

CITY OF OPA-LOCKA

The City of Bright Opportunities



HISTORIC ENVIRONMENTAL PRESERVATION BOARD Agenda

**Thursday, June 29, 2023
7:00 PM**

*Commission Chamber
780 Fisherman Street, 3rd Floor
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
June 29, 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:**

HEPB READING MINUTES-3.23.2023

HEPB READING MINUTES-5.25.2023

7. **PUBLIC COMMENTS:**

Agenda Items Only

8. **RESOLUTIONS:**

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD FOR ISSUANCE OF A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE COMPLETE STRUCTURAL RESTORATION AND RENOVATION OF THE STRUCTURE AT 1211 PERI STREET TO ALLOW ALL EXTERIOR MASONRY WALLS WITH A PARAPET EXTENSION OF APPROXIMATELY 3 FEET TO ACCOMMODATE AN 11 FOOT CEILING HEIGHT, A MASTER BATHROOM ADDITION TO THE NORTHWEST CORNER (REAR) OF THE HOME, NEW IMPACT DOORS WITH ALL MASONRY OPENINGS REMAINING, CASEMENT WINDOWS AND STOREFRONT GLASS INSTALLATION, ORIGINAL FIREPLACE AND CHIMNEY RESTORATION TO A FULLY OPERATIONAL STATE (ALTHOUGH NOT ORIGINAL), DOME INSTALLATION OVER THE EXISTING CARPORT, A NEW SWIMMING POOL AND FULL CABANA ACCESSORY BUILDING ADDITION, AND A MEDITERRANEAN-STYLE GARDEN INSTALLATION FOR THIS REGISTERED HISTORIC PROPERTY; PROVIDING FOR ADOPTION OF**

REPRESENTATIONS; 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 FOR ISSUANCE OF A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL OF THE PROPERTY AT 951 SUPERIOR STREET (KING TRUNK FACTORY AND SHOWROOM) FROM THE OPA-LOCKA HISTORIC REGISTRY AND THE NATIONAL HISTORIC REGISTRY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.**
3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD FOR ISSUANCE OF A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL OF THE PROPERTY AT 111 PERVIZ AVENUE FROM THE OPA-LOCKA HISTORIC REGISTRY AND THE NATIONAL HISTORIC REGISTRY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.**
4. **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 REMOVAL OF THE PROPERTY AT 1217 SHARAZAD BOULEVARD (HELM STORES AND APARTMENTS), FROM THE OPA-LOCKA HISTORIC REGISTRY AND THE NATIONAL HISTORIC REGISTRY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.**

9. DISCUSSIONS & PRESENTATIONS:

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).

**MEETING MINUTES
CITY OF OPA-LOCKA
HISTORIC ENVIRONMENTAL PRESERVATION BOARD
THURSDAY, MARCH 23, 2023
7:00 P.M.**

CALL TO ORDER

The Historic Environmental Preservation Board (HEPB) meeting was called to order at 7:10 p.m. on Thursday, March 23, 2023.

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.

HEPB Director Gregory Gay advised that Board Member Van Mecl would serve as Acting Chair (A/Chair) for tonight's meeting. He added that a Vice Chair will be elected at a future meeting to assume this responsibility if the Chair is absent in the future.

ROLL CALL

The following members of the Opa-locka Historic Environmental Preservation Board were present: Board Member Romer Ferguson III, Board Member Alexander Van Mecl, Board Member Bob Smith, Board Member George Suarez (arrived 7:13 p.m.), and Board Member Nikisha Williams (departed 8:03 p.m.). Also present were Assistant City Attorney **Jordan Gary**, HEPB Director Gregory Gay, HEPB Staff Gerald Lee, and HEPB Board Clerk Kinshannta Hall.

Absent Board Members: Chair Mykeshia Fenn, Board Member Zamarr Brown, Board Member Frances MacIntyre, and Board Member Nikitta Nixon.

The Board Clerk Hall stated that Board Member Frances MacIntyre would attempt to participate virtually in tonight's meeting, and Board Member Suarez anticipated joining the meeting at a later time.

PLEDGE OF ALLEGIANCE

All present observed a moment of silence.

The Pledge of Allegiance was recited.

Board Member Suarez joined the meeting at 7:13 p.m.

ADD-ON ITEM(S)

There were no add-on Items.

APPROVAL OF MINUTES

- **9-22-2022 Reading Minutes**

Motion made by Board Member Suarez, seconded by Board Member Ferguson, to approve. In a roll call vote, the **motion** passed unanimously (5-0).

- **11-17-2022 Reading Minutes**

Motion made by Board Member Ferguson, seconded by Board Member Suarez, to approve. In a roll call vote, the **motion** passed 4-0 (Board Member Williams abstained).

PUBLIC COMMENTS

- **Agenda Items Only**

At this time A/Chair Van Mecl opened public comment, which he closed upon receiving no input.

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 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.**

Motion made by Board Member Williams, seconded by Board Member Suarez, to discuss the Item.

Director Gay explained that each year, Staff provides an annual report of the activities of the HEPB. The report is a summary of the activities that have taken place within the calendar year 2022 from January 1 through December 31.

The Annual Report includes an introduction, a list of Board members, and a list of items that may have been dealt with regarding legislative activity related to the Board. Director Gay recalled that in 2022, some items came before the Board to ensure consistency between Miami-Dade County's rules and regulations for historic preservation and the City's rules and regulations. This resulted in modifications and amendments to specific

items, which were approved by the Board. Additional modifications were made with respect to how certain historic preservation designations were to be addressed.

A form is included at the end of the document, listing the terms of Board members' service on the HEPB as well as any actions taken by the Board during the previous calendar year. Director Gay advised that some scriveners' errors have been identified in the document and will be corrected. Upon Board approval, the form will be transmitted to Miami-Dade County's Historic Preservation Board for their consideration.

Board Member Williams asked if the Board has a current list of designated historic properties, as well as a list of any properties which may have been demolished since the 2021 Annual Report was submitted. Director Gay replied that the Board has a list of currently designated properties, and there have been no demolitions during the past year. The most recent demolition occurred in 2017.

Director Gay continued that a list of currently designated historic sites is housed within the HEPB Department. The city is in the process of making this information available online through a Historic Preservation page on the City's website. He noted that the City's website is being updated as well.

Board Member Williams asked if the list can be attached to the Annual Report. She also asked if it would be possible to include a description of and/or update on Historic City Hall, as there has been discussion of designating funds for the restoration of buildings on that property. Director Gay confirmed that this information can be added to the Annual Report.

Director Gay added that while City Hall has been designated a historic property, Staff has not found any documentation that addresses the potential historic designation of the Fire Station on that property. Additional research will be conducted before that building is brought before the Board for potential historic designation. Board Member Williams requested that this also be included in the Annual Report.

Board Member Williams also recalled that the HEPB's Charter includes references to preservation of trees, and asked if the Board should also submit an update on some of the City's work relating to this aspect of preservation to the County and the State. Director Gay replied that in 2014, Opa-locka was designated as a Tree City USA. Cities with this designation are urged to plant trees within the municipality to make it a more comfortable environment. This is reflected in new development opportunities.

Director Gay continued that should homeowners wish to have trees removed from their properties, particularly if they are native species and/or of significant age, they are asked to go through a process similar to that of historic designation of properties. The request for tree removal would come before the Board for consideration, along with a mitigation

process addressing their replacement. The city still needs to develop a process for bringing these requests before the HEPB.

Board Member Williams strongly recommended that the Annual Report include information regarding tree preservation, pointing out that Miami-Dade County has a significant tree planting effort underway. Director Gay concluded that he would add this as a section within the report.

A/Chair Van Mecl requested that a timeline regarding historic preservation funds for City Hall and the Fire Station be included in the Annual Report as well, although he acknowledged that some allotments may not have taken place until calendar year 2023. He pointed out that discussions of these allotments began in 2022.

A/Chair Van Mecl addressed Section 3 of the Annual Report, asking if it is necessary to report recorded losses of structures each year. Director Gay explained that this information was included in the report for Board members who may not be fully aware of the HEPB's previous history since its reconstitution. This Section can be deleted if that is the Board's desire. A/Chair Van Mecl recommended that the Section be removed, as it is not part of the Board's 2022 activities.

A/Chair Van Mecl continued that he had previously requested the list of the City's historically designated properties. The Building and License Department lists 34 folio numbers associated with historic properties, although only 26 of these structures are currently standing: seven properties should be removed from the list, as they are no longer in existence. He agreed with Board Member Williams that the list, once updated, should be part of the Annual Report.

A/Chair Van Mecl added that the Annual Report refers to Opa-locka as a certified local government, and asked if this is a recent development. Director Gay stated that this would need to be looked into further: while the city was once a certified local government, this may have changed since the City has come under State supervision. A/Chair Van Mecl recalled that the mayor has been working for the city to earn certified local government status, which requires an active preservation board operating under an updated Ordinance. He agreed that this issue should be examined further.

A/Chair Van Mecl concluded that Board Member Bob Smith was appointed in mid-December 2022, and should be included as a new Board member. Director Gay explained that while Board Member Smith was nominated in 2022, he was not appointed as a member until 2023.

Director Gay advised that the Annual Report is due by the end of March 2023. An updated version reflecting the changes and inclusions requested by the Board members can be emailed to them for verification. A/Chair Van Mecl requested that this be a condition of the Board's approval.

Motion made by Board Member Williams, seconded by Board Member Suarez, to approve modifications. In a roll call vote, the **motion** passed unanimously (5-0).

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.

Director Gay advised that Staff is currently researching this topic, including an examination of eight properties that have been dropped from the list of the initial 34 historic sites. This will require a visual check of these properties to determine their condition. Additional research may be necessary before properties go through the designation process.

Director Gay continued that this research is inclusive of another potential 30 to 40 properties built between the 1920s and 1940s which were not included when the City began its initial push toward historic designation. He estimated that it will take another 30 to 45 days to complete this process. A more thorough report can be provided at the end of this time frame, including a review of the condition of the properties. The Board may then determine whether or not the properties qualify for historic designation or, if not, what could be done to make them eligible for this designation.

Director Gay advised that this process would involve working with property owners. Because some of the potentially historic properties are owned by corporations or investment firms, the City Manager has indicated he would like to see these properties transferred to owners who may take more care with the condition and the historic significance of the structures. The staff is working through this process as well and hopes to have a more complete report by May 2023.

A/Chair Van Mecl observed that May is Historic Preservation Month in the United States, which would make this an appropriate goal for progress toward historic preservation. He also noted that a handful of homes from the time period cited above have experienced sufficient alteration or modernization to make them unlikely to qualify for historic designation. A historic inventory spreadsheet has been prepared and sent to Staff to help guide their efforts. The University of Miami has also provided evidence of original elevation drawings for some of these properties.

A/Chair Van Mecl continued that the next step is to encourage property owners to seek historic designation from their properties. This has not been done since the late 1980s/early 1990s.

Director Gay recalled that at a previous meeting, a Board Member had suggested the addition of a category of historic properties which may not have been designated historic but have been identified as contributing to historic value. These properties may have been built within the historic time period but are ineligible for historic designation due to modifications made by their owners over a number of years. Staff have not yet begun working on the language required for this category.

Board Member Williams asked whether the historic designation of properties is made at the City or the State level, noting that there may be some differences in these two categories. She also requested that the Board see the criteria used to determine which homes are being considered for historic designation or contribution.

Board Member Williams pointed out that historic designation may limit what an owner can do to the exterior of their property, which could make some owners reluctant to agree to the designation. She suggested that the Board consider potential incentives that could encourage property owners to participate in historic designation.

A/Chair Van Mecl agreed that the Board should seek to foster a relationship with the community. He noted that most property owners are willing to consider what historic designation may mean for their properties, and emphasized the importance of educating these owners so they understand the value of the designation to the City's history and the community at large. He added that the Board may wish to discuss a potential tax abatement in the future for historic properties.

A/Chair Van Mecl recalled that on January 27, 2023, a group of students and their director from the University of Florida informed the Board that they have selected Opa-locka for a semester-long study which included accounting for every structure within City limits. A comprehensive historic inventory has not been made for the city since the late 1980s. The students have been tasked with creating this inventory. He suggested that this could mean some of the work Staff has planned for historic designation has already been done. The students will provide a final presentation to the Board on April 20, 2023.

Board Member Smith addressed the issue of contributing properties, pointing out that three slate houses were built as part of the City's initial construction. While these properties do not display the City's Moorish Revival architecture, he felt they would be worthy of historic designation if possible. He was not aware of whether or not these properties were still extant.

A/Chair Van Mecl advised that two of these homes, which were built in 1925-1926, are still standing. He confirmed that they predate the City's Moorish Revival architecture and are pictured in the book *A Dream of Araby* by Frank Fitzgerald Bush, which provides an anecdotal history of Opa-locka. The University of Florida students are expected to make recommendations to Staff regarding these homes.

Director Gay confirmed that once the students have provided Staff with the information they gathered, Staff will make the best possible use of the information in order to further expand opportunities for historic preservation in Opa-locka.

- **ESTABLISH THE CRITERIA FOR HEPB GRANTS**

Director Gay advised that Staff has prepared an application process for a Historic Property Renovation Grant, which would provide funds to the owners of historic or contributing properties. The City can award grants in the range of \$1500 to \$7500, depending upon the scale of the proposed renovation. Eligible properties will have been constructed between 1920 and 1945. Applicants to this program may be property owners or tenants with the property owners' approval.

Director Gay requested that the Board review the proposed criteria. The goal is to advertise the grants during May 2023, which is Historic Preservation Month. The grants would then be awarded in June. He emphasized that the draft criteria are subject to feedback from the Board.

Board Member Williams requested clarification of the City's budget for the grant program, as well as an estimate of how many grants Staff anticipates awarding to property owners. Director Gay replied that \$100,000 is budgeted for these grants, which are expected to average approximately \$10,000. This would cover the award of a minimum of 10 grants.

Board Member Williams commented that the Board should consider whether grants are issued on a first come/first served basis or if they are subject to ranking according to specific scoring criteria. She also suggested that when grant funds are awarded, the Board consider what improvements are made with those funds. She recommended the Board determine their long-term goals for the program.

Board Member Williams continued that she was not in favor of including tenants in the grant process, but of limiting participation in the program to property owners. She also pointed out that the grant process should include education for homeowners, so they have all the information they need to be responsible owners of historic properties.

Director Gay explained that the intent of including tenants in the grant program was to take a broad approach. He agreed that this suggestion would be removed from the program.

Director Gay continued that Staff is still working on the application process and requested feedback on this process from the Board members. Board Member Williams offered to assist in the development of the application.

Board Member Williams also recommended providing examples of what could be done to improve historic properties. She pointed out that repairs to a property can be very different from the steps that can be taken to preserve its historic value.

Board Member Williams left the meeting at 8:03 p.m.

Board Member Smith asked whether the grant will be considered a self-amortizing loan or would be otherwise documented for the property. Director Gay replied that Staff has not considered this possibility. He further clarified that when a city undertakes grant activity, certain documentation is required, such as ensuring an owner is current on their taxes before they may participate.

Board Member Smith also advised that the City may wish to consider recording a document that specifies what the City expects a property owner to do with their grant funds. Director Gay stated that most City grants offer a reimbursement process rather than providing the funds up front. Board Member Smith recommended this policy but was in favor of monitoring of the use of grant funds.

Board Member Ferguson asked how the grant program could be used to improve historic properties such as the two homes which predate the City's Moorish Revival architectural style. Board Member Suarez commented that the properties' qualification for the grant program would need to be determined.

Director Gay explained that there are two areas of focus for the proposed grant program. One would address properties that have already received historic designation but need financial assistance to improve the structures. The other would apply to properties that can qualify for historic designation but require assistance to improve them. Each applicant and their proposed improvements would require evaluation to determine which area of focus applies to them.

Director Gay continued that before any grant funds are released, applications will be presented to the HEPB for comments and recommendation. He added that the program may focus more closely on the time period in which the city was founded than on limiting the program to buildings in the Moorish Revival style alone. He also noted that buildings constructed in the late 1940s to early 1950s reflect other styles of architecture, such as Art Deco or Streamlined Modern, which the Board may also wish to consider for participation in the program. None of these buildings are on the list of potentially designated properties at this time.

Board Member Suarez asked if the inclusion of buildings constructed in other architectural styles would change the City's image. Director Gay replied that while his recommendation would be to focus primarily on Moorish Revival architecture, the Board may wish to consider recognizing other styles that were present at the founding of the city.

A/Chair Van Mecl commented that the University of Florida group is likely to include other architectural styles in their inventory. He added that Miami-Dade County is also undertaking an extensive evaluation of properties across all its communities that are 50 or more years old, as these properties may be catalogued as historic. This means the City itself may be eligible for designation as a historic district simply due to the age of its buildings.

Director Gay requested that the Board members put their comments in writing and submit them to his office for evaluation so Staff may respond accordingly.

