

CITY OF OPA-LOCKA

The City of Bright Opportunities



HISTORIC ENVIRONMENTAL PRESERVATION BOARD Agenda

**Thursday, March 23, 2023
7:00 PM**

*City of Opa-locka
780 Fisherman Street
Opa-locka, FL 33054*

Opa-locka Historic Environmental Preservation Board

Mykeshia A. Fenn, Chairwoman

Zamarr Brown, Board Member

Romer Ferguson, Board Member

Frances Dolly MacIntyre, Board Member

Nikitta Nixon, Board Member

William Robert Smith III, Board Member

George Suarez, Board Member

Alexander Van Mecl, Board Member

Nikisha Williams, Board Member

PROCEDURES FOR PUBLIC PARTICIPATION

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>

Historic Environmental Preservation Board 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 the meeting start time on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

**Kinshannta Hall
Historic Environmental Preservation Clerk**

CITY OF OPA-LOCKA
“The City of Bright Opportunities”

AGENDA
HISTORIC ENVIRONMENTAL PRESERVATION BOARD
March 23, 2023
7:00 PM

1. CALL TO ORDER:

2. ROLL CALL:

3. MOMENT OF SILENCE:

4. PLEDGE OF ALLEGIANCE:

5. ADD-ON ITEM(S)

6. APPROVAL OF MINUTES:

9-22-2022 Reading Minutes

11-17-2022 Reading Minutes

7. PUBLIC COMMENTS:

Agenda Items Only

8. RESOLUTIONS:

1.

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO APPROVE THE ANNUAL REPORT FROM January 1, 2022, THROUGH December 31, 2022; PROVIDING FOR SEVERABILITY; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

9. DISCUSSIONS & PRESENTATIONS:

1. -IDENTIFYING THE PROPERTIES THAT WERE NOT INCLUDED IN THE INITIAL LIST OF HISTORIC PROPERTIES AND DETERMINE IF THESE PROPERTIES WOULD QUALIFY FOR HISTORIC DESIGNATION.

-ESTABLISH THE CRITERIA FOR HEPB GRANTS.

-HISTORIC MARKERS FOR FORMER HISTORIC SITES

-HISTORIC MARKERS FOR HISTORIC RESIDENTIAL PROPERTIES.

10. BOARD COMMENTS:

11. ADJOURNMENT:

All interested persons are invited to attend this meeting. For additional information, please contact the Opa-locka Historic Environmental Preservation Board @ 305.953.2868 ext. 1504

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 seventy-two (72) hours prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at 1.800.955.8771 (TTY), 1.800.955.8770 (Voice), 1.877.955.8773 (Spanish) or 1.877.955.8707 (Creole).

The Opa-locka Historic Environmental Preservation

HEPB Summary Minutes

HEPB Meeting

**Thursday, September 22, 2022
7:00 P.M.**

CALL TO ORDER

Mr. Gay called the Historic Environmental Preservation Board Meeting to order at 7:06 p.m. on Thursday, September 22, 2022.

An opportunity was given to the public to email the HEPB Clerk prior to the HEPB Meeting with any questions/comments/concerns on items we will hear on this evening's HEPB agenda.

- **ROLL CALL:**

The following members of the Opa-locka HEP Board were present: Chairwoman Mykeshia Fenn, Board Member Zamarr Brown, Board Member Romer Ferguson III, Board Member Frances Dolly McIntyre, Board Member Alexander Van Mecl, Board Member George Suarez, and Board Member Nikisha Williams. Also present were Board Attorney Candice Cobb, HEPB Manager, Gregory Gay, HEPB Staff, Gerald Lee, and HEP Board Clerk Kinshannta Hall.

Absent Board Members: Vice Chair Otis Alexander, & Board Member Nikitta Nixon.

- **PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited in unison.

Chairwoman Fenn: Are there any add-ons?

HEPB Clerk Hall: I haven't received any comments, phone calls, or emails from the Public and there are no add-ons either.

***(There were no add on items.)**

Board Member Romer Ferguson III moved to approve April 14, 2022, HEPB reading minutes. Board Member Nikisha Williams second. The reading minutes from April 14, 2022, HEPB meeting were approved.

*Board Member Zamarr Brown & Board Member Alexander Van Meel abstained from voting on the reading minutes due to not being in attendance.

There being no discussion, the motion passed by a 3-0 vote.

Romer Ferguson III	Yes
Nikisha Williams	Yes
Chairwoman Fenn	Yes

(Public Comments)

There were no Public Comments, Therefore Public Comments closed.

*Board Member Frances MacIntyre joined the meeting at 7:15pm.

*Board Member George Suarez joined the meeting at 7:53pm.

Resolutions

A RESOLUTION OF THE CITY OF OPA-LOCKA HISTORIC ENVIRONMENTAL PRESERVATION BOARD, APPROVING ISSUANCE OF A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 910 JANN AVENUE TO ALLOW FOR THE CLOSURE OF THE TERRACE; APPROVING PAVERS, A PERGOLA, AND INTERIOR RENOVATIONS ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: On this item the applicants nor there, consultants are not here. Although they did provide us substantial information within the packet, I will leave it up to your discretion if you want to move forward on this item or defer it upon the applicants can be present to make a proper presentation.

Board Member Williams: Do they have to be present?

Mr. Gay: No. They don't have to be present.

Board Member Williams: Can we get a presentation from staff regarding this item.

Mr. Gay: Mr. Lee will provide a summary of this application and I'll sum it up as well. This is an item where the property owners made some modifications to their property a while ago. They did not go through the proper process. This is a historic registered property within the city of Opa-locka. We felt it would be best to bring this application before you so that they can receive their certificate of appropriateness.

Mr. Lee: I would like to add that this is to legalize the changes they made on the historic property. They did go through the proper process as far as permitting is concerned but they didn't get any approval from this board. They have agreed to wait for the finalization of the permitting they did and to have everything straight by bringing it to you all to be approved.

Board Member Zamarr Brown: I don't see any original photos so I can't see how the house looked originally. Is it possible that they can bring back photos? It doesn't give me enough information to make a decision.

Board Member Van Mecl: As it relates to this resolution, I think we are in an awkward position. An addition that can be seen from the street which is in the backside of this property. This terrace has some visibility from Jann Avenue. In my opinion I can appreciate a conversation in or around photos of once what was versus what has been done. This is an opportunity that staff can comment on. This is in fact a new add on. Much of the work has been done. I can empathize with the homeowner except that they didn't do the process correctly from the onset. I empathize with their desire to move forwards with new additions not changes to the original structures as it relates to the exterior façade and the curbside appeal of the home.

Chairwoman Fenn: Any comments or suggestions board members?

Board Member Ferguson: We have visited this situation before, and we had asked for the pictures to be presented of the dwelling which we have received today at this meeting. My concern is now we are dealing with the interior and not the exterior of the home because we came to an agreement that the exterior was not changed to much the damage of the foundation and the structure of the home that we would move forward. Am I correct?

