion. There being no discussion, the motion passed by a 4-0.

Claudienne Hibbert	Yes
Dawn Mangham	Yes
Lloyd Tyler	Yes
Elio Guerrero	Yes

6. **APPLICANT NAME:** CITY OF OPA-LOCKA

PROPERTY OWNER: CITY OF OPA-LOCKA

PROPERTY ADDRESS: THE CITY OF OPA-LOCKA, FL 33054

REQUEST: AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31, THE ZONING CODE, ARTICLE VI: OFF-STREET PARKING AND LOADING REQUIREMENTS, A - SECTION 22-153 PARKING SPECIFICATION B - SECTION 22-161 OFF STREET PARKING REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL AND DUPLEX ZONING DISTRICTS IN THE CITY OF OPA-LOCKA; CONTAINING A REPEALER PROVISION AND SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE ZONING CODE AND AN EFFECTIVE DATE.

The City Staff made their presentation which included the City Planner Corion Delaine. After making the presentation and explaining all details, City Staff recommends approval.

After carefully reviewing all documents and asking a few questions Chairman Elio Guerrero asked for a motion to approve or deny their request. Board Member Dawn Mangham made a motion to approve the request of amending ordinance 15-31, the zoning code, article VI: Off-Street parking and loading requirements. A-Section 22-153 Parking Specification, B-Section 22-161 Off Street Parking Requirements for single-family residential and duplex zoning districts in the City of Opa-locka; containing a repealer provision and severability clause; providing for inclusion in the zoning code and an effective date. Board Member Lloyd Tyler second the motion. There being no discussion, the motion passed by a 4-0.

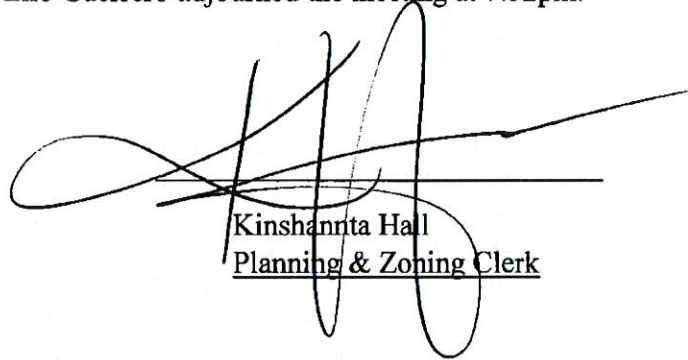
Claudienne Hibbert	Yes
Dawn Mangham	Yes
Lloyd Tyler	Yes
Elio Guerrero	Yes

STAFF UPDATE

VI ADJOURNMENT

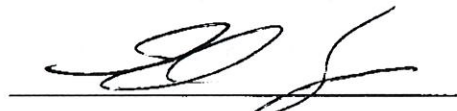
Chairman Elio Guerrero adjourned the meeting at 7:52pm.

Submitted by



Kinshanrita Hall
Planning & Zoning Clerk

ATTEST:



Elio Guerrero
Chairman

SAFE AND SECURE SELF STORAGE

MIAMI-DADE COUNTY, FLORIDA

JOEL-N-BONWIT, INC

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
SP-1	SITE PLAN
PD-1	CONCEPTUAL ENGINEERING PLAN
PD-2	SITE CROSS SECTIONS & DETAILS
PH-1	PHOTOMETRIC PLAN
A1	BUILDING GROUND FLOOR
A2	FLOOR PLAN SECOND FLOOR
A3	FLOOR PLAN THIRD FLOOR
A4	FLOOR PLAN FOURTH FLOOR
A5	FLOOR PLAN FIFTH FLOOR
A6	ROOF PLAN
A7	BUILDING ELEVATIONS
A8	LANDSCAPE PLAN
L-1	
S-1	



LOCATION MAP

SCALE: 1" = 300'
SECTION 28 / TOWNSHIP 52 S / RANGE 41 E

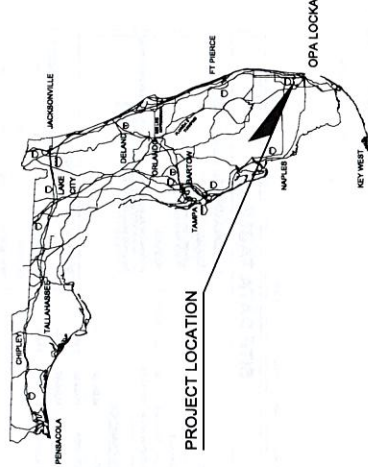
DEVELOPER:
DE LICETO, LLC
1001 YAMATO ROAD
SUITE 105
DELRAY BEACH, FL 33444
(561) 454-1625

PLANNER:
HSQ GROUP, INC.
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

ARCHITECT:
KENNETH R. CARLSON
ARCHITECTS, P.A.
1001 YAMATO ROAD
SUITE 105
DEERFIELD BEACH, FL 33442
(561) 427-8848

CIVIL ENGINEER:
HSQ GROUP, INC.
1001 YAMATO ROAD
SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

LANDSCAPE ARCHITECT:
MICHAEL J. PETROW &
ASSOCIATES, INC.
CORAL SPRINGS, FL
(954) 752-7762

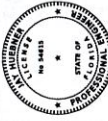


SITE PLAN

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C28256 · LB7924



ENGINEER'S CERTIFICATION
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROJECT AS SHOWN ON THESE PLANS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, LICENSE NUMBER 123456789.

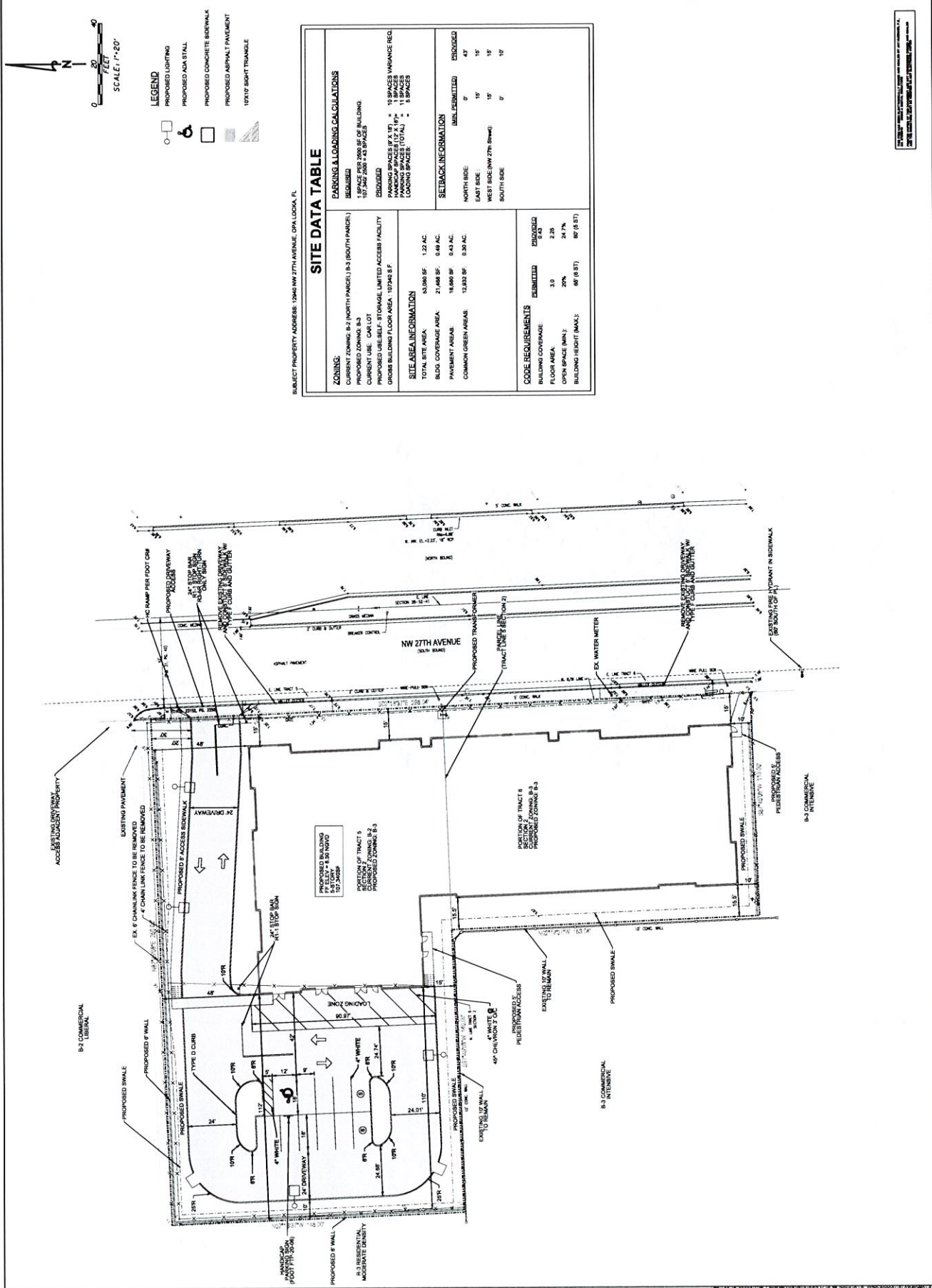


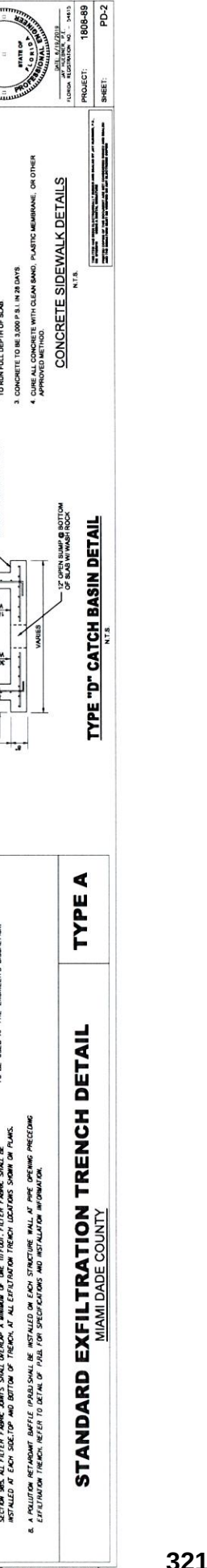
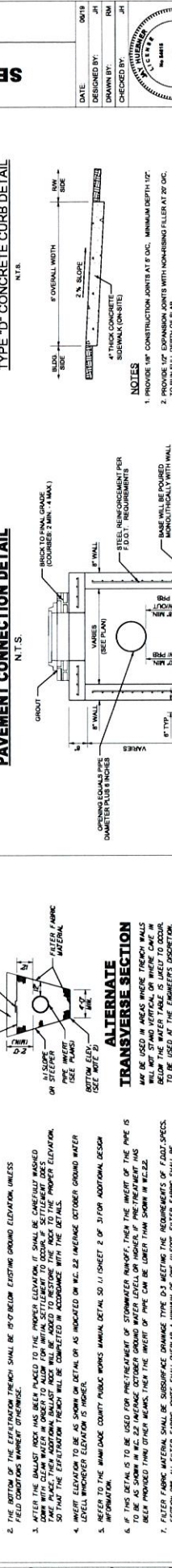
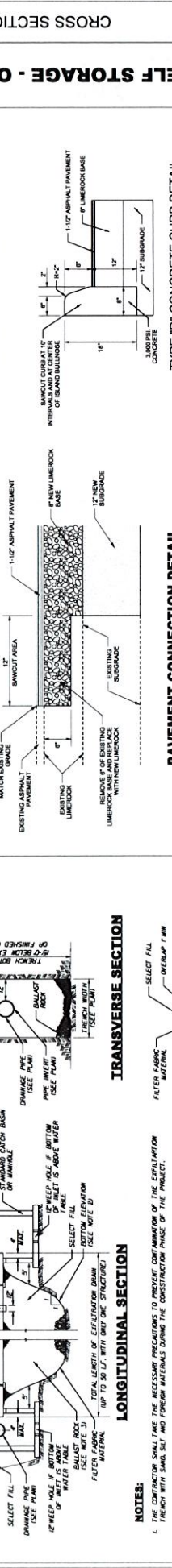
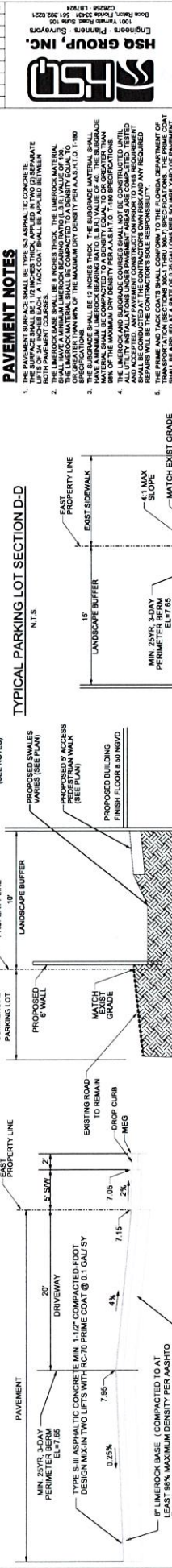
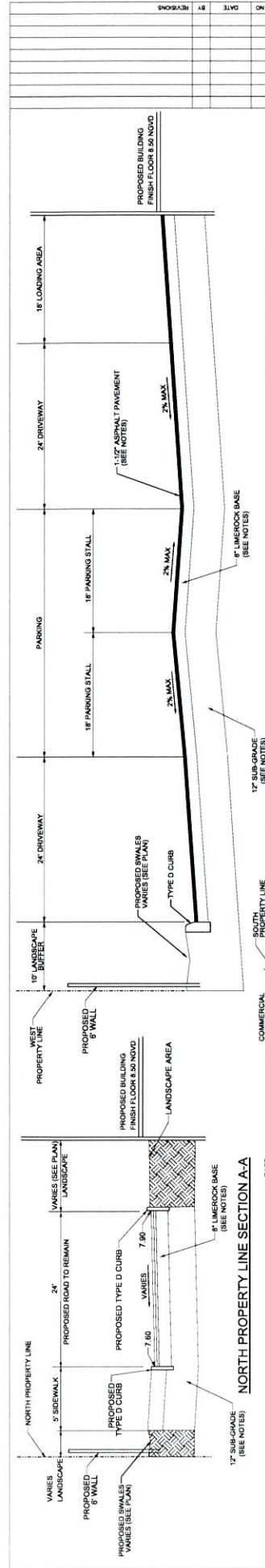
DATE: 06/19
DESIGNED BY: DM
DRAWN BY: DM
CHECKED BY: JH

SAFE AND SECURE SELF STORAGE
COVER SHEET



NO.	DATE	BY	REVISIONS





1. THE PAVEMENT SURFACE SHALL BE TYPE 8.5 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1.5 INCHES THICK, APPLIED IN TWO (2) BEHMANE LAYERS. A 1/2 INCH DUST SHALL BE APPLIED IN THE INTERSECTIONS OF THE PAVEMENT COURSES.

2. THE PAVEMENT SURFACE SHALL BE TYPE 8.5 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1.5 INCHES THICK, APPLIED IN TWO (2) BEHMANE LAYERS. A 1/2 INCH DUST SHALL BE APPLIED IN THE INTERSECTIONS OF THE PAVEMENT COURSES.

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4. THE PAVEMENT SURFACE SHALL BE TYPE 8.5 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1.5 INCHES THICK, APPLIED IN TWO (2) BEHMANE LAYERS. A 1/2 INCH DUST SHALL BE APPLIED IN THE INTERSECTIONS OF THE PAVEMENT COURSES.

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1. PROVIDE 1\"/>

2. PROVIDE 1\"/>

3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS

4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAILS

TYPE \"D\" CATCH BASIN DETAIL

PAVEMENT CONNECTION DETAIL

TRANSVERSE SECTION

LONGITUDINAL SECTION

ALTERNATE TRANSVERSE SECTION

NOTES:

1. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE EXFILTRATION TRENCH WITH SAND, SILT AND FOREIGN MATERIALS DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15\"/>

3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED WITH WATER. THE BALLAST ROCK SHALL BE WASHED UNTIL THE WATER RUNS CLEAR. THE BALLAST ROCK SHALL BE WASHED UNTIL THE WATER RUNS CLEAR.

4. THE BALLAST ROCK SHALL BE WASHED UNTIL THE WATER RUNS CLEAR. THE BALLAST ROCK SHALL BE WASHED UNTIL THE WATER RUNS CLEAR.

5. REFER TO THE MIAMI DADE COUNTY PUBLIC WORKS MANUAL DETAIL 50.11 SHEET 2 OF 3 FOR ADDITIONAL DESIGN INFORMATION.

6. IF THIS DETAIL IS TO BE USED FOR PRE-TREATMENT OF STORMWATER RUNOFF, THEN THE INVERT OF THE PIPE IS TO BE AS SHOWN IN DET. 82 INFLUENCE EXISTING GROUND WATER LEVEL ON INVERT. IF THE INVERT OF THE PIPE IS TO BE AS SHOWN IN DET. 82 INFLUENCE EXISTING GROUND WATER LEVEL ON INVERT, THEN THE INVERT OF THE PIPE IS TO BE AS SHOWN IN DET. 82 INFLUENCE EXISTING GROUND WATER LEVEL ON INVERT.

7. FILTER FABRIC MATERIAL SHALL BE SUBSURFACE DRAINAGE TYPE D-3 MEETING THE REQUIREMENTS OF FDOT SPEC. 705.1. THE FILTER FABRIC SHALL BE INSTALLED AT EACH SIDE OF THE TRENCH, AT ALL EXFILTRATION TRENCH LOCATIONS SHOWN ON PLANS.

8. A POLLUTION RETENTION BATTLE (P.R.B.) SHALL BE INSTALLED ON EACH STRUCTURE WALL AT PIPE OPENING PRECEDING EXFILTRATION TRENCH. REFER TO DETAIL OF P.R.B. FOR SPECIFICATIONS AND INSTALLATION INFORMATION.

STANDARD EXFILTRATION TRENCH DETAIL

MIAMI DADE COUNTY

TYPE A

TYPE \"D\" CATCH BASIN DETAIL

PAVEMENT CONNECTION DETAIL

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LONGITUDINAL SECTION

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DATE: 08/19/2019

DESIGNED BY: JAI

DRAWN BY: JAI

CHECKED BY: JAI

PROJECT: 1808-89

SHEET: PD-2

FLUID RESISTION NO. - 34633

PROJECT: 1808-89

SHEET: PD-2

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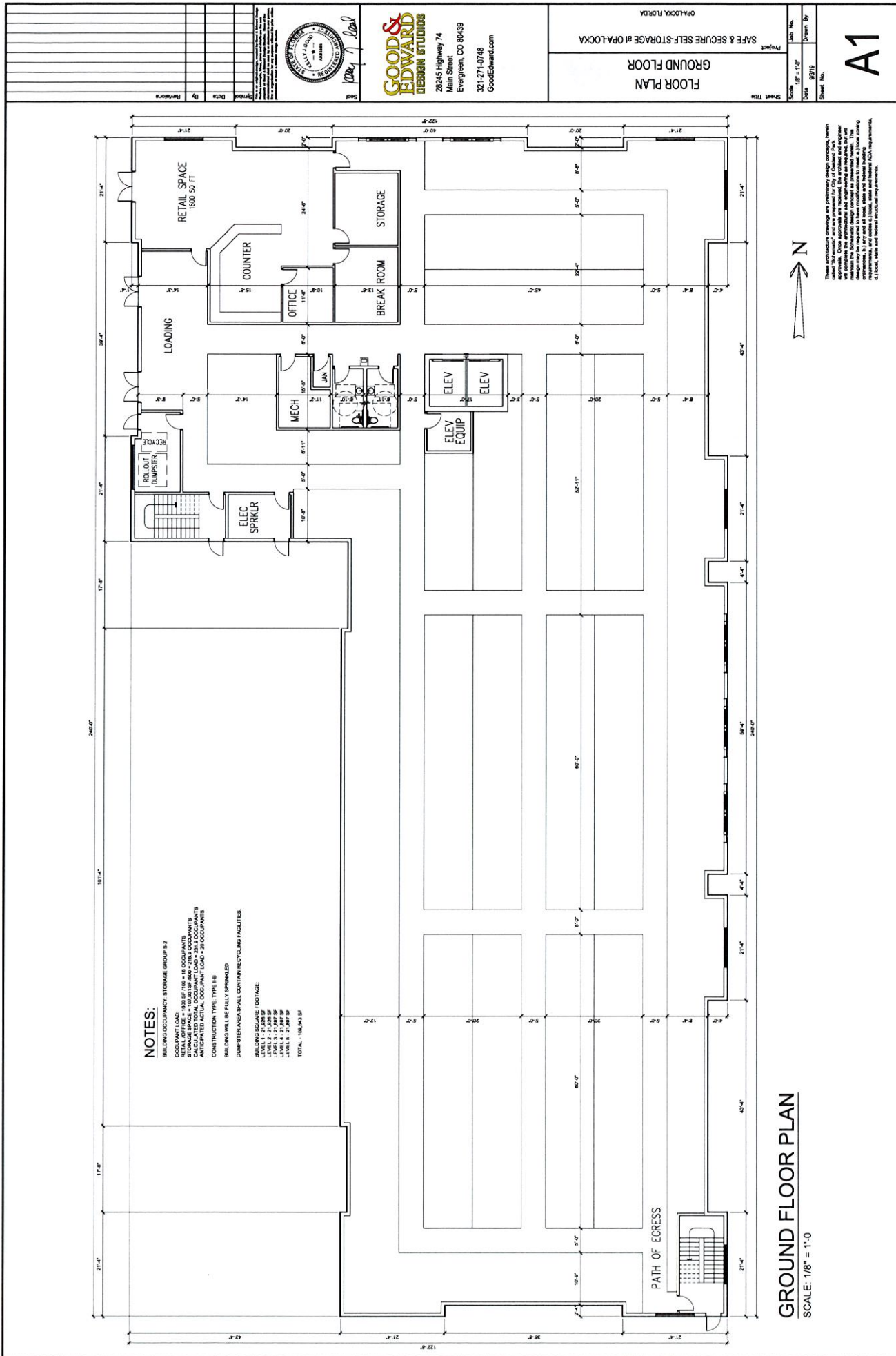
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SHEET: PD-2

FLUID RESISTION NO. - 34633

PROJECT: 1808-89

SHEET: PD-2



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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

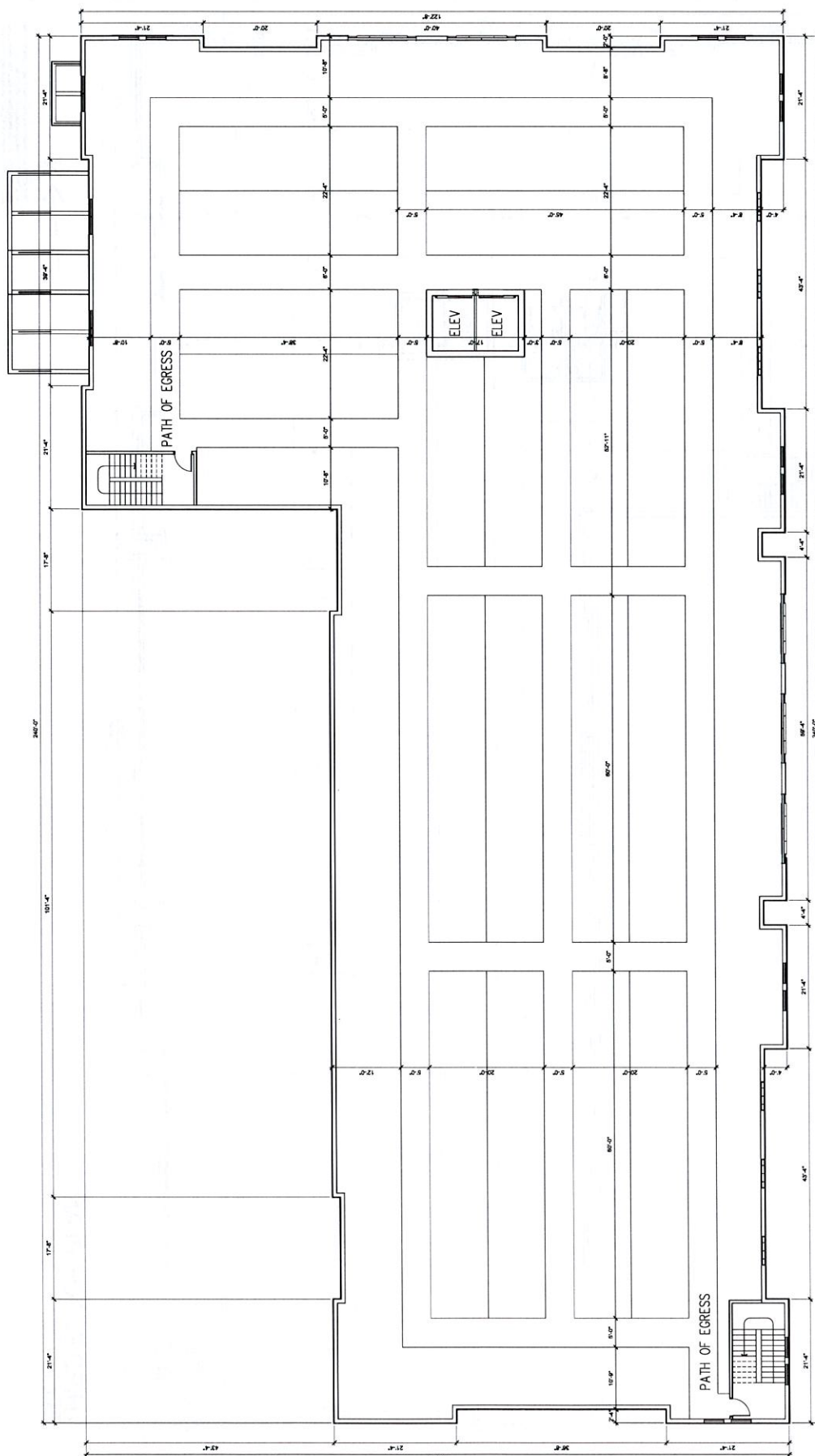
These architecture drawings are preliminary design concepts, herein called "Sketches" and are prepared for City of Oakland Park approval. Once approvals are received, the architect and engineer shall complete the architectural and engineering as required, but will maintain the schematic design concept as presented herein. This design may be required to have modifications to meet a local zoning ordinance, b) any and all local, state and federal building requirements, and codes c) local, state and federal ADA requirements, d) local, state and federal seismic requirements.

FLOOR PLAN
SECOND FLOOR
SAFE & SECURE SELF-STORAGE at OPA-LOCKA
OPA-LOCKA, FLORIDA

GOOD & EDWARD
DESIGN STUDIOS

28245 Highway 74
Main Street
Evergreen, CO 80439

321-271-0748
GoodEdward.com

[illegible]

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

These architecture drawings are preliminary design concepts, herein called "schematics" and are prepared for City of Oakland Park approval. Once approvals are received, the architect and engineer will complete the architectural and engineering as required, but will maintain the schematic design concept as presented herein. This design may be required to have modifications to meet: a.) zoning ordinances, b.) any and all local, state and federal building requirements, and codes c.) local, state and federal ADA requirements, d.) local, state and federal animal requirements.

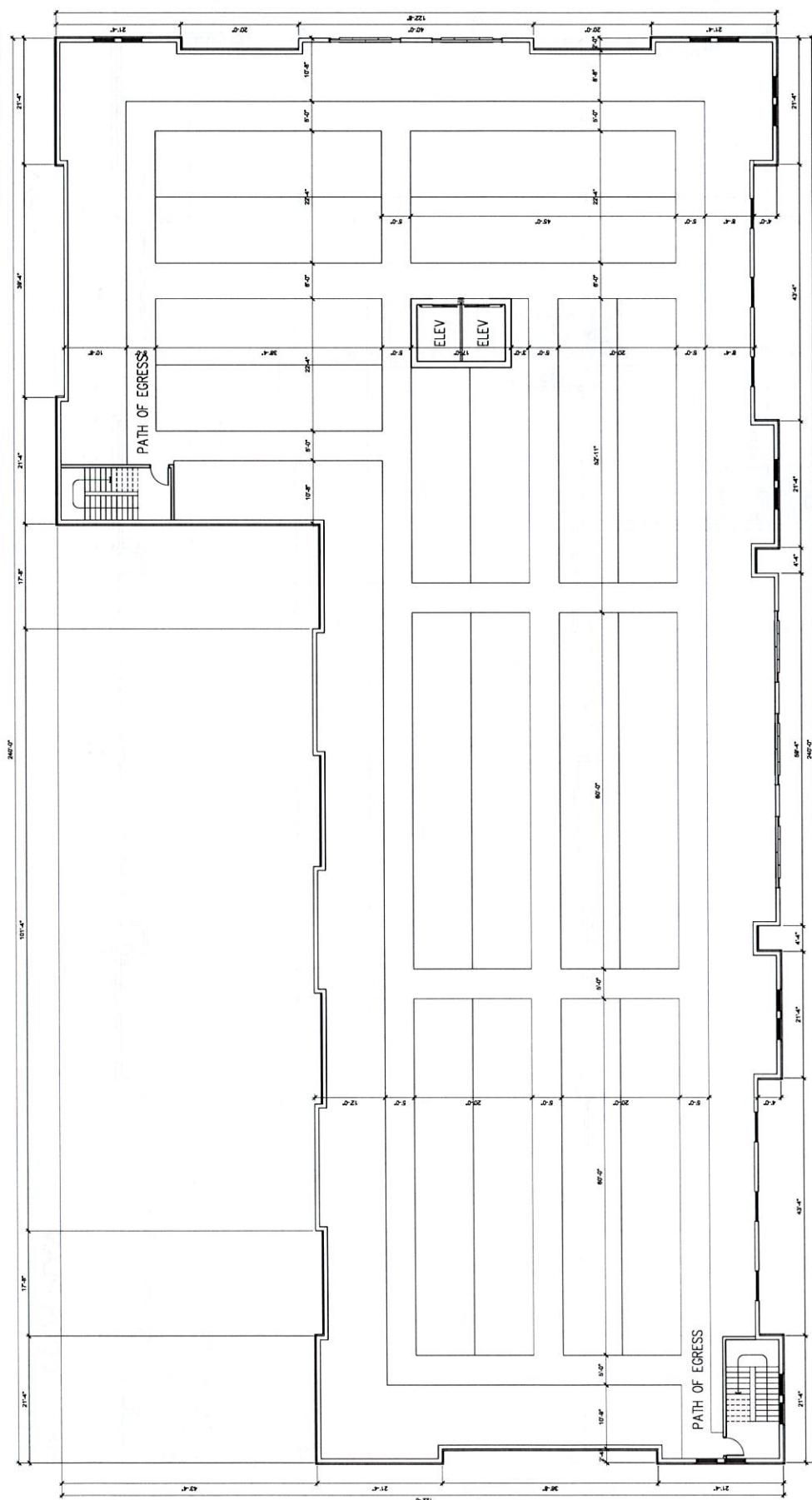
FLOOR PLAN
FOURTH FLOOR

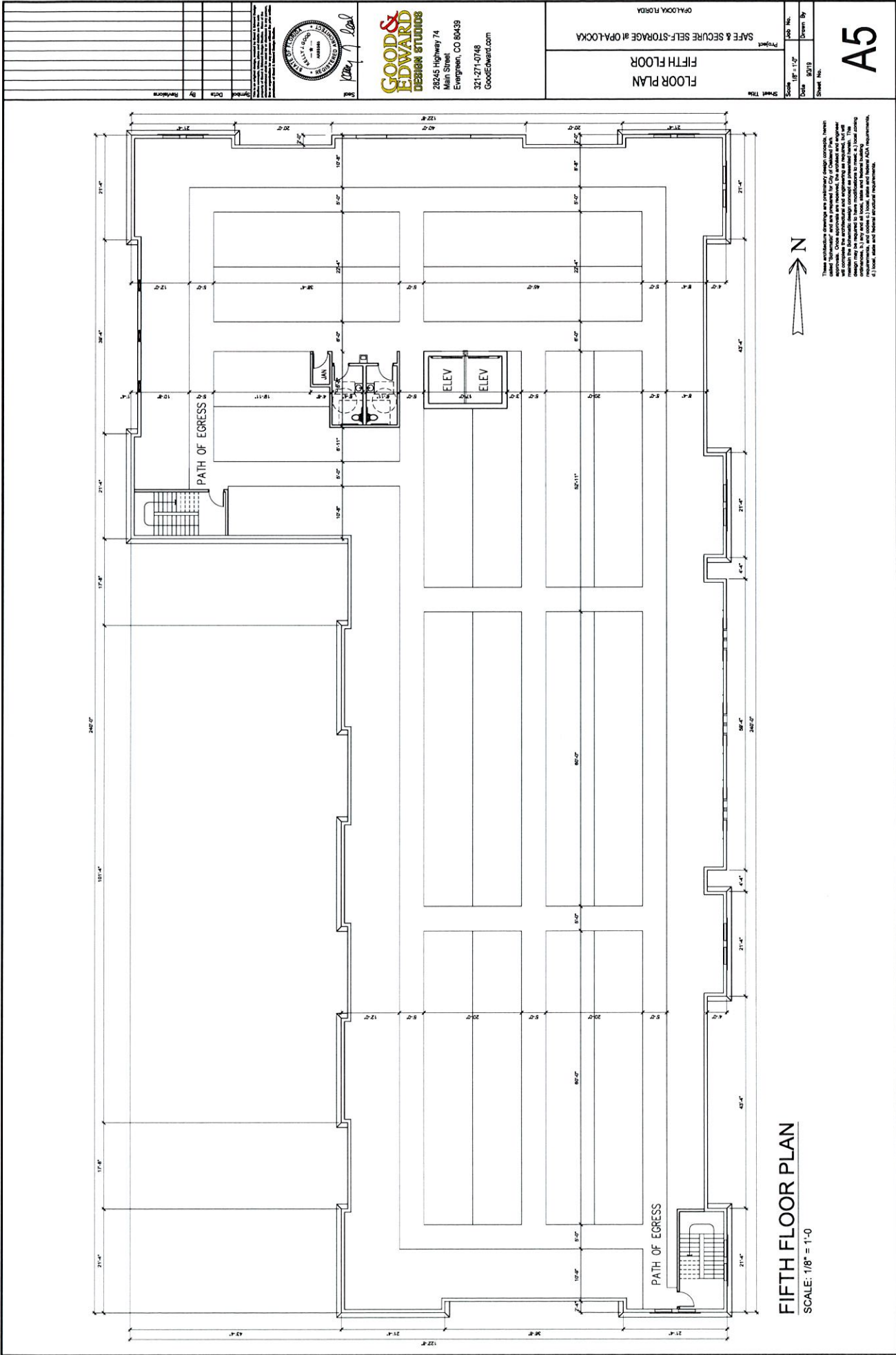
SAFE & SECURE SELF-STORAGE at OPA-LOCKA

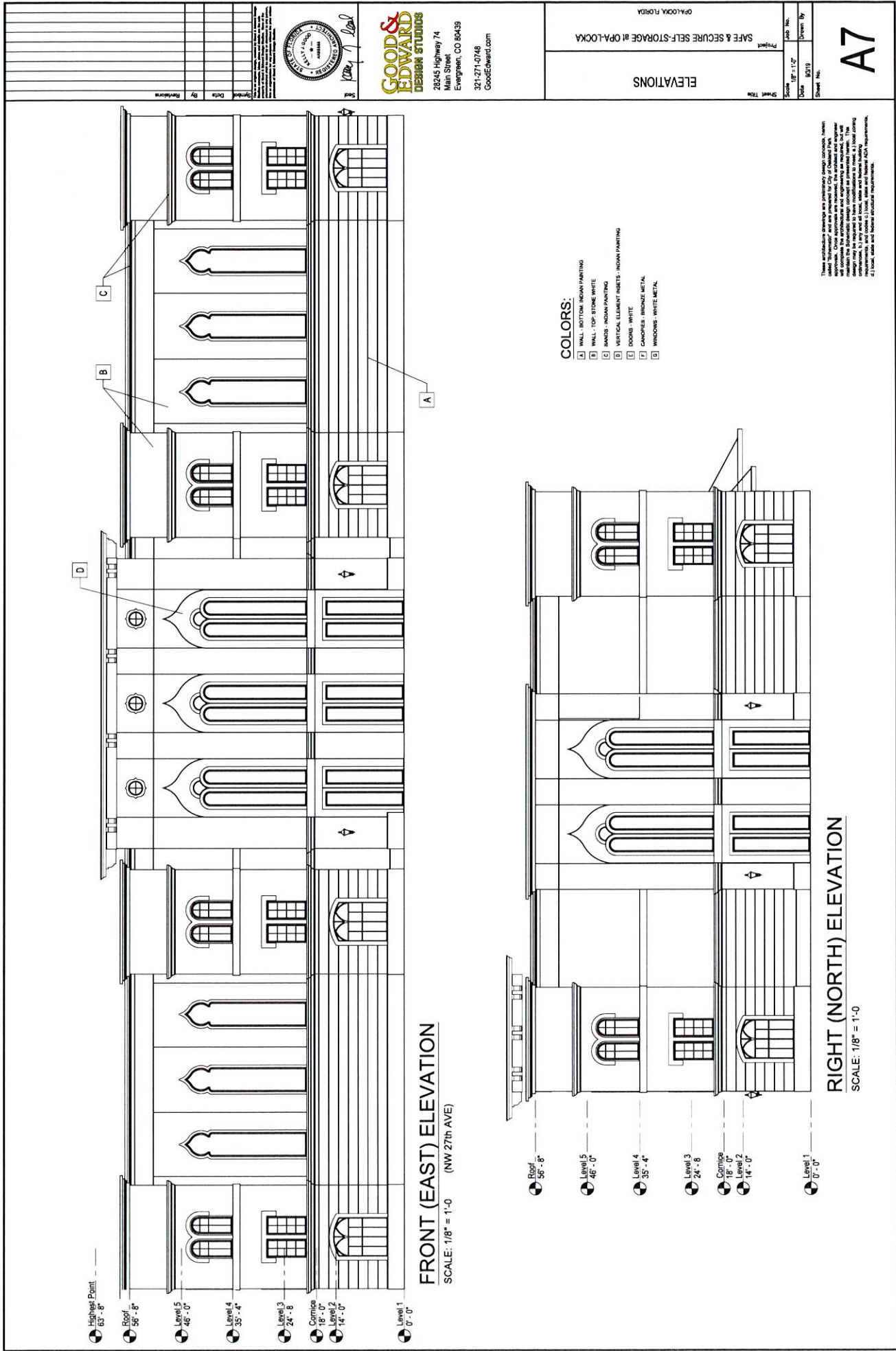
OPALOOKA, FLORIDA

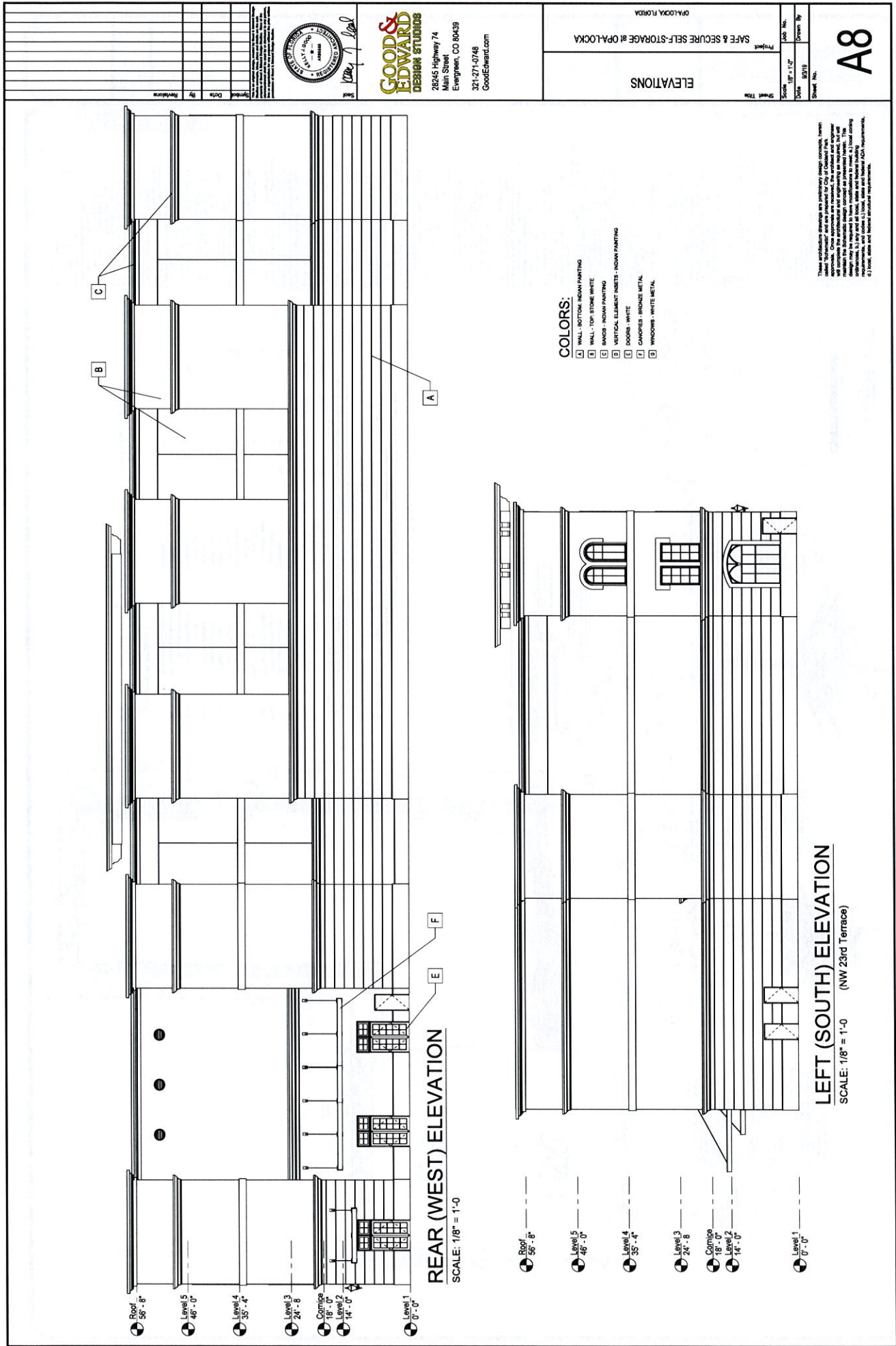
Scale	1/8" = 1'-0"	Job No.
Date	9/3/19	Drawn By
Sheet No.		

GOOD & EDWARD
DESIGN STUDIOS
28245 Highway 74
Main Street
Evergreen, CO 80439
321-271-0748
GoodEdward.com

[illegible]







RESOLUTION NO. 19-9722

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OR DENIAL OF FINAL SITE PLAN REVIEW FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-2 AND B-3 ZONING DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the applicant appeared and presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on October 8th, 2019 pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the Planning & Zoning Board, after reviewing the presentation and having additional discussion approved this request for final site plan review, attached as Exhibit "A" hereto, at the October 8th, 2019 meeting by a 4 to 0 vote; and

WHEREAS, the City Land Development Regulations, Ordinance 15-31, Section 22-49 G. provides that all recommendations and findings of fact by the Planning & Zoning Board shall be placed on the next available regular City Commission meeting agenda in compliance with notice requirements.

WHEREAS, the applicant is requesting that the property identified by folio #08-2128-004-0022 be rezoned from B2 to a B3 zoning designation; and

WHEREAS, the property identified by folio number Folio #08-2128-004-0031 and address 12940 NW 27th Avenue is currently in the B3 zoning district and said zoning designation will remain the same.

WHEREAS, the applicant is requesting that the City Commission approve the site plan attached hereto as Exhibit "A".

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

SECTION 1. Recitals. The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.

Approval/Denial of Site Plan. The City Commission of the City of Opa-locka hereby approves / denies a request for Site Plan Review for Construction and Operation of a Self Storage Facility on the property located at 12940 NW 27th Avenue and the adjacent parcel located at the corner of NW 129th Street And NW 27th Avenue and identified by Folios 08-2128-004-0031 and 08-2128-004-0022, in The B-2 and B-3 Zoning Districts.

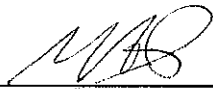
SECTION 3. Scrivener's Errors.

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

SECTION 4. Effective Date.

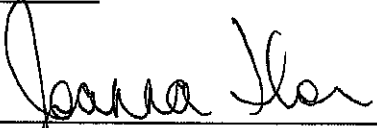
This Resolution shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances and the City of Opa-locka Charter.

PASSED AND ADOPTED this 11th day of December, 2019.



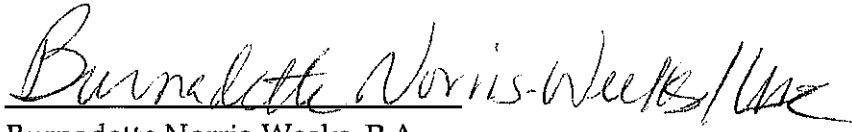
Matthew A. Pigatt, Mayor

ATTEST:



Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**



Burnadette Norris-Weeks, P.A.

City Attorney

Moved by: Vice Mayor Davis

Seconded by: Commissioner Bass

VOTE:

5-0

Commissioner Bass	YES
Commissioner Burke	YES
Commissioner Kelley	YES
Vice-Mayor Davis	YES
Mayor Pigatt	YES

RESOLUTION NO. 20-9737

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-2 AND B-3 ZONING DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the applicant appeared and has presented their formal application request, all evidence, documents, and marked exhibits before the Planning and Zoning Board on October 8, 2019 and after their review the Planning and Zoning Board has recommended approval to this request by a 4 to 0 vote; and

WHEREAS, the Planning and Zoning Board after reviewing the presentation and having additional discussion motioned and seconded this request for Development Agreement approval at the October 8, 2019 meeting by a 4 to 0 vote; and

WHEREAS, the City Land Development Regulations, Ordinance 15-31, Section 22-49 G provides that all recommendations and findings of fact by the Planning and Zoning Board shall be placed on the next available regular City Commission meeting; and

WHEREAS, the applicant is requesting approval of the Development Agreement for the construction and operation of a Self-Storage Facility on the properties identified by folios 08-2128-004-0022 and 08-2128-004-0031; and

WHEREAS, the City Staff is recommending that the City Commission approve the Development Agreement attached hereto as Exhibit "A".

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

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. APPROVAL/DENIAL OF DEVELOPMENT AGREEMENT

The City Commission of the City of Opa-locka hereby approves / denies a request for Development Agreement for the Construction and Operation of a Self-Storage Facility on the property located at 12940 NW 27th Avenue and the adjacent parcel located at the corner of NW 129th Street And NW 27th Avenue and identified by Folios 08-2128-004-0031 and 08-2128-004-0022, in the B-2 and B-3 Zoning Districts.

SECTION 3. INCORPORATION OF CONDITIONS.

The Development Agreement incorporates certain conditions recommended by City Commission, the Planning and Zoning Board and City Staff.

SECTION 4. SCRIVENER'S ERRORS.

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

SECTION 5. EFFECTIVE DATE.

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

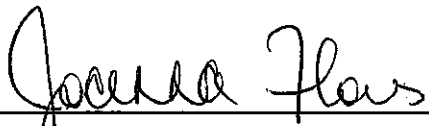
PASSED AND ADOPTED this 26th day of February, 2020..



Matthew A. Pigatt, Mayor

12/21

ATTEST:


Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**


Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: VICE MAYOR DAVIS

Seconded by: COMMISSIONER BASS

VOTE: 5-0

Commissioner Bass	YES
Commissioner Burke	YES
Commissioner Kelley	YES
Vice-Mayor Davis	YES
Mayor Pigatt	YES

1st Reading/Public Hearing: December 11, 2019
2nd Reading/Public Hearing: January 08, 2020
Adopted: January 08, 2020
Effective Date: January 08, 2020
Sponsored By: City Manager

ORDINANCE NO. 2020-01

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 TO 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.

WHEREAS, pursuant to Article I and Article 2 of the City of Opa-locka Code of Ordinances ("Code"), the City Commission has the power to adopt and modify the official map of the City of Opa-locka ("City"); and

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

WHEREAS, the applicant appeared and has presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on October 8th, 2019 pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the Planning & Zoning Board after reviewing the presentation and having additional discussion motioned and seconded this request to rezone the parcel at the October 8th, 2019 meeting by a 4 to 0 vote; and

WHEREAS, the City Land Development Regulations, Ordinance 15-31, Section 22-49 G. provides that all recommendations and findings of fact by the Planning & Zoning Board shall be placed on the next available regular City Commission meeting agenda in compliance with notice requirements; and

WHEREAS, the applicant is requesting that the property identified by folio #08-2128-004-0022 be rezoned from B2 to a B3 zoning designation; and

Ordinance No. 2020-01

WHEREAS, the property identified by folio number Folio #08-2128-004-0031 and address 12940 NW 27th Avenue is currently in the B3 zoning district and said zoning designation will remain the same.

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

SECTION 1. Recitals. The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Approval Of Rezoning.

The request to Rezone this property from B-2 to B-3, as legally described herein, is hereby approved.

SECTION 3. Conflict and Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. Severability.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. Scrivener's Errors.

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

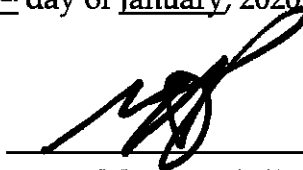
SECTION 6. Liberal Construction.

The terms and provisions of this Ordinance shall be liberally construed to affect the purpose for which it was adopted.

SECTION 7. Effective Date.

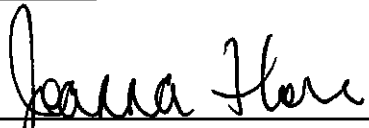
This Ordinance shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances.

PASSED AND ADOPTED this 8th day of January, 2020



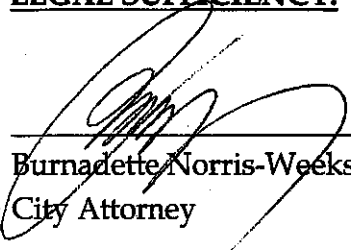
Matthew A. Pigatt, Mayor

ATTEST:



Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**



Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Commissioner Bass

Seconded by: Mayor Pigatt

VOTE: 4-1

Commissioner Bass	YES
Commissioner Burke	NO
Commissioner Kelley	YES
Vice-Mayor Davis	YES
Mayor Pigatt	YES

FROM PAGE 19A

LANSKY

THE MOB'S ACCOUNTANT

Lansky, known as "the Mob's accountant," a description he'd eschew, would come back to Miami Beach to take care of business himself.

The Russian-born Meyer (Benjamin) Lansky was considered by law enforcement "to be a genius of finance with the proceeds of bootlegging and gambling with notorious associates including Lucky Luciano and Raggy Siegel," the Miami Herald once said.

Lansky said there's no such thing as organized crime in 1978.

A police officer once described Lansky as "the Andrew Carnegie of the Mob," the Herald reported in 1983. His first arrest came in 1918, when he was about 16, for fabricating a passport.

He reportedly joined forces with Benjamin (Raggy) Siegel to form the Bugs and Meyer Mob in 1921, the Herald reported in his obituary. "The gang specialized in hijacking cars and grandstanding bootlegging alignments for other hoodlums during the Prohibition era."

In the 1930s and 1940s, Lansky was linked to illegal gambling casinos in South Florida, New Orleans, Havana and Santiago, New York.

In 1972, Israeli authorities deported him back to South Florida, where the government brought Lansky to trial with the testimony of loan shark Vincent "Pat Vinny" Terras. Lansky was acquitted in 1974.

He'd cop to one thing: "I admit quite frankly that I made a fortune from bootlegging," he said in "Lansky: Wizard of the Mob," a book written by three Israeli journalists to whom



Meyer Lansky at Miami International Airport in February 1978.

LIVING IN MIAMI BEACH

Lansky spent the rest of his life in Miami Beach, living with his second wife, Thelma, at the Imperial House in the 5200 block of Collins Avenue. He had three children from his first wife, Anna, whom he divorced in 1948 to marry Thelma. He reportedly dated on his children — Bernard, Paul and Sandra.

The Miami Herald once described Lansky as "a small, mild-mannered and grandfatherly man who looked like anyone else his age, playing out life's club years in Miami Beach."

People recall seeing Lansky shopping at the men's clothing stores at Ral Harbort's Shoppe and getting hair cuts at Carroll Barber Shop in Surfside.

The mobster also hung out at the Singapore on Collins Avenue and was often seen dining at the two Wolfe Sandwich Shop delis that were on Lincoln Road and Collins Avenue. They were famed for their overstuffed pastured sandwiches and superlative slabs of their "world famous cheese."

Lansky died from lung cancer at Mount Sinai Medical Center in Miami Beach on Jan. 15, 1983. He was 80.

Lansky outlived all the big hoodlums of his era: Capone, Costello, Luciano, Glumanna, Amantada, Lepke, Joe Adonis, Longini Zwillman. His name is part of our history and our legend. But when the obit ran the other day, there was a sense that the true story was now gone forever," the Herald wrote a week after his death.

LANSKY ON AUCTION

The Fine Autographs and Artifacts auction from RK Auctions concludes Jan. 8. Auction spokesman Mike Graff expects the letter to attract interest.

"Gangster memorabilia is one of RK's most popular specialty categories," Graff said. "They are best known for selling the Bonnie and Clyde's guns for more than \$500,000, in 2011."

On Saturday, the Lansky letter had attracted a bid of \$220 so far.

In 2018, a 14-karat gold ring said to belong to Lansky went for \$526 after Aaron Lombardo's grandson.

For information, visit www.rauc.com.

FROM PAGE 19A

TREES

starting in the spring. Miami-Dade residents interested in the fine mulch can sign up at <http://cloud.info.miamidade.gov/christmas> to be notified once it's available.

Trees recycled in Broward County will be chipped and used for landscaping throughout the county park system. If you want to recycle your tree this year, here's what you need to know:

MIAMI-DADE COUNTY

1. Drop-off

You can drop off your clean, decoration-free Christmas Trees at the West Miami-Dade Home Chemical Collection Center, 6801 NW 58 St., or at one of the county's 10 Trash and Recycling Centers.

The centers are open seven days a week from 7 a.m. to 5:30 p.m.

• Bunka Drive - 9401 SW 184 St.

• Golden Glades - 140 NW 160 St.

• Moody Drive - 12970 SW 268 St.

• North Dade Landfill - 21500 NW 47 Ave.

• Norwood - 19501 NW Seventh Ave.

• Palm Springs North - 7870 NW 178 St.

• Coconut Creek - 2200 SW 117 Ave.

• South Miami Heights - 20800 SW 117 Ct.

• West Little River - 1830 NW 79 St.

• West Perrine - 16651 SW 107 Ave.

2. Place your tree at the curbside by some

Crews will be collecting trees at the curbside between Jan. 7 and Feb. 1. You can use the map found on Miami-Dade County's website or refer to the schedule below to

determine what zone your home falls under:

• Zone 1

Location: South side of Southwest 152nd Street to Southwest 400th Street in Homestead

Place tree at the curb by Sunday, Jan. 5

Pick-up week: Jan. 7-11

• Zone 2

Location: South side of SW 88th Street to north side of SW 152nd Street

Place tree at the curb by Sunday, Jan. 12

Pick-up week: Jan. 13-18

• Zone 3

Location: South side of NW 25th Street to north side of SW 68th Street

Place tree at the curb by Sunday, Jan. 19

Pick-up week: Jan. 20-25

• Zone 4

Location: NW 215th Street to the north side of NW 215th Street

Place tree at the curb by Sunday, Jan. 26

Pick-up week: Jan. 27-Feb. 1

4. Use one of your available bulky waste pickups

Trees placed at the curbside as part of a scheduled bulk waste pickup will not be recycled into mulch.

Miami-Dade County was not available for comment on what would happen to the trees collected in the scheduled bulk waste pickup.

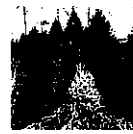
BROWARD COUNTY

The free Chip-A-Time program will be available at 13 parks through Jan. 20. Those who visit the park to recycle their clean, decorated-free Christmas tree will not have to pay the regular weekend and holiday gate entrance fee.

Tree collection hours vary by park and residents are asked to call ahead.

Here are the participating parks:

• Brian Piccolo Sports



Recycle your tree for free

Park & Velodrome, 9501 Sheridan St., Cooper City

Phone: 954-357-5150

• C.J. Smith Park, 900 N. Flamingo Road, Pembroke

Phone: 954-357-5170

• Easterlin Park, 1000 NW 38th St., Oakland Park

Phone: 954-357-5190

• Fern Forest Nature Center, 201 Lyons Road South, Coconut Creek

Phone: 954-357-5198

• Markham Park & Target Range, 16001 W. State Road 84, Sunrise

Phone: 954-357-4868

• Plantation Heritage Park, 1100 S. Fig Tree Lane, Plantation

Phone: 954-357-5135

• Rev. Samuel Daleton Memorial Park, 2520 NW Sixth St., Fort Lauderdale

Phone: 954-357-4776

• Skanska Warden's Island Natural Area, 3600 SW 62nd Ave., Miramar

Phone: 954-357-4776

• Tradewinds Park & Stables, 3600 W. Sample Road, Coconut Creek

Phone: 954-357-4870

• Tree Top Park, 3900 SW 100th Ave., Davie

Phone: 954-357-5130

• T.Y. (Topokhae) Yagoo Park, 3300 N. Park Road, Hollywood

Phone: 954-357-4811

• Vista View Park, 4001 SW 142nd Ave., Davie

Phone: 954-357-4898

• West Lake Park, 1200 Sheridan St., Hollywood

Phone: 954-357-5161

Middle Marshlands: 305-376-2708



CITY OF OPA-LOCKA, FLORIDA NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-Locka, Florida will hold public hearings at a Regular Commission Meeting on Wednesday, January 3, 2020 at 7:00 p.m. at the St. Andrew's Village Auditorium, 215 Presidential Barack Obama (Pervis) Avenue, Opa-Locka, Florida to consider the following items:

RESOLUTION/PUBLIC HEARING:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF A REQUEST FROM NIT RECYCLING CORP. (C/O NELSON FUENTES LARA) AND 28th AVE. WAREHOUSE LLC (C/O MARIANELA SANDIGO) TO GRANDFATHER, AS A NON-CONFORMING USE, A SCRAPMETAL YARD, SUBJECT TO CERTAIN CITY REQUIRED CONDITIONS FOR THE PROPERTY LOCATED AT 14669 NW 25th AVE. AND IDENTIFIED BY FOLIO 08-2122-002-0430 IN THE E-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

SECOND READING ORDINANCES/PUBLIC HEARING:

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 19TH STREET AND NW 27TH AVENUE FROM B-2 TO B-3 TO ALLOW THE CONSTRUCTION OF A SELF STORAGE FACILITY ON THIS PARCEL AND 12340 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).

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 UNITY OF TITLE; ESTABLISHING REQUIREMENTS AND PROCESS FOR UNITY OF TITLE; AMENDING SECTION 2.653(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 CODE; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on December 11, 2019).

Additional information on the above items may be obtained in the Office of the City Clerk, 789 Fisherman Street, 4th Floor, Opa-Locka, Florida. All interested persons are encouraged to attend this meeting and will be heard with respect to the public hearings.

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 (7) days 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 (Spinaid) or (877) 955-8707 (Cnole).

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.

Joanna Flores, CMC
City Clerk
City of Opa-Locka

RUN THE CITY
FEEL THE VIBES!

KINGSTON CITY MARATHON

1.2 MARATHON | 5K

MARCH 15, 2020

COME RUN IN JAMAICA!

GREAT ACCOMMODATION PACKAGES
AND CITY TOURS AVAILABLE!

MARCH 13th WELCOME PARTY
MARCH 14th LIFESTYLE & FITNESS EXPO
MARCH 15th RACE DAY | AWARDS CEREMONY

RUN THROUGH SOME OF KINGSTON'S TOP ATTRACTIONS
IN JAMAICA!



HCP media
www.ourjamaica.com

This instrument prepared by:
Silvio Amico, Esq.
9990 S.W. 77th Ave., PH-4
Miami, FL 33156
(305) 596-4774

To be returned to:
Doug Marek, P.A.
Attn.: Doug Marek, Esq.
101 Pineapple Grove Way, Ste. 200
Delray Beach, FL 33444

Property Address: 12940 N.W. 27th Ave., Opa Locka, FL 33054
Folio No.: 08-2128-004-0022 and 08-2128-004-0031

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 10th day of August 2021, by JOEL-N-BONWIT, INC., a Florida for-profit corporation, whose mailing address is 7900 S.W. 185th Terrace, Miami, Florida 33157, hereinafter called the Grantor, to

GATEWAY 2020 LLC, a Florida limited liability company, whose mailing address is 101 Pineapple Grove Way, 2nd Floor, Delray Beach, Florida 33444, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, transfer and confirm unto the Grantee, its administrators, legal representatives and assigns forever, the following described land, situate, and being in Miami-Dade County, Florida:

Parcel 1: The North 303.04 feet of the West 110 feet of the East 118 feet, LESS the South 150 feet of Lot 6, NILES GARDEN SECTION 2, according to the Plat thereof, recorded in Plat Book 31, Page 42, of the Public Records of Miami-Dade County, Florida.

Parcel 2: The West 250 feet of the East 258 feet of the South 145 feet of Tract 5, NILES GARDEN SECTION I and II, according to the Plat thereof, recorded in Plat Book 31, Page 42, of the Public Records of Miami-Dade County, Florida.

Subject to: Conditions, covenants, governmental regulations, limitations, easements and restrictions of record; and, taxes for 2021 and subsequent years;

AND the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor is the true and lawful owner of the said land; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes for the year 2021 and thereafter.

Page 2 of 2

Special Warranty Deed

Property Address: 12940 N.W. 27th Ave., Opa Locka, FL 33054

Folio No.s: 08-2128-004-0022 and 08-2128-004-0031

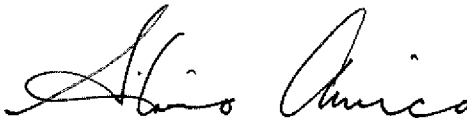
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed and sealed in the presence of:

JOEL-N-BONWIT, INC.


 Printed Name: Anna Botteri


 By Lane M. Bonwit, President
 7900 S.W. 185th Terrace
 Miami, Florida 33157


 Printed Name: SILVIO AMICO

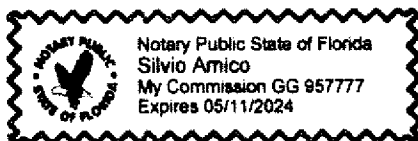
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day appeared before me, a Notary Public and officer duly authorized to take oaths and acknowledgments, Lane M. Bonwit, as President of JOEL-N-BONWIT, INC., by means of ☒ physical presence or ☐ online notarization, and he is **personally known to me** or he has produced State of Florida driver license as identification, and he acknowledged before me that he is authorized to execute this document on behalf of JOEL-N-BONWIT, INC., and that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at Miami, Miami-Dade County, Florida this 10th day of August 2021.