Board Member Suarez asked how the City can guarantee that property owners undertake the improvements approved for the use of grant funds. Director Gay replied that in most grant or similar programs, the property owner enters into a contract with the City for the receipt of funds. This would be especially true if the funds were advanced to the owner rather than provided through reimbursement. The contract would be developed in accordance with the City Manager's and City Attorney's Offices and brought to the Board for approval.

A/Chair Van Mecl requested clarification of the timeline on which the grant program would be advertised. Director Gay stated again that the goal is to have the application process complete and approved by the Board during the month of May, with awards to be made in June. There would be a 30- to 45-day period in which applications may be submitted.

A/Chair Van Mecl recommended that the Board determine what types of improvements would be eligible, such as structural repairs or aesthetic upgrades. He also felt it is very important to clearly state the goals and objectives of the grant program. He stated that in his opinion, the goal of the grant program should be to protect and restore Moorish Revival characteristics dating back to the City's formative years. He felt other potentially historic homes which do not include these characteristics, such as the two slate houses discussed earlier, could be considered for designation as part of a second phase of the grant program. Most Moorish Revival architecture in Opa-locka was constructed between 1926 and 1928.

A/Chair Van Mecl continued that the grant program should provide incentives for property owners to bring back the Moorish Revival elements of their properties. Because owners may not be aware that their properties originally included these elements, the City can provide them with the original plans of their homes and funds with which to restore the architectural features. He was in favor only of a grant program that would restore Moorish Revival features to the city.

A/Chair Van Mecl continued that the grant program will need to determine the recipients of funds based on their needs. The City may wish to consider the costs of bringing in a structural engineer to determine the restorations that can be made on applicants' properties. He also recommended that the 18 properties which are listed in the National

Register of Historic Places be examined to determine what features should be restored in the first phase of the program. Properties owned by nonprofit entities or private institutions would not be eligible for grant funds, as they already have access to tax incentives that will help them restore or rehabilitate their properties. A home that is registered as a historic property must also agree to the installation of a historic home marker and must hold clear title to the property.

With regard to owner-occupied properties, A/Chair Van Mecl noted that the city of Sarasota, for example, selected a limited number of properties to receive funds for specific improvements, with a portion of the grant set aside for the approval of structural and architectural drawings. Renters may apply for that city's program with the permission of the property owner but must provide a lease agreement with at least a three-year term to ensure longevity.

Another aspect of Sarasota's grant program was a requirement of three construction photos, proposed plans of the work, and three cost estimates from contractors. This was meant to ensure both the city and the applicant were getting the best possible rate for the work. The applications were then subject to review by that city's historic preservation board, as well as building and permitting review.

A/Chair Van Mecl concluded that he would provide Staff with information from the city of Sarasota as well as his written comments. He reiterated that the grant program's goal should be restoration of the City's Moorish Revival features, with the intent of making Opa-locka the Moorish Revival capital of the world.

- **HISTORIC MARKERS FOR FORMER HISTORIC SITES**

Director Gay stated that some of the City's historic sites are no longer in existence; however, Staff recommended that the Board consider placing historic markers on these sites to provide a sense of the history that had occurred there, even if the structures are no longer present. This can be brought back for the Board's consideration at a later date.

- **HISTORIC MARKERS FOR HISTORIC RESIDENTIAL PROPERTIES**

Director Gay noted that the placement of historic markers on previously identified historic buildings has already been discussed by the Board. The City is looking at different designs for these proposed markers, including the style of marker that already exists on a number of the City's historic properties. These designs will also be brought before the Board for selection at a later time. Most of these properties are residential, although a few commercial properties qualify for these markers as well.

Director Gay concluded that Staff hopes to proceed with placement of historic markers over the next three to four months. He added that if a budget allocation for markers is required, this can be considered within the next fiscal year. The style to which he referred

is usually a freestanding metal marker, often black with silver lettering, telling the story of the significance of a given location and/or structure.

Board Member Ferguson asked if the city has a specific vendor in mind for these markers. Director Gay replied that Staff has not yet identified any prospective vendors and will need to conduct additional research before this is done.

Board Member Smith observed that most of the markers in the style Director Gay had mentioned are provided by the State. He was in favor of placing identifying markers at the sites where historic activity has occurred.

Board Member Suarez asked if the markers would be placed on private properties where there has been historic activity. Director Gay replied that this could depend upon the specific historic event(s) and their significance. He advised that he look into the vendor that supplies the State markers, and determine the process by which these State markers are provided.

A/Chair Van Mecl commented that there are different types of signage that could be considered, including historic interpretive markers, local registry markers, and Florida Heritage markers. He recommended that Staff look into the option of a Florida Heritage marker, as the application process for these is relatively simple.

BOARD COMMENTS

Board Member Ferguson advised that he appreciates the opportunity to serve on the HEPB.

Board Member Smith also stated that he was happy to be able to play a role in making Opa-locka the best City it can be.

Board Member Suarez also thanked Staff for their work toward improving the city and moving it forward.

A/Chair Van Mecl recalled that the Board had previously reviewed Miami-Dade County's matrix for historic preservation, which clarified what can be approved by local administrations as opposed to what designations require a Certificate of Appropriateness. He requested that this be brought back at the next Board meeting so it can be codified as part of the City's preservation program. He also requested that historic sites in the Magnolia North and Triangle communities be acknowledged for their role in the City's founding and history.

A/Chair Van Mecl continued that DiscoverOpalocka.org will be launched in May 2023. This site will include stories, photographs, and drawings which the public has not seen before, and will bolster enthusiasm for the community.

ADJOURNMENT

The meeting was adjourned at 9:01 p.m.

ATTEST:

Kinshannta Hall
Board Clerk

Mykeisha Fenn
Chairperson

**MEETING MINUTES
CITY OF OPA-LOCKA
HISTORIC ENVIRONMENTAL PRESERVATION BOARD
THURSDAY, MAY 25, 2023
7:00 P.M.**

1. CALL TO ORDER

The Historic Environmental Preservation Board (HEPB) meeting was called to order at 7:11 p.m. on Thursday, May 25, 2023.

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.

2. ROLL CALL

The following members of the Opa-locka Historic Environmental Preservation Board were present: Board Member Alexander Van Mecl, Board Member Frances MacIntyre, and Board Member Nikisha Williams. Also present were HEPB Director Gregory Gay, HEPB Staff Gerald Lee, HEPB Board Clerk Kinshannta Hall, and Capital Projects Manager Adelina Gross.

Absent Board Members: Chair Mykeshia Fenn, Board Member Zamarr Brown, Board Member Romer Ferguson, Board Member Nikitta Nixon, Board Member William Robert Smith III, and Board Member George Suarez.

3. MOMENT OF SILENCE

All present observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. ADD-ON ITEM(S)

HEPB Director Gregory Gay advised that because a quorum was not present, tonight's meeting will function as a workshop, with the presentation of discussion items for input and direction from the Board. He also noted that the Chair is not present at the meeting, and there is no Vice Chair. He advised that the election of officers will be addressed at the next meeting, along with other policies and procedures related to Board business.

It was noted that Board Member Van Mecl would serve as Acting Chair (A/Chair) for tonight's meeting.

Board Member Williams suggested outreach to the Board members who have missed multiple meetings to determine whether or not they are still interested in serving on the Board. Director Gay confirmed this could be done.

A/Chair Van Mecl asked if attendance policies are included in the City Ordinances governing other advisory bodies in Opa-locka. Director Gay advised that there is consideration of instituting similar policies and procedures for the City's Planning and Zoning Board. Another option which could address the difficulty of ensuring a quorum would be to appoint alternate Board members who can participate in meetings when regular members are absent. This information will be brought forward at the next Board meeting.

A/Chair Van Mecl asked if, should the Board continue to be unable to reach a quorum, permits and other items they would normally recommend to the City Commission would bypass the Board and go directly to the Commission via Staff. Director Gay stated that this would be the case, recalling instances in which the HEPB was not active and City Staff reviewed items with the City Manager's Office in order to move them forward administratively. This will also be addressed in the new policies and procedures to be brought forward at a future meeting.

Director Gay continued that Staff is currently in the process of working to identify which items would fall under the Certificate of Appropriateness as maintenance items, which would mean they may be advanced through an administrative process and would not be required to come before the Board. More complex or substantive items, such as full restorations of property, would continue to be brought before the Board.

6. APPROVAL OF MINUTES

- **HEPB Reading Minutes – 3.23.2023**

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

7. PUBLIC COMMENTS

- **Agenda Items Only**

At this time A/Chair Van Mecl opened public comment.

Martha Hernandez, resident, stated that she is the owner of the Harry Hurt home, which was owned by one of the first Councilmembers of Opa-locka. She requested information on the criteria for historic designation, noting that the property is in good condition.

As there were no other individuals wishing to speak at this time, A/Chair Van Meel closed public comment.

8. DISCUSSIONS & PRESENTATIONS

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

6. Status of Historic City Hall Restoration Project

Director Gay recalled that the Board members have expressed interest in the restoration of Opa-locka's Historic City Hall in the past. This property is on the National Register of Historic Places. The City has tried for some time to restore this structure, and is now attempting to begin this preservation process.

Capital Projects Manager Adelina Gross gave a brief presentation on the progress made thus far in the restoration of City Hall. This project began in July 2022 at the direction of the City Manager. A bid was sent out in February 2023 and was awarded on April 26, 2023, followed by a Notice to Proceed for the renovation process during the week of May 15.

The facility is currently being cleaned and prepared for renovation. Excessive vegetation has been removed from the property, and the structure and its sidewalks have been pressure-cleaned. Manager Gross showed several slides of the process both inside and outside of the building. The property is being fenced off to avoid unauthorized entry. Fencing is expected to be complete in two weeks.

Manager Gross showed a rendering of how City Hall is expected to look when the renovation process is complete, which is estimated to occur by fall 2023.

Board Member Williams asked if the City has all the funding necessary to complete the project. Manager Gross confirmed this is the case.

Board Member Williams also requested clarification of how the building will be used once renovation is complete. Manager Gross replied that this will be a City management decision.

Board Member Williams also asked when the City expects to begin work on renovating its Fire Station. Manager Gross stated that work is underway on this property, which will be the City's next restoration priority. Staff is working with an architect to complete the plans for restoration. She noted that the Fire Station has not yet been registered as a historic property, although the City is looking into this possibility. This property may be converted into a cafeteria or coffee shop.

A/Chair Van Meel recalled that work originally commenced on Historic City Hall in 2014, but was suspended. He asked what the project's contractor sees as its greatest structural challenge. Manager Gross advised that the interior of the building must be completely stripped.

1. Historic Preservation Month

o Historic Preservation Assessment Report – UF

Director Gay observed that May is Historic Preservation Month, and recalled that a group of University of Florida (UF) students recently visited the City to make assessments and perform research on several properties in Opa-locka. The students are in the process of completing this report, and receipt is anticipated in June 2023. A recent presentation on the report is included in the Board members' Agenda packets. The presentation identifies areas of concern and clarifies goals and objectives of the students' research.

Director Gay continued that the City continues to make discoveries every day, citing the Fire Station's lack of historic designation as an example. This item will be brought before the Board within the next two to three months as more information becomes available.

The City has received information regarding a pamphlet from the 1980s which showed the locations of historic properties at that time. Director Gay advised that this will be addressed further under the next item.

2. Cross Review of Properties that are on the National Register of Historic Places

Director Gay explained that Staff has cross-referenced much of the information from the pamphlet and arrived at the conclusion that, while properties included in the National Register of Historic Places were included in it, so were at least 40 additional properties that have not been formally recognized as historic. He emphasized the need to make this information current, noting that the Hurt house, which was mentioned during Public Comment, is on the list of potential sites that may be designated in the future.

3. Properties that may qualify to be added to the list / Potential properties for historic designation

Director Gay referred the members to their Agenda packets, which include a list of all historic City properties, including those that have already received historic designation as well as those which could potentially be designated as such. He noted that of the 32 Opa-locka properties with historic designations, only 20 are included on the National Register of Historic Places. This leaves 12 properties which have received local but not national historic designation. He hoped there will be opportunities to bring these properties forward to receive national registration if they qualify.

Director Gay continued that there may also be properties whose conditions have changed over time, but could still be designated as contributing to the City's historic significance. Staff will bring additional information forward on this possibility in the future.

Board Member MacIntyre pointed out that the National Register of Historic Places does not provide any protection for historically designated properties. She urged Staff to first focus on local historic designation for eligible properties, as local designation affords those properties some protections.

Board Member Williams observed that one of the UF report's recommendations was to include an honorary designation category for some structures. She asked if Staff is considering this option. Director Gay explained that this was what he had intended by the term "contributing property:" while the property may not qualify for historic designation, it contributes to the historic fabric of the community.

Board Member Williams also asked how the City can ensure the preservation of contributing properties, particularly homes. Director Gay advised that this strategy is still in development. There may also be future grant opportunities to help restore or maintain these properties.

Board Member Williams asked if there will be more opportunities for more historic properties to be identified and designated through grant programs. She felt this could attract the attention of homeowners whose properties may qualify for historic designation but have not received it. Director Gay replied that the grant application process is intended to raise public awareness regarding these types of properties. He added that while potential historic sites were being identified, a number of them were found to be owned by private corporations or investment groups.

Director Gay noted that the \$100,000 currently allocated to a grant program for historic properties comes from the City's General Fund; however, there is an obligation for the Fire Station's renovation through American Rescue Plan Act (ARPA) funds.

Board Member Williams continued that there may be an opportunity to structure grant awards so certain amounts are allocated to designated structures, while other amounts may go toward properties that the City would like to see receive historic designation. Director Gay advised that the criteria for the grant program include the current condition of the property and how much work it may require.

A/Chair Van Mecl commented that there are three properties listed in the historic district which no longer exist. This means there are not 20 properties on the National Register of Historic Places, but 17. He emphasized that it is incumbent upon the City to complete an inventory and registry of designated properties, noting that this is particularly important

for the City's Fire Station, which he felt should be locally designated as historic by the Board and the City as soon as possible.

A/Chair Van Mecl requested clarification of whether properties that may qualify for historic designation would be presented for local or national designation. He pointed out that some of the properties on the Board members' photographic list have already received both local and national designations. Director Gay explained that the properties on the list have no status. A/Chair Van Mecl noted that at least two properties have been locally designated as historic, while one received both local and national designation and one has national designation.

A/Chair Van Mecl reiterated Board Member MacIntyre's earlier caution that national historic designation confers honorary status only, and provides no actual protections to the property. Properties designated as locally historic or contributing are given protected status to prevent demolition.

Director Gay concluded that Staff will double-check the list for accuracy, and will look into moving forward to secure local designations for other properties.

A/Chair Van Mecl advised that there are 55 properties in Opa-locka which were constructed between 1926 and approximately 1930, of which 34 are owner-occupied according to tax rolls. This could be useful in assessing which properties may qualify for grant funding if they meet the required criteria.

Board Member Williams suggested that the Board schedule a workshop specifically for the discussion of priorities. She also commented that there has been significant discussion by the City Commission of beautification, and noted that environmental issues fall under the Board's purview. She felt this could also be a potential workshop topic, and added that she would like to hear reports from the Staff members addressing environmental issues in the City, such as tree plantings.

Director Gay confirmed that the City has looked at grant opportunities that would allow them to make the City more environmentally friendly and secure. Staff plans to apply for a grant that would provide opportunities to increase the City's overall tree canopy. Once this application has been submitted, Staff can provide the Board with more information on its requirements. He noted that new trees will have to be native. The City is also seeking grant opportunities to fund the removal of invasive tree species and replace them with native plantings.

Board Member Williams requested clarification of these grants. Director Gay replied that one is a U.S. Urban Forestry grant.

Board Member MacIntyre observed that the Fire Station on City Hall grounds could be converted into an urban forestry center, with an urban forester who would not only

administer a City-wide program but would provide education for young people on the proper planting of trees and landscaping. She felt there may be funding for this purpose. Director Gay stated that this recommendation will be passed on to the City Manager.

4. Property to be removed from the list of the National Register of Historic Places – 1201 Sharazad Boulevard

Director Gay stated that he has reviewed the National Register of Historic Places and confirmed the loss of three properties which were on that list, including 1201-1217 Sharazad Boulevard. A Resolution and Certificate of Appropriateness will be brought forward to declassify this property's historic designation.

Another property no longer standing is 951 Superior Street, which fell into disrepair and was demolished. Director Gay estimated that demolition occurred in 2017 and was initiated by the property owner. A third property, located at 103 Purvis Avenue, also fell into disrepair over a number of years and was severely damaged by Hurricane Irma in 2017, after which time it was demolished by the owner.

5. Historic Color Palette

Director Gay advised that the City is considering an update to its historic color palette, which is included in the members' Agenda packets. There have been a number of discussions at Staff level on how this palette might be brought up to date. The current palette was introduced in 2002-2003. Staff has heard public feedback suggesting that the current colors are outdated, and a number of them are no longer manufactured.