Chairwoman Fenn: Yes, that was my understanding.

Mr. Gay: We are only dealing with the exterior. We are not dealing with any interior modifications to the property. I know that some interior information was provided but we are mostly concerned with the exterior.

Board Member Ferguson: What conclusions did we reach, are we still inside the perimeters of it being historical?

Mr. Lee: The changes that were made were the closing of the terrace. Most changes that were made are not visual from the street. For the most part the structure except the closing terrace remains as it was. Because it is a historic structure, they wanted to get the certificate of appropriateness for the changes they already made so they can keep it in the records since its historic.

Mr. Gay: The item we are more dealing with is the terrace and the pavers. The terrace was an addition. It's the terrace itself which is the exterior modification that needs to be addressed.

Board Member Williams: I think it's hard to have a discussion on this item when we don't have any photos. I would like to proffer a motion that we postpone this item into our next meeting and that staff will go back and request photos from the applicant. It is hard for this board to make decisions if we don't have all information.

Board Member Brown: It would be nice to provide before and after photos. As part of the permit application process, typically that's usually a requirement to provide photos. Is that not a part of the City of Opa-locka requirements?

Mr. Gay: Yes, it is.

Board Member MacIntyre: I hate to see us continue to defer this item. We don't want the residents to have a negative feel towards our board. I went through a similar case in coconut grove. A few years ago, we replaced the screens with glass windows, so the space be air conditioned. The site was historically designated at the time. Those changes were approved, and it was apart of a evolution over time. My preference would be approved, and it would be helpful to have photos in our packages.

Chairwoman Fenn: As Mr. Lee said it's minimal view to the street. I and I appreciate that you brought that to our attention they will have a negative feel towards our board, and we don't want that. We want to welcome our residents although they did go about it a different way.

Board Member Nikisha Williams moved to defer Item 1 on the agenda and Board Member Romer Ferguson second.

There being no discussion, the motion fails by 3-3 vote.

Zamarr Brown	Yes
Romer Ferguson III	Yes
Frances Dolly McIntyre	No
Alexander Van Mecl	No
Nikisha Williams	Yes
Chairwoman Fenn	No

Board Member Van Mecl: I'm not sure if we have the proper guidelines in place of helping homeowners making the right decision of the preservation guidebook. As it relates to this property at 910 Jann Avenue, I know for a fact that the homeowners had inherited this property. I've done my research on this property. My point is a family that has taken an interest in protecting this home. I think this is an improvement. I echo once again I don't see why this item should be deferred. I do agree with having before and after photos. I don't see why this board would hold this item up.

Mr. Gay: From a staff perspective we recommend approval.

Board Member Williams: We have to understand that we are voting on a resolution more diligence needs to be done from staff.

Board Member Brown: If we approve it what options do we have for conditions? Once we approve it's a done deal.

Mr. Gay: You're basically approving the terrace which is already in condition.

Board Member Brown: Photos are worth a million words.

Mr. Gay: Yes, photos are very important. We can ask the owners who have the before photos. We could make that request. I would recommend we move forward with this item, or we can defer it.

Board Member Brown: The solution would be google earth and you can go year by year which is an option to look up photos.

Board Member Alexander Van Mecl moved to approve Item 1 on the agenda and Board Member Frances MacIntyre second.

There being no discussion, the motion fails by 3-3 vote.

Zamarr Brown	No
Romer Ferguson III	No
Frances Dolly McIntyre	Yes
Alexander Van Mecl	Yes
Nikisha Williams	No
Chairwoman Fenn	Yes

Mr. Gay: Staff will defer this item to get the additional information as requested and bring the item back.

A RESOLUTION OF THE CITY OF OPA-LOCKA HISTORIC ENVIRONMENTAL PRESERVATION BOARD, APPROVING ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 806 JANN AVENUE TO ALLOW FOR ROOF REPLACEMENT ON REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.

Board Member Alexander Van Mecl excused himself due to conflict which he owns 806 Jann Avenue, and he will not participate.

Mr. Lee: This application is for property 806 Jann Avenue. We want to legalize the permit because a roofing issue involves the integrity of the building. The applicant would like to bring this before the board to receive certificate of appropriateness approved by this board.

Mr. Gay: This is an emergency basis we felt it would be appropriate to allow the applicant to go through the process. Staff recommends approval.

Board Member Brown: I think this is lacking photos and exterior photos preferred. If there are no other comments, I will make a motion.

Board Member Zamarr Brown moved to approve Item 2 on the agenda and Board Member Romer Ferguson second.

There being no discussion, the motion passed by a 6-0 vote.

Zamarr Brown	Yes
Romer Ferguson III	Yes
Frances Dolly McIntyre	Yes
George Suarez	Yes
Nikisha Williams	Yes
Chairwoman Fenn	Yes

Ordinance

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 ENTITLED “HISTORIC ENVIRONMENTAL PRESERVATION BOARD” TO CREATE NEW SECTION 2-570.87 TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF CERTIFICATES OF APPROPRIATENESS; PROVIDING FOR A MATRIX CHART DISTINGUISHING ADMINISTRATIVE/STAFF REVIEW FROM SPECIAL REVIEW REQUIRING APPROVAL OF THE CITY COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Gay: There are certain maintenance items there are cases that needs to be moved on. We wanted to present this to you to see where the board maybe thinking in relations to the language.

Board Member Van Meel: As a homeowner I was faced with identifying deficiencies relating to my roof. My roof was about to collapse. Then I learned myself about the emergency approval process with the help from Adrienne Burke from the county who is an expert in historic preservation. The matrix that is in this packet has already been approved and adopted by the county historic board. It is up to each municipal that has its own historic board to consider to either adopt or make amendments to satisfy the needs of the board.

Board Member MacIntyre: May I make a clarification, Certificate of Appropriateness for routine items are approved by Staff. Special certificate of appropriateness is approved by this board. Historic designations are approved by the City Commission on recommendation of this board. Is that the correct process?

Mr. Gay: That’s correct.

Board Member MacIntyre: I have a couple of corrections on the definitions on page seven number twelve interiors are not included in designations unless cited. Number thirteen the national registration of historic places is under the national park service. Under procedure and process number “C” notice to owners I would suggest to changing that to thirty days. I would suggest a notice to property owners within 500 feet of the proposed historic property changes. On page fifteen section four I believe it needs a deadline to file an appeal.

Board Member Williams: I see that there are more changed beyond the matrix. Can you help me understand the changes?

Mr. Gay: In regard to number of meetings held, there regulation is only to have four meetings a year. We recommend at least six times a year. Basically, to stay consistent we will not meet no less than six times a year.

Board Member Brown: How many times have we met this year?

Mr. Gay: We have already four times this year.

Board Member Brown: Is the frequency more than what it needs to be?

Chairwoman Fenn: Every month is not needed to meet.