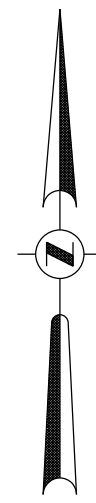
SEAL:




 NOTARY PUBLIC
 My commission expires: 05-11-2024

JOEL-N-BONWIT, INC

<u>SHEET NO.</u>	<u>SHEET DESCRIPTION</u>
CS-1	COVER SHEET
SP-1	SITE PLAN
PD-1	CONCEPTUAL ENGINEERING PLAN
PD-2	SITE CROSS SECTIONS & DETAILS
PH-1	PHOTOMETRIC PLAN
A1	BUILDING GROUND FLOOR
A2	FLOOR PLAN SECOND FLOOR
A3	FLOOR PLAN THIRD FLOOR
A4	FLOOR PLAN FOURTH FLOOR
A5	FLOOR PLAN FIFTH FLOOR
A6	ROOF PLAN
A7	BUILDING ELEVATIONS
A8	BUILDING ELEVATIONS
L-1	LANDSCAPE PLAN
S-1	SURVEY



SECTION 28 / TOWNSHIP 52 S / RANGE 41 E

THE WEST 250 FEET OF THE EAST 258 FEET OF THE SOUTH 145 OF TRACT 5, NILE GARDENS SECTION 1 AND II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

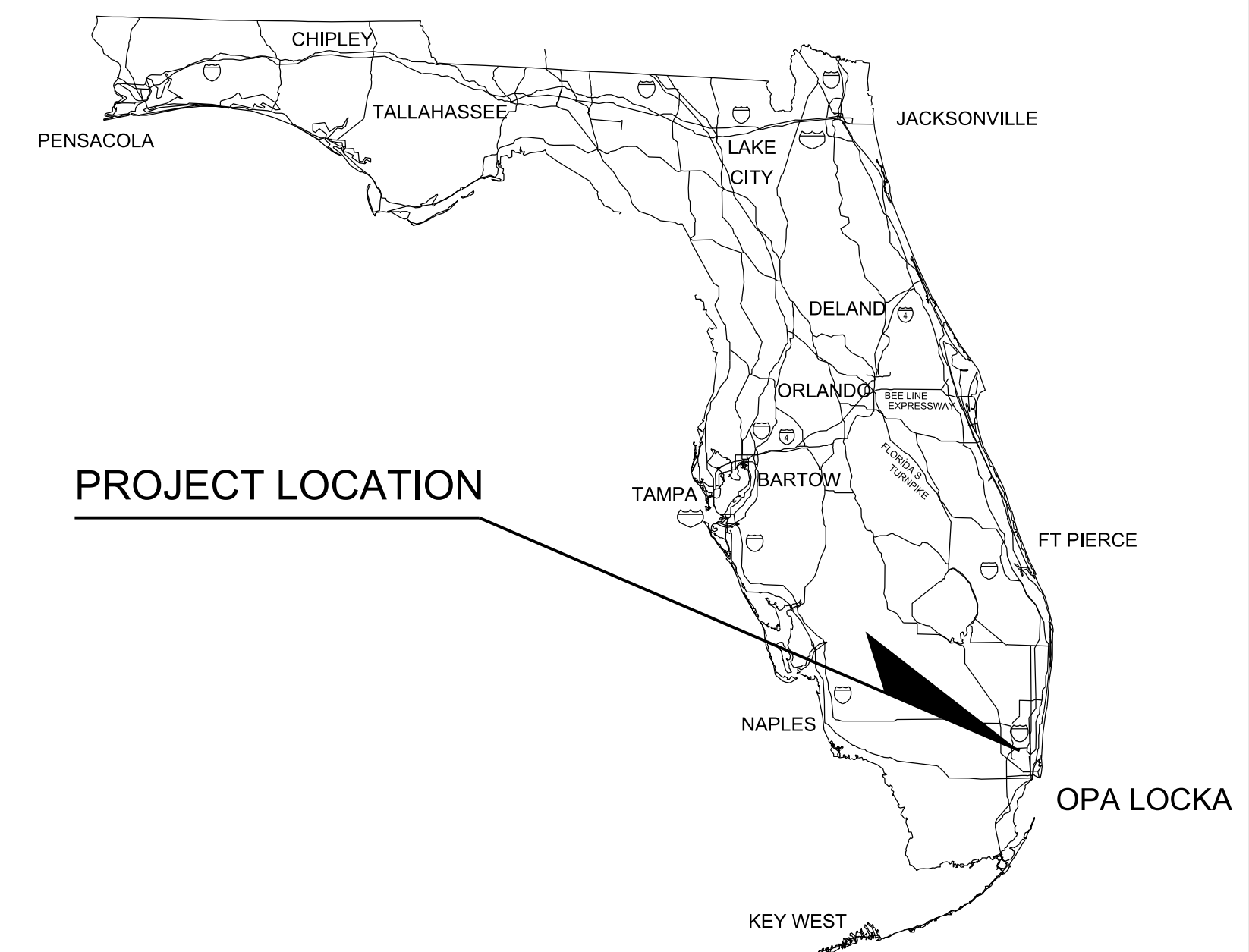
THE PROPOSED WORK SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY CODES AND REGULATIONS HAVING JURISDICTION, IF ANY DISCREPANCIES EXIST BETWEEN THE PLANS/SPECIFICATIONS PREPARED BY THE DESIGNER AND THE CITY CODE AND/OR THE CITY STANDARD DETAILS, THE LATER SHALL GOVERN OR THE MOST STRINGENT.

ALL VEGETATION, MUCH, AND ANY DELETERIOUS MATERIAL WITHIN THE ROW LIMITS OF ALL STREETS AND ALLEYS AND REQUIRED OFF-STREET PARKING AREAS MUST BE REMOVED AND DISPOSED OF AT THE OWNER'S RISK. STUMPS, LARGE ROOTS OR OTHER MATERIAL NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.

OWNERSHIP AND MAINTENANCE OF THE SANITARY SYSTEM BY THE CITY IS LIMITED TO THE MAINS FROM MANHOLE TO MANHOLE AND EXPRESSLY EXCLUDES SEWER LATERAL SERVICES. THE SEWER LATERAL SERVICE FROM GRAVITY MAIN INTO THE BUILDING IS TO BE MAINTAINED BY THE PROPERTY OWNER.

KENNETH R. CARLSON
ARCHITECT, P.A.
1166 W. NEWPORT CENTER,
DRIVE STE 311
DEERFIELD BEACH, FL 33442
(954) 427-8848

MICHEAL J PETROW &
ASSOCIATES, INC
CORAL SPRINGS, FL
(954) 752-7762

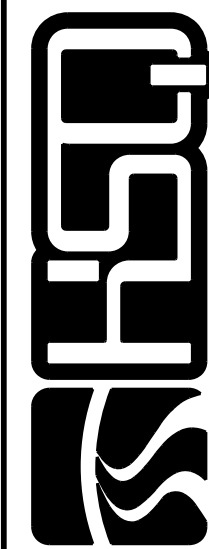


1001 Yamayo Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

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ON 6/19/2019 USING A DIGITAL SIGNATURE

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AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

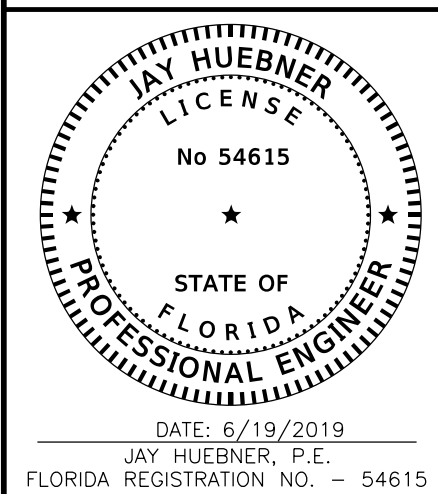
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HSQ GROUP, INC.
Engineers • Planners • Surveyors
1001 Yamayo Road, Suite 105
Boca Raton, Florida 33431 • 561.392.0221
C26258 • LB7824

SAFE AND SECURE SELF STORAGE

COVER SHEET

DATE:	06/19
DESIGNED BY:	RM
DRAWN BY:	RM
CHECKED BY:	JH



PROJECT:	1808-69
SHEET:	CS-1

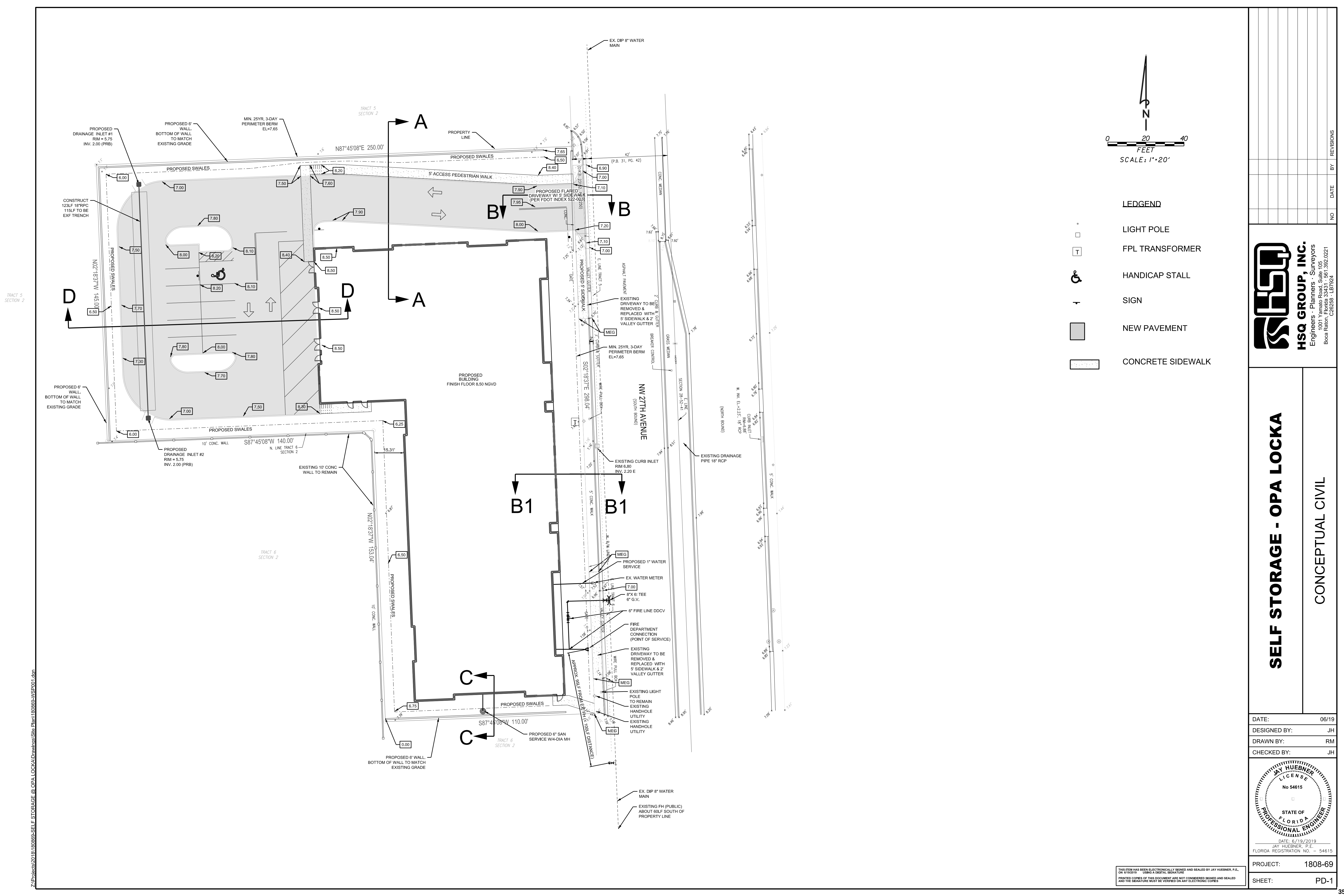
[illegible]

SAFE AND SECURE SELF STORAGE
SITE PLAN

The seal is circular with a double-lined border. The outer ring contains the text "JAY HUEBNER" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the text "LICENSE" at the top, "No 54615" in the center, and "STATE OF FLORIDA" at the bottom.

DATE: 6/19/2019
 JAY HUEBNER, P.E.
 FLORIDA REGISTRATION NO. = 54615

Z:\Projects\2018\180868-Self Storage @ Opa Locka\Drawings\Site Plan\180868-WSP001.dgn



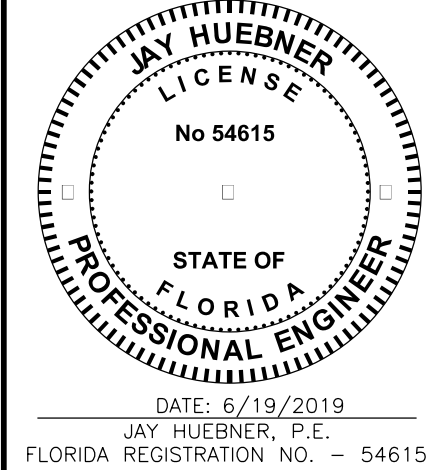
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- LEDGEND
- LIGHT POLE
 - FPL TRANSFORMER
 - HANDICAP STALL
 - SIGN
 - NEW PAVEMENT
 - CONCRETE SIDEWALK

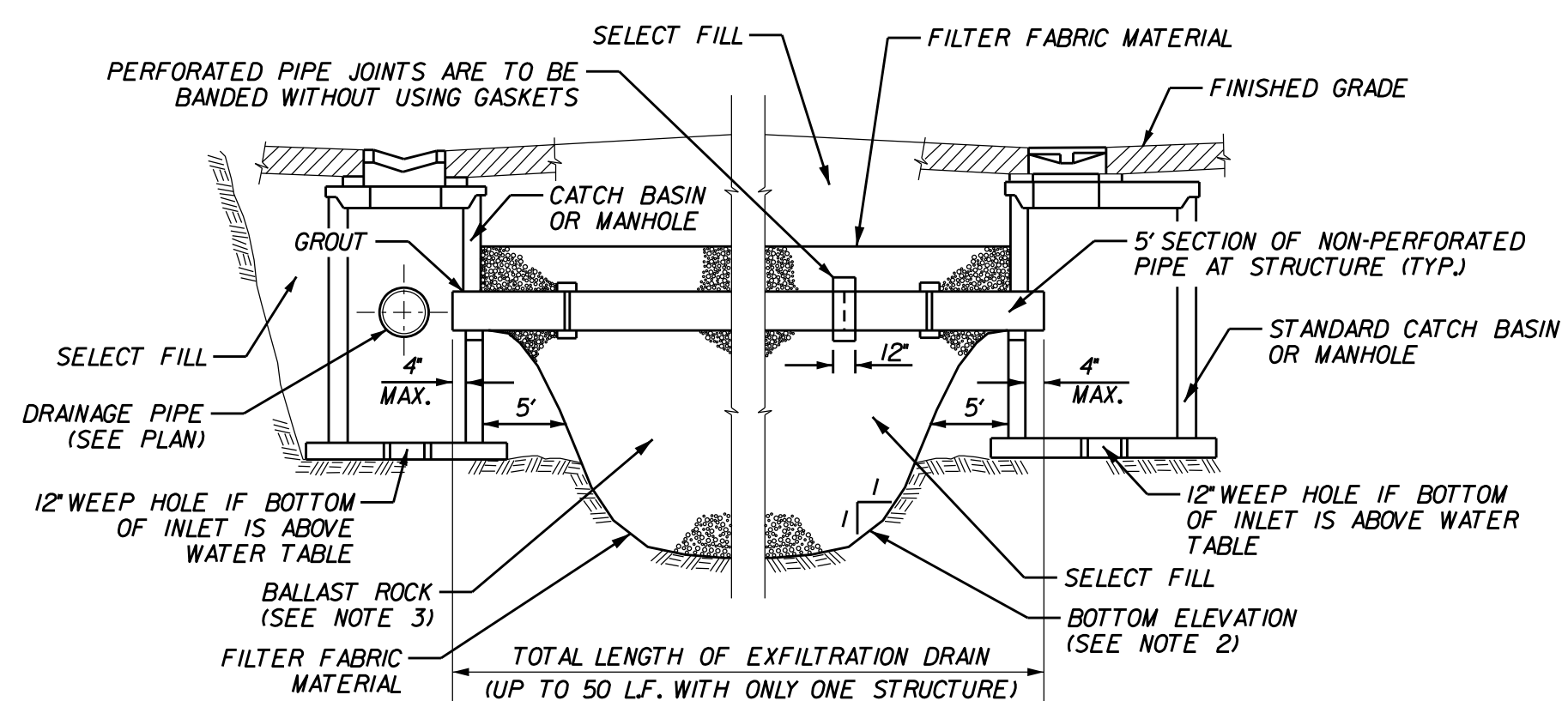
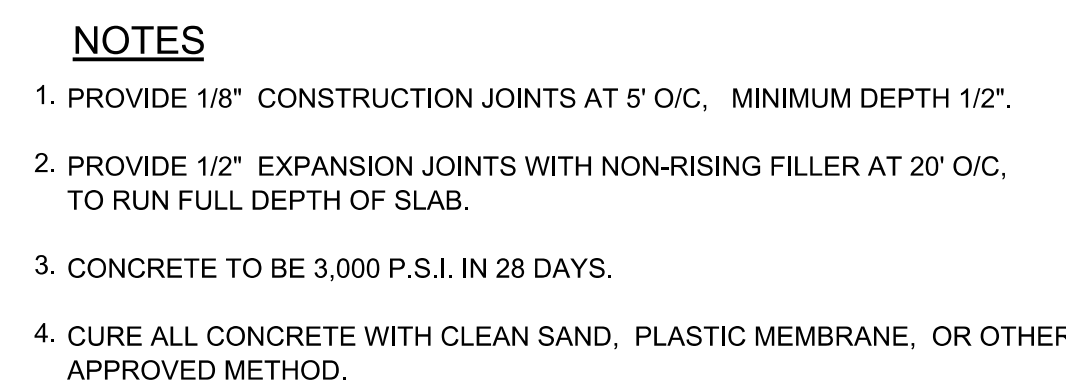
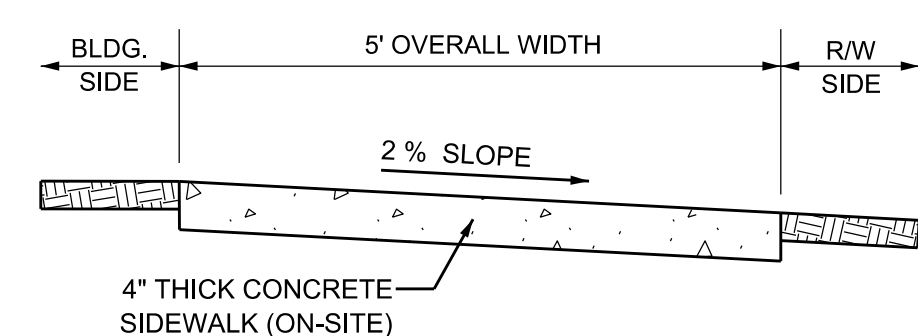
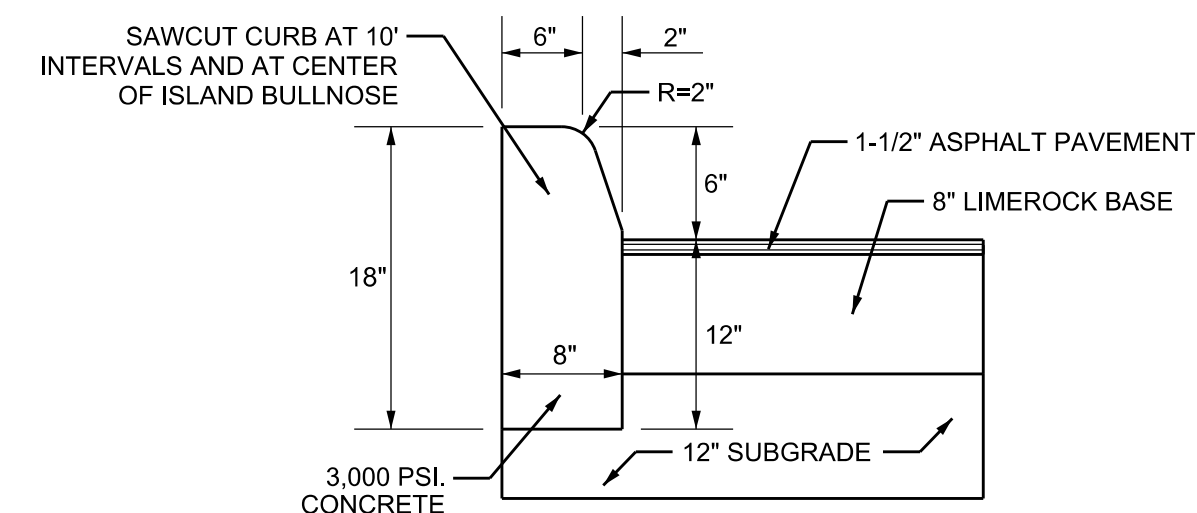
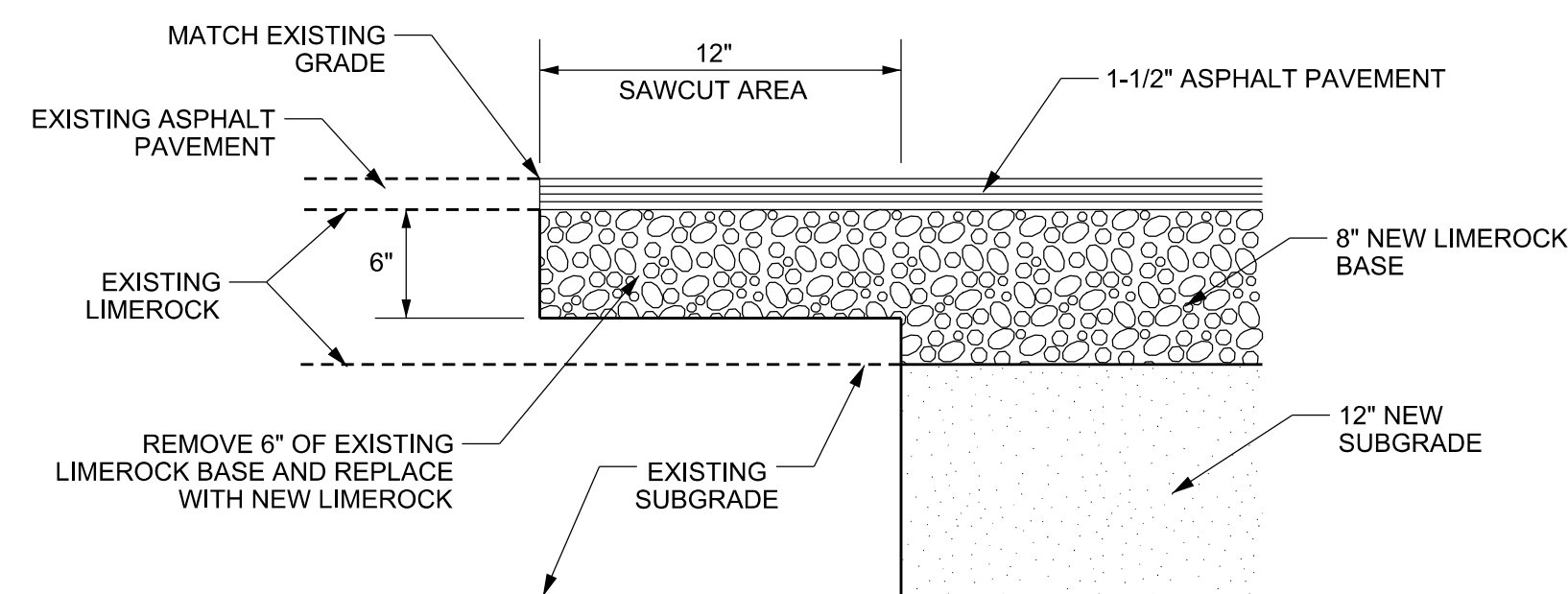
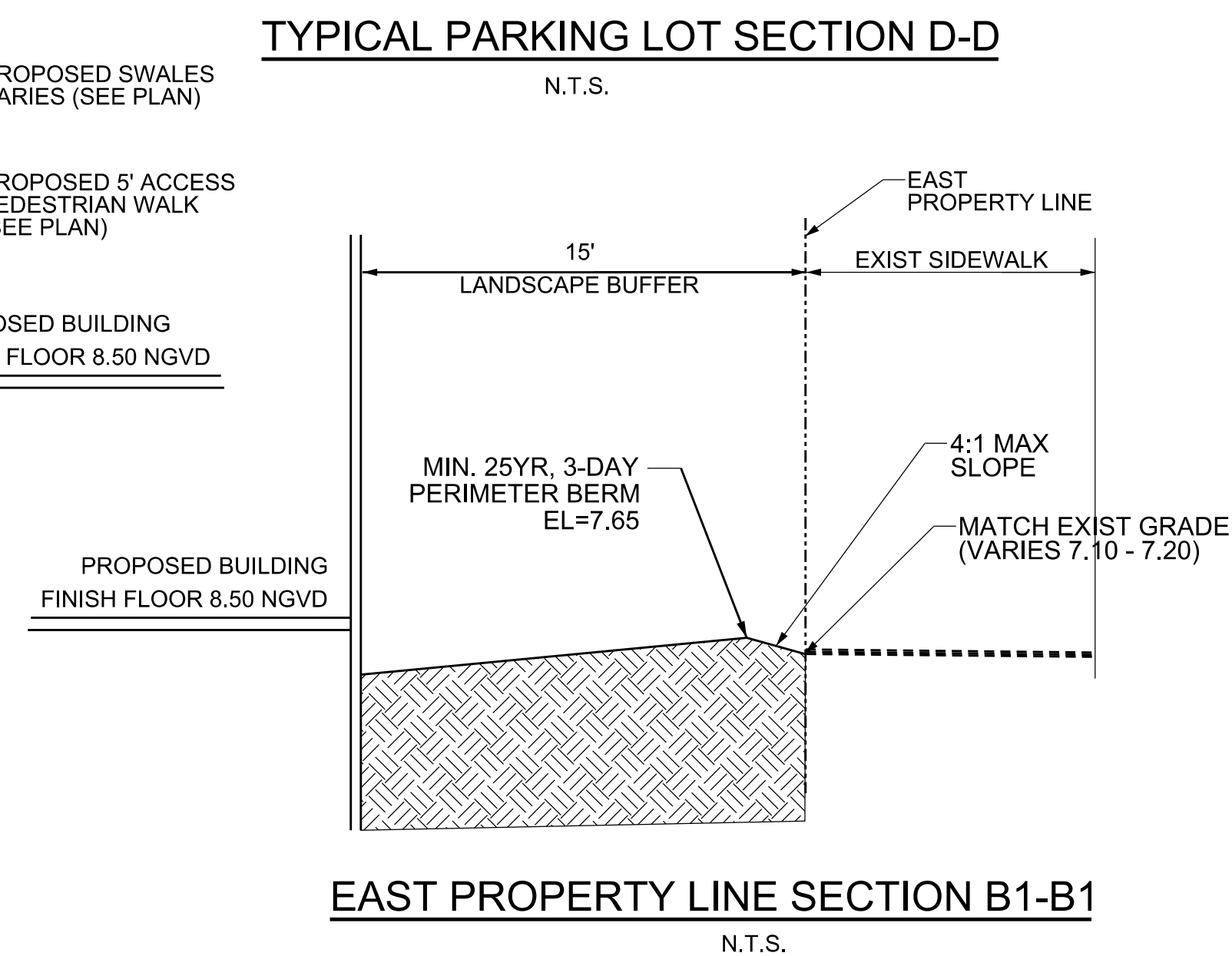
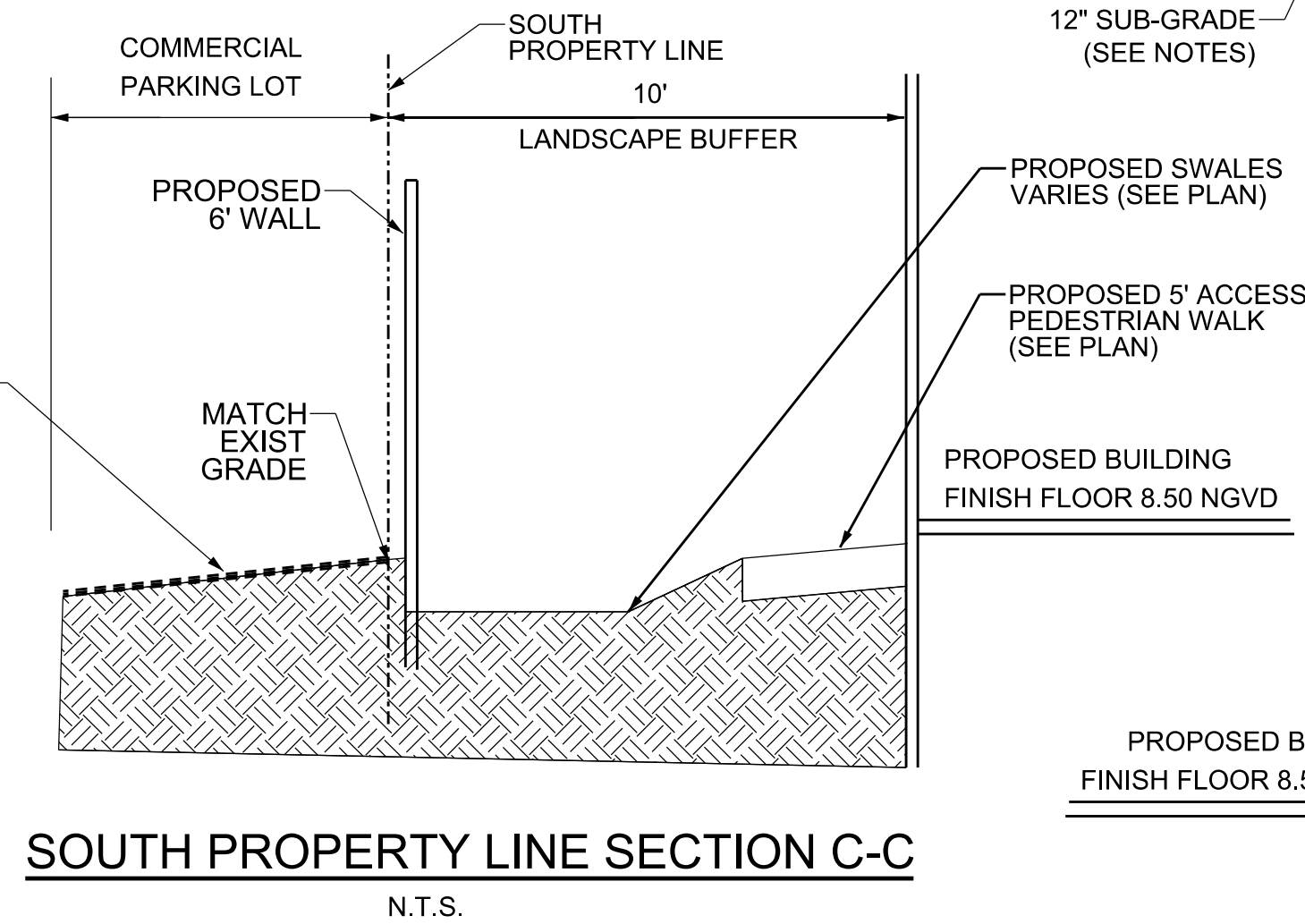
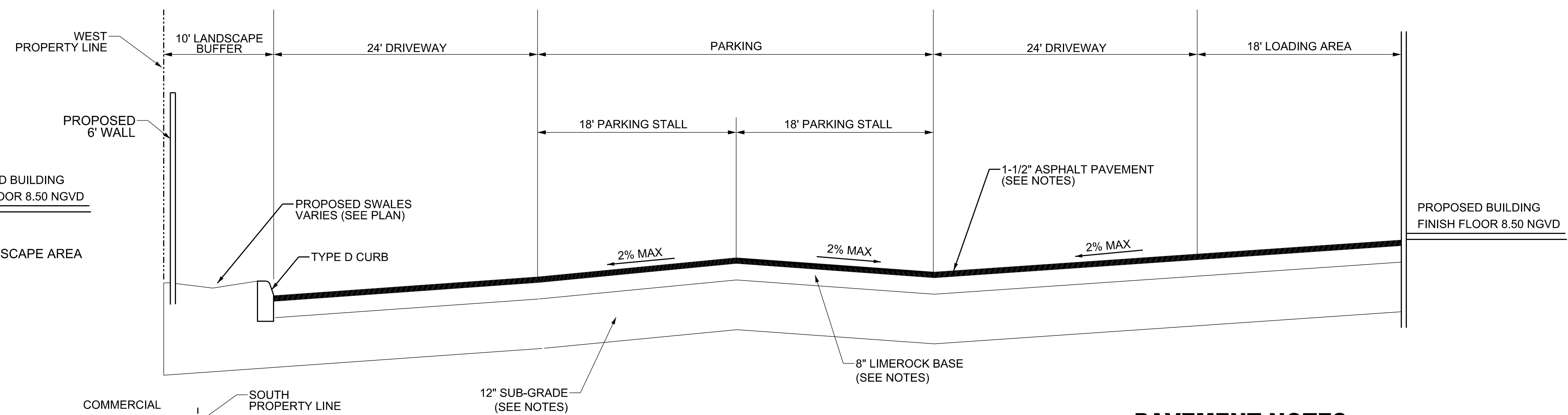
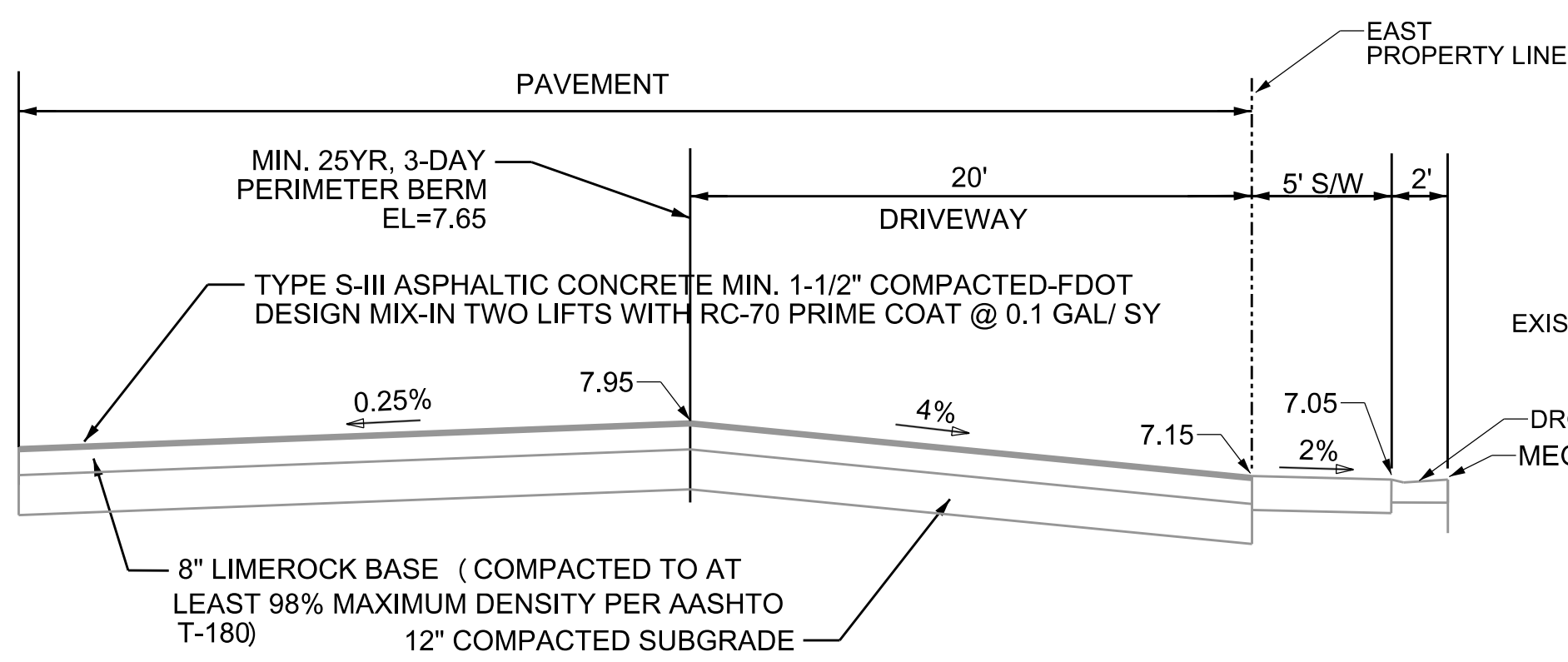
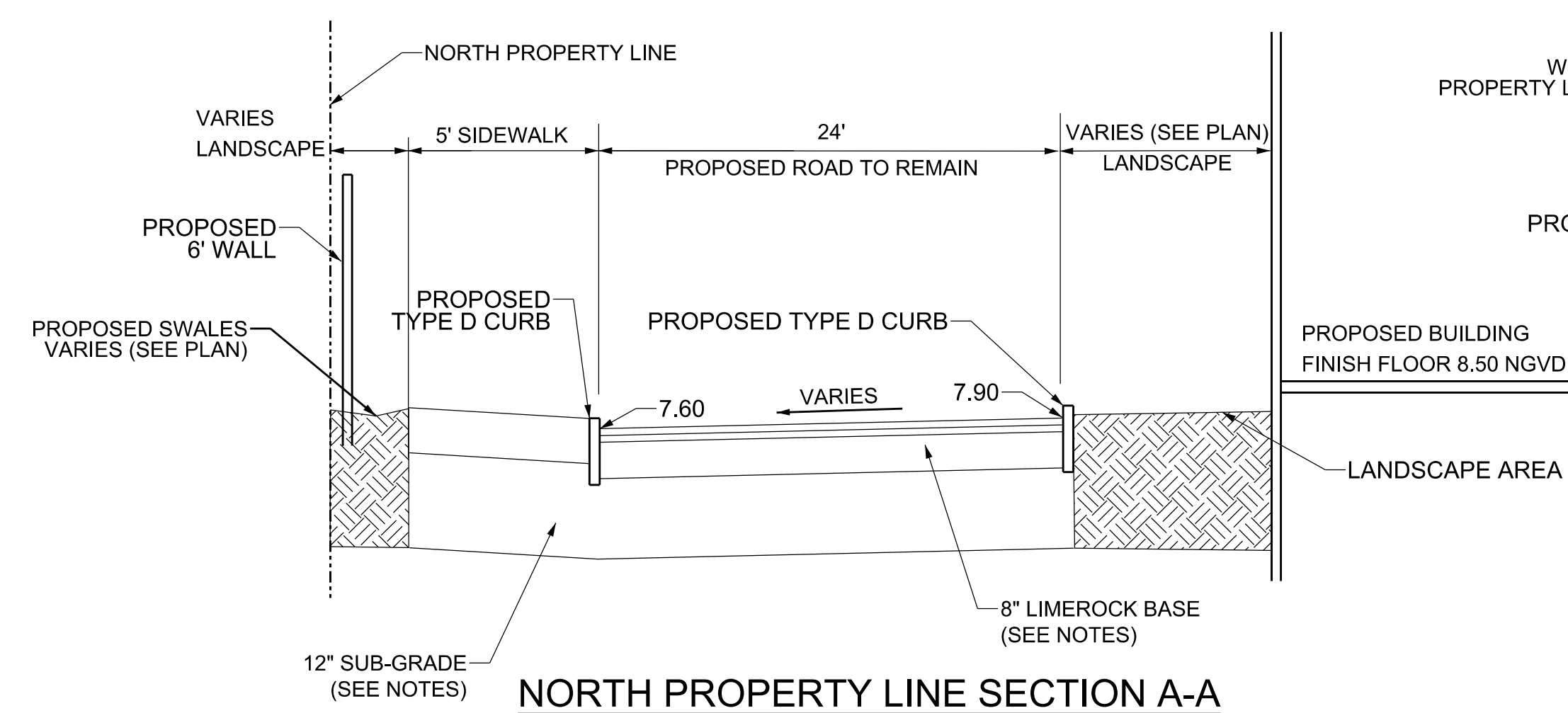


SELF STORAGE - OPA LOCKA
CONCEPTUAL CIVIL

DATE: 06/19
DESIGNED BY: JH
DRAWN BY: RM
CHECKED BY: JH

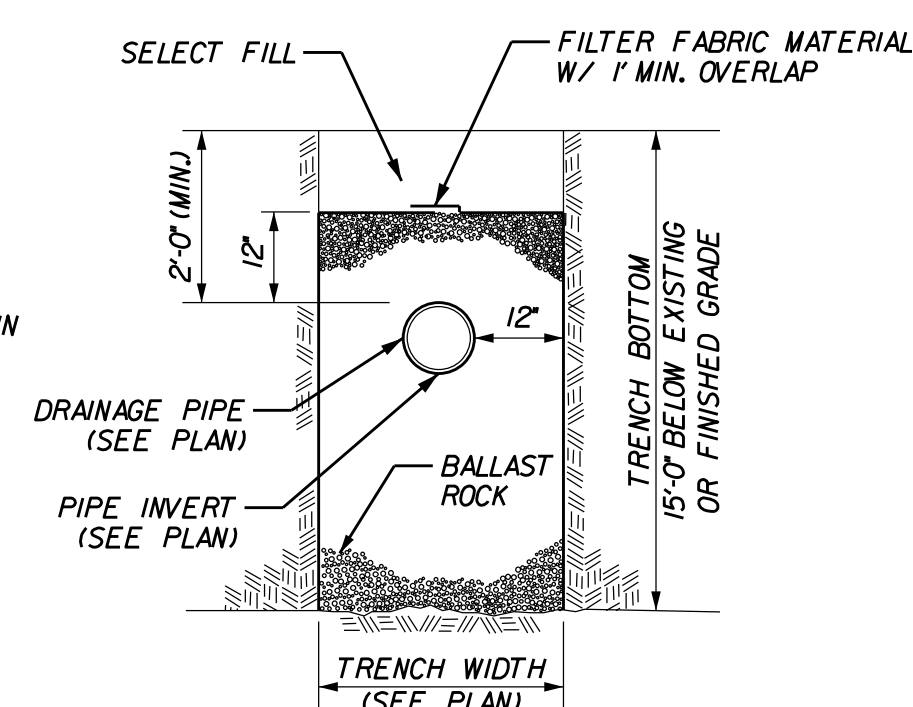


PROJECT: 1808-69
SHEET: PD-1

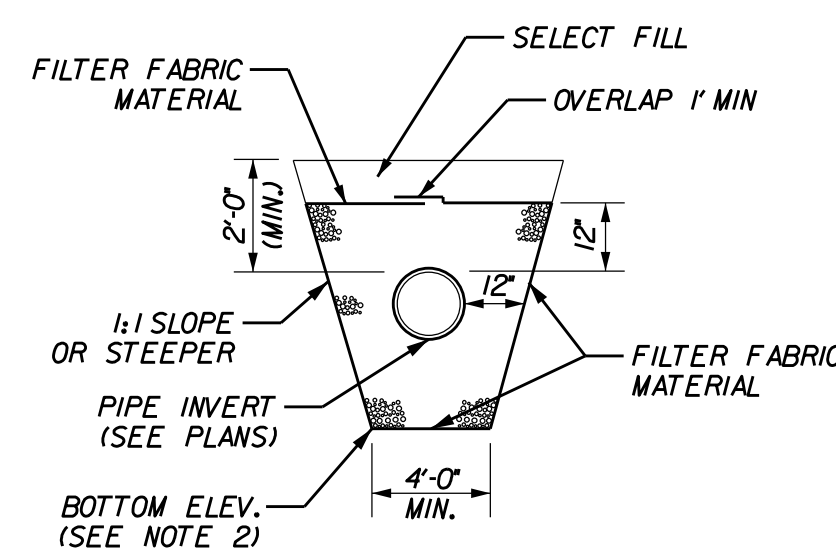


NOTES:

1. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE EXFILTRATION TRENCH WITH SAND, SILT AND FOREIGN MATERIALS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT TO OCCUR. IF SETTLEMENT DOES TAKE PLACE, THEN ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE AS SHOWN ON DETAIL OR AS INDICATED ON W.C. 2.2 (AVERAGE OCTOBER GROUND WATER LEVEL), WHICHEVER ELEVATION IS HIGHER.
5. REFER TO THE MIAMI DADE COUNTY PUBLIC WORKS MANUAL DETAIL SD 1.1 (SHEET 2 OF 3) FOR ADDITIONAL DESIGN INFORMATION.
6. IF THIS DETAIL IS TO BE USED FOR PRE-TREATMENT OF STORMWATER RUN-OFF, THEN THE INVERT OF THE PIPE IS TO BE AS SHOWN IN W.C. 2.2 (AVERAGE OCTOBER GROUND WATER LEVEL), OR HIGHER. IF PRE-TREATMENT HAS BEEN PROVIDED THRU OTHER MEANS, THEN THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C.2.2.
7. FILTER FABRIC MATERIAL SHALL BE SUBSURFACE DRAINAGE TYPE D-3 MEETING THE REQUIREMENTS OF F.D.O.T. SPECS. SECTION 985. ALL FILTER FABRIC JOINTS SHALL OVERLAP A MINIMUM OF ONE (1) FOOT. FILTER FABRIC SHALL BE INSTALLED AT EACH SIDE, TOP AND BOTTOM OF TRENCH, AT ALL EXFILTRATION TRENCH LOCATIONS SHOWN ON PLANS.
8. A POLLUTION RETARDANT BAFFLE (P.R.B.) SHALL BE INSTALLED ON EACH STRUCTURE WALL, AT PIPE OPENING PRECEDING EXFILTRATION TRENCH. REFER TO DETAIL OF P.R.B. FOR SPECIFICATIONS AND INSTALLATION INFORMATION.



TRANSVERSE SECTION



ALTERNATE
TRANSVERSE SECTION

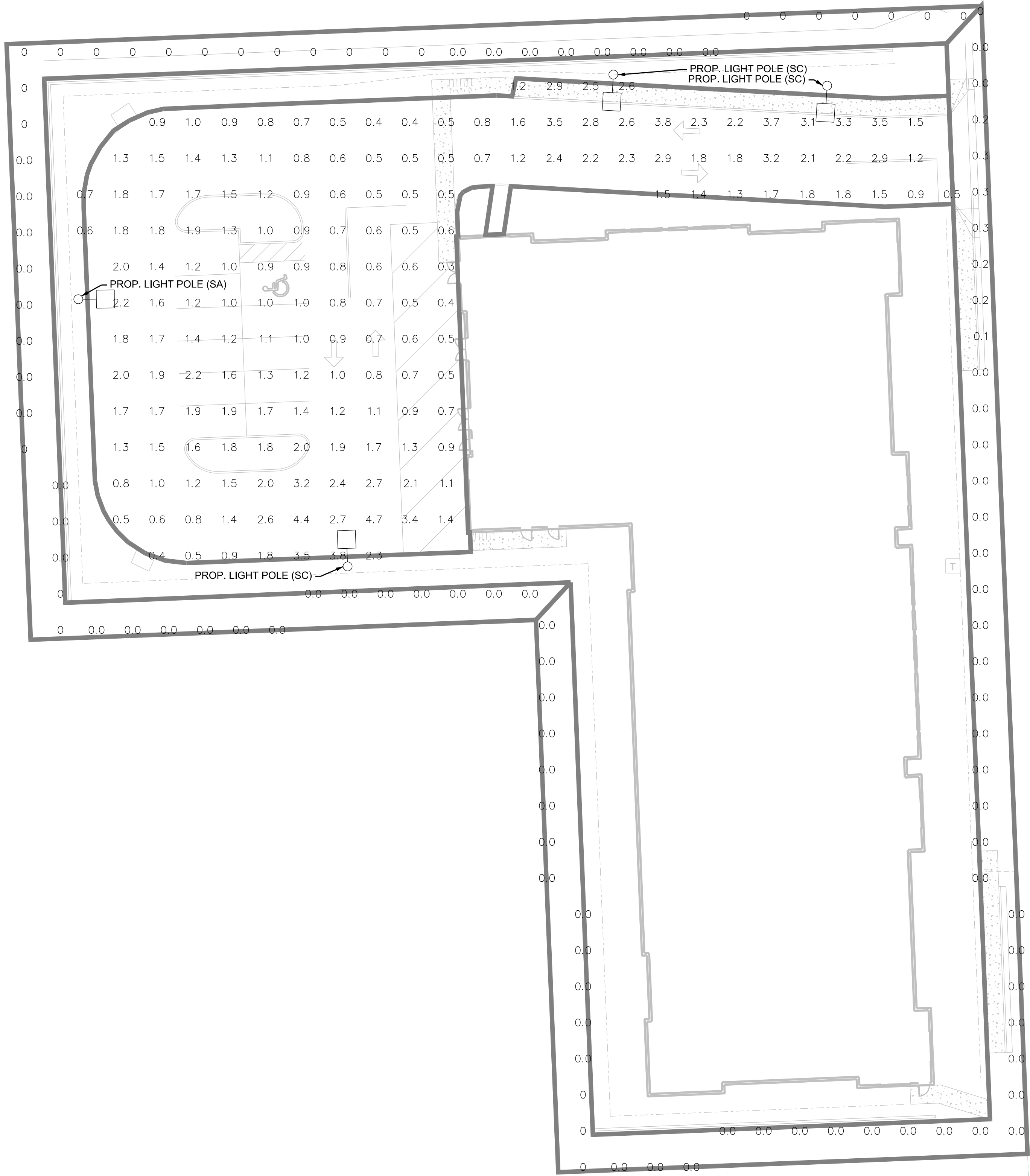
MAY BE USED IN AREAS WHERE TRENCH WALLS
WILL NOT STAND VERTICAL, OR WHERE CAVE IN
BELOW THE WATER TABLE IS LIKELY TO OCCUR.
TO BE USED AT THE ENGINEER'S DISCRETION.

STANDARD EXFILTRATION TRENCH DETAIL

TYPE A

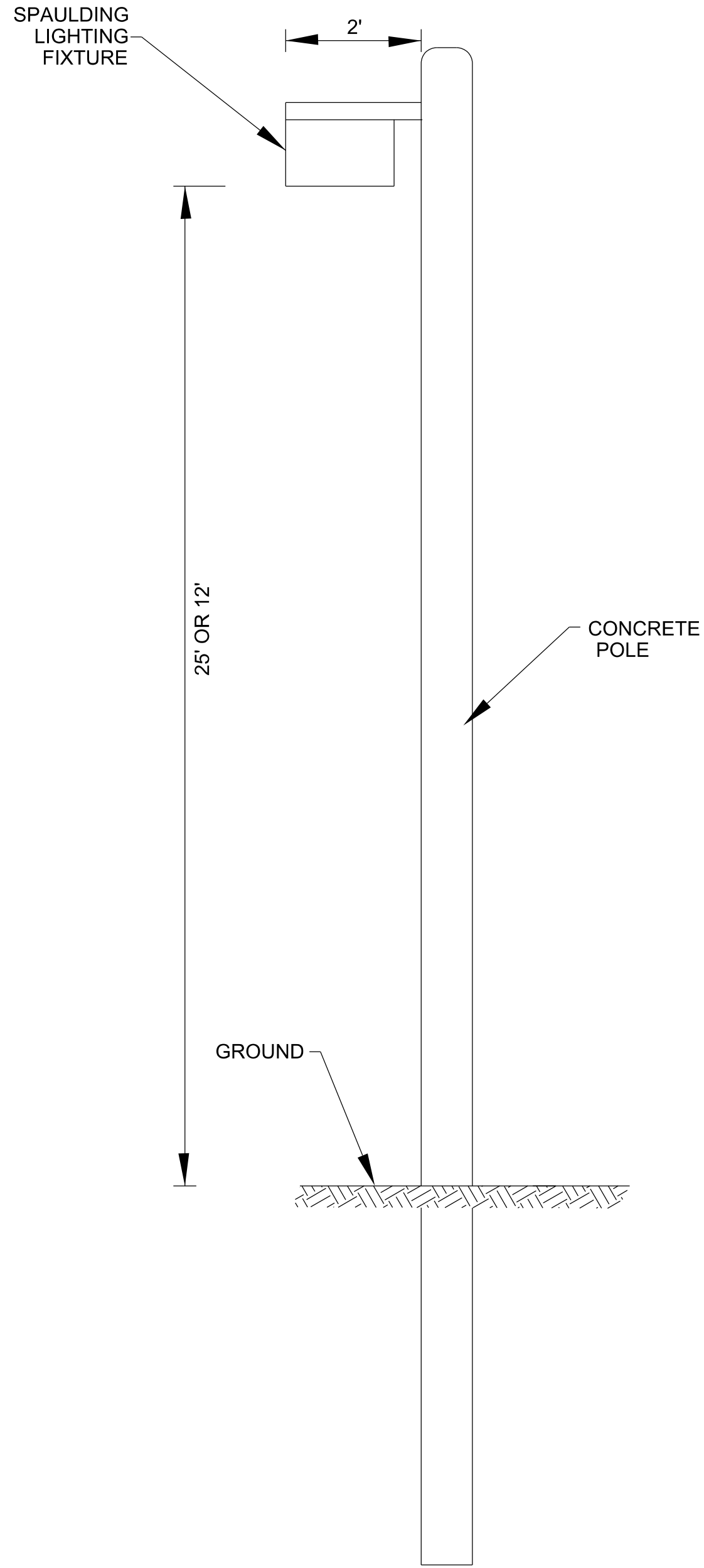


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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	VOLTS	QUANTITY	TOTAL LUMENS	MOUNTING HEIGHT	TILT
SA		(1) 90 LEDs - 4000K - 70 CRI	CIMARRON CL1	SPAULDING LIGHTING, CL1-90L-4K-4-BC	120V 1P 2W	4	22286	25'	15°
SC		(1)	TYPE 4 WITH BACKLIGHT CONTROL	Spaulding, CL1S-48L-4K-4-BC	120V 1P 2W	6	11816	12'	15°



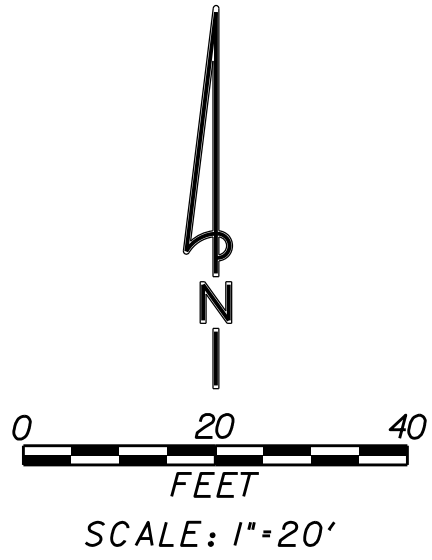
GENERAL
PHOTOMETRIC
SCHEDULE

AVERAGE FOOT-CANDLES	1.49
MAXIMUM FOOT-CANDLES	4.7
MINIMUM FOOT-CANDLES	0.3
MINIMUM TO MAXIMUM FC RATIO	0.07
MAXIMUM TO MINIMUM FC RATIO	13.66
AVERAGE TO MINIMUM FC RATIO	4.36

OFFSITE

AVERAGE FOOT-CANDLES	0.02
MAXIMUM FOOT-CANDLES	0.3
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	0.31 / 0
AVERAGE TO MINIMUM FC RATIO	0.02 / 0

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LEDGEND

- LIGHT POLE
- FPL TRANSFORMER
- HANDICAP STALL
- SIGN

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
C26258 · LB7924

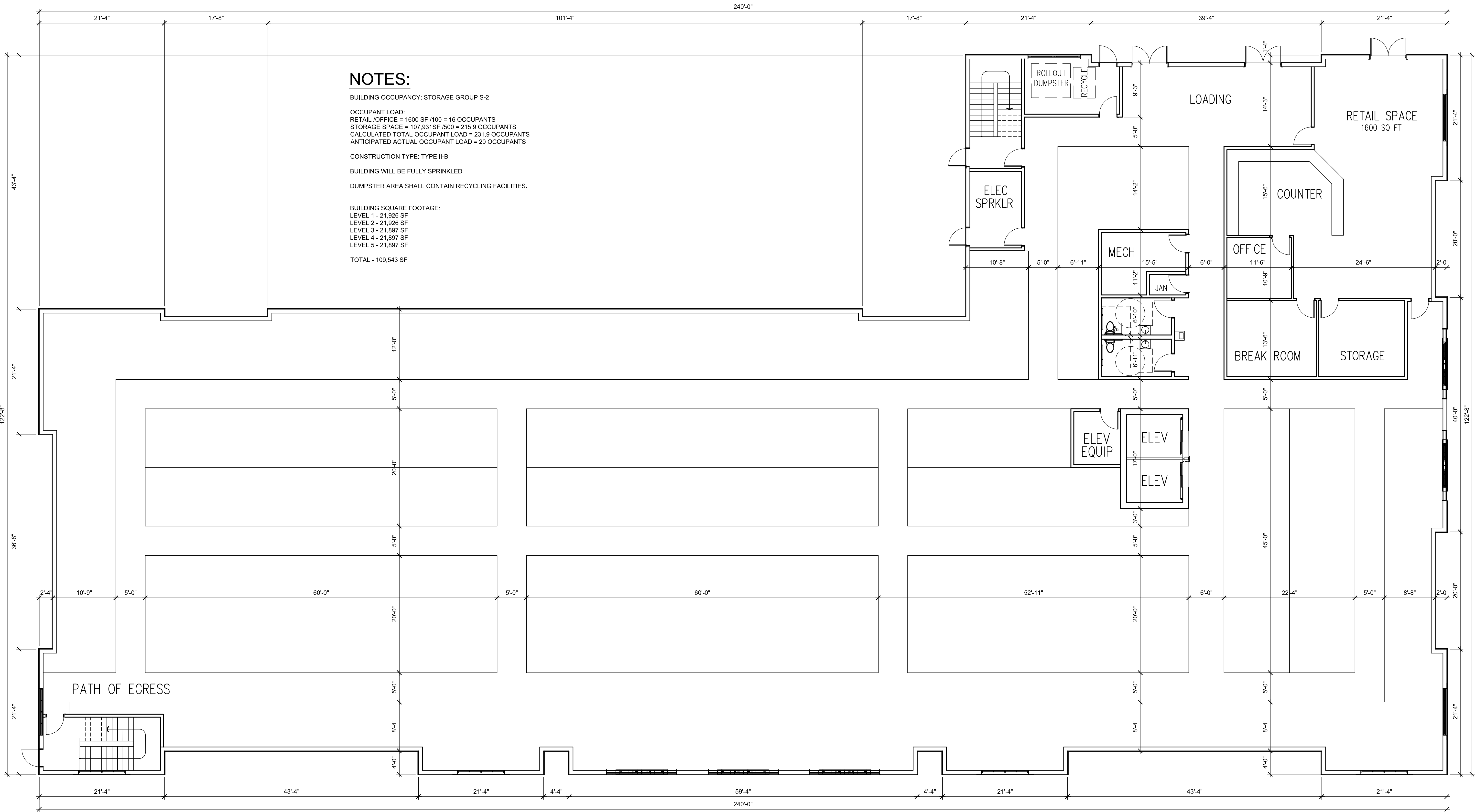
SAFE AND SECURE SELF STORAGE

LIGHTING PLAN

DATE:	06/19
DESIGNED BY:	JH
DRAWN BY:	RM
CHECKED BY:	JH

DATE: 6/19/2019
JAY HUEBNER, P.E.
FLORIDA REGISTRATION NO. - 54615

PROJECT:	1808-69
SHEET:	PH-1



NOTES:

BUILDING OCCUPANCY: STORAGE GROUP S-2

OCCUPANT LOAD:
RETAIL /OFFICE = 1600 SF /100 = 16 OCCUPANTS
STORAGE SPACE = 107,931SF /500 = 215.9 OCCUPANTS
CALCULATED TOTAL OCCUPANT LOAD = 231.9 OCCUPANTS
ANTICIPATED ACTUAL OCCUPANT LOAD = 20 OCCUPANTS

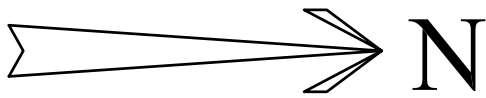
CONSTRUCTION TYPE: TYPE II-B

BUILDING WILL BE FULLY SPRINKLED

DUMPSTER AREA SHALL CONTAIN RECYCLING FACILITIES.

BUILDING SQUARE FOOTAGE:
LEVEL 1 - 21,926 SF
LEVEL 2 - 21,926 SF
LEVEL 3 - 21,897 SF
LEVEL 4 - 21,897 SF
LEVEL 5 - 21,897 SF
TOTAL - 109,543 SF

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0



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Revisions	By	Date	Symbol

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Seal
Kelley J. Good

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Main Street
Evergreen, CO 80439

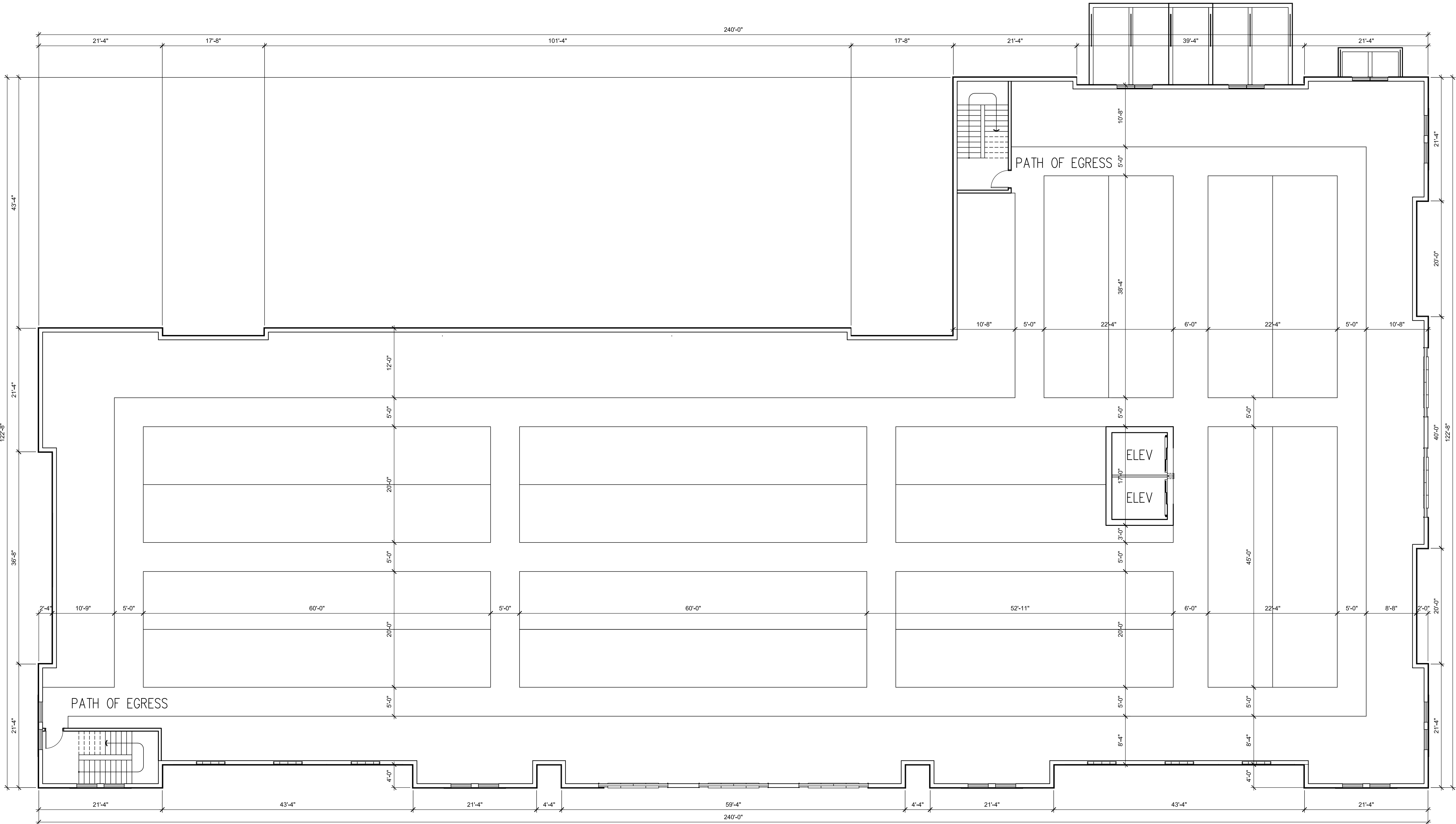
321-271-0748
GoodEdward.com

Sheet Title	Project
FLOOR PLAN GROUND FLOOR	SAFE & SECURE SELF-STORAGE at OPA-LOCKA OPA-LOCKA, FLORIDA

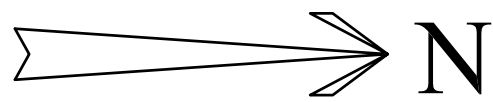
Scale 1/8" = 1'-0"	Job No.
Date 9/3/19	Drawn By

Sheet No.