A workshop to address the City's color palette for all residential properties is scheduled for June 21, 2023, tentatively scheduled for 6 p.m. The sample historic palette included in the Agenda packets includes the most current colors provided by one manufacturer. Director Gay encouraged the Board members to attend the workshop.

A/Chair Van Mecl asked if there has been consideration of designating a separate section of colors from the City's historic era as part of the larger color Code. He also pointed out that some business owners have expressed concern to the City Commission with the colors available to them in current Code, as the palette prohibits the use of more striking color.

Director Gay explained that a second workshop is planned to specifically address the color palette for commercial and industrial properties. This could result in the creation of a separate color palette for these properties. A/Chair Van Mecl reiterated his suggestion for a separate and curated historic palette that would be consistent with the City's historic architecture.

7. Announce the Availability and Criteria for the Historic Preservation Residential Assistance Grant -- \$10-\$25K Applications Due June 30, 2023

Director Gay stated that Economic Development Manager Solomon Bankole has worked to establish the criteria for the Historic Preservation Residential Assistance grant and develop the application process. He requested feedback from the HEPB regarding the appropriateness of the proposed criteria. The City hopes to release the application process for this grant on June 1, 2023, with a deadline of June 30.

A/Chair Van Mecl noted that he had developed the portion of this grant program listed on pp.54-56 in conjunction with the University of Florida. He had sent this part of the document to Staff as suggested criteria, to be sent to the full Board membership for review. His intent was for the Board to discuss what they would like to see in the documentation.

Board Member MacIntyre noted that the current criteria refer to “only the restoration of Moorish aspects,” which she felt was too narrow and would exclude properties which are historic but do not reflect the City’s Moorish Revival architecture. While she agreed that Moorish Revival should be the top priority, she felt there should be greater flexibility in order to assist other historic properties with other styles.

Board Member MacIntyre continued that she would also recommend consideration of whether or not tenants of historic buildings may apply for the grant with the property owners’ permission. She pointed out that approximately 30% of these properties are owner-occupied. Restricting the program to owners could exclude several properties from eligibility for the grant.

Board Member Williams advised that her comments would address the application beginning on p.120 of the members’ Agenda packets. She suggested that the application should ask how funds will be used to improve the properties. She also felt the term “historic preservation” should be clearly defined.

Board Member Williams also proposed asking applicants if they would be interested in having a historic preservation plaque on their properties. While this would not determine whether or not they receive grant funds, it would allow the Board to further its plans for historic preservation within the City.

Board Member Williams continued that the application could also ask how long the applicant has lived in the home. She also recommended requesting a timeline for project completion, and including the scoring criteria for the program. The applications will be considered based on the needs of the property rather than the needs of the property owner, which should also be clarified in the application to provide greater transparency.

With regard to specific questions in the application, Board Member Williams noted that questions regarding household size, total household income, monthly rent/mortgage payments, and household composition did not seem to be relevant, as the applications will not be judged on any of these factors. She recommended that these questions be omitted from the document.

Board Member Williams requested clarification of how a list of properties included in the application were selected for inclusion. She also asked why applicants would be required to remove any obstructions, foliage, or debris that could block the structure's visibility, as the purpose of the program is to preserve historic structures but not necessarily to improve their visibility.

A/Chair Van Mecl noted that historic properties in Opa-locka may not all reflect the City's well-known Moorish Revival style, but may also reflect the postwar ranch style constructed in and after 1945. The vision and intent of the \$100,000 budget line item was to focus on identified Moorish Revival landmarks which have lost many of their features over time.

Regarding the list of properties on p.55 to which Board Member Williams had referred, A/Chair Van Mecl explained that these properties do not currently have local registration status, but have been identified as original structures and are referred to with the names of the original owners associated with those buildings. He advised that this list was intended to help establish a framework for historic preservation and incentivize the idea of restoring Moorish Revival domes and other features.

Board Member Williams requested further clarification on how the homes on the p.55 list were selected as examples. A/Chair Van Mecl replied that the inventory and criteria of historic and potentially historic structures varies depending upon the criteria and parameters of the program, as well as the limited funding available. He emphasized the importance of reaching a consensus on which applicants would receive grant funds, as well as on the amounts that could be provided to applicants.

Board Member Williams commented that she felt the two proposed applications can be combined for the program, pointing out that the A/Chair's portion of the application speaks to the purpose and intent of the program, while the application itself requires more concrete information about the applicant.

Director Gay stated that more work will be necessary to merge the two proposed applications into a single document. Staff's overall focus was to identify original Moorish Revival homes constructed between 1920 and 1935; the postwar time period was not included in this consideration, as ranch homes are common throughout Florida and are not an area of focus in Opa-locka. The residential and commercial properties reflecting the Moorish Revival style will be the focus of the program.

Director Gay continued that the City Manager hopes to roll out the grant program on an aggressive timeline so the City can establish a track record for the expenditure of funds before the fiscal year (FY) 2023-2024 budget season. He emphasized that not all applicants will receive funding in the first round of the program. He also noted that Opa-locka is the only municipality in Miami-Dade County which is attempting its own historic preservation grant program.

A/Chair Van Mecl observed that most of the criteria he had provided were based on a pilot program conducted in St. Augustine, Florida. That program was limited to five recipients and evaluated the intent of the homeowner to make certain improvements to their properties, which featured Florida Vernacular architecture. Each applicant's needs were considered, and applicants were required to work with pre-qualified contractors so the city would know how the grant funds were being used. The contractors received funds directly from the municipality. After the five recipients were selected, the city evaluated the program to determine whether or not additional monies remained for any other applicants.

A/Chair Van Mecl emphasized that while the time frame on which the program would focus is between 1920 and 1935 and involves Moorish Revival architecture, there is no documentation of any construction of this nature after 1929. He also pointed out that County records may not always be accurate regarding the time in which properties were constructed. He noted that the first list of properties in the Agenda packets includes 26 locally designated Moorish Revival homes, while the second list is comprised of potential designees, such as the property mentioned during Public Comment, as well as other properties on which there is sufficient documentation.

A/Chair Van Mecl noted that the program will also need to consider what types of improvements may be appropriate for homes of which there are no photographic records, architectural drawings, or elevation drawings. The program may need to involve the work of structural engineers and architects who can work with the contractors in ensuring any improvements meet Code requirements. He asserted that while he was sure the program will come to fruition, he wished to express concerns for how the projects will be vetted to ensure success.

A/Chair Van Mecl added that any grant program with a historic preservation aspect, whether at the federal, state, or local level, must ensure that the proposed renovation work meets federal guidelines and U.S. Department of the Interior standards for rehabilitation.

Once the program is announced and eligibility criteria are defined, A/Chair Van Mecl continued that Staff would most likely send out mailers to homeowners to make them aware of the grant program. Staff would then evaluate the submissions of applicants. He pointed out that the grant is intended to restore the exteriors of buildings rather than provide structural work.

Board Member Williams stated that there should be room within the program to provide improvements that may not be aimed specifically at curbside appeal, but for the preservation of the buildings. She pointed out structural issues can result in the destruction of the property. It may be possible to use a percentage of grant funds for structural improvements and another percentage for visual appeal.

Board Member Williams continued that there should also be an agreement between the City and the grant recipient as well as an agreement between the City and the contractor(s) who will do the work, outlining what will be required of both parties and allowing the City to revoke funds if these requirements are not met.

At this time A/Chair Van Mecl opened public comment.

Ms. Solomon, resident, stated that she owns a historic property on Sharar Avenue. She advised that there is a program which ensures contractors are only paid once work has been approved and/or completed, and suggested that this may be one way to address concerns regarding potentially unscrupulous contractors.

Bruce Ehrenraft, resident of Coral Gables, recommended that original drawings of grant recipients' properties be researched to determine whether Moorish Revival elements were part of their architecture. He added that if there are no documented photographs or drawings, it is possible to inspect a property to determine if its structural elements suggest Moorish Revival features have been lost.

A/Chair Van Mecl advised that original elevation drawings and/or photographs are available for most of the City's currently registered historic properties. It is also possible to extrapolate the possibility of Moorish Revival elements from properties that do not have this documentation if those properties have elements that are consistent with other developments from the same time period.

A/Chair Van Mecl also requested clarification of the entity which will make the final determination on who receives grant funds. Director Gay replied that at present, Staff is considering an administrative review process, depending upon the scale of work cited in the applications. Once recommendations are determined, Staff will present the applications to the Board for a decision.

A/Chair Van Mecl also asked if the time frame for submission of applications and review by Staff and the Board will be sufficient to allow the program to move forward in FY 2023. He pointed out that by the time the Board has reviewed and approved applications and they are placed on the City Commission's Consent Agenda, followed by the appropriate administrative and permitting processes, time may be a factor. Director Gay replied that because of the review period required by this process, it may be difficult to administer the

grant program before the end of FY 2023 on September 30. It is possible that the funds may need to be carried over into the next fiscal year.

Board Member Williams asked if it is necessary for applications to be approved by the City Commission. Director Gay noted that this is a necessary step when Certificates of Appropriateness are involved.

Board Member Williams asked if it would be possible to secure some type of blanket approval from the City Commission so every application does not have to go before them. Director Gay advised that this can be proposed. A/Chair Van Mecl added that the process of identifying a contractor can also be lengthy, and pointed out that the City Commission is typically on hiatus during the month of August.

A/Chair Van Mecl noted that while the Board cannot vote on the proposed application in the absence of a quorum, he would recommend that the second list of properties with Moorish Revival designs be included in the first iteration of the grant program. He felt the restoration and addition of these properties to the local registry of historic structures or places would create and foster relationships between the City and its historic property owners.

Board Member Williams commented that Staff has received significant feedback from the Board regarding this process. She asked if it would be possible for Staff to share the final version of the application with the Board members via email before it is published. Director Gay confirmed that this can be done.

BOARD COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 8:57 p.m.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD FOR ISSUANCE OF A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE COMPLETE STRUCTURAL RESTORATION AND RENOVATION OF THE STRUCTURE AT 1211 PERI STREET TO ALLOW ALL EXTERIOR MASONRY WALLS WITH A PARAPET EXTENSION OF APPROXIMATELY 3 FEET TO ACCOMMODATE AN 11 FOOT CEILING HEIGHT, A MASTER BATHROOM ADDITION TO THE NORTHWEST CORNER (REAR) OF THE HOME, NEW IMPACT DOORS WITH ALL MASONRY OPENINGS REMAINING, CASEMENT WINDOWS AND STOREFRONT GLASS INSTALLATION, ORIGINAL FIREPLACE AND CHIMNEY RESTORATION TO A FULLY OPERATIONAL STATE (ALTHOUGH NOT ORIGINAL), DOME INSTALLATION OVER THE EXISTING CARPORT, A NEW SWIMMING POOL AND FULL CABANA ACCESSORY BUILDING ADDITION, AND A MEDITERRANEAN-STYLE GARDEN INSTALLATION FOR THIS REGISTERED HISTORIC PROPERTY; PROVIDING FOR ADOPTION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 16-13, the City of Opa-Locka, Florida ("City"), has established a Historic Preservation Ordinance and established the Historic Environmental Tree Preservation Board 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 in the City, especially through the preservation of trees in order to support Arbor Day principles; and

WHEREAS, as required by Miami-Dade County in order to maintain a separate, independent Historic Preservation Ordinance, the City practices a fully functional process and has adopted 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 permits issuance of a Special Certificate of Appropriateness to allow for the complete structural restoration and renovation of the structure at 1211 Peri Street to allow all exterior masonry walls with a parapet extension of approximately 3 feet to accommodate an 11 foot ceiling height, a master bathroom addition to the northwest corner (rear) of the home, new impact doors with all masonry openings remaining, casement windows and storefront glass installation, original fireplace and chimney restoration to a fully operational state, dome installation over the existing carport, a new swimming pool and full cabana accessory building addition, and a Mediterranean-style garden installation, on this registered historic property, after an approval recommendation by the Historic Environmental Preservation Board, and review and approval by the City Commission 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. The City Commission hereby approves the recommendation of the Historic Environmental Preservation Board for issuance of a Special Certificate of Appropriateness for the complete structural restoration and renovation of the structure at 1211 Peri Street to allow all exterior masonry walls with a parapet extension of approximately 3 feet to accommodate an 11 foot ceiling height, a master bathroom addition to the northwest corner (rear) of the home, new impact doors with all masonry openings remaining, casement windows and storefront glass installation, original fireplace and chimney restoration to a fully operational state, dome installation over the

existing carport, a new swimming pool and full cabana accessory building addition, and a Mediterranean-style garden installation, on this registered historic property.

Section 3. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent of this Resolution may be authorized by the Interim 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. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED AND ADOPTED this _____ day of _____, 2023.

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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

CERTIFICATE OF APPROPRIATENESS

HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD HEPB COA APPLICATION-CITY OF OPA-LOCKA PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 780 FISHERMAN STREET, OPA-LOCKA, FL 33054	DATE RECEIVED APPLICATION # _____ HEPB MEETING DATE _____ RESOLUTION # _____ STAFF INITIALS _____ ☐ APPROVED ☐ W. CONDITIONS ☐ DENIED ☐ CONTINUED TO: _____ HEPB APPLICATION ☐ SPECIAL COA ☐ SPECIAL CERTIFICATE TO DIG ☐ SPECIAL CERTIFICATE OF APPROVAL ☐ WAIVER
<u>1211 Peri St. Opa Locka</u> PROPERTY ADDRESS <u>33054</u> HISTORIC PROPERTY NAME <u>Merrick Williams</u>	
OWNERS NAME <u>1211 Peri St. Opa Locka, FL 33054</u> OWNER'S ADDRESS, CITY, STATE, ZIP CODE	
<u>561-945-4389</u> OWNER'S DAYTIME PHONE NUMBER	
APPLICANT /AUTHORIZED REPRESENTATIVE (NAME & TITLE) 	
APPLICANT'S ADDRESS, CITY, STATE, ZIP CODE 	
<u>merrick@merrickdson.com</u> APPLICANT'S DAYTIME PHONE NUMBER APPLICANT'S EMAIL	
APPLICATION TYPE (CHOOSE AS MANY AS APPLICABLE) ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION ☐ AFTER-THE FACT WORK ☒ ALTERATION ☐ LANDSCAPING/PAVING ☐ CONCEPTUAL ☐ OTHER _____ ☐ PARKING WAIVER ☐ SETBACK WAIVER ☐ WAIVER (OTHER)	

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

The property owner should be present at the HEPB hearing. It is preferred that the owner personally present the project to the HEPB at the meeting. If the owner should choose to have a paid representative present the project on their behalf, that representative must be a registered lobbyist with the City of Opa-locka. For more information on becoming a registered lobbyist, please call the City Clerk's Office at 305.688.4611. (Lobbyist will be asked to provide proof of registration.)

OWNERS ATTESTATION:

I HAVE READ AND UNDERSTAND THE ABOVE INFORMATION AND I CERTIFY TO THE BEST OF MY ABILITY THAT ALL INFORMATION PROVIDED IN THIS APPLICATION AND ATTACHMENTS ARE CORRECT.