Mr. Gay: We wanted to have a sense of regularity. As it stands now, we are required to have no less than four meetings per the county orders. We can have as many meetings as we want. There are no restrictions.

Board Member Williams: This is Miami-Dade County matrix, but we can adjust. I'm on page #110. Shutters, windows, and I share with all board members and staff response.

Mr. Gay: This is a lot of information and if it is the will of this board, we can defer this item.

Board Member Suarez: I think we should defer this item so we can look at this information more.

Board Member Zamarr Brown moved to defer Item 3 on the agenda and second by Chairwoman Fenn.

There being no discussion, the motion passed by a 6-0 vote.

Zamarr Brown	Yes
Romer Ferguson III	Yes
Frances Dolly McIntyre	Yes
George Suarez	Yes
Nikisha Williams	Yes
Chairwoman Fenn	Yes

Discussions & Presentations

Mr. Williams: The intent of my office is to provide financial resources to this board and for the use of our residents. It is going to be the request of my office that you meet at least once per month until the end of the year. I need you to provide me with recommendations for historic homes preservation. I'm looking for this board to make a request to my office for funding. Prepare a funding request for a grant program that will be available to our residents that are homeowners of historic homes. I'm very compassionate about this subject and restoring our historic homes. I believe that we can pull some significant resources. We received \$8 million dollars from the Biden administration, and I would like to preserve a significant amount of that

to go to this board. I have bullet points I would like for you to be prepared to respond to by your next meeting so I can move forward. I will have staff to submit these to you to have for discussion and consideration.

Get a status on the grant for historic home designation. We would like some process through this board to designate historic homes here in the City of Opa-locka. Once a month come together and provide history of their home.

Provide assistance with grant application if necessary.

Provide administration.

Agree upon a budget request for administration for the development of these markers.

Develop a process for identification of historic homes.

Develop a process for awarding markers for historic homes.

Develop a grant program to aid residents with the restoration of historic homes and prepare a funding request for grant program for the restoration of historic homes.

It is my intent to fund this board and provide resources and welcome this important community and culture.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:44pm.

ATTEST:

Kinshannta Hall

Board Clerk

Mykeisha Fenn

Chairperson

**MEETING MINUTES
CITY OF OPA-LOCKA
HISTORIC ENVIRONMENTAL PRESERVATION BOARD
THURSDAY, NOVEMBER 17, 2022
7:00 P.M.**

CALL TO ORDER

The Historic Environmental Preservation Board (HEPB) meeting was called to order at 7:27 p.m. on Thursday, November 17, 2022.

An opportunity was given to the public to email the HEPB Clerk prior to the HEPB meeting with any questions/comments/concerns on items to be heard on this evening's Agenda.

ROLL CALL

The following members of the Opa-locka Historic Environmental Preservation Board were present: Board Member Zamarr Brown, Board Member Alexander Van Mecl, Board Member Frances MacIntyre, and Board Member George Suarez. Also present were City Manager Darvin Williams, Board Attorney Candice Cobb, HEPB Director Gregory Gay, HEPB Staff Gerald Lee, and HEPB Board Clerk Kinshannta Hall.

Absent Board Members: Chair Mykeshia Fenn, Vice Chair Otis Alexander, Board Member Romer Ferguson III, Board Member Nikitta Nixon, and Board Member Nikisha Williams.

PLEDGE OF ALLEGIANCE

All present observed a moment of silence.

The Pledge of Allegiance was recited.

ADD-ON ITEM(S)

HEPB Director Gregory Gay noted that because the Board does not have a quorum at this time, they would take tonight's Agenda out of order. He added that Board Member Van Mecl would serve as Acting Chair (A/Chair) for tonight's meeting.

There were no add-on Items.

APPROVAL OF MINUTES

- **9-22-2022 Minutes**

In the absence of a quorum, minutes could not be approved at this time.

The following Item was taken out of order on the agenda.

DISCUSSIONS & PRESENTATIONS

1. Historic Environmental Preservation Board Workshop Discussion

Director Gay advised that information from the November 2, 2022, HEPB Workshop was included in the Board members' information packets. Some items from this discussion have been highlighted, and the City Manager has provided a memorandum to address these items.

The intent of the November 2 workshop was to consider opportunities to expand historic preservation activities within the City of Opa-locka. At present, 30 properties within the City have been registered as historic, and more properties may be able to qualify for historic certification. The City is seeking grants and other funding opportunities to assist these property owners in restoring their properties, which can help them qualify for historic registration. Properties built from 1920 to approximately 1935-36 may be eligible for historic registration if they reflect the Moorish Revival architecture prevalent at that time.

Benefits associated with historic registration include City and/or County property tax benefits. This is being communicated to the owners of potentially historic properties, and the City is seeking opportunities to work with those owners if they are interested in revitalizing their properties. If owners are not interested in taking this step, the City may have an interest in acquiring the property or properties or introducing a potential new owner who may be interested in restoration.

The City is considering different funding sources that may be used to assist in restoration opportunities. The state of Florida offers grant funds for restoration, and the City has designated approximately \$100,000 in its most recent budget to assist property owners in making improvements to potentially historic properties. These dollars may be available in addition to any historic preservation grant funds. The City Manager's Office has also identified funding in the American Rescue Plan Act (ARPA) which may be available for historic preservation uses.

Board Member Suarez asked where interested property owners would find applications for the historic registration that would result in tax credits. Director Gay replied that Miami-Dade County offers an application process for reduction in property taxes associated with historic properties. The City has not fully developed this process but hopes to discuss it further with the HEPB so they may have input on any specific conditions they would like to be associated with the process.

A/Chair Van Meel thanked Staff for preparing a summary of the discussion at the November 2 workshop. He asked if there is a proposed timeline for when certain monies are expected to become available, as well as when the first plaques would be issued and the possibility of a second phase of historic designations. Director Gay replied that there are no deadlines in place at present, although Staff anticipates having this information early in 2023. Some of the information discussed at the recent workshop are still being developed.

Board Member Brown asked if homeowners who may have already invested in renovations to their historic properties might be able to apply for reimbursement if they can show proof of their investments. City Manager Darvin Williams replied that the City is willing to consider this as an option. City Staff requests guidance from the HEPB regarding how this process might be determined, as well as recommendations on the amount that could be given to each home for restoration or preservation, as well as the criteria by which owners and their historic investments would be evaluated for potential reimbursement.

City Manager Williams further advised that the City hopes to determine what can be done to maintain a property's external façade and street appearance, including paint, domes, and archways, as the costs of internal renovation can be significantly more costly. He estimated that the City may be able to provide assistance in the range of \$1500 to \$10,000 per property at maximum.

Board Member Brown commented that Community Redevelopment Agencies (CRAs) in Fort Lauderdale typically approach their façade grants with an 80%-20% split, in which the property owner pays 20% and the City or County provides the remaining 80%. This amount is typically capped. He pointed out that due to inflation, the proposed \$10,000 limit may not provide substantial assistance, even for minor improvements. He felt the allocation must be reasonable and should encourage the property owner to improve their structures.