A1



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0



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Kelly J. Good



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Main Street
Evergreen, CO 80439

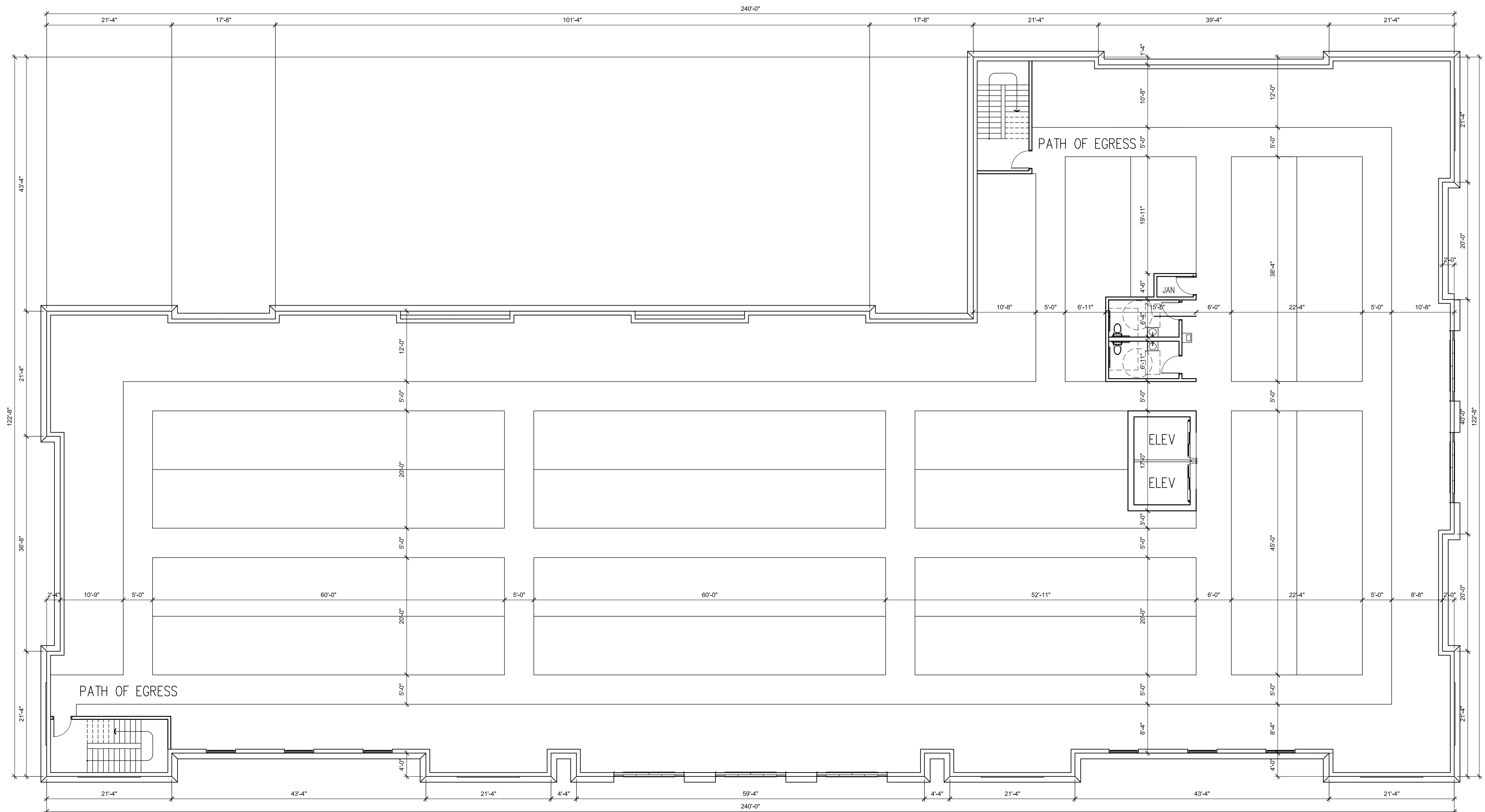
321-271-0748
GoodEdward.com

Sheet Title	Project
FLOOR PLAN SECOND FLOOR	SAFE & SECURE SELF-STORAGE at OPA-LOCKA OPA-LOCKA, FLORIDA

Scale 1/8" = 1'-0"	Job No.
Date 9/3/19	Drawn By

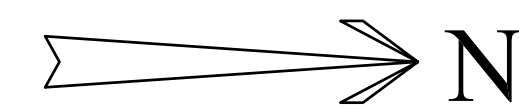
Sheet No.

A2



THIRD FLOOR PLAN

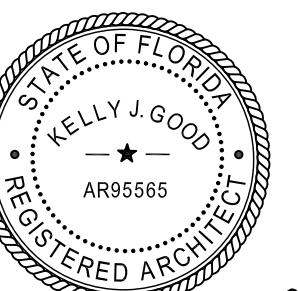
SCALE: 1/8" = 1'-0"



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[illegible]

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Seed key 7 lead

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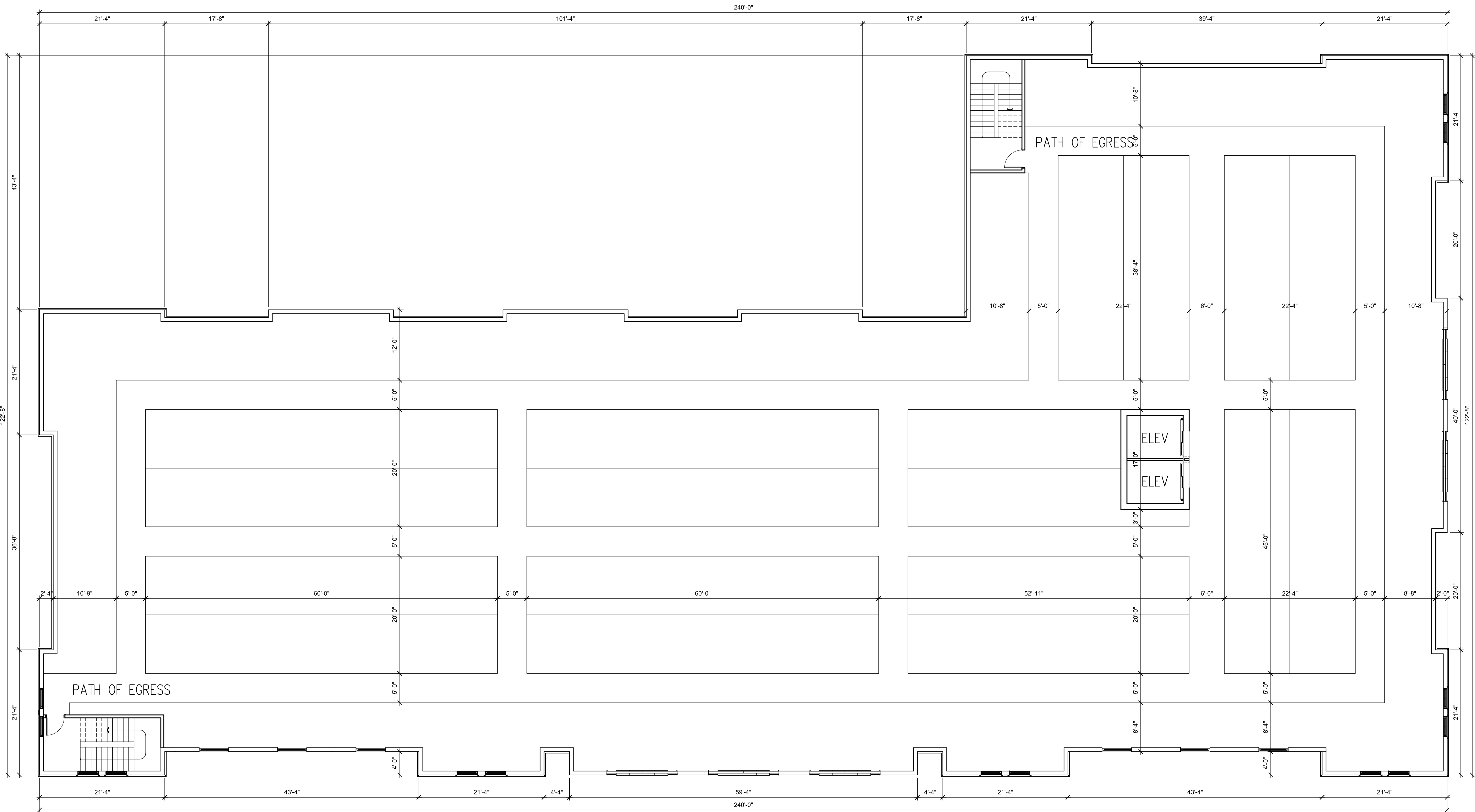
28245 Highway 74
Main Street
Evergreen, CO 80439

321-271-0748
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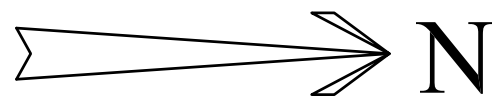
Sheet Title	FLOOR PLAN THIRD FLOOR
Project	SAFE & SECURE SELF-STORAGE at OPA-LOCKA OPA-LOCKA, FLORIDA

Scale 1/8" = 1'-0"	Job No.
Date 9/3/19	Drawn By

A3



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0



These architecture drawings are preliminary design concepts, herein called "Schematic" and are prepared for City of Oakland Park approvals. Once approvals are received, the architect and engineer will complete the architectural and engineering as required, but will maintain the Schematic design concept as presented herein. This design may be required to have modifications to meet: a.) local zoning ordinances, b.) any and all local, state and federal building requirements, and codes c.) local, state and federal ADA requirements, d.) local, state and federal structural requirements.

Revisions	By	Date	Symbol

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Kelley J. Good



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Main Street
Evergreen, CO 80439

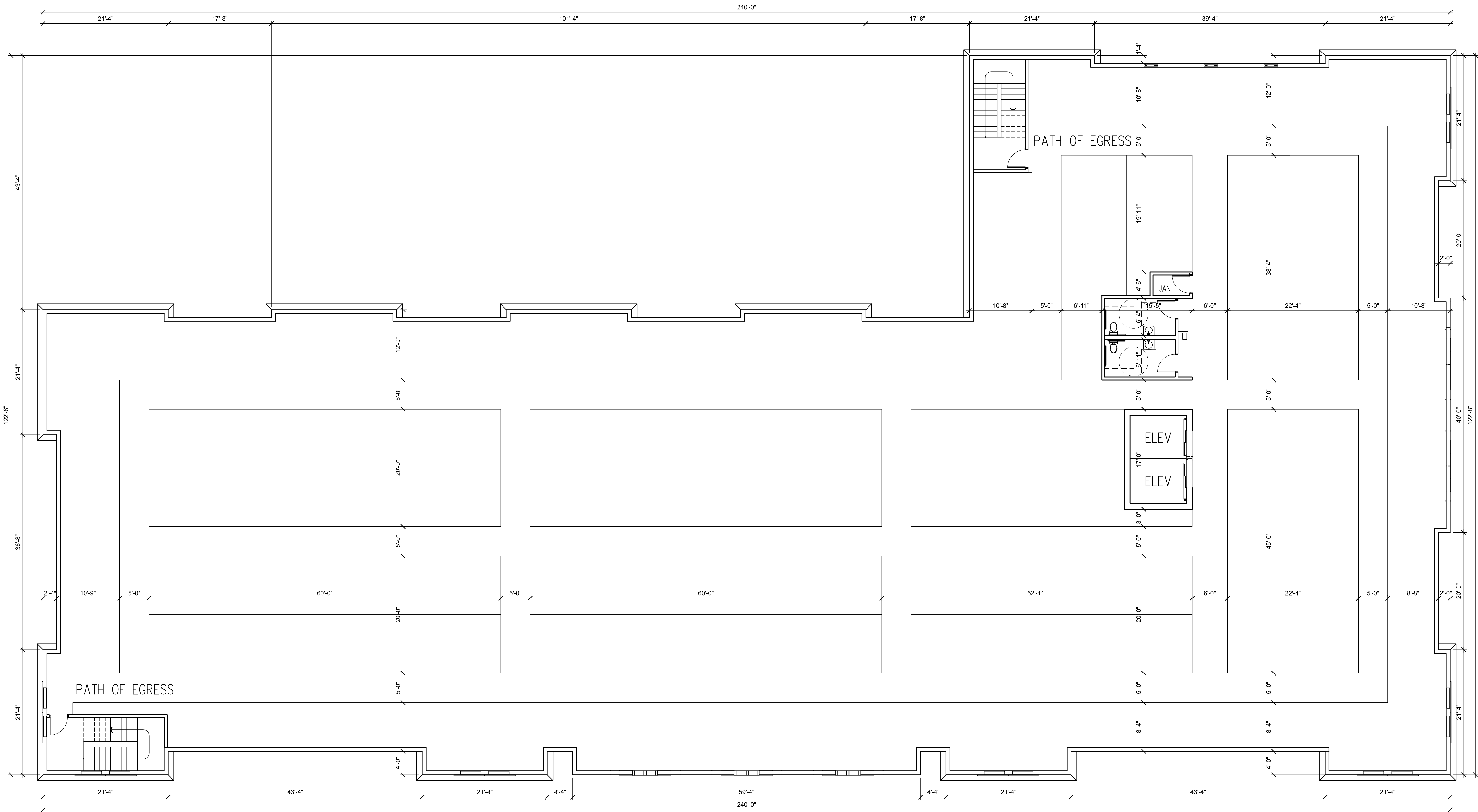
321-271-0748
GoodEdward.com

Sheet Title	Project
FLOOR PLAN FOURTH FLOOR	SAFE & SECURE SELF-STORAGE at OPA-LOCKA OPA-LOCKA, FLORIDA

Scale 1/8" = 1'-0"	Job No.
Date 9/3/19	Drawn By

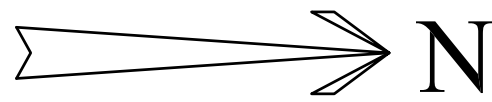
Sheet No.

A4



FIFTH FLOOR PLAN

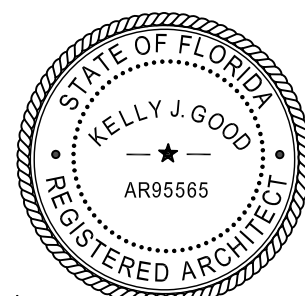
SCALE: 1/8" = 1'-0



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Revisions	By	Date	Symbol

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Kelley J. Good



28245 Highway 74
Main Street
Evergreen, CO 80439

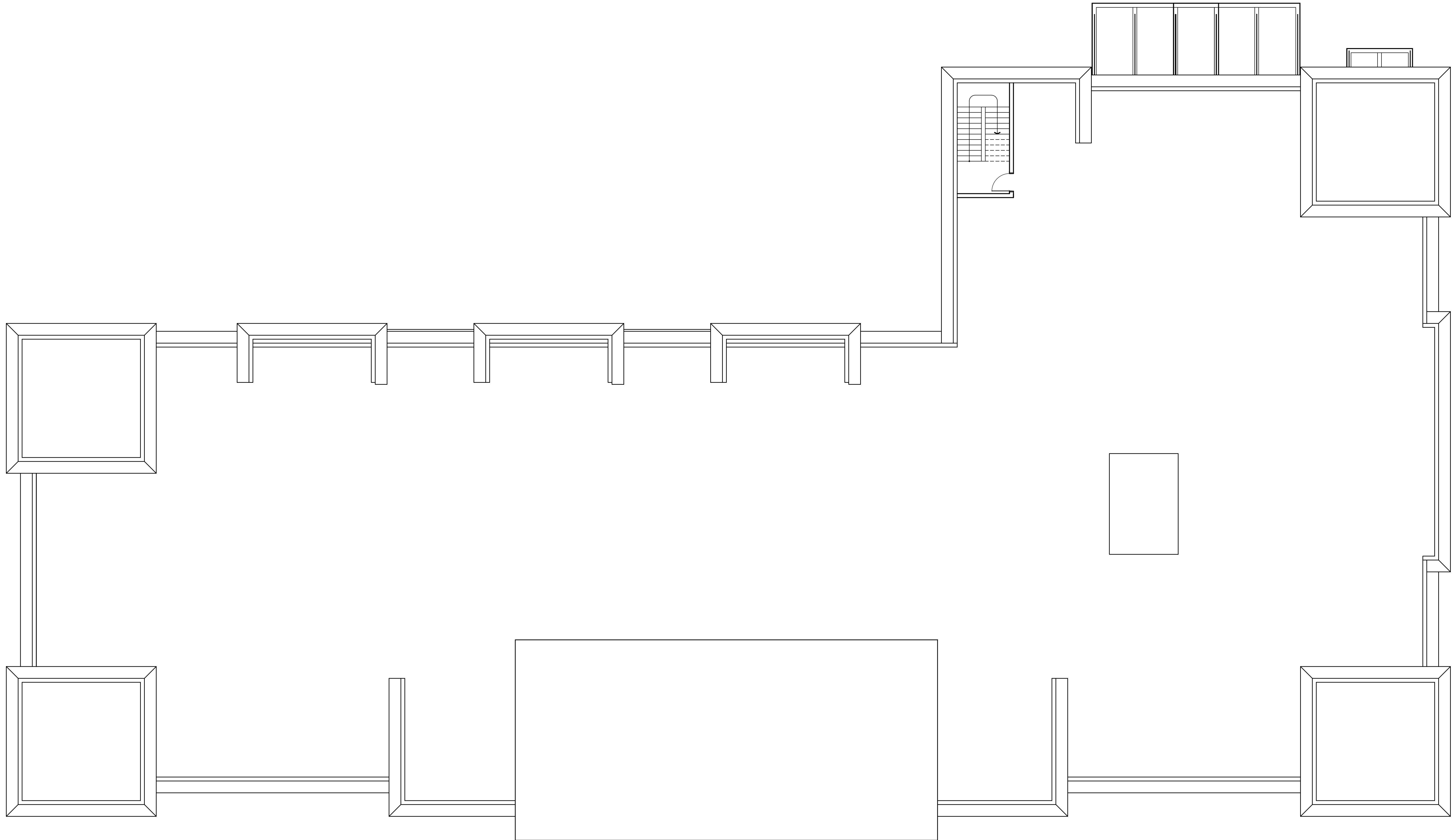
321-271-0748
GoodEdward.com

Sheet Title	Project
FLOOR PLAN FIFTH FLOOR	SAFE & SECURE SELF-STORAGE at OPA-LOCKA OPA-LOCKA, FLORIDA

Scale 1/8" = 1'-0"	Job No.
Date 9/3/19	Drawn By

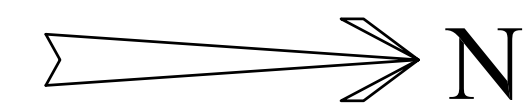
Sheet No.

A5



ROOF PLAN

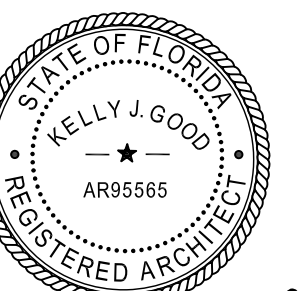
SCALE: 1/8" = 1'-0"



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[illegible]

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Seal

May 7 lead

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8245 Highway 74
Main Street
Evergreen, CO 80439

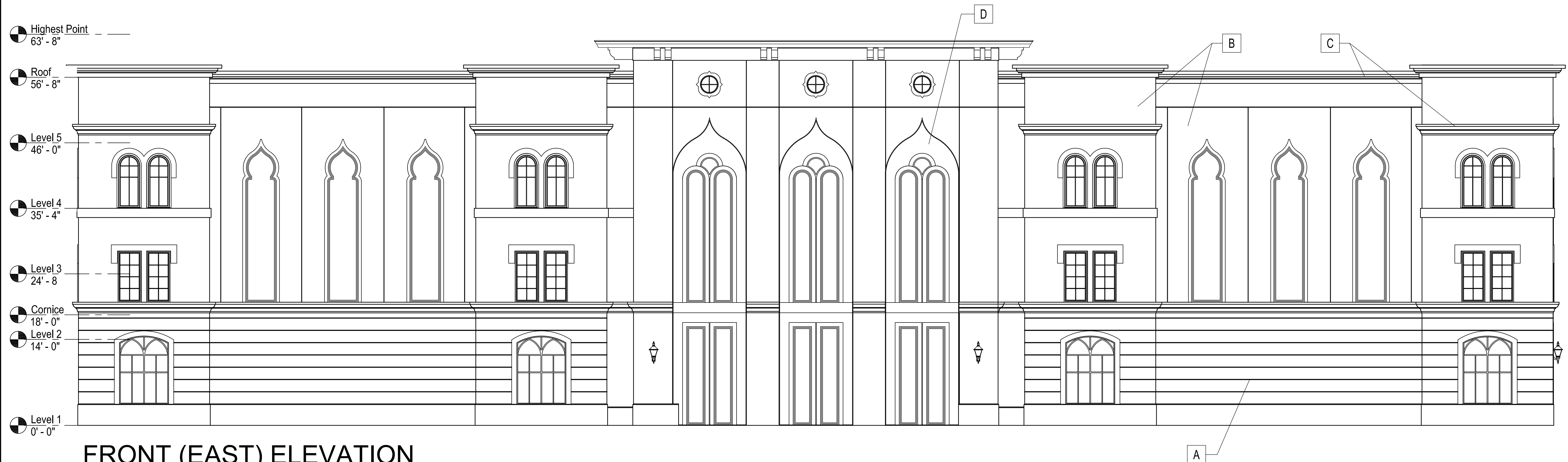
21-271-0748
GoodEdward.com

Sheet Title	ROOF PLAN
Project	SAFE & SECURE SELF-STORAGE at OPA-LOCKA OPA-LOCKA, FLORIDA

Scale 1/8" = 1'-0"	Job No.
Date 9/3/19	Drawn By

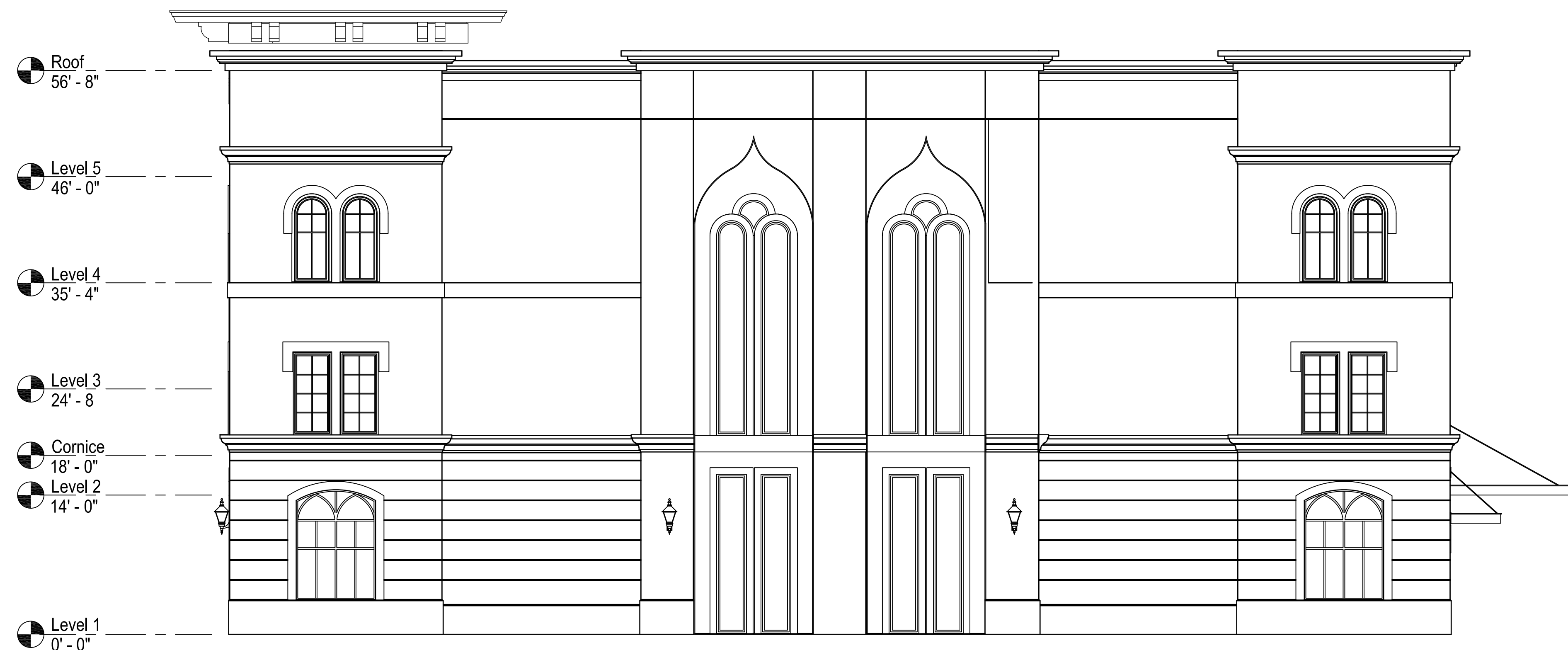
Sheet No.

A6



FRONT (EAST) ELEVATION

SCALE: 1/8" = 1'-0" (NW 27th AVE)



RIGHT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

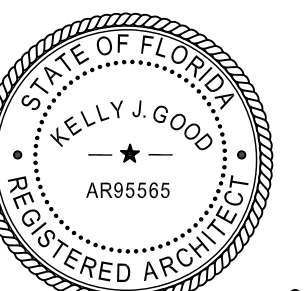
COLORS:

- ☐ A WALL - BOTTOM: INDIAN PAINTING
- ☐ B WALL - TOP: STONE WHITE
- ☐ C BANDS - INDIAN PAINTING
- ☐ D VERTICAL ELEMENT INSETS - INDIAN PAINTING
- ☐ E DOORS - WHITE
- ☐ F CANOPIES - BRONZE METAL
- ☐ G WINDOWS - WHITE METAL

These architecture drawings are preliminary design concepts, herein called "Schematic" and are prepared for City of Oakland Park approvals. Once approvals are received, the architect and engineer will complete the architectural and engineering as required, but will maintain the Schematic design concept as presented herein. This design may be required to have modifications to meet: a.) local zoning ordinances, b.) any and all local, state and federal building requirements, and codes c.) local, state and federal ADA requirements, d.) local, state and federal structural requirements.

[illegible]

This is an original design, created by Good & Edward Design Studios concepts, ideas, plans and details are the sole property of Good & Edward Design Studios. None of the aforementioned shall be used by or disclosed to any person, firm or organization for any purpose without the prior written permission of Good & Edward Design Studios.



Seal Key 7 Lead

**GOOD &
EDWARD
DESIGN STUDIOS**

28245 Highway 74
Main Street
Evergreen, CO 80439

321-271-0748
GoodEdward.com

ELEVATIONS

ale
1/8" = 1'-0"

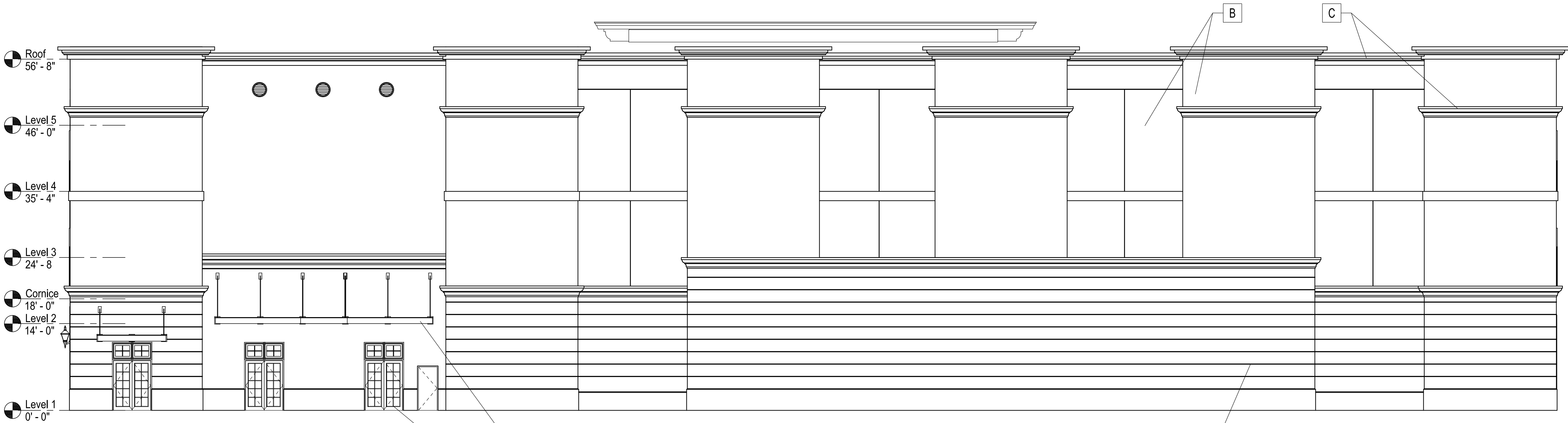
9/3/19

Sheet No.

Project SAFE & SECURE SELF-STORAGE at OPA-LOCKA

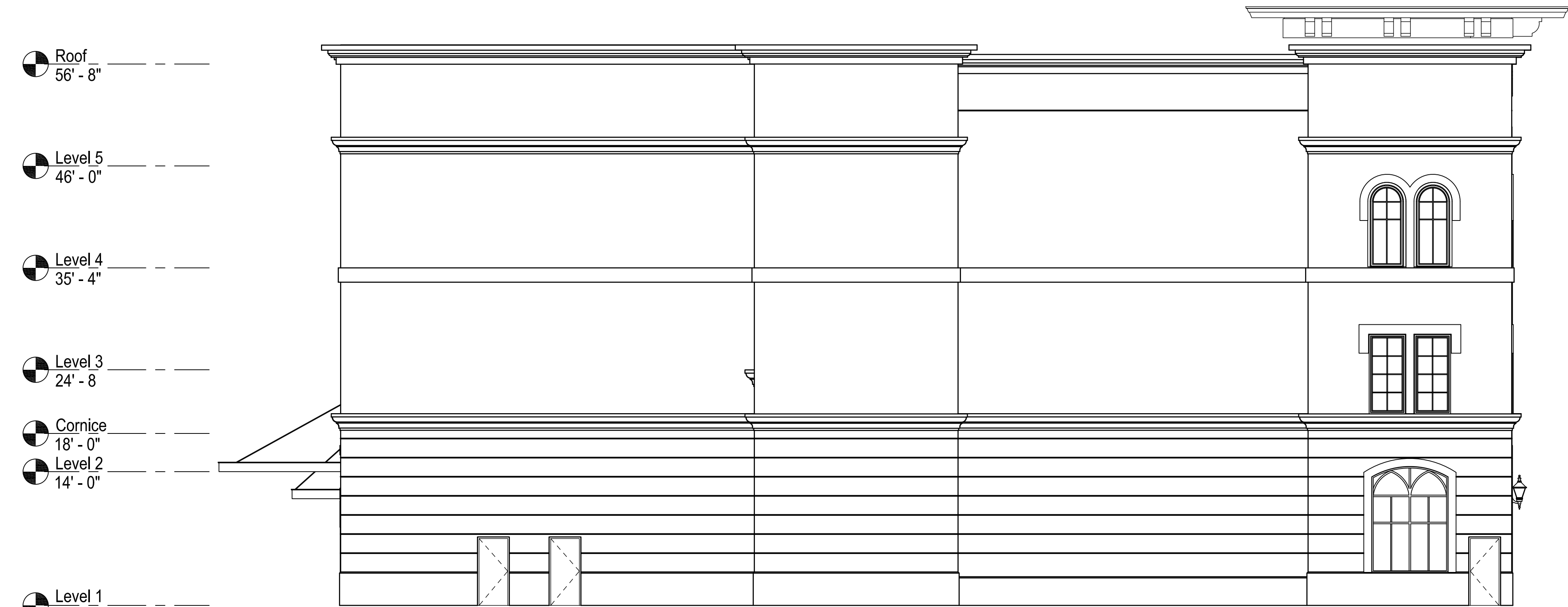
LOPA-LOCKA, FLORIDA

A7



REAR (WEST) ELEVATION

SCALE: 1/8" = 1'-0



LEFT (SOUTH) ELEVATION

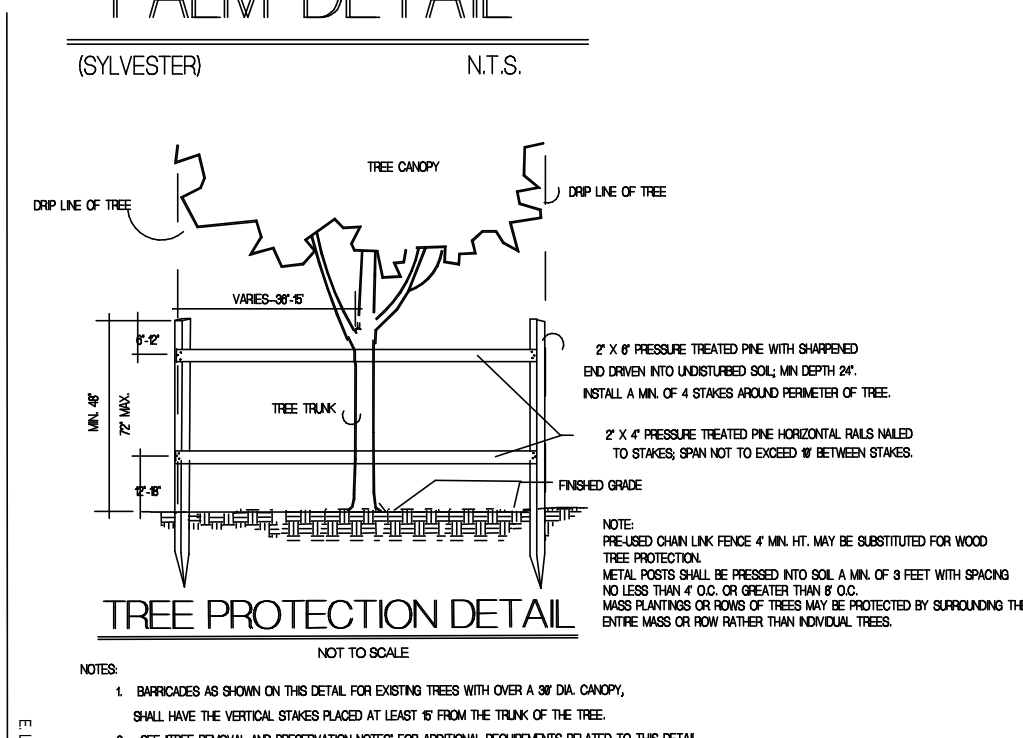
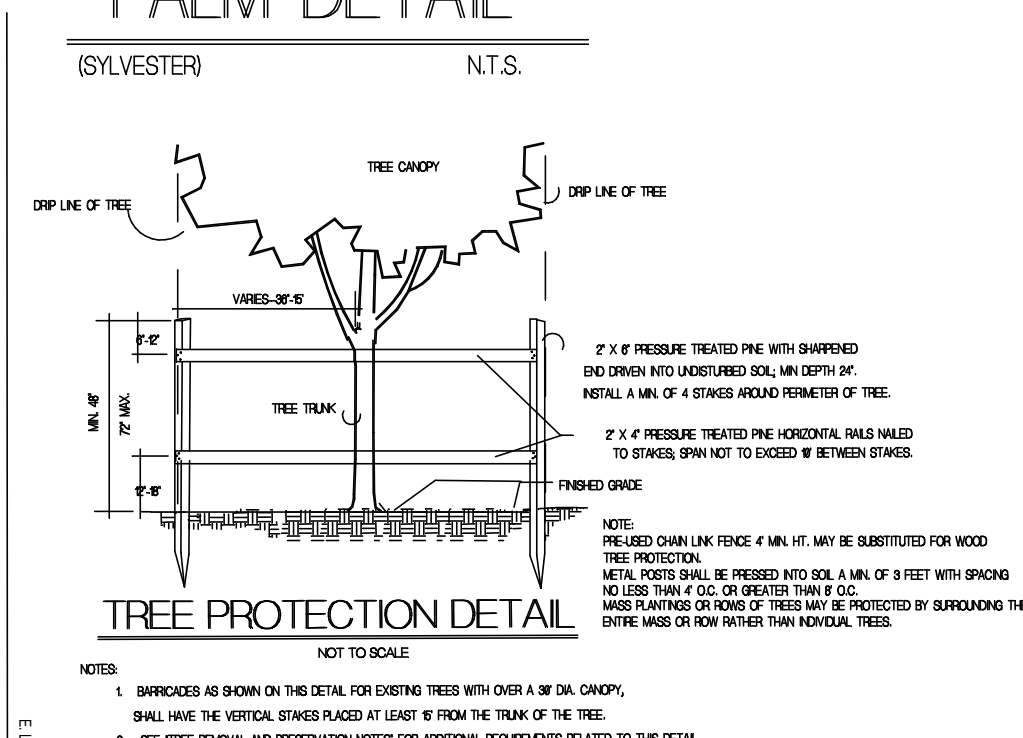
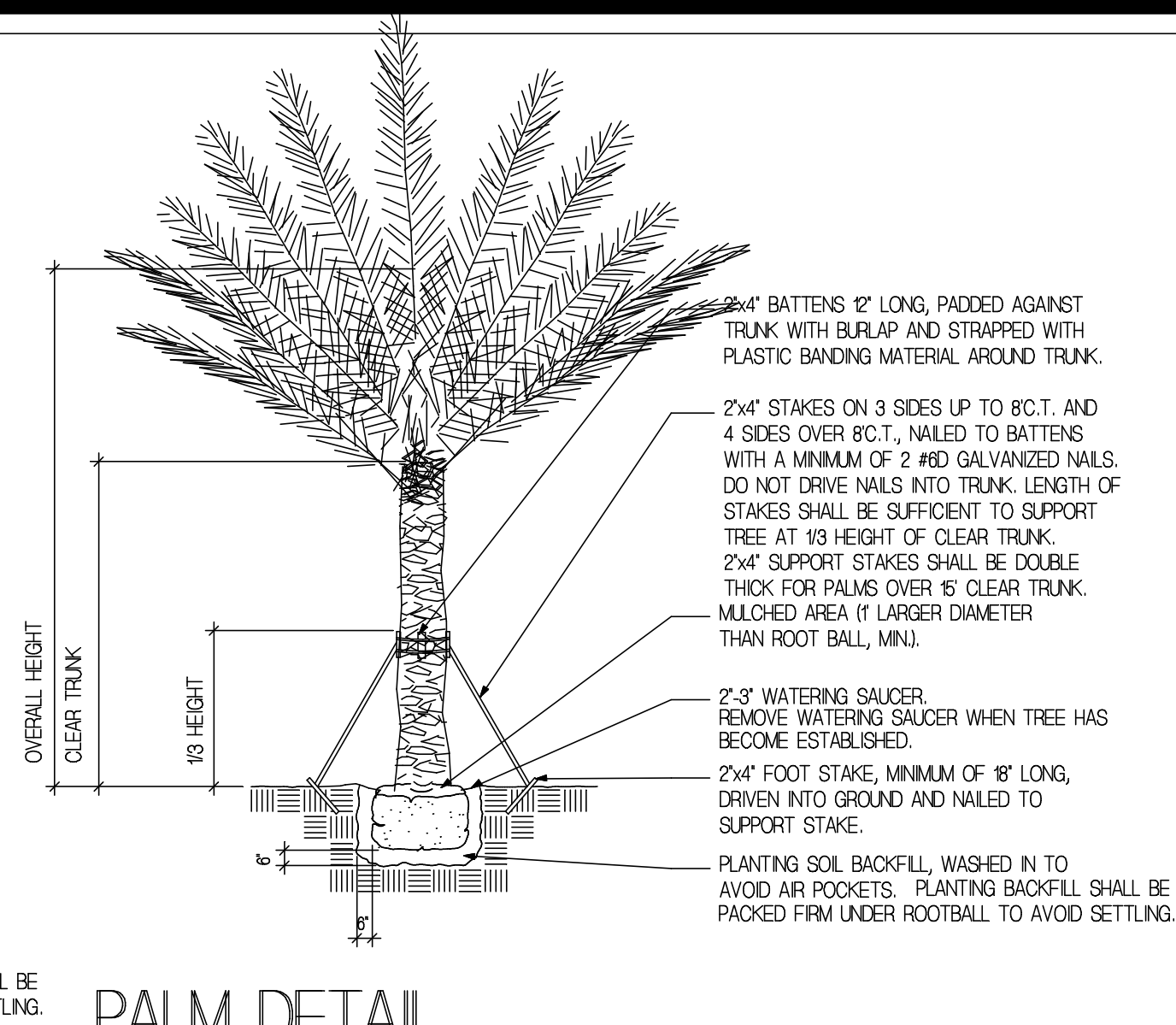
SCALE: 1/8" = 1'-0 (NW 23rd Terrace)

COLORS:

- A WALL - BOTTOM: INDIAN PAINTING
- B WALL - TOP: STONE WHITE
- C BANDS - INDIAN PAINTING
- D VERTICAL ELEMENT INSETS - INDIAN PAINTING
- E DOORS - WHITE
- F CANOPIES - BRONZE METAL
- G WINDOWS - WHITE METAL

These architecture drawings are preliminary design concepts, herein called "Schematic" and are prepared for City of Oakland Park approvals. Once approvals are received, the architect and engineer will complete the architectural and engineering as required, but will maintain the Schematic design concept as presented herein. This design may be required to have modifications to meet: a.) local zoning ordinances, b.) any and all local, state and federal building requirements, and codes c.) local, state and federal ADA requirements, d.) local, state and federal structural requirements.

Revisions	
By	
Date	
Symbol	
This is an original design, created by Good & Edward Design Studios concepts, ideas, plans and details are the sole property of Good & Edward Design Studios. None of the aforementioned shall be used by or disclosed to any person, firm or organization for any purpose without the prior written permission of Good & Edward Design Studios.	
Seal <i>Kelly J. Good</i>	
28245 Highway 74 Main Street Evergreen, CO 80439	
321-271-0748 GoodEdward.com	
Sheet Title	ELEVATIONS
Project	SAFE & SECURE SELF-STORAGE at OPA-LOCKA
Scale	1/8" = 1'-0"
Date	9/3/19
Job No.	
Drawn By	
Sheet No.	A8



OTHER LANDSCAPE MATERIALS:			no less than one year from the time of final inspection and acceptance by the Owner.
MUL	Mulch (in Bags)	As needed	At the end of the guarantee period, all plant materials shall be inspected by the Landscape Contractor and the Owner. All plants that are in a healthy, growing condition at the time of the inspection shall be free from further aeration and shall be the
SOIL	Planting Soil (Cubic Yards)	As needed	
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS	

OTHER LANDSCAPE MATERIALS:			no less than one year from the time of final inspection and acceptance by the Owner.
MUL	Mulch (in Bags)	As needed	At the end of the guarantee period, all plant materials shall be inspected by the Landscape Contractor and the Owner. All plants that are in a healthy, growing condition at the time of the inspection shall be free from further aeration and shall be the
SOIL	Planting Soil (Cubic Yards)	As needed	
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS	

Owner's responsibility. All plants that are in questionable condition due to transplant shock shall continue under the guarantee until recovery or, if deemed severely retarded in growth or dead, shall be replaced. Replaced plant material shall be guaranteed for the same time period and under the same conditions as the original plant material. This guarantee does not apply if the plant materials have not been maintained by the Owner as instructed by the Landscape Contractor, are damaged by storms, vandalism, insect or freeze damage or acts of God beyond the Landscape Contractors control. All plants shall be free from harmful plant pests at the time of planting.

GENERAL SPECIFICATIONS

- All plant materials shall be Florida No. 1 or better as set forth in the Florida Department of Agriculture, Forestry and Standards for Nursery Plants, Current Edition.
- All plants to be graded shall comply with the general requirements listed below.
- Certification that all plant materials installed are Florida No. 1 or better shall be the sole responsibility of the Landscape Contractor. Said certification shall be provided to the Owner or his authorized representative at the time of delivery of the plant materials to the job site. Any dispute regarding plant material grade shall be determined by a representative of the Division of Plant Industry of the State of Florida.
- All plant material guidelines set by the State for the purposes of grading plant materials shall be followed.
- Palms shall be planted so that all heads are clear of building walls and windows at mature spread.
- All Sabal Palms, Queen Palms, Washington Palms, Phoenix Palms and all other species of Palms shall varieties with six foot (6') of clear trunk or greater shall be staked as directed.
- All trees shall be planted so that heads will be clear of building walls, roof lines and windows at mature spread. Shade trees shall not be located closer than fifteen feet (15') from project light poles.
- Medium and small trees and palms shall not be planted closer than seven and one half (7 1/2') from project light poles.
- Florida Power and Light tree location guidelines shall be followed in all cases relating to FPL power pole or easement locations.
- Where codes require, locations of all trees planted in Rights-of-Way or utility easements shall be confirmed by the landscape contractor with the City and/or County Engineering Department.
- All tree trunk calipers shall be measured at 4 1/2" above top of root ball.
- All trees that are designated as single - trunk trees shall have a single, dominant trunk and a relatively straight trunk.
- All trees that are designated as multi-trunk trees shall have at least three trunks with equal calipers originating from the base of the trunk, and with angles no greater than 45 degrees.
- Trunks of trees, with bark inclusion or without trunks shall not be accepted.
- All trees and palms shall be kept in an upright position.
- Under no circumstances shall any support method used employ the driving of nails or other mechanical devices of any kind into the bark of any tree or palm.
- All staking equipment, Terra Toggle shall be removed approximately 100 days after planting or prior to the timing, installation of the tree.
- Any exposed Terra Toggle strapping shall be cut and removed after the wood supports have decomposed.
- All synthetic burlap, synthetic sling or cords shall be removed before any tree are placed in the ground. All synthetic tape (ie. tagging tape, nursery tape) can be removed from trunks, branches, etc. before inspection. The top one-third of any natural burlap shall be removed before the tree is placed in the ground. Baskets shall be removed from the top and sides of the rootball to a depth of 2" and all remaining wire or cord to be removed girdling.
- All trees (except palms) and other plants shall be planted with the top of the rootball 2 1/4" above the finished grade surrounding the planting area as shown on the plans.
- Palms shall be planted with the top of the rootball with the surrounding grade.
- All trees within or overhanging pedestrian areas shall have a clear trunk high enough to allow unobstructed pedestrian movement under or around trees.
- Signs and cones shall be maintained for clear sight visibility from thirty (30) inches to seventy-two (72) inches, tree trunks excluded.
- All hedging shall be planted with twenty inches (2") clear space between outer branches and building walls, fences or pavement edges and three feet (3') back from edge of parking spaces at the time of planting. Spacing of shrubs closer to center shall be as specified by the municipality for screening requirements.
- Planting equipment, all the timing, irrigation, pump, FPL transformers, pool pumps, etc., shall be screened on three (3) sides by shrubs.
- Irrigation shall be underground, automatic, rust free system with 100% coverage and a minimum of 50% overlap of spray. Irrigation rain sensor shall be installed. Irrigation water shall not be directed onto or over impervious surfaces.
- Irrigation systems other than drip systems shall require a South Florida Water Management District water use permit prior to the issuance of the required irrigation permit from the City and the operation of the final system. Approved irrigation permits shall be required from the City prior to installation.
- Planting soil shall be at least 30% mulch and 70% sand pulverized and weed free, to be mixed with existing soil free from rocks and debris and backfilled to plant by washing.
- Planting soil for Sabal Palms shall be clean sand. Existing soil shall be removed as planting soil is added.
- Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer low in phosphorus, with minor elements, iron and manganese and shall be mixed with the planting soil at the time of backfilling.
- Fertilizer for palms shall be a palm specific pellet to include manganese and magnesium sulfate.
- Application rates for all fertilizers shall be as shown on the time of planting.
- Soil shall be 1/2 the manufacturers recommendations for established plants.
- Mulch shall be shredded cypress bark or other clean hardwood species grade 15" or better set at a 5" minimum depth and wet down to suppress weed displacement.
- Open grade mulch shall not be accepted. All mulch shall be all mulch shall be certified "Aromatic Free".
- All trees shall have a water ring with a minimum depth of two inches, and a radius of three inches and a depth of 3 inches at the base. No mulch shall be placed over the rootball of any tree.
- All shrub plant material shall be two inches from the stems of all shrub plant material.
- Soil shall be Sternumatum secundatum "Floritan" or "Palmetto" solid soil, weed free and set with staggered joints. Sod shall be placed on compacted subgrade for all footings, vehicle drive areas, walk areas, structures and planting beds. Sod shall be placed on any stubbing strip pavement edge and to the mean waterline of any abutting canal, lake or waterway. Sod shall be placed no closer than three (3') feet from the edge of any tree.
- Sod placed adjacent to pavement and curbs shall be set with top of sod flush with the top of the curb and adjacent pavement and/or curb.
- Planting plans take precedence over plant lists.
- The Landscape Contractor shall be responsible for doing his own site takeoff. The Landscape Contractor shall familiarize himself with the municipal code and deed restrictions of the municipality in which the project is located. All existing codes and deed restrictions pertaining to the municipality in which the project is located shall be followed.
- General Specifications. The more stringent requirement shall apply.
- The Landscape Contractor shall be aware of the locations of all easements and utilities above and below ground and shall call a utility stakeout forty eight (48) hours before any digging operations begin.
- All plant pits located in easements shall be hand dug.
- The Landscape Contractor shall provide a written guarantee to the Owner for all plant materials and workmanship for a period no less than one year from the time of final inspection acceptance by the Owner.
- At the end of the guarantee period, all plant materials shall be inspected by the Landscape Contractor and the Owner. All plants that are in a healthy, growing condition at the time of the inspection shall be free from further guarantee and shall be the Owner's responsibility. All plants that are in questionable condition due to transplant shock or other reasons shall be replaced under the guarantee until recovery, or if deemed severely retarded in growth, shall be replaced. Replaced plant material shall be guaranteed for the same time period and under the same conditions as the original plant material. This guarantee does not apply if the plant materials have not been maintained by the Owner. The guarantee shall be void if the plants are damaged by storms, vandalism, insect or freeze damage or acts of God beyond the Landscape Contractors control. All plants shall be free from harmful plant pests at the time of planting.

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RIGHT OF OWNERSHIP: The drawings, designs, arrangements and ideas represented on these plans are an instrument of service for this project only and are owned and remain the property of the Landscape Architect. None of such drawings, designs, arrangements and ideas may be used for any purpose whatsoever without the express written permission of the Landscape Architect.

ENTIRE AGREEMENT: The plans and specifications submitted herewith comprise the entire agreement between the parties and supersede all other agreements, oral or written, and all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is given by the Landscape Architect.

[illegible]

SCALE: 1"=20'
DATE: JUNE 17, 2019
DRAWN BY: M.J.P.

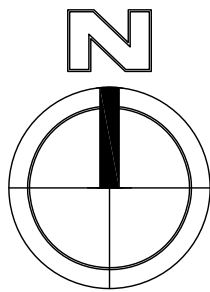
LANDSCAPE PLAN FOR SAFE AND SECURE SELF STORAGE AT OPA-LOCKA

OPA - LOCKA, FLORIDA

Michael J. Petrow
and
Associates, Inc.

Landscape Architecture
P.O. Box 8801, Coral Springs, FL 33075
Phone: (954) 448-0659 FL Reg. #392

SHEET NO: L-1
OF: ONE



LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 303.04 FEET OF THE WEST 110 FEET OF THE EAST 118 FEET, LESS THE SOUTH 150 FEET OF LOT 6, NILE GARDENS SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
THE WEST 250 FEET OF THE EAST 258 FEET OF THE SOUTH 145 OF TRACT 5, NILE GARDENS SECTION 1 AND II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 1.218 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NW 27TH AVENUE HAVING AN ASSUMED BEARING OF NORTH 02°18'37" WEST.
- RECORDING INFORMATION REFERS TO MIAMI-DADE COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE [NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)]
- PROPERTY ADDRESS: 12940 NW 27TH AVENUE, OPA LOCKA, FL
- FEMA FLOOD ELEVATION INFORMATION:
 - FIRM NO.: 12086C0138L
 - EFFECTIVE DATE: SEPTEMBER 11, 2009
 - ZONE: AH & X
 - BASE FLOOD ELEV.: 7' & N/A

ABBREVIATIONS:

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM. = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- FIP = FOUND IRON PIPE
- FIR/C = FOUND IRON ROD W/CAP
- FIR = FOUND IRON ROD
- FND. = FOUND
- ICV = IRRIGATION CONTROL VALVE
- INV = INVERT
- MDCR = MIAMI-DADE COUNTY RECORDS
- MOK. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- PG. = PAGE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SIR/C = SET 1/2" IRON ROD W/CAP LB7924
- SMH = SANITARY SEWER MANHOLE
- SN/D = SET NAIL & DISC LB7924
- S.F. = SQUARE FEET
- STY. = STORY
- TGB = TRAFFIC CONTROL BOX
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- WV = WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SANITARY MANHOLE
- SIGN
- TREE & PALM TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

SURVEYOR'S CERTIFICATION:

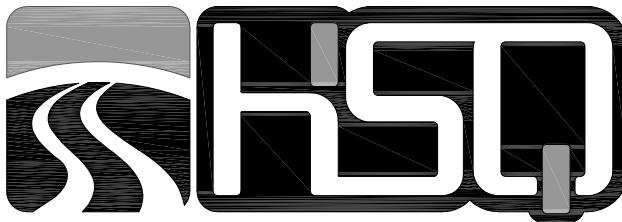
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L55118

LAST DATE OF FIELD SURVEY: 08/15/18

NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=20'
DATE: 8/15/18
DRAWN BY: EC
FIELD BOOK: 39/72
CHECKED BY: DCL
SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

MAP OF BOUNDARY SURVEY
NILE GARDENS OPA LOCKA
CITY OF OPA LOCKA, MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER
180866
SHEET NUMBER
1 OF 1



CITY OF OPA-LOCKA NOTICE OF HISTORIC ENVIRONMENTAL PRESERVATION BOARD MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Opa-locka Historic Environmental Preservation Board Meeting will be held on **Thursday, April 14, 2022, at 6 p.m., in the auditorium at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.** The purpose of the Historic Environmental Preservation Board Meeting is to discuss and consider the following:

- A) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 806 JANN AVENUE TO ALLOW FOR THE REPLACEMENT OF THREE WINDOWS AND A DOOR ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**
- B) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 910 JANN AVENUE TO ALLOW FOR THE CLOSURE OF THE TERRACE, LEGALIZE THE SECONDARY LIVING UNIT IN REAR OF PROPERTY, LEGALIZE THE PAVERS AND LEGALIZE THE PERGOLA AND INTERIOR RENOVATIONS ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**

Procedures for Public Participation

Historic Environmental Preservation Board Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Planning & Zoning Board may do so in person or virtually.

To participate virtually, please register online by 6:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

How to watch the meeting

Members of the public can watch City of Opa-locka public meetings at <https://www.youtube.com/user/CityofOpaLocka>.

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.

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 (voice) for assistance at least 24 hours prior to the proceeding. TTY users may call via 711 (Florida Relay Service) prior to the proceeding. For questions and/or additional information, please contact the Office of the Community Redevelopment Clerk by email at khall@opalockafl.gov or by telephone at (305) 953-2868 Ext. 1504.

**Kinshannta Hall
Historic Environmental Preservation Clerk**



CITY OF OPA-LOCKA, FLORIDA NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, April 13, 2022 at 7:00 p.m., at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida,** to consider the following items for final adoption:

RESOLUTIONS / PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE, WITHIN THE CITY; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RE-APPLICATION REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE PROPERTY LOCATED AT 3805 NW 132ND STREET, OPA-LOCKA, FLORIDA, IDENTIFIED BY FOLIO #08-2129-010-0090 FROM THE I-3 ZONING DISTRICT TO THE I-2 ZONING DISTRICT AS PERMITTED BY SECTION 22-49(P) THE CITY'S LAND DEVELOPMENT REGULATIONS PERTAINING TO RECONSIDERATION OF A PREVIOUSLY DENIED APPLICATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, April 13, 2022.

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 not later than five (5) days 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.

**Joanna Flores, CMC
City Clerk
City of Opa-locka**

RESOLUTION NO. 22- XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RE-APPLICATION REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE PROPERTY LOCATED AT 3805 NW 132ND STREET, OPA-LOCKA, FLORIDA, IDENTIFIED BY FOLIO #08-2129-010-0090 FROM THE I-3 ZONING DISTRICT TO THE I-2 ZONING DISTRICT AS PERMITTED BY SECTION 22-49(P) THE CITY'S LAND DEVELOPMENT REGULATIONS PERTAINING TO RECONSIDERATION OF A PREVIOUSLY DENIED APPLICATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 26, 2021, the applicant, 3805 NW 132 STREET, LLC requested site plan review approval which was granted by the City Commission of the City of Opa-Locka, pursuant to Resolution 21-9867 for the property located at 3805 NW 132ND Street, within the City of Opa-Locka ("City"). Development Agreement approval was also granted for said property pursuant to Resolution 21-3868 on May 26, 2021; and

WHEREAS, 3805 NW 132 Street, LLC's request for rezoning of the property from I-3 to I-2 was denied by the City Commission on May 26, 2021; and

WHEREAS, pursuant to the City's Land Development Regulations, Ordinance 15-31, Section 22-49(P) provides that, "if a development application is denied by the City Commission on its merits, no application substantially requesting the same relief with respect to all or part of the same property shall be considered by the City within 12 months after the date of such denial."; and

WHEREAS, Section 22-49 (P) further provides that, "The re-application requirement may be waived by a majority vote of the City Commission" without waiting 12 months from the date of the City Commission denial; and

WHEREAS, the applicant, 3805 NW 132 Street, LLC is requesting reconsideration of the zoning designation from I-3 to I-2 in accordance with City's Land Development Regulations; and

WHEREAS, the City Commission, pursuant to Section 22-49 (P) of the City's Land Development Regulations (Ordinance 15-31) hereby authorizes, by majority vote, the reconsideration application for the subject property.

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

Section 1. Recitals Adopted. That the above stated recitals are hereby adopted and confirmed as being true, and the same is hereby incorporated as part of this Resolution.

Section 2. Authorization. The City Commission hereby authorizes reapplication request of 3805 NW 132nd Street, LLC to rezone the property located at 3805 NW 132nd Street from the I-3 zoning district to I-2 zoning district as permitted by the City of Opa-Locka's Land Development Regulations, Section 22-49 (P).

Section 3. Scrivener's Errors. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, after review by the City Attorney, without need of public hearing, by filing a corrected copy of same with the City Clerk.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED and ADOPTED this 13th day of April 2022.

Veronica J. Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Dominguez	(Yes) _____	(No) _____
Commissioner Bass	(Yes) _____	(No) _____
Commissioner Davis	(Yes) _____	(No) _____
Commissioner Taylor	(Yes) _____	(No) _____
Mayor Williams	(Yes) _____	(No) _____



**City of Opa-locka
Agenda Cover Memo**

Interim Department Director:	Gerald Lee		Interim Department Director Signature:		
City Manager:	Darvin Williams		CM Signature		
Commission Meeting Date:	April 13, 2022		Item Type: (Enter X in box)	Resolution X	Ordinance
Fiscal Impact: (Enter X in box)	Yes	No	Resolution Reading: (Enter X in box)	1st Reading X	2nd Reading
		X	Public Hearing: (Enter X in box)	Yes X	No
Funding Source: <i>Account# :</i>	(Enter Fund & Dept) Ex: N/A See Financial Impact section below		Advertising Requirement: (Enter X in box)	Yes X	No
ILA Required: (Enter X in box)	Yes	No X	RFP/RFQ/Bid#:		
Strategic Plan Related (Enter X in box)	Yes X	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communcation ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)	
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE RE-APPLICATION (RECONSIDERATION) OF THE ZONING DESIGNATION CHANGE (REZONING) REQUEST FROM I-3 TO I-2 SUBMITTED BY ARMANDO DELEON C/O HOPE CALHOUN, ESQUIRE FOR THE PROPERTY AT 3805 NW 132ND STREET, OPA-LOCKA, FLORIDA 33054 AND IDENTIFIED BY FOLIO 08-2129-010-0090 IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATION, SECTION 22-49 (P) WHICH OUTLINES THE CIRCUMSTANCES UNDER WHICH A PREVIOUSLY DENIED APPLICATION CAN BE RECONSIDERED; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The applicant, 3805 NW 132nd Street, LLC submitted three requests to Planning & Community Development Department Staff for review and approval consideration: (1) Site Plan Review (2)

Zoning Designation Change Review and (3) Development Agreement Review. The Planning & Zoning Board reviewed and recommended approval of the three requests on November 17, 2020. The City Commission reviewed and approved the Site Plan by Resolution 21-9867 and the Development Agreement by Resolution 21-9868 on May26, 2021. The request for zoning designation change from I-3 to I-2 was denied by the City Commission. The applicant is requesting reconsideration to be able to re-apply in accordance with the Land Development Regulations, Ordinance 15-31, Section 22-49 (P) that the 12 month wait can be waived by a majority vote approval of the City Commission of this re-application request.

Financial Impact

There is no financial impact for the approval of this reconsideration request.

Proposed Action:

The Planning & Community Development Department Recommends Approval.

Attachment:

DRAFT Resolution
Applicant Reconsideration Letter
Resolution 21-9867
Resolution 21-9868



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun

Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Matthew Kwasman
Christina Bilenki

Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

January 14, 2022

Sent via email: jpate@opalockafl.gov

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

**Re: Reconsideration of Rezoning Application for Property located at
3805 NW 132nd Street ("Property")**

Dear Mr. Pate:

I am land use counsel for Mr. Armando DeLeon who is the owner of the Property. On May 26, 2021, the City Commission ("Commission") of the City of Opa Locka considered a request to rezone the Property from I-3 to I-4 and denied same. Accordingly, we are hereby requesting the reconsideration of same by the Commission. According to the City of Opa Locka Land Development Regulations ("Regulations"), an applicant may request reconsideration of an application that has been denied. Specifically, Section 22-49(P) of the Regulations outline the circumstances under which a previously denied application can be reconsidered.

To that end, and as outlined in Subsection (P) of the Regulations, this correspondence serves as request to place an item on the agenda to reconsider the previously denied rezoning request. In addition to responding to this correspondence can you please advise what the re application fee is.

Thank you for your time and attention. Please do not hesitate to contact me with any comments or questions.