SIGNATURE OF PROPERTY OWNER

5/10/23
DATE

SIGNATURE OF APPLICANT (IF OTHER THAN PROPERTY OWNER)

DATE

SIGNATURE OF PCD DEPARTMENT DIRECTOR

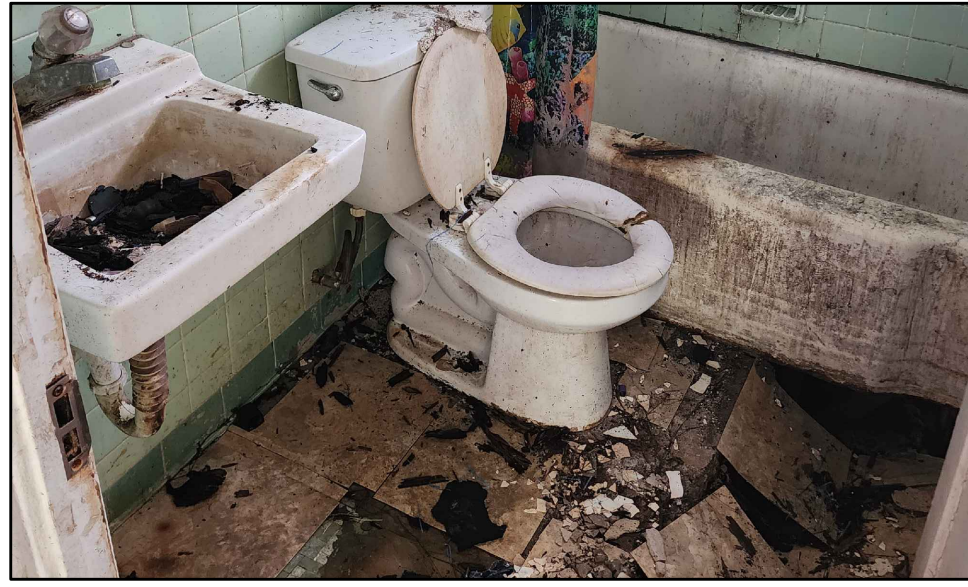
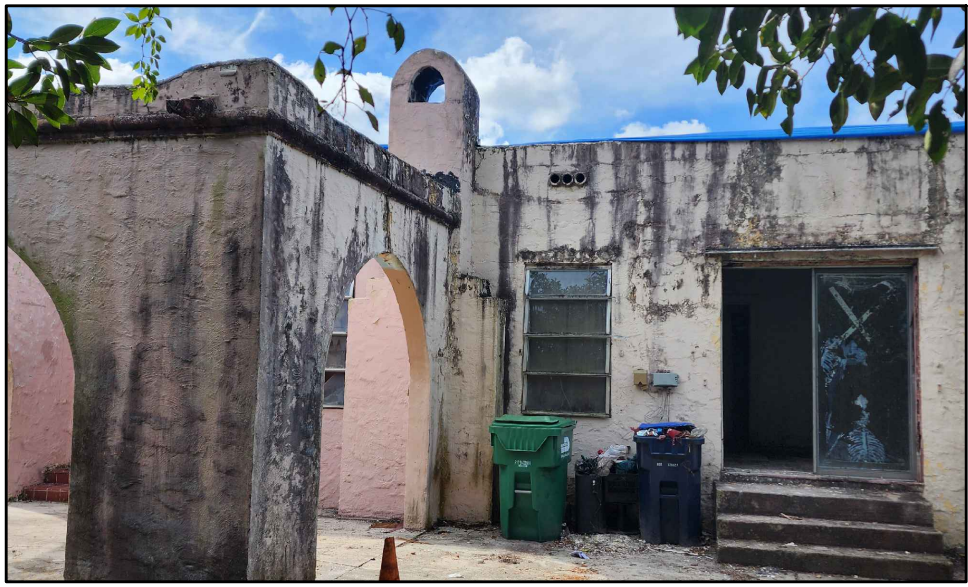
DATE

NOTE: A COMPLETE CHECKLIST AND INSTRUCTIONS FOR REQUIRED ATTACHMENTS ARE ON THE REVERSE SIDE.
 INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

NEO-MOORISH (MOORISH REVIVAL) ARCHITECTURE



CURRENT STATE OF PROPERTY IN QUESTION



SCOPE OF WORK

THIS PROJECT IS A COMPLETE STRUCTURAL RESTORATION AND RENOVATION OF A SINGLE FAMILY HOME OF NEO-MOORISH (MOORISH REVIVAL) ARCHITECTURAL STYLE IN THE CITY OF OPA LOCKA, FLORIDA. THE PROPERTY CONSTRUCTED IN 1923 HAS BEEN PLACED ON THE OPA-LOCKA REGISTER OF HISTORIC PLACES BY THE CITY OF OPA-LOCKA.

STRUCTURAL WORK SHALL INCLUDE STRUCTURAL REPAIR OF ALL EXTERIOR MASONRY WALLS WITH A PARAPET EXTENSION OF APPROXIMATELY 3' TO ALLOW FOR 11' CEILING HEIGHT, AND A MASTER BATHROOM ADDITION TO THE NORTHWEST CORNER (REAR) OF THE HOME. ALL MASONRY OPENINGS ARE TO REMAIN WITH NEW IMPACT DOORS, CASEMENT WINDOWS AND STOREFRONT GLASS INSTALLED. ORIGINAL FIREPLACE AND CHIMNEY TO BE RESTORED TO A FULLY OPERATIONAL STATE. ALTHOUGH NOT ORIGINAL, A DOVE IS PROPOSED TO BE ADDED OVER THE EXISTING CARPORT TO FURTHER BEAUTIFY THE HOME AND ADD MORE OF THE OWNER'S CHARACTER WHILE REMAINING IN LINE WITH THE ORIGINAL ARCHITECTURAL INTENT.

IN ADDITION TO THE RESTORATION AND RENOVATION OF THE MAIN HOUSE, A NEW SWIMMING POOL AND FULL CABANA ACCESSORY BUILDING ARE PROPOSED TO BE CONSTRUCTED ON THE SITE.

TO COMPLETE THE RESTORATION, THE HOME SHALL HAVE A MEDITERRANEAN-STYLE GARDEN TO CREATE PRIVACY AND ROMANTICIZE THE PERIOD DESIGN. THE DOUBLE LOT IS CURRENTLY OVERGROWN WITH SEVERAL INVASIVE SPECIES, INCLUDING BRAZILIAN PEPPER, DISEASED LIVE OAKS AND 3 MATURE POINCIANA TREES AMONGST OTHER PROBLEMATIC GENERA.

PROPERTY DESCRIPTION:

PARCEL #08-2121-002-3240
LEGAL DESCRIPTION: OPA LOCKA SUB PLAT NO 1 PL NO 1 OPA LOCKA PB 25-44
LOTS 21422 BLK 8

BUILDING DEPARTMENT INFORMATION

JURISDICTION: CITY OF OPA LOCKA BUILDING AND LICENSE
180 FISHERMAN STREET
OPA LOCKA, FLORIDA 33054

BUILDING DATA SUMMARY

EXISTING AREA: 1532 SQ. FT.
TOTAL AREA AFTER ADDITION: 1,725 SQ. FT.

BUILDING CODE SUMMARY

APPLICABLE CODE : FLORIDA BUILDING CODE 2020 (1st EDITION)
OCCUPANCY TYPE: GROUP R3 - RESIDENTIAL (SINGLE FAMILY)
GROSS BUILDING SQUARE FOOTAGE : +/- 1520 SF.
BUILDING HEIGHT : 1 STORY - 12'-0"

THIS RENOVATION CLASSIFICATION IS A "LEVEL 3 ALTERATION"

Historic Renovation for:
Williams Residence
1211 Peri Street
Opa-Locka, Florida 33054

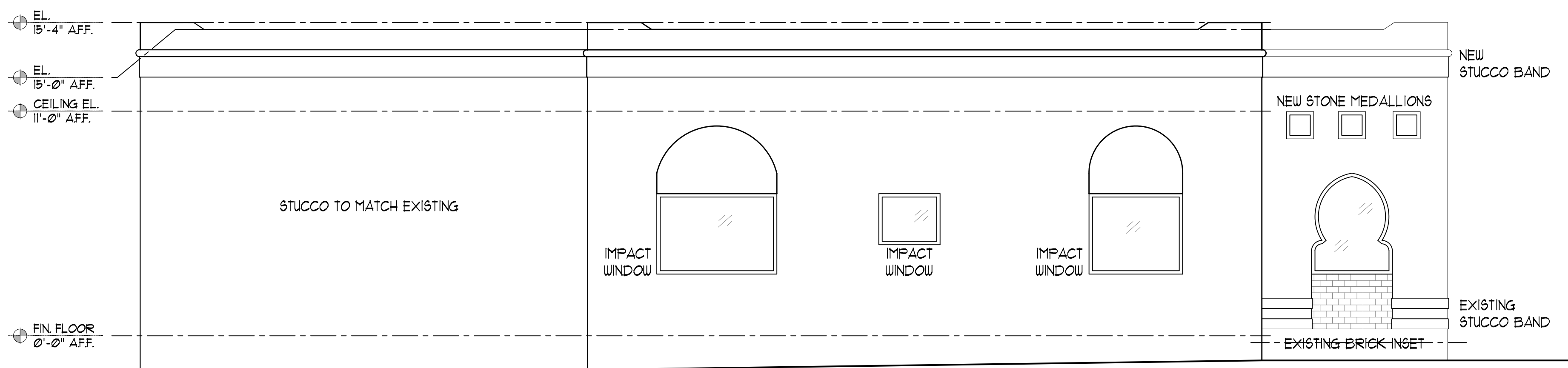




A-1



A-2

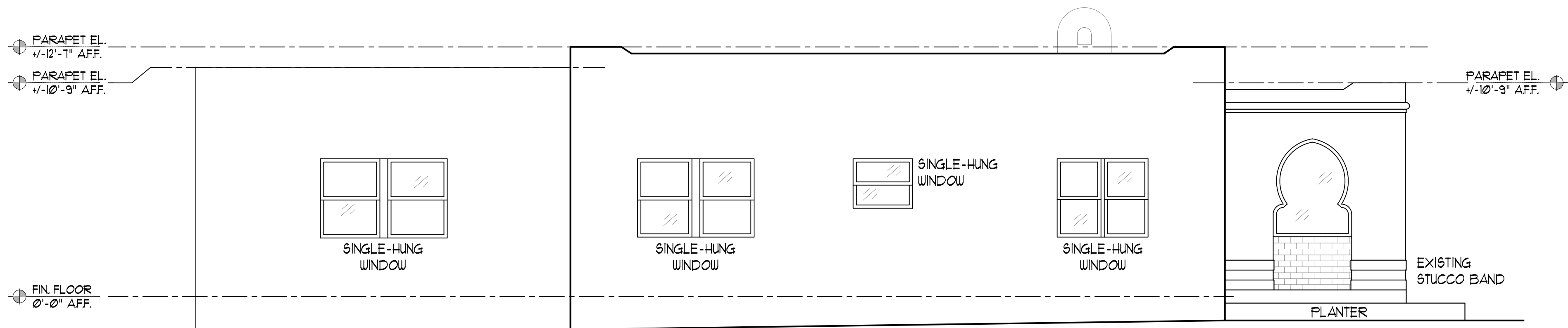


PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

2

A2-1



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

1

A2-1

SHEET TITLE:

SIDE ELEVATION

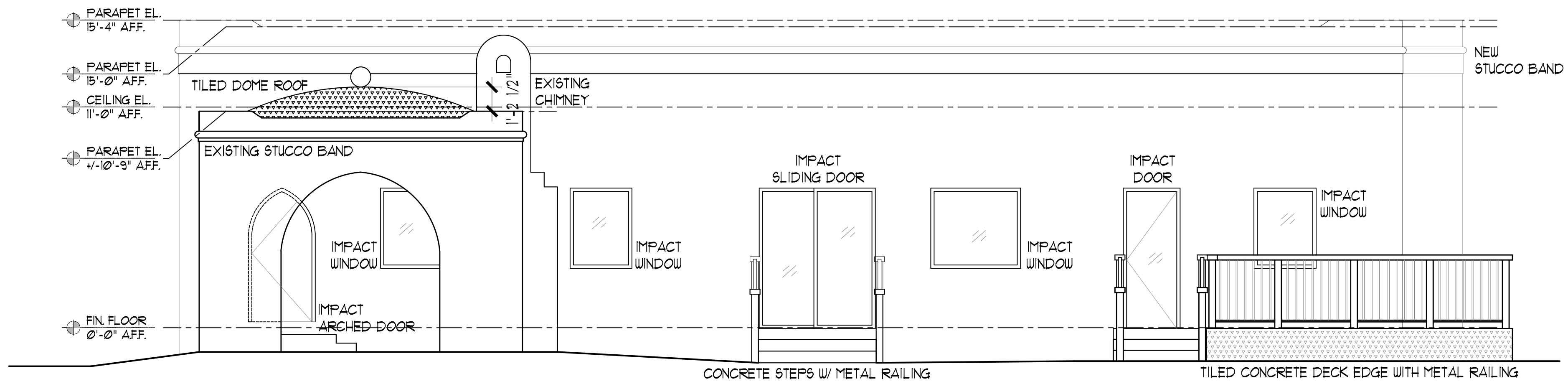
PROJECT NAME:

Historic Renovation for:
Merrick Williams Residence
1211 Per Street
Opa-Locka, Florida 33054

REVISIONS:

RELEASED FOR: HEP REVIEW
DATE: 5/10/2023
PROJECT MGR: DH
PROJECT:

A2-1

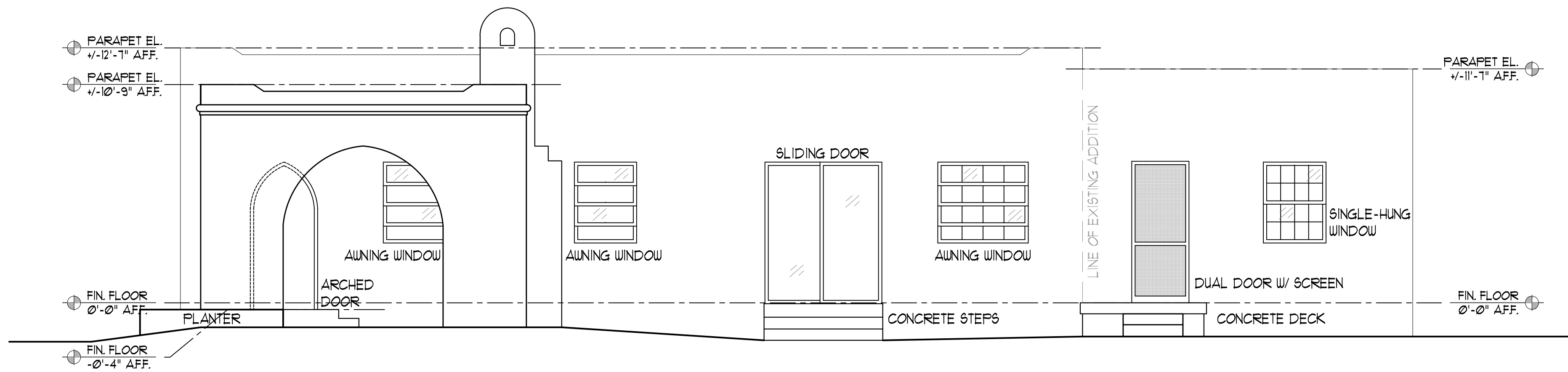


PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

2

A2-2



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

1

A2-2

SHEET TITLE:

SIDE ELEVATION

PROJECT NAME:

Historic Renovation for:
Merrick Williams Residence
1211 Per Street
Opa-Locka, Florida 33054

REVISIONS:

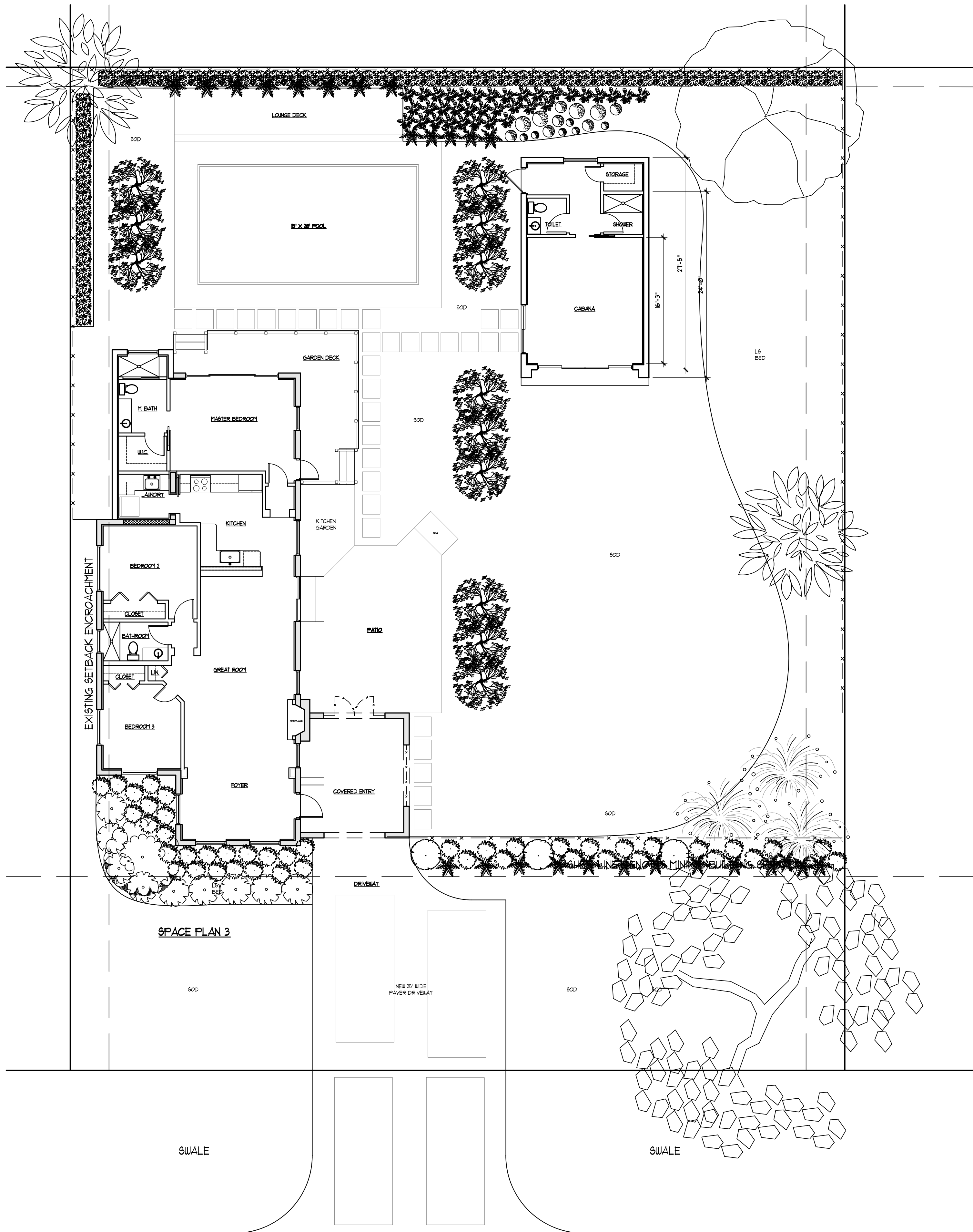
RELEASED FOR: HEP REVIEW
DATE: 5/10/2023
PROJECT MGR: DH
PROJECT:

A2-2

CONSIDERED PLANTS

THE FOLLOWING PLANTS ARE IN CONSIDERATION FOR A DENSE PLANTING TO CREATE A DROUGHT TOLERANT MEDITERRANEAN-STYLE GARDEN THAT ENCOURAGES A SENSORY EXPERIENCE THROUGH ALL SEASONS. IN ADDITION TO THE LISTED TREES, SHRUBS AND PERENNIAL PLANTS, A SELECTION OF SEASONAL ANNUALS WILL BE INCLUDED FOR DRAMATIC POPS OF COLOR.