City Manager Williams explained that this is the first time Opa-locka has allocated dollars for historic home preservation. While he believes in the vision of the HEPB, he pointed out that only \$100,000 is available for allocation at this time, which limits what can be provided to each home. While additional funds may be available in the future, they cannot be planned for at this time. He recommended that any allocations be made within the available revenue stream to provide support to owners of historic homes and properties.

Director Gay observed that unlike Fort Lauderdale, a majority of Opa-locka's historic properties are not located within the boundaries City's CRA, which means CRA funds would not be available for historic preservation purposes.

Board Member Brown asked if there is an expiration date by which the \$100,000 allocation must be spent. He pointed out that there may be a need to spend the full amount in order to receive future allocations. City Manager Williams replied that he hopes historic preservation will be a permanent line item in the City's budget, and recommended that the \$100,000 be distributed to applicants in a timely manner.

Board Member MacIntyre asked if the City has spoken with any banks regarding possible assistance in financing historic restoration. She noted that banks are required to invest a certain amount of revenue into low-income housing. City Manager Williams replied that he has spoken with four banks, which indicated that historic preservation is not among the items they finance. Most of the City's historic homes are not considered affordable housing, and once restored, their value is expected to increase.

Board Member MacIntyre continued that she has reached out to a colleague who may be interested in helping develop guidelines for historic restoration for the City. She advised that she would recommend the colleague contact the City Manager's Office to provide additional contract information. The cost estimate for these services may be approximately \$25,000. She recommended that these guidelines be developed before restoration work begins.

A/Chair Van Mecl described historic preservation as a campaign to save Opa-locka, pointing out that the City's historic inventory includes over 50 unique homes whose Moorish Revival architecture contributes to the City's history. At present, many of these homes have not retained all the key features that contribute to this aesthetic. He requested that Staff prioritize the designation of guidelines as an immediate need, recalling that the City maintains the majority of original elevation drawings and other features from historic properties. These may be used toward the development of guidelines for homes that will be restored.

A/Chair Van Mecl continued that grant funds may also be used to secure contractors that help develop guidelines. He strongly recommended that these guidelines be tailored to each of the historic structures to enhance their unique design. This will help the Board, and HEPB Staff, provide informed feedback on the original intent of the buildings' design to ensure their authentic preservation.

A/Chair Van Mecl also addressed historic plaques, asking if the Board plans to continue a previously used design or move in a new direction. He suggested that this decision be made an Action Item on a future Agenda.

Board Member MacIntyre commented that she also felt they should move forward with the distribution of plaques as soon as possible, noting that these are typically not cost-prohibitive items. She also agreed that there should be a ceremony for the presentation of plaques to homeowners, suggesting that five plaques be presented per ceremony.

A/Chair Van Mecl agreed with Board Member MacIntyre's proposal to present multiple plaques to homeowners at the same time, proposing that this program be rolled out in 2023, followed by the announcement of the availability of City funds to assist with historic preservation. He felt this could foster a sense of community among historic property owners and ensure they are aware of future opportunities.

City Manager Williams clarified that any expenditure on plaques and/or contractors would come from the City's lump sum allocation for historic preservation, which would mean less money is available to assist residents.

Board Member Brown commented that some historic communities are designated and organized in different manners, such as identifying the oldest historic properties on a list and linking them to the City's website. This could be an opportunity to further inform the public about Opa-locka's historic Moorish Revival architecture. A/Chair Van Mecl suggested that there may be other organizations that could oversee this type of program.

Director Gay addressed the remainder of the Agenda, noting that despite the lack of quorum, there is a procedure by which the proposed Resolutions may be advanced through the City Manager's Office for City Commission consideration. He recommended that the Board move both Resolutions forward in this manner.

PUBLIC COMMENTS

- **Agenda Items Only**

At this time A/Chair Van Mecl opened public comment on Resolutions 1 and 2.

Board Clerk Kinshannta Hall advised that she had not received any public comments on either Item prior to the meeting.

Armando Perez, resident, stated that he wished to make improvements to the windows and doors of the property at 1145 Sharar Avenue.

With no other individuals wishing to speak at this time, A/Chair Van Mecl closed public comment.

RESOLUTIONS

- 1. 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 SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 1145 SHARAR AVENUE, WITHIN THE CITY, TO ALLOW FOR THE INSTALLATION OF FIVE IMPACT WINDOWS AND ONE IMPACT DOOR ON THIS**

REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.

- 2. 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 SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 910 JANN AVENUE WITHIN THE CITY, TO ALLOW FOR THE CLOSURE OF THE TERRACE, A SECONDARY LIVING UNIT IN REAR OF PROPERTY, PAVERS, A PERGOLA, INTERIOR RENOVATIONS AND ROOF REPAIRS ON THIS REGISTERED HISTORIC PROPERTY; PROVIDING FOR AN EFFECTIVE DATE.**

It was noted that Staff would move both Items forward administratively for City Commission approval.

BOARD COMMENTS

Board Member MacIntyre pointed out that a lack of quorum means they cannot serve the City by reviewing the items brought before them. She strongly encouraged all members to make every effort to attend meetings.

A/Chair Van Mecl hoped the HEPB meetings would provide a forum for the owners of historic properties to pursue a closer relationship and discuss the challenges and opportunities related to owning historic residences.

A/Chair Van Mecl requested that Staff schedule a Board meeting for Thursday, January 26, 2023 to host students from the University of Florida, who will visit Opa-locka to take a comprehensive historic inventory of the City. The students will be invited to attend the proposed meeting on that date.

Director Gay suggested that the Board members consider scheduling a vote to amend the By-laws in order to permit members to miss no more than three meetings within one calendar or fiscal year.

ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

ATTEST:

Kinshannta Hall
Board Clerk

Mykeisha Fenn
Chairperson

RESOLUTION NO. 2023-01

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO APPROVE THE ANNUAL REPORT FROM JANUARY 1, 2022 THROUGH DECEMBER 31, 2022; PROVIDING FOR SEVERABILITY; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka, Florida, has established a Historic Preservation Ordinance, and the Historic Environmental Tree Preservation Board by Ordinance 16-13 in order to preserve and protect the City's historic and cultural heritage and to foster civic pride; and

WHEREAS, the Historic Environmental Preservation Board was also established to protect the green environment especially, the preservation of trees in the City in order to support Arbor Day principles; and

WHEREAS, the City is required to have a fully functional process as required by Miami-Dade County in order to maintain its separate, independent Historic Preservation Ordinance adopted by Ordinance 2022-02 to establish minimum standards for municipal historic preservation programs, as set forth in the Miami-Dade County Historic Preservation Ordinance Section 16A-3.1; and

WHEREAS, the Historic Preservation Ordinance requires Municipalities that exercise jurisdiction of historic preservation to annually file a report with the County's Office of Historic Preservation; and

WHEREAS, this report shall briefly state the name, address and qualification of its historic preservation board members, when each member joined and if applicable left the board; The name, address and telephone number of its historic preservation staff members and consultants; the number of designation reports and certificates of appropriateness prepared and considered in that year. Attached to the report shall be a copy of the agendas and minutes of the meetings of the municipality's historic preservation board for that year and a list of any designation reports prepared by its staff during that year in accordance with Ordinance 2022-02.