Sincerely,

Hope Calhoun

CC: Armando DeLeon, aflinc@aol.com
Gregory Gay, Director, ggay@opalockafl.gov
Burnadette Norris-Weeks, City Attorney, cityattorney@opalockafl.gov

RESOLUTION NO. 21-9867

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL

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

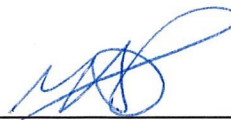
SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

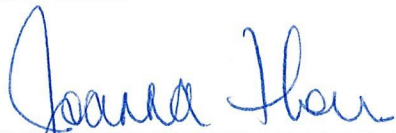
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this 26th day of May, 2021.



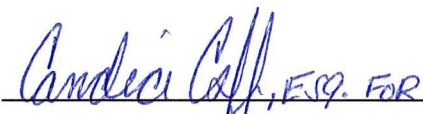
Matthew A. Pigatt, Mayor

ATTEST:



Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**



Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Commissioner Davis

Seconded by: Vice Mayor Williams

VOTE:

	3-2
Commissioner Taylor	YES
Commissioner Burke	NO
Commissioner Davis	YES
Vice-Mayor Williams	NO
Mayor Pigatt	YES



**City of Opa-Locka
Agenda Cover Memo**

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

Short Title:

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

Staff Summary:

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

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

BACKGROUND

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

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

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

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

Proposed Action:

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

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

- The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
- All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;
- All landscaping and parking areas must be provided and maintained as shown in the Construction and Demolition (C & D) Material Resource Facility (MRF) Site Plan;
- Trees to be planted 25' avg. oc.;
- Adequate landscape buffer around parking area;
- Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary to this Construction and Demolition (C & D) Material Resource Facility (MRF) site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;
- All trash & garbage containers shall comply with the City dumpster enclosure requirements;
- Address all Miami-Dade County's input/ recommendations as appropriate.

Attachment:

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

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

• CALL TO ORDER:

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

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

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

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

I ROLL CALL:

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

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

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

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

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

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

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

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

IV. PUBLIC HEARING:

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

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

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

REQUEST:

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

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

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

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

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

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

Chairman Guerrero: It’s in compliance?

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

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

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

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

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

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

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

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

REQUEST:

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

Mr. Lee: Special Exception/Staff recommends approval.

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

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

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

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

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

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

REQUEST:

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

Mr. Lee: Tentative Plat/Staff recommends approval.

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

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

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

4. **APPLICANT NAME:** ADMI USA, INC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054
- PROPERTY OWNER :** IDMA HOLDINGS, LLC
 13050 NW 30th Avenue,
 OPA-LOCKA, FL 33054
- PROPERTY ADDRESS:** 13050 NW 30th Avenue, OPA-LOCKA, FL 33054

REQUEST:

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

Mr. Lee: Development Agreement/Staff recommends approval.

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

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

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

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

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

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

REQUEST:

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

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

Chairman Guerrero: What is the use?

Bala: A truck parking facility.

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

Mr. Delaine: Rezoning request/Staff recommends approval.

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

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

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

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

REQUEST:

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

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

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

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

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

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

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

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

REQUEST:

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

Mr. Delaine: Development Agreement/Staff recommends approval.

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

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

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

Chairman Guerrero: Any questions board members for the applicant?

(There was 1 Public Comment) Listed Below:

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

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

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

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

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

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

Will the process be noisy?

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

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

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

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

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

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

Thank you for your consideration, Larry Olesky

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

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

Level 1 Traffic Study

Recycling Facility at Opa-Locka



3805 NW 132nd Street
Opa-Locka, Florida



Richard Garcia & Associates, Inc.

May 17th, 2021

Engineer's Certification

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

PROJECT DESCRIPTION:

Recycling Facility at Opa-Locka -
Level 1 Traffic Study

PROJECT LOCATION:

3805 NW 132nd Street
Opa-Locka, Florida


Florida Registration No. 54886

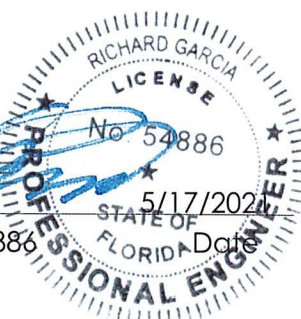




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APPENDICES

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

Executive Summary

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

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

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

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

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

Introduction

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

Project Location / Description

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

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

Figure 1: Location Map

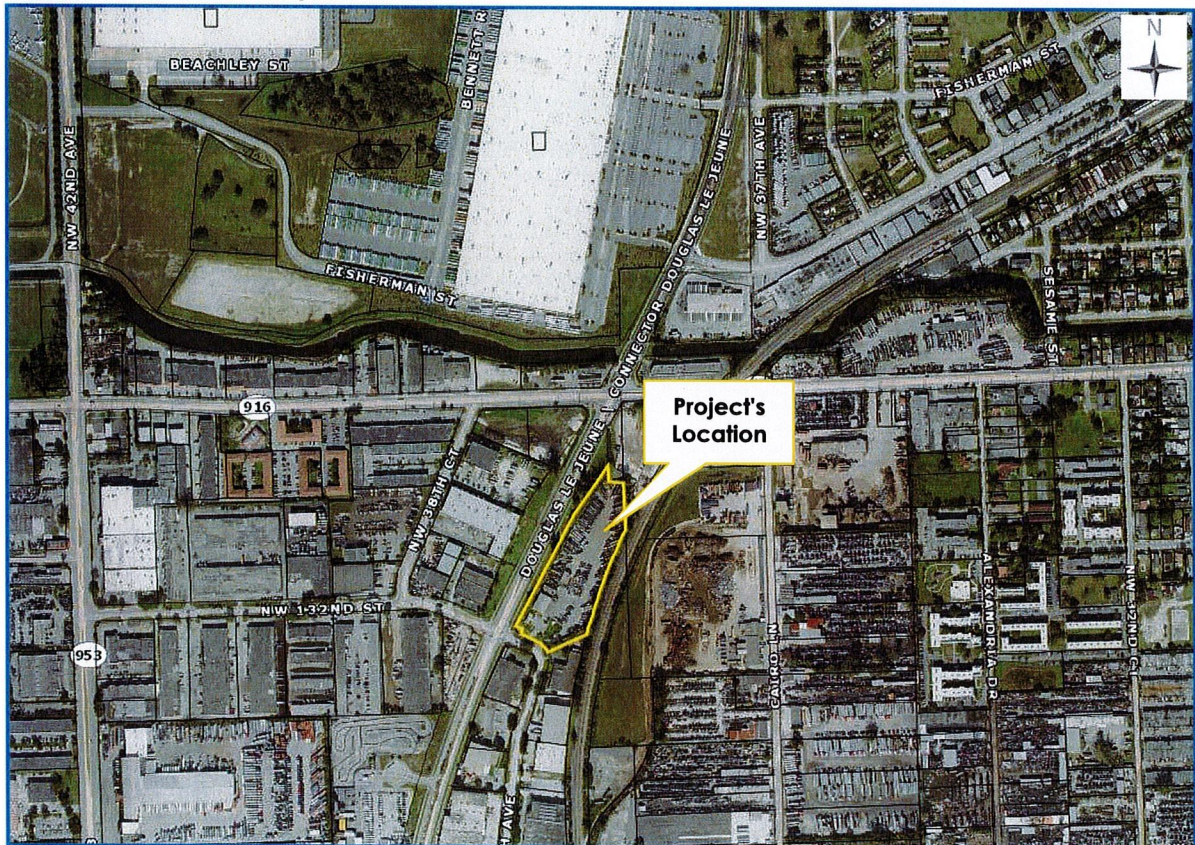
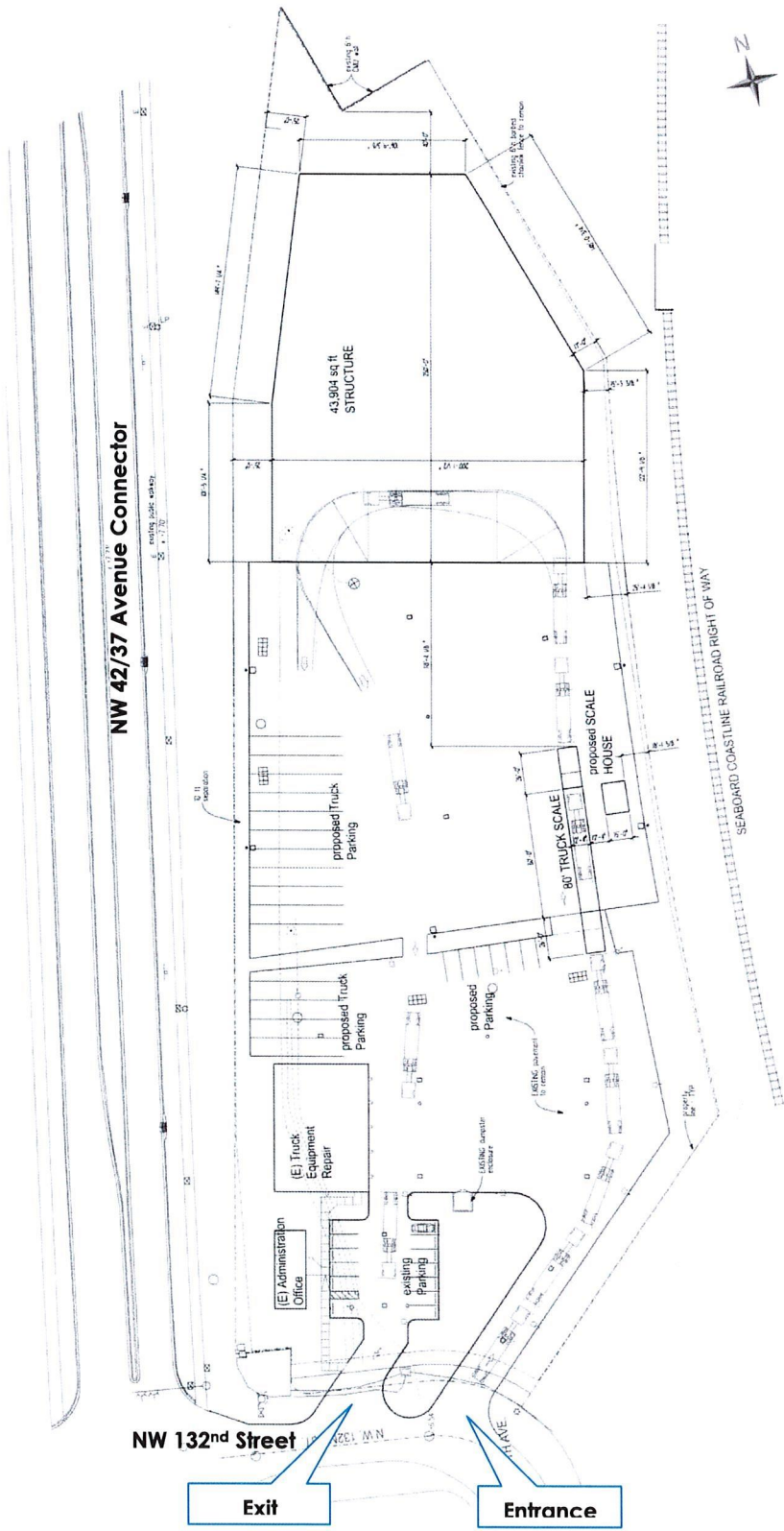


Figure 2: Site Plan



Project Traffic

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

Trip Generation



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

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

Table 1: Trip Generation - AM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Proposed						
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.70	27	4	31
External Trips (Proposed Site Gross Trips)				27	4	31

Notes:

Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.
Th.SF. = 1,000 Square Feet

Table 2: Trip Generation - PM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Proposed						
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.63	4	24	28
External Trips (Proposed Site Gross Trips)				4	24	28

Notes:

Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.
Th.SF. = 1,000 Square Feet

Trip Distribution

The subject project is located within the Traffic Analysis Zone (TAZ) 273 as assigned by the Transportation Planning Organization (TPO) on the Miami-Dade Long Range Transportation Plan (2045 LRTP) Directional Trip Distribution Report, September 2019. As such, the trip distribution was performed consistent with the trip distribution percentages of TAZ 273 and by interpolating between the 2015 and 2045 TAZ data for the design year of 2022. Figure 3 depicts the TAZ map while the directional trip distribution percentages are outlined in Table 3. Appendix 2 contains the supporting documentation.

Figure 3: TAZ Map

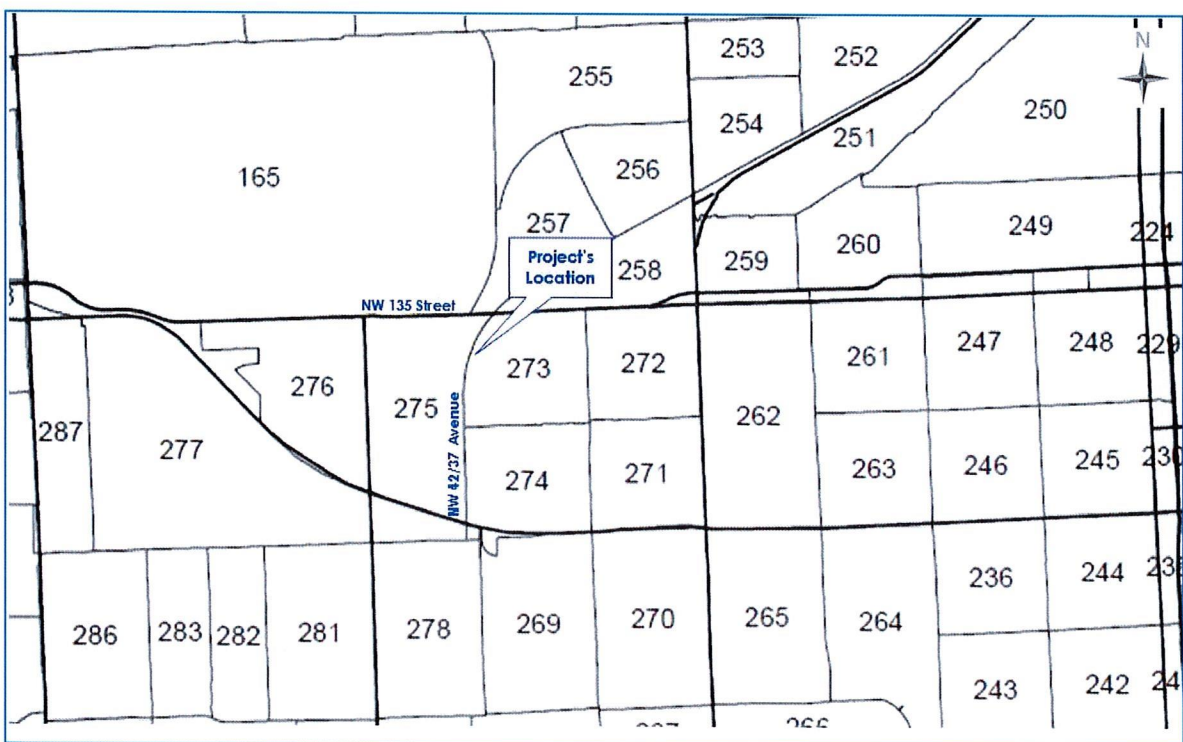


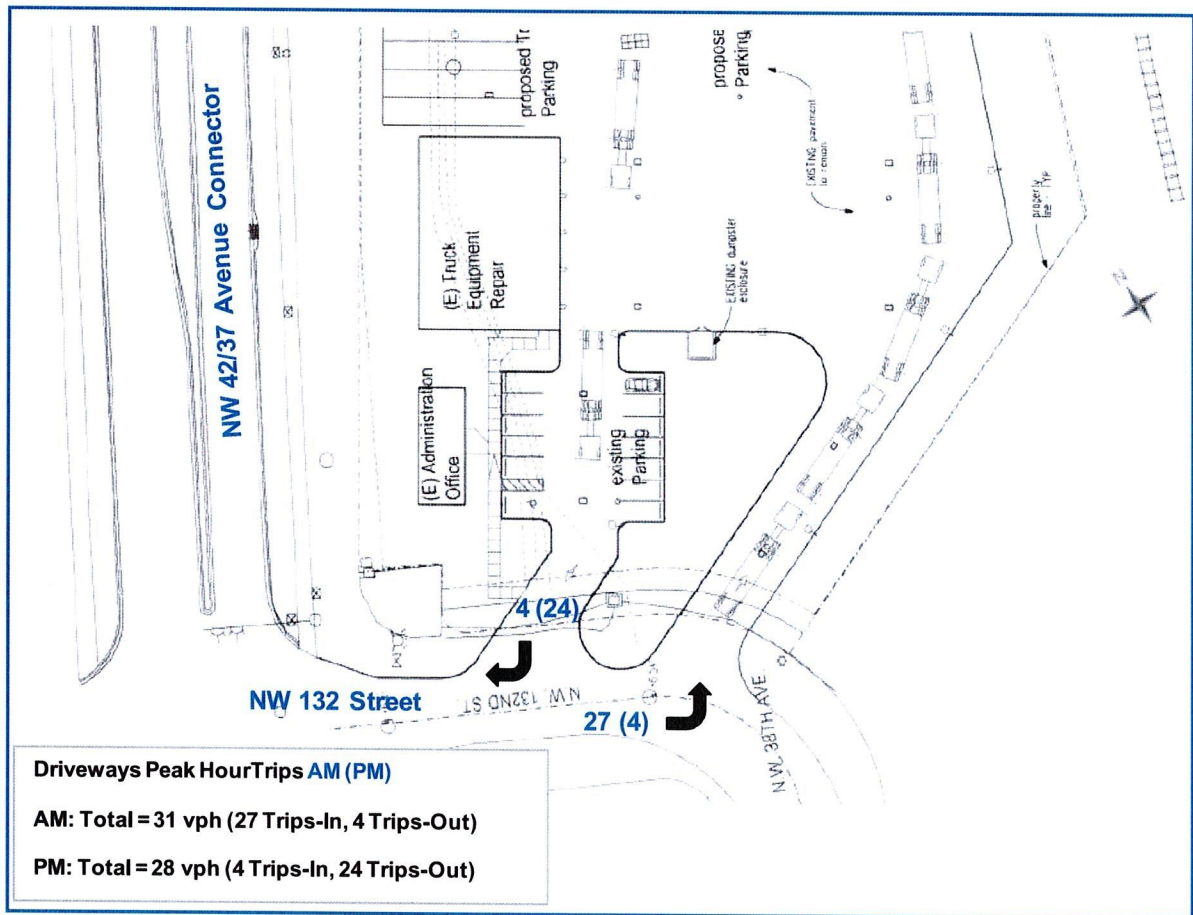
Table 3: Directional Trip Distribution Percentages

DIRECTION	DISTRIBUTION PERCENTAGES (%)		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR
	2015	2045	2022
NNE	17.40	14.80	16.79
ENE	17.30	16.00	17.00
ESE	7.90	6.00	7.46
SSE	12.10	14.50	12.66
SSW	18.00	17.30	17.84
WSW	8.80	11.30	9.38
WNW	6.20	7.50	6.50
NNW	12.30	12.60	12.37
TOTAL	100.00	100.00	100.00

Additionally, the net external trips have been further distributed into the four quadrants: North, South, East and West. Table 4 contains the directional trip distribution for the AM and PM peak hour while Figure 4 depicts the driveway trips for the AM and PM peak hour.

Table 4: Directional Trip Distribution

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL	IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	8	1	9	1	7	8
ENE	17.00								
ESE	7.46	EAST	24.45%	7	1	8	1	6	7
SSE	12.66								
SSW	17.84	SOUTH	30.50%	8	2	10	2	7	9
WSW	9.38								
WNW	6.50	WEST	15.89%	4	0	4	0	4	4
NNW	12.37								
TOTAL	100.00		100.00%	27	4	31	4	24	28

Figure 4: Driveway Trips - AM & PM Peak Hour

Conclusion

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

Appendix 1: Trip Generation

TABLE: A1

TRIP GENERATION ANALYSIS

AM PEAK HOUR

Project Name: Recycling Facility

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	AM PEAK HOUR TRIPS			
				%	IN	%	OUT
Proposed							
General Light Industrial (Recycling Facility)	43,904 Th.SF.	110	0.70	88%	27	12%	4
External Trips (Proposed Site Gross Trips)				88%	27	12%	4
							31

Notes:
 Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.
 Th.SF. = 1,000 Square Feet

TABLE: A2

TRIP GENERATION ANALYSIS

PM PEAK HOUR

Project Name: Recycling Facility

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS				
				%	IN	%	OUT	TOTAL
Proposed								
General Light Industrial (Recycling Facility)	43,904 Th.SF.	110	0.63	13%	4	87%	24	28
External Trips (Proposed Site Gross Trips)				13%	4	87%	24	28

Notes:
 Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.
 Th.SF. = 1,000 Square Feet

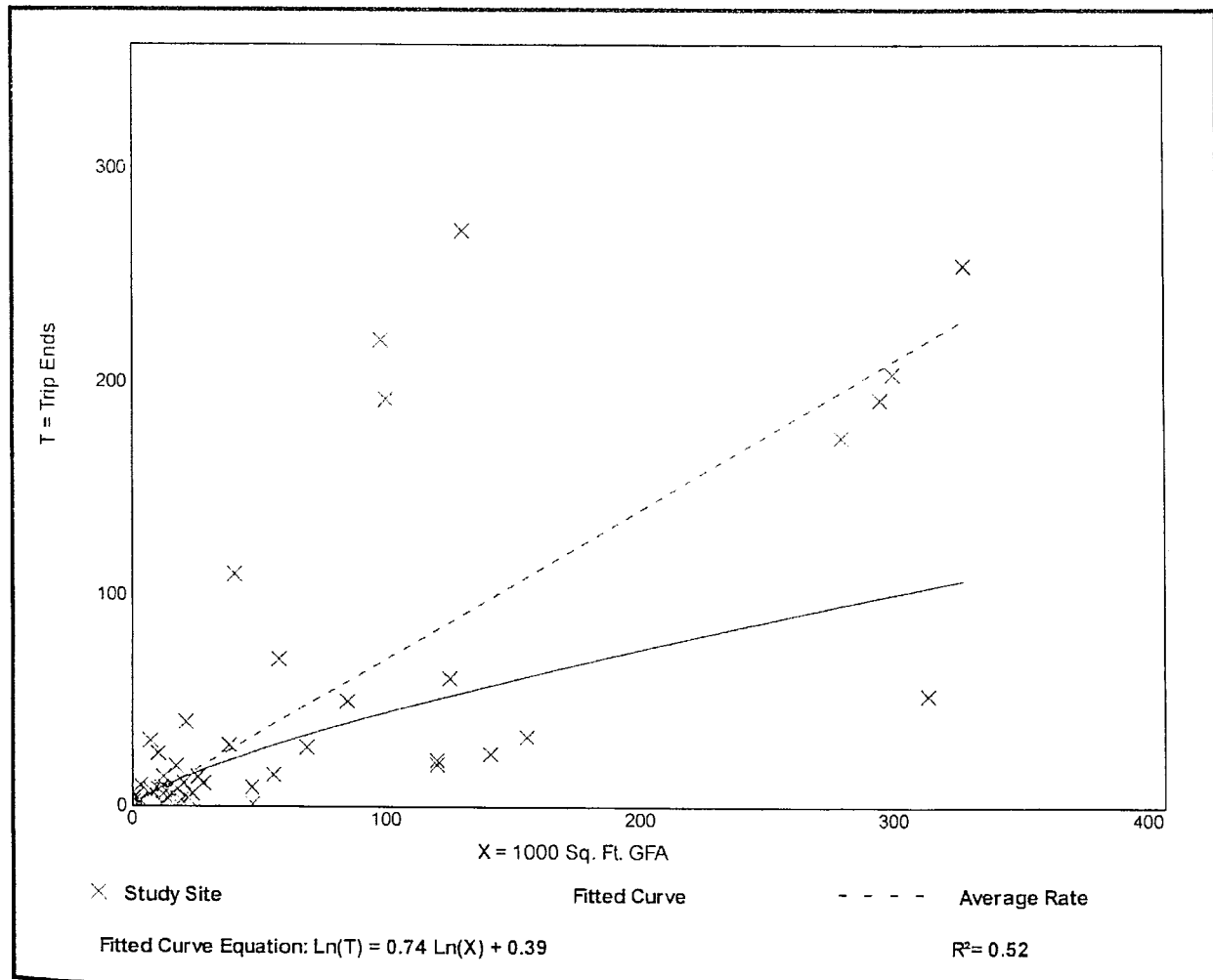
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 45
 1000 Sq. Ft. GFA: 73
 Directional Distribution: 58% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 4.46	0.65

Data Plot and Equation



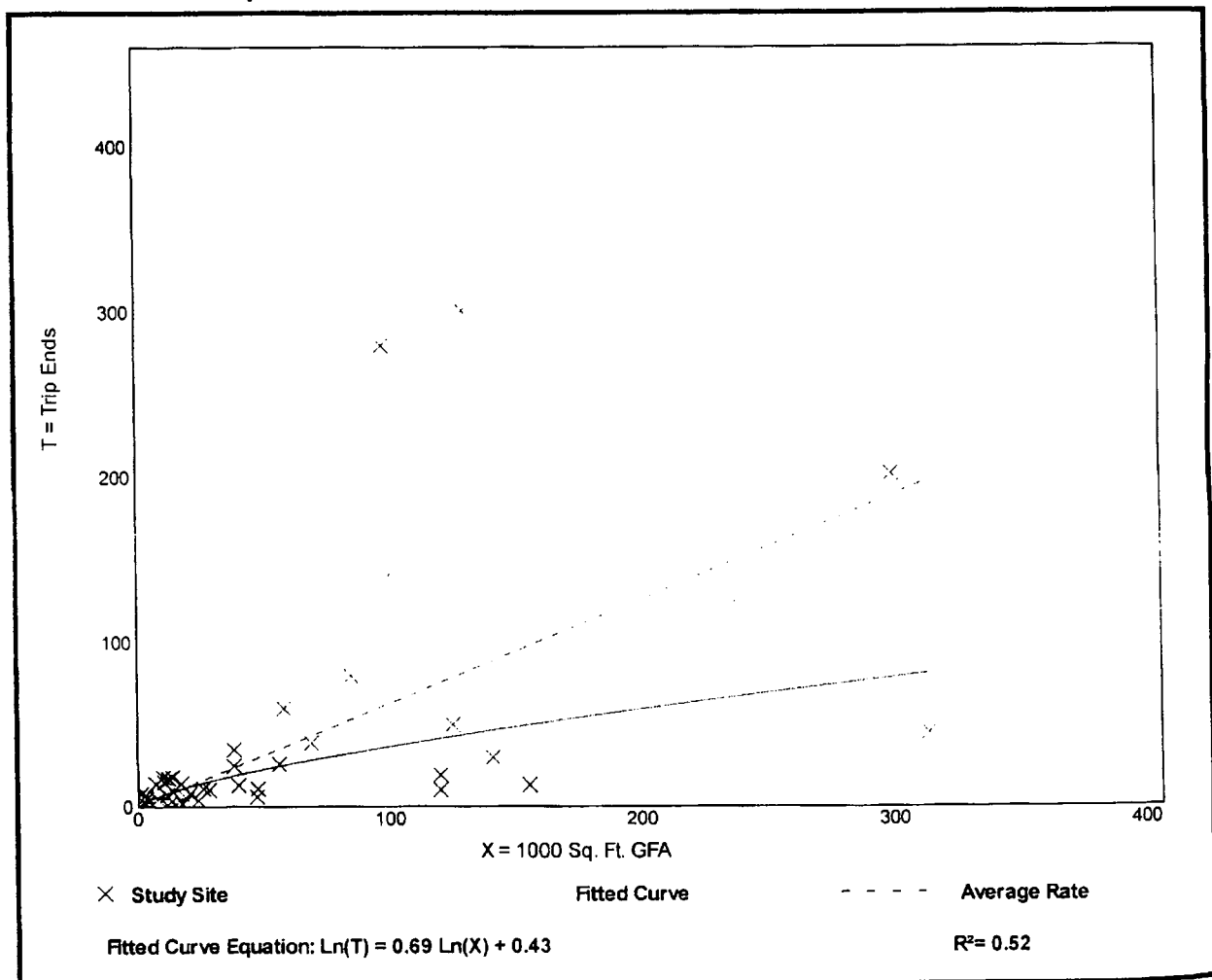
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 1000 Sq. Ft. GFA: 67
 Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation

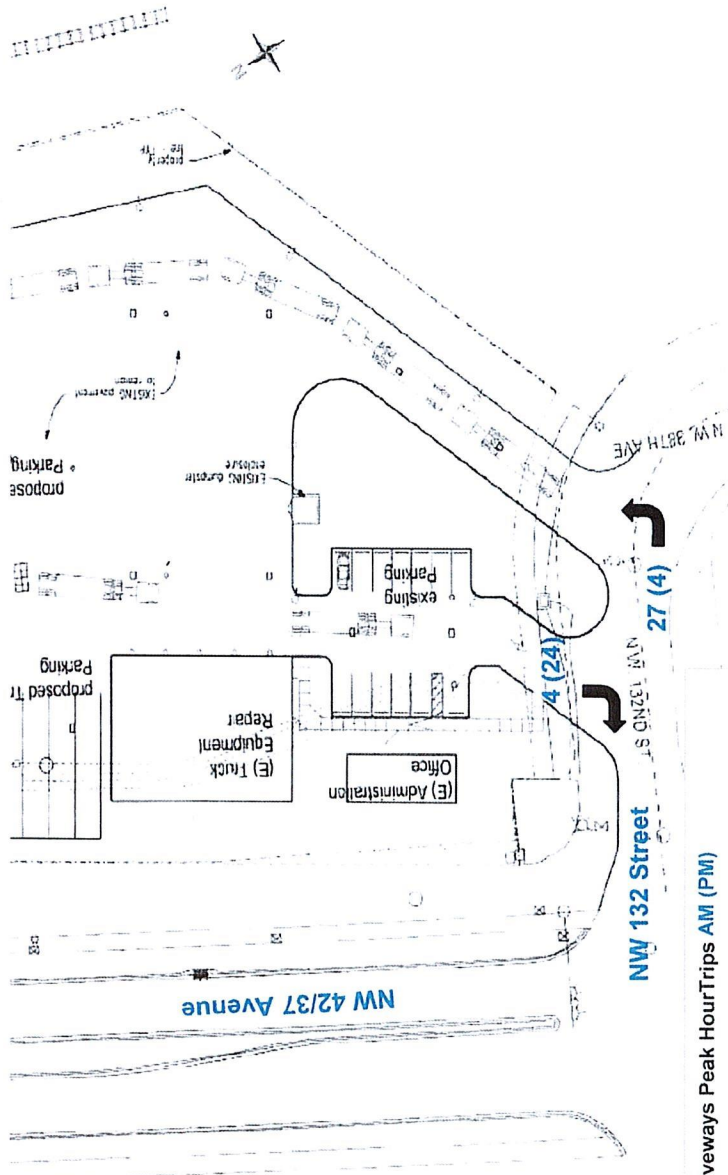


Appendix 2: Trip Distribution & Driveway Trips



DRIVEWAYS PEAK HOUR TRIPS

Project Name: Recycling Facility



Driveways Peak HourTrips AM (PM)

AM: Total = 31 vph (27 Trips-In, 4 Trips-Out)

PM: Total = 28 vph (4 Trips-In, 24 Trips-Out)

TABLE: A3

Cardinal Distribution
AM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	8	1	9
ENE	17.00	EAST	24.45%	7	1	8
ESE	7.46	SOUTH	30.50%	8	2	10
SSE	12.66	WEST	15.89%	4	0	4
SSW	17.84					
WSW	9.38					
WNW	6.50					
NNW	12.37					
TOTAL	100.00		100.00%	27	4	31

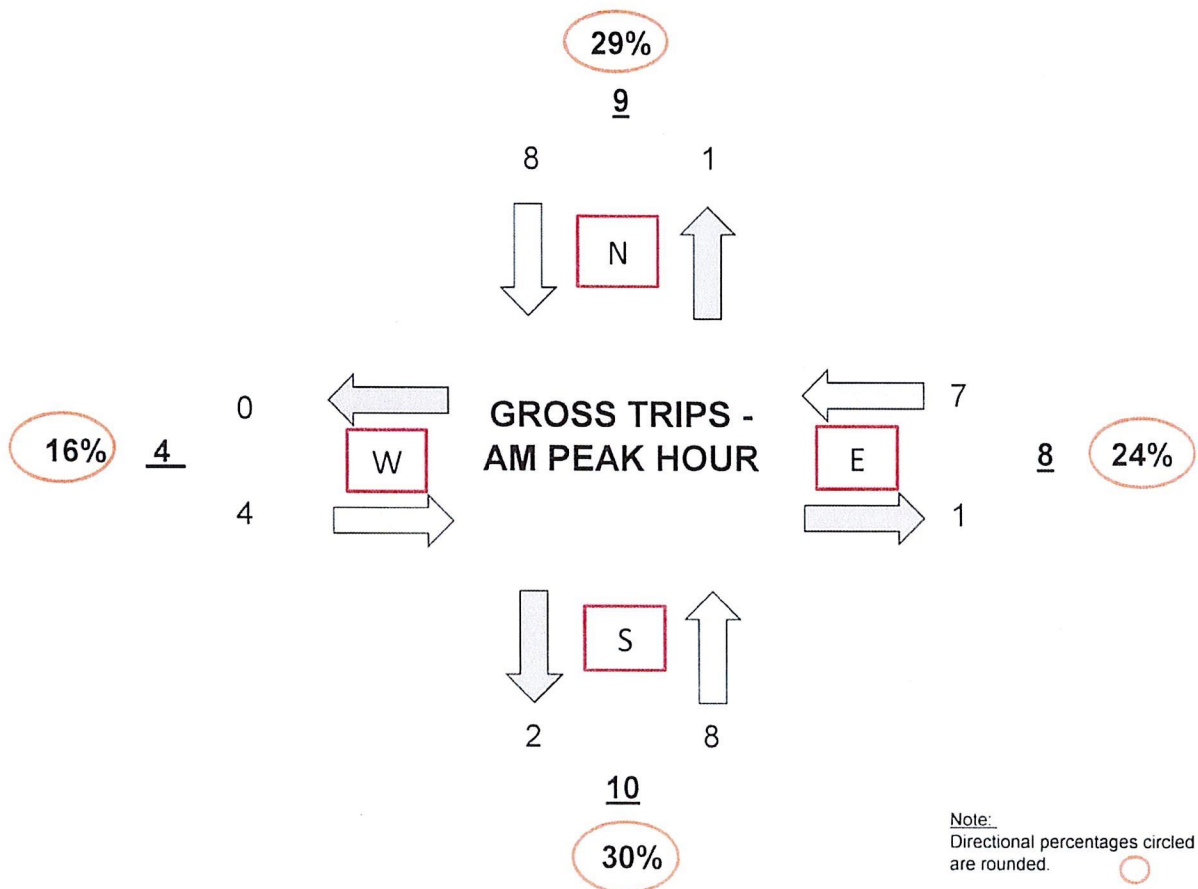


TABLE: A3-1

Cardinal Distribution
AM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION PERCENTAGES (%)			AM PEAK HOUR TRIPS		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2015	2045	2022			
NNE	17.40	14.80	16.79	5	1	6
ENE	17.30	16.00	17.00	5	1	6
ESE	7.90	6.00	7.46	2	0	2
SSE	12.10	14.50	12.66	3	1	4
SSW	18.00	17.30	17.84	5	1	6
WSW	8.80	11.30	9.38	2	0	2
WNW	6.20	7.50	6.50	2	0	2
NNW	12.30	12.60	12.37	3	0	3
TOTAL	100.00	100.00	100.00	27	4	31

Note:

Based on Miami-Dade Transportation Planning Organization 2045 LRTP Directional Trip Distribution Report, September 2019. Since the current data is only available for the model years 2015 and 2045, the eight (8) cardinal directions were interpolated to the design year of 2022.

TABLE: A3-2

AM PEAK HOUR	IN	OUT	TOTAL
TRIPS:	27	4	31
PERCENT:	87.10%	12.90%	(Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	16.79	4.534	5	0.672	1	6
ENE	17.00	4.589	5	0.680	1	6
ESE	7.46	2.013	2	0.298	0	2
SSE	12.66	3.418	3	0.506	1	4
SSW	17.84	4.816	5	0.713	1	6
WSW	9.38	2.534	2	0.375	0	2
WNW	6.50	1.756	2	0.260	0	2
NNW	12.37	3.340	3	0.495	0	3
TOTAL	100.00	27.000	27	4.000	4	31

TABLE: A4

Cardinal Distribution
PM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	1	7	8
ENE	17.00					
ESE	7.46	EAST	24.45%	1	6	7
SSE	12.66					
SSW	17.84	SOUTH	30.50%	2	7	9
WSW	9.38					
WNW	6.50	WEST	15.89%	0	4	4
NNW	12.37					
TOTAL	100.00		100.00%	4	24	28

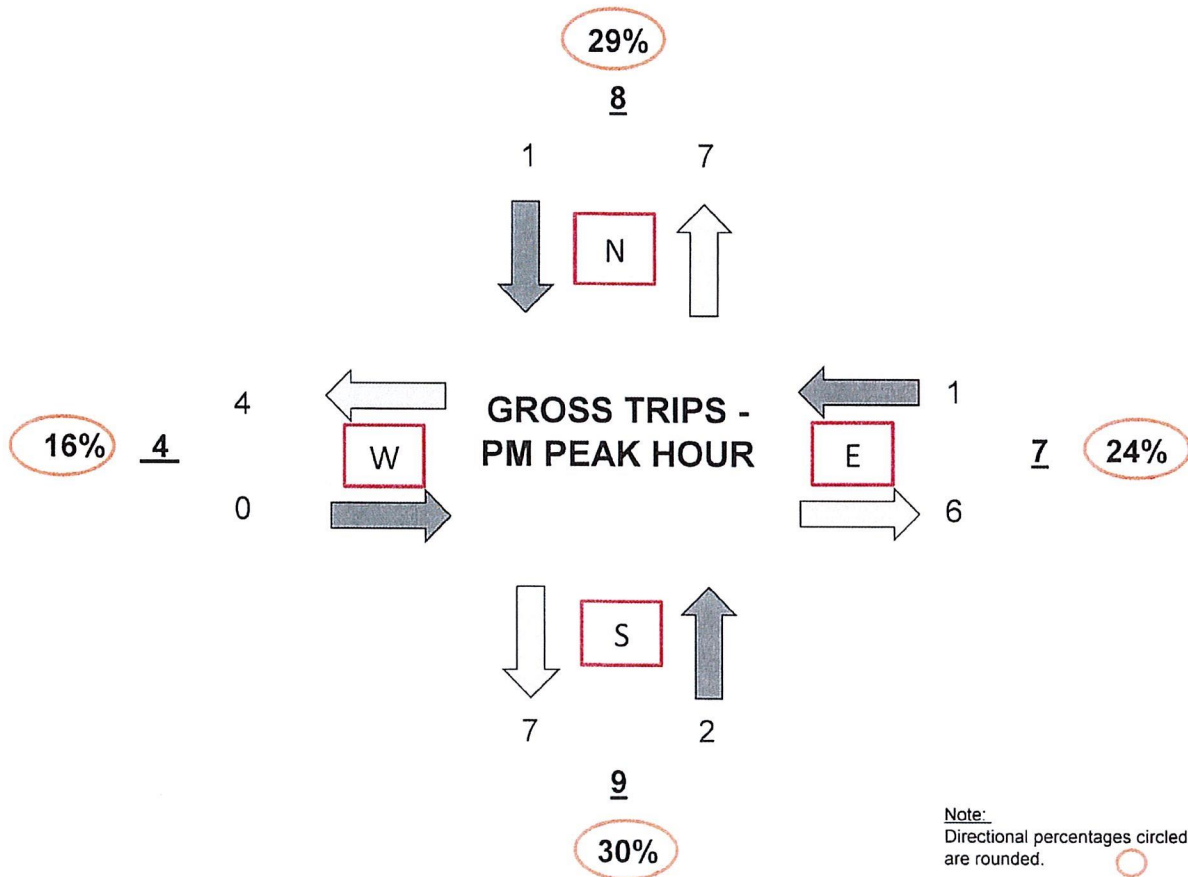


TABLE: A4-1

Cardinal Distribution
PM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION PERCENTAGES (%)			PM PEAK HOUR TRIPS		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2015	2045	2022			
NNE	17.40	14.80	16.79	1	4	5
ENE	17.30	16.00	17.00	1	4	5
ESE	7.90	6.00	7.46	0	2	2
SSE	12.10	14.50	12.66	1	3	4
SSW	18.00	17.30	17.84	1	4	5
WSW	8.80	11.30	9.38	0	2	2
WNW	6.20	7.50	6.50	0	2	2
NNW	12.30	12.60	12.37	0	3	3
TOTAL	100.00	100.00	100.00	4	24	28

Note:

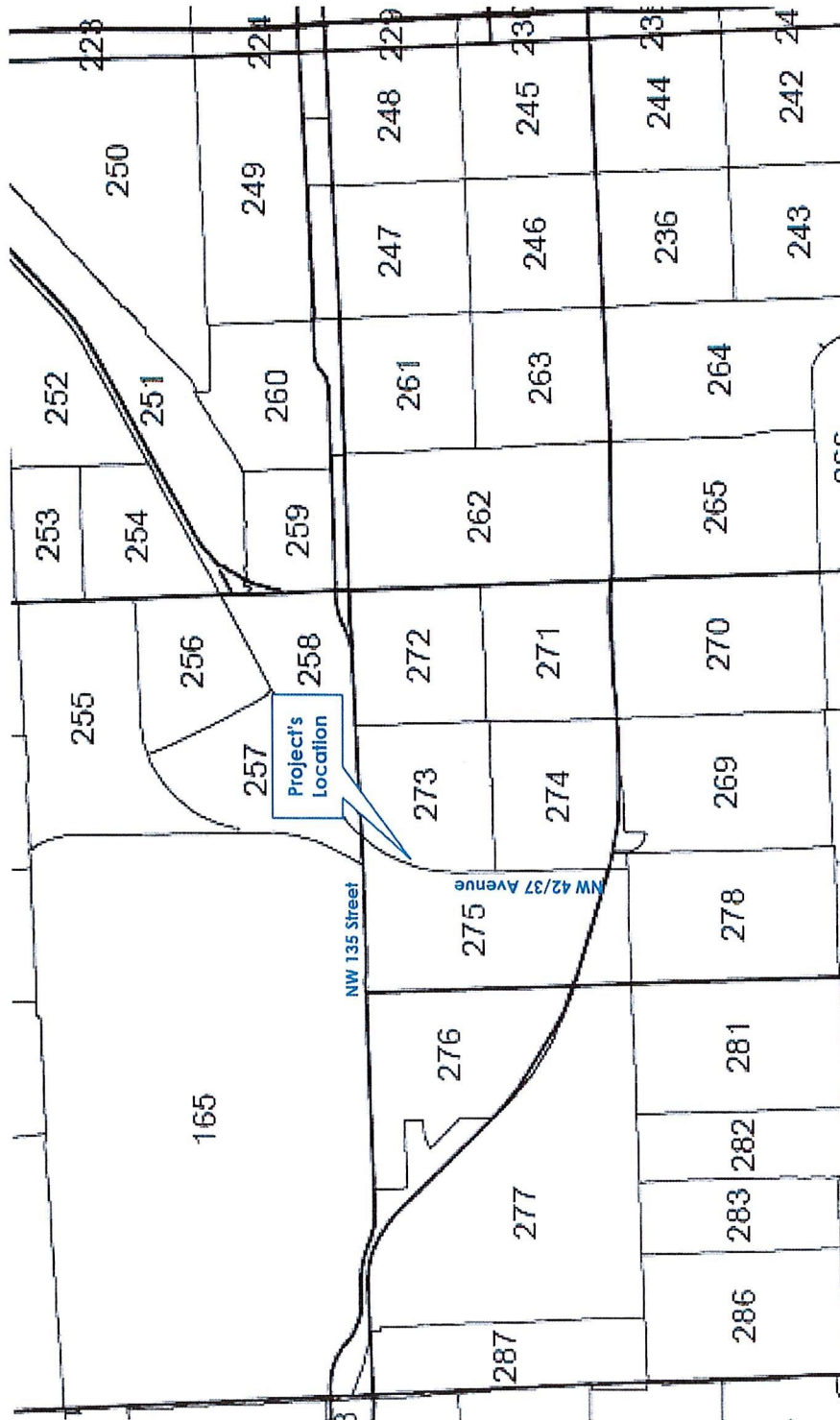
Based on Miami-Dade Transportation Planning Organization 2045 LRTP Directional Trip Distribution Report, September 2019. Since the current data is only available for the model years 2015 and 2045, the eight (8) cardinal directions were interpolated to the design year of 2022.

TABLE: A4-2

PM PEAK HOUR	IN	OUT	TOTAL
TRIPS:	4	24	28
PERCENT:	14.29%	85.71%	(Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	16.79	0.672	1	4.030	4	5
ENE	17.00	0.680	1	4.079	4	5
ESE	7.46	0.298	0	1.790	2	2
SSE	12.66	0.506	1	3.038	3	4
SSW	17.84	0.713	1	4.281	4	5
WSW	9.38	0.375	0	2.252	2	2
WNW	6.50	0.260	0	1.561	2	2
NNW	12.37	0.495	0	2.969	3	3
TOTAL	100.00	4.000	4	24.000	24	28

TRAFFIC ANALYSIS ZONE (TAZ)





MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION

2045 LRTP

SUPPORTING DOCUMENTS

DIRECTIONAL TRIP DISTRIBUTION REPORT

SEPTEMBER 2019

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	367	294	161	385	338	254	214	305	2,375
261	3161	Percent	15.8	12.7	7.0	16.6	14.6	10.9	9.2	13.2	
262	3162	Trips	558	444	335	596	680	405	364	517	4,002
262	3162	Percent	14.3	11.4	8.6	15.3	17.4	10.4	9.3	13.3	
263	3163	Trips	245	188	171	318	343	185	173	295	1,943
263	3163	Percent	12.8	9.8	8.9	16.6	17.9	9.7	9.0	15.4	
264	3164	Trips	350	331	203	476	382	387	141	342	2,689
264	3164	Percent	13.4	12.7	7.8	18.2	14.6	14.8	5.4	13.1	
265	3165	Trips	468	253	211	433	384	312	182	334	2,591
265	3165	Percent	18.2	9.8	8.2	16.8	14.9	12.1	7.0	13.0	
266	3166	Trips	298	198	152	290	328	316	119	239	1,955
266	3166	Percent	15.4	10.2	7.8	15.0	16.9	16.3	6.1	12.3	
267	3167	Trips	232	128	99	212	169	213	114	176	1,354
267	3167	Percent	17.3	9.5	7.4	15.8	12.6	15.9	8.5	13.1	
268	3168	Trips	122	117	110	145	165	168	55	112	1,011
268	3168	Percent	12.3	11.7	11.1	14.6	16.7	16.9	5.6	11.2	
269	3169	Trips	662	403	383	590	941	505	328	543	4,399
269	3169	Percent	15.2	9.3	8.8	13.5	21.6	11.6	7.5	12.5	
270	3170	Trips	3,024	1,243	390	519	758	625	565	2,491	9,620
270	3170	Percent	31.5	12.9	4.1	5.4	7.9	6.5	5.9	25.9	
271	3171	Trips	400	322	174	310	428	194	228	293	2,364
271	3171	Percent	17.0	13.7	7.4	13.2	18.2	8.3	9.7	12.5	
272	3172	Trips	497	425	303	419	488	412	204	461	3,363
272	3172	Percent	15.5	13.2	9.5	13.1	15.2	12.9	6.4	14.4	
273	3173	Trips	395	394	180	276	409	201	142	280	2,325
273	3173	Percent	17.4	17.3	7.9	12.1	18.0	8.8	6.2	12.3	
274	3174	Trips	189	159	102	129	256	148	94	157	1,242
274	3174	Percent	15.3	12.9	8.3	10.4	20.8	12.0	7.6	12.7	
275	3175	Trips	920	578	380	670	742	542	325	491	4,665
275	3175	Percent	19.8	12.4	8.2	14.4	16.0	11.7	7.0	10.6	
276	3176	Trips	487	371	276	519	639	330	190	462	3,296
276	3176	Percent	14.9	11.3	8.4	15.9	19.5	10.1	5.8	14.1	
277	3177	Trips	164	103	99	207	227	130	119	127	1,177
277	3177	Percent	14.0	8.8	8.4	17.6	19.3	11.1	10.1	10.8	
278	3178	Trips	154	79	66	125	230	142	77	128	1,001
278	3178	Percent	15.4	7.9	6.6	12.5	23.0	14.2	7.7	12.8	
279	3179	Trips	225	120	127	166	298	186	118	189	1,447
279	3179	Percent	15.7	8.4	8.9	11.6	20.9	13.1	8.3	13.2	
280	3180	Trips	156	94	89	141	205	203	99	134	1,145
280	3180	Percent	13.9	8.4	7.9	12.6	18.3	18.1	8.8	11.9	
281	3181	Trips	653	346	270	641	856	577	287	364	4,145
281	3181	Percent	16.4	8.7	6.8	16.0	21.4	14.4	7.2	9.1	
282	3182	Trips	256	229	149	287	431	217	84	158	1,815
282	3182	Percent	14.1	12.6	8.2	15.9	23.8	12.0	4.6	8.7	
283	3183	Trips	262	221	107	450	315	412	146	327	2,282
283	3183	Percent	11.7	9.9	4.8	20.1	14.1	18.4	6.5	14.6	
284	3184	Trips	262	166	200	384	261	283	150	203	1,920
284	3184	Percent	13.7	8.7	10.5	20.1	13.7	14.8	7.9	10.6	
285	3185	Trips	102	98	85	170	119	94	76	134	887
285	3185	Percent	11.6	11.2	9.7	19.3	13.5	10.8	8.7	15.3	
286	3186	Trips	408	423	354	832	651	566	296	426	4,014
286	3186	Percent	10.3	10.7	8.9	21.0	16.5	14.3	7.5	10.8	



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form # 62-701.900(28), F.A.C.

Form Title: Closure Cost Estimating Form
For Solid Waste Facilities

Effective Date: January 6, 2010

Incorporated in Rule 62-701.630(3), F.A.C.

CLOSURE COST ESTIMATING FORM FOR SOLID WASTE FACILITIES

Date of DEP Approval: _____

I. GENERAL INFORMATION:

Facility Name: _____ WACS ID: _____

Permit Application or Consent Order No.: _____ Expiration Date: _____

Facility Address: _____

Permittee or Owner/Operator: _____

Mailing Address: _____

Latitude: _____ " Longitude: _____ "

Coordinate Method: _____ Datum: _____

Collected by: _____ Company/Affiliation: _____

Solid Waste Disposal Units Included in Estimate:

Phase / Cell	Acres	Date Unit Began Accepting Waste	Active Life of Unit From Date of Initial Receipt of Waste	If active: Remaining life of unit	If closed: Date last waste received	If closed: Official date of closing

Total disposal unit acreage included in this estimate: _____ Closure: _____ Long-Term Care: _____

Facility type: ☐ Class I ☐ Class III ☐ C&D Debris Disposal
(Check all that apply) ☐ Other: _____

II. TYPE OF FINANCIAL ASSURANCE DOCUMENT (Check type)

- ☐ Letter of Credit* ☐ Insurance Certificate ☐ Escrow Account
☐ Performance Bond* ☐ Financial Test ☐ Form 29 (FA Deferral)
☐ Guarantee Bond* ☐ Trust Fund Agreement

* - Indicates mechanisms that require the use of a Standby Trust Fund Agreement

Northwest District
160 Government Center
Pensacola, FL 32502-6794
850-595-8360

Northeast District
7825 Baymeadows Way, Ste. B200
Jacksonville, FL 32256-7590
904-807-3300

Central District
3319 Maguire Blvd., Ste. 232
Orlando, FL 32803-3767
407-894-7555

Southwest District
13051 N. Telecom Pky.
Temple Terrace, FL 33637
813-632-7600

South District
2295 Victoria Ave., Ste. 364
Fort Myers, FL 33901-3881
239-332-6975

Southeast District
400 N. Congress Ave., Ste. 200
West Palm Beach, FL 33401
561-681-6600

III. ESTIMATE ADJUSTMENT

40 CFR Part 264 Subpart H as adopted by reference in Rule 62-701.630, Florida Administrative Code, (F.A.C.) sets forth the method of annual cost estimate adjustment. Cost estimates may be adjusted by using an inflation factor or by recalculating the maximum costs of closure in current dollars. Select one of the methods of cost estimate adjustment below.

☐ (a) Inflation Factor Adjustment

☐ (b) Recalculated or New Cost Estimates

Inflation adjustment using an inflation factor may only be made when a Department approved closure cost estimate exists and no changes have occurred in the facility operation which would necessitate modification to the closure plan. The inflation factor is derived from the most recent Implicit Price Deflator for Gross National Product published by the U.S. Department of Commerce in its survey of Current Business. The inflation factor is the result of dividing the latest published annual Deflator by the Deflator for the previous year. The inflation factor may also be obtained from the Solid Waste website www.dep.state.fl.us/waste/categories/swfr or call the Financial Coordinator at (850) 245-8706.

This adjustment is based on the Department approved closing cost estimate dated: _____

Latest Department Approved Closing Cost Estimate:		Current Year Inflation Factor, e.g. 1.02		Inflation Adjusted Closing Cost Estimate:
_____	x	_____	=	_____

This adjustment is based on the Department approved long-term care cost estimate dated: _____

Latest Department Approved Annual Long-Term Care Cost Estimate:		Current Year Inflation Factor, e.g. 1.02		Inflation Adjusted Annual Long-Term Care Cost Estimate:
_____	x	_____	=	_____
Number of Years of Long Term Care Remaining:			x	_____
Inflation Adjusted Long-Term Care Cost Estimate:			=	_____

Signature by: ☐ **Owner/Operator** ☐ **Engineer** (check what applies)

Signature

Address

Name & Title

City, State, Zip Code

Date

E-Mail Address

Telephone Number

IV. ESTIMATED CLOSING COST (check what applies)☐ **Recalculated Cost Estimate**☐ **New Facility Cost Estimate**

- Notes: 1. Cost estimates for the time period when the extent and manner of landfill operation makes closing most exp
2. Cost estimate must be certified by a professional engineer.
3. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.
4. In some cases, a price quote in support of individual item estimates may be required.

Description	Unit	Number of Units	Cost / Unit	Total Cost
1. Proposed Monitoring Wells (Do not include wells already in existence.)				
	EA			
Subtotal Proposed Monitoring Wells:				
2. Slope and Fill (bedding layer between waste and barrier layer):				
Excavation	CY			
Placement and Spreading	CY			
Compaction	CY			
Off-Site Material	CY			
Delivery	CY			
Subtotal Slope and Fill:				
3. Cover Material (Barrier Layer):				
Off-Site Clay	CY			
Synthetics - 40 mil	SY			
Synthetics - GCL	SY			
Synthetics - Geonet	SY			
Synthetics - Other (explain) _____				
Subtotal Cover Material:				
4. Top Soil Cover:				
Off-Site Material	CY			
Delivery	CY			
Spread	CY			
Subtotal Top Soil Cover:				
5. Vegetative Layer				
Sodding	SY			
Hydroseeding	AC			
Fertilizer	AC			
Mulch	AC			
Other (explain) _____				
Subtotal Vegetative Layer:				
6. Stormwater Control System:				
Earthwork	CY			
Grading	SY			
Piping	LF			
Ditches	LF			
Berms	LF			
Control Structures	EA			
Other (explain) _____				
Subtotal Stormwater Control System:				

Description	Unit	Number of Units	Cost / Unit	Total Cost
7. Passive Gas Control:				
Wells	EA	_____	_____	_____
Pipe and Fittings	LF	_____	_____	_____
Monitoring Probes	EA	_____	_____	_____
NSPS/Title V requirements	LS	1	_____	_____
Subtotal Passive Gas Control:				_____
8. Active Gas Extraction Control:				
Traps	EA	_____	_____	_____
Sumps	EA	_____	_____	_____
Flare Assembly	EA	_____	_____	_____
Flame Arrestor	EA	_____	_____	_____
Mist Eliminator	EA	_____	_____	_____
Flow Meter	EA	_____	_____	_____
Blowers	EA	_____	_____	_____
Collection System	LF	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Active Gas Extraction Control:				_____
9. Security System:				
Fencing	LF	_____	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
Subtotal Security System:				_____
10. Engineering:				
Closure Plan Report	LS	1	_____	_____
Certified Engineering Drawings	LS	1	_____	_____
NSPS/Title V Air Permit	LS	1	_____	_____
Final Survey	LS	1	_____	_____
Certification of Closure	LS	1	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Engineering:				_____

Description	Hours	Cost / Hour	Hours	Cost / Hour	Total Cost
11. Professional Services					
	<u>Contract Management</u>		<u>Quality Assurance</u>		
P.E. Supervisor	_____	_____	_____	_____	_____
On-Site Engineer	_____	_____	_____	_____	_____
Office Engineer	_____	_____	_____	_____	_____
On-Site Technician	_____	_____	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____	_____

Description	Unit	Number of Units	Cost / Unit	Total Cost
Quality Assurance Testing	LS	1	_____	_____
Subtotal Professional Services:				_____

Subtotal of 1-11 Above: _____

12. Contingency _____ % of Subtotal of 1-11 Above
Subtotal Contingency: _____

Estimated Closing Cost Subtotal: _____

Description	Total Cost
13. Site Specific Costs	
Mobilization	_____
Waste Tire Facility	_____
Materials Recovery Facility	_____
Special Wastes	_____
Leachate Management System Modification	_____
Other (explain) _____	_____
_____	Subtotal Site Specific Costs: _____

TOTAL ESTIMATED CLOSING COSTS (\$): _____

V. ANNUAL COST FOR LONG-TERM CARE

See 62-701.600(1)a.1., 62-701.620(1), 62-701.630(3)a. and 62-701.730(11)b. F.A.C. for required term length. For landfills certified closed and Department accepted, enter the remaining long-term care length as "Other" and provide years remaining.

(Check Term Length) ☐ 5 Years ☐ 20 Years ☐ 30 Years ☐ Other, ____ Years

Notes: 1. Cost estimates must be certified by a professional engineer.

2. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.

3. In some cases, a price quote in support of individual item estimates may be required.

All items must be addressed. Attach a detailed explanation for all entries left blank.

Description	Sampling Frequency (Events / Year)	Number of Wells	(Cost / Well) / Event	Annual Cost
1. Groundwater Monitoring [62-701.510(6), and (8)(a)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Groundwater Monitoring:				_____
2. Surface Water Monitoring [62-701.510(4), and (8)(b)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Surface Water Monitoring:				_____
3. Gas Monitoring [62-701.400(10)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Gas Monitoring:				_____
4. Leachate Monitoring [62-701.510(5), (6)(b) and 62-701.510(8)c]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Leachate Monitoring:				_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
5. Leachate Collection/Treatment Systems Maintenance				
<u>Maintenance</u>				
Collection Pipes	LF	_____	_____	_____
Sumps, Traps	EA	_____	_____	_____
Lift Stations	EA	_____	_____	_____
Cleaning	LS	1	_____	_____
Tanks	EA	_____	_____	_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
5. (continued)				
<u>Impoundments</u>				
Liner Repair	SY	_____	_____	_____
Sludge Removal	CY	_____	_____	_____
<u>Aeration Systems</u>				
Floating Aerators	EA	_____	_____	_____
Spray Aerators	EA	_____	_____	_____
<u>Disposal</u>				
Off-site (Includes transportation and disposal)	1000 gallon	_____	_____	_____
			Subtotal Leachate Collection / Treatment Systems Maintenance:	_____
6. Groundwater Monitoring Well Maintenance				
Monitoring Wells	LF	_____	_____	_____
Replacement	EA	_____	_____	_____
Abandonment	EA	_____	_____	_____
			Subtotal Groundwater Monitoring Well Maintenance:	_____
7. Gas System Maintenance				
Piping, Vents	LF	_____	_____	_____
Blowers	EA	_____	_____	_____
Flaring Units	EA	_____	_____	_____
Meters, Valves	EA	_____	_____	_____
Compressors	EA	_____	_____	_____
Flame Arrestors	EA	_____	_____	_____
Operation	LS	1	_____	_____
			Subtotal Gas System Maintenance:	_____
8. Landscape Maintenance				
Mowing	AC	_____	_____	_____
Fertilizer	AC	_____	_____	_____
			Subtotal Landscape Maintenance:	_____
9. Erosion Control and Cover Maintenance				
Sodding	SY	_____	_____	_____
Regrading	AC	_____	_____	_____
Liner Repair	SY	_____	_____	_____
Clay	CY	_____	_____	_____
			Subtotal Erosion Control and Cover Maintenance:	_____
10. Storm Water Management System Maintenance				
Conveyance Maintenance	LS	1	_____	_____
			Subtotal Storm Water Management System Maintenance:	_____
11. Security System Maintenance				
Fences	L6	1	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
			Subtotal Security System Maintenance:	_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
12. Utilities	LS	1		
			Subtotal Utilities:	

13. Leachate Collection/Treatment Systems Operation

Operation

P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR			
OnSite Technician	HR			
Materials	LS	1		

Subtotal Leachate Collection/Treatment Systems Operation:

14. Administrative

P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR			
OnSite Technician	HR			
Other _____				

Subtotal Administrative:

Subtotal of 1-14 Above:

15. Contingency

% of Subtotal of 1-14 Above

Subtotal Contingency:

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
16. Site Specific Costs				
			Subtotal Site Specific Costs:	

ANNUAL LONG-TERM CARE COST (\$ / YEAR):

Number of Years of Long-Term Care:

TOTAL LONG-TERM CARE COST (\$):

VI. CERTIFICATION BY ENGINEER

This is to certify that the Cost Estimates pertaining to the engineering features of this solid waste management facility have been examined by me and found to conform to engineering principles applicable to such facilities. In my professional judgment, the Cost Estimates are a true, correct and complete representation of the financial liabilities for closing and/or long-term care of the facility and comply with the requirements of Rule 62-701.630 F.A.C. and all other Department of Environmental Protection rules, and statutes of the State of Florida. It is understood that the Cost Estimates shall be submitted to the Department annually, revised or adjusted as required by Rule 62-701.630(4), F.A.C.