- ITALIAN CYPRESS / *CUPRESSUS sempervirens*
- GREEN BUTTWOOD / *CONOCARPUS erectus*
- JATROPHIA / *JATROPHIA intergerina*
- MEYER LEMON / *CITRUS meyeri*
- PODOCARPUS / *PODOCARPUS macrophyllus*
- SILVER BUTTWOOD / *CONOCARPUS erectus* var. *sericeus*
- AGAPANTHUS / *AGAPANTHUS africanus*
- FOXTAIL FERN / *ASPARAGUS aesthiopius*
- BOUGAINVILLEA / *BOUGAINVILLEA glabra*
- ROSEMARY / *SALVIA rosmarinus*
- CULINARY SAGE / *SALVIA officinalis*
- GREEK OREGANO / *OREGANUM vulgare*
- MINT
- MEXICAN BUSH SAGE / *SALVIA leucantha*
- FOUNTAIN GRASS / *Pennisetum*
- LAVENDULA / *LAVENDULA angustifolia*
- EUGENIA TOPIARY AND SPHERES / *EUGENIA myrtifolia*
- JUNIFER / *JUNIPERUS chinensis*
- GREEN ISLAND FIGUS / *FIGUS microcarpa* var. *green island*



CONCEPTUAL SITE / LS PLAN
SCALE: 1/8" = 1'-0"

1
LS-1

SHEET TITLE:

CONCEPTUAL SITE
LANDSCAPE PLAN

PROJECT NAME:

Historic Renovation for:
Merrick Williams Residence
1211 Peri Street
Opa-Locka, Florida 33054

REVISIONS:

RELEASED FOR: HEP REVIEW
DATE: 5/10/2023
PROJECT MGR: DH
PROJECT:

LS-1

ORDERED BY:



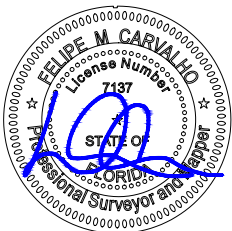
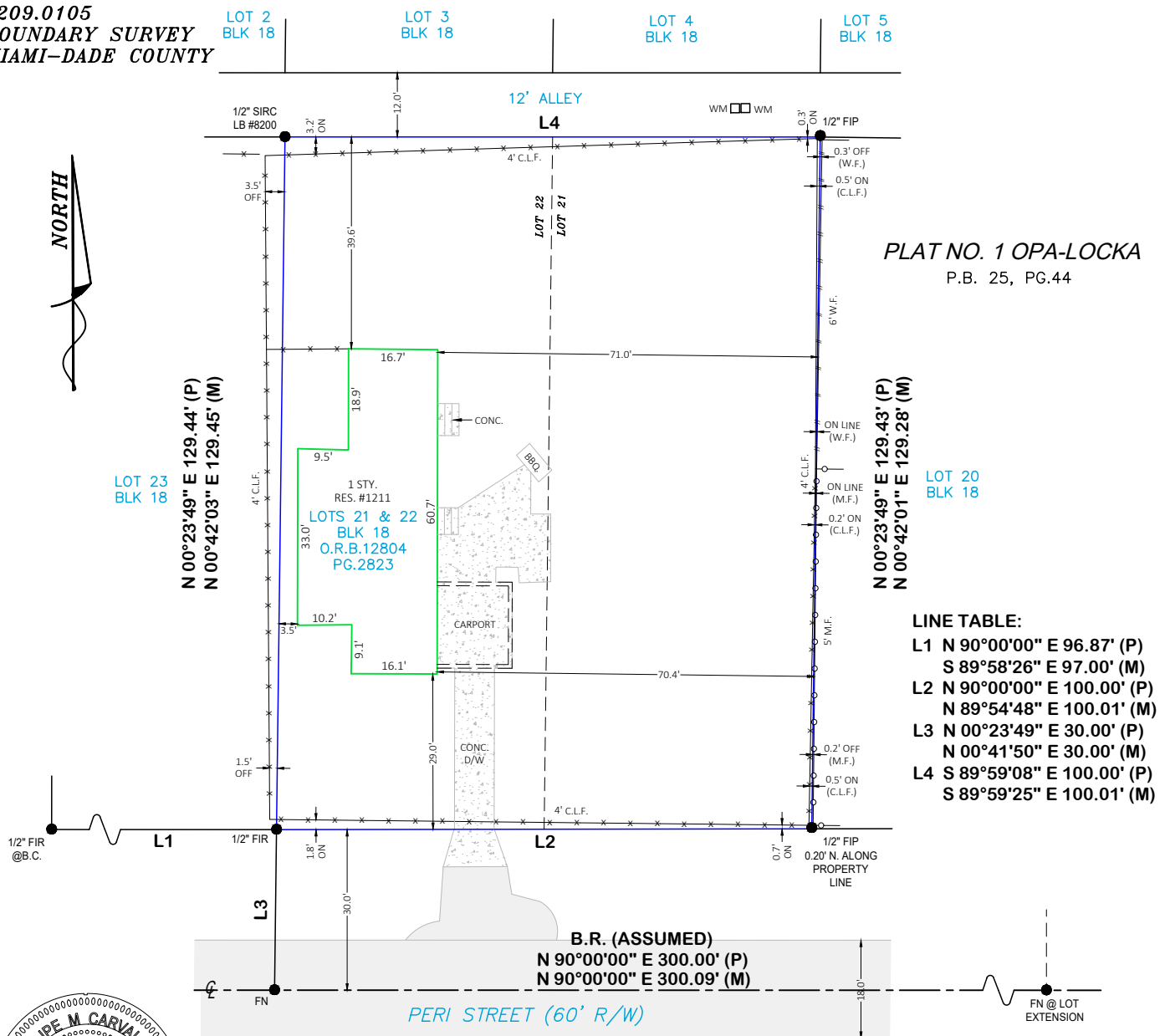
PROPERTY ADDRESS: 1211 PERI ST, OPA-LOCKA, FLORIDA 33054

SURVEY NUMBER: 2209.0105

FIELD WORK DATE: 9/22/2022

REVISION DATE(S): (REV.1 9/26/2022)

2209.0105
BOUNDARY SURVEY
MIAMI-DADE COUNTY



NOTES:
- LOT APPEARS TO BE SERVICED BY CITY WATER

GRAPHIC SCALE 1 INCH = 30' (FEET)

A horizontal graphic scale bar. Above the bar, the text "GRAPHIC SCALE 1 INCH = 30' (FEET)" is written. The bar is divided into segments. From left to right: a black segment labeled "30", a white segment labeled "15", a black segment labeled "0", a white segment labeled "15", and a black segment labeled "30".

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF OPA-LOCKA, COMMUNITY NUMBER 120657, DATED 09/11/2009 .

POINTS OF INTEREST
NONE VISIBLE

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE
MARGATE, FL 33063

LB#8200
qtt@geotopteam.com

SELLER: ESTATE OF AUTHORINE ALINDA DEER-LINDO

CERTIFIED TO: MERRICK WILLIAMS; KELLEY & GRANT, P.A.; FIDELITY
NATIONAL TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.



LEGAL DESCRIPTION:

LOT (S) 21 AND 22, BLOCK 18, PLAT NO. ONE OPA-LOCKA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

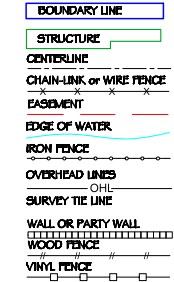
THE ASSUMED BEARING REFERENCE OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE CENTER-LINE OF PERI STREET, LOCATED WITHIN PLAT NO. ONE OPA-LOCKA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

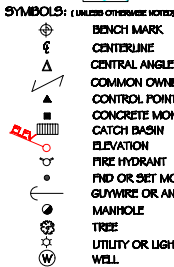
1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

LEGEND:

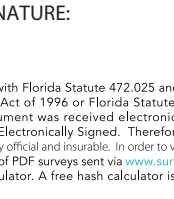
LINETYPES: (UNLESS OTHERWISE NOTED)



SURFACE TYPES: (UNLESS OTHERWISE NOTED)



SYMBOLS: (UNLESS OTHERWISE NOTED)



SURVEYOR'S LEGEND

A/C	AIR CONDITIONING	ID.	IDENTIFICATION
B.R.	BEARING REFERENCE	ILL.	ILLEGIBLE
B.C.	BLOCK CORNER	INST.	INSTRUMENT
B.F.P.	BACKFLOW PREVENTOR	INT.	INTERSECTION
BLK.	BLOCK	L	LENGTH
BLDG.	BUILDING	LB#	LICENSE # - BUSINESS
BM	BENCHMARK	LS#	LICENSE # - SURVEYOR
B.R.L.	BUILDING RESTRICTION LINE	(M)	MEASURED
BSMT.	BASEMENT	M.B.	MAP BOOK
BW	BAY/BOX WINDOW	M.E.S.	MITERED END SECTION
(C)	CALCULATED	M.F.	METAL FENCE
C	CURVE	N.R.	NON RADIAL
CATV	CABLE TV RISER	N.T.S.	NOT TO SCALE
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB
CHIM.	CHIMNEY	O.G.	ON GROUND
C.L.F.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL
C.O.	CLEAN OUT	OH.	OVERHANG
CONC.	CONCRETE	OHL	OVERHEAD LINES
COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL
CSW	CONCRETE SIDEWALK	O.R.B	OFFICIAL RECORD BOOK
C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME
C/L	CENTER LINE	O/A	OVERALL
C/P	COVERED PORCH	O/S	OFFSET
C/S	CONCRETE SLAB	(P)	PLAT
(D)	DEED	P.B.	PLAT BOOK
D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE
D.H.	DRILL HOLE	P.C.C.	POINT OF COMPOUND CURVATURE
D/W	DRIVEWAY	P.C.P.	PERMANENT CONTROL POINT
ELEV.	ELEVATION	P/E	POOL EQUIPMENT
ENCL.	ENCLOSURE	PG.	PAGE
ENT.	ENTRANCE	P.I.	POINT OF INTERSECTION
EM	ELECTRIC METER	PLS	PROFESSIONAL LAND SURVEYOR
F.O.P.	EDGE OF PAVEMENT	PLT	PLANTER
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
EUB	ELECTRIC UTILITY BOX	P.O.C.	POINT OF COMMENCEMENT
(F)	FIELD	P.P.	PINCHED POPE
FCM	FND. CONCRETE MONUMENT	P.R.C.	POINT OF REVERSE CURVATURE
F/DH	FOUND DRILL HOLE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FIP	FOUND IRON PIPE		
FIPC	FOUND IRON PIPE & CAP	P.T.	POINT OF TANGENCY
FIR	FOUND IRON ROD	R	RADIUS or RADIAL
FIRC	FOUND IRON ROD & CAP	(R)	RECORD
FN	FOUND NAIL	RGE.	RANGE
FNAD	FOUND NAIL AND DISC	RES.	RESIDENCE
FND.	FOUND	R/W	RIGHT OF WAY
FPKN	FOUND PARKER-KALON NAIL	(S)	SURVEY
FPKNAD	FOUND PK NAIL & DISC	S.B.L.	SET BACK LINE
FRRSPK	FOUND RAILROAD SPIKE	S.C.L.	SURVEY CLOSURE LINE
GAR.	GARAGE	SCR.	SCREEN
GM	GAS METER		

SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
S/N&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

1. Download the Hash Calculator available at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml

2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.

3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.

4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.

5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

POWERED BY:



Geomatics Top Team, Inc.
6224 Mohawk Terrace
Margate, FL 33063

(754) 303-7703
gtt@geotopteam.com



PROPERTY ADDRESS SURVEY NUMBER 2209.0105-01

1211 PERI ST, OPA-LOCKA, FLORIDA 33054



CLIENT ORDER NUMBER: DATE: 05/22/23

BUYER:

SELLER:

CERTIFIED TO:
MERRICK WILLIAMS

LOT (S) 21 AND 22, BLOCK 18, PLAT NO. ONE OPA-LOCKA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NONE VISIBLE

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF OPA-LOCKA, COMMUNITY NUMBER 120657, DATED 09/11/2009 .

THE ASSUMED BEARING REFERENCE OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE CENTER-LINE OF PERI STREET, LOCATED WITHIN PLAT NO. ONE OPA-LOCKA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BOUNDARY SURVEY FIELD WORK DATE: 09/22/2022

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE
MARGATE, FL 33063

LB#8200
gtt@geotopteam.com

FIELD WORK DATE: 5/19/2023

REVISION DATES: (REV.1 5/23/2023)

2209.0105-01
TREE SURVEY
MIAMI-DADE COUNTY

PLAT NO. 1 OPA-LOCKA
P.B. 25, PG.44

LINE TABLE:

L1 N 90°00'00" E 96.87' (P)
S 89°58'26" E 97.00' (M)
L2 N 90°00'00" E 100.00' (P)
N 89°54'48" E 100.01' (M)
L3 N 00°23'49" E 30.00' (P)
N 00°41'50" E 30.00' (M)
L4 S 89°59'08" E 100.00' (P)
S 89°59'25" E 100.01' (M)

TREE CHART		
NO.	TYPE	BASE Ø
1	OAK	10"
2	OAK	18"
3	OAK	30"
4	UNKNOWN	130"
5	UNKNOWN	15"
6	OAK	45"
7	UNKNOWN	15"
8	UNKNOWN	4"
9	UNKNOWN	30"
10	UNKNOWN	35"
11	OAK	18"
12	UNKNOWN	35"



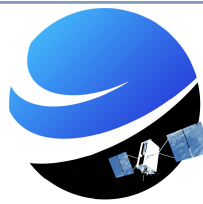
I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of this survey other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give ANY rights or benefits to anyone other than those certified.