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

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

Section 2. Pursuant to City Ordinance 2022-02, the recommendation of the Historic Environmental Preservation Board is hereby approval consistent with Exhibit "A" attached hereto. Upon City Commission approval, the attached Annual Report shall be submittal to Miami-Dade County Office of Historic Preservation.

Section 3. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith. Are hereby repealed.

Section 4. Effective Date. This Resolution shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2023.

John Taylor, 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 Williams _____

Commissioner Kelley _____

Commissioner Bass _____

Vice-Mayor Irvin _____

Mayor Taylor _____



CITY OF OPA-LOCKA HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD

2022 Annual Report



OPA-LOCKA... ...PROGRESS with PRESERVATION

Introduction

The City of Opa-locka is considered as the crossroad of North Central Miami-Dade County.

The City of Opa-locka took an interest in the Historic and Environmental establishments within its municipal boundaries in 1981. The legislation to form Historic Preservation Board was established in 1990.

ORDINANCE NO. 91- 2 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AMENDING ARTICLE 6 OF THE CITY OF OPA- LOCKA' s LAND DEVELOPMENT REGULATION CODE BY ESTABLISHING AN ARABIAN/ MOORISH MOTIF DISTRICT WITHIN THE CITY OF OPA- LOCKA;

CITY OF OPA- LOCKA established ARABIAN MOTIF ARCHITECTURAL REGULATIONS

The purpose of these regulations is to encourage and expand the creative use of the Arabian Motif Architectural style. The use of Arabian Motif Architectural design in the construction of new buildings, and in the renovation or additions of existing buildings, will enhance the image of the City by providing a visual linkage between contemporary development and the City's unique thematic appearance.

These regulations shall be applicable and available to any property owner who chooses to construct, reconstruct or restore a building using the Arabian Motif Architectural style as described herein provided such property is located within an "A", or "C" Use District and is located within the following described areas:

1. An area described as all properties facing Opa-locka Boulevard from 17th Avenue to LeJeune Road.
2. An area described as all properties facing LeJeune Road from 151st Street to 127th Street.
3. An area described as all properties facing Douglas/LeJeune Connector from 151st Street to 127th Street.
4. An area described as all properties facing 22nd Avenue from Opa-locka Boulevard to 151 Street.
5. An area described as all properties facing 27th Avenue from 127th Street to 151st Street.

The first buildings to be considered as historic were:

1. Opa-locka City Hall, 777 Sharazad Boulevard
2. Hurt Building, 490 Ali Baba Avenue
3. Opa-locka Bank Building (First Baptist Church) 940 Caliph Street
4. Helm Stores and Apartments, 1201- 17 Sharazad Boulevard
5. King Trunk Factory and Showroom, 951 Superior Street
6. Root Building, 111 Perviz Avenue
7. Higgens Duplex, 1210- 12 Sesame Street
8. Tabor Duplex, 1214- 16 Sesame Street
9. Baird House, 401 Dunad Avenue
10. Cravaro House, 1011 Sharar Avenue
11. Crouse House, 1156 Pen Street
12. Etheredge House, 915 Sharar Avenue
13. Griffiths House, 826 Superior Street
14. Maislio House, 1141 Jann Avenue
15. Helms House, 721 Sharar Avenue

16. Tinsman House, 110 Peri Street
17. Tooker House, 811 Dunad Avenue
18. Wheeler House, 1035 Dunad Avenue
19. Long House, 613 Sharar Avenue

Opa-locka is known as "the City with the largest collection of Moorish Revival Architectural Structures and Buildings in the Western hemisphere." There were 34 structures declared as historic in 1992. Over the years, seven of these buildings were destroyed by natural causes or demolition by neglect. There are approximately 20 more structures that could be declared as historic if these properties are rehabbed/restored.

The City of Opa-locka was designated as a Tree City USA in 2014. In 2015, the HEPB was amended to include legislation to promote tree preservation.

I. Board

The first Opa-locka Historic Preservation Board [HBP] operated from 1992-2012.

RESOLUTION NO. 91- 1 RESOLUTION DESIGNATING PUBLIC AND PRIVATE PROPERTIES AS HISTORIC SITES PURSUANT TO OPA- LOCKA- CITY ORDINANCE 81- 13 AS AMENDED. THIS RESOLUTION RECINDS RESOLUTION 90- 1 DUE TO FORMAT AND CONTENT

When the City Code was rewritten, the HPB was not included in the legislation. In 2015, the City Commission passed legislation to allow the City manager to make recommendation with support by the Planning and Community Development Staff.

Ordinance No. 15 -03 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AMENDING THE CITY' S HISTORIC PRESERVATION ORDINANCE AT SECTION 11. 1 -4 STYLED DEFINITIONS ", BY ADDING SECTION 11. 1 -4 (2)(C), ALLOWING THE CITY MANAGER TO ISSUE REGULAR AND SPECIAL CERTIFICATES OF APPROPRIATENESS, SUBJECT TO THE APPROVAL OF THE CITY COMMISSION; AMENDING 11. 1 -24, STYLED "APPEALS ", BY ADDING SUBSECTIONS 11. 1 -24 (1) AND 11. 1 -24 (2); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The new Historic and Environmental Preservation Board [HEPB] was reformed in June 2016 with the addition of professional board members to provide insight to environmental and tree preservation along with the preservation of historic structures.

ORDINANCE NO. 16- 13 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ESTABLISHING A NEW ADVISORY BOARD TO THE CITY COMMISSION TO INCLUDE THE CONSOLIDATION AND ACTIVATION OF THE HISTORIC PRESERVATION BOARD AND THE ENVIRONMENTAL (TREE) PRESERVATION BOARD; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE AND RESCINDING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Unfortunately, no board members were appointed to the new board until 2018. Since that time, a full board has not been established.