_____ Signature	_____ Mailing Address
_____ Name and Title (please type)	_____ City, State, Zip Code
_____ Date	_____ E-Mail address (if available)
_____ Florida Registration Number (please affix seal)	_____ Telephone Number

VII. SIGNATURE BY OWNER/OPERATOR

_____ Signature of Applicant	_____ Mailing Address
_____ Name and Title (please type)	_____ City, State, Zip Code
_____ E-Mail address (if available)	_____ Telephone Number

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	361	358	126	499	512	378	362	285	2,991
261	3161	Percent	12.5	12.4	4.4	17.3	17.8	13.1	12.6	9.9	
262	3162	Trips	719	606	289	1,008	1,004	692	603	665	5,701
262	3162	Percent	12.9	10.9	5.2	18.0	18.0	12.4	10.8	11.9	
263	3163	Trips	318	259	143	426	380	259	209	291	2,308
263	3163	Percent	13.9	11.3	6.2	18.7	16.6	11.4	9.2	12.7	
264	3164	Trips	662	465	225	799	825	630	458	580	4,769
264	3164	Percent	14.3	10.0	4.9	17.2	17.8	13.6	9.9	12.5	
265	3165	Trips	660	460	300	877	693	577	443	594	4,654
265	3165	Percent	14.4	10.0	6.5	19.0	15.1	12.5	9.6	12.9	
266	3166	Trips	408	243	267	474	501	434	331	479	3,183
266	3166	Percent	13.0	7.8	8.5	15.1	16.0	13.9	10.6	15.3	
267	3167	Trips	250	146	107	231	189	232	126	136	1,425
267	3167	Percent	17.6	10.3	7.6	16.3	13.3	16.4	8.9	9.6	
268	3168	Trips	175	131	91	171	187	202	130	90	1,193
268	3168	Percent	14.8	11.2	7.8	14.6	15.9	17.2	11.0	7.6	
269	3169	Trips	873	542	410	748	1,066	584	469	724	5,512
269	3169	Percent	16.1	10.0	7.6	13.8	19.7	10.8	8.7	13.4	
270	3170	Trips	3,789	1,163	487	509	811	745	787	2,881	11,224
270	3170	Percent	33.9	10.4	4.4	4.6	7.3	6.7	7.0	25.8	
271	3171	Trips	441	400	148	495	522	329	360	384	3,089
271	3171	Percent	14.3	13.0	4.8	16.1	17.0	10.7	11.7	12.5	
272	3172	Trips	578	579	246	637	658	518	390	481	4,261
272	3172	Percent	14.2	14.2	6.0	15.6	16.1	12.7	9.6	11.8	
273	3173	Trips	422	455	171	414	491	323	212	359	2,941
273	3173	Percent	14.8	16.0	6.0	14.5	17.3	11.3	7.5	12.6	
274	3174	Trips	211	199	106	231	262	179	145	143	1,484
274	3174	Percent	14.3	13.5	7.2	15.6	17.7	12.2	9.8	9.7	
275	3175	Trips	896	834	417	867	1,015	627	461	587	5,790
275	3175	Percent	15.7	14.6	7.3	15.2	17.8	11.0	8.1	10.3	
276	3176	Trips	582	590	463	858	883	428	401	446	4,694
276	3176	Percent	12.5	12.7	10.0	18.5	19.0	9.2	8.6	9.6	
277	3177	Trips	171	152	91	274	254	159	123	146	1,370
277	3177	Percent	12.5	11.1	6.7	20.0	18.6	11.6	9.0	10.6	
278	3178	Trips	386	262	162	342	523	316	244	242	2,524
278	3178	Percent	15.6	10.6	6.6	13.8	21.1	12.8	9.9	9.8	
279	3179	Trips	234	200	169	260	354	204	178	204	1,836
279	3179	Percent	13.0	11.1	9.4	14.4	19.6	11.3	9.9	11.3	
280	3180	Trips	165	170	98	209	234	190	126	130	1,350
280	3180	Percent	12.5	12.9	7.4	15.8	17.7	14.4	9.5	9.9	
281	3181	Trips	638	449	369	850	937	562	304	432	4,701
281	3181	Percent	14.0	9.9	8.1	18.7	20.7	12.4	6.7	9.5	
282	3182	Trips	289	177	177	366	413	242	167	200	2,056
282	3182	Percent	14.2	8.7	8.7	18.0	20.3	11.9	8.2	9.9	
283	3183	Trips	232	274	182	558	353	372	189	254	2,488
283	3183	Percent	9.6	11.4	7.6	23.1	14.6	15.4	7.8	10.5	
284	3184	Trips	309	229	215	523	364	292	261	216	2,463
284	3184	Percent	12.8	9.5	8.9	21.7	15.1	12.1	10.8	9.0	
285	3185	Trips	171	150	119	252	179	111	120	194	1,347
285	3185	Percent	13.2	11.6	9.2	19.5	13.8	8.6	9.3	15.0	
286	3186	Trips	498	498	325	896	752	506	353	523	4,417
286	3186	Percent	11.5	11.4	7.5	20.6	17.3	11.6	8.1	12.0	



Memorandum

TO: John E. Pate, City Manager

FROM: Gregory Gay, PCD Director
Gerald Lee, Zoning Official/Planner
Corion DeLaine, City Planner

DATE: May 5th, 2021

RE: 3805 NW 132 Street, LLC: Commission Inquiries

Per the inquiries from the City Commission regarding the C&D Processing facility at 3805 NW 132nd Street, here are PCD Staff findings provided by the developer/business operator.

. FOR SITE PLAN:

1. **Stormwater drainage system:** There is an existing City of Opa-locka approved stormwater drainage system installed at the site.
During the DERM permitting process, additional stormwater drains shall be added if the calculations require them.
There is no retention pond on-site.
2. **Traffic Study:** A traffic study of the proposed C&D MRF facility shall be conducted and the report shall be submitted to the City of Opa-locka. The study is expected to take a week. Approximately 95% of the incoming vehicles is expected to be 10 cubic-yard trucks bearing C&D materials and only 5% is expected to be 100 cubic-yard trucks. The current capacity of the site is 50 x 100 cubic-yard trucks. When the C&D facility is operational, the capacity shall be sufficient to handle all incoming trucks.

FOR DA:

3. **Employment Opportunities for Opa-locka residents:** The number of new hires is projected to be 5. Depending on the various job descriptions and skills needed for each job, preference shall be given to the City residents.

4. **Environmental Protection and long term impact:** The basic environmental issues for any facility are impacts to air, soil, groundwater and surface water.

Air: The C&D operations shall be performed in an enclosed building and dust control shall be implemented using dust suppression units. These units shall spray a fine mist of water over the tipping and process areas inside the building. No material shall be stored, handled or loaded outside the enclosed building. Delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that vehicle movements shall not generate dust.

Groundwater and Soil: The C&D operations shall be conducted inside a building and the demolition materials shall not be in contact with open ground. The type of C&D materials accepted by the facility is dry in nature with zero or negligible moisture content and will not runoff outside the enclosed building. No material shall be stored, handled or loaded outside the enclosed building. Delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that the soil cannot be contaminated by any inadvertent C&D materials.

5. **The DERM** permit shall include the following:

Boundary Survey

Site Plan

Materials Storage/Processing Activities

Operations Plan

Contingency/Emergency Plan

Closure Plan

Groundwater Monitoring Plan

Stormwater Management Permit (if needed, since there is a current City approved system)

Financial Assurance Cost Estimate Form (included as a template attachment)

*The City can include the highlighted requirements in the DA, for additional reassurance.

Please note that once the DERM permit has been obtained and the facility is operational, DERM inspectors shall be monitoring the activities at the facility for compliance with DERM permit conditions. This is not a grandfathered facility; a new facility is subject to all applicable codes of Miami-Dade County.

END OF MEMORANDUM

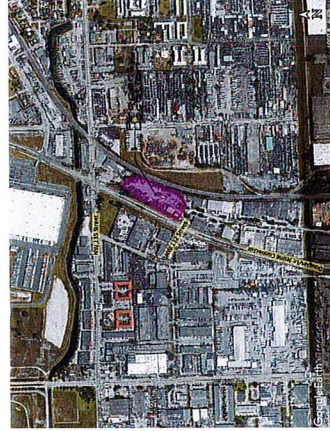
New Development For:
3805 NW 132 Street, LLC
 3805 NW 132nd Street
 Opa Locka, FL 33054

LOG OF DRAWINGS

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



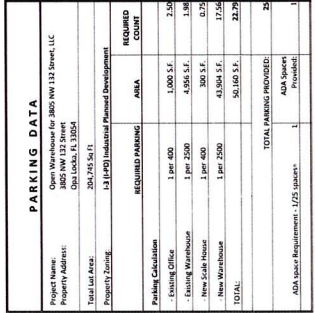
robert j lara
 Architecture
 Management Design
 8450 nw 201 street
 miami, florida 33189
 754.234.4773
 AIA
 NCARB



Vicinity Map

Robert J. Lara
 Registered Professional Architect
 State of Florida

SHEET NUMBER
C-1



General Note: All drawings, specifications, and notes are to be read in conjunction with the contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



Robert J. Lara
Architectural
Management
Design

3805 NW 132nd Street
Opa Locka, FL 33054
Tel: 754.264.3388
F: 754.264.4773
r.lara@robertlara.com

PROJECT DESCRIPTION
New Development for:
3805 NW 132 Street, LLC
3805 NW 132nd Street
Opa Locka, FL 33054

PROFESSIONAL CERTIFICATION
Robert J. Lara, P.E.
Registration No. 00000000
State of Florida

REVISIONS		
NO.	DATE	DESCRIPTION
A	08/04/18	Client Review
B	09/26/18	Client Review
C	11/02/18	zoning Submittal
D	06/21/20	zoning Comments

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

THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THESE PLANS. THE USER OF THESE PLANS AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY SUCH DAMAGE OR INJURY. THESE PLANS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THESE PLANS AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY SUCH DAMAGE OR INJURY. THESE PLANS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THESE PLANS AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY SUCH DAMAGE OR INJURY.



Robert Jara
Architects
Management
Design

3605 NW 132nd Street
Opaloka, FL 33054
Tel: 305.284.4773
r.jara@robertjara.com

PROJECT DESCRIPTION
New Development for:
3805 NW 132 Street, LLC
3805 NW 132nd Street
Opaloka, FL 33054

PROFESSIONAL CERTIFICATION
Robert Jara, LPA
Registered Professional Architect
State of Florida

REVIEWS		
NO.	DATE	DESCRIPTION
A	08/04/16	Client Review
B	09/26/16	Client Review
C	11/02/16	Zoning Submittal
D	06/21/20	Zoning Comments

RESOLUTION NO. 21-9868

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

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

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

WHEREAS, 3805 NW 132 Street, LLC ("Applicant") presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on November 17, 2020 and the Planning & Zoning Board recommended approval of the Development Agreement for the Site Plan by a 4 to 1 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

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

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

WHEREAS, the proposed facility will receive, segregate, compact, store and load out C & D material. Companies and vendors will deliver C & D material to the facility using trucks. The proposed facility will also pick-up the material from local areas. The proposed facility will not accept unacceptable waste including Class I (garbage), infectious waste and hazardous waste.

WHEREAS, construction waste is generated from construction building and demolition activities consisting of concrete, tiles, bricks, drywall, asphalt, plastics, C & D materials, wood, rocks and more. These construction waste materials are often inert and non-biodegradable, heavy, bulky and overload landfills. Construction waste recycling and management involves the process and separation of salvaging the recoverable waste materials for recycling and reuse. The proposed facility is designed to accept approximately 1,500 cubic yards of material per day.

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

SECTION 1. RECITALS.

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

SECTION 2. APPROVAL.

Approval of Development Agreement. The City Commission of the City of Opa-Locka hereby approves the request for the development agreement approval for the construction and operation of a construction and demolition waste processing facility on the property located at 3805 NW 132 Street identified by folio 08-2129-010-0090, in the I-3 zoning district, by 3805 NW 132 Street, LLC.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

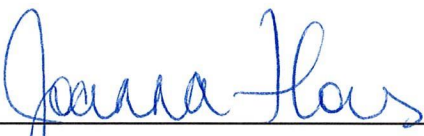
This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances, the City of Opa-Locka Charter and is subject to the approval of the Governor or Governor's Designee.

PASSED AND ADOPTED this 26th day of May, 2021.



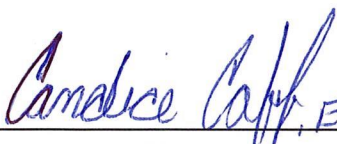
Matthew A. Pigatt, Mayor

ATTEST:



Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Commissioner Burke

Seconded by: Commissioner Davis

<u>VOTE:</u>	3-2
Commissioner Taylor	YES
Commissioner Burke	NO
Commissioner Davis	YES
Vice-Mayor Williams	NO
Mayor Pigatt	YES



**City of Opa-Locka
Agenda Cover Memo**

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

Short Title:

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

Staff Summary:

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

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

BACKGROUND

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

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

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

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

Proposed Action:

Staff recommend approval of this Development Agreement pending the following other approvals:

- A Development Agreement must be submitted along with this Construction and Demolition (C & D) Material Resource Facility (MRF) Site Plan pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: Article V Section 22-112 and F.S. Section 163.3220-163.3243;
- Compliance with resolution 5058, fare share agreement;
- Extend employment opportunity to City residents through the City's Human Resource dept. and the Opa-locka workforce;
- Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary to this Construction and Demolition (C & D) Material Resource Facility

(MRF) site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;

- The Development Agreement (D.A.) shall specifically address the daily operation, business, behaviors and any other requirements set forth by the City's Land Development Code, Planning and Zoning Board and the City Commissioner for this proposed Construction and Demolition (C & D) Material Resource Facility (MRF) site plan;
- Address all Miami-Dade County's input/ recommendations as appropriate.

Attachment:

Development Agreement
Development Agreement Staff Report
DA Resolution 11-17-20

Record and Return to: (enclose self-addressed stamped envelope)

De Leon, Armando
2690 W. 72 Street
Hialeah, FL 33016

This Instrument Prepared by:
Law Offices of Burnadette Norris-Weeks, P.A.
City Attorney, City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA;
AND 3805 NW 132ND STREET, LLC.**

PROJECT NAME: Materials Recovery Facility (MRF), Construction & Demolition, (C&D),
Wood Vegetation Material.

PROJECT OWNER: 3805 NW 132 Street, LLC.

THIS DEVELOPMENT AGREEMENT ("Agreement ") is made and entered into as of this _____ day of _____, 2021 ("Execution Date") by and between Developer (the "Owner"), with the address of 2690 W 72nd Street, Hialeah, FL 33016 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City") with a mailing address of 780 Fisherman Street, Opa-Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 4.7 acres of land located 3805 NW 132nd Street, Opa-Locka FL 33054 within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio Nos. (08-2129 -010-0090) (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City's Commission adopted Resolution Number 21-9867 approving a Master Site Plan lot the Proposed Development type which includes an approximately 43,904 square foot office building, as well as approximately 20 surface parking spaces; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No. 21-9868, adopted on, May 26, 2021, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and listed below, and the Owner have authorized the Owner/Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owner and City agrees to as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed apart hereof.
2. **Consideration.** The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. **Definitions.**
 - (a) "Additional Term" means anyone, or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - (b) "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - (c) "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies and instrumentalities subject to the jurisdiction thereof.
 - (d) "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - (e) "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement. 3805 NW 132 Street, LLC., with the address of 3805 NW 132nd Street, Opa-Locka, FL, 33054 and/or any of its respective successors, assigns, or heirs thereof.

- (f) "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.
- (g) "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
- (h) "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County, Florida.
- (i) "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein.
- (j) "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- (k) "Existing Zoning" means (a) all entitlements associated with the City's approval of the Site Plan, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-Locka, including the City of Opa-Locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.
- (l) "Final Site Plan" means the Site Plan approved by the City Commission via Resolution No. 21-9867 for the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Project at 3805 NW 132nd Street, Opa-Locka, FL 33054.
- (m) "Governing Body" means the City of Opa-Locka's City Commission.
- (n) "Initial Term" is thirty (30) years commencing on the Effective Date.
- (o) "Land" means the earth, water, and air, above, below, or on the surface and includes any improvements or structures customarily regarded as land, except as provided herein.
- (p) "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.
- (q) "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective

Date, including Opa-Locka's Land Development Regulation Code, the Ordinance Number 15-31.

- (r) "Parties" means the City and the Owner.
 - (s) "Project" is the Materials Recovery Facility (MRF), Construction & Demolition. (C&D), Wood Vegetation Material Project at 3805 NW 132nd Street, Opa-Locka, FL 33054 as described in the plans prepared by Robert J Lara A/E Firm and dated October 14, 2020, which proposes the development of an approximately 43,904 square foot building and 20 parking spaces with related employee and guest parking.
 - (t) "Property" means the approximately 4.7 acres of land located on 3805 NW 132nd Street, Opa-Locka, FL 33054, within the municipal boundaries of the City and identified by Miami -Dade County Tax Folio Nos. 08-2129-010-0090 the legal description of which is attached hereto and made a part hereof as Exhibit "A."
 - (u) "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.
 - (v) "Resolution" means the resolution defined in the preamble to this Agreement, City of Opa-Locka Resolution Numbers 21-9867 and 21-9868 approving the Site Plan and Development Agreement of the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Project at 3805 NW 132nd Street, Opa-Locka, FL 33054.
4. **Intent.** It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-Locka's Land Development Regulation Code, Ordinance 15-31, and the Resolution.
5. **Effective Date.** Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6. **Term of Agreement and Binding Effect.** This Agreement shall run with the land, remain in full force and effect and be binding on all Parties (including the Owner) and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.
7. **Termination.** No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.
8. **Expiration / Termination / Default.** Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Zoning Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, equitable estoppel or otherwise.
9. **Development Conditions.** In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:
 - (a) All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project and shall be served by water and sanitary sewer main extensions as required by the City in accordance with Miami-Dade County permitting requirements.
 - (b) All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
 - (c) All signage shall comply with all city sign code ordinance requirements.
 - (d) Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Site Plan at 3805 NW 132nd Street, Opa-Locka, FL 33054. Such items include, but are not specifically limited to:

- Design of all physical structures, water bodies, private and public improvements and
 - The color and dimensional characteristics of all building materials.
 - All landscaping, bay loading, and parking spaces must be provided and maintained as shown on the site plan.
- (e) Owner guarantees to preserve and maintain all buildings and structures consistent with the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns the land or controls at least 51% ownership of the Property or controls a least 10% of any entity to which this agreement has been assigned, sold, or otherwise transferred. Any new owner must abide by the terms of this agreement until January, 2051.
- (f) Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution. [NOTE: City to provide Owner with forms of annual reports and any additional documentation that will be required.]
- (g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.
- (h) Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- (i) The Owner and his assigns have agreed that no person shall sleep, camp, or lodge on the property at any time.
- (j) Owner agrees to employ Opa-Locka residents through the assistance of the CareerSource South Florida Office (or other similar organization as determined by City) and shall also encourage all contractors and all their subcontractors to employ Opa-Locka residents through the assistance of the CareerSource South Florida office in coordination with the City of Opa-Locka and in accordance with the Memorandum of Understanding between the City of Opa-Locka and CareerSource. In conjunction with CareerSource South Florida Office, Owner shall submit a hiring plan to the City as to the number of employees anticipated to be hired as well as the positions and shall notify the City when the job fairs will take place. [NOTE: City to provide Owner with a copy of the referenced Memorandum of Understanding and any additional documentation regarding this requirement.]

- (k) Owner agrees:
- (1) To host job fairs before and during the construction phase of this development for construction jobs;
 - (2) To encourage any tenants of the Project to host job fairs after construction for building (business) operation jobs;
- (l) All trash and garbage containers shall comply with all city dumpster enclosure requirements.
- (m) The following timelines shall be complied with by Owner, 3805 NW 132 Street, LLC. Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
- Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
 - Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
 - Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause.
- (n) The parties acknowledge that there is an existing stormwater drainage system on the property. Owner agrees that during the DERM permitting process, if additional stormwater drains are deemed necessary due to calculations or otherwise, Owner agrees to install additional stormwater drains.
- (o) Traffic Study: The parties agree to accept the findings and the conclusion of the "Recycling Facility at Opa-Locka Level 1 Traffic Study" for 3805 NW 132nd Street, Opa-Locka, Florida, prepared and provided by Richard Garcia & Associates. Inc. on May 17, 2021.
- (p) Dust Control: The parties agree that C&D operations shall be performed in an enclosed building and follow dust control measures to include: spraying a fine mist of water over the tipping and process areas inside of the building. Further, no material shall be stored, handled or loaded outside the enclosed building and delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that vehicle movements shall not generate dust.
- (q) Groundwater and Soil: Owner agrees that C&D operations shall be conducted inside a building and that the demolition materials shall not come in contact with open ground. The type of C&D materials accepted

by the facility shall be dry in nature with zero or negligible moisture content and will not runoff outside the enclosed building. No material shall be stored, handled or loaded outside of the enclosed building. Owner further agrees that delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that the soil cannot be contaminated by any inadvertent C&D materials.

(q) Owner shall show proof of and all compliance with DERM requirements.

10. Development Permits. In accordance with Section 163.3227(I), F.S., the City needs to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

- (a) Site plan approvals;
- (b) Modifications to existing approvals and permits, including the Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Site Plan.
- (c) Water, sewer, paving, and drainage permits;
- (d) Building permits;
- (e) Sign permits;
- (f) Certificates of use and occupancy; and
- (g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
- (h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this property or any other property owned by 3805 NW 132 Street, LLC.
- (i) All currently non-compliant physical structures or vehicles if applicable shall be removed prior to the execution of this agreement.

11. Public Services and Facilities; Concurrency. In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami—Dade County, the City, and/or as contemplated in Materials Recovery Facility (MRF), Construction & Demolition, (C&D), Wood Vegetation Material Site Plan. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of

concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. **Consistency with Comprehensive Plan.** In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the Owner's development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.
13. **Reservation of Development Rights.** Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agreement shall govern the development of the Property for the Entire Term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation alter the Effective Date and during the Entire Term of this Agreement, except to the extent that the Owners consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this agreement being terminated or having expired.
14. **Zoning and Other Approvals.** The Parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.
15. **Necessity of Complying, with Local Regulations Relative to Development Permits.** In accordance with Section 163.3227(i). F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence Development. The Owner and the City agree that the failure of this Agreement to

address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve the Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

16. **Good Faith: Further Assurances.** The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi-judicial capacity.
17. **Notices.** Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at: City Manager
 City of Opa-Locka
 780 Fisherman Street
 Opa-Locka, Florida 33054

With a copy to: Law Offices of Burnadette Norris-Weeks, P.A.
 City Attorney
 City of Opa Locka
 780 Fisherman Street
 Opa-Locka, Florida 33054
 And
 401 North Avenue of the Arts
 Ft. Lauderdale, FL 33311

If to the Owner at: Project Owner:
 3805 NW 132 Street, LLC
 3805 NW 132nd Street,
 Opa-Locka, FL 33054

18. **Governing Laws, Construction and Litigation.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The

Owner and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof, and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. **Severability.** In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
20. **Entire Agreement.** This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.
21. **Indemnification.** The Owner shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising under this Agreement instituted by third parties to the extent arising as a result of the activities of Owner at the Property or in connection with the construction of the Project.
22. **Periodic Review of Agreement.** Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____

By: _____

City Manager

Dated: _____ day of _____, 2021

Approved for form and legal sufficiency:

City Attorney: Condice Cliff, Esq. For
Bernadette Norris-Weeks, Esq.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [] physical presence [] online notarization, this _____ day of _____, 2021, by _____ (name of person) as _____ (type of authority) for _____ (name of party on behalf of whom instrument was Executed).

(Seal)

Signature of Notary Public

Personally Known: _____

OR Produced Identification: _____

Type of Identification Produced: _____

Print, Type of Stamp Name of Notary

OWNER

Project Name:

Materials Recovery Facility (MRF),
Construction & Demolition (C&D), Wood
Vegetation Material

Property Owner:

3805 NW 132 Street, LLC.

Property Address:

3805 NW 132nd Street,
Opa-Locka. FL 33054

WITNESSES:

Print Name

Signature

Print Name

Signature

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence []
online notarization, this ____ day of _____, 2021, by _____
(name of person) as _____ (type of authority) for
_____ (name of party on behalf of whom instrument
was Executed).

(Seal)

Signature of Notary Public

Personally Known: _____

OR Produced Identification: _____

Type of Identification Produced:

Print, Type of Stamp Name of Notary

EXHIBIT A- PROPERTY (LEGAL DESCRIPTION)

LOT 1, BLOCK 2 OF "LE JEUNE DOUGLAS INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, AT PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

FOLIO NO: 08-2129-010-0090

The Opa-locka Planning & Zoning Meeting

P&Z Clerk's Summary Minutes

Virtual P&Z Meeting

Tuesday, November 17, 2020

5:30 P.M.

• CALL TO ORDER:

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

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

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

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

I ROLL CALL:

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

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

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

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

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

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

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

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

IV. PUBLIC HEARING:

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

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

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

REQUEST:

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

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

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

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

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

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

Chairman Guerrero: It's in compliance?

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

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

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

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

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

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

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

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

REQUEST:

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

Mr. Lee: Special Exception/Staff recommends approval.

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

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

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

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

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

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

REQUEST:

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

Mr. Lee: Tentative Plat/Staff recommends approval.

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

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

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

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

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

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

REQUEST:

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

Mr. Lee: Development Agreement/Staff recommends approval.

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

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

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

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

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

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

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

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

Chairman Guerrero: What is the use?

Bala: A truck parking facility.

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

Mr. Delaine: Rezoning request/Staff recommends approval.

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

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

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

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

REQUEST:

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

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

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

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

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

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

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

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

REQUEST:

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

Mr. Delaine: Development Agreement/Staff recommends approval.

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

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

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

Chairman Guerrero: Any questions board members for the applicant?

(There was 1 Public Comment) Listed Below:

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

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

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

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

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

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

Will the process be noisy?

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

What tonnage do you anticipate processing in a year?

What will be the effects on local traffic?

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

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

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

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

Thank you for your consideration, Larry Olesky

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

STAFF UPDATE

VI ADJOURNMENT

Chairman Elio Guerrero adjourned the meeting.

Submitted by

Kinshannta Hall
Planning & Zoning Clerk

ATTEST:

Elio Guerrero
Chairman

Level 1 Traffic Study

Recycling Facility at Opa-Locka



3805 NW 132nd Street
Opa-Locka, Florida



Richard Garcia & Associates, Inc.

May 17th, 2021

Engineer's Certification

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

PROJECT DESCRIPTION:

Recycling Facility at Opa-Locka -
Level 1 Traffic Study

PROJECT LOCATION:

3805 NW 132nd Street
Opa-Locka, Florida

Florida Registration No. 54886

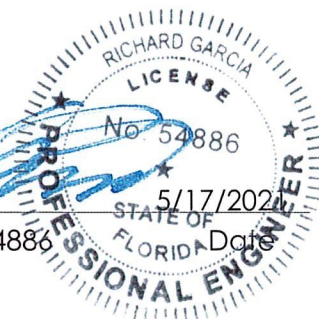


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APPENDICES

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



Executive Summary

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

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

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

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

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

Introduction

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

Project Location / Description

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

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

Figure 1: Location Map

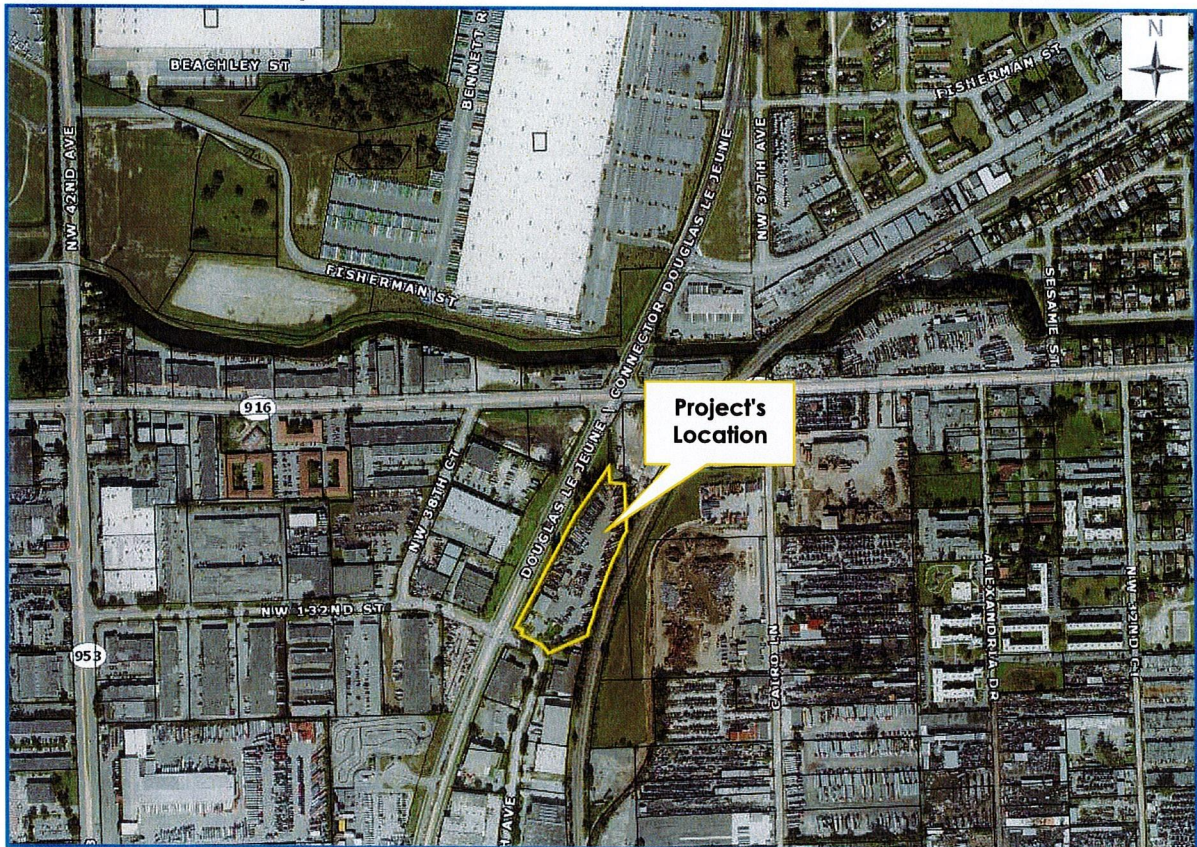
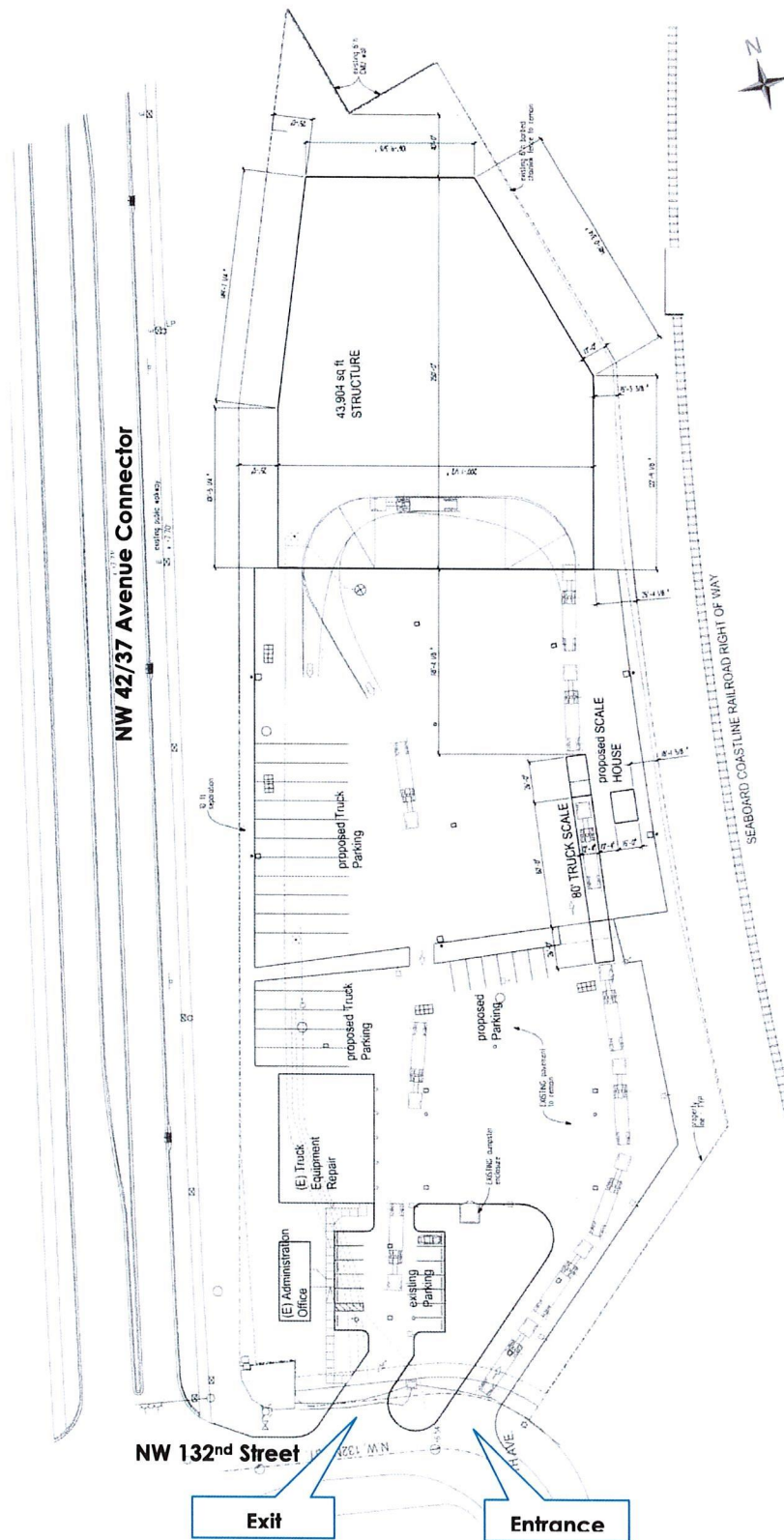


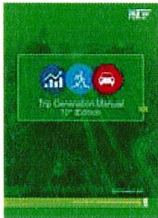
Figure 2: Site Plan



Project Traffic

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

Trip Generation



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

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

Table 1: Trip Generation - AM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Proposed						
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.70	27	4	31
External Trips (Proposed Site Gross Trips)				27	4	31

Notes:

Sources: *ITE Trip Generation, 10th Edition* & *ITE Trip Generation Handbook, 3rd Edition*.

Th.SF.= 1,000 Square Feet

Table 2: Trip Generation - PM Peak Hour

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
Proposed						
General Light Industrial (Recycling Facility)	43.904 Th.SF.	110	0.63	4	24	28
External Trips (Proposed Site Gross Trips)				4	24	28

Notes:

Sources: *ITE Trip Generation, 10th Edition* & *ITE Trip Generation Handbook, 3rd Edition*.

Th.SF.= 1,000 Square Feet



Trip Distribution

The subject project is located within the Traffic Analysis Zone (TAZ) 273 as assigned by the Transportation Planning Organization (TPO) on the Miami-Dade Long Range Transportation Plan (2045 LRTP) Directional Trip Distribution Report, September 2019. As such, the trip distribution was performed consistent with the trip distribution percentages of TAZ 273 and by interpolating between the 2015 and 2045 TAZ data for the design year of 2022. Figure 3 depicts the TAZ map while the directional trip distribution percentages are outlined in Table 3. Appendix 2 contains the supporting documentation.

Figure 3: TAZ Map

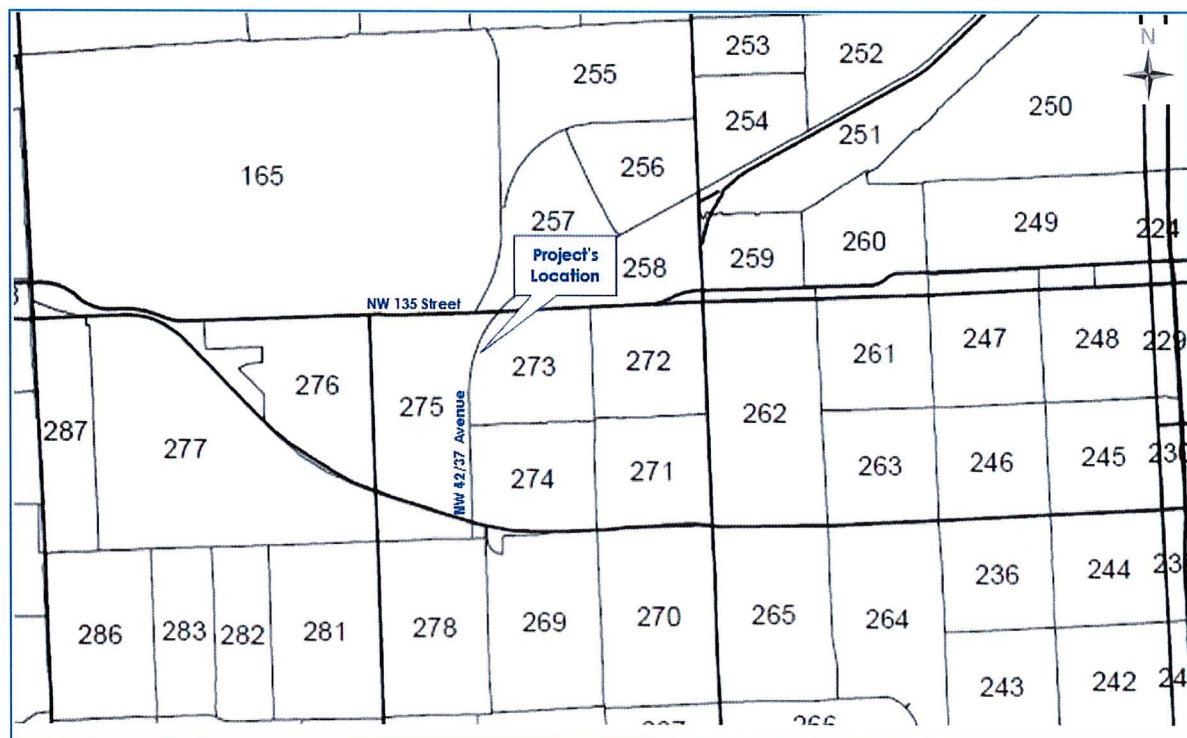


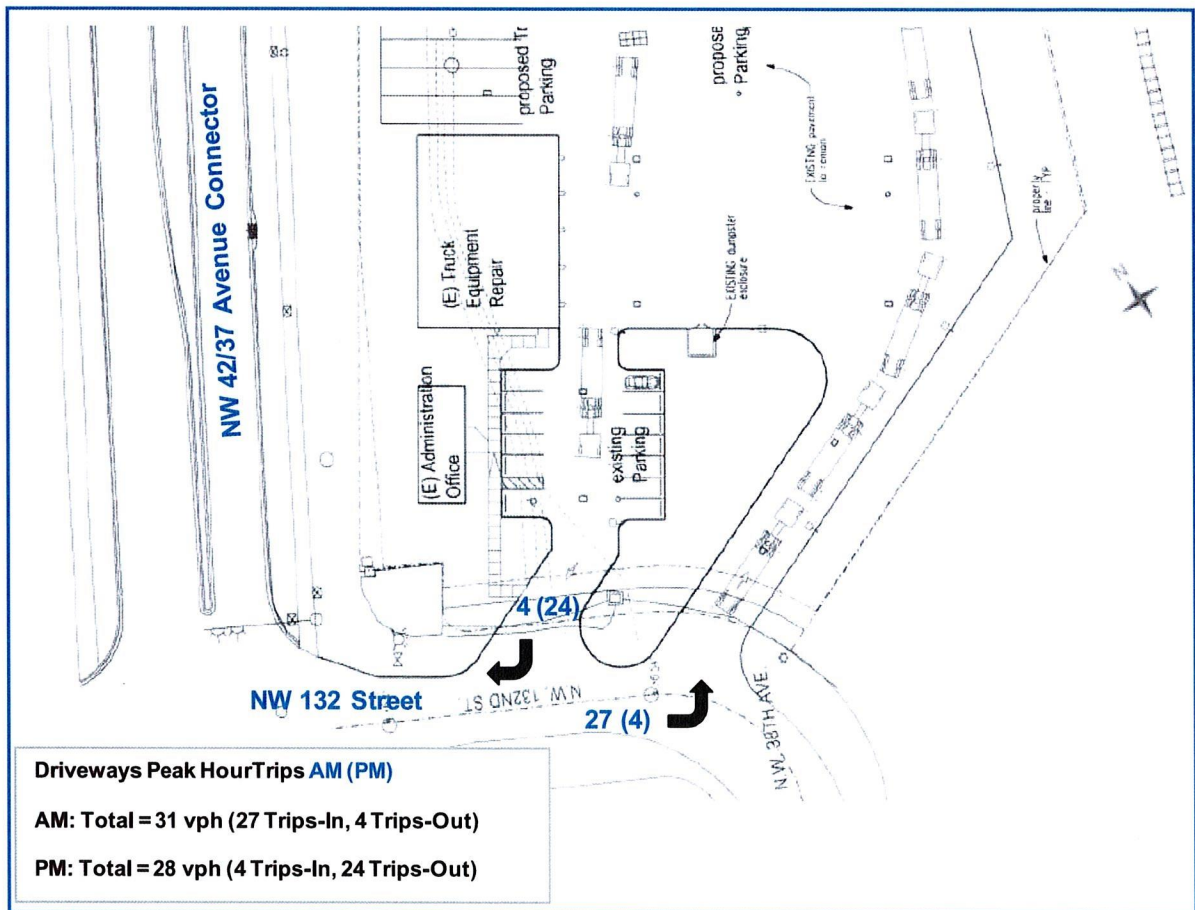
Table 3: Directional Trip Distribution Percentages

DIRECTION	DISTRIBUTION PERCENTAGES (%)		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR
	2015	2045	2022
NNE	17.40	14.80	16.79
ENE	17.30	16.00	17.00
ESE	7.90	6.00	7.46
SSE	12.10	14.50	12.66
SSW	18.00	17.30	17.84
WSW	8.80	11.30	9.38
WNW	6.20	7.50	6.50
NNW	12.30	12.60	12.37
TOTAL	100.00	100.00	100.00

Additionally, the net external trips have been further distributed into the four quadrants: North, South, East and West. Table 4 contains the directional trip distribution for the AM and PM peak hour while Figure 4 depicts the driveway trips for the AM and PM peak hour.

Table 4: Directional Trip Distribution

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR TRIPS			PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL	IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	8	1	9	1	7	8
ENE	17.00								
ESE	7.46	EAST	24.45%	7	1	8	1	6	7
SSE	12.66								
SSW	17.84	SOUTH	30.50%	8	2	10	2	7	9
WSW	9.38								
WNW	6.50	WEST	15.89%	4	0	4	0	4	4
NNW	12.37								
TOTAL	100.00		100.00%	27	4	31	4	24	28

Figure 4: Driveway Trips - AM & PM Peak Hour

Conclusion

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



Appendix 1: Trip Generation



TABLE: A1

TRIP GENERATION ANALYSIS

AM PEAK HOUR

Project Name: Recycling Facility

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	AM PEAK HOUR TRIPS			
				%	IN	%	OUT
Proposed							
General Light Industrial (Recycling Facility)	43,904 Th.SF.	110	0.70	88%	27	12%	4
External Trips (Proposed Site Gross Trips)				88%	27	12%	4
							31

Notes:
 Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.
 Th.SF. = 1,000 Square Feet

TABLE: A2

TRIP GENERATION ANALYSIS PM PEAK HOUR

Project Name: Recycling Facility

LAND USE (LU)	UNITS	ITE LU CODE	ITE TRIP GENERATION RATE	PM PEAK HOUR TRIPS			
				%	IN	%	OUT
Proposed							
General Light Industrial (Recycling Facility)	43,904 Th.SF.	110	0.63	13%	4	87%	24
External Trips (Proposed Site Gross Trips)				13%	4	87%	24
							28

Notes:

Sources: ITE Trip Generation, 10th Edition & ITE Trip Generation Handbook, 3rd Edition.

Th.SF. = 1,000 Square Feet

General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 45
 1000 Sq. Ft. GFA: 73
 Directional Distribution: 58% entering, 12% exiting

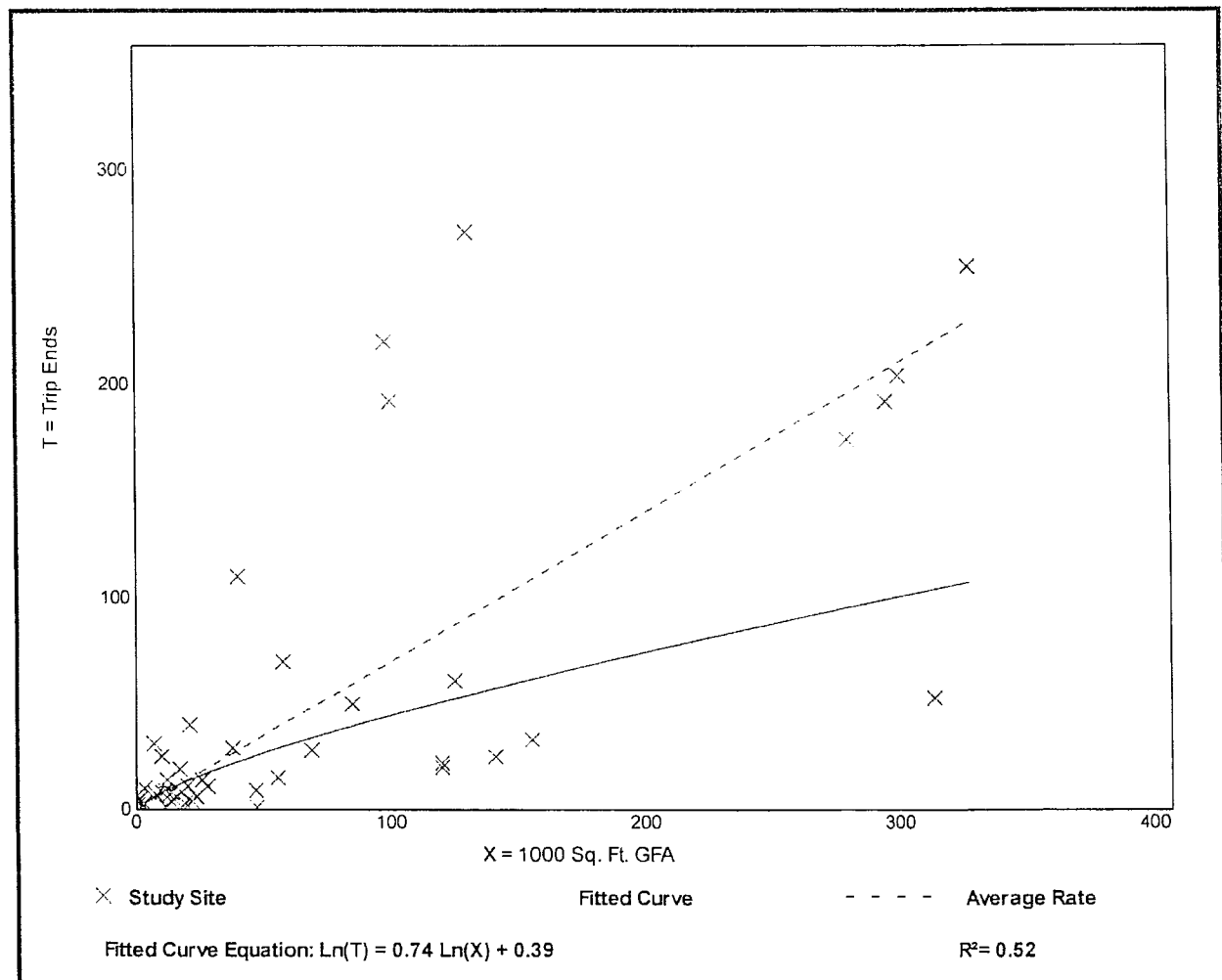
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate
0.70

Range of Rates
0.02 - 4.46

Standard Deviation
0.65

Data Plot and Equation



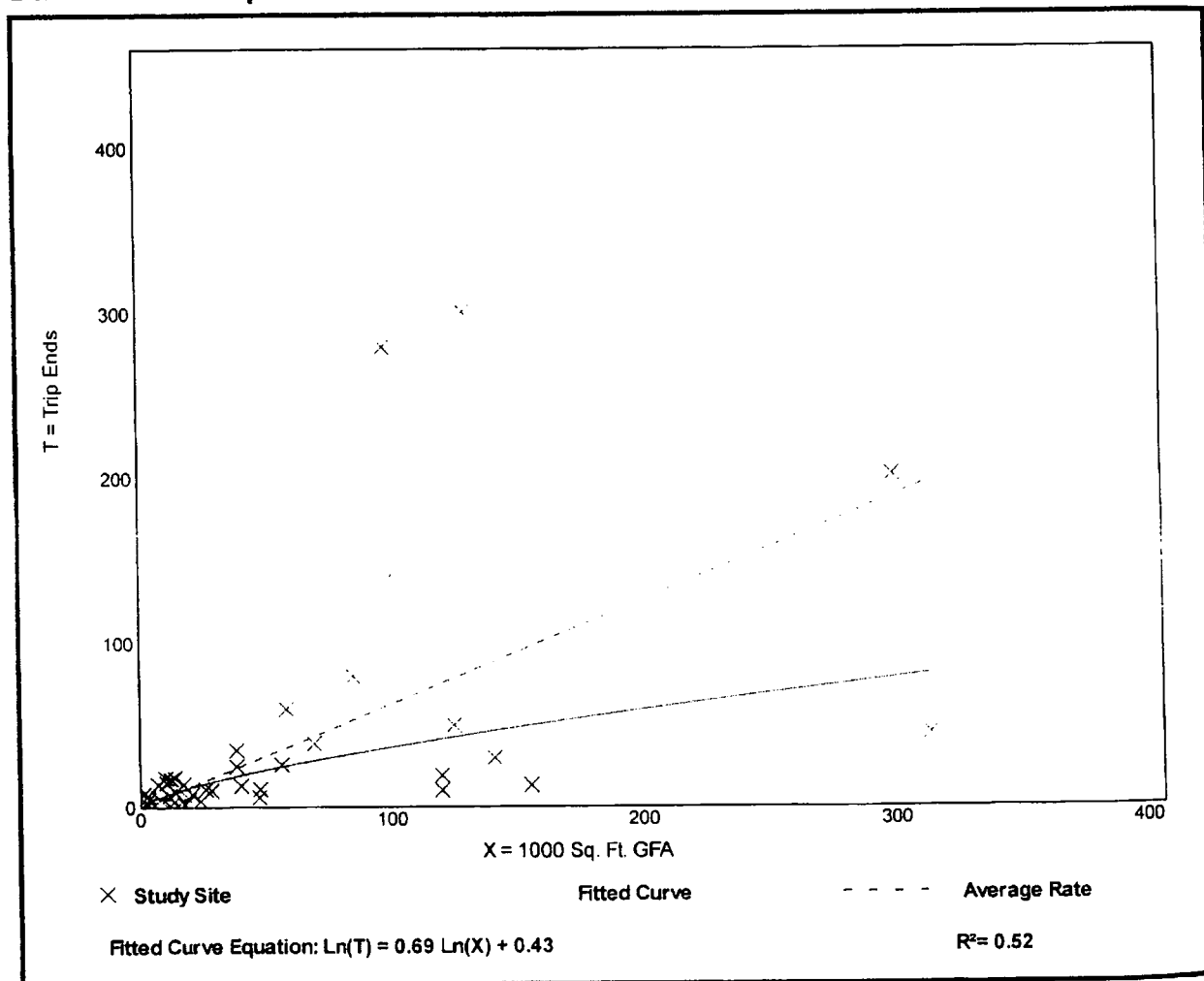
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 1000 Sq. Ft. GFA: 67
 Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation

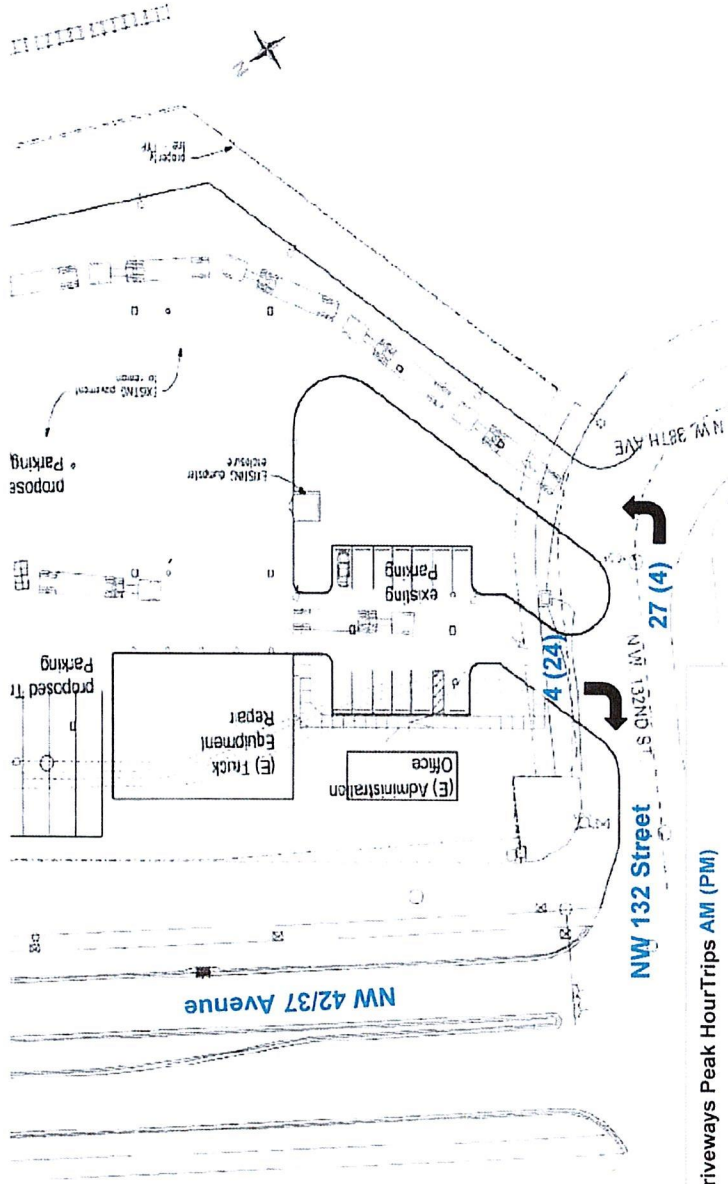


Appendix 2: Trip Distribution & Driveway Trips



DRIVEWAYS PEAK HOUR TRIPS

Project Name: Recycling Facility



Driveways Peak HourTrips AM (PM)

AM: Total = 31 vph (27 Trips-In, 4 Trips-Out)

PM: Total = 28 vph (4 Trips-In, 24 Trips-Out)

TABLE: A3

Cardinal Distribution
AM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273

Project Name: Recycling Facility

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	8	1	9
ENE	17.00					
ESE	7.46	EAST	24.45%	7	1	8
SSE	12.66					
SSW	17.84	SOUTH	30.50%	8	2	10
WSW	9.38					
WNW	6.50	WEST	15.89%	4	0	4
NNW	12.37					
TOTAL	100.00		100.00%	27	4	31

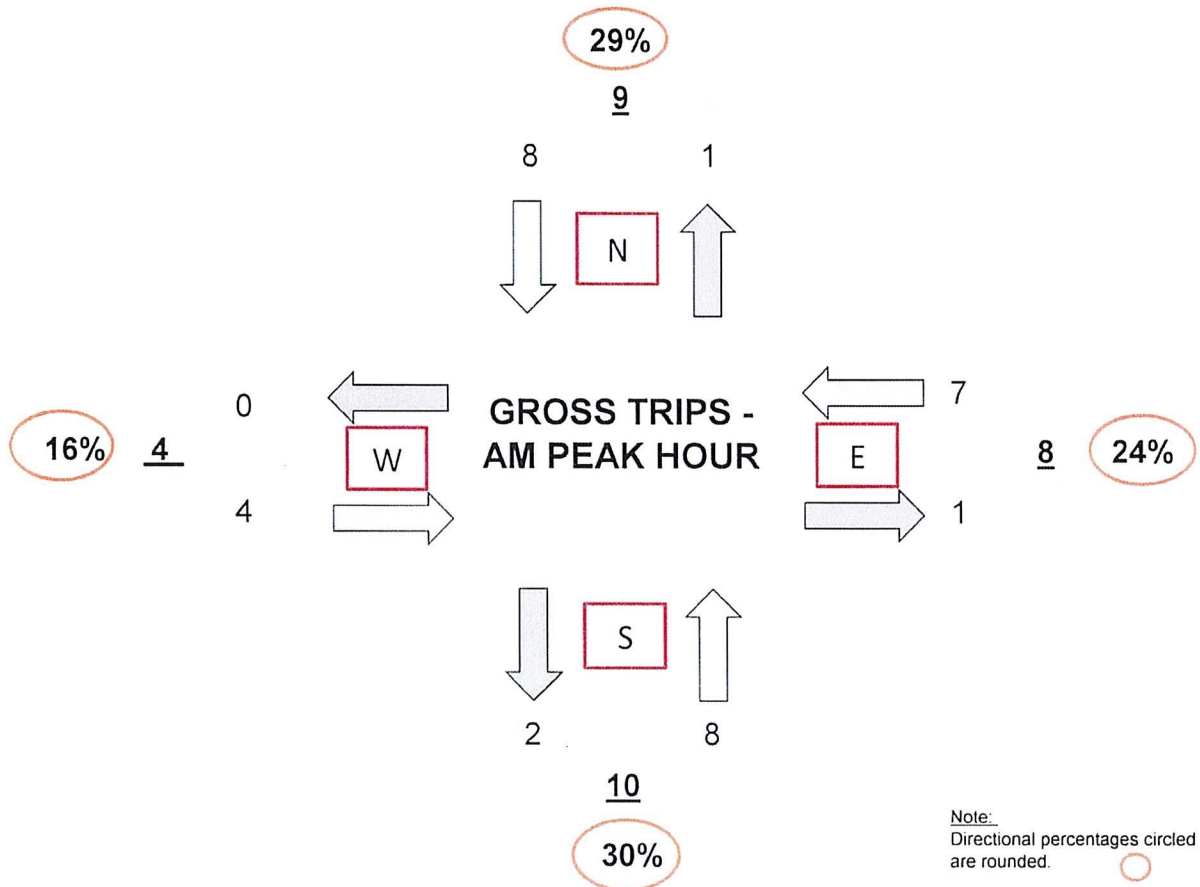


TABLE: A3-1

Cardinal Distribution
AM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION PERCENTAGES (%)			AM PEAK HOUR TRIPS		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2015	2045	2022			
NNE	17.40	14.80	16.79	5	1	6
ENE	17.30	16.00	17.00	5	1	6
ESE	7.90	6.00	7.46	2	0	2
SSE	12.10	14.50	12.66	3	1	4
SSW	18.00	17.30	17.84	5	1	6
WSW	8.80	11.30	9.38	2	0	2
WNW	6.20	7.50	6.50	2	0	2
NNW	12.30	12.60	12.37	3	0	3
TOTAL	100.00	100.00	100.00	27	4	31

Note:

Based on Miami-Dade Transportation Planning Organization 2045 LRTP Directional Trip Distribution Report, September 2019. Since the current data is only available for the model years 2015 and 2045, the eight (8) cardinal directions were interpolated to the design year of 2022.

TABLE: A3-2

AM PEAK HOUR IN OUT TOTAL
 TRIPS: 27 4 31
 PERCENT: 87.10% 12.90% (Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	16.79	4.534	5	0.672	1	6
ENE	17.00	4.589	5	0.680	1	6
ESE	7.46	2.013	2	0.298	0	2
SSE	12.66	3.418	3	0.506	1	4
SSW	17.84	4.816	5	0.713	1	6
WSW	9.38	2.534	2	0.375	0	2
WNW	6.50	1.756	2	0.260	0	2
NNW	12.37	3.340	3	0.495	0	3
TOTAL	100.00	27.000	27	4.000	4	31

TABLE: A4

Cardinal Distribution
PM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	PM PEAK HOUR TRIPS		
				IN	OUT	TOTAL
NNE	16.79	NORTH	29.16%	1	7	8
ENE	17.00					
ESE	7.46	EAST	24.45%	1	6	7
SSE	12.66					
SSW	17.84	SOUTH	30.50%	2	7	9
WSW	9.38					
WNW	6.50	WEST	15.89%	0	4	4
NNW	12.37					
TOTAL	100.00		100.00%	4	24	28

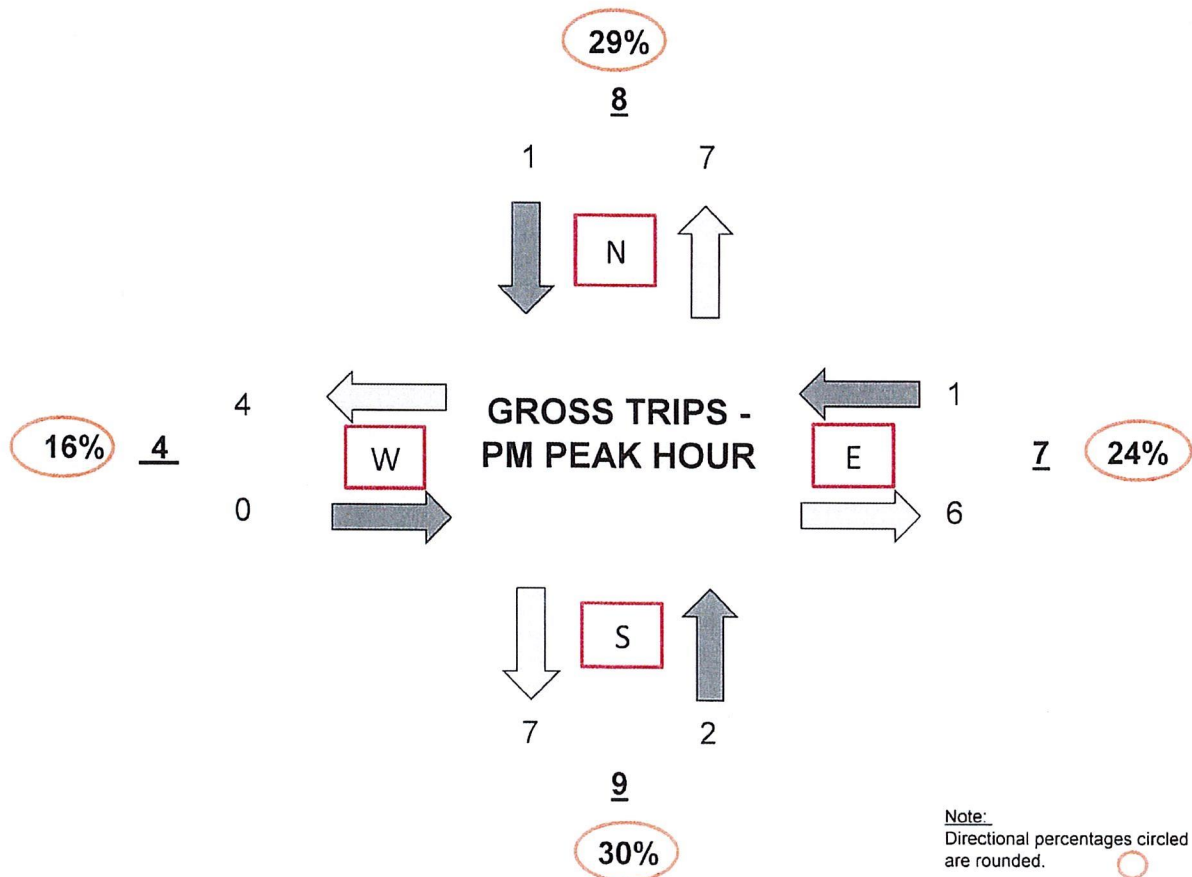


TABLE: A4-1

Cardinal Distribution
PM Peak Hour (Weekday)
Traffic Analysis Zone (TAZ) 273
 Project Name: Recycling Facility

DIRECTION	DISTRIBUTION PERCENTAGES (%)			PM PEAK HOUR TRIPS		
	MIAMI-DADE LRTP MODEL YEAR	DESIGN YEAR		IN	OUT	TOTAL
	2015	2045				
NNE	17.40	14.80	16.79	1	4	5
ENE	17.30	16.00	17.00	1	4	5
ESE	7.90	6.00	7.46	0	2	2
SSE	12.10	14.50	12.66	1	3	4
SSW	18.00	17.30	17.84	1	4	5
WSW	8.80	11.30	9.38	0	2	2
WNW	6.20	7.50	6.50	0	2	2
NNW	12.30	12.60	12.37	0	3	3
TOTAL	100.00	100.00	100.00	4	24	28

Note:

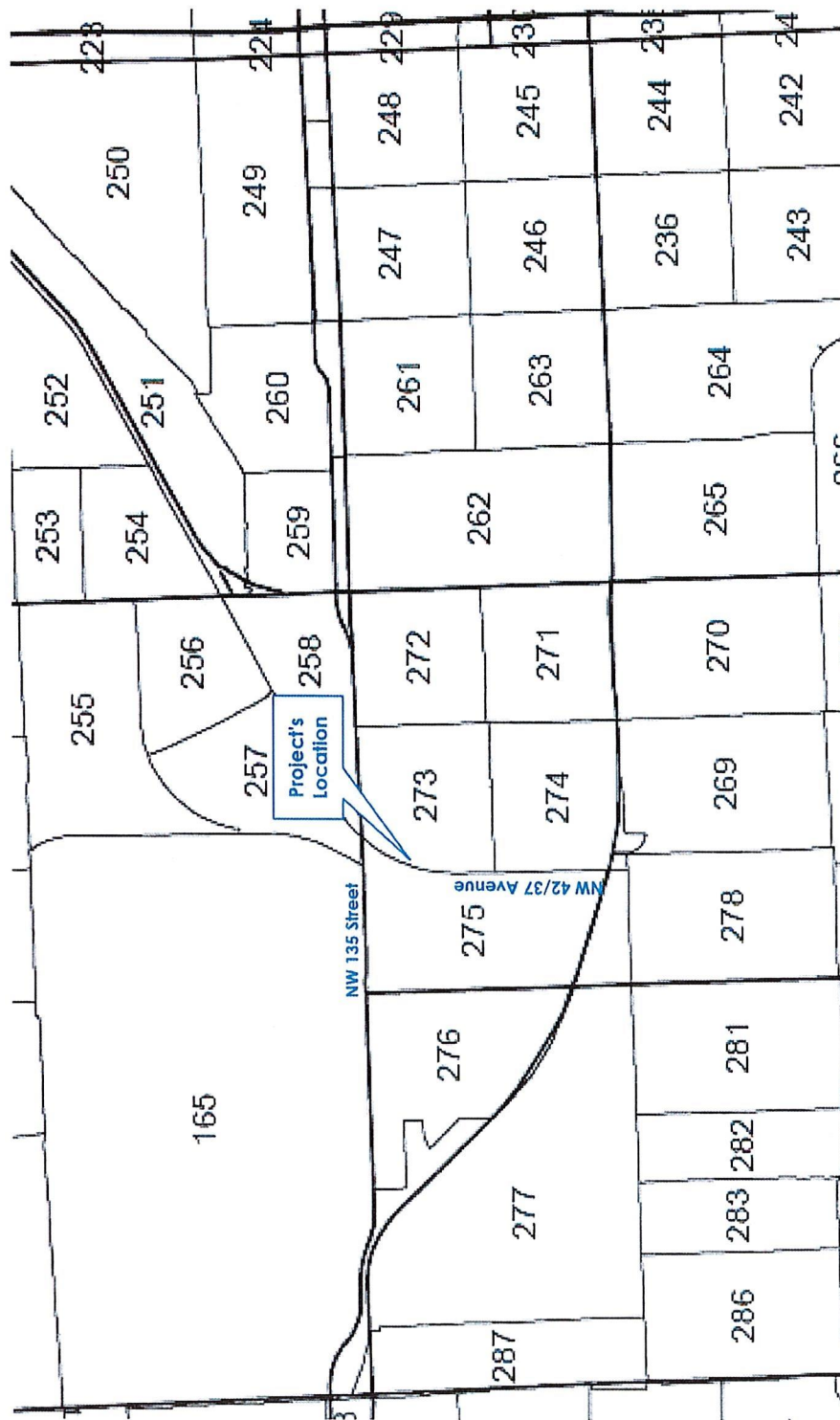
Based on Miami-Dade Transportation Planning Organization 2045 LRTP Directional Trip Distribution Report, September 2019. Since the current data is only available for the model years 2015 and 2045, the eight (8) cardinal directions were interpolated to the design year of 2022.