GENERAL SURVEYOR NOTES

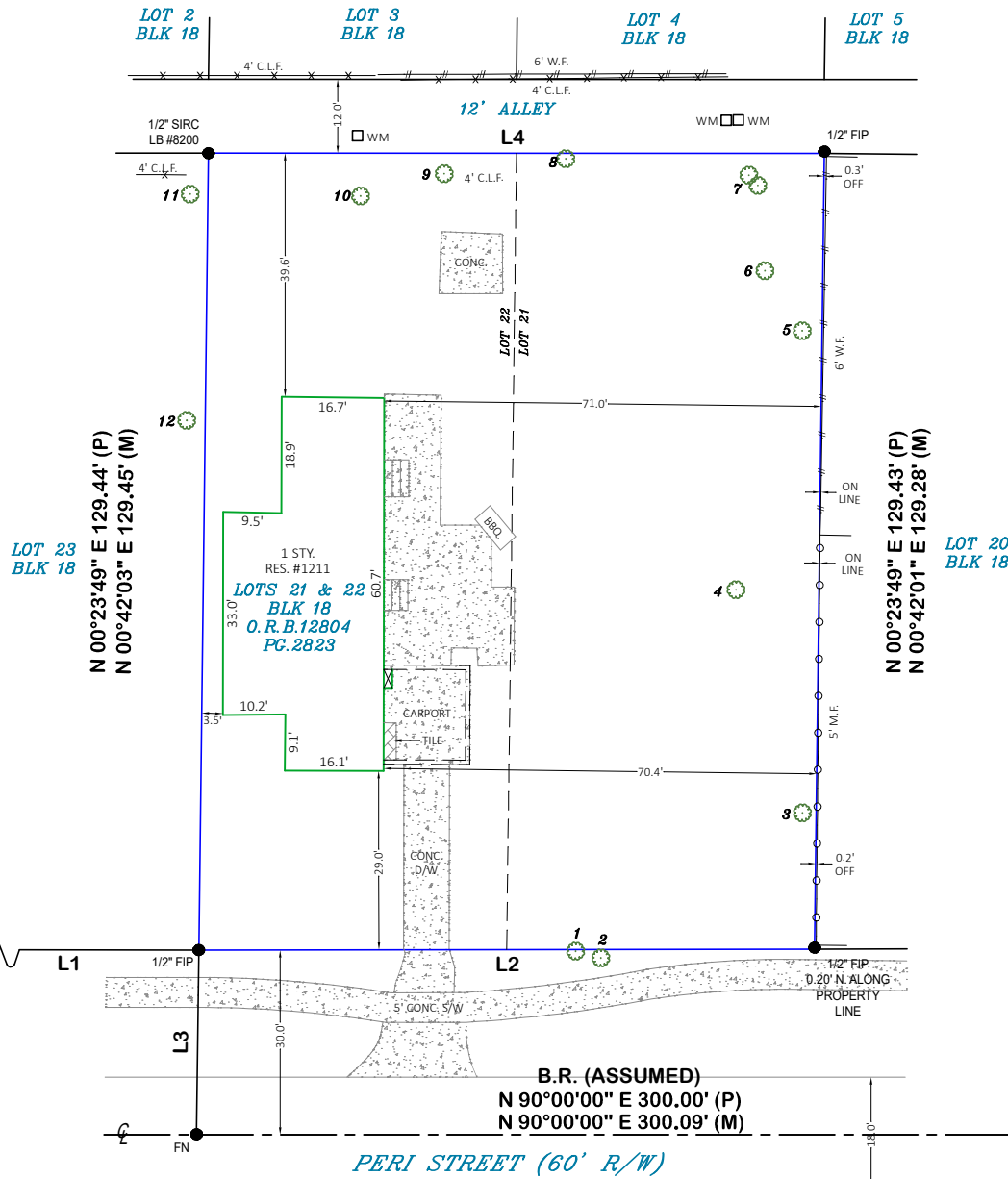
- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8200.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise known to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

PERFORMED BY

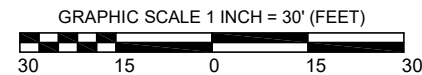


G.T.T. Surveyors
& Mappers, Inc.

6224 Mohawk terrace (754)303-7703
Margate, FL 33063 felipe@geotopteam.com



NOTES:
- LOT APPEARS TO BE SERVICED BY CITY WATER



SURVEYOR'S LEGEND

SYMBOL	DESCRIPTION
1	ANCHOR EASEMENT
2	ANCHOR EASEMENT
3	ANCHOR EASEMENT
4	ANCHOR EASEMENT
5	ANCHOR EASEMENT
6	ANCHOR EASEMENT
7	ANCHOR EASEMENT
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A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD FOR ISSUANCE OF A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL OF THE PROPERTY AT 951 SUPERIOR STREET (KING TRUNK FACTORY AND SHOWROOM) FROM THE OPA-LOCKA HISTORIC REGISTRY AND THE NATIONAL HISTORIC REGISTRY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 16-13, the City of Opa-Locka, Florida ("City"), has established a Historic Preservation Ordinance and established the Historic Environmental Tree Preservation Board 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 in the City, especially through the preservation of trees in order to support Arbor Day principles; and

WHEREAS, as required by Miami-Dade County in order to maintain a separate, independent Historic Preservation Ordinance, the City practices a fully functional process and has adopted 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, Ordinance 2022-02, permits the City Commission the authority to designate area, places, buildings, structures, landscape features, archeological sites and other improvements or physical features, as individual sites, districts, or archeological zones that are significant in Opa-Locka's history, architecture, archeology, or culture and possesses an integrity of location, design, setting, materials, workmanship or association, after an approval recommendation by the Historic Environmental Preservation Board and review and approval by the City Commission; and

WHEREAS, pursuant to Resolution 17-9334, the City issued a Special Certificate of Appropriateness to permit the demolition of the structure at 951 Superior Street; and

WHEREAS, the Historic Preservation Ordinance, Ordinance 2022-02, permits the City Commission the authority to issue a certificate a of appropriateness to remove the property at 951 Superior Street from the Opa-Locka Historic Registry and the National Historic Registry after an approval recommendation by the Historic Environmental Preservation Board, and review and approval by the City Commission.

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. The City Commission Hereby accepts the recommendation of the Historic Environmental Preservation Board to issue a certificate of appropriateness to remove the property at 951 Superior Street from the Opa-Locka Historic Registry and from the National Historic Registry.

Section 3. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent of this Resolution may be authorized by the Interim 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. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

RESOLUTION 17-9334

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF OPA-LOCKA TO ISSUE A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE AT 951 SUPERIOR STREET TO REMOVE IT FROM THE NATIONAL HISTORIC REGISTRY AND TO ALLOW FOR ITS DEMOLITION IN THE ABSENCE OF A QUORUM OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD.; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE AND RESCINDING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-locka, Florida, has established a Historic Preservation Ordinance, and established 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 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 our separate, independent Historic Preservation Ordinance; and

WHEREAS, the City has adopted Ordinance 15-03 allowing the City Manager to issue regular and special certificates of appropriateness, subject to the approval of a majority of the City Commission in the absence of a quorum of the Historic Environmental Preservation Board, in accordance with all administrative requirements pursuant to Sections 11.1-1 through 11.1-26 of the Historic Preservation Ordinance and issue a Special Certificate of Appropriateness to permit the demolition of the structure at 951 Superior Street.

NOW, THEREFORE, BE IT ORDAINED 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. According to City Code, Section 11.1-4 (2) (b) *Special certificate of appropriateness*. For all applications for a special certificate of appropriateness involving the demolition, removal, reconstruction or new construction at an individual site or in a district a special certificate of appropriateness is required that is issued directly by the board.

Section 3. According to City Code, Section 11.1-4 (2) (c) In the absence of a quorum of the board, the city manager may issue regular or special certificates of appropriateness, subject to a majority vote of the city commission, in accordance with all administrative requirements pursuant to sections 11.1.11 through 11.1.26 of the historic preservation ordinance.

Section 4. If any clause, section, or other part or application of this Ordinance is held by any court of competent jurisdiction to be unconditional or invalid, in part or in application, it shall not affect the validity of the remaining portions or application of this Ordinance.

Section 5. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith. Are hereby repealed.

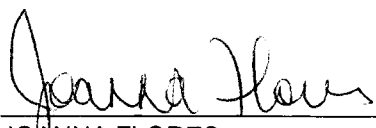
PASSED AND ADOPTED this 8th day of March, 2017.



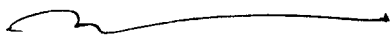
MYRA L. TAYLOR
MAYOR

Attest to:

Approved as to form and legal sufficiency:



JOANNA FLORES
CITY CLERK



VINCENT BROWN, CITY ATTORNEY
THE BROWN LAW GROUP, LLC
CITY ATTORNEY

MOVED BY:	COMMISSIONER HOLMES
SECONDED BY:	VICE MAYOR KELLEY
COMMISSION VOTE:	3-2
COMMISSIONER HOLMES:	YES
COMMISSIONER RILEY:	NO
COMMISSIONER PIGATT:	NO
VICE MAYOR KELLEY:	YES
MAYOR TAYLOR:	YES



City of Opa-locka Agenda Cover Memo

Commission Meeting Date:	March 8, 2017		Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other	
Fiscal Impact:	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading X		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes X	No	Yes	No X
Funding Source: N/A	(N/A)		Advertising Requirement: <i>(Enter X in box)</i>	Yes X		No	
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No X	RFP/RFQ/Bid #:	N/A			
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area:	Strategic Plan Obj./Strategy: New Development			
	X		Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐				
Sponsor Name	City Manager		Department:	Community Development			

Short Title:

A Resolution of the Mayor and City Commission of the City of Opa-locka to issue a Special Certificate of Appropriateness for the structure at 951 Superior Street to remove it from the National Historic Registry and to allow for its demolition in the absence of a quorum of the Historic Environmental Preservation Board.; Providing a severability clause; Providing for a conflict and repealer clause and rescinding all Ordinances in conflict; Providing for an effective date.

Staff Summary

The City of Opa-locka Charter, Section 11.1 to 11.4 (2)(C) was amended on February 11, 2015 to allow the City Manager, in the absence of a quorum of the newly created Historic Environmental Preservation Board, to issue regular or special certificates of appropriateness, subject to approval of the City Commission for historic properties and structures. The property at 951 Superior Street was declared historic in 1991 by Ordinances 91-1 and Ordinance 91-2. The building on this site has fallen into disrepair and dilapidation because of the previous owners neglect. The current owner, Greater New Bethel Baptist Church, Inc. has presented an engineering evaluation and report concerning the condition of the site, which supports the demolition of this structure. In the absence of a quorum to have the Historic Environmental Preservation Board issue a Certificate of Appropriateness to allow the demolition and because of Ordinance 15-03, the City Manager can now issue the Certificate of Appropriateness subject to the approval of the City Commission.

Proposed Action:

Staff recommends approval of this Resolution.

Attachments:

1. Ordinance 15-03
2. Akouri Engineering Report
3. P & CD Memo-G Gay

Summary of Findings:

**RE: 951 Superior St.
CE111202440**

Currently, there is a \$50.00 daily running fine against this property since December 29, 2011 resulting from an order of the Special Magistrate. Although the property was cited, there is no documentation on file from Code Enforcement or in the computer indicating the actual violation.

Further investigation of this case, it was discovered that in 1987, the property was approved as a historical site. It was known as "King Trunk Factory and Show room" The property was vacant for several years and unsightly per City records.

March 30, 2015, an Engineer report from Akouri Consulting Engineers were submitted to the City from the owner, The Greater New Bethel Baptist Church. The report indicated that the structure had become unsafe, a nuisance property per the engineer's report, had been determined to be in need of major repair or reconstruction, an considered unsalvageable as a historic structure without major financial investment.

December 13, 2016, the Building Official, Mr. Esin Abia, submitted a written request to demolish 951 Superior Street.

February 22, 2017, a Memorandum from Yvette Harrell, City Manager to Mayor, Myra Taylor was written requesting a Certificate of Appropriateness in the form of a Resolution for demolition of the building.

February 23, 2017, a Memorandum from Yvette Harrell, City Manager to the Commission was issued requesting Demolition of Historical Nuisance property. In addition, she informed them that the owner at that time had sought relief from the City of Opa Locka Code Enforcement by requesting Certificate of Appropriateness to demolish the property due to the nuisance and unsafe condition. On March 4, 2017 the Commission passed **Resolution 17-9334** to allow demolition in the absence of a Quorum of the Historic Environmental Preservation Board.

Since the purchase of this property, March 4, 2019, DCJ Investments, LLC developed two single family homes which now contributes to the tax base of the City.

I have no further information or documentation from the owner requesting a discussion to settle the penalties that apply to this property until now.

The property was inspected on, July 21, 2020 and all violations have been abated. All fines are paid except the running fine with an outstanding balance of **\$153,950.00** to be settled. Considering all the facts provided, I recommend 75% reduction, given the fact that the property is newly developed. Currently, the market value listed is still showing as vacant land in the amount of \$68,222.00. I have provided years of City correspondence for your review.

/Attachments

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

NR listed 8/17/87

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT • FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

King Trunk Factory and Showroom

DA 4571

ODell Apartment House

Cover nomination

DA 5095

2 LOCATION

STREET & NUMBER

951 Superior Street

CITY, TOWN

Opa-locka

VICINITY OF

STATE

Florida

COUNTY

Dade

3 CLASSIFICATION

CATEGORY

—DISTRICT

☒ BUILDING(S)

—STRUCTURE

—SITE

—OBJECT

OWNERSHIP

—PUBLIC

☒ PRIVATE

—BOTH

PUBLIC ACQUISITION

—IN PROCESS

—BEING CONSIDERED

STATUS

☒ OCCUPIED

—UNOCCUPIED

—WORK IN PROGRESS

ACCESSIBLE

☒ YES, RESTRICTED

☒ YES, UNRESTRICTED

—NO

PRESENT USE

—AGRICULTURE

—COMMERCIAL

—EDUCATIONAL

—ENTERTAINMENT

—GOVERNMENT

—INDUSTRIAL

—MILITARY

—MUSEUM

—PARK

☒ PRIVATE RESIDENCE

—RELIGIOUS

—SCIENTIFIC

—TRANSPORTATION

—OTHER:

4 OWNER OF PROPERTY

NAME

Clinton and Elsie ODell

STREET & NUMBER

921 West Superior Street

CITY, TOWN

Opa-locka

VICINITY OF

STATE

Florida

ZIP CODE

33054

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dade County Courthouse

STREET & NUMBER

73 West Flagler Street

CITY, TOWN

Miami

STATE

Florida

ZIP CODE

33131

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Dade County Historic Survey

DATE

August, 1981

—FEDERAL —STATE ☒ COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Division of Archives, History and Records Management

CITY, TOWN

Tallahassee

STATE

Florida

NRHP • STATE HISTORIC PRESERVATION OFFICER • DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT
FLORIDA DEPARTMENT OF STATE • THE CAPITOL • TALLAHASSEE, FLORIDA, 32301 (904) 487-3333

2 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
☐ EXCELLENT	☐ DETERIORATED	☐ UNALTERED	☒ ORIGINAL SITE
☒ GOOD	☐ RUINS	☒ ALTERED	☐ MOVED. DATE _____
☐ FAIR	☐ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The King Truck Factory and Showroom is a significant example of the architectural design theme of the 1920's Florida Land Boom suburb of Opa-locka, the largest single collection of Moorish Revival buildings in the United States. The Trunk Factory represents one of the finest remaining examples from an original collection known to have at least eighty-five (85) buildings constructed in the style. The present appearance of the Trunk Factory has been altered from its documented condition, but the building's architectural integrity remains notable.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

ORIGINAL PHYSICAL APPEARANCE:

The gently curving facade of the Trunk Factory repeats the bend of the street corner that serves as its location. The entrance was conceived as an open porch, featuring a horseshoe archway flanked by two smaller keyhole windows. Above, the sculpted parapet defining the line of the superstructure forms a swelling pediment ornamented by a capstone motif and dentils, the latter of which serves in the crenelated parapet over the wings of the building meeting corner akroteria horns. The remainder of the front of the building was defined by two large sweeping pointed arches, decorated in their lower portions by wood panelling. The street side of the building was articulated by five sets of casement windows under raised voissior and painted tympana, and clover-shaped arrangements of tile serving as vents were placed at the sides of the windows under the roof line.

CONSTRUCTION TECHNIQUE:

Construction of the King Trunk Factory and Showroom used locally available materials typical of commercial buildings built during the 1920s Land Boom in South Florida. Concrete block is used for bearing walls and is laid upon poured concrete beam footers. Interior walls are wood-framed with fire stops, sheathed in lath and finished in plaster. Principal roof areas are wood-framed with bituminous asphalt covering. Windows were multi-paned wooden casements. Exterior walls were finished in rough textured stucco.

Buildings in Opa-locka were touted as having construction that was both fireproof and hurricane resistant.¹

1. H. Sayre Wheeler, "Opa-locka, Created From the Arabian Nights". In the A. I. A. Journal, April 1928, pp.157-160.

(Continuation Sheet)

FLOOR PLAN:

The King Trunk Factory floor plan is a large rectangle composed of eighteen bays roughly thirteen feet square, twice as long as it is wide. The bay facing the intersection of Superior Street and Sinbad Avenue is cut to a quarter circle, with the entrance to the building placed on the square sides of the bay. The interior of the building was originally partitionless with the exception of those needed for two toilets placed in the corner opposite the entrance. The building is now divided into four apartments. The building covers about 3,200 square feet.

DOCUMENTATION:

There are three (3) drawings for the King Trunk Factory and Showroom in the University of Miami's Muller Collection, catalogued as follows:

Trunk Factory/Showroom for Mr. W. B. King, Opa-locka, Florida. Lot 25, Block 126 [951 Superior Street].

Job 8, drawing 1. First floor plan, 08/31/26. By P. L. for B. E. Muller, archt., Opa-locka, Fla. 1/4" = 1'-0". Note along bottom left concerns spandrel beams. Basic plan of a partitionless factory on Sinbad Avenue and Superior Street; finishes and structural notes made across drawing. Pencil on tracing paper.

Job 8, drawing 2. Rear elevation, front elevation, street side elevation, 08/31/26. By P. L. for B. E. Muller, arch't., Opa-locka, Fla. 1/4" = 1'-0". Elevations show window treatments, building heights, and a sloping roof line. Pencil on tracing paper.

Job 8, drawing 3. Cross section, side elevation, 08/31/26. By P. L. for B. E. Muller, arch't., Opa-locka, Fla. 1/4" = 1'-0". Section shows footings, columns, and roof composition; elevation is simple with roof drainage shown. Pencil on tracing paper.²

PRESENT PHYSICAL APPEARANCE:

The appearance of the Trunk Factory has been only minimally altered; although the arches at the front of the building have been walled in, the entrance archway has preserved much of the building's original airiness. The casement windows on the street side of the Trunk Factory have been replaced by modern awning windows.