2021-2022 Historic and Environmental Preservation Board - HEPB

Community members

1. Otis Anderson, resident [Appointed March 2018]
2. Romer Ferguson, resident [Appointed January 2020]
3. Mykeshia Fenn [Appointed December 2020]
4. NiKisha Williams, resident [Appointed October 2021]
5. George Suarez, resident [Appointed January 2022]
6. Alex Van Mecl, resident [Appointed April 2022]

Professional board members

1. Zamarr Brown, Architect - Design2Form [Appointed February 2020]
2. Frances Dolly MacIntyre - Historic Advocate [Appointed August 2020]
3. Nikitta Nixon - Civic Pride [Appointed April 2019]

II. Staffing

The 2021-22 HEPB staff is comprised of:

Darvin Williams, Interim City Manager
Gregory Gay, PCD Director
Gerald Lee, PCD Zoning Official
Corion DeLaine, City Planner
Kinshannta Hall, PCD Administrative Assistant

III. Historic Preservation

Over the past five years, the City of Opa-locka has been working on preserving one structure while it lost two historic structures. In 2014, the City has embarked on a plan to restore Historic City Hall to be used as a cultural community center. This restoration project is ongoing. The other structures that were lost were heavily damaged due to lack of maintenance, funding for upkeep, and severe weather related storms. The properties are:

- Opa-Hotel 111 Perviz-Obama Avenue Built in 1926
Damaged by Hurricane Irma in September 2017 Demolition October 2017
- King Trunk Factory and Showroom 951 Superior Street Built in 1926
Damaged by fire and structural failure due to lack of maintenance Demolition March 2017

Certificates of Appropriateness to allow the demolition were presented by the City Manager on behalf of the HEPB [without HEPB recommendation due to a lack of quorum] to the City Commission for consideration and approval.

IV. Environmental Preservation

In 2014, the City of Opa-locka was designated as a Tree City USA community. The City of Opa-locka amended their legislation for the Historic Preservation Board to include environmental concerns and promote tree preservation. Since the designation, the PCD Staff have hosted several Arbor Day Events held annually at one of the Opa-locka schools [Ingram Elementary,

Nathan B. Young and South Florida Artistic Schools of Excellence] at the end of April of each year. Additionally, in conjunction with Florida Department of Transportation, Miami-Dade County RER Tree Removal Remediation Program, and local businesses more than 250 trees have been planted on the public areas, parks and roadway ROWs.

V. Administrative Procedures and Interlocal Cooperation Agreement

Miami-Dade County adopted revisions to its historic preservation ordinance. Some of the revisions pertain to the minimum standards for municipal historic preservation ordinances. As per the ordinance, municipalities with preexisting historic preservation ordinances and programs should ensure compliance with the County's minimum standards by December 31, 2017.

Please note that the checklist summarizes the standards. For the full language, please refer to Chapter 16A of the Code of Miami-Dade County, a copy of which is also enclosed. Section 16A-3.1 of the Code pertains to municipal historic preservation and includes the required minimum standards for your review.

In addition to the minimum standards for municipal historic preservation ordinances, the County ordinance also identifies minimum operational standards for any municipal historic preservation program. Please be sure to review those required standards as well.

Section 16 - Miami-Dade County Historic Preservation Ordinance.

(Ord. No. 81-13, § 1, 2-17-81; Ord. No. 16-125, § 2, 11-1-16)

Sec. 16A-2. - Declaration of legislative intent.

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historical, cultural, archaeological, paleontological, aesthetic and architectural merit are in the interests of the health, prosperity and welfare of the people of the County. Therefore, this Chapter is intended to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, landscape features, paleontological and archaeological resources of sites and districts which represent distinctive elements of the County's cultural, social, economic, political, scientific, religious, prehistoric and architectural history;
- (2) Safeguard the County's historical, cultural, archaeological, paleontological and architectural heritage, as embodied and reflected in such individual sites, districts and archaeological zones;
- (3) Foster civic pride in the accomplishments of the past;
- (4) Protect and enhance the County's attraction to visitors and the support and stimulus to the economy thereby provided; and
- (5) Promote the use of individual sites and districts for the education, pleasure and welfare of the people of the County.

(Ord. No. 81-13, § 2, 2-17-81; Ord. No. 03-38, § 1, 3-11-03; Ord. No. 16-125, § 2, 11-1-16)

Sec. 16A-3. - Scope of regulations.

- (1) This Chapter is intended to and shall govern incorporated and unincorporated Miami-Dade County.
- (2) The regulatory jurisdiction of the Miami-Dade County Historic Preservation Board pursuant to this Chapter shall extend to:
 - (a) all property located in the unincorporated areas of Miami-Dade County;
 - (b) all property located in incorporated areas of Miami-Dade County except where the municipality has enacted its own historic preservation ordinance in accordance with section 16A-3.1;
 - (c) archaeological and paleontological zones and sites in the incorporated and unincorporated areas of Miami-Dade County except where the municipality has enacted its own historic preservation ordinance in accordance with section 16A-3.1 and the ordinance (1) expressly retains jurisdiction over archaeological and paleontological zones and sites, (2) adopts regulations at least as protective of archaeological and paleontological zones and sites as those in this Chapter, and (3) commits the municipality to retain sufficient archeological personnel or consultants to enforce such regulations; and
 - (d) the enforcement of the minimum standards established by this Chapter as set forth in this Chapter.
- (3) Nothing contained herein shall be deemed to supersede or conflict with applicable building and zoning codes. Provisions contained herein shall be cumulative and read in conjunction with other provisions of the Code.

(Ord. No. 81-13, § 3, 2-17-81; Ord. No. 82-99, § 1, 10-19-82; Ord. No. 03-38, § 2, 3-11-03; Ord. No. 16-125, § 2, 11-1-16)

Annotation— CAO 82-23.

Sec. 16A-3.1. - Municipal Historic Preservation.

(1) *County Technical and Legal Support for Municipal Preservation.* The County Historic Preservation Chief may provide a requesting municipality with technical assistance in preservation matters. Such assistance is not intended to replace the municipality's own commitment of resources to preservation or to divert resources from the County's own preservation responsibilities.

(2) *Option for Municipalities to Enact Historic Preservation Ordinances.*

(a) Any municipality within Miami-Dade County may opt out of the County's historic preservation jurisdiction by enacting its own historic preservation ordinance consistent with the minimum standards of this Chapter. Within 30 days of the adoption of any such municipal ordinance, the municipality shall provide written notice to the County Historic Preservation Chief. Municipalities that do not adopt their own municipal historic preservation ordinances shall be governed by this Chapter, unless and until such time as they adopt their own historic preservation ordinances, as permitted in this subsection.

(b) A current list of all municipalities that have adopted their own historic preservation ordinances and programs shall be kept on file with the Office of Historic Preservation and shall be available for inspection.

(3) *Status of Designated Properties After Transition of Jurisdiction.* In the event that a municipality assumes jurisdiction of historic preservation from the County by enacting an ordinance as provided in this section, all properties previously designated by the Miami-Dade County Historic Preservation Board shall have the status and protections of properties designated under the municipality's historic preservation ordinance unless and until such designation is removed by formal action of the municipality pursuant to its ordinance. The same rule shall apply if the County assumes jurisdiction from a municipality.

(4) *Minimum Standards for Municipal Ordinances.* Pursuant to the authority granted in section 1.01(A)(18) of the Miami-Dade County Home Rule Charter, the County hereby adopts the provisions below as minimum standards for municipal historic preservation ordinances.