TABLE: A4-2

PM PEAK HOUR	IN	OUT	TOTAL
TRIPS:	4	24	28
PERCENT:	14.29%	85.71%	(Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	16.79	0.672	1	4.030	4	5
ENE	17.00	0.680	1	4.079	4	5
ESE	7.46	0.298	0	1.790	2	2
SSE	12.66	0.506	1	3.038	3	4
SSW	17.84	0.713	1	4.281	4	5
WSW	9.38	0.375	0	2.252	2	2
WNW	6.50	0.260	0	1.561	2	2
NNW	12.37	0.495	0	2.969	3	3
TOTAL	100.00	4.000	4	24.000	24	28

TRAFFIC ANALYSIS ZONE (TAZ)





MIAMI-DADE TRANSPORTATION PLANNING ORGANIZATION

2045 LRTP

SUPPORTING DOCUMENTS

DIRECTIONAL TRIP DISTRIBUTION REPORT

SEPTEMBER 2019

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	367	294	161	385	338	254	214	305	2,375
261	3161	Percent	15.8	12.7	7.0	16.6	14.6	10.9	9.2	13.2	
262	3162	Trips	558	444	335	596	680	405	364	517	4,002
262	3162	Percent	14.3	11.4	8.6	15.3	17.4	10.4	9.3	13.3	
263	3163	Trips	245	188	171	318	343	185	173	295	1,943
263	3163	Percent	12.8	9.8	8.9	16.6	17.9	9.7	9.0	15.4	
264	3164	Trips	350	331	203	476	382	387	141	342	2,689
264	3164	Percent	13.4	12.7	7.8	18.2	14.6	14.8	5.4	13.1	
265	3165	Trips	468	253	211	433	384	312	182	334	2,591
265	3165	Percent	18.2	9.8	8.2	16.8	14.9	12.1	7.0	13.0	
266	3166	Trips	298	198	152	290	328	316	119	239	1,955
266	3166	Percent	15.4	10.2	7.8	15.0	16.9	16.3	6.1	12.3	
267	3167	Trips	232	128	99	212	169	213	114	176	1,354
267	3167	Percent	17.3	9.5	7.4	15.8	12.6	15.9	8.5	13.1	
268	3168	Trips	122	117	110	145	165	168	55	112	1,011
268	3168	Percent	12.3	11.7	11.1	14.6	16.7	16.9	5.6	11.2	
269	3169	Trips	662	403	383	590	941	505	328	543	4,399
269	3169	Percent	15.2	9.3	8.8	13.5	21.6	11.6	7.5	12.5	
270	3170	Trips	3,024	1,243	390	519	758	625	565	2,491	9,620
270	3170	Percent	31.5	12.9	4.1	5.4	7.9	6.5	5.9	25.9	
271	3171	Trips	400	322	174	310	428	194	228	293	2,364
271	3171	Percent	17.0	13.7	7.4	13.2	18.2	8.3	9.7	12.5	
272	3172	Trips	497	425	303	419	488	412	204	461	3,363
272	3172	Percent	15.5	13.2	9.5	13.1	15.2	12.9	6.4	14.4	
273	3173	Trips	395	394	180	276	409	201	142	280	2,325
273	3173	Percent	17.4	17.3	7.9	12.1	18.0	8.8	6.2	12.3	
274	3174	Trips	189	159	102	129	256	148	94	157	1,242
274	3174	Percent	15.3	12.9	8.3	10.4	20.8	12.0	7.6	12.7	
275	3175	Trips	920	578	380	670	742	542	325	491	4,665
275	3175	Percent	19.8	12.4	8.2	14.4	16.0	11.7	7.0	10.6	
276	3176	Trips	487	371	276	519	639	330	190	462	3,296
276	3176	Percent	14.9	11.3	8.4	15.9	19.5	10.1	5.8	14.1	
277	3177	Trips	164	103	99	207	227	130	119	127	1,177
277	3177	Percent	14.0	8.8	8.4	17.6	19.3	11.1	10.1	10.8	
278	3178	Trips	154	79	66	125	230	142	77	128	1,001
278	3178	Percent	15.4	7.9	6.6	12.5	23.0	14.2	7.7	12.8	
279	3179	Trips	225	120	127	166	298	186	118	189	1,447
279	3179	Percent	15.7	8.4	8.9	11.6	20.9	13.1	8.3	13.2	
280	3180	Trips	156	94	89	141	205	203	99	134	1,145
280	3180	Percent	13.9	8.4	7.9	12.6	18.3	18.1	8.8	11.9	
281	3181	Trips	653	346	270	641	856	577	287	364	4,145
281	3181	Percent	16.4	8.7	6.8	16.0	21.4	14.4	7.2	9.1	
282	3182	Trips	256	229	149	287	431	217	84	158	1,815
282	3182	Percent	14.1	12.6	8.2	15.9	23.8	12.0	4.6	8.7	
283	3183	Trips	262	221	107	450	315	412	146	327	2,282
283	3183	Percent	11.7	9.9	4.8	20.1	14.1	18.4	6.5	14.6	
284	3184	Trips	262	166	200	384	261	283	150	203	1,920
284	3184	Percent	13.7	8.7	10.5	20.1	13.7	14.8	7.9	10.6	
285	3185	Trips	102	98	85	170	119	94	76	134	887
285	3185	Percent	11.6	11.2	9.7	19.3	13.5	10.8	8.7	15.3	
286	3186	Trips	408	423	354	832	651	566	296	426	4,014
286	3186	Percent	10.3	10.7	8.9	21.0	16.5	14.3	7.5	10.8	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	361	358	126	499	512	378	362	285	2,991
261	3161	Percent	12.5	12.4	4.4	17.3	17.8	13.1	12.6	9.9	
262	3162	Trips	719	606	289	1,008	1,004	692	603	665	5,701
262	3162	Percent	12.9	10.9	5.2	18.0	18.0	12.4	10.8	11.9	
263	3163	Trips	318	259	143	426	380	259	209	291	2,308
263	3163	Percent	13.9	11.3	6.2	18.7	16.6	11.4	9.2	12.7	
264	3164	Trips	662	465	225	799	825	630	458	580	4,769
264	3164	Percent	14.3	10.0	4.9	17.2	17.8	13.6	9.9	12.5	
265	3165	Trips	660	460	300	877	693	577	443	594	4,654
265	3165	Percent	14.4	10.0	6.5	19.0	15.1	12.5	9.6	12.9	
266	3166	Trips	408	243	267	474	501	434	331	479	3,183
266	3166	Percent	13.0	7.8	8.5	15.1	16.0	13.9	10.6	15.3	
267	3167	Trips	250	146	107	231	189	232	126	136	1,425
267	3167	Percent	17.6	10.3	7.6	16.3	13.3	16.4	8.9	9.6	
268	3168	Trips	175	131	91	171	187	202	130	90	1,193
268	3168	Percent	14.8	11.2	7.8	14.6	15.9	17.2	11.0	7.6	
269	3169	Trips	873	542	410	748	1,066	584	469	724	5,512
269	3169	Percent	16.1	10.0	7.6	13.8	19.7	10.8	8.7	13.4	
270	3170	Trips	3,789	1,163	487	509	811	745	787	2,881	11,224
270	3170	Percent	33.9	10.4	4.4	4.6	7.3	6.7	7.0	25.8	
271	3171	Trips	441	400	148	495	522	329	360	384	3,089
271	3171	Percent	14.3	13.0	4.8	16.1	17.0	10.7	11.7	12.5	
272	3172	Trips	578	579	246	637	658	518	390	481	4,261
272	3172	Percent	14.2	14.2	6.0	15.6	16.1	12.7	9.6	11.8	
273	3173	Trips	422	455	171	414	491	323	212	359	2,941
273	3173	Percent	14.8	16.0	6.0	14.5	17.3	11.3	7.5	12.6	
274	3174	Trips	211	199	106	231	262	179	145	143	1,484
274	3174	Percent	14.3	13.5	7.2	15.6	17.7	12.2	9.8	9.7	
275	3175	Trips	896	834	417	867	1,015	627	461	587	5,790
275	3175	Percent	15.7	14.6	7.3	15.2	17.8	11.0	8.1	10.3	
276	3176	Trips	582	590	463	858	883	428	401	446	4,694
276	3176	Percent	12.5	12.7	10.0	18.5	19.0	9.2	8.6	9.6	
277	3177	Trips	171	152	91	274	254	159	123	146	1,370
277	3177	Percent	12.5	11.1	6.7	20.0	18.6	11.6	9.0	10.6	
278	3178	Trips	386	262	162	342	523	316	244	242	2,524
278	3178	Percent	15.6	10.6	6.6	13.8	21.1	12.8	9.9	9.8	
279	3179	Trips	234	200	169	260	354	204	178	204	1,836
279	3179	Percent	13.0	11.1	9.4	14.4	19.6	11.3	9.9	11.3	
280	3180	Trips	165	170	98	209	234	190	126	130	1,350
280	3180	Percent	12.5	12.9	7.4	15.8	17.7	14.4	9.5	9.9	
281	3181	Trips	638	449	369	850	937	562	304	432	4,701
281	3181	Percent	14.0	9.9	8.1	18.7	20.7	12.4	6.7	9.5	
282	3182	Trips	289	177	177	366	413	242	167	200	2,056
282	3182	Percent	14.2	8.7	8.7	18.0	20.3	11.9	8.2	9.9	
283	3183	Trips	232	274	182	558	353	372	189	254	2,488
283	3183	Percent	9.6	11.4	7.6	23.1	14.6	15.4	7.8	10.5	
284	3184	Trips	309	229	215	523	364	292	261	216	2,463
284	3184	Percent	12.8	9.5	8.9	21.7	15.1	12.1	10.8	9.0	
285	3185	Trips	171	150	119	252	179	111	120	194	1,347
285	3185	Percent	13.2	11.6	9.2	19.5	13.8	8.6	9.3	15.0	
286	3186	Trips	498	498	325	896	752	506	353	523	4,417
286	3186	Percent	11.5	11.4	7.5	20.6	17.3	11.6	8.1	12.0	



Memorandum

TO: John E. Pate, City Manager

FROM: Gregory Gay, PCD Director
Gerald Lee, Zoning Official/Planner
Corion DeLaine, City Planner

DATE: May 5th, 2021

RE: 3805 NW 132 Street, LLC: Commission Inquiries

Per the inquiries from the City Commission regarding the C&D Processing facility at 3805 NW 132nd Street, here are PCD Staff findings provided by the developer/business operator.

. FOR SITE PLAN:

1. **Stormwater drainage system:** There is an existing City of Opa-locka approved stormwater drainage system installed at the site.
During the DERM permitting process, additional stormwater drains shall be added if the calculations require them.
There is no retention pond on-site.
2. **Traffic Study:** A traffic study of the proposed C&D MRF facility shall be conducted and the report shall be submitted to the City of Opa-locka. The study is expected to take a week. Approximately 95% of the incoming vehicles is expected to be 10 cubic-yard trucks bearing C&D materials and only 5% is expected to be 100 cubic-yard trucks. The current capacity of the site is 50 x 100 cubic-yard trucks. When the C&D facility is operational, the capacity shall be sufficient to handle all incoming trucks.

FOR DA:

3. **Employment Opportunities for Opa-locka residents:** The number of new hires is projected to be 5. Depending on the various job descriptions and skills needed for each job, preference shall be given to the City residents.

4. **Environmental Protection and long term impact:** The basic environmental issues for any facility are impacts to air, soil, groundwater and surface water.

Air: The C&D operations shall be performed in an enclosed building and dust control shall be implemented using dust suppression units. These units shall spray a fine mist of water over the tipping and process areas inside the building. No material shall be stored, handled or loaded outside the enclosed building. Delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that vehicle movements shall not generate dust.

Groundwater and Soil: The C&D operations shall be conducted inside a building and the demolition materials shall not be in contact with open ground. The type of C&D materials accepted by the facility is dry in nature with zero or negligible moisture content and will not runoff outside the enclosed building. No material shall be stored, handled or loaded outside the enclosed building. Delivery vehicles shall not be allowed to remove tarps until prior to tipping inside the building. The site shall remain paved so that the soil cannot be contaminated by any inadvertent C&D materials.

5. **The DERM** permit shall include the following:

Boundary Survey

Site Plan

Materials Storage/Processing Activities

Operations Plan

Contingency/Emergency Plan

Closure Plan

Groundwater Monitoring Plan

Stormwater Management Permit (if needed, since there is a current City approved system)

Financial Assurance Cost Estimate Form (included as a template attachment)

*The City can include the highlighted requirements in the DA, for additional reassurance.

Please note that once the DERM permit has been obtained and the facility is operational, DERM inspectors shall be monitoring the activities at the facility for compliance with DERM permit conditions. This is not a grandfathered facility; a new facility is subject to all applicable codes of Miami-Dade County.

END OF MEMORANDUM



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form # 62-701.900(28), F.A.C.

Form Title: Closure Cost Estimating Form
For Solid Waste Facilities

Effective Date: January 6, 2010

Incorporated in Rule 62-701.630(3), F.A.C.

CLOSURE COST ESTIMATING FORM FOR SOLID WASTE FACILITIES

Date of DEP Approval: _____

I. GENERAL INFORMATION:

Facility Name: _____ WACS ID: _____

Permit Application or Consent Order No.: _____ Expiration Date: _____

Facility Address: _____

Permittee or Owner/Operator: _____

Mailing Address: _____

Latitude: _____ Longitude: _____

Coordinate Method: _____ Datum: _____

Collected by: _____ Company/Affiliation: _____

Solid Waste Disposal Units Included in Estimate:

Phase / Cell	Acres	Date Unit Began Accepting Waste	Active Life of Unit From Date of Initial Receipt of Waste	If active: Remaining life of unit	If closed: Date last waste received	If closed: Official date of closing

Total disposal unit acreage included in this estimate: _____ Closure: _____ Long-Term Care: _____

Facility type: ☐ Class I ☐ Class III ☐ C&D Debris Disposal
(Check all that apply) ☐ Other: _____

II. TYPE OF FINANCIAL ASSURANCE DOCUMENT (Check type)

- ☐ Letter of Credit* ☐ Insurance Certificate ☐ Escrow Account
☐ Performance Bond* ☐ Financial Test ☐ Form 29 (FA Deferral)
☐ Guarantee Bond* ☐ Trust Fund Agreement

* - Indicates mechanisms that require the use of a Standby Trust Fund Agreement

Northwest District
160 Government Center
Pensacola, FL 32502-5794
850-595-8360

Northeast District
7825 Baymeadows Way, Ste. B200
Jacksonville, FL 32256-7590
904-807-3300

Central District
3319 Maguire Blvd., Ste. 232
Orlando, FL 32803-3767
407-894-7555

Southwest District
13051 N. Telecom Pky.
Temple Terrace, FL 33637
813-632-7600

South District
2295 Victoria Ave., Ste. 364
Fort Myers, FL 33901-3881
239-332-6975

Southeast District
400 N. Congress Ave., Ste. 200
West Palm Beach, FL 33401
561-681-6600

III. ESTIMATE ADJUSTMENT

40 CFR Part 264 Subpart H as adopted by reference in Rule 62-701.630, Florida Administrative Code, (F.A.C.) sets forth the method of annual cost estimate adjustment. Cost estimates may be adjusted by using an inflation factor or by recalculating the maximum costs of closure in current dollars. Select one of the methods of cost estimate adjustment below.

☐ **(a) Inflation Factor Adjustment**

☐ **(b) Recalculated or New Cost Estimates**

Inflation adjustment using an inflation factor may only be made when a Department approved closure cost estimate exists and no changes have occurred in the facility operation which would necessitate modification to the closure plan. The inflation factor is derived from the most recent Implicit Price Deflator for Gross National Product published by the U.S. Department of Commerce in its survey of Current Business. The inflation factor is the result of dividing the latest published annual Deflatory by the Deflator for the previous year. The inflation factor may also be obtained from the Solid Waste website www.dep.state.fl.us/waste/categories/swfr or call the Financial Coordinator at (850) 245-8706.

This adjustment is based on the Department approved closing cost estimate dated: _____

Latest Department Approved Closing Cost Estimate:	Current Year Inflation Factor, e.g. 1.02		Inflation Adjusted Closing Cost Estimate:
_____	× _____	=	_____

This adjustment is based on the Department approved long-term care cost estimate dated: _____

Latest Department Approved Annual Long-Term Care Cost Estimate:	Current Year Inflation Factor, e.g. 1.02		Inflation Adjusted Annual Long-Term Care Cost Estimate:
_____	× _____	=	_____
Number of Years of Long Term Care Remaining:		×	_____
Inflation Adjusted Long-Term Care Cost Estimate:		=	_____

Signature by: ☐ **Owner/Operator** ☐ **Engineer** (check what applies)

Signature

Address

Name & Title

City, State, Zip Code

Date

E-Mail Address

Telephone Number

IV. ESTIMATED CLOSING COST (check what applies)☐ **Recalculated Cost Estimate**☐ **New Facility Cost Estimate**

- Notes: 1. Cost estimates for the time period when the extent and manner of landfill operation makes closing most exp
2. Cost estimate must be certified by a professional engineer.
3. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.
4. In some cases, a price quote in support of individual item estimates may be required.

Description	Unit	Number of Units	Cost / Unit	Total Cost
1. Proposed Monitoring Wells (Do not include wells already in existence.)				
EA				
Subtotal Proposed Monitoring Wells:				
2. Slope and Fill (bedding layer between waste and barrier layer):				
Excavation	CY			
Placement and Spreading	CY			
Compaction	CY			
Off-Site Material	CY			
Delivery	CY			
Subtotal Slope and Fill:				
3. Cover Material (Barrier Layer):				
Off-Site Clay	CY			
Synthetics - 40 mil	SY			
Synthetics - GCL	SY			
Synthetics - Geonet	SY			
Synthetics - Other (explain)				
Subtotal Cover Material:				
4. Top Soil Cover:				
Off-Site Material	CY			
Delivery	CY			
Spread	CY			
Subtotal Top Soil Cover:				
5. Vegetative Layer				
Sodding	SY			
Hydroseeding	AC			
Fertilizer	AC			
Mulch	AC			
Other (explain)				
Subtotal Vegetative Layer:				
6. Stormwater Control System:				
Earthwork	CY			
Grading	SY			
Piping	LF			
Ditches	LF			
Berms	LF			
Control Structures	EA			
Other (explain)				
Subtotal Stormwater Control System:				

Description	Unit	Number of Units	Cost / Unit	Total Cost
7. Passive Gas Control:				
Wells	EA	_____	_____	_____
Pipe and Fittings	LF	_____	_____	_____
Monitoring Probes	EA	_____	_____	_____
NSPS/Title V requirements	LS	1	_____	_____
Subtotal Passive Gas Control:				_____
8. Active Gas Extraction Control:				
Traps	EA	_____	_____	_____
Sumps	EA	_____	_____	_____
Flare Assembly	EA	_____	_____	_____
Flame Arrestor	EA	_____	_____	_____
Mist Eliminator	EA	_____	_____	_____
Flow Meter	EA	_____	_____	_____
Blowers	EA	_____	_____	_____
Collection System	LF	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Active Gas Extraction Control:				_____
9. Security System:				
Fencing	LF	_____	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
Subtotal Security System:				_____
10. Engineering:				
Closure Plan Report	LS	1	_____	_____
Certified Engineering Drawings	LS	1	_____	_____
NSPS/Title V Air Permit	LS	1	_____	_____
Final Survey	LS	1	_____	_____
Certification of Closure	LS	1	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Engineering:				_____

Description	Hours	Cost / Hour	Hours	Cost / Hour	Total Cost
11. Professional Services					
	<u>Contract Management</u>		<u>Quality Assurance</u>		
P.E. Supervisor	_____	_____	_____	_____	_____
On-Site Engineer	_____	_____	_____	_____	_____
Office Engineer	_____	_____	_____	_____	_____
On-Site Technician	_____	_____	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____	_____

Description	Unit	Number of Units	Cost / Unit	Total Cost
Quality Assurance Testing	LS	1	_____	_____
Subtotal Professional Services:				_____

Subtotal of 1-11 Above: _____

12. Contingency _____ % of Subtotal of 1-11 Above
Subtotal Contingency: _____

Estimated Closing Cost Subtotal: _____

Description	Total Cost
13. Site Specific Costs	
Mobilization	_____
Waste Tire Facility	_____
Materials Recovery Facility	_____
Special Wastes	_____
Leachate Management System Modification	_____
Other (explain) _____	_____
_____	Subtotal Site Specific Costs: _____

TOTAL ESTIMATED CLOSING COSTS (\$): _____

V. ANNUAL COST FOR LONG-TERM CARE

See 62-701.600(1)a.1., 62-701.620(1), 62-701.630(3)a. and 62-701.730(11)b. F.A.C. for required term length. For landfills certified closed and Department accepted, enter the remaining long-term care length as "Other" and provide years remaining.

(Check Term Length) ☐ 5 Years ☐ 20 Years ☐ 30 Years ☐ Other, ____ Years

Notes: 1. Cost estimates must be certified by a professional engineer.

2. Cost estimates based on third party suppliers of material, equipment and labor at fair market value.

3. In some cases, a price quote in support of individual item estimates may be required.

All items must be addressed. Attach a detailed explanation for all entries left blank.

Description	Sampling Frequency (Events / Year)	Number of Wells	(Cost / Well) / Event	Annual Cost
1. Groundwater Monitoring [62-701.510(6), and (8)(a)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Groundwater Monitoring:				_____
2. Surface Water Monitoring [62-701.510(4), and (8)(b)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Surface Water Monitoring:				_____
3. Gas Monitoring [62-701.400(10)]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Subtotal Gas Monitoring:				_____
4. Leachate Monitoring [62-701.510(5), (6)(b) and 62-701.510(8)c]				
Monthly	12	_____	_____	_____
Quarterly	4	_____	_____	_____
Semi-Annually	2	_____	_____	_____
Annually	1	_____	_____	_____
Other (explain) _____	_____	_____	_____	_____
Subtotal Leachate Monitoring:				_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
5. Leachate Collection/Treatment Systems Maintenance				
<u>Maintenance</u>				
Collection Pipes	LF	_____	_____	_____
Sumps, Traps	EA	_____	_____	_____
Lift Stations	EA	_____	_____	_____
Cleaning	LS	1	_____	_____
Tanks	EA	_____	_____	_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
5. (continued)				
<u>Impoundments</u>				
Liner Repair	SY	_____	_____	_____
Sludge Removal	CY	_____	_____	_____
<u>Aeration Systems</u>				
Floating Aerators	EA	_____	_____	_____
Spray Aerators	EA	_____	_____	_____
<u>Disposal</u>				
Off-site (Includes transportation and disposal)	1000 gallon	_____	_____	_____
Subtotal Leachate Collection / Treatment Systems Maintenance:				_____
6. Groundwater Monitoring Well Maintenance				
Monitoring Wells	LF	_____	_____	_____
Replacement	EA	_____	_____	_____
Abandonment	EA	_____	_____	_____
Subtotal Groundwater Monitoring Well Maintenance:				_____
7. Gas System Maintenance				
Piping, Vents	LF	_____	_____	_____
Blowers	EA	_____	_____	_____
Flaring Units	EA	_____	_____	_____
Meters, Valves	EA	_____	_____	_____
Compressors	EA	_____	_____	_____
Flame Arrestors	EA	_____	_____	_____
Operation	LS	1	_____	_____
Subtotal Gas System Maintenance:				_____
8. Landscape Maintenance				
Mowing	AC	_____	_____	_____
Fertilizer	AC	_____	_____	_____
Subtotal Landscape Maintenance:				_____
9. Erosion Control and Cover Maintenance				
Sodding	SY	_____	_____	_____
Regrading	AC	_____	_____	_____
Liner Repair	SY	_____	_____	_____
Clay	CY	_____	_____	_____
Subtotal Erosion Control and Cover Maintenance:				_____
10. Storm Water Management System Maintenance				
Conveyance Maintenance	LS	1	_____	_____
Subtotal Storm Water Management System Maintenance:				_____
11. Security System Maintenance				
Fences	L6	1	_____	_____
Gate(s)	EA	_____	_____	_____
Sign(s)	EA	_____	_____	_____
Subtotal Security System Maintenance:				_____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
12. Utilities	LS	1		
Subtotal Utilities:				

13. Leachate Collection/Treatment Systems Operation
Operation

P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR			
OnSite Technician	HR			
Materials	LS	1		

Subtotal Leachate Collection/Treatment Systems Operation: _____

14. Administrative

P.E. Supervisor	HR			
On-Site Engineer	HR			
Office Engineer	HR			
OnSite Technician	HR			
Other _____				

Subtotal Administrative: _____

Subtotal of 1-14 Above: _____

15. Contingency _____ % of Subtotal of 1-14 Above
Subtotal Contingency: _____

Description	Unit	Number of Units / Year	Cost / Unit	Annual Cost
16. Site Specific Costs				
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Subtotal Site Specific Costs:				_____

ANNUAL LONG-TERM CARE COST (\$ / YEAR): _____

Number of Years of Long-Term Care: _____

TOTAL LONG-TERM CARE COST (\$): _____

VI. CERTIFICATION BY ENGINEER

This is to certify that the Cost Estimates pertaining to the engineering features of this solid waste management facility have been examined by me and found to conform to engineering principles applicable to such facilities. In my professional judgment, the Cost Estimates are a true, correct and complete representation of the financial liabilities for closing and/or long-term care of the facility and comply with the requirements of Rule 62-701.630 F.A.C. and all other Department of Environmental Protection rules, and statutes of the State of Florida. It is understood that the Cost Estimates shall be submitted to the Department annually, revised or adjusted as required by Rule 62-701.630(4), F.A.C.

_____ Signature	_____ Mailing Address
_____ Name and Title (please type)	_____ City, State, Zip Code
_____ Date	_____ E-Mail address (if available)
_____ Florida Registration Number (please affix seal)	_____ Telephone Number

VII. SIGNATURE BY OWNER/OPERATOR

_____ Signature of Applicant	_____ Mailing Address
_____ Name and Title (please type)	_____ City, State, Zip Code
_____ E-Mail address (if available)	_____ Telephone Number

CITY OF OPA-LOCKA
"The Great City"

CLERK'S ACTION SUMMARY MINUTES
REGULAR COMMISSION MEETING

May 26, 2021

7:00 P.M.

1. CALL TO ORDER:

Mayor Matthew A. Pigatt called the meeting to order at 7:00 p.m. on May 26, 2021 at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.

2. ROLL CALL:

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

3. INVOCATION:

The Invocation was delivered by Vice Mayor Williams.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

Vice Mayor Williams joined by the Mayor and City Commission presented an award to Jeffrey Ramirez as a part of her I Am Opa-locka initiative.

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

Mayor Pigatt pulled item 13-1.

It was moved by Commissioner Davis, seconded by Commissioner Taylor to pass the consent agenda (agenda item 13-2).

The motion passed by a 5-0 vote.

Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Yes
Mayor Pigatt	Yes

7. APPROVAL OF AGENDA:

It was moved by Commissioner Burke, seconded by Commissioner Taylor to approve the agenda.

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

Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Yes
Commissioner Davis	Yes
Mayor Pigatt	Yes

8. APPROVAL OF MINUTES:

Commission Priorities Workshop Meeting Minutes – April 12, 2021

It was moved by Commissioner Burke, seconded by Commissioner Davis to approve the minutes of the Commission Priorities Workshop Meeting on April 12, 2021.

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

Vice Mayor Williams	Yes
Commissioner Burke	Yes
Commissioner Davis	Yes
Commissioner Taylor	Yes
Mayor Pigatt	Yes

Regular Commission Meeting Minutes – April 28, 2021

It was moved by Commissioner Williams, seconded by Commissioner Taylor to approve the minutes of the Regular Commission Meeting on April 28, 2021.

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

Commissioner Burke	Yes
Commissioner Davis	Yes
Commissioner Taylor	Yes

Vice Mayor Williams	Yes
Mayor Pigatt	Yes

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

There were none.

10. PUBLIC PRESENTATIONS:

Florida State Representative Dr. James Bush III of House District 109 reported that he is planning an in-person town hall meeting to provide an update on the district, including the Opa-locka area, where he offered to answer questions on some of the major substantive legislation that was passed during this legislative session. Representative Bush stated that he is honored to have the privilege to serve the great people and City of Opa-locka, noting that there are great things ahead that he is looking forward to being a part of. He recalled that his history goes back almost forty-five years with the late Mayor Helen Miller, the late Mayor Bob Ingram, Mayor John Riley, Mayor Myra Taylor, Mayor Joseph Kelley and Mother Kelley who has gone on to be with our Lord. Expressing great pleasure to be able to address the citizens of the City and provide a brief report on some of the appropriations that were put forth in the legislature, he reported that this year, the passage of the \$101.5 billion budget was the largest and most historic budget in his thirteen years as a state representative. He pointed out that the federal government put in some dollars to make the budget that big, and some things were done that will benefit the City, education and other areas throughout the County and the State. The Representative shared that he was able to put a couple of appropriation items into the House of Representatives general appropriations bill, which was HB 5001, to bring back some funding for Opa-locka. Of those appropriations, the Representative explained that one of them included \$1,125,000 for the new police station in Opa-locka. The Representative thanked City Manager Pate, Assistant City Manager Ellis and Public Works Director Airia Austin who provided him with all of the necessary documentation and assisted in putting the package together to be presented before the appropriations committees. He explained that at the beginning, \$3.6 million was asked for, but the full appropriations committee recommended fifty percent of that during the negotiations, which was \$1.8 million, and then in the conference committee it was negotiated down to the final amount. The Representative said that he was with the Governor over the past three days and has been keeping in touch with his office and stated that once the Governor makes his final decision, he hopes the City will receive the appropriation. He also reported on the bill that was approved to assist the Parks & Recreation Department which included \$100,000 to help with fencing and security. Noting that those two items are key, he said that he has been working for the past three years to try and get a police station for the City of Opa-locka and asked for the Commission's prayers as he goes back next legislative session to ask for more money so that the City can possibly one day have a new police station, in addition to funding other projects. Representative Bush also reported that he has worked very closely with Manager Pate dealing with other issues in the City, including moving very swiftly to address the flooding situation at the Glorieta Gardens Apartments. He stated that they are getting closer to being able to have thirty-seven families return to Glorieta Gardens, who are now in hotels because of the major flooding several months ago. He thanked the City Manager and the owners of Glorieta Gardens, and the entire team involved in bringing the issue to a closure and stated that he will come back to discuss the progress that is being made. Representative Bush reminded everyone that he is located in the great City of Opa-locka at 13300 NW 27th Avenue and can be reached at 305.953.3086 or via email at james.bush@myfloridahouse.gov, urging constituents to contact

his office if they would like to discuss any issues. The Representative also encouraged everyone to contact his office about the additional bills that were passed this legislative session, offering to provide them copies of the bills and answer any questions that they had. Representative Bush thanked the Commission for the opportunity to come before the people of the great City of Opa-locka and stated that he is looking forward to continuing representing them in the 109th District of the Florida House of Representatives.

Commissioner Burke thanked Representative Bush from the bottom of his heart for all of the great work that he has been doing on behalf of the City of Opa-locka. Recognizing that the Representative has always had a connection to the City's Police Department, he expressed appreciation for the great job with what he was able to get for the police. The Commissioner also shared his appreciation for all of the work that the Representative has done on behalf of the people of the great City of Opa-locka, stating that over all of the years that he has been on the Commission, the City has never had a representative work as hard as Representative Bush.

Vice Mayor Williams thanked Representative Bush wholeheartedly for all of the tremendous work he accomplished this legislative season. Noting that the Representative has a track record over the years of making things happen, she extended gratitude and appreciation on behalf of Opa-locka for bringing as much money as he did into the City, that will allow the Commission to see the fruits of their labor for years to come. The Vice Mayor committed to continue forging the partnership with the Representative, acknowledging that he has always told her that his door is open and phone lines are available.

Commissioner Davis thanked Representative Bush and recognized him as a mentor and advocate of the great City of Opa-locka. The Commissioner stated that he is sure that residents will benefit extremely from a new police headquarters, in addition to the benefits from the funds that were pledged for the Parks & Recreation Department to aid senior services. From the bottom of his heart in the sincerest manner, on behalf of residents and his colleagues on the Commission and those who run the day-to-day operations of the City, the Commissioner expressed appreciation for the Representative's push and fight that has been years in the making. The Commissioner thanked the Representative for all of the work he does and urged him to continue being a light.

Commissioner Taylor thanked Representative Bush for everything he is doing and that he is going to do for the City of Opa-locka.

Mayor Pigatt echoed the sentiments of his colleagues who he said had already stated everything that needs to be said on behalf of the City. The Mayor recognized Representative Bush's constant day-to-day fight in Tallahassee for the City's residents to bring home the funds that are needed to move Opa-locka forward. He stated that this is the first time in quite a few years that Opa-locka receives funds from Tallahassee and acknowledged that it is largely due to the Representative's work to build relationships and connections on behalf of the City. The Mayor noted that Representative Bush's success in securing funds for Opa-locka was thanks to his years of experience over the decades as a Representative of the district. He also pointed out that the work that the Representative is doing in Glorieta Gardens Apartments to address the flooding on behalf of the people, is impacting the lives of hundreds of families in preparation for this flooding season. The Mayor stated that the Commission is thankful and happy that the Representative is going above and beyond the call of duty to assist Opa-locka.

Representative Bush thanked Mayor Pigatt and stated that he is quite sure that Helen Miller, Bob Ingram and all of the rest of Opa-locka's deceased leaders, are smiling in Heaven seeing the Commission taking care of business on the dais. The Representative urged the Commission to continue to do good work.

11. CITIZENS' FORUM:

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

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

Mayor Pigatt informed those who connected to the meeting on Zoom, to use the "raise your hand" function if they wish to speak and he opened the floor for the Citizens' Forum.

There being no persons to speak, the public input portion of Citizen's Forum was closed.

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

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

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

It was moved by Commissioner Burke, seconded by Vice Mayor Williams to discuss the resolution.

Mayor Pigatt asked City Manager Pate to introduce the item.

City Manager Pate asked Capital Improvement Program Director Airia Austin to present the item.

Capital Improvement Program Director Airia Austin explained that the item provides for the assessment of the structural integrity of the historic Fire Station and former human resources building within the City, and the development of plans, should the facility warrant moving forward with construction. Mr. Austin added that the item is also going to provide a dollar value for the construction work ahead, as it is put out for a bid. He stated that he would be happy to answer any questions that the Commission had.

Mayor Pigatt opened the floor for discussion and questions on the item and stated that he pulled the item, noting that he thinks it is an amazing item. The Mayor asserted that as the Commission looks to develop the historic City Hall complex, it is very important that the historic firefighter building, and the human resources building be taken into consideration. In looking at the

documents, the Mayor said he wanted to get a clear understanding of the purpose that the buildings will be used for, considering how they are going to work with the City Hall restoration. Specifically, he asked what the end use will be for the two facilities that are going to be assessed and developed.

Capital Improvement Program Director Airia Austin explained that the immediate use of the former human resources building will be support of the field operations for the Parks Department and an ancillary facility for any functions at the historic City Hall. Mr. Austin also stated that several individuals were interested in utilizing the Fire Station as a Firefighters museum.

Mayor Pigatt asked if there was a museum association or group that is involved who would manage the Firefighters museum.

Capital Improvement Program Director Airia Austin informed the Commission that the Black Firefighters have expressed interest in creating a museum.

Mayor Pigatt asked where the funding for the assessment of the historic Fire Station and human resources building will be coming from.

Capital Improvement Program Director Airia Austin explained that the funding for this aspect of the project is going to be coming from a grant until it is taken out of the City coffers.

Commissioner Davis pointed out that the item is just ratifying the agreement between BEA Architects and the City but asked if this project will be done simultaneously with the rehabilitation of City Hall.

Capital Improvement Program Director Airia Austin stated that he is hopeful for the project to be done simultaneously with the rehabilitation of City Hall. Mr. Austin explained that the process allows them to have a cost ready set of drawings, making it a shovel ready project should they need to apply for a grant.

Commissioner Davis asked if the historical designation that the State of Florida has granted to Historic City Hall, also extends to the Fire Station and to the Human Resources building.

Capital Improvement Program Director Airia Austin explained that the state has designated the Fire Station as a historic building but has not granted that designation to the Human Resources building.

Commissioner Davis asked Capital Improvement Program Director Airia Austin if there is anything the City can do to have the state designate a building as historic.

Capital Improvement Program Director Airia Austin said that he had not researched the process for having the state designate a building as historic but committed to doing so.

Commissioner Davis pointed out that historic designation brings many benefits and made a formal request for Capital Improvement Program Director Airia Austin to determine what the options are to have the state grant historic designation to a building, and how it could potentially have a long-term impact on the project.

Vice Mayor Williams asked Capital Improvement Program Director Airia Austin what costs the grant will cover.

Capital Improvement Program Director Airia Austin explained that the grant will just cover the engineering study. Once design and construction drawings have been produced, Mr. Austin stated that the application for construction will move forward.

Vice Mayor Williams asked Capital Improvement Program Director Airia Austin if the City of Opa-locka will have to finance the project through its budget, after the grant pays for the engineering.

Capital Improvement Program Director Airia Austin explained that after the grant pays for the engineering, the project will need to be put out to bid and a determination on how it will be funded would be made at that time.

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

Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Yes
Mayor Pigatt	Yes

Mayor Pigatt reminded City Attorney Norris-Weeks that the Commission passed consent agenda item 13-2 and noted that it had to be modified at last night's Community Redevelopment Agency meeting, so that it could be a joint application with the City. The Mayor asked the City Attorney for additional guidance on the item.

City Attorney Norris-Weeks recommended that the item be pulled and have the appropriate motion made to include what was done at the Community Redevelopment Agency meeting, and then said her office will make the change and provide it to Clerk Flores so that it can be a joint application.

Mayor Pigatt asked if there was a motion to amend the Commission meeting agenda to pull item 13-2 from the consent agenda.

It was moved by Commissioner Davis, seconded by Commissioner Taylor to amend the agenda and pull Item 13-2 from the Consent Agenda.

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

Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Yes
Commissioner Davis	Yes
Mayor Pigatt	Yes

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

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

It was moved by Commissioner Burke, seconded by Commissioner Davis to discuss the resolution.

Mayor Pigatt asked City Manager Pate to introduce the item.

City Manager Pate asked Planning & Community Development Director Gregory Gay to present the item.

Planning & Community Development Director Gregory Gay stated that the item authorizes the City Manager to submit an application for Opa-locka to be part of the Florida Main Street Program, focusing on the downtown area and opportunities, retain historical properties as well as exploring economic opportunities for development. Mr. Gay explained that the application was looked at last year, but all of the documentation and support was not in place. He informed the Commission that his department was afforded the opportunity to be a part of the application process this year, which begins on June 1st. With the approval of the Commission, Mr. Gay stated that it is his department's intention is to move forward with the joint application between the City of Opa-locka and the Opa-locka Community Redevelopment Agency. Mr. Gay reported that the application is due September 1st, providing two months to put everything in place to move the application forward. He offered to address any questions the Commission had.

Mayor Pigatt, noting that the item is sponsored by City Manager Pate, asked if he would agree to a friendly amendment, to make the changes necessary so that the resolution reflects the joint application for the Florida Main Street Program, between the City of Opa-locka and the Opa-locka Community Redevelopment Agency.

City Manager Pate agreed to amend the item to reflect a joint application for the Florida Main Street Program, between the City of Opa-locka and the Opa-locka Community Redevelopment Agency.

Mayor Pigatt asked City Attorney Norris-Weeks what exact change needed to be made to the item.

City Attorney Norris-Weeks explained that the item needed to be changed to reflect the joint application between the Opa-locka Community Redevelopment Agency and the City of Opa-locka. If a member of the Commission ensured that the change is included in an amendment, Attorney Norris-Weeks said that her office will make the change to the item.

Mayor Pigatt stated that the item had been amended by City Manager Pate to reflect a joint application between the City of Opa-locka and the Opa-locka Community Redevelopment Agency for the Florida Main Street Program. The Mayor asked the Commission if they had any comments. He reported that he met with the director of the program, and said that it is an amazing opportunity, requesting that she present to the Commission. He explained that one of the key components of the program to establish a historic district in the City, will be to have an engaged community that will continue the program beyond the initial five-to-ten-year process, with a community board that will make sure the program moves forward. The Mayor characterized it as a historic preservation and economic development plan that needs the support of the community. He strongly encouraged those interested to be a part of this development in the City as the application process moves forward. Offering much respect for Planning & Community Development Director Gregory Gay and all those involved in making sure the program was brought forth, the Mayor said that he looks forward to hearing more.

There being no further discussion, the amended resolution passed by a 5-0 vote.

Vice Mayor Williams	Yes
Commissioner Burke	Yes
Commissioner Davis	Yes
Commissioner Taylor	Yes
Mayor Pigatt	Yes

13. ADMINISTRATION:

CONSENT AGENDA:

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF A CONSTRUCTION AND DEMOLITION WASTE PROCESSING FACILITY ON THE PROPERTY LOCATED AT 3805 NW 132ND STREET IDENTIFIED BY FOLIO 08-2129-

010-0090, IN THE I-3 ZONING DISTRICT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager Deferred from RCM 04/28/2021*

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

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

Community Development Director Gregory Gay stated that items 15-A-1, 15-A-2 and 16-B-1 are companion items. Mr. Gay explained that item 15-A-1 deals with the site plan for the project. He stated that presently the site is being utilized as a truck parking facility and the property owners are looking to expand their operations to include a construction and demolition waste processing facility. Mr. Gay informed the Commission that the property owners intend to build a 40,000 square foot structure on the 4.7-acre site, where construction and demolition materials will be processed within a wholly enclosed building. Some of the features that are a part of the site plan described by Mr. Gay include the proper stacking of the vehicles coming in, accommodating approximately fifteen vehicles within their que at one time to unload the construction and demolition debris for processing. He said that the property owners assured his department that they will not have any vehicles off of the property and provided an updated study to address the traffic issues. In consideration of the fact that the roadway adjacent to the area is somewhat prone to flooding during heavy rain events, Mr. Gay said that his department has been assured that they have enough French drains on the site to accommodate a major storm and adequately address stormwater retention on their site. Mr. Gay reported that as part of the permitting process, the project is subject to impact fees associated with water and sewer, public safety, storm water and roadway improvements. He asked the Commission to also allow him to speak on the second item regarding the development agreement and stated that it basically addresses many of the concerns related to the development process itself, including the timing of the permitting process as well as the requirements that the Miami-Dade County Department of Environmental Resource Management has placed on the site for approval through their permitting process. Mr. Gay explained that the last item deals with the zoning change to have the property changed from I-3 to I-2, to allow the processing facility to operate on the site. He reminded the Commission that the item passed on first reading and his department is bringing it before the Commission on second reading. Mr. Gay stated that he and the consultant are available to address any particular concerns the Commission has.

Mayor Pigatt opened the public hearing on the item.

Marc Cooper of 25th Avenue Warehouse LLC, located at 15060 NW 22nd Avenue, Opa-locka, FL 33054 thanked the Commission for the effort they put in, acknowledging that his family benefits from all their great work. Mr. Cooper voiced his opposition to the project and stated that he had dropped off a packet for each member of the Commission. He shared that his Mother was

sick with cancer back in May and he flew her into town from Peru, and she passed away on July 6th. It was during that time that he reported that someone had dumped garbage in front of his business and Miami-Dade County cited him for \$500. Because he was dealing with his Mom's situation, Mr. Cooper said that by the time he finally got around to paying it, the citation had grown to \$5,000 in addition to the garbage invoice he paid that totaled \$480. He explained that in dealing with Miami-Dade County, he learned that commercial property owners have no right to fight this and are responsible for the swales in front of their properties, having to make sure no one dumps garbage. Mr. Cooper asserted that Opa-locka has an epidemic of illegal dumping, noting that the area was better policed when the Police Department was on Ali Baba Avenue, but now that they are at City Hall, the area from 147th Street to 150th Street has become a dumping site and he provided the Commission with pictures illustrating that. He said that in his opinion it doesn't make sense to change the zoning to allow a property owner to use twenty percent of their property to build a building while sucking up the municipal resources with the garbage that is brought into the City, rather than maximizing the tax base and forcing them to build a bigger building. Mr. Cooper pointed out that there is no way to police illegal dumping because it is a crime of opportunity, calling himself a vigilante dealing with garbage that is dumped outside his place when he leaves his business on the weekends and returns on Monday. Pointing out that zoning is supposed to bring to the City the best use of a property, Mr. Cooper lamented that the proposed item would allow the owner to build a 40,000 sq. ft. building when they could build a 120,000 sq. ft. building that would generate \$30,000 in additional taxes annually for the City. Recalling that Vice Mayor Williams had asked Community Development Director Gregory Gay what the benefit to the City was from the proposal and that Mr. Gay had stated that the company would pay impact fees, Mr. Cooper stated that impact fees are paid one time and go to the County. Also recalling that Mr. Gay suggested the company might bring employment, Mr. Cooper pointed out that the property next door is already a dump site that is run by three people and thus setting aside 5% or 10% of six employees would provide nothing in benefit to the City. He stressed that in his opinion, the City will just get inundated with more garbage. Mr. Cooper said that he included a map in the packet he provided to the Commission which showed that the property is located right on 37th Avenue and suggested that the business be allowed to develop a warehouse and have the City use the funding to help repair the sewers in the area, where he acknowledged he owns property.

There being no additional members of the public to make comments, Mayor Pigatt closed the public hearing.

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

Commissioner Burke reminded the Commission that Opa-locka has a big waste property on the west side of the City that probably won't be able to be used for years. Asserting that the Commission has to stop letting people think that Opa-locka is a dumping site, the Commissioner stated that he can't support any more businesses of this type coming to the City. Noting that the

demolition from old buildings will bring asbestos and all kinds of garbage into the City, Commissioner Burke said that he is sure that the Community Development Department could have come up with something better to be done with the property.

Vice Mayor Williams stated that in the six months she has been on the Commission, she has been very clear on beautification projects and illegal dumping and said that she cannot support the item. The Vice Mayor said that she has been very clear during agenda briefings, meetings with the City Manager's Office and the Community Redevelopment Agency that the Commission has to see something different. She expressed that she feels it is ridiculous to continue seeing these types of resolutions come across the Commission's table. The Vice Mayor reminded everyone that the members of the Commission live in Opa-locka and said that she believes that if those that proposed the item also lived in Opa-locka, these items would not be seen. Asserting that those who proposed the item should ask themselves if they would want this in their backyard, she guaranteed their answer would be "No" and asked them not to bring it into her backyard.

Commissioner Davis recalled that when the item was first brought before the Commission, his colleagues brought up concerns about the businesses' environmental impact as well as bringing an oversaturation of certain businesses like junk yards, salvage yards, gas stations and other car businesses. The Commissioner stated that he is in line with his colleagues and said that he doesn't feel that the City would profit from another junk business. He asserted that he believes the residents of Opa-locka deserve better, and that they placed the members of the Commission in office to give them better. Commissioner Davis said that being presented as is, he just can't support the project.

City Manager Pate asked to have Community Development Director Gregory Gay speak on some of the concerns that were brought up by the Commission, prior to the vote on the item.

Community Development Director Gregory Gay stated that his department provided the Commission with a memo to address many of their concerns. Mr. Gay noted that some of the concerns the Commission had are within the control of his department, but he reminded them that what the zoning code allows has to be taken into consideration. He pointed out that it is not a matter of his department bringing a project to the Commission, but rather that if the zoning code allows a project to go through the process, it has to be presented to the Commission. Mr. Gay reiterated that the site is currently and will probably continue being used to park trucks that normally move construction and demolition debris, because the company has the right within the zoning code to do so. He explained that the developer is seeking to process the demolition debris that those trucks are already moving around within the community and Miami-Dade County. Mr. Gay asked the Commission to take into consideration that the zoning is what it is until the Commission decides to change it. He acknowledged that there may be opportunities for the building of a larger warehouse facility if the property owner decided to do so, and it would go through the same process that is being presented before the Commission. Mr. Gay also stated that

the company is looking to hire between five and seven employees in addition to the ones that currently drive the trucks. He said that the company looked at the environmental, storm water and traffic concerns, and reminded the Commission that a traffic study was provided to give them a better understanding of how the traffic will respond to the vehicles that are already on the site and would now be coming to and from the site. Mr. Gay also reiterated that he and the consultants are available and can address the Commission's concerns more specifically.

City Attorney Norris-Weeks suggested that the Commission have as much information as they can before they vote. She cautioned that if a piece of property is zoned for a certain use, the Commission should understand what could happen if they deny the special exception and what else the property owner can do. Attorney Norris-Weeks pointed out that what the zoning code allows must be considered, despite what the Commission wants. She stated that there are certain things that the Commission can do that will not infringe on the applicant's property rights. Attorney Norris-Weeks recommended that the Commission invite the professionals that Community Development Director Gregory Gay said were available to educate them on their options.

Commissioner Davis asked City Attorney Norris-Weeks if the Commission should refer the request to her, considering that she is the City's legal counsel and is familiar with the zoning code, as opposed to an outside entity.

City Attorney Norris-Weeks pointed out that while she can check if there is a certain issue with the zoning code, because it is all the Community Development Department does, they will be most familiar with the code. Attorney Norris-Weeks explained that the legal issue is denying something that the zoning code allows and said that she thinks the experts will be able to speak to that, once again suggesting that the Commission allow for it to take place.

Commissioner Davis reminded the Commission that he sat on the Zoning Board and stated that when an entity requires a variance or a special exception, it is usually a decision of the zoning board or in this instance, is a decision of the Commission. The Commissioner asked what the legal ramifications were for the special exception.

Community Development Director Gregory Gay clarified that because of the way the agenda is organized, the zoning change by ordinance on the second reading comes after the two resolutions to approve the site plan and the development agreement. Mr. Gay explained that it is the zoning change that will allow the construction and demolition operation to occur at the site. He said that if he could present them as a package, he would present the zoning change ordinance first because it pretty much determines if the other two items should proceed forward. Mr. Gay explained that what is proposed in the site plan is allowed because it is basically a 40,000 sq. ft. warehouse facility on a 4.7-acre site and what it is used for is not determined by the site plan. He also explained that the second item addresses the development agreement, including going through the Miami-Dade County Department of Environmental Resource Management review process, in addition to the

City's permitting process. Mr. Gay reiterated that the environmental engineering consultant Bala Somasundaram was available if the Commission wanted more specific information, being that she was the person who shepherded the project through the process.

Commissioner Davis stated his understanding that the Commission's hands are pretty much tied because the company can ultimately operate within the zoning code.

Community Development Director Gregory Gay clarified that what is being designed for the site is within the zoning code, and the development agreement is an agreement on the process for what is being built on the site. Mr. Gay reiterated that the main component that the Commission needs to make a decision on regarding the construction and demolition processing facility, is the zoning change.

Commissioner Davis asked what the legal ramifications were for not approving the special exception zoning change.

City Attorney Norris-Weeks explained that the items that are on the agenda are in a legal form, and everything is as it is supposed to be. Noting that the Commission has not yet reached the special zoning exception on the agenda yet, Attorney Norris-Weeks stated that the current code allows for the proposed site plan, which the Commission needs to be aware of if their decision is to deny the first item. She pointed out that the Commission does have control over certain things, suggesting that they can look at the special exception issues or something could be renegotiated, but does not want them to walk into an issue with something that the code allows for.

Commissioner Davis restated his understanding that based on how he heard the information presented, the company can legally operate based on the site plan. The Commissioner stated that he didn't hear a clear answer on whether or not the City can be sued or have any action taken against it, if the site plan wasn't approved.

City Attorney Norris-Weeks stated that she would prefer not to put something on the record saying that the City can be sued or not, pointing out that she represents the City and thus is being very careful with the words she is using, so that nothing she says is used against the City.

Commissioner Davis stated he understood.

Commissioner Burke asked City Attorney Norris-Weeks if something is allowed in the City's code, if the Commission has to allow it. The Commissioner stated that he is sure that some cities have things that are allowed in their code, but they pick and choose what they want to come into their city.

City Attorney Norris-Weeks explained that the zoning district is industrial which allows for the use being proposed. Attorney Norris-Weeks stated that she is saying that if something is allowed in the City's code, that the Commission has to allow it.

Community Development Director Gregory Gay recalled that a while back the Commission asked for information regarding the I-2 and I-3 designations. Mr. Gay explained that I-2 is a liberal industrial use which allows for construction and demolition operations, outdoor storage and a variety of different things that are industrial related uses. He went on to explain that the I-3 designation is for planned industrial uses, more oriented toward warehousing, allowing for the parking of vehicles and logistical uses that are appropriate within the City. Mr. Gay reminded the Commission that the property in question is zoned with an I-3 designation, allowing for the parking of the trucks. As he previously stated, Mr. Gay explained that the property owner is looking to expand his operation to have a construction and demolition processing facility, which the I-2 designation allows only if it is within a wholly enclosed building. Mr. Gay acknowledged that the City has some situations but assured the Commission that this is one particular situation where the property owner is looking at following the City's code. As he explained, the property owner's request would be appropriate for the use that he is seeking to expand into. Hoping that he provided a little bit more clarity, Mr. Gay pointed out that as long as a property is within an industrial area, there will be industrial uses based on the way the zoning code is crafted.

Commissioner Taylor asked Community Development Director Gregory Gay if the site is currently being used as a parking lot.

Community Development Director Gregory Gay confirmed that the site is used as a parking lot for heavy vehicles and trucks, which are just parking there at this time.

Commissioner Taylor asked Community Development Director Gregory Gay if the proposal included the construction of an enclosed dumping site.

Community Development Director Gregory Gay explained that the proposal is for an enclosed facility to process construction and demolition debris on the site. Mr. Gay reiterated that the trucks would no longer be just parking on the site but would be bringing materials to the site to be processed.

Commissioner Taylor asked Community Development Director Gregory Gay to clarify if the City's zoning code allows for the proposed use as a construction and demolition debris processing site at this moment.

Community Development Director Gregory Gay confirmed that the City's zoning code allows for the site to be used for construction and demolition debris processing, with the zoning change that is before the Commission which would change the property's designation from I-3 to I-2.

Commissioner Davis stated his understanding that what is before the Commission are the items for the property's site plan, development agreement and a special exception.

Community Development Director Gregory Gay clarified that there is no special exception being proposed for the property and that the item before the Commission is a zoning change.

Commissioner Davis asked Community Development Director Gregory Gay what would happen if the Commission approved the items for the property's site plan and development agreement but do not approve the item for the property's zoning change.

Community Development Director Gregory Gay explained that if the Commission would approve the items for the property's site plan and development agreement but do not approve the item for the property's zoning change, the company would be able to build a building on the property but said he did not know what the building would be utilized for and said it could be another warehouse facility. Mr. Gay added that the truck parking would most likely continue to operate, but there would be no processing of the construction and demolition debris, which he pointed out would be the sole purpose of the building being developed on the site.

Commissioner Davis stated that his understanding is that if the Commission goes forward with the proposed site plan and development agreement for the property, but the zoning change is not established to recognize the use that is being applied for, the company will be able to develop the building, but the construction and demolition processing would not be permitted.

Community Development Director Gregory Gay confirmed that if the Commission does not approve the proposed zoning change for the property, the construction and demolition processing would not be permitted. Mr. Gay added that there are other uses that are allowed under the I-3 zoning designation, which the company could do, but he does not know if it is something within the company's form of operation.

Vice Mayor Williams noted that the findings provided to the Commission stated that the Planning and Community Development Department was verbally informed by the applicant that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition, though those findings indicated that the department had not received any. The Vice Mayor asked Community Development Director Gregory Gay if his department had received any of the petitions after the printing of the agenda.

Community Development Director Gregory Gay stated that his department has not received any of the petitions. Mr. Gay explained that the applicant notifying adjacent property owners, is part of the notification process whenever there is a proposal for a project or zoning change, adding that in some cases it is just the immediate property owners while in others it must include the property owners within a five-hundred-foot radius of the property. He assured the Vice Mayor that the applicant did submit the information to the adjacent property owners for comment, but he is unaware that any comments have been received. Mr. Gay stated that usually that information must be provided within a certain time period, and if it is provided in a timely manner, it would be submitted as part of the packet provided to the Commission.

Vice Mayor Williams asked Community Development Director Gregory Gay if he knows for a fact that the petitions went out to the businesses surrounding the applicant's property, noting that the finding states that it was indicated by the applicant.

Community Development Director Gregory Gay stated that the applicant provided his department with a list of all of the adjacent property owners to whom they sent the notification out to.

There being no further discussion, the resolution passed by a 3-2 vote.

Commissioner Burke	No
Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	No
Mayor Pigatt	Yes

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

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

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

Community Development Director Gregory Gay stated that the item is a companion item to the item that the Commission just addressed, dealing with the development agreement. Mr. Gay explained that modifications were made within Sections 9 and 10 to speak to the operation of the site as a construction and demolition debris processing facility. He reported that his department included some of the requirements as prescribed by the Miami-Dade County Department of Environmental Resource Management, in addition to information relating to the job prospects. Mr. Gay assured the Commission that while the job numbers might be viewed as somewhat limited, there are job opportunities with the applicant intending to hire five to seven people beyond the number of people that they have on the site. He stated that the applicant is looking into posting two job fairs, with one being for the construction of the new facility and one being for the continued operation of the construction and demolition debris processing facility. Everything else is standard language in the City's development agreements. Mr. Gay said that he and the consultant would

answer any questions the Commission had related to the things added onto the development agreement.

Mayor Pigatt opened the public hearing on the item.

Marc Cooper of 25th Avenue Warehouse LLC, located at 15060 NW 22nd Avenue, Opa-locka, FL 33054 brought the map he included in the packet that was provided to the Commission, to their attention. Mr. Cooper pointed out that Frank Vega's property on 135th Street has a development agreement with the City of Opa-locka, but nothing has happened on the property for about four or five years. He stated that if you drive up and down 135th Street and just get a mouthful of dust because it is just parking on sand and the street is a dust bowl. Mr. Cooper said that he doesn't think Opa-locka does a very good job with development agreements. He acknowledged that he is not sure about the applicant being considered by the Commission and said that there is nothing about him. Mr. Cooper urged the Commission to be aware of the City's history with development agreements.

Mayor Pigatt stated that if the consultants or developers for the proposed project want to say any words, this is the time for them to do so.

Ed Tapper of 990 Biscayne Boulevard identified himself as the attorney for the developer Mr. Armando de Leon who he stated was present at the meeting. In an effort to provide Commissioner Burke and Vice Mayor Williams a quick understanding, he stated that construction and demolition debris is not garbage, and the property will not be a waste site. He added that the site will be environmentally friendly with a process that is approved by the Environmental Protection Agency. Explaining that the debris would be recycled for construction purposes, rather than going to landfills where it would be incinerated and wasted, he said that trucks would come in with anything coming out of the demolition of a building to have the debris separated and recycled. He asserted that the proposed facility would not make Opa-locka a dumpster but rather it would have Opa-locka advance the future of a green planet. Expressing that he thinks there is a misconception being brought to the Commission about the garbage, he said he understands what Mr. Marc Cooper said about illegal dumping of garbage because his Mom has a business too and is responsible whenever garbage is dumped in front of her fiber glass company. According to him, the proposed facility will actually prevent illegal dumping. In addition to the employment benefits and Mr. De Leon dumping another \$500,000 into the property to redevelop it in addition to the \$1 million he already put into it to set up the drains, he said that when a hurricane hits Opa-locka the debris stays in Opa-locka while other cities have trucks taking their debris to facilities for recycling. He asked the City to reconsider based on the fact that he said it will be a benefit to Opa-locka especially during a hurricane and asked the Commission to dig a little bit into what construction and demolition debris is and how the Environmental Protection Agency uses it.