2. Richter Library, University of Miami, Florida, "Bernhardt E. Muller Collection" (register of drawings), p.101.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☒ 1900-1926	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES August 1926

BUILDER/ARCHITECT J. W. Proctor/B. E. Muller

SUMMARY OF STATEMENT OF SIGNIFICANCE

The King Trunk Factory and Showroom is significant for the following reasons:

1. The Trunk Factory is significant for its association with pioneer aviator and early South Florida developer Glenn H. Curtiss. Opa-locka, his third "thematic community", is the only 1920s suburb in Florida known to be designed using the principles of the Garden Cities movement.
2. The Trunk Factory represents one of the finest remaining examples of mid 1920s buildings in Opa-locka using the Moorish Revival architectural theme. Opa-locka is thought to have the largest single collection of this architectural style in the U. S.
3. The building represents one of the last five remaining commercial structures in Opa-locka designed in the Moorish Revival style by Bernhardt E. Muller.

SUPPORT:

Opa-locka, Florida, was developed between 1925 and 1928 by Glenn H. Curtiss, internationally famous aviation pioneer and aeroplane inventor. Curtiss became a land developer upon his retirement to South Florida in 1921 at the age of 43. Curtiss is said to have had a net worth in excess of thirty-five million dollars at that time and invested heavily in real estate in a partnership with rancher James Bright, eventually controlling over 120,000 acres in Dade County alone.

Opa-locka was the third venture in suburban community building for Curtiss; his first and second being Hialeah and Country Club Estates. As Curtiss' experience in development grew and the South Florida Land Boom accelerated, he became more sophisticated and elaborate in his development plans and marketing schemes. In 1925, Curtiss sought to create the pinnacle of a new suburb by developing a full-scale Garden City, complete with zoned areas for residential, industrial, and commercial centers, as well as a vast array of recreational opportunities and garden plots. Located ten miles from downtown Miami, Opa-locka was served by the Seaboard Rail Road's commuter train. Curtiss' new community encompassed principles of Ebenezer Howard's Garden Cities movement and the "modern" ideas of 1920's town planning including zoning, strip commercial centers with parking, parks and recreation, and an airport.

Curtiss, in order to differentiate Opa-locka's identity from the many other suburbs in South Florida, wanted to create the town with an "Oriental" feeling. He refined this concept with architect Bernhardt Muller and established Opa-locka's unifying architectural "theme" as Moorish Revival. Curtiss incorporated the style into every aspect of the community. Buildings were created using the stories of the One Thousand and One Tales of the Arabian Nights as design inspiration to lettering on signs, names of streets, landscaping, and festivals where residents dressed as sheiks and harem girls.

(Continuation Sheet)

Curtiss employed Bernhardt E. Muller of New York as supervising architect for the Opa-locka Company to create, what is now the largest known collection of Moorish Revival buildings in the United States. During the three years Muller worked for the Opa-locka Company, his hand touched every building known to have been constructed, either through his own design or by adapting the designs of others to his interpretation of the Moorish Revival style. According to the records of the University of Miami's collection, he is known to have prepared plans for at least eighty-six (86) buildings, and is thought to have designed every Moorish Revival building constructed in Opa-locka. Forty-five (45) buildings designed by Muller can be documented as remaining today, and it is probable that the majority of the other surviving buildings are also his design.

Muller's style adapted Moorish Revival elements as applique to the facades and roof lines of typical bungalows and commercial buildings to create a fantasy village reminiscent of the mythical Tales of the 1001 Arabian Nights. Muller's work forms an ensemble of low-scale residential structures punctuated by larger, elaborately designed public and commercial buildings that serve as focal points in the streetscape. Taken together, they act as elaborate set pieces to provide drama and exotic allure to the flat, sandy terrain of, at that time remote, north Dade County.

The King Trunk Factory and Showroom represents one of the last five commercial structures remaining in Opa-locka designed in the Moorish Revival architectural style by Bernhardt E. Muller.¹ It was built by J. W. Proctor Construction Company for the W. B. King Trunk and Bag Company of Miami. The King Brothers, George and Charles, manufactured leather handbags and fibre trunks; specializing in repair work and automobile trunks.² The building, opened in November 1926, was designed to house the Kings' manufacturing operations. The company also maintained their original location at 901 North Miami Avenue was to be retained as a showroom. According to the Opa-locka Times, the building was designed to accommodate a full-sized second story, which was to be added in 1927.³ The Kings owned the building for a number of years after its completion.

The building was purchased by the City of Opa-locka in 1936; the city owned it until 1946. Since then, the building has been privately owned and divided into four apartments, which are still in use.⁴

The King Luggage Company remains in existence today, located in Miami with manufacturing facilities located in Opa-locka's industrial district.

The two lots on which the King Trunk Factory stands were unlisted by the Opa-locka Company in 1926; they were listed, however, in June 1927, with a value of \$1,875.00 given for Lot 25 (the corner lot) and \$1,250.00 for Lot 26.⁵

1. Bernhardt E. Muller Collection, Richter Library, University of Miami, Coral Gables, Florida.
2. R. L. Polk, Miami City Directory, 1927, p. 1688.
3. Opa-locka Times, Vol. I, No. 4, October 6, 1926, p. 3.
4. Dade County, Florida, Recorder's Office Deed Abstracts.
5. Opa-locka Company Price List, as of June 1, 1927.

BIBLIOGRAPHICAL REFERENCES

Archives and Special Collections, Otto G. Richter Library, University of Miami. "Bernhardt E. Muller Collection, 1923-1960" (register of architectural drawings). Coral Gables, Florida: unpublished report, January 21, 1987.

Bernhardt E. Muller Collection of Architectural Drawings, Otto G. Richter Library, University of Miami, Coral Gables, Florida.

Bush, Frank S. Fitz-Gerald. A Dream of Araby. Opa-locka, Florida: South Florida Archaeological Museum, 1976.

Dade County, Florida. Recorder's Office Deed Abstracts.

(See Bibliographical Continuation Sheet)

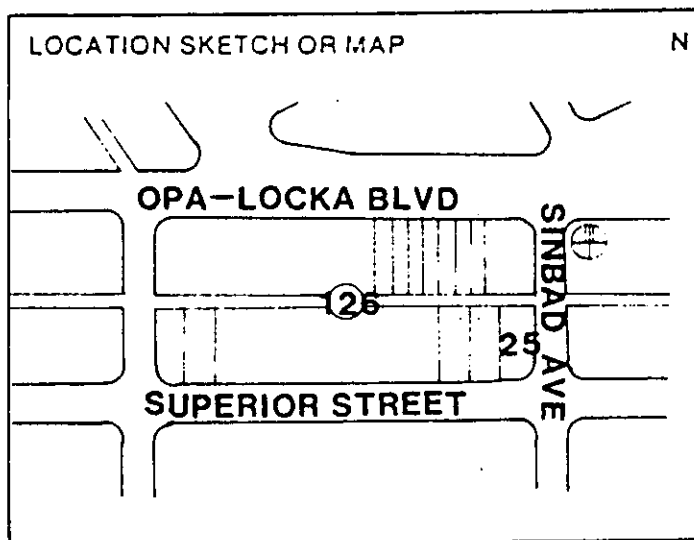
10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):
100.000 x 125, 12,500sq.ft.
(.29 acre)

UTM Coordinates:

17	517,528,0	2,864,50.0
ZONE	EASTING	NORTHING

Township	Range	Section
52 S	41 W	21



VERBAL BOUNDARY DESCRIPTION

NW Corner of Sinbad Avenue and Superior Street
Block 126, Lots 25 and 26
Opa-locka, Florida

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Michael Maxwell, AICP

ORGANIZATION

Michael Maxwell Associates

DATE

February, 1987

STREET & NUMBER

P.O. Box 140906

TELEPHONE

(305) 446-2206

CITY OR TOWN

Coral Gables

STATE

Florida

ZIP CODE

33146

(Bibliographical Continuation Sheet)

Maxwell, Michael J. Field Survey of Opa-locka's Historical Resources. Coral Gables, Florida: unpublished report, 1986.

Maxwell, Michael J. "Opa-locka, the Baghdad of Dade". In Preservation Today, Vol. 1, No. 5, Spring 1985, pp. 20-24.

Opa-locka Company, Inc. Price List, as of January 1, 1926. Miami, Florida: The Opa-locka Company, Inc., 1926.

Opa-locka Company, Inc. Price List, as of June 1, 1927. Opa-locka, Florida: The Opa-locka Company, Inc., 1927.

Opa-locka Times, Opa-locka, Florida. Vol. I, Nos. 1-15, August 25, 1926 - February 23, 1927.

Polk, R. L. Miami City Directory. R. L. Polk Publishing, 1927.

Polk, R. L. Miami City Directory. R. L. Polk Publishing, 1928.

Wheeler, H. Sayre. "Opa-locka, Created From the Arabian Nights". In the Journal of the American Institute of Architects, April 1928, pp. 157-160.

FOLIO 08 2121 07 1760 9 PROP ADDR 951 SUPERIOR ST MCD 080
09/25/86 LAST INSP 04/80 ZNG 01 CLUC 03 BLDG YR 45 SLUC 08

NAME AND LEGAL * PREV-CHG= 82001 * VALUE HISTORY
CLINTON ODELL & W ELSIE YEAR 1981 1985 01/01/86
921 W SUPERIOR ST LAND 13130 13130 13130
OPA LOCKA FL 33054 BLDG 42472 40481 40481
TOTAL 55602 53611 53611

OPA LOCKA PLAT NO 3 PB 31-14 WVD
LOTS 25 & 26 BLK 126 TOTEX
LOT SIZE 100.000 X 125 NONEX 55602 53611 53611
SR HEX
CO NE 55602 53611 53611
SCH EX
SCH NE 53611

MUNICIPAL TAX STATUS: TAXABLE

XF 1 BTH 4
BDR 5 UNT 4
ADJFT 2992

SALE DATE TYPE

ST CD:

SPECIAL-DISTRICTS

WATER
ROAD
SEWER
OTHER

MAC

1 YR 5

INTEREST CODES HEX

SR CIT

** NO MORE LEGAL **



IN REPLY REFER TO:

Listing of Opa-Locka CE
Thematic Group
United States Department of the Interior

NATIONAL PARK SERVICE
P.O. BOX 37127
WASHINGTON, D.C. 20013-7127

Bill T.T.G. files
are:
8DA 5101
8DA3217
RECEIVED

SEP 8 1987

AUG 28 1987

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning August 16, 1987 and ending August 22, 1987. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ARIZONA, Cochise County, Willcox, Morgan House (Willcox MRA), 242 E. Maley (08/18/87)
ARIZONA, Cochise County, Willcox, Soto, Pablo, House (Willcox MRA), 108 E. Stewart (08/18/87)

ARKANSAS, Mississippi County, Blytheville, Blytheville Greyhound Bus Station, 109 N. 5th St. (08/17/87)
ARKANSAS, Phillips County, Helena, Cherry Street Historic District, Along Cherry St. between Porter and Elm St. (08/17/87)
ARKANSAS, Washington County, Fayetteville, Lewis Brothers Building, 1 S. Block (08/17/87)

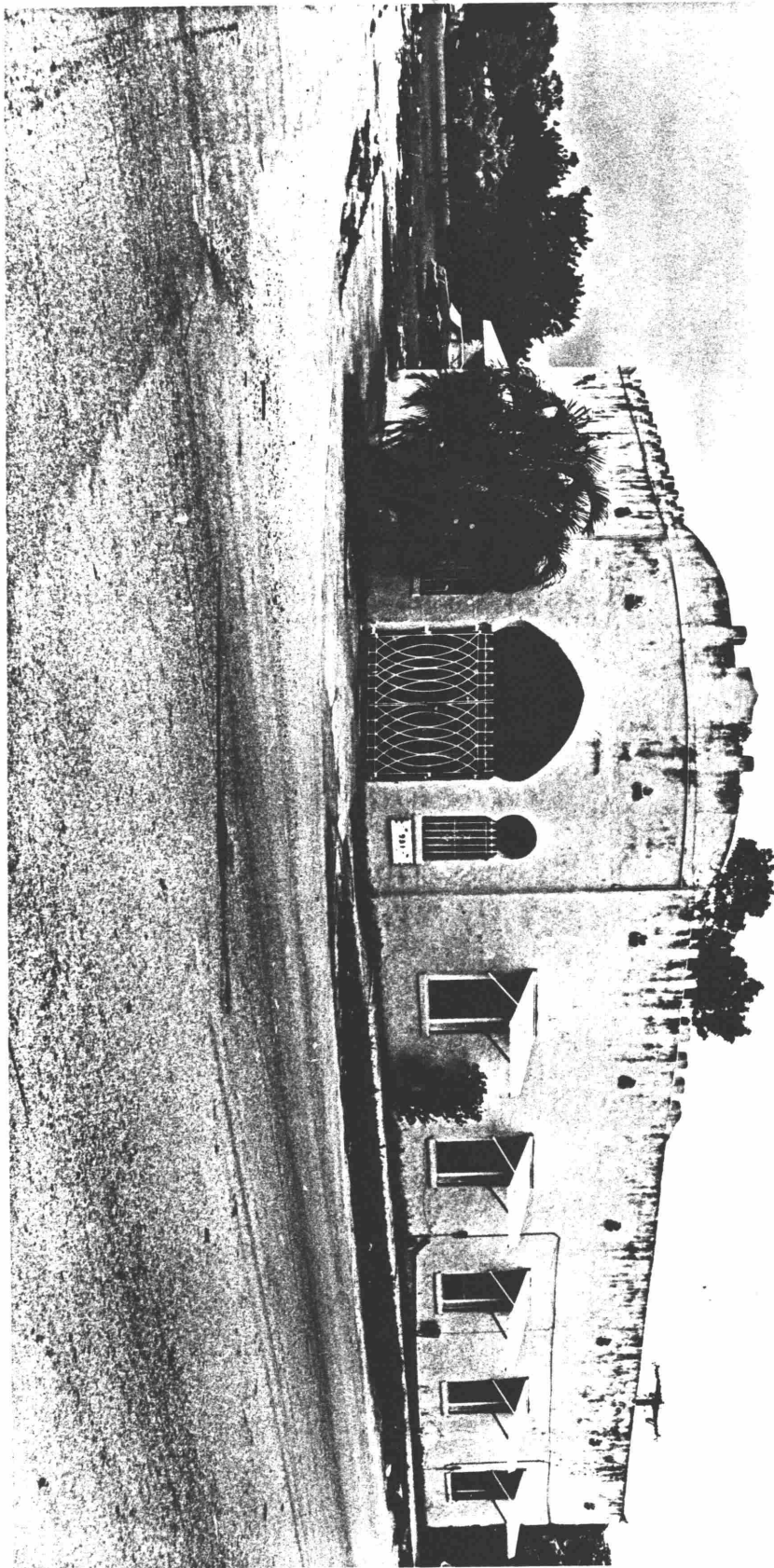
CONNECTICUT, Fairfield County, Trumbull, Nichols Farms Historic District, Center Rd., 1681—1944 Huntington Turnpike, 5—34 Priscilla Pl., & 30—172 Shelton Rd. (08/20/87)
CONNECTICUT, New Haven County, Waterbury, Hillside Historic District, Roughly bounded by Woodlawn Terr., W. Main, & Willow (08/20/87)

FLORIDA, Dade County, Opa-Locka, Baird House (Opa-Locka TR), 401 Dunad Ave. (08/17/87) DA 4562
FLORIDA, Dade County, Opa-Locka, Cravero House (Opa-Locka TR), 1011 Sharar Ave. (08/17/87) DA 4563
FLORIDA, Dade County, Opa-Locka, Crouse House (Opa-Locka TR), 1156 Peri St. (08/17/87) DA 4564
FLORIDA, Dade County, Opa-Locka, Etheredge House (Opa-Locka TR), 915 Sharar Ave. (08/17/87) DA 4565
FLORIDA, Dade County, Opa-Locka, Griffiths House (Opa-Locka TR), 826 Superior St. (08/17/87) DA 4566
FLORIDA, Dade County, Opa-Locka, Haislip House (Opa-Locka TR), 1141 Jann Ave. (08/17/87) DA 4567
FLORIDA, Dade County, Opa-Locka, Helm Stores and Apartments (Opa-Locka TR), 1217 Sharazad Blvd. (08/17/87) DA 4568
FLORIDA, Dade County, Opa-Locka, Helms House (Opa-Locka TR), 721 Sharar Ave. (08/17/87) DA 4569
FLORIDA, Dade County, Opa-Locka, Higgins Duplex (Opa-Locka TR), 1210—1212 Sesame St. (08/17/87) DA 4570
FLORIDA, Dade County, Opa-Locka, King Trunk Factory and Showroom (Opa-Locka TR), 951 Superior St. (08/17/87) DA 4571
FLORIDA, Dade County, Opa-Locka, Long House (Opa-Locka TR), 613 Sharar Ave. (08/17/87) DA 4572
FLORIDA, Dade County, Opa-Locka, Root Building (Opa-Locka TR), 111 Perviz Ave. (08/17/87) DA 4573
FLORIDA, Dade County, Opa-Locka, Taber Duplex (Opa-Locka TR), 1214—1216 Sesame St. (08/17/87) DA 4574
FLORIDA, Dade County, Opa-Locka, Tinsman House (Opa-Locka TR), 1110 Peri St. (08/17/87) DA 4575
FLORIDA, Dade County, Opa-Locka, Tooker House (Opa-Locka TR), 811 Dunad Ave. (08/17/87) DA 4576
FLORIDA, Dade County, Opa-Locka, Wheeler House (Opa-Locka TR), 1035 Dunad Ave. (08/17/87) DA 4576