(a) To comply with the minimum standards for historic preservation ordinances, a municipal ordinance shall contain provisions:

(i) that establish a historic preservation board, separate and apart from the municipal governing body, which shall be empowered to designate individual sites or districts and to issue certificates of appropriateness and Certificates to Dig; or to advise the city commission regarding such matters. In this regard, this Chapter shall constitute authority for a municipality to delegate to its preservation board the power to designate sites and districts and issue certificates of appropriateness and Certificates to Dig. Appointees to the municipal historic preservation board shall consist of: architects; realtors; historians; lawyers; art historians; engineers; archaeologists; or other individuals from the business, financial, or other segments of the community who, by virtue of their professions, community involvement, or businesses, demonstrate knowledge of or concern for historic preservation. The municipal historic preservation board shall include not less than one architect or architectural historian, one real estate professional or attorney, and one other qualified professional.

(ii) that provide procedures for the municipality, its staff, the County Historic Preservation Chief, and private parties to recommend the initiation of designations of historic districts and individual historic sites, whether residential, commercial, industrial, archaeological, or other, pursuant to due notice to affected parties, legally-enforceable standards, quasi-judicial hearings, and appeals to court;

(iii) that protect designated sites or districts by providing criteria for considering demolition applications, as set forth in section 16A-11 of this Chapter, and preventing the issuance of building, construction, zoning, and demolition permits or the significant change of appearance of such sites or districts until a written certificate of appropriateness has been issued;

- (iv) that protect property owners by procedures (1) to de-designate properties and (2) to vary or modify historic regulation based upon economic hardship pursuant to due notice to affected parties, legally-enforceable standards, quasi-judicial public hearings, and appeals to courts;
 - (iv) that provide economic incentives for preservation;
 - (v) that regulate and prevent the demolition of historic buildings by neglect;
 - (vi) that establish the Secretary of Interior's Standards for the Treatment of Historic Properties, as may be amended from time to time, as standards governing preservation, although a municipality may establish additional standards; and
 - (viii) that provide procedures for the municipal historic preservation board to review and make recommendations with respect to historically significant properties identified by any unsafe structures agency, prior to any demolition order being issued, as set forth in section 16A-11 of this Chapter.
- (b) It is a violation of the minimum standards of this section for a municipal historic preservation ordinance:
- (i) to exempt an otherwise historic property from historic regulation or designation on the basis that the owner did not consent to the regulation or designation;
 - (ii) to allow the issuance of a permit for the demolition of a historically-regulated property unless, after a public hearing pursuant to the ordinance, a variance based upon economic hardship has been granted or a certificate of appropriateness to demolish based on express standards in the ordinance has been issued. In this regard, it is a violation of the minimum standards of this section to permit the issuance of a certificate of appropriateness for demolition based solely upon the passage of a certain amount of time after the owner has applied to demolish.
- (c) Municipalities that have already enacted historic preservation ordinances as of the effective date of Ordinance No. 16-125 shall have until December 31, 2017 to bring their ordinances into compliance with these minimum standards.

(5) *Minimum Operational Standards.* Pursuant to the authority granted in section 1.01(A)(18) of the Miami-Dade County Home Rule Charter, the County hereby adopts the provisions below as minimum operational standards for municipal historic preservation programs. To comply with the minimum operational standards for municipal historic preservation, a municipal historic preservation program shall:

- (a) have a quorum appointed to its historic preservation board at least 9 months in any 12-month period;
- (b) conduct public meetings of its historic preservation board no less than 4 times in every calendar year;
- (c) provide qualified professional staff to assist the municipal historic preservation board in conducting its business, including evaluating properties and districts for designation, reviewing and issuing certificates of appropriateness, holding quasi-judicial hearings, and otherwise enforcing the terms of its historic preservation ordinance; for purposes of this subsection, "qualified staff" means not less than 1 person who has a bachelor's degree in historic preservation, architecture, architectural history, history, or other closely related field, and who has at least 3 years of professional experience in the field of historic preservation or as a historic preservation planner; or who has a master's degree in the above mentioned fields and who has at least 1 year of professional experience in the field of historic preservation or as a historic preservation planner;
- (d) conduct a separate public hearing to consider for designation each property within its jurisdiction listed in the National Register of Historic Places;
- (e) produce at least one designation report per calendar year, and present it to the municipal historic preservation board for consideration, until all properties in its jurisdiction listed as historically significant on the municipality's or the County's previous surveys have been considered for designation;
- (f) ensure that a historic survey to determine eligible properties and structures within the municipality is completed by municipal historic preservation staff within 2 years of the establishment of a municipal preservation ordinance; and
- (g) update surveys of eligible historic resources from time to time, either independently or in conjunction with the County.

(6) *Municipality Shall File Annual Report.* Municipalities that exercise jurisdiction of historic preservation shall annually file a report with the County's Office of Historic Preservation, with a copy provided to the Clerk of the Board of the Miami-Dade County Commission. This report shall briefly state the name, address and qualification of its historic preservation board members; when each member joined and, if applicable left the board; the name, address and telephone number of its historic preservation staff members and consultants; and the number of designation reports and certificates of appropriateness prepared and considered in that year. Attached to the report shall be a copy of the agendas and minutes of the meetings of the municipality's historic preservation board for that year and a list of any designation reports prepared by its staff during that year.

(7) *Municipal Authority To Obtain Continuances Before Unsafe Structure Agencies.* A municipality that has enacted its own historic preservation ordinance in accordance with this section may obtain continuances before unsafe structure agencies as set forth in section 16A-11 (VI) (b) of this Chapter. For this limited purpose, "Director," "staff," and "Board" as used in that section shall refer to their counterparts in the municipality. The authority provided by this subsection shall be interpreted only to expand, and not to limit, the discretion of a municipality.

(8) *Municipalities Not in Compliance with Minimum Standards.* Pursuant to the authority granted in section 1.01(A)(18) of the Miami-Dade County Home Rule Charter regarding a municipal governmental unit's failure to comply with the County's minimum standards, if a municipality is not in compliance with the applicable provisions of this chapter, the following process shall apply:

(a) *Notice of non-compliance and opportunity for municipality to take curative action.* The County Historic Preservation Chief shall send notice of non-compliance to the municipality by certified mail, which shall inform the municipality of the nature of the non-compliance and the steps necessary for the municipality to correct the non-compliance within a 6-month time period;

(b) *Public hearing before Historic Preservation Board and authority to resume County jurisdiction over historic preservation within municipality.* If, after the 6-month time period above, a municipality has failed to correct the non-compliance, a public hearing shall be set before the Historic Preservation Board to address the non-compliance. A notice shall be sent to the municipality by certified mail setting the hearing for a date certain, which shall be no sooner than 30 days from the date of the notice. The municipality, as well as members of the public and other interested parties, shall have the opportunity to address the Historic Preservation Board. The Historic Preservation Board may take appropriate action to resolve the non-compliance, including revoking the municipality's authority over historic preservation and returning jurisdiction to the County. This provision shall not be construed to require a quasi-judicial proceeding, and the public hearing on municipal non-compliance shall not be quasi-judicial in nature.