Ms. Bala Somasundaram of 556 NW 53rd Street in Boca Raton introduced herself as a consultant to Mr. Armando De Leon. Addressing Commissioner Burke's concern about asbestos, she stated

that whenever any structure is going to be demolished, a permit is pulled which requires the determination of whether there is asbestos in the building, serving as a filter. Stating that asbestos will not necessarily come to the site, she explained that demolition debris material comes with a disposal manifest so that the origin is known. She offered to answer any other questions about asbestos or environmental concerns.

There being no additional members of the public to make comments, Mayor Pigatt closed the public hearing.

It was moved by Commissioner Burke, seconded by Commissioner Davis to discuss the resolution.

Commissioner Burke asked City Manager Page which department is responsible for enforcing the City's development agreements.

City Manager Pate explained that any matter that requires the enforcement of a development agreement, would be forwarded to his office through the Community Development Department.

Commissioner Burke stated that the development agreements that are approved on almost every project are not enforced. As an example, the Commissioner said that when developers agree to hire Opa-locka residents, nobody checks to ensure that the hiring takes place. He asked who will enforce the current development agreement that is before the Commission.

Mayor Pigatt echoed Commissioner Burke's sentiments about the development agreement. The Mayor noted that under the development agreement before the Commission, the business owner agreed to host job fairs. The Mayor recalled that at the last Commission meeting, the Commission discussed the push for developers to give the community the first shot at the jobs. He noted that the development agreement indicates that the company will be participating with Career Source but said that he has not seen any job fairs despite the Commission passing quite a few development agreements. Mayor Pigatt asked the City Manager and Community Development Director how developers are being held accountable to ensure that job fairs are organized, and how the City is promoting the jobs to the community.

City Manager Pate thanked Mayor Pigatt for his comments and stated that he thinks it is essential that checks and balances are put in place for development agreements, to hold the entities accountable. Pointing out that he has been City Manager for over a year and a half, Mr. Pate stated that he has noted some of the input provided by the Commission in regard to development agreements, including the comments that were made at this meeting. Mr. Pate stated that it is prudent for the City to do its due diligence to make sure that the requirements in the development agreements are actually adhered to, by holding the employer's feet to the fire to provide documentation of their attempts to recruit Opa-locka residents as employees through Career Source or any other means.

Mayor Pigatt asked exactly how the developers are being required to abide by their development agreement, and how the City is promoting the jobs to the community.

City Manager Pate asked Community Development Director Gregory Gay if he could speak about the current process that the City is using for the accountability of development agreements.

Community Development Director Gregory Gay reminded the Commission that the development process does not take place over night. Mr. Gay explained that the development agreements that have been approved by the Commission over the last year and a half are still going through a permitting process and thus have not gotten to the point where they are looking to hire people for construction or as end service providers. He reported that a couple of projects have gone through the process, including CenterPoint which received their certificate of occupancy today after having started as a different project and then going through the process of hiring through Career Source. Mr. Gay said that he did not have the information about how the numbers that were hired, but he said that the company is looking at having the end user hire for their project. He stated that his department tries to monitor how development agreements are addressed, as best as they can. Acknowledging that there are some projects that are still going through the permit process after four years, Mr. Gay said that once the process begins, the owner is on the developer to move the project through the permitting process as quickly as possible. He also explained that over the years, executive orders from Florida's Governor have had an impact on the language of development agreements and can suspend the agreement while the order is in place. As an example, Mr. Gay said that the Governor's COVID-19 executive order affected development agreements by suspending them for the past fourteen months. He said that it is up to the developer to use the suspension of the development agreement to give them some relief or go into the permitting process as aggressively as possible. Pointing out that time is money for the developers, he said that some of them didn't want to wait for months for the pandemic to end and needed to get the project moving forward. After providing both perspectives of the development agreement, Mr. Gay said that his department tries to be as aggressive as possible in getting information from the developers and property owners to address all of the concerns related to their development agreement. In attempting to provide a better understanding to the Commission, he said that in most cases a development agreement is a thirty-year agreement to address certain terms under particular timelines. Despite some developers moving forward aggressively while others lag behind, Mr. Gay stated that his department is trying to do his best to move the developments forward as quickly as possible.

Mayor Pigatt stated that as elected officials who campaigned around the City, one of the key thing residents ask for are jobs. As he sits on the dais and continues to advocate for policies and processes to ensure that the community is hired, the Mayor said it is extremely frustrating to not be able to get clear answers on how to make that happen. He recalled that the last time the item was before the Commission, they presented some ideas for Management to figure out such as tying the submission of job opportunities to the development permits. The Mayor asked why none of

that was in the item and if the permits and certificate of occupancy can be tied to the submission of jobs to the City.

Community Development Director Gregory Gay stated that when it comes to job placement, there are legal matters such as not showing a preference for color, age and religious background. Mr. Gay said that his department added language to the item since the last Commission meeting and offered to take the Commission's suggestions but warned that the legal matters would need to be addressed specifically and then bring the document back to the Commission.

Mayor Pigatt recalled that last time, the same conversation was had about tying permits and the certificate of use to the hiring of Opa-locka residents. In particular, the Mayor asked if Community Development Director Gregory Gay can add a requirement for a list of jobs in addition to the date and flyer of a job fair to the development agreement. He pointed out that the development agreement already states that the owner agrees to host a job fair and asked if that language could be amended to say that the owner agrees to submit a flyer with a date and location for a job fair.

Community Development Director Gregory Gay stated that he believed the language of the item could be amended to include additional requirements for the job fair but deferred to City Attorney Norris-Weeks.

City Attorney Norris-Weeks confirmed that if the applicant agreed to amend the language in the item to include additional requirements for the job fair, then the item could be amended based on Mayor Pigatt's request.

City Manager Pate also confirmed that the language in the item could be amended to include additional requirements for the job fair.

Mayor Pigatt expressed that this is what is being talked about when referring to the frustrations of the Commission, stating that tying jobs to the project is something that they want to see happen and asked the professionals to figure it out for them. The Mayor said that if they have those documents, the Commission can advocate for new developments to come into the City, knowing that residents are going to get hired.

City Attorney Norris-Weeks asked Mayor Pigatt to put his proposal on the record again, so that everyone knows what they are agreeing to and so that staff knows what to put in the document.

Mayor Pigatt stated that while he is unsure of the exact language, his proposal is to tie the issuing of permits and certificate of occupancy to the submission of job descriptions and a date for the job fair. The Mayor asked if his Commission colleagues had anything else to add.

Vice Mayor Williams reminded Community Development Director Gregory Gay that at the last Commission meeting, she spoke about adding an environmental clause to the item and asked if it was in there.

Mayor Pigatt said that the Commission would come back to Vice Mayor Williams' question about the adding of the environmental clause to the item, because he didn't want to confuse it with the jobs clause. The Mayor asked his colleagues on the Commission if he got his proposal right.

Commissioner Davis stated that he agrees with the amendment as is and asserted that it is important to have the submission of job descriptions and more detailed information about those sorts of opportunities from developers.

Vice Mayor Williams thanked Mayor Pigatt for keeping her on track. The Vice Mayor stated that she agrees with the Mayor because it is essential to know the job descriptions as well as the date and location for the job fair that a developer is planning. Pointing out that a business can have a job fair but may not hire local residents, she added that she'd like to take it a step further to ensure accountability. She proposed that the agreement should have something in it that identifies employment status for residents.

Mayor Pigatt recapped the Commission request to have the item amended to include the job descriptions, the job fair flyer and the residency of those that are hired so that the Commission is aware and has that data.

Vice Mayor Williams stated that she thinks what she is asking is not to have the requirement to provide employee residency information in the development agreement, but rather to have staff to report back to the Commission with their findings on who the developers are actually hiring.

Mayor Pigatt recognized City Attorney Norris-Weeks who indicated she wanted to weigh in on Vice Mayor Williams' proposal to have a report on the residency of those employed by the developer.

City Attorney Norris-Weeks pointed out that the development agreement which the applicant has already seen, includes the memorandum of understanding that the City has with Career Source South Florida. Attorney Norris-Weeks explained that City staff works with them as a third-party entity that is supposed to ensure that Opa-locka residents are being filtered to the applicant. She added that if the item was for a proposal on City property and the Commission had a preference for local residents to be hired it is different, but the proposal before the Commission is on the developer's private property and they are agreeing to make good faith efforts. Attorney Norris-Weeks explained that the City would be unable to close down the business if they don't have a certain number of residents hired but did offer to go back and see if any other cities have advanced on this since the time it was looked at. She also noted that she doesn't know if there are any other development agreements that the Commission signed that has gotten as far as the point to hire, as was also pointed out by Community Development Director Gregory Gay, because the process is so long.

Mayor Pigatt stated that he appreciated City Attorney Norris-Weeks pointing out the relationship with Career Source, which he said he is very familiar with. The Mayor shared that when he first got back home, he worked as a community organizer to help get the first source ordinance passed by the Board of Miami-Dade County Commissioners, and that Career Source is the organization that all contractors are encouraged to use to hire County residents. Noting that the item stipulates that the owner agrees to employ City residents through the assistance of Career Source and that there is very little the City can do to hold a business accountable once a project is built because they have property rights; the Mayor asserted that the intent of the Commission is for there to be a little more accountability in making sure that the jobs spoken of in the agreement are actually promoted to residents by tying the issuance of permits for the development to simply submitting a flyer for their anticipated job fair in addition to job descriptions. Mayor Pigatt asked what language is needed to make it a policy of this agreement and future ones as well, in consideration of the fact that the developers have agreed to it.

City Attorney Norris-Weeks asked if Mayor Pigatt would be asking the developer to provide specific dates for their job fair, pointing out that they may not know the dates.

Mayor Pigatt stated that the company would develop their project and will have to hire people once the facility is up. The Mayor said that he is proposing for the developer to let the City know what employment needs they will have, so that it can be promoted. He added that submitting the flyer would not hold the developer to a specific date or number but would provide the information to the City when they are getting ready to open up and need to hire people. Whether it is provided with Career Source or not, the Mayor said he would like to have the developer provide the list of job opportunities on the site and when they plan to host the job fair.

City Attorney Norris-Weeks informed Mayor Pigatt that the Commission can say that in conjunction with Career Source, the developer shall submit a hiring plan to the City including the number of employees anticipated to be hired and their positions.

Mayor Pigatt acknowledged that the language suggested by City Attorney Norris-Weeks addresses one of his concerns about the list of job descriptions but asked what language can be used to have the developer let the City know about their job fairs.

City Attorney Norris-Weeks stated that she thinks the language about job fairs is already in the proposed item.

Mayor Pigatt pointed out that the current language in the item does not require the developer to inform the City when their planned job fair will happen.

City Attorney Norris-Weeks suggested adding to the development agreement, that the developer will notify the City about their planned job fairs.

Mayor Pigatt put on the floor the amendment to add the job description and job fair language to the item.

Commissioner Burke stated that he doesn't think the problem is the development agreement but rather the City of Opa-locka's enforcement of the agreement. He said that the Commission will pass the development agreement and then once it is signed, it doesn't come up again and nothing is heard from Career Source. As an example, he pointed out that the truck place that was finished off of 37th Avenue is finished now, and he is sure that a development agreement was done with them, but the Commission doesn't know how many Opa-locka residents they hired. The Commissioner asserted that until they designate a department or person to enforce development agreements, there is no sense in having them and putting effort into it if it is not going to be enforced. He said that they have not been enforced for years and are just passed by the Commission and are wasting their time.

Commissioner Davis asked to be recognized.

Mayor Pigatt asked Commissioner Davis to allow him to address the comments made by Commissioner Burke, agreeing with him that action must be taken to hold Management accountable for the enforcement of development agreements. The Mayor pointed out that based upon the item as it is before the Commission, there is no language that requires the developer to tell the City when their job fairs will happen or which jobs, they will put out there. Despite acknowledging that the item encourages the developer to work with Career Source, he said that the City can't take any action if there are no commitments from the developer to provide the information that is needed. He reminded the Commission that if this is passed as a proposed amendment with a motion, a second and a vote, they can move on.

It was moved by Commissioner Burke, seconded by Commissioner Davis to amend the resolution.

There being no further discussion, the amendment to the resolution passed by a 5-0 vote.

Commissioner Taylor	Yes
Vice Mayor Williams	Yes
Commissioner Burke	Yes
Commissioner Davis	Yes
Mayor Pigatt	Yes

Mayor Pigatt told Vice Mayor Williams that he would get to her environmental concerns on this item, but first he wanted to be clear about the traffic study. Recalling that during the last Commission meeting, it was reported that over one hundred trucks would potentially be coming into the City, the Mayor asked what the traffic study found and if there will be trucks lined up on the streets around the facility.

Community Development Director Gregory Gay reported that his department received the traffic study for the proposed development site. Based on the traffic study information, Mr. Gay stated that there will be approximately thirty-one one traffic trips coming into the facility in the morning and twenty-eight in the evening time, for an average of sixty traffic trips on a daily basis. He also said that the facility is designed to accommodate up to fifteen trucks at one time without any spillover of trucks parked on the public right-of-way, being designed so that as much of the truck traffic as possible occurs on the site itself. Additionally, Mr. Gay explained that there are approximately twenty parking spaces, so that vehicles can park there on a temporary basis until the que is cleared, in the event that an overflow situation does occur.

Vice Mayor Williams recalled that at the last Commission meeting, an environmental clause being added to the item was discussed. The Vice Mayor said that Community Development Director Gregory Gay had assured her that it would be placed in the development agreement, not just for this company, but also moving forward. She asked Mr. Gay if that was done.

Community Development Director Gregory Gay stated that the company will have to complete an application with the Miami-Dade County Department of Environmental Resources Management. Mr. Gay said that he believes it was referenced in the development agreement.

Vice Mayor Williams pointed out that Community Development Director Gregory Gay gave the same answer last time and asserted that she would like to see the environmental clause in Opa-locka's development agreement. The Vice Mayor asked if a clause had been created, separate from the Miami-Dade County Department of Environmental Resources Management.

Community Development Director Gregory Gay explained that the development agreement addresses environmental protection, including long term impacts to the air, ground water and soil, also addressing the requirement for the construction and demolition debris processing to be done in a wholly enclosed building to reduce the possibility of contamination, in addition to including the Miami-Dade County Department of Environmental Resource Management requirements.

Vice Mayor Williams thanked Community Development Director Gregory Gay for reading the info from the Miami-Dade County Department of Environmental Resource Management. The Vice Mayor asked once again if an environmental clause can be placed in the development agreement for the City of Opa-locka.

Community Development Director Gregory Gay stated that he doesn't think there would be a problem with placing an environmental clause within the environmental agreement. Mr. Gay pointed out that some of the language from the Miami-Dade County Department of Environmental Resource Management requirements has already been utilized and said that he would just have to identify what the clause would look like and make sure that it will not be in conflict.

Vice Mayor Williams asked City Attorney Norris-Weeks to provide her insight.

City Attorney Norris-Weeks stated that the City of Opa-locka does not regulate environmental requirements because there are Federal, State and County agencies that do that. Attorney Norris-Weeks offered to see what is in Opa-locka's code, stating that she does not think there is anything specific about environmental requirements as is the case for most municipal codes. She suggested that the Commission could change its code but cautioned that the City does not want to have anything that is inconsistent with what the developer would already have to do anyway. Pointing out that the City does not have a special department that is charged with going out to look for environmental violations because there are already other government agencies doing so. She said that the City's code could be amended to state that developers must abide by all County, State and Federal requirements, but pointed out that they have to do that anyways to get their operational permits and thus won't impact the City of Opa-locka at all.

Vice Mayor Williams asked Community Development Director Gregory Gay if the traffic study is conducted by City staff or the developer.

Community Development Director Gregory Gay stated that the developer provides the traffic study that is conducted for a project.

Vice Mayor Williams asked her colleagues if they are OK with the staff not doing the traffic study and allowing the developer to do it. Noting that she is the new kid on the block, the Vice Mayor asserted that she has a problem with it.

Commissioner Davis stated that he shared Vice Mayor Williams' concerns, noting that at the last meeting he asked if a traffic study had been done. In his experience as a Commissioner, he acknowledged that traffic studies are usually paid for by the developer. The Commissioner explained that the response he has received from staff is that the decision to have the developer pay for the traffic study instead of the City, is based on a budgetary matter. He stated that in his opinion, if a developer pays for a traffic study, it will more than likely favor the developer over the City.

Community Development Director Gregory Gay stated that traffic studies are important to his department, giving them insight into what the demands will be on infrastructure. Mr. Gay explained that the traffic study was forwarded to Public Works Director Airia Austin immediately upon receipt, to make sure that it met the engineering requirements. He said that while the City may not have the staffing to conduct the City's own traffic study, the Public Works Department does have the staffing to at least review what has been provided by the consultant.

City Attorney Norris-Weeks pointed out that traffic studies are generally done by the applicant and that the City does not pay for that. Attorney Norris-Weeks assured the Commission that Opa-locka is acting consistently with other cities by having the applicant pay for the traffic study that gets reviewed by the City. She also pointed out that the traffic study, which is paid for by the developers, is conducted by professionals who complete the study according to certain guidelines,

calculations and specifications that are generally understood and should not vary depending on who does the study. Attorney Norris-Weeks stated that the Commission ought to rely upon the findings of the traffic study because those who complete the study are professionals, stamping their seal of approval on it. She also informed Vice Mayor Williams that she looked at the City's code and noted that it simply says "environment" and "reserved" under 8.2 as a placeholder, leading her to believe that the City may have had something in the code that was inconsistent with the County, State or Federal government and just took it out, leaving it as a reserved section. Attorney Norris-Weeks said that it made sense, because the City does not want to have something in its code that is already done by other agencies.

Commissioner Davis acknowledged that the Commission has to tread carefully when it comes to asking a company to include jobs for residents in the development agreement and he shared his understanding that they can encourage but not force any business to hire residents. Considering what the Commission wants to do to leverage job opportunities in the City, he asked if it can be tied to an incentive.

City Attorney Norris-Weeks explained that incentives to hire City residents would be appropriately proposed through the Community Redevelopment Agency. Attorney Norris-Weeks stated that there are different kinds of programs that Community Redevelopment Agencies have in place that may facilitate something like an incentive for hiring local residents.

Community Development Director Gregory Gay reminded the Commission that there are some properties and projects that are not within the Community Redevelopment Agency, and thus suggested that incentives could be put forth citywide in addition to incentives with the Community Redevelopment Agency.

Commissioner Davis pointed out that the development agreement is an agreement and asked why the City can't require businesses to hire a certain percentage of residents through encouragement in the language, wondering what the legal ramifications are.

City Attorney Norris-Weeks informed the Commission that there have been lawsuits when including hiring requirements in a development agreement has been attempted, and it is not something she would recommend to the City. Attorney Norris-Weeks offered to revisit the development agreement with staff to see what other things could possibly be added. She acknowledged that Commissioner Davis was right on target when he stated earlier that the development agreements have to be worded carefully and assured the Commission that they tried to be as aggressive with the wording as they could.

Commissioner Davis suggested that the Commission can workshop their ideas for the development agreements and can meet with City Attorney Norris-Weeks individually to share their concerns.

There being no further discussion, the resolution passed by a 3-2 vote.

Commissioner Davis	Yes
Commissioner Taylor	Yes
Vice Mayor Williams	No
Commissioner Burke	No
Mayor Pigatt	Yes

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

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

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

Community Development Director Gregory Gay stated that agenda items 15-A-3, 15-A-4, 15-A-5 and 15-A-6 are companion items. Mr. Gay explained that item 15-A-3 is for the special exception to allow for the operation of the concrete batching facility, item 15-A-4 is for the variance because of the operation's proximity to a residential development, item 15-A-5 is for the tentative plat that is being proffered to unify the properties and item 15-A-6 is for the development agreement. He informed the Commission that the operation has been in existence for several years, but he did not know what kind of development it was originally, reporting that the first development on the property occurred in 1966 and was likely industrial because of the area it is in. Mr. Gay explained that the reason the items are being brought before the Commission is because the property experienced a change in ownership in July of 2018, and through the regulatory process of the Miami-Dade County Department of Environmental Resources Management it was determined that there was not sufficient documentation, with no record of the concrete batching facility going through any review process in Opa-locka. With the new owners of the property being challenged to go through the process, the Community Development Department is bringing the items before the Commission, including the replatting of the property that includes the vacation of a street right of way in the middle of the property. In his estimation, Mr. Gay said he thinks that the concrete facility probably predates a number of residential developments that are in close proximity to the site. Mr. Gay reported that the items have been presented before the Planning & Zoning Board, which recommended approval, as is also

recommended by the staff of his department. He offered to answer any questions the Commission had.

Mayor Pigatt opened the public hearing on the item.

Ms. Hope Calhoun identified herself as the attorney for the property owner being considered under the item. Ms. Calhoun stated that she thought the property had been in existence for fifteen or twenty years, but Community Development Director Gregory Gay's report that the property has been in existence since the 1960s is longer than she knew. She explained that her client recently obtained the property, having started the process in 2019 by meeting with City staff to get the required approvals. Ms. Calhoun said that they are doing what she believes the Commission is looking for by bringing an existing business that has been in the City for quite a long time, up to today's standards. She said that is why they are requesting a special exception approval based on the City's current code, requesting variances to bring the property into compliance with the code, applying for the tentative plat which would unify the parcel on the property and make it easier for her client to operate, in addition to requesting the approval of the standard development agreement. She noted that Mr. Gay had suggested that the vacation of the street right of way could be addressed later and assured the Commission that it will all improve the property's operations for a facility that has been in existence for a very long time in the industrial zoning district. Ms. Calhoun stated that she and the project engineer are available to answer any questions that the Commission has.

There being no additional members of the public to make comments, Mayor Pigatt closed the public hearing.

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

Commissioner Burke recalled that the concrete batching facility has existed for a while and asked Community Development Director Gregory Gay if research had been done to determine when the company received a license from the City of Opa-locka.

Community Development Director Gregory Gay stated that he has not done any research on the licensure of the property and said that it is his belief that the property probably did have licensure at some time. Mr. Gay explained that it was potentially because of the change in ownership that the property was flagged for a review process to update their licensure.

Mayor Pigatt said that he thinks Commissioner Burke's question is for the Building & Licensing Department. The Mayor asked when the last time was that the property had an occupational license approved.

Community Development Director Gregory Gay stated that the approval of occupational licenses is done by the Building & Licensing Department and suggested that the Commission can ask Mr. Esin Daniel Abia to address it.

City Manager Pate explained that the question being asked about when the occupational license was approved for the property, will require research. Mr. Pate stated that he would be remiss to bring the Building & Licensing Director up to answer a question that he may not be prepared to answer.

Mayor Pigatt stated that it is very interesting that the Building & Licensing Director rarely comes up to address the Commission. The Mayor also noted that the cover memo for the item states that it will bring the operation into compliance and asked if the property is currently operating out of compliance.

City Manager Pate explained that when there was a change of ownership of the property, a flag came up and his office is attempting to rectify the issue. Mr. Pate asked Ms. Hope Calhoun if she is prepared to answer Mayor Pigatt's question about the compliance of the property's operations.

Mayor Pigatt stated that he asked the question about the compliance of the property's operations because the cover memo for the item states that "the property site is currently being used for the concrete batching plant operation, however the review and approval of the requests will bring this operation into compliance with City land development regulations and Miami-Dade County code of ordinances". In reading the memo, the Mayor said that it seems the property's operations are out of compliance with the City's land development regulations and asked whether or not they are currently in compliance.

Ms. Hope Calhoun asked if she may answer the Mayor's question about the compliance of the property's operations.

Mayor Pigatt asked if he could get an answer from City staff about the compliance of the property's operations.

City Manager Pate stated that the project engineer may be able to provide more insight on the compliance of the property's operations, as the subject matter expert on the flagging process that the company has gone through with the Miami-Dade County Department of Environmental Resources Management and the City of Opa-locka.

Community Development Director Gregory Gay restated that the Miami-Dade County Department of Environmental Resources Management flagged the property to bring it into compliance after the change in ownership and noted that there are several steps that it needs to take. Mr. Gay said that whether they have licensure with the City, is a matter that needs to be researched and added

that they may be operational at this time. He explained that his department is bringing the legislation before the Commission to make corrections to its existing operation, going forward.

Mayor Pigatt pointed out that in the Planning & Zoning Board staff report, there is a Development Review Committee with eight people including Building & Licensing. The Mayor asked how the Committee works, if it was not researched whether or not the property was in compliance.

Community Development Director Gregory Gay explained that the Development Review Committee reviews projects as they come before his department and in most cases, it is put together for new developments. Because the operation in question already existed, Mr. Gay said that the Development Review Committee was not put in place, with the focus being the zoning criteria and the issues with it coming into compliance with the Miami-Dade County Department of Environmental Resources Management.

Vice Mayor Williams asked to be recognized.

Mayor Pigatt asked Vice Mayor Williams to hold on because he was trying to bring to light a few things. The Mayor pointed out that the property in question has literally closed off streets in the City to operate and asked City Manager Pate if he was incorrect.

City Manager Pate confirmed that Mayor Pigatt was correct in stating that the property in question had closed off streets in the City.

Mayor Pigatt pointed out that two streets are not even on Google Maps because the concrete facility on the property decided to block off those streets, despite them being included in the picture provided in the Commission's agenda packet. The Mayor stated that he believes one of them, specifically 131st Street, has opened back up, but it looks like 130th Street is still closed. He asked why the Commission is being asked to approve vacating the street that the concrete facility blocked off.

Community Development Director Gregory Gay explained that the purpose of bringing the items before the Commission is because of the actions taken by the Miami-Dade County Department of Environmental Resource Management, which required that the review process occur in order for the existing operation to receive licensure and permits to continue its operation. As a part of the review process and because they were looking at doing a replatting as required by the Miami-Dade County Department of Environmental Resources Management, it was determined that the street right of ways that went through the property had not been vacated in proper form. Mr. Gay stated that all of the legislation was brought before the Commission, to correct what had taken place in previous years by previous owners. He assured the Commission that the new owner of the property wants to start fresh, operating the concrete batching facility as it is supposed to be operated without any issues relating to the City or Miami-Dade County Department of Environmental Resources Management permitting process.

Mayor Pigatt expressed concerns that Community Development Director Gregory Gay continues to say that the Miami-Dade County Department of Environmental Resources Management let them know about the compliance issues. The Mayor stated that as a resident of Opa-locka, he knew that it wasn't right and asked if there were any Code Enforcement citations on the property.

Community Development Director Gregory Gay stated on the record that he is not aware of any Code Enforcement citations on the property in question.

Mayor Pigatt stated that at the moment the facility is operating out of compliance as reported by an outside entity and noted that the City is silent about it. The Mayor noted that Management is proposing that the Commission make changes, including the issuance of four variances and giving up a street to help the property get into compliance to get approval with the Miami-Dade County Department of Environmental Resources Management after that agency investigated and saw that they were operating out of compliance. Mayor Pigatt said it doesn't make sense to him and that he will not support any of the items that were presented before the Commission. He asserted that the property needs to get into compliance with the City's rules and regulations, let the right of way be a street within the City and stated that every business in the City must operate based upon the code and get a proper review of their occupational licenses. The Mayor reminded everyone that the City needs to make sure those things happen because it is their code and regulations.

Commissioner Davis stated that Mayor Pigatt was spot on, expressing that he shared the Mayor's sentiments. The Commissioner acknowledged that the business was already in existence before many of the residential properties in the area but noted that there are many concerns with the business because of the loud noises that residents constantly complain about and that there are many reasons not to support a project of this magnitude. He also acknowledged that the new owners want to see the property be brought up to speed so that they can operate, but he said that unfortunately at some point the Commission has to set the standards that Opa-locka is not a place to operate illegally nor is it a dump. Commissioner Davis said that not supporting a project like this sends a clear message that the Commission wants better for its residents and thus, he supports the Mayor.

Vice Mayor Williams stated that literally everything the Mayor said, she wrote. The Vice Mayor said she would like to hear from Ms. Hope Calhoun as the attorney for the business in question, giving her the opportunity to make her presentation to the Commission.

Ms. Hope Calhoun addressed Mayor Pigatt's statement about not wanting to approve the items before the Commission, until the property in question is brought into compliance, explaining that the Commission hearings are the first step to bring the property into compliance. Ms. Calhoun stated that her client purchased an existing property that has the buildings located where they are, not by the doing of her client. She assured the Commission that it is their intent and objective to make things better. Acknowledging that the vacation of the street right of ways is not part of the item currently being contemplated by the Commission, she recognized that there are two streets

that are currently closed but stated that they are proposing to allow cars to travel through the areas they will vacate. She pointed out that the portion of the road that has already been vacated is unimproved, so their proposal is to make it consistent so that cars don't drive down the road and get stuck because it is not safe. Addressing the variances, the business is seeking, Ms. Calhoun explained that it is also about bringing the property into compliance, pointing out that the building has been there for more than thirty years and existed before the residential areas were put into place. She explained that in order to make the property consistent with the code, the property owner has to seek a variance with regard to the setback, to address the distance from the residential area that came in after the property was originally built. Ms. Calhoun restated that their goal is to make the property compliant with the City's code to the best of their ability so that Code Enforcement can hold the company accountable after the standard for the property is set. She also reported that there is one parcel on the property that already has licensure from the Miami-Dade County Department of Environmental Resources Management, and they are before the Commission to unify all of the parcels to be in compliance and have all of the same licensure and requirements. Ms. Calhoun asserted that the property owner is really just trying to do the right thing, not knowing that the property had issues when he purchased it. She said that when he became aware of the property's issues, he immediately contacted the engineer and counsel to begin the process in 2018, but then was delayed by everything that happened last year. She stated that City staff has indicated that they have satisfied the criteria for granting the variances and that the Planning & Zoning Board also recommended approval, asking the Commission to follow that recommendation. With regard to the special exception for the site plan, Ms. Calhoun said that it is also an effort to bring it into compliance. She recapped the items before the Commission, explaining that approving item 15-A-3 would grant a special exception for the property's site plan to provide a standard by which to judge the existing facility that is already there; approving 15-A-5 would unify the site to be in compliance with rules and regulations; approving the development agreement would be standard; and approving 16-A-1 would make the site safer by vacating the areas they are proposing for vehicular traffic to travel through. Ms. Calhoun recognized the Commission's frustration but pointed out that the business is her client's livelihood, having bought what he thought was a thriving and great business without realizing that there were issues. She characterized the business owner as a good guy who is trying to do the right thing. Ms. Calhoun thanked the Commission for allowing her to make her presentation and stated that she and the project engineer would be available to answer any questions.

Vice Mayor Williams asked if buying a business and not knowing that there were issues was the same as her buying a house without seeing a title or consulting an appraiser. The Vice Mayor said that it seems like something shady to her because she does not understand how property is purchased without any investigation. The Vice Mayor expressed that she was confused about how that happened.

Ms. Hope Calhoun stated that mistakes happen. Ms. Calhoun informed the Commission that she is not a real estate attorney and that neither she nor the engineer were part of the business

transaction to purchase the property in question. She pointed out that it is wonderful that in America, there is the opportunity to correct mistakes, and that if a house with issues was purchased, the owner would have recourse against the title company, insurance company and the prior owner to correct whatever is wrong, and she asked for the same consideration to be given to her client. Ms. Calhoun asked that the small business, which is in existence, be given an opportunity to thrive in the City.

Vice Mayor Williams asked City Manager Pate to have Community Development Director Gregory Gay disclose all information in the beginning, noting that if Mayor Pigatt had not disclosed it, the Commission would not be having the conversation.

Mayor Pigatt stated that Ms. Hope Calhoun is excellent at what she does.

Ms. Hope Calhoun said that is a bad way to start and reminded the Mayor and Commissioners that they have to come back before them.

Mayor Pigatt gave Ms. Hope Calhoun props for being on point with how she laid out her case, doing a great job representing her client.

City Attorney Norris-Weeks agreed that Ms. Hope Calhoun is very good at what she does. Attorney Norris-Weeks stated that she understood what Ms. Calhoun was saying when she laid out the variance issue, saying that she assumed the developer and City staff have already looked at whether the business meets the requirements of the code including hardship. She warned that if the business does meet the requirements of the code and the City denies their application for the variance, it could be problematic. Attorney Norris-Weeks suggested that the Commission may want to have City staff explain what they did and whether a variance is warranted under the requirements of the code. She said that she raised it as a red flag so that the Commission can focus on that issue when they get to it on the agenda.

Mayor Pigatt thanked City Attorney Norris-Weeks for bringing her concerns about the variance being warranted under the requirements of the City's code but pointed out that the Commission is discussing the item for the approval of a special exception to the property's site plan. The Mayor stated that it is clear that the property is out of compliance and that he hopes Management does its due diligence to ensure that companies are in compliance. Expressing his understanding that the items being proffered before the Commission would give the property owner an exception and a variance to the City's regulations, he stated that it has to be decided by the representatives of the people in the community. The Mayor asserted that he does not support the item in any way, shape or form, suggesting that Management could defer the item and do what they should be doing to ensure that properties are in compliance.

City Manager Pate requested to defer the item and all companion items.

Mayor Pigatt noted that agenda item 15-A-3 had been deferred.

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

Sponsored by City Manager

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

Mayor Pigatt asked City Manager Pate to introduce the item.

City Manager Pate asked Community Development Director Gregory Gay to introduce the item, despite the request to have the item be deferred.

Mayor Pigatt stated that because the Commission approved the agenda, each item must be at least considered for a motion. The Mayor added that any item can die if there is a lack of a motion but can also be deferred if so moved. He asked City Attorney Norris-Weeks to correct him if he was wrong but said that the item has to go through a presentation from Management and a public hearing.

Community Development Director Gregory Gay explained that the item is requesting a variance for the distance requirement from adjacent residential properties for the concrete batching plant. Mr. Gay stated that his department would like for the Commission to consider it.

Mayor Pigatt opened the public hearing on the item.

Ms. Hope Calhoun asked that the item and the companion items be deferred to the next Commission meeting. For the record, Ms. Calhoun stated that just as they met the criteria for the site plan special exception, she said that they have also met the criteria for granting the variance request, pursuant to the City's staff report.

Marc Cooper of 25th Avenue Warehouse LLC, located at 15060 NW 22nd Avenue, Opa-locka, FL 33054 said that he was not trying to get a certificate for knowing Opa-locka, but told the Commission that he knows the property in question and said there was a bit of information they were missing. Mr. Cooper stated that the new owner is Mr. Frank Vega's previous tenant. He speculated that while he can't testify to it, perhaps the buildings in question were erected by the tenant and not the owner. Having looked it up himself, Mr. Cooper said that the property's purchase totaled \$3.4 million which he said was financed by Bank of America, and he added that

he believed that the new owner should have known that there was a street or avenue going through the property. Mr. Cooper urged the Commission to investigate the information he provided.

There being no additional members of the public to make comments, Mayor Pigatt closed the public hearing.

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

Mayor Pigatt asserted that he will not be supporting the item, even if it comes up again. The Mayor expressed his hope that if it is going to be deferred to the next meeting, when the item comes up, he would like to see Code Enforcement on the site as well as a report on the licensing.

City Manager Pate requested that the item be deferred to the next regularly scheduled Commission meeting.

Mayor Pigatt noted that agenda item 15-A-4 had been deferred.

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

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

Mayor Pigatt asked City Manager Pate to introduce the item.

City Manager Pate asked Community Development Director Gregory Gay to introduce the item.

Community Development Director Gregory Gay stated that the purpose of the item is to unify the entire site under a tentative plat so that it will be operated in its proper form. Mr. Gay said that the information was submitted to his department and after reviewed accordingly, he informed the Commission that it was presented in its proper format.

Mayor Pigatt opened the public hearing on the item.

Ms. Hope Calhoun stated that they have satisfied all of the criteria required to move the tentative plat agreement forward. On behalf of the property owner and applicant who Ms. Calhoun said was not present but was listening, she raised concerns about how the property will be treated going

forward. Ms. Calhoun pointed out that they are exerting their rights under the City's code to correct previous actions, but the Commission's failure to approve the items before them puts the company in jeopardy. She warned that other issues could arise as a result of the Commission not approving their effort to bring the property into compliance and asked that the next steps be discussed very carefully before any punitive actions are taken on her client's property. Ms. Calhoun concluded with her request that the Commission approve the item.

There being no additional members of the public to make comments, Mayor Pigatt closed the public hearing.

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

City Manager Pate requested that the item be deferred to the next regularly scheduled Commission meeting.

Mayor Pigatt noted that agenda item 15-A-5 had been deferred.

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

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

Mayor Pigatt asked City Manager Pate to introduce the item.

City Manager Pate asked Community Development Director Gregory Gay to introduce the item.

Community Development Director Gregory Gay stated the item is for the development agreement for the property in question. Mr. Gay explained that the development agreement addresses all of the criteria from items 15-A-3, 15-A-4 and 15-A-5 in addition to any additional criteria that is suggested for the operation and further development of the concrete batching facility. He reported that it was presented before the Planning & Zoning Board for approval and is also recommended by his department's staff.

Mayor Pigatt opened the public hearing on the item.

Ms. Hope Calhoun asked that the request to approve the development agreement be granted. Ms. Calhoun said that if the approval is not granted, they would request deferral of the item for consideration at the next available City Commission meeting.

There being no additional members of the public to make comments, Mayor Pigatt closed the public hearing.

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

City Manager Pate requested that the item be deferred to the next regularly scheduled Commission meeting.

Mayor Pigatt noted that agenda item 15-A-6 had been deferred.

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

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

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

Mayor Pigatt opened the public hearing on the item.

Ms. Hope Calhoun stated that the item before the Commission is for the vacation of two rights of way within the City of Opa-locka. Having presented the item during other public hearing items, Ms. Calhoun reminded the Commission that their agenda includes the map they showed earlier. Recognizing the frustrations that go along with having a business of this sort in the City, she said that they are asking that the rights of way be vacated so that the business can operate in a cohesive manner. Ms. Calhoun also informed the Commission that they have satisfied all of the criteria for vacating as laid out in the City's code. She asked that the Commission approve the item on its first reading so that it can move to second reading and possibly have all of the applications heard

at the second meeting. Short of granting their request, Ms. Calhoun asked for a deferral of the item to the next meeting.

Marc Cooper of 25th Avenue Warehouse LLC, located at 15060 NW 22nd Avenue, Opa-locka, FL 33054 stated that the value of an acre of unimproved industrial land is about \$800,000. Mr. Cooper asked the Commission to keep in mind that if they are going to give away two streets, there is a value there.

There being no additional members of the public to make comments, Mayor Pigatt closed the public hearing.

Mayor Pigatt stated that this is the third or fourth time that the Commission receives a vacation of land from property owners that took City-owned land, recalling that for the other properties, an appraisal of the cost of the land was requested. The Mayor asked if there has been any discussion about the company in question paying for the land that the City owns.

City Manager Pate assured Mayor Pigatt that it is the intent of the City to sell the land, but the vacation process has to be done first and then there must be an appraisal process, with the Commission setting their expectations for what they desire moving forward.

Mayor Pigatt asked when the City intended to sell the land that would be vacated by the approval of the item. The Mayor said that it seemed to him that the intent was to just give away the land.

City Manager Pate stated that the sales transaction would occur after the vacationing of the land on the property in question.

Ms. Hope Calhoun said that the City Manager is right.

Mayor Pigatt reminded Ms. Hope Calhoun that he has to recognize those who speak during the Commission meeting, and he asked her to give them a moment. The Mayor asked City Manager Pate how much the City would get for vacating the land if the Commission passed the item.

City Manager Pate asked Community Development Director Gregory Gay to address Mayor Pigatt's question about the amount the City would receive from the sale if the vacation of the land were approved.

Community Development Director Gregory Gay stated that in most vacation cases, his staff calculates a ballpark estimate based on adjacent property owners. Mr. Gay explained that because the property was purchased in July of 2018 at an approximate cost of \$3.5 million, their ballpark calculation determined a value of about \$20-\$25 per square foot. He pointed out that because the sale was three years ago, property values may have changed. Mr. Gay said that the City would have to show the intent to vacate the property in order to take the next step for acquisition, which would include obtaining an appraisal of the property. He added that the area covered by the street

right away is approximately 10,000 square feet, and thus he assured the Commission that they would be looking at a significant amount of money but said he would not want to lock them into a specific amount.

Mayor Pigatt expressed that he is very concerned with Community Development Director Gregory Gay's answer. The Mayor stated that Management has gone through a due diligence process, the item has gone through attorney review, and it was prepared for the Commission to vote upon as something that was complete, and he pointed out that if none of the issues had been raised, it might have passed. He asked if it was to pass today, how much the City would receive from the sale of the right of way that would be vacated by the approval of the item.

Community Development Director Gregory Gay explained that if the Commission was to pass the item to vacate the right of way at the property in question, his department has guesstimate that the right-of-way would range between \$200,000 - \$300,000. Asserting that he did not want to lock the Commission to a specific dollar amount, Mr. Gay stated that the exact amount would have to be based on the appraisal. He said that the appraisal would be done once the legislation piece is decided upon because if the Commission decides not to move on the legislation, the appraisal is mute.

Mayor Pigatt asked City Attorney Norris-Weeks if the property owner has to give the City any funding after the Commission passes the ordinance to close, vacate and abandon the streets running through the property in question.

City Attorney Norris-Weeks stated that she doesn't think the Commission is at that point yet. Attorney Norris-Weeks reminded the Commission that there is a section in the code about the vacation of streets and what has to happen as a part of the process. She recalled that Community Development Director Gregory Gay and his department had done their due diligence on the matter of vacating the streets because they had talked about it but offered to make sure it is clearer on the record if the property owner agrees to it.

Mayor Pigatt stated that he recalled the last time the Commission vacated some alleyways, there was backup documentation in the City Manager's memo, with the appraisal and cost of the land as well as how much the City would get. The Mayor said that he is trying to figure out what the difference is now that he doesn't see that information included with the vacation item before the Commission.

City Attorney Norris-Weeks stated that part of the process is to have the applicant pay for the value of the vacated land based on the average between the assessed value obtained from the Miami-Dade County Property Appraiser's Office and the market value obtained from a private professional property appraiser. She recalled speaking about this issue with Community Development Director Gregory Gay, and said that she knows his staff has already done their due diligence on the issue.

Community Development Director Gregory Gay explained that his department has done its due diligence by looking at the value of the properties adjacent to the right of way. Mr. Gay acknowledged that there has not been an appraisal of the property, stating that the first step that needs to occur is the vacation of the property, after which the Commission has an obligation to have the property considered as surplus, at which time the appraisal of the property and offer letters are introduced as part of the process. He pointed out that the Commission has two more steps to take before the process is complete and assured them that vacating the property does not mean it is being given up. By vacating the property, Mr. Gay said that the Commission is basically initiating the process to look at opportunities to either transact the property or use it for something else.

Mayor Pigatt expressed that he felt it didn't smell right.

Commissioner Davis stated that he thinks he has been one of the most vocal members of the Commission about surplussing the public right ways. The Commissioner acknowledged that the surplus process does bring value by taking public land that no taxes are being paid on and selling it to bring additional revenue to the City. He expressed that his problem with those transactions is that ultimately the City's property is being given away and asserted that if the Commission is going to do something like that, they should get something of significance in return that is impactful for residents. The Commissioner also acknowledged that his colleagues shared their individual concerns, and that Community Development Director Gregory Gay is just working to bring the property into compliance with the City's codes and ordinances. He asserted that moving forward, he is not in favor of handing over so many of the City's assets, whether it has a direct monetary value or not.

Mayor Pigatt asked City Manager Pate if he would be deferring the item.

City Manager Pate confirmed the request to defer the item to the next regularly scheduled Commission meeting.

Mayor Pigatt noted that agenda item 16-A-1 had been deferred and asked City Manager Pate if there was a time certain date for the deferral.

City Manager Pate stated that he was requesting the deferral of the item to the next regularly scheduled Commission meeting.

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET;

AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

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

Mayor Pigatt opened the public hearing on the item.

There being no members of the public to make comments, Mayor Pigatt closed the public hearing.

It was moved by Vice Mayor Williams, seconded by Commissioner Taylor to discuss the ordinance.

Mayor Pigatt asked City Manager Pate to introduce the item.

City Manager Pate deferred the introduction of the item to Budget Administrator Robert Anathan.

Budget Administrator Anathan reviewed his presentation titled "FY 21 Budget Amendment #3"

Mayor Pigatt asked if the proposed budget amendment included increases to the police budget.

Budget Administrator Anathan stated that the only increase to the police budget is \$10,000 for the lease of a police vehicle that will replace the vehicle that is being converted into a K-9 unit.

Mayor Pigatt stated that there was new legislation passed by the State which requires changes to the police budget be sent to the state. The Mayor asked Budget Administrator Anathan to explain how any increase to the police budget may impact the City.

Budget Administrator Anathan stated that he was not aware of any legislation that has come down from the state and committed to looking into it. Mr. Anathan explained that any increase to the police budget would probably impact contingency funding.

Mayor Pigatt asked if anyone could give any guidance on the impact on the City caused by the bill which passed, affecting increases to police budgets. The Mayor recalled that the Florida League of Cities and the Miami-Dade League of Cities were against it because it ties the hands of the City in terms of any decreases.

Commissioner Davis asked if Mayor Pigatt was asking the administration to offer guidance on the Florida Legislature's bill on police budgets.

Mayor Pigatt said that Commissioner Davis can answer the question about the Florida Legislature's bill on police budgets, but he wants to make sure that Management also answers.

Commissioner Davis stated that he thinks Mayor Pigatt is referring to HB 1 and said that he is familiar with the bill. The Commissioner noted that people have been calling the legislation the anti-protest bill because it speaks to protests and how law enforcement and the general public will deal with public assemblies. Addressing the Mayor's main point of concern on the legislation, the Commissioner said that the bill gives the state the ability to preempt local law enforcement budgets, which is a home rule power. He reminded the Commission that the City's budgetary decisions are made by the board voting in unison, but the state is taking a different position to control those decisions and that power is being preempted. The Commissioner said he thinks all of the members of the Commission are aware of it, but don't know the full potential impact, considering it just passed this past legislative session.

City Manager Pate stated that he deferred to Commissioner Davis' response because he represents the City as a member of the League of Cities. The Manager explained that if there is an instance where the City is in violation of the state statute by failing to take action on rioting or other public disturbances, funding could be reduced and could affect the Police Department budget. He said that where the Commission now sees a surplus, the number could be reduced if something occurs down the line.

Budget Director Anathan stated that it also sounds like a concern about defunding and said that he would assume the trigger that involves the state, is if the City would take the budget down.

Mayor Pigatt stated that the concern from cities across the State of Florida along with the Florida League of Cities and the Miami-Dade League of Cities, was that if the City increases the police budget by any amount, no decreases can be made. The Mayor shared his concern that the budget amendment being proposed is making an increase to the police budget and speculated that perhaps next year, the police vehicle that is causing the increase in budget may no longer be needed, but the money would forever be locked into the Police Department. He pointed out that when the Commission is balancing the general budget, if an increase is needed somewhere in the budget, they take the amount needed away from somewhere else in the budget. With the new legislation, the Mayor suggested that if the Commission wants to be fiscally responsible, it will limit any general increases and instead make changes within the police budget to accommodate additional needs for the officers. He urged the Commission to be careful in consideration of the new legislation, which can set the City up to have the State withhold funds if increases are made based on needs and then later changes have to be made. The Mayor stated he wanted to know if this had been a consideration and said that it sounds like it probably wasn't and is one of the reasons, he said he is hesitant to move forward with the budget amendment. He also expressed that he has always been concerned about large budget changes since he has been on the dais and noted that the budget amendment being proposed is one of the largest changes to the budget that he has seen,

stating that he is hesitant to make so many significant changes at one time. The Mayor said that when he sees something in the budget funded for \$24,000 or \$24,900 it raises a red flag for him because anything below \$25,000 gives the City Manager discretion to grant a contract without a request for proposals. He pointed out that there is one item in the proposed budget amendment that falls under that criteria, which is the proposal to hire a pay plan consultant. The Mayor recalled that the pay plan has been spoken about quite a bit from the dais since the financial oversight board submitted its findings, with the Human Resource Department Director coming before the Commission many times to state that the pay plan was done and was pending approval by Management. Now with a proposed budgeted item to approve \$24,900 to hire a consultant without going through the bidding process, he asked why a consultant is needed to develop the pay plan.

City Manager Pate thanked Mayor Pigatt for his question and stated that drastic changes have occurred through the process of developing pay plans. Mr. Pate stated that he felt it was prudent to have an outside consultant to get the pay plan done and presented. He suggested that the alternative is for work to be done that has to be reviewed by the state and then having an outdated plan that is three or four months old by the time it gets to the Commission, requiring the need to survey other municipalities again. Pointing out that Mayor Pigatt had championed ensuring that City employees have a fair wage, Mr. Pate stated that in order to try and get it done as expeditiously as possible, he recommends bringing in a consultant. Addressing the dollar amount included in the budget amendment on the Commission agenda, Mr. Pate assured the Commission that he has not received any solicitations, contracts or dollar amounts from prospective consultants. He pointed out that Mayor Pigatt expressed concerns about the proposal to amend the budget for \$24,900 because the amount is below the City Manager's cap requiring the need for a request for proposals, and he said he feels the Mayor's statement was made as if the Manager already knew who would be awarded the contract, assuring the Commission that it is not true whatsoever. Mr. Pate stressed that he is trying to get things done efficiently, effectively and as quickly as possible. Pointing out that the City is currently negotiating two collective bargaining agreements, he asserted that the pay plan is needed now more than ever. Mr. Pate also informed the Commission that the State is requesting a professional study to be done on the pay plan as well.

Budget Director Anathan informed the Commission that the Human Resources Director did get three quotes, with the \$24,900 being the lowest of the three. Mr. Anathan stated that he does not believe the amount of the quote was by design. He also pointed out that the City has tried to do pay plans in the past but stated that City staff is not really trained for it, while a consultant does it day in and day out.

Mayor Pigatt stated that he is a little confused because he doesn't know what allegations City Manager Pate is referring to but re-stated his question and asked why a consultant is needed to finalize the City's pay plan. The Mayor said he heard Mr. Pate say it was to speed up the process while he said he heard Mr. Anathan say it was because the City's staff does not have the capacity, and he asked which one it is.

Budget Director Anathan stated that the reason the consultant is needed to finalize the City's pay plan is probably both to speed up the process and because the City's staff does not have the capacity. Mr. Anathan explained that a consultant that develops pay plans for a living is much more adept at looking at neighboring communities in South Florida to normalize salaries for the wealth and size of the community, pointing out that the City's staff is not trained to do that despite them making the best effort to do so. As examples, he stated that Opa-locka would not want to design its pay plan based on the City of Aventura or even Miami Gardens because it is a much bigger city. Mr. Anathan asserted that a consultant will be able to finalize the pay plan much better than the City's staff can do.

Mayor Pigatt recalled that in the past pay plans were submitted by the Human Resources Department that included the analysis comparing the City of Opa-locka City staff salaries to similar cities like West Park and Sweetwater. The Mayor said that a public records request could be done to pull the document back up and also pointed out that it was put forth that the pay plan was under review, noting the difference in opinions over the years. He also reiterated his concern about the quote from the consultant coming in just under the \$25,000 threshold that would trigger the need for a request for proposals, asking City Manager Pate if the quote for the consultant who completed the Police Chief search had also been \$24,900.

City Manager Pate responded by confirming that it is what the Mayor recalled.

Budget Director Anathan also confirmed that the quoted amounts for the Police Chief search consultant and the pay plan consultant are the same amount.

Mayor Pigatt expressed that he is uncomfortable with the budget amendment request at the moment because of the number of items, in addition to the increases to the police budget and the pay plan issue with the Human Resources Department. The Mayor reported that he has been hearing about a lot of issues in the Human Resources Department and hasn't seen any resolution to them. He acknowledged that the proposal for a pay plan consultant looks like a resolution to the problem and said that he hopes it works out, indicating he would fully support it.

Budget Director Anathan asked the Commission if they would like for him to continue with his presentation on the proposed budget amendment.

Mayor Pigatt noted that the proposed budget amendment included \$75,000 for the legal counsel for the City's utility billing.

Budget Director Anathan explained that based on the cost of the legal counsel for the City's utility billing over the first six months of the year, the budget amendment is being proposed out of an abundance of caution. Mr. Anathan pointed out that increasing the budget does not grant the authority to outright spend the funding, and if the legal counsel bills come in for a lower amount than what has been budgeted, the funds will go back to the Water & Sewer fund balance. He

reminded the Commission that originally \$200,000 was included in the budget for the City's utility billing legal counsel but noted that if they continued going at the rate, they were in the first six months, it would probably be higher and therefore are trying to cover for it with the budget amendment.

Mayor Pigatt stated that as a member of the Commission, he would like to get a report from the City Manager or Attorney to understand what is happening with the City's utility billing that they may potentially go over the budget by as much as \$75,000, before the increase is approved and it is taken from the City's contingency fund.

City Attorney Norris-Weeks informed Mayor Pigatt that a shade meeting will be announced to seek guidance from the Commission on the issue with the legal counsel for the City's utility billing, in addition to other issues.

Mayor Pigatt stated that before he votes on the proposed budget amendment to increase the funding for the City's utility billing legal counsel, he would like to hear what is said at the meeting that City Attorney Norris-Weeks mentioned will be scheduled. The Mayor also noted that the proposed budget amendment includes a \$20,000 transfer of penalties from the Human Resources Department.

Budget Director Anathan explained that the \$20,000 in the proposed budget amendment is just a budget shift, with it originally being charged to the Human Resource Department because it was thought to be a very general charge, but it was realized that it is related to one person. Mr. Anathan said that the decision was made to report it in the Police Department rather than the Human Resources Department.

Mayor Pigatt pointed out that the \$20,000 in the proposed budget amendment would represent another increase to the Police budget. Noting that there are a lot of increases to the Police Department budget in the budget amendment proposal, including for vehicle purchases, Police dogs and \$54,000 for an operational manual; the Mayor expressed concerns that the Commission won't be able to decrease all of the increases being made to the Police budget based on his understanding of the State's new legislation. Recalling that the Commission had discussed the policies and procedures in quite a few of the City's departments, he asked what is being done in those departments. The Mayor said those are the concerns he has with the proposed budget amendment.

Budget Director Anathan attempted to address Mayor Pigatt's concern about the proposed budget amendment for \$54,000 that would fund an operational manual for the Police Department, explaining that the money does not come out of the general fund but comes out of the special law enforcement fund which can only be used for police projects. Mr. Anathan acknowledged that he does not know if it is part of the threshold that the state will use to evaluate the entire Police Department budget, but the \$54,000 will come from a different source of revenue because it is

outside of the general fund. He asserted that if the money is not used for police matters, it can't be used and just sits in the special law enforcement fund.

Mayor Pigatt thanked Budget Director Anathan for his clarification on the \$54,000 budget amendment for the Police Department operational manual and said that after sharing the concerns he had, there were no other comments he had to make.

Commissioner Davis acknowledged that there will be a later discussion about the legal counsel for the City's utility billing but asked for clarification on a way to have the outside legal counsel budgeted for or tracked. The Commissioner expressed his interest in ensuring that the City is not spending so much so frequently on legal fees, noting that the proposed budget amendment for the counsel is a significant amount of money.

City Attorney Norris-Weeks informed Commissioner Davis that at the shaded meeting she mentioned, a projected budget would be laid out for the Commission by the outside counsel for the City's utility billing.

Mayor Pigatt asked if there was any other discussion on the proposed budget amendment, stating that he thinks the item should be deferred.

There being no further discussion, the ordinance passed first reading by a 3-1 vote.

Commissioner Burke	Not	Present
Commissioner Davis	Yes	
Commissioner Taylor	Yes	
Vice Mayor Williams	Yes	
Mayor Pigatt	No	

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

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

Mayor Pigatt opened the public hearing on the item.

There being no members of the public to make comments, Mayor Pigatt closed the public hearing.

It was moved by Commissioner Taylor, seconded by Commissioner Davis to discuss the ordinance.

Mayor Pigatt asked Commissioner Davis to introduce the item.

Commissioner Davis thanked Mayor Pigatt for co-sponsoring the item, stating that he wanted to sponsor legislation that acknowledges Juneteenth as an observed and paid holiday that is acknowledged citywide. The Commissioner said that it is important to note that Juneteenth is sometimes referred to as America's true Independence Day because July 4, 1776 only represented a date that certain segments of the American population were considered free. He pointed out that for eighty-nine years, Independence Day was a promise unfulfilled, but on June 19, 1865 Major General Gordon Granger issued an order to the people of Texas and changed everything. In the spirit of June 19th or Juneteenth, the Commissioner proudly put forth the item in acknowledgement of those efforts, as a recognition of people of color in our country. The Commissioner said that he understood the item will have a fiscal impact on the City but asserted that he sees this designation as even more important than the current eleven paid holidays that the City supports. He pointed out that the holiday has been recognized by Miami-Dade County, the City of Miami, the City of South Miami and the City of North Miami Beach and expressed that in his opinion, it is only right to do the same for Opa-locka's employees and residents. The Commissioner stated that with a humble spirit of acknowledgement, he put the item forward.

Vice Mayor Williams reminded the Commission that she co-sponsored the item at the last Commission meeting and said it is still a very important item to have. The Vice Mayor said that she had some questions in regard to the fiscal impact of acknowledging Juneteenth as a paid City holiday, which City Manager Pate answered and said she was okay with. She stated that she would like to go back and co-sponsor the item again along with Mayor Pigatt and Commissioner Davis.

Commissioner Davis thanked Vice Mayor Williams and said he humbly accepted her co-sponsorship of the item. The Commissioner asked City Attorney Norris-Weeks to make note of Vice Mayor Williams as a co-sponsor of the item to acknowledge Juneteenth as a paid City holiday.

Mayor Pigatt informed Commissioner Davis that it would be Clerk Flores who would recognize Vice Mayor Williams as an additional co-sponsor on the item to acknowledge Juneteenth as a paid City holiday. The Mayor asked City Attorney Norris-Weeks if the addition of a co-sponsor to the item would require a motion from the Commission.

City Attorney Norris-Weeks stated that Clerk Flores can just add Vice Mayor Williams as a co-sponsor to the item acknowledging Juneteenth as a paid City holiday.

Commissioner Taylor recognized his colleagues for doing a good job by bringing forth the item to acknowledge Juneteenth as a paid City holiday, stating that it is a good look for the City.

Commissioner Davis thanked his colleagues on the Commission for supporting the item to acknowledge Juneteenth as a paid City holiday.

Mayor Pigatt thanked Commissioner Davis for spearheading the establishment of Juneteenth in the City of Opa-locka. The Mayor stated that it is very important as the day that American became America, where freedom, justice and liberty lived up to its duty to recognize all people as equal. He asserted that it is important that the holiday is respected as a holiday that is not just supported by one segment of the population, but by all. The Mayor once again thanked Commissioner Davis for making sure that Opa-locka does its due diligence as a government and urged everyone to learn a little bit about the significance of Juneteenth. He reflected upon the fact that people were enslaved for hundreds of years, with the majority of America's history having the country as a slave society, which was changed on Juneteenth. Acknowledging Juneteenth Independence Day as an amazing accomplishment, he thanked Commissioner Davis one more time for moving the item forward.

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

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

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

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

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

Mayor Pigatt opened the public hearing on the item.

Marc Cooper of 25th Avenue Warehouse LLC, located at 15060 NW 22nd Avenue, Opa-locka, FL 33054 stated that the distinction that was made earlier in the meeting between construction and demolition material and garbage, in his opinion is a distinction without a difference when it comes

to illegal dumping. Mr. Cooper explained that what is being dumped on Opa-locka's streets is stuff that fits in a pickup truck that someone didn't want to pay to dump, and they just dump it on a vacant street. He said that he'd like to stop the stream of waste heading towards Opa-locka, so that if a facility is closed it is not dumped illegally, acknowledging that garbage is very difficult to manage. Mr. Cooper shared his experience as the owner of the property on the corner of Alexandria Drive and 127th Street, recalling seeing about four or five months ago on YouTube, that Alexandria Drive was cleaned up on an emergency basis by a contractor which he believed was hired by the City because of a requirement from the Miami-Dade County Department of Environmental Resources Management. He reported that he saw the contractor clean up Alexandria Drive with all of their machinery and then saw them take the same debris to Cairo Lane and put it in front of a nine-acre property. While he said that he took pictures and was going to bring it to someone's attention, he shared that he got sick with a heart condition and the matter fell off his radar. Having seen not long ago that the City passed an item to pay a contractor to clean up Cairo Lane and install cameras directly to the Police Department to try and stop illegal dumping, he pointed out that the property being considered in the item before the Commission, is one avenue west of Cairo Lane and is vacant at night. He stated that because illegal dumping happens very fast, he believes it is an impossible thing to regulate; sharing that even when he has called 9-1-1 and is transferred to the Opa-locka Police, by the time they do get out there, the person is gone. While he said that it is no one's fault and that he is sure the applicant doesn't want illegal dumping in the City, he stated that it is just the reality of things.

There being no additional members of the public to make comments, Mayor Pigatt closed the public hearing.

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

Mayor Pigatt asked City Manager Pate to introduce the item.

City Manager Pate asked Community Development Director Gregory Gay to introduce the item.

Community Development Director Gregory Gay stated that the item is for the rezoning of the construction and demolition waste processing facility property that was previously addressed on the agenda. Mr. Gay explained that the zoning for the property would need to be changed from I-3 which is for planned industrial uses to I-2 which is for a liberal industrial use. He informed the Commission that the item was presented before the Planning & Zoning board, which recommended approval. Mr. Gay also reported that the staff from his department also recommended the approval of the rezoning of the site and offered to address any questions the Commission has.

Mayor Pigatt opened the floor for the discussion of the item.

Commissioner Davis noted that the rezoning is a decision that is left fully up to the Commission, and he stated that he is not in support of any sort of rezoning of the property. The Commissioner also acknowledged that the proposed use for the property is a point of concern. He explained that the only reason he voted to approve the site plan and development agreement for the property was to steer clear of the legal liability that could present itself, considering that the City's code would have worked against them if the Commission had denied those applications. The Commissioner asserted that he will not vote to approve the item because he feels it does not positively impact the community.

Mayor Pigatt stated for the record that he supported the site plan and development plan for the property because it will bring the development to the City and will no longer have a parking lot on the property. The Mayor recognized the point made by Mr. Marc Cooper during the public hearing and expressed a similar concern that Opa-locka may be seen as a place for construction debris, which may be dumped somewhere else if the facility is closed. He acknowledged that there is already a lot of debris that comes into the City and said that the property provides an opportunity to direct people to a place where they can properly dump that debris. The Mayor also said that he is very much in support of recycling materials instead of them going into landfills, recognizing the importance to the community and the planet. Expressing his support for the item as a great opportunity, the Mayor pointed out that with the direction his colleagues were taking and not having a full Commission on the dais, that the item may fail unless it is deferred or there is more of an understanding that could be provided.

Vice Mayor Williams stated that she understood what Mayor Pigatt was saying and admitted that she was back and forth with the waste facility item. The Vice Mayor expressed that a main concern of hers was what would be done with the waste when the facility is closed. She stated that she thinks everyone will believe that Opa-locka is the place where everything is dumped. Noting that the proposal for the facility is for it to process only construction and demolition debris, the Vice Mayor pointed out that one of the major things that are seen around Opa-locka are mattresses. She said she has questions, including whether or not the waste facility would walk over the mattresses or if they would go around Opa-locka and collect all of the illegally dumped construction material. The Vice Mayor said that is why she is not in support of the item.