(c) *Public hearing before the County Commission.* Within 30 days of any action taken by the Historic Preservation Board to address a municipality's non-compliance pursuant to subsection (8)(b) above, the municipality may file a request with the Office of Historic Preservation for a public hearing before the Board of County Commissioners. The public hearing shall promptly be scheduled in coordination with the Clerk of the Board and placed on the next available County Commission agenda, as provided in section 2-1 of the Code. The municipality, as well as members of the public and other interested parties, shall have the opportunity to address the County Commission. The County Commission shall decide whether to affirm, modify, or reverse the action of the Historic Preservation Board. This provision shall not be construed to require a quasi-judicial proceeding, and the public hearing on municipal non-compliance shall not be quasi-judicial in nature.

(9) *Voluntary return of authority over municipal historic preservation to the County.* Upon repeal of a municipal historic preservation ordinance, jurisdiction of historic preservation functions and duties shall revert to the County.

(Ord. No. 03-38, § 3, 3-11-03; Ord. No. 16-125, § 2, 11-1-16)

Historic Preservation Annual Report. Submit the report and required attachments to my office and the Miami-Dade County Clerk of the Board by March 31st of each year. Submittal of the annual report is required for your municipal historic preservation program to remain in good standing.

With the assistance of City Officials and County administration, the Opa-locka HEPB is prepared and looking forward to having an optimistic future. To quote former Mayor, Lady Myra Taylor, she believes that *"Something Good can come from Opa-locka!"* Under our new leadership, we seek to grow and transform the City of Opa-locka in a positive way and hope to show that ***"Something Great Can Happen in Opa-locka!"***

HISTORIC PRESERVATION ANNUAL REPORT
TO MIAMI-DADE COUNTY
JANUARY 1, 2022 THROUGH DECEMBER 31, 2022

Name of Local Government: City of Opa-Locka

Report Submitted By: Opa-locka Historic and Environmental Preservation Board

Date Report Submitted: March 30th, 2023

ANNUAL INFORMATION

1. Certified Local Government: Is your municipality a Certified Local Government (CLG)?
YES NO

If not, would you like additional information on the State CLG program?
YES NO

2. Ordinance: Were there any amendments to the Ordinance? YES NO
If so, please describe briefly the changes below and provide a copy of the revised ordinance:

3. Rules of Procedure: Were there any changes/additions to the Rules of Procedure?
YES NO
If yes, please describe briefly the changes below and provide a copy of the revised procedures:

4. Summary of Preservation Board Activities:

a. Number of new designations for this year: 0 (Please attach a listing of new designations, with addresses.)

- b. Number of Florida Master Site File forms submitted for new designations: 0
- c. Number of National Register proposals reviewed: 0
- d. Number of Special (Board) Certificates of Appropriateness reviewed: 2
- e. Number of Administrative Certificates of Appropriateness reviewed: 0
- f. Date and time of regularly scheduled board meetings: third Thursday of every quarter
- g. Number of times your board met during this reporting period: 6

5. Preservation Board Members – Please list all your current Board Members, and their professions. Please attach the resumes for any new Board Members appointed during the reporting period:

Name	Address	Profession	Years of Service
<u>Otis Anderson</u>		<u>Resident</u>	<u>4</u>
<u>Nikitta Nixon</u>		<u>Civic Pride</u>	<u>4</u>
<u>Romer Ferguson</u>		<u>Resident</u>	<u>2</u>
<u>Zamarr Brown</u>		<u>Architect</u>	<u>3</u>
<u>Frances Dolly MacIntyre</u>		<u>Historic Preservation Advocate</u>	<u>2</u>
<u>MyKeshia Fenn</u>		<u>Resident</u>	<u>3</u>
<u>George Suarez</u>		<u>Resident</u>	<u>1</u>
<u>Alex Van Mecl</u>		<u>Resident</u>	<u>1</u>
<u>NiKisha Williams</u>		<u>Resident</u>	<u>1</u>

6. Total Number of Locally Designated Properties:

- a. Number of Individual Resources: 30
- b. Number of Districts: 0
- c. Number of Archaeological Sites and/or Zones: 0

7. Is your Preservation Ordinance and/or Ad Valorem Tax Exemption Ordinance on-line at the local government’s website? YES NO

If so, what is the website address: https://library.municode.com/fl/opa-locka/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTXIBOCOCO_DIV13HIENPRBO

REQUIRED ATTACHMENTS

Please include the following attachments:

- Agendas of all 2021 HP Board meetings
- Minutes of all 2021 HP Board meetings
- Amended Ordinance (if applicable)
- Amended Rules of Procedure (if applicable)
- List of new designations (if applicable)
- Resumes of any new board members (if applicable)

SUBMITTAL

Please return the annual report and related materials either via email or mail to:

Sarah Cody, Historic Preservation Chief
Office of Historic Preservation
111 NW 1st Street, Mailbox # 114
Miami, FL 33128

scody@miamidade.gov

and provide a copy to:

Linda Cave, Director
Miami-Dade County
Clerk of the Board of County Commissioners
111 NW 1st Street, Suite 17-202
Miami, FL 33128

Clerk.board@miamidade.gov

In order for us to keep our information up to date, please complete the following information:

Name: Gregory D. Gay

Title: Director

Department Name: Planning and Community Development

Address: 780 Fisherman Street

City & Zip: Opa-locka, FL 33054

Phone: 305-953-2868

E-Mail: ggay@opalockafl.gov

2023 The Opa-locka CRA Historic Property Renovation Grant

ATTENTION!!! Homeowners of Historic Properties in the City of Opa-locka area!!! The City of Opa-locka is kicking off our first round of the 2023 Historic Property Renovation Grant Program. The Historic and Environmental Preservation Board has requested the City of Opa-locka administration provide financial support for property owners of residential properties built between 1920 and 1945. We are excited to be able to help our historic property owners during these trying times. Historic properties can be very challenging to maintain. Some historic property have been modified to a point where they have lost their historic significance and may no longer qualify for historic designation. This is just one way we are helping these property owners to make improvements to their historically significant residence. Here is some important information if you are interested in applying for this grant.

Applications are available now thru June 30th, 2023. The grant can be used to help the historic property retain its historic appearance. Items to be repair or replaced are: doors, windows, trim, minor roof and dome repair, plastering, brick repointing, paint and seal. To qualify for residential property improvements, you must meet the following criteria:

- 1 – Awards will range between \$7,500 to \$15,000
- 2 – The property must have been built between 1920 and 1945
- 3 – You can be the owner of the property or a tenant renting space/location.
- 4 – Proof of ownership (if owned by corporation, provide copy articles of incorporation)
- 5 – Proof of property taxes paid on property proposed for rehabilitation.
- 6 – Insurance documentation of applicable.
- 7 – Residence must be located in the City of Opa-locka Historic District [Town Center area – NW 27th Avenue to NW 37th Avenue and NW 135th Street to NW 151 Street].