Commissioner Taylor stated that he is torn but asserted that he would rather a development instead of a parking lot on the property, adding that it is an eyesore when you drive over there. The Commissioner pointed out that the property owner wants to develop the land and turn it into something that is worth something and he can support that, rather than leaving what is there now.

There being no further discussion, the ordinance failed by a 2-2 vote.

Commissioner Taylor	Yes
Vice Mayor Williams	No

Commissioner Burke	Not Present
Commissioner Davis	No
Mayor Pigatt	Yes

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

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

City Manager Pate stated that he planned for the meeting to be two hours long and had prepared a twenty-seven-page slide show for the Commission. Mr. Pate noted that it was nearly 11 PM and asked the Commission if they would like him to go through all of the pages or highlights. Acknowledging the Commission's response, Mr. Pate offered to provide insight with his report. He acknowledged that some significant progress was made with appropriations from the State as was explained by State Representative James Bush and he is very excited to see what next year brings. The Manager also said he would ask City Clerk Flores to poll the Commission to determine the date for a closed session meeting to discuss collective bargaining, including the Police and AFSCME union contract negotiations. He also informed the Commission that he will ask the Clerk to poll the Commission to determine the date for the rescheduling of the Commission Priorities Workshop, which he hoped would be in June or July, spaced out enough to get more accomplished. Mr. Pate reminded the Commission that his twenty-seven-page presentation was provided to them, and they can contact him directly if they have any questions. He asserted that if any member of the Commission wants him to answer any questions publicly at the next meeting, he is okay with it because he said that he thinks transparency and exuding leadership values are key, and added that he always strives to do that no matter what position he is placed in. Mr. Pate shared that he has the same expectations of his staff, which he said report to him on a daily basis. He offered to take any questions from the Commission related to the City Manager's Office.

Vice Mayor Williams pointed out that the umbrella topic of the Commission meeting was illegal dumping and asked City Manager Pate how the illegal dumping initiative and cameras are moving forward.

City Manager Pate explained that because the illegal dumping initiative legislation has a fiscal impact, the City needs to wait for State approval. Mr. Pate informed the Commission that the State's cycle typically takes between thirty to forty-five days, and then the Governor's designee will render their opinion through their monthly memorandum with their mass approval of all of the legislation that has been passed. Once that occurs, he stated that the legislation will be executed, and a plan of action will be put in place. Mr. Pate committed to reaching out to the Governor's designee tomorrow to ask what the status is and said he would provide Vice Mayor Williams with a personal update.

Vice Mayor Williams recalled that within the illegal dumping legislation, the Commission approved the use of an app that will allow residents to report illegal dumping and asked if the app was connected to the budget or if the app could be launched now. The Vice Mayor reported that she has been getting calls left and right about massive illegal dumping in the City and those people are taking pictures but have nowhere to send them except to her phone. She stated that if the app could move forward, it would be great.

City Manager Pate confirmed that the app could be launched. Mr. Pate said that he thinks Information Technology Director Nelson Rodriguez heard Vice Mayor Williams loud and clear and he will make sure that the Click Fix app goes live.

Commissioner Davis requested that City Manager Pate forward the previous union agreements that were in place prior to the shaded collective bargaining meeting, so that the Commission has a background on the City's position related to negotiating union contracts.

City Manager Pate asked City Clerk Flores if she can facilitate getting the past union contracts to the Commission.

City Clerk Flores confirmed that she would forward the past union contracts to the Commission.

Mayor Pigatt pointed out that there has been a lot of media attention given to an employee in the Building Department stealing from the City, characterizing it as another challenge that has been brought to light in that department. The Mayor recalled that the department has also faced challenges with the cost to the City of the strip club litigation, in addition to the cost to the City of the moratorium from the Miami-Dade Department of Environmental Resources, and the issue with the liquor store which required the City to give up almost all of its residential surplus property. He lamented that it has become a theme with the department and expressed his concern about what is going on, not being able to believe that it is possible for that much money to be stolen from a City. The Mayor shared that there were people who checked cash and supervisors that make sure things are together in all of the other nonprofits and places he's worked with, and said he wants to know what Management has done to address the challenges and make sure there are checks and balances in the department.

City Manager Pate thanked Mayor Pigatt for bringing up the news reports about the theft from the City that occurred in 2017, 2018 and 2019. Mr. Pate reported to the Commission that when he came on as City Manager, he was well aware of the active criminal investigation within the Building & Licensing Department and thus the investigation by entities outside of Opa-locka is not new news, but he did acknowledge that someone going to jail is new news. He stated that he has been in meetings to look at different options to present to the Commission in regard to the Building & Licensing Department as well as Code Enforcement and reminded the Commission that he sent them an email with one of the options which would outsource one or both of the departments. Mr. Pate noted that his announcement of the option to outsource the departments came before the former employee was indicted for the nearly \$250,000 that they allegedly took from the City of Opa-locka. He assured the Commission of his awareness of the challenges in the department and that all options are being looked at. With his understanding that the Commission wants to move quickly to resolve this, Mr. Pate asked the Commission for consensus on whether or not they would like for him to initiate a request for proposals process to outsource the department or if they would prefer that he piggyback the contract by finding firms that do business in other communities. Offering to be able to present the options to the Commission at the next meeting with their fiscal impact, he said that if they can share their thought process on the matter, it can assist him and his staff in determining how to proceed forward.

Mayor Pigatt stated that City Manager Pate mentioned a few things that raised some flags, including that he has been aware of the challenges in the Building & Licensing Department since he began serving as

Manager and also mentioned the things in the past that occurred, in addition to the things that are occurring. The Mayor asked Mr. Pate what is occurring now.

City Manager Pate assured Mayor Pigatt that there's nothing occurring at the moment.

Mayor Pigatt reminded City Manager Pate that the Commission hired him to make the tough decisions to manage day-to-day operations in the City. The Mayor expressed that he does not see the decision about potentially outsourcing the Building & Licensing Department as well as Code Enforcement as a policy discussion and thus he won't weigh in on it. He stated that Mr. Pate understands the details of those departments more than anyone on the dais and that he has the expertise, knowledge and resources needed, in addition to the opportunity to consult with other city managers to determine the best direction to move in. The Mayor said that he would personally like the recommendation on this matter from Mr. Pate. He noted that throughout the meeting, it was clear that problems are known but are not addressed and said he does not like being put in the position with the Commission not knowing what is going on and having questionable things brought up. The Mayor stated that he looks forward to something being done to address the issue because it does not look good, and the City does not want the image that things are not going right. He asserted that the Commission wants to be very clear that the City is making changes, addressing all of its issues and that there is no tolerance at all for wrongdoing. The Mayor also pointed out that the City received \$1 million for the Police headquarters and asked what the plan was to act on that. He asked if they had the exact cost of the Police department, when it will be built, whether the \$1 million will cover the entire cost and if not, how it will be part of the City's 5-year recovery plan, as well as what allocations need to be made to ensure that the Police Department has a headquarters as swiftly as possible.

City Manager Pate pointed out that Mayor Pigatt had just discussed the inflating Police budget and how it could affect the City not being able to drop expenditures next year based on State legislation that passed, but now he is not clear. Mr. Pate asked for a clear understanding of the Commission's intent, reminding them that he works for and takes guidance from the five of them. Based on some of the concerns that the Commission expressed, he wants to make sure that when he puts staff to task tomorrow, that the product being delivered to the Commission is going to happen. Mr. Pate reported that he has already been in conversation with City staff about the Police Department funding and stated that he is planning a multi-phased approach, since it will cost about \$3.7 million to tear down and complete a proper remediation of the old site and then build up the new headquarters. He stated that the initial \$1 million will be used to clear the site and he thinks that is more than enough to do so. Mr. Pate shared that he has already been in communication with State Representative James Bush about spreading out the funding and requesting additional monies from the Florida Legislature next year, in order to actually build the site. He informed the Commission that there are issues with the site which do require the remediation process, but he feels the funds that are currently allocated can be used for the process. Mr. Pate also pointed out that the funds have not yet been approved by Florida's Governor. In addressing the concerns about the City, he recalled that the Mayor has educated him on many concerns that he has observed prior to him being hired as Manager and even concerns he's had since he began serving as Manager. Mr. Pate acknowledged that the government moves slowly and that he hears about allegations every day, including wrongdoing that occurs in any department. He pointed out that the government took action and the individual who stole from the City was held accountable. Mr. Pate assured the Commission that he takes very seriously his responsibility to the residents and the people that sit on the dais. He committed to putting his staff on task tomorrow to

be able to bring his recommendation before the Commission, to transform the Building & Licensing Department and Code Enforcement Department.

Mayor Pigatt recalled that at the last Commission meeting, he requested a written report on the status of the plans for hurricane preparedness, the Glorieta Gardens Apartments Police Substation as well as the bus benches but the Commission has not received that yet and asked City Manager Pate to provide those reports. The Mayor made an additional request for a report on the Police headquarters and said that he hopes the Commission will actually get it. Specifically, he asked Mr. Pate to include in the report what he discussed at the Commission meeting as well as what the Police headquarters will look like, in addition to whether or not it will be the same building and have the same amenities, because the Commission wants to be able to showcase it and talk about the \$1 million that the City received for the project.

City Manager Pate stated that he understood Mayor Pigatt's requests and that he usually gets a legislative check sheet after every Commission meeting and will put staff on task tomorrow to get everything the Commission needs.

18. OFFICIAL BOARD REPORTS:

There were none.

19. FUTURE AGENDA ITEMS:

There were none.

20. MAYOR/COMMISSION REPORTS:

Commissioner Taylor thanked everyone that supported the Bingo and Chill event that he sponsored. The Commissioner also thanked the Police Department that supported the Police appreciation breakfast. He also urged the Commission to consider the City's staff and themselves when they are conducting meetings and workshops. The Commissioner acknowledged the fact that this meeting had a long agenda but pointed out that there are times when the Commission has two agenda items, and the meeting goes on for two or three hours. The Commissioner also pointed out that the City's staff has been working all day and it is almost midnight. He asked that consideration be given of people's time when the Commission is doing these meetings, with it seeming like there are more workshops than Commission meetings and nothing is being accomplished beyond the conversations that are then continued at the next workshop. Commissioner Taylor concluded his report asking the Commission to be fair to the City's staff and each other.

Mayor Pigatt stated that he would like more details on a better strategy for Commission meetings and workshops. The Mayor recalled that when he was first on the dais, it was a normal occurrence and stated that the Commission has gotten a lot better but said that he wanted to discuss how they can do better.

Vice Mayor Williams reported that she recently sponsored a Firefighter recruitment fair that was extremely successful with over one hundred candidates in attendance. With the Firefighter applications opened, the Vice Mayor expressed excitement that the recruitment fair happened in Opa-locka. She thanked Captain Bell for coming into Opa-locka to make the recruitment fair happen, and she expressed her hope that the City gets a lot of job opportunities. The Vice Mayor also echoed Commissioner Taylor's sentiments,

suggesting that the Commission needs to re-visit their one-on-one meetings with City Manager Pate because she believes that their meetings would go faster.

Commissioner Davis acknowledged the first Citywide Juneteenth event which will take place on June 19th at the Arts & Recreation Center on Ali Baba Avenue. The Commissioner shared that the event will have food, music, and vendors as well as many cultural performances and experiences. He encouraged the community to celebrate the commemoration of Juneteenth in the great City of Opa-locka. The Commissioner acknowledged that time is of the essence and pointed out that how that time is managed, determines success. He reminded the Commission that because of the sunshine law, their hands are tied on how they interact as public officials. The Commissioner acknowledged that they can all meet with the Manager individually, which he said is a right that he is sure they all exercise but stated that it is difficult to gain consensus in those settings because they don't necessarily talk about the same subjects. He also pointed out that Commission workshops provide the opportunity for them to gain consensus on the agenda, making it easier to manage the Manager and accomplish their goals. Sharing that he works two jobs in addition to his responsibilities to the City, the Commissioner did acknowledge the strain that Commission meetings and workshops put on City staff and even the Commission, and said he understands his colleagues' concerns about time. The Commissioner concluded stating that he looks forward to any suggestions put forth to move things along at the Commission meetings and workshops.

Mayor Pigatt congratulated and recognized his colleagues for all of the events including the Bingo and Chill which celebrated Opa-locka's 95-year history, in addition to the amazing full room for the Firefighters session and the Juneteenth celebration. The Mayor acknowledged that there is definitely a change and he said that he is proud to be a part of it. He thanked each and every one of the City staff that is a part of the process, as working professionals who are moving the City forward. The Mayor then gave City Attorney Norris-Weeks' time to make an announcement.

City Attorney Norris-Weeks provided notice that a private closed door attorney client session will be held in the City Commission Chambers at the Sherbondy Village Auditorium on June 9, 2021 at 6 PM.

21. OFFICIAL BOARD APPOINTMENTS:

There were none.

22. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Davis, seconded by Vice Mayor Williams to adjourn the meeting at 11:35 p.m.



Matthew A. Pigatt
Mayor

Attest:



Joanna Flores, CMC
City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Taylor, John H.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City Commission	
MAILING ADDRESS 780 Fisherman Street, 4th Floor		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Opa-locka	COUNTY Miami-Dade	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED June 9, 2021		NAME OF POLITICAL SUBDIVISION: City of Opa-locka	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

RECEIVED
 OFFICE OF THE CITY CLERK
 CITY OF OPA-LOCKA
 2021 JUN 22 PM 2:36

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, John H. Taylor Jr, hereby disclose that on June 9, 20 21 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☒ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

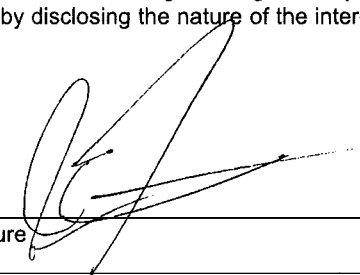
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

It may seem that I have a personal interest in this matter.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

06/22/2021

Date Filed

Signature 

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



CITY OF OPA-LOCKA NOTICE OF HISTORIC ENVIRONMENTAL PRESERVATION BOARD MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Opa-locka Historic Environmental Preservation Board Meeting will be held on **Thursday, April 14, 2022, at 6 p.m., in the auditorium at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.** The purpose of the Historic Environmental Preservation Board Meeting is to discuss and consider the following:

- A) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 806 JANN AVENUE TO ALLOW FOR THE REPLACEMENT OF THREE WINDOWS AND A DOOR ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**
- B) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 910 JANN AVENUE TO ALLOW FOR THE CLOSURE OF THE TERRACE, LEGALIZE THE SECONDARY LIVING UNIT IN REAR OF PROPERTY, LEGALIZE THE PAVERS AND LEGALIZE THE PERGOLA AND INTERIOR RENOVATIONS ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**

Procedures for Public Participation

Historic Environmental Preservation Board Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Planning & Zoning Board may do so in person or virtually.

To participate virtually, please register online by 6:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

How to watch the meeting

Members of the public can watch City of Opa-locka public meetings at <https://www.youtube.com/user/CityofOpaLocka>.

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.

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 (voice) for assistance at least 24 hours prior to the proceeding. TTY users may call via 711 (Florida Relay Service) prior to the proceeding. For questions and/or additional information, please contact the Office of the Community Redevelopment Clerk by email at khall@opalockafl.gov or by telephone at (305) 953-2868 Ext. 1504.

**Kinshannta Hall
Historic Environmental Preservation Clerk**



CITY OF OPA-LOCKA, FLORIDA NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, April 13, 2022 at 7:00 p.m., at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida,** to consider the following items for final adoption:

RESOLUTIONS / PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE, WITHIN THE CITY; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY, 98 UNIT RESIDENTIAL BUILDING THAT INCLUDES 10 LIVE-WORK UNITS AND 196 PARKING SPACES AT APPROXIMATELY 13800 NW 22ND AVENUE; IDENTIFIED BY FOLIOS 08-2122-011-0240, 08-2122-011-0250, 08-2122-011-0260, AND 08-2122-011-0310 IN THE B-2 ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 12940 NW 27TH AVENUE AND THE ADJACENT PARCEL LOCATED AT THE CORNER OF NW 129TH STREET AND NW 27TH AVENUE AND IDENTIFIED BY FOLIOS 08-2128-004-0031 AND 08-2128-004-0022, IN THE B-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RE-APPLICATION REQUEST OF 3805 NW 132 STREET, LLC. TO REZONE PROPERTY LOCATED AT 3805 NW 132ND STREET, OPA-LOCKA, FLORIDA, IDENTIFIED BY FOLIO #08-2129-010-0090 FROM THE I-3 ZONING DISTRICT TO THE I-2 ZONING DISTRICT AS PERMITTED BY SECTION 22-49(P) THE CITY'S LAND DEVELOPMENT REGULATIONS PERTAINING TO RECONSIDERATION OF A PREVIOUSLY DENIED APPLICATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, April 13, 2022.

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 not later than five (5) days 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.

**Joanna Flores, CMC
City Clerk
City of Opa-locka**

**FIRST READING
ORDINANCE / PUBLIC
HEARING**

1st Reading/Public Hearing:
2nd Reading/Public Hearing:
Adopted:
Effective Date:
Sponsored By: City Manager

ORDINANCE NO. 22-XXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 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.

WHEREAS, the City Commission of the City of Opa-Locka, FL adopted its 2021-2022 Fiscal Year General, Proprietary and Special Revenue Funds budgets by passage of Ordinance 21-12, and further amended it by passage of Ordinance 22-01 and Ordinance 22-10; and

WHEREAS, pursuant to Florida Statute 166.241(5), the governing body of each municipality at any time within a fiscal year or within 60 days following the end of fiscal year may amend a budget for that year as follows:

- a) Appropriations for expenditures within a fund may be decreased or increased by motion recorded in the minutes if the total appropriations of the fund is not changed;
- b) The governing body may establish procedures by which the designated budget officer may authorize budget amendments if the total appropriations of the fund is not changed;
- c) If a budget amendment is required for a purpose not specifically authorized in paragraph (a) or paragraph (b), the budget amendment must be adopted in the same manner as the original budget unless otherwise specified in the municipality's charter; and

WHEREAS, the City Commission desires to amend its 2021-2022 Fiscal Year General, Proprietary and Special Revenue Funds budgets as set forth in Exhibit "A".

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

SECTION 1. RECITALS ADOPTED

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

Pursuant to Article IV, Section 4.5 of the City Charter, the City Manager has recommended proposed Amended General, Proprietary and Special Revenue Funds Budgets to the City Commission for the Fiscal Year retroactive to October 1, 2021, a copy of which is attached hereto as Exhibit "A" and incorporated by reference herein.

The City Commission of the City of Opa-Locka hereby approves, adopts and ratifies the proposed Amended General, Proprietary and Special Revenue Funds Budgets for the Fiscal Year 2021-2022, and hereby appropriates the budgeted expenditures and revenues as set forth in the attached Exhibit "A".

The City Manager is authorized to expend or contract for expenditures, pursuant to the City of Opa-Locka Charter and the adopted Code of Ordinances in accordance with the adopted Amended General, Proprietary and Special Revenue Funds Budgets for Fiscal Year 2021-2022.

The department/division expenditure allocations established by the City Manager, as revised and summarized in the budget attached as Exhibit "A", are hereby adopted and ratified. Funds of the City for General, Proprietary and Special Revenue Funds Budgets shall be expended in accordance with the appropriations provided by the budget, which shall constitute an appropriation of amounts specified therein. Expenditure control shall be at the fund level. Funds may be expended by, and with the approval of, the City Manager and the City Commission, in accordance with the provisions of the City Charter, adopted Code of Ordinances and applicable laws. Supplemental appropriations and reduction of appropriations, if any, shall be made in accordance with the City Charter.

Any and all outstanding encumbrances as of September 30, 2021, shall not lapse at that time and appropriations have been hereby provided for those outstanding encumbrances that have been incurred prior to September 30, 2021, but are not expected to be paid until after then. Receipts from sources not anticipated in the attached budget may be appropriated and expensed by Ordinance duly enacted by the City Commission in accordance with the applicable law. Adjustments within the same fund to departmental appropriations made in the attached Budget may be approved, from time to time, by the City Manager, or by Resolution adopted by the City Commission, if lawful. The City Manager is authorized to approve adjustments to the expenditure code allocations, within the limit of department appropriations made in the attached Budget.

All Ordinances setting fees and charges, and all other fees and charges consistent with appropriations adopted herein, as may be amended during the fiscal year, are hereby ratified, confirmed and approved.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-Locka and upon a filing of a certified copy hereof with the Florida Department of State and is subject to the approval of the Governor or Governor's Designee.

PASSED FIRST READING this ____ day of _____, 2022.

PASSED SECOND READING this ____ day of _____, 2022.

Veronica J. Williams, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Davis	_____ (Yes)	_____ (No)
Commissioner Dominguez	_____ (Yes)	_____ (No)
Vice-Mayor Taylor	_____ (Yes)	_____ (No)
Mayor Williams	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

Department Director:	Robert Anathan		Department Director Signature:		
City Manager:	Darvin Williams		CM Signature:		
Commission Meeting Date:	April 13, 2022		Item Type:	Resolution	Ordinance
			(Enter X in box) X		
Fiscal Impact: <i>(Enter X in box)</i> N/A	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading	
	X		Public Hearing: <i>(Enter X in box)</i>	Yes	No
				X	X
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> See Attachments		Advertising Requirement: <i>(Enter X in box)</i>	Yes	
				X	
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:		
		X			
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
		X			
Sponsor Name	City Manager		Department: City Manager's Office	City Manager	

Short Title:

FY 22 Budget Amendment #3 – First Hearing

Staff Summary:

Issue/Recommendation: A budget amendment is required to align the budget with current City requirements. Staff recommends the City Commission approve FY 22 Budget Amendment #3 at the first hearing.

History: The City Commission adopted the City FY 22 Budget on September 22, 2021 (Ordinance 21-12) which was subsequently approved by the State. This budget was composed of \$44.7 million of expenditures and \$8.9 million of funding moving between various Funds, resulting a total budget of \$53.6 million.

On January 12, 2022, the City Commission approved Budget Amendment #1, which focused primarily on bringing forward incomplete portions of projects approved in FY 21 but not completed, and also the initiation of spending American Rescue Plan Act (ARPA) grant funds on various water and sewer projects. This amendment increased expenditures by another \$6.0 million to \$50.7 million and additionally increased the movement of funding between various City financial units, (e.g., General Fund, Water-Sewer Fund, etc.) by another \$6.2 million to \$15.1 million. A reminder that this latter category doesn't increase City spending but rather serves to move funding from one City financial unit to another to permit the latter unit to make expenditures to be funded by that unit.

On February 23, 2022, the City Commission approved FY 22 Budget Amendment #2 at the second hearing through Ordinance 22-10. This amendment increased expenditure by \$0.1 million while reducing interfund transfers by \$0.2 million for a net reduction to the City's budget of \$0.1 million. There were \$0.9 million of new expenditures, offset by \$0.6 million of savings and the use of \$0.2 million of Contingency. Increased expenditures included \$345,750 for capital projects, \$105,000 for additional accrued leave payout for departing employees, \$103,396 associated with the termination of the prior City Manager and the recruitment of a replacement and \$75,000 the Parks and Recreation Master Plan.

Current Activity: Budget Amendment #3 is composed of 44 line items with the attachment, "Summary By Line Item", providing a brief description of the purpose of each line item and how it is recommended to be funded.

Financial Impact: This budget amendment can be summarized financially as follows:

Funding

Revenue / Loans / Grants	\$ (100,000)
Use Of Fund Balance	<u>237,581</u>
Total Funding - Excluding Transfers-In	137,581
Transfers-In	<u>306,081</u>
Total Funding	\$ 443,662

Expenditure

Expenditure - Excluding Transfers-Out	\$ 137,581
Transfers-Out	<u>306,081</u>
Total Expenditure	\$ 443,662

Additional details on the Financial Impact are provided in the attachment, Budget Amendment #3 Summary. There is also a Detailed Information attachment which contains accounting information for the State review which is a highly detailed accounting version of what is presented in the Summary information.

Proposed Action:

Staff recommends that the City Commission approve the proposed amendments on the first hearing.

Attachment:

1. Summary of the recommended amendments
2. Detailed information on each recommended amendment
3. Ordinance

Budget Amendment #3 Summary - First Hearing

Summary		
<u>Funding</u>		Notes
Revenue / Loans / Grants	\$ (100,000)	(a)
Use Of Fund Balance	237,581	(b)
Total Funding – Excluding Transfers-In	137,581	
Transfer-In	306,081	
Total Funding	\$ 443,662	
<u>Expenditure</u>		
Expenditure – Excluding Transfers-Out	\$ 137,581	(c)
Transfers-Out	306,081	
Total Expenditure	\$ 443,662	

Notes			
	Bgt. Amend #2	Incr/(Decr)	Bgt. Amend #3
(a) <u>Revenue / Loans / Grants</u>			
Ingram Park Trails Grant Not Received	\$ (150,000)		
County Tree Grant	\$ 50,000		
Total Revenue / Loans / Grants	\$ (100,000)		
(b) <u>Use Of/(Addition To) Fund Balance</u>			
General Fund	\$ 4,219,944	\$ 194,585	\$ 4,414,529
Water-Sewer Operating Fund	1,975,467	-	1,975,467
Stormwater Operating Fund	1,615,610	106,042	1,721,652
Special Law Enforcement	110,000	(50,000)	60,000
American Recover Plan Act (ARPA)	(2,350,710)	(13,046)	(2,363,756)
Total Use Of / (Addition To) Fund Balance	\$ 5,570,311	\$ 237,581	\$ 5,807,892
(c) <u>Expenditures</u>			
Elevator Renovation - 2105 Ali Baba Avenue	\$ 165,000		
NW 133 ST Roadway & Drainage Project	158,072		
Grant Writing Services	75,000		
Records Retention / Destruction	60,000		
Additional Workers Comp Insurance	51,000		
Perviz Avenue Tree Project (Grant)	50,000		
Police Vehicle Equipment	40,000		
Building Maintenance Repairs	40,000		
Ingram Park Lighting Project	36,000		
Grant Writing Services	35,000		
Solid Waste Disposal Fees	34,000		
Water Line Repairs	25,000		
Overtime	23,000		
Municipal Complex Repairs	20,000		
GIS License & Maintenance	15,300		
Vehicle Repairs	10,000		
Misc (22 Items - Average \$4,504)	99,100		
Expenditures - Gross	\$ 936,472		
Savings	(603,191)		
Contingency	(195,700)		
Expenditures - Net	\$ 137,581		
<u>Funded By</u>			
Use Of Fund Balance	\$ 237,581		
Revenue	(100,000)		
	\$ 137,581		

FY 22 Budget Amendment #3 Summary By Line Item
First Hearing

#	Amount	Purpose	Funding Source
1	\$158,072	NW 133 rd St drainage project	Fund balance
2	\$2,000	Code copier maintenance	Vacancy savings
3	(\$13,046)	Savings from project to extend Superior St watermain done by City staff	Reduced usage of General Fund available fund balance
4	\$2,500	Additional wastewater chemicals	Contingency
5	\$5,000	Electricity for Ingram Park lights	Contingency
6	\$1,000	Basketball uniforms	Contingency
7	\$5,000	Stormwater general expense	Contingency
8	\$8,600	Telephone expense	Vacancy savings
9	\$15,300	GIS license and maintenance	Vacancy savings
10	\$36,000	Ingram Park light project – final payment	Savings related to cancellation of Ingram Park trails project due to grant not received.
11	\$75,000	Unsafe structure demolition	Contingency
12	\$800	PW Admin memberships	Vacancy savings
13	\$500	Roads & Streets protective clothing	Contingency
14	\$6,000	Vehicle maintenance tires	Contingency
15	\$34,000	Additional solid waste disposal fees due to addressing illegal dumping	Vacancy savings
16	\$20,000	Overtime – Bldg Maint (\$3,000), Roads & Streets (\$14,000), Vehicle Maintenance (\$3,000) due to vacancies and City beautification focus	Contingency
17	\$2,000	Sewer overtime due to vacancies	Vacancy savings
18	\$1,000	Stormwater overtime due to vacancies	Vacancy savings
19	\$51,000	Additional workers comp insurance due to workers comp audit which indicated original wages used for determination of original workers comp insurance was too low.	Primarily vacancy savings and reduction in deductible charges
20	\$4,000	PW GIS training	Vacancy savings
21	\$40,000	Building maintenance repairs greater than budgeted	Contingency
22	\$5,000	Timeclock rentals	Other Contracted Services savings
23	\$1,500	Parks & Recreation Out-Of-School Camp	Vacancy savings
24	\$900	Commission memberships	Contingency
25	\$5,300	Rental rate increase for off-site storage	Contingency
26	(\$43,000)	Building & Licenses vacancies	Increased available Contingency
27	(\$51,000)	Code Enforcement vacancies	Increased available Contingency
28	\$5,000	Stormwater rentals	Contingency
29	\$8,000	Grounds maintenance (beautification)	Contingency
30	\$35,000	Grant writing services	Contingency
31	\$2,000	Code Enforcement Operating Expense	Contingency
32	\$15,000	Four radar speed warning signs	Special Law Enforcement fund available fund balance.
33	\$25,000	Increased water service line repairs	Contingency
34	\$20,000	Additional Municipal Complex repairs (fire panel and air conditioning)	Contingency

FY 22 Budget Amendment #3 Summary By Line Item
First Hearing

#	Amount	Purpose	Funding Source
35	\$10,000	Additional vehicle repairs	Contingency
36	\$165,000	Elevator renovation – 2105 Ali Baba	General Fund available fund balance
37	\$3,000	Service line maintenance	Vacancy savings
38	\$6,000	Water distribution Operating Expense	Vacancy savings
39	\$50,000	Trees (158) Perviz Avenue	County Grant
40	\$3,000	Overtime – Parks & Rec – Summer programs	Vacancy savings
41	\$5,000	Police secure storage shelves	Vehicle savings
42	\$4,000	Water-Sewer tools	Contingency
43	\$40,000	Police vehicle fit-out equipment	Vehicle savings
44	\$60,000	Records retention / destruction	Vacancy savings / Contingency

FY 22 Budget Amendment #3 - First Hearing

Total City				
	Governmental Funds	Enterprise Funds	ARPA Fund	Total
<u>Budget Thru Amend #2</u>				
<u>Funding</u>				
Revenue/Loans	25,824,901	14,988,533	3,978,531	44,791,965
Use Of / (Add To) Fund Bal	4,744,794	3,591,077	(2,350,710)	5,985,161
Total Funding Ex Trans-In	30,569,695	18,579,610	1,627,821	50,777,126
Transfer-in	9,553,973	5,374,177	-	14,928,150
Total Funding	40,123,668	23,953,787	1,627,821	65,705,276
<u>Expenditure</u>				
Expenditure - Ex Trans-Out	30,860,468	19,916,657	-	50,777,125
Transfer-Out	9,263,200	4,037,130	1,627,821	14,928,151
Total Expenditure	40,123,668	23,953,787	1,627,821	65,705,276
<u>Amendment #3</u>				
<u>Funding</u>				
Revenue/Loans	(100,000)	-	-	(100,000)
Use Of / (Add To) Fund Bal	144,585	106,042	(13,046)	237,581
Total Funding Ex Trans-In	44,585	106,042	(13,046)	137,581
Transfer-in	213,085	92,996	-	306,081
Total Funding	257,670	199,038	(13,046)	443,662
<u>Expenditure</u>				
Expenditure - Ex Trans-Out	44,585	92,996	-	137,581
Transfer-Out	213,085	106,042	(13,046)	306,081
Total Expenditure	257,670	199,038	(13,046)	443,662
<u>Budget Thru Amend #3</u>				
<u>Funding</u>				
Revenue/Loans	25,724,901	14,988,533	3,978,531	44,691,965
Use Of / (Add To) Fund Bal	4,889,379	3,697,119	(2,363,756)	6,222,742
Total Funding Ex Trans-In	30,614,280	18,685,652	1,614,775	50,914,707
Transfer-in	9,767,058	5,467,173	-	15,234,231
Total Funding	40,381,338	24,152,825	1,614,775	66,148,938
<u>Expenditure</u>				
Expenditure - Ex Trans-Out	30,905,053	20,009,653	-	50,914,706
Transfer-Out	9,476,285	4,143,172	1,614,775	15,234,232
Total Expenditure	40,381,338	24,152,825	1,614,775	66,148,938

FY 22 Budget Amendment #3 - First Hearing

General Fund

Funding

Revenue/Loans
Use Of / (Add To) Fund Bal
Total Funding - Ex Transfer-In
Transfer-In
Total Funding - Ex Transfer-In

Budget Thru Amend #2	Amendment #3	Budget Thru Amend #3
16,187,557	50,000	16,237,557
4,219,944	194,585	4,414,529
20,407,501	244,585	20,652,086
3,388,842	-	3,388,842
23,796,343	244,585	24,040,928
131,207	900	132,107
912,518	-	912,518
2,251,676	(108,900)	2,142,776
405,360	-	405,360
393,661	36,000	429,661
645,000	-	645,000
1,050,717	-	1,050,717
384,611	-	384,611
638,786	32,000	670,786
1,247,418	1,000	1,248,418
6,179,074	(15,000)	6,164,074
389,286	(49,000)	340,286
452,681	-	452,681
490,750	43,000	533,750
1,045,799	72,500	1,118,299
185,832	-	185,832
653,228	19,000	672,228
17,457,604	31,500	17,489,104
6,338,739	213,085	6,551,824
23,796,343	244,585	24,040,928

Expenditure

Commission	10
City Manager	12
General Fund Non-Depart - Ex Trans Out	19
Human Resources	13
Clerk	16
Attorney	28
Finance	17
Planning & Community Dev	37
Building & Licenses	30
Parks & Recreation	72
Police	26
Code Enforcement	23
Public Works - Admin	32
Public Works - Bldg Maintenance	38
Public Works - Streets	41
Public Works - Trash	50
Public Works - Vehicle Maintenance	49
Total Expenditure - Ex Transfer-Out	
Transfer-Out	19
Total Expenditure	

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Governmental Funds										
	General Fund	CRA Fund	Safe Neighborhood Capital Fund	People's Transportation Plan Fund	Town Center Fund	Debt Service Fund	Special Law Enforcement Fund	Insurance Service Fund	Information Technology Service Fund	Total Gov Funds
<u>Budget Thru Amend #2</u>										
<u>Funding</u>										
Revenue/Loans	16,187,557	1,303,462	3,106,771	950,000	350,200	3,926,911	-	-	-	25,824,901
Use Of / (Add To) Fund Bal	4,219,944	-	-	414,850	-	-	110,000	-	-	4,744,794
Total Funding Ex Trans-In	20,407,501	1,303,462	3,106,771	1,364,850	350,200	3,926,911	110,000	-	-	30,569,695
Transfer-in	3,388,842	-	1,277,290	-	564,727	48,044	-	3,046,940	1,228,130	9,553,973
Total Funding	23,796,343	1,303,462	4,384,061	1,364,850	914,927	3,974,955	110,000	3,046,940	1,228,130	40,123,668
<u>Expenditure</u>										
Expenditure - Ex Trans-Out	17,457,604	1,219,941	4,384,061	1,364,850	791,600	1,257,343	110,000	3,046,939	1,228,130	30,860,468
Transfer-Out	6,338,739	83,521	-	-	123,327	2,717,612	-	1	-	9,263,200
Total Expenditure	23,796,343	1,303,462	4,384,061	1,364,850	914,927	3,974,955	110,000	3,046,940	1,228,130	40,123,668
<u>Amendment #3</u>										
<u>Funding</u>										
Revenue/Loans	50,000	-	(150,000)	-	-	-	-	-	-	(100,000)
Use Of / (Add To) Fund Bal	194,585	-	-	-	-	-	(50,000)	-	-	144,585
Total Funding Ex Trans-In	244,585	-	(150,000)	-	-	-	(50,000)	-	-	44,585
Transfer-in	-	-	193,085	-	20,000	-	-	-	-	213,085
Total Funding	244,585	-	43,085	-	20,000	-	(50,000)	-	-	257,670
<u>Expenditure</u>										
Expenditure - Ex Trans-Out	31,500	-	43,085	-	20,000	-	(50,000)	-	-	44,585
Transfer-Out	213,085	-	-	-	-	-	-	-	-	213,085
Total Expenditure	244,585	-	43,085	-	20,000	-	(50,000)	-	-	257,670
<u>Budget Thru Amend #3</u>										
<u>Funding</u>										
Revenue/Loans	16,237,557	1,303,462	2,956,771	950,000	350,200	3,926,911	-	-	-	25,724,901
Use Of / (Add To) Fund Bal	4,414,529	-	-	414,850	-	-	60,000	-	-	4,889,379
Total Funding Ex Trans-In	20,652,086	1,303,462	2,956,771	1,364,850	350,200	3,926,911	60,000	-	-	30,614,280
Transfer-in	3,388,842	-	1,470,375	-	584,727	48,044	-	3,046,940	1,228,130	9,767,058
Total Funding	24,040,928	1,303,462	4,427,146	1,364,850	934,927	3,974,955	60,000	3,046,940	1,228,130	40,381,338
<u>Expenditure</u>										
Expenditure - Ex Trans-Out	17,489,104	1,219,941	4,427,146	1,364,850	811,600	1,257,343	60,000	3,046,939	1,228,130	30,905,053
Transfer-Out	6,551,824	83,521	-	-	123,327	2,717,612	-	1	-	9,476,285
Total Expenditure	24,040,928	1,303,462	4,427,146	1,364,850	934,927	3,974,955	60,000	3,046,940	1,228,130	40,381,338

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Enterprise Funds										
	Water-Sewer Operating Expense Fund						Storm Water Op	Water Sewer CIP	Storm Water CIP	Total
	Water-Sewer Operating Divisions (Expense)					Total				
	Water Division	Sewer Division	Water-Sewer Finance Division	Water Lines Division	Water-Sewer CIP Division	Total Water-Sewer Op Fund	Storm Water Op Fund	Total Water-Sewer CIP Fund	Storm Water CIP Fund	Total Funds
<u>Budget Thru Amend #2</u>										
<u>Funding</u>										
Revenue/Loans						10,025,825	1,900,000	1,596,577	1,466,131	14,988,533
Use Of / (Add To) Fund Bal						1,975,467	1,615,610	-	-	3,591,077
Total Funding Ex Trans-In						12,001,292	3,515,610	1,596,577	1,466,131	18,579,610
Transfer-in						1,000,000	-	996,821	3,377,356	5,374,177
Total Funding	-	-	-	-	-	13,001,292	3,515,610	2,593,398	4,843,487	23,953,787
<u>Expenditure</u>										
Expenditure - Ex Trans-Out	2,000,670	4,014,923	4,936,498	255,205	139,882	11,347,178	1,132,594	2,593,398	4,843,487	19,916,657
Transfer-Out	-	-	1,654,114	-	-	1,654,114	2,383,016	-	-	4,037,130
Total Expenditure	2,000,670	4,014,923	6,590,612	255,205	139,882	13,001,292	3,515,610	2,593,398	4,843,487	23,953,787
<u>Amendment #3</u>										
<u>Funding</u>										
Revenue/Loans						-	-	-	-	-
Use Of / (Add To) Fund Bal						-	106,042	-	-	106,042
Total Funding Ex Trans-In						-	106,042	-	-	106,042
Transfer-in						-	-	(13,046)	106,042	92,996
Total Funding	-	-	-	-	-	-	106,042	(13,046)	106,042	199,038
<u>Expenditure</u>										
Expenditure - Ex Trans-Out	4,000	2,500	(31,500)	25,000	-	-	-	(13,046)	106,042	92,996
Transfer-Out	-	-	-	-	-	-	106,042	-	-	106,042
Total Expenditure	4,000	2,500	(31,500)	25,000	-	-	106,042	(13,046)	106,042	199,038
<u>Budget Thru Amend #3</u>										
<u>Funding</u>										
Revenue/Loans						10,025,825	1,900,000	1,596,577	1,466,131	14,988,533
Use Of / (Add To) Fund Bal						1,975,467	1,721,652	-	-	3,697,119
Total Funding Ex Trans-In						12,001,292	3,621,652	1,596,577	1,466,131	18,685,652
Transfer-in						1,000,000	-	983,775	3,483,398	5,467,173
Total Funding	-	-	-	-	-	13,001,292	3,621,652	2,580,352	4,949,529	24,152,825
<u>Expenditure</u>										
Expenditure - Ex Trans-Out	2,004,670	4,017,423	4,904,998	280,205	139,882	11,347,178	1,132,594	2,580,352	4,949,529	20,009,653
Transfer-Out	-	-	1,654,114	-	-	1,654,114	2,489,058	-	-	4,143,172
Total Expenditure	2,004,670	4,017,423	6,559,112	280,205	139,882	13,001,292	3,621,652	2,580,352	4,949,529	24,152,825

FY 22 Budget Amendment #3 - First Hearing

#	Amendment Details				Budget	Adj	Revised	
1	NW 133 St Drainage Improvement							
	PTP	Exp	47-541800	Resurfacing Improvement	258,850	(22,445)	236,405	Funding of the NW 133 St drainage project from the Peoples' Tranportation Plan, Safe Neighborhood and Stormwater Funds.
	PTP	Exp	47-541828	NW 133 Improvement (Road)	-	22,445	22,445	
	Safe Neigh	Exp	44-541828	NW 133 Improvement (Road)	-	29,585	29,585	
	Safe Neigh	Trf-In	320-381001	Trf In From General Fund	1,217,290	29,585	1,246,875	
	Non-Dept	Trf-Out	19-581320	Trf Out To Safe Neighborhood CIP	1,217,290	29,585	1,246,875	
	Gen Fund	Fund Bal	001-383010	Use Of Fund Balance	4,219,945	29,585	4,249,530	
	Strm-CIP	Exp	87-541828	NW 133 Improvement (Drainage)	-	106,042	106,042	
	Strm-CIP	Trf-In	455-381010	Trf In From Stormwater Ops	2,212,356	106,042	2,318,398	
	Strm-Ops	Trf-Out	43-538917	Trf Out To Stormwater CIP	2,212,356	106,042	2,318,398	
	Strm-Ops	Fnd Bal	440-383010	Use Of Fund Balance	1,615,611	106,042	1,721,653	
2	Code Enforcement Copier Maintenance							
	Code	Exp	23-521340	Other Contracted Services	-	2,000	2,000	Copier maintenace
	Code	Exp	23-521120	Salaries - Regular	254,959	(2,000)	252,959	
3	Superior Street Water Main Extension - Cancellation							
	Strm-CIP	Exp	86-535651	Zone 3 Water - Superior Street	13,046	(13,046)	-	Project to be done inhouse, eliminating need for external services
	Strm-CIP	Trf-In	445-381320	Trf In From ARPA	449,775	(13,046)	436,729	
	ARPA	Trf-Out	15-538901	Trf Out To Water-Sewer CIP	462,821	(13,046)	449,775	
	ARPA	Fund Bal	105-383010	Use Of Fund Balance	(2,350,710)	(13,046)	(2,363,756)	
4	Sewer - Chemicals							
	Sewer	Exp	35-535525	Chemicals/Horticultural	3,000	2,500	5,500	Additional sewer chemicals
	WS Finance	Exp	61-513992	Contingency	458,902	(2,500)	456,402	
5	Electricity Lights - Ingram Park							
	Non-Dept	Exp	19-519430	Electric, Gas & Water	188,535	5,000	193,535	Electricity for new Ingram Parks lights
	Non-Dept	Exp	19-519390	Contingency	1,167,741	(5,000)	1,162,741	
6	Basketball Uniforms							
	Parks & Rec	Exp	72-572488	Basketball	1,530	1,000	2,530	Basketball uniforms more expensive than anticipated
	Non-Dept	Exp	19-519390	Contingency *	1,162,741	(1,000)	1,161,741	
	* Budget Adjusted By Prior Items							
7	Stormwater General Expense							
	Stormwater	Exp	43-538493	General Expense	-	5,000	5,000	Establishment of General Expense account for small miscellaneous expenses
	Stormwater	Exp	43-538992	Working Capital Reserve	271,854	(5,000)	266,854	

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#	Amendment Details				Budget	Adj	Revised	
8	IT - Cell Phone Expense							
	IT	Exp	85-512411	Telephone	123,640	8,600	132,240	Increased cell phone expense offset by vacancy savings
	IT	Exp	85-512120	Salaries - Regular	110,794	(8,600)	102,194	
9	IT - GIS Licence & Maintenance							
	IT	Exp	85-512528	Software Licensing	123,640	15,300	138,940	GIS license and maintenance offset by vacancy savings
	IT	Exp	85-512120	Salaries - Regular *	102,194	(15,300)	86,894	
	* Budget Adjusted By Prior Items							
10	Ingram Park Light Project							
	Safe Neigh	Exp	44-541811	Ingram Park	-	36,000	36,000	Final bill from Ingram Park light project. Funded by elimination of Ingram Park trail project due to not receiving \$150,000 grant for trails project. Results in a monior reduction in General Fund funding requirement, allowing \$1,750 <u>increase</u> in General Fund contingency.
	Safe Neigh	Exp	44-541837	Park Trails	187,500	(187,500)	-	
	Safe Neigh	Trf-In	320-381001	Trf In From General Fund *	1,246,875	(1,500)	1,245,375	
	Safe Neigh	Grant	320-334700	Grants	1,409,729	(150,000)	1,259,729	
	Non-Dept	Trf-Out	19-581320	Trf Out To Safe Neighborhood CIP *	1,246,875	(1,500)	1,245,375	
	Non-Dept	Exp	19-519390	Contingency *	1,161,741	1,500	1,163,241	
	* Budget Adjusted By Prior Items							
11	Unsafe Structure Demolition							
	Bldg & Lic	Exp	30-524340	Other Contract Services	45,000	75,000	120,000	Demolition of unsafe blighted structure. To be recovered through various options in the future.
	Non-Dept	Exp	19-519390	Contingency *	1,163,241	(75,000)	1,088,241	
	* Budget Adjusted By Prior Items							
12	Memberships							
	PW Admin	Exp	32-541540	Pub/Subs/Memberships	400	800	1,200	Minor increase in membership due to current budget being fully utilized.
	PW Admin	Exp	32-541120	Salaries - Regular	244,806	(800)	244,006	
13	Protective Clothing							
	Street Mnt	Exp	41-541521	Clothing & Uniform Expense	500	500	1,000	Minor increase in protective clothing due to current budget being fully utilized.
	Non-Dept	Exp	19-519390	Contingency *	1,088,241	(500)	1,087,741	
	* Budget Adjusted By Prior Items							
14	Tires							
	Veh Mnt	Exp	49-541543	Tires & Wheels	10,000	6,000	16,000	Had anticipated some Tire service to be covered in Other Contract Services which hasn't occurred.
	Non-Dept	Exp	19-519390	Contingency *	1,087,741	(6,000)	1,081,741	
	* Budget Adjusted By Prior Items							

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<u>#</u>	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	
15	<u>Solid Waste Disposal Fees</u>							
	Trash	Exp	50-541431	Tipping Fees/Disposal Of Ill Dumping	10,000	34,000	44,000	Additional tipping fees due to increase in collection of illegal dumping - 2,000 tons at \$17.00 per ton.
	Trash	Exp	50-541120	Salaries - Regular	93,847	(23,000)	70,847	
	Trash	Exp	50-541210	FICA	9,546	(3,000)	6,546	
	Trash	Exp	50-541220	Retirement	12,915	(4,000)	8,915	
	Trash	Exp	50-541230	Life And Health Insurance	16,524	(4,000)	12,524	
16	<u>Public Works (Bldg, Streets, Fleet) Overtime</u>							
	Bldg Mnt	Exp	39-541140	Salaries - Overtime	2,000	3,000	5,000	Additional overtime due to addressing additional requirements. Primarily beautification / illegal dumping
	Streets	Exp	41-541140	Salaries - Overtime	8,000	14,000	22,000	
	Fleet Mnt	Exp	49-541140	Salaries - Overtime	800	3,000	3,800	
	Non-Dept	Exp	19-519390	Contingency *	1,081,741	(20,000)	1,061,741	
	* Budget Adjusted By Prior Items							
17	<u>Sewer Overtime</u>							
	Sewer	Exp	35-535140	Salaries - Overtime	5,000	2,000	7,000	Additional overtime due to addressing additional requirements.
	Sewer	Exp	35-535120	Salaries - Regular	174,690	(2,000)	172,690	
18	<u>Stormwater Overtime</u>							
	Storm	Exp	43-538140	Salaries - Overtime	4,000	1,000	5,000	Additional overtime due to addressing additional requirements.
	Storm	Exp	43-538120	Salaries - Regular	134,485	(1,000)	133,485	
19	<u>Insurance - Workers Comp</u>							
	Risk	Exp	84-513451	Insurance Premium	2,777,854	51,000	2,828,854	Workers Comp Audit was \$176,000, \$51,000 higher than budget due to salary higher than provided in initial computation of workers comp premium.
	Risk	Exp	84-513110	Salaries Executive	60,296	(28,000)	32,296	
	Risk	Exp	84-513210	FICA	4,612	(2,000)	2,612	
	Risk	Exp	84-513220	Retirement	6,524	(3,000)	3,524	
	Risk	Exp	84-513230	Life And Health Insurance	5,854	(4,000)	1,854	
	Risk	Exp	84-513452	General Liability - Deductible	150,000	(14,000)	136,000	
20	<u>GIS Training</u>							
	PW Admin	Exp	32-541541	Educational Costs	400	4,000	4,400	GIS Training for PW Admin staff
	PW Admin	Exp	32-541120	Salaries - Regular *	244,006	(4,000)	240,006	
21	<u>Building Repair & Maintenance</u>							
	Bldg Mnt	Exp	39-541461	Building Repair & Maintenance	74,700	40,000	114,700	Budget was too low
	Non-Dept	Exp	19-519390	Contingency *	1,061,741	(40,000)	1,021,741	
	* Budget Adjusted By Prior Items							

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<u>#</u>	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	
22	<u>HR - ADP Services</u>							
	HR	Exp	13-513440	Rentals & Leases	4,244	5,000	9,244	Timeclock rental originally budgeted in Other Contracted Services as part of a larger package.
	HR	Exp	13-513340	Other Contracted Services	83,000	(5,000)	78,000	
23	<u>Parks & Rec Out Of School Camp</u>							
	Parks & Rec	Exp	72-572482	Out Of School Camp	1,300	1,500	2,800	More extensive program than originally anticipated
	Parks & Rec	Exp	72-572130	Salaries - Part Time	156,642	(1,500)	155,142	
24	<u>Commission Memberships</u>							
	Commission	Exp	10-511540	Memberships	1,000	900	1,900	Additional membership availabilities
	Non-Dept	Exp	19-519390	Contingency *	1,021,741	(900)	1,020,841	
	* Budget Adjusted By Prior Items							
25	<u>Storage Rental</u>							
	Non-Dept	Exp	19-519440	Rentals & Leases	36,500	5,300	41,800	Increased cost of rental storage
	Non-Dept	Exp	19-519390	Contingency *	1,020,841	(5,300)	1,015,541	
	* Budget Adjusted By Prior Items							
26	<u>Building & Licenses Vacancies</u>							
	Bldg & Lic	Exp	30-524110	Salaries - Executive	191,366	(8,000)	183,366	Building & Licenses vacancy savings allowing an increase in Contingency
	Bldg & Lic	Exp	30-524120	Salaries - Regular	128,911	(20,000)	108,911	
	Bldg & Lic	Exp	30-524130	Salaries - Part Time	128,852	(15,000)	113,852	
	Non-Dept	Exp	19-519390	Contingency *	1,015,541	43,000	1,058,541	
	* Budget Adjusted By Prior Items							
27	<u>Code Enforcement Vacancies</u>							
	Code	Exp	23-521120	Salaries - Regular *	252,959	(35,000)	217,959	Code Enforcement vacancy savings allowing an increase in Contingency
	Code	Exp	23-521210	FICA	19,634	(2,000)	17,634	
	Code	Exp	23-521220	Retirement	27,771	(3,000)	24,771	
	Code	Exp	23-521230	Life And Health Insurance	35,322	(11,000)	24,322	
	Non-Dept	Exp	19-519390	Contingency *	1,058,541	51,000	1,109,541	
	* Budget Adjusted By Prior Items							
28	<u>Stormwater Rentals</u>							
	Stormwater	Exp	43-538440	Rentals And Leases	5,000	5,000	10,000	Rental equipment requirement increased
	Stormwater	Exp	43-538992	Working Capital Reserve *	266,854	(5,000)	261,854	
	* Budget Adjusted By Prior Items							

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#	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	
29	<u>Roads & Streets - Grounds Maintenance (Beautification)</u>							
	Rds & Strts	Exp	41-541463	Grounds Maintenance	-	8,000	8,000	Utilization of new account for beautification
	Non-Dept	Exp	19-519390	Contingency *	1,109,541	(8,000)	1,101,541	
	* Budget Adjusted By Prior Items							
30	<u>Grant Writing Services</u>							
	Non-Dept	Exp	19-519312	Other Professional Services	265,500	35,000	300,500	Increased number of successful grant applications utilized original budget. Additional fees to continue program.
	Non-Dept	Exp	19-519390	Contingency *	1,101,541	(35,000)	1,066,541	
	* Budget Adjusted By Prior Items							
31	<u>Code Enforcement Operating Budgets</u>							
	Code	Exp	23-521520	Operating Expense	-	2,000	2,000	Budget for miscellaneous field supplies
	Non-Dept	Exp	19-519390	Contingency *	1,066,541	(2,000)	1,064,541	
	* Budget Adjusted By Prior Items							
32	<u>Radar Speed Aware Signs</u>							
	Spec Law Enf	Exp	65-521644	Public Safety Equipment	-	15,000	15,000	Four radar speed aware signs to moderate vehicle speeds
	Spec Law Enf	Fnd Bal	165-383010	Use of Fund Balance	-	15,000	15,000	
33	<u>Water Line Repairs</u>							
	Wtr Line Mnt	Exp	63-533462	Repair And Maintenance	44,500	25,000	69,500	Increase in water line failures
	WS Finance	Exp	61-513992	Contingency *	456,402	(25,000)	431,402	
	* Budget Adjusted By Prior Items							
34	<u>Municipal Complex Repairs</u>							
	Town Center	Exp	62-519340	Other Contracted Services	253,000	20,000	273,000	Fire panel and air conditioning repairs
	Town Center	Trf-In	490-381001	Transfer In	564,728	20,000	584,728	
	Non-Dept	Trf-Out	19-581926	Transfer Out - To Town Center	549,165	20,000	569,165	
	Non-Dept	Exp	19-519390	Contingency *	1,064,541	(20,000)	1,044,541	
	* Budget Adjusted By Prior Items							
35	<u>Vehicle Maintenance</u>							
	Veh Mnt	Exp	49-541340	Other Contracted Services	38,800	10,000	48,800	Increased vehicle maintenance expense
	Non-Dept	Exp	19-519390	Contingency *	1,044,541	(10,000)	1,034,541	
	* Budget Adjusted By Prior Items							

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#	Amendment Details				Budget	Adj	Revised	
36	Elevator Renovation - 2105 Ali Baba Avenue							
	Safe Neigh	Exp	44-541818	2105 Ali-Baba Improvements	43,000	165,000	208,000	Elevator renovation at 2105 Ali Baba
	Safe Neigh	Trf-In	320-381001	Trf In From General Fund *	1,245,375	165,000	1,410,375	
	Non-Dept	Trf-Out	19-581320	Trf Out To Safe Neighborhood CIP *	1,245,375	165,000	1,410,375	
	Gen Fund	Fund Bal	001-383010	Use Of Fund Balance *	4,249,530	165,000	4,414,530	
	* Budget Adjusted By Prior Items							
37	Service Line Maintenance Operating Expense							
	Svc Line Mnt	Exp	63-533520	Operating Expense	2,000	3,000	5,000	Minor adjustment to Operating Expense budget
	Svc Line Mnt	Exp	63-533120	Salaries - Regular	139,908	(3,000)	136,908	
38	Water Distribution Operating Expense							
	Wtr Distrib	Exp	64-533520	Operating Expense	8,000	6,000	14,000	Minor adjustment to Operating Expense budget
	Wtr Distrib	Exp	64-533120	Salaries - Regular	168,056	(6,000)	162,056	
39	Perviz Avenue Trees - Grant							
	Gen Fund	Rev	001-334723	County Tree (GREEN) Grant	-	50,000	50,000	County Tree (GREEN) Grant program. City match of \$16,667
	Roads & Strt	Exp	41-541340	Other Contracted Services	292,000	50,000	342,000	
40	Parks & Recreation - Overtime							
	Parks & Rec	Exp	72-572140	Salaries - Overtime	2,000	3,000	5,000	Additional overtime for summer programs
	Parks & Rec	Exp	72-572130	Salaries - Part-time *	155,142	(3,000)	152,142	
	* Budget Adjusted By Prior Items							
41	Police - Storage Shelves							
	Spec Law Enf	Exp	65-521642	Office Furniture & Equipment	-	5,000	5,000	Secure storage shelves
	Spec Law Enf	Fund Bal	165-383010	Use of Fund Balance *	15,000	5,000	20,000	
	* Budget Adjusted By Prior Items							
42	Water Distribution - Tools							
	Water Distr	Exp	64-533555	Small Tools & Supplies	3,100	4,000	7,100	Utility tool kit
	WS Finance	Exp	61-513992	Contingency *	431,402	(4,000)	427,402	
	* Budget Adjusted By Prior Items							
43	Police - Automotive Equipmnt							
	Police	Exp	26-521641	Automotive Equipment	15,000	(15,000)	-	Eliminating purchase of Police vehciles since will be leased elsewhere. Moving outfitting of Police vehciles from General Fund to Special Law Enforcement Fund
	Non-Dept	Exp	19-519390	Contingency *	1,034,541	15,000	1,049,541	
	Spec Law Enf	Exp	65-521648	Vehicle Purchase	110,000	(110,000)	-	
	Spec Law Enf	Exp	65-521641	Automotive Equipment	-	40,000	40,000	
	Spec Law Enf	Fund Bal	165-383010	Use of Fund Balance *	20,000	(70,000)	(50,000)	
	* Budget Adjusted By Prior Items							

FY 22 Budget Amendment #3 - First Hearing

<u>#</u>	<u>Amendment Details</u>			<u>Budget</u>	<u>Adj</u>	<u>Revised</u>
44	<u>Records Retention/Destruction</u>					
Clerk	Exp	16-512340	Other Contracted Services	-	60,000	60,000
Clerk	Exp	16-512120	Salaries - Regular	132,870	(16,000)	116,870
Clerk	Exp	16-512210	FICA	16,776	(1,300)	15,476
Clerk	Exp	16-512220	Retirement	46,915	(1,800)	45,115
Clerk	Exp	16-512230	Life And Health Insurance	29,818	(4,900)	24,918
Non-Dept	Exp	19-519390	Contingency *	1,049,541	(36,000)	1,013,541

* Budget Adjusted By Prior Items

Recording and destruction of decades of City records in rented storage. Will save \$16,000 annually once rented space no longer used.

OFFICIAL BOARD APPOINTMENTS

Board Application Form - Submission #529

Date Submitted: 3/30/2022

Select the Board/Committee which you are applying for *

Civil Service Board



*AD HOC - board will be formed when necessary to deal with a specific issue

First Name*

Enyer

Last Name*

Martinez

Home Address*

80 Bahman Ave

Proof of residency required

City*

Opa-Locka

State*

FL

Zip*

33054

Email Address*

enyer.martinez25@gmail.com

Home Phone Number*

7867183334

Mailing Address

2981 NW 163Rd St Opa-Locka, FL 33054

Cell Phone Number*

7867183334

Business Phone Number

Business Phone Number

Length of Residency in Opa-locka*

15+

Employer*

PowerU Center For Social Change

Occupation*

Intergenerational Organizer

Professional Activities

Intergenerational Organizer at PowerU Center for Social Change, Electoral Justice Project Fellow for Movement For Black Lives in 2020. Experience in Participatory Budgeting.

Volunteer Activities

Member of Black Men Build and Volunteer with Smile Trust.

Why do you wish to serve on this board/committee?

I want to bring my perceptive and knowledge as a Community Organizer to the board. I believe being a person who tries to understand the concerns and needs of the residents will help a lot.

What areas of concern would you like to see addressed by this board/committee?

Budgeting, Communicating with community about government finances,

Qualifications for serving

Freedom Fellow with Dream Defenders, Over 4+ years working in Non-Profits and as a Community Organizer, Electoral Justice Project Fellow with the Movement For Black Lives, deep understanding of the city and all levels of government.

Other municipal or county boards/committees or non-profits on which you are serving

Black Men Build, Smile Trust, PowerU Center for Social Change

List three local personal references and phone numbers (References must be non-related and non-city employees)**Name****Phone Number**

Valencia Gunder

786-281-8991

Name**Phone Number**

James Lopez

585-330-1897

Name

Phillip Agnew

Phone Number

773-412-6094

Application is effective for one year from date of completion. If you have any questions, please call the City Clerk's Office at 305.953.2800/2801

Conflict of Interest

If a board member believes he/she has a conflict or potential conflict of interest on a particular issue, that member should state these beliefs to the other member of his/her respective board during a public meeting. The member should state the nature of the conflict, detailing that he/she has a separate, private or monetary interest, either direct or indirect, in the issue under consideration. The member should then excuse himself/herself from voting on the matter. Florida Sunshine Law applies to all city boards. Financial Disclosure form is required, of appointed to serve.

I, the applicant for this board application, warrant the truthfulness of the information provided in this application.

Electronic Signature*

Enyer Martinez

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the Terms of Acceptance.*

Response*

☒ Agree

Board Application Form - Submission #528

Date Submitted: 3/30/2022

Select the Board/Committee which you are applying for *

Community Relations, Recreations & Activities Advisory Board



*AD HOC - board will be formed when necessary to deal with a specific issue

First Name*

Eugene

Last Name*

Stanley

Home Address*

1111 Sharazad Blvd

Proof of residency required

City*

Opa-locka

State*

Florida

Zip*

33054

Email Address*

eugenestanley899@gmail.com

Home Phone Number*

786.536.0191

Mailing Address

Mailing Address

Cell Phone Number*

786.536.0191

Business Phone Number

Business Phone Number

Length of Residency in Opa-locka*

17

Employer*

Self-employed

Occupation*

Religious Ministry

Professional Activities

Deacon, Community Activist

Volunteer Activities

Feeding and housing the community, and assisting those with drug addictions and who are facing homelessness.

Why do you wish to serve on this board/committee?

To be a voice for the community.

What areas of concern would you like to see addressed by this board/committee?

Jobs, youth and elderly programs.

Qualifications for serving

Resident of the City of Opa-locka

Other municipal or county boards/committees or non-profits on which you are serving

Housing Authority & Nuisance Abatement Board

List three local personal references and phone numbers (References must be non-related and non-city employees)

Name

Phone Number

Commissioner Chris Davis

305.688.4611

Name

Phone Number

Commissioner Sherelean Bass

305.688.4611

Name

Former Commissioner Joseph Kelley

Phone Number

josephk1962@yahoo.com

Application is effective for one year from date of completion. If you have any questions, please call the City Clerk's Office at 305.953.2800/2801

Conflict of Interest

If a board member believes he/she has a conflict or potential conflict of interest on a particular issue, that member should state these beliefs to the other member of his/her respective board during a public meeting. The member should state the nature of the conflict, detailing that he/she has a separate, private or monetary interest, either direct or indirect, in the issue under consideration. The member should then excuse himself/herself from voting on the matter. Florida Sunshine Law applies to all city boards. Financial Disclosure form is required, of appointed to serve.

I, the applicant for this board application, warrant the truthfulness of the information provided in this application.

Electronic Signature*

Eugene Stanley

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the Terms of Acceptance.*

Response*

☒ Agree