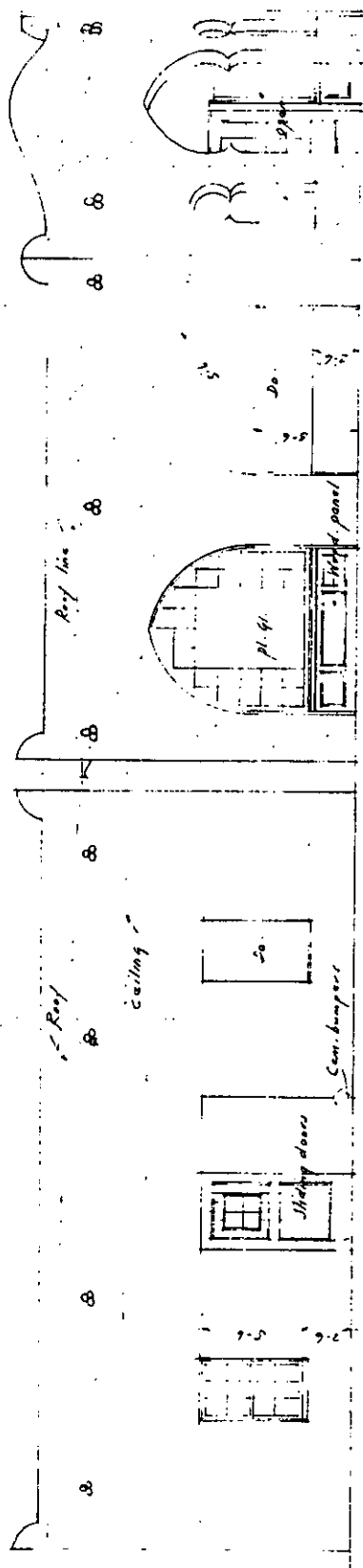
GEORGIA, Fulton County, Atlanta, Garden Hills Historic District, Roughly bounded by Delmont, Brentwood, & N. Hills Drives, Piedmont, E. Wesley, & Peachtree Rds. (08/17/87)

KANSAS, Saline County, Salina, Flanders—Lee House and Carriage House, 200 S. Seventh St. (08/20/87)

14

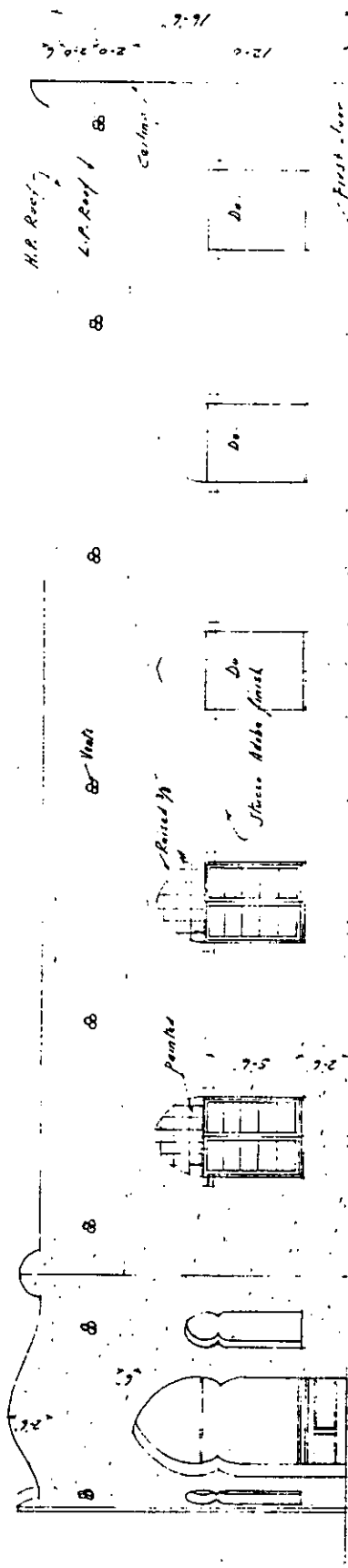


1. King Trunk Factory and Showroom
2. 951 Superior Street, Opa-locka, Fl
(Dade County)
3. Michael Maxwell
4. 1986
5. B.E. Muller Collection, Richter Library,
Univ. of Miami, Miami, Fl
6. Southeast view
7. Photo no. 2 of 2



REAR ELEVATION.

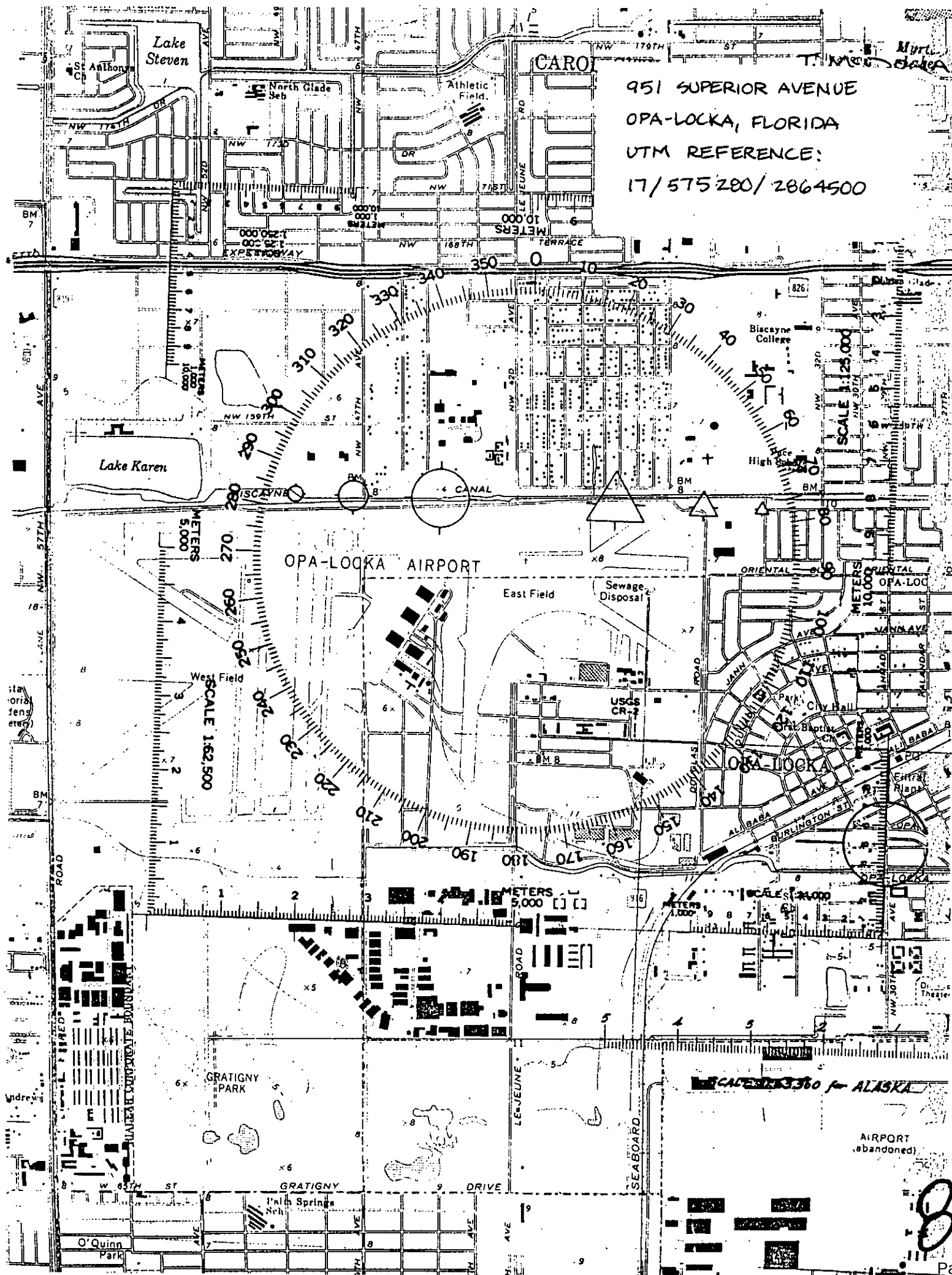
FRONT ELEVATION.



STREET SIDE ELEVATION
Scale 1/4" = 1'-0"

TRUNK FACTORY, S.W. 1/4, Sec. 1, T. 15 N., R. 10 E., S. 10 W.,
Lot 25, A. L. Lock, Fla.
D. E. MILLER ARCHT. CO. DRAWN
DPA-LOCK, FLA. 8 2
BY PL. AUG 31-26

1. Plans for Trunk Factory and Showroom
for Mr. W.B. King
2. 951 Superior Street, Opa-locka, Fl
(Dade County)
3. B.E. Muller
4. 1926
5. B.E. Muller Collection, Richter Library
Univ. of Miami, Miami, Fl
6. Front, Rear, and side elevations
7. Photo no. | of 2



951 SUPERIOR AVENUE
OPA-LOCKA, FLORIDA
UTM REFERENCE:
17/575280/2864500

HISTORICAL STRUCTURE FORM

Site #8: DA04571

First site form recorded for this site? ** blank **

Identifying code (field date): MELD

Cultural resource type: Historical Structure

Form type code: MELD form (old System 1 data)

Form status code: Active Form code

Form quality ranking: ** blank **

Recorder #: ** blank **

Field Date: ** blank **

Form Date: ** blank **

Staffer: ** blank **

Date of FMSF computer entry: ** blank **

Site name(s): KING TRUCK FACTORY & SHOWROOM

[Other name(s)]: ** blank **

Mult. list #: DA05101

Survey names: ** blank **

Survey #: ** blank **

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: ** blank **

Cross streets nearest/between: ** blank **

City/town: OPA-LOCKA

In current city limits? ** blank **

County: ** blank **

Tax parcel #: ** blank **

Subdivision name: ** blank **

Block: ** blank **

Lot no.: ** blank **

Ownership type: ** blank **

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): ** blank **

MAPPING

USGS map name/year of publication or revision: NORTH MIAMI/**

Township/Range/Section/Qtr: 52 South/41 East/21/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: 17/575280/2864500

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Mediterranean Revival: ca. 1880-1940

[Other style]: ** blank **

Exterior plan: ** blank **

[Other exterior plan]: ** blank **

No. stories: ** blank **

Structural system(s): ** blank **

[Other structural system(s)]: ** blank **

Foundation types: ** blank **

[Other foundation type]: ** blank **

Foundation materials: ** blank **
[Other foundation materials]: ** blank **
Exterior fabrics: ** blank **
[Other exterior fabrics]: ** blank **
Roof types: ** blank **
[Other roof types]: ** blank **
Roof materials: ** blank **
[Other roof materials]: ** blank **
Roof secondary structures (dormers etc): ** blank **
[Other roof secondary structures]: ** blank **
Chimney no.: ** blank **
Chimney materials: ** blank **
[Other chimney materials]: ** blank **
Chimney locations: ** blank **
Windows (types, materials, etc.): ** blank **
Main entrance (stylistic details): ** blank **
of open porches: ** blank **
of closed porches: ** blank **
of incised porches: ** blank **
Porch locations: ** blank **
Porch roof types: ** blank **
Exterior ornament: ** blank **
Interior plan: ** blank **
[Other interior plan]: ** blank **
Condition: ** blank **
Narrative description: ** blank **
Commercial surroundings (proportion): ** blank **
Residential surroundings (proportion): ** blank **
Institutional surroundings (proportion): ** blank **
Undeveloped surroundings (proportion): ** blank **
Ancillary features (no., outbldgs, etc.): Recorded on original database as 0OUTBLDGS (see form)
Artifacts or other remains: ** blank **
FMSF Archaeological form completed? ** blank **

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1926
Architect (last name first): ** blank **
Builder (last name first): ** blank **
Change status/year changed/date noted/nature: ** blank **
Original, intermediate, present uses/year started/year ended: Commercial unspecified**/ORIG/ORIG; Commercial unspecified**/PRES/PRES
[Other uses]: ** blank **
Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: ** blank **
[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites
Local register eligible for: ** blank **
Individually elig. for Nat. Register? Eligible for NR considered independently
Potential contributor to NR district? No evaluation of NR district contrib given on form

Area(s) of historical significance: ** blank **

[Other historical associations]: ** blank **

Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): ** blank **

Recorder address and phone: ** blank **

Recorder affiliation: ** blank **

[Other affiliation]: ** blank **

Memo information status: ** blank **

Is text-only supplement file attached? ** blank **

Text-only supplement file status (FMSF-staff only): ** blank **

Form comments by FSF staff: ** blank **

North Miami Road





AKOURI CONSULTING ENGINEERS

4651 Sheridan Street Suite 260
Hollywood FL 33021
www.akouri.net
George@akouri.net

TEL (954)-989-8885
TEL (954) 292-7314

FAX (954) 989-8870

March 30, 2015

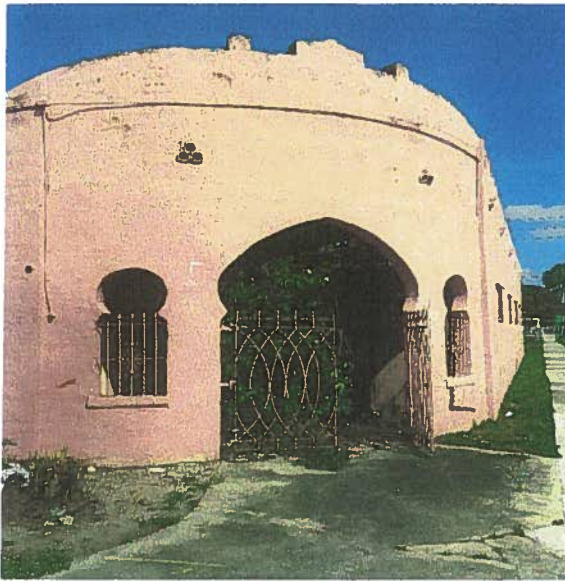
The Greater new Bethel Baptist Church INC
17025 NW 22 Ave
Opa Locka , FL 33056-4721

Contact: Mr. Larry Jones
Tel: 305-318-1473; LMJ_JAJ@BELLSOUTH.NET

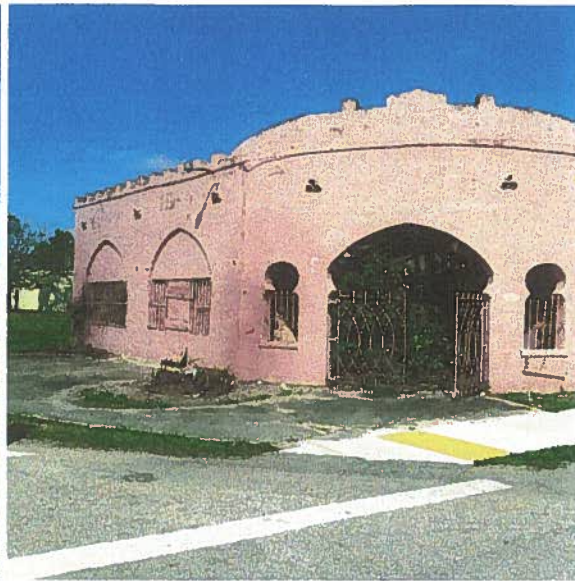
RE: Inspection of an unsafe building located at:
951 Superior St
Opa-Locka, FL 33054
Folio Number: 08-2121-007-1760
Year Built: 1926
Legal Description: Opa Locka Plat No 3 PB 31-14
Lots 25 & 26 Blk 126
Lot Size 100.000 X 125
or 14914-1738 0291 1

Dear Mr. Jones:

Akouri Consulting Engineers performed an inspection for the above referenced building on March 18, 2015. Please be advised that based on our visual inspection and to the best of our knowledge the above referenced building is considered to be an unsafe structure and should be demolished. Please refer to the photos below taken during our inspection:



Front Elevation



Left Side Elevation



Right Side Elevation



Back Elevation



Overview of The Roof Framing



Overview of The Roof Framing



Overview of Interior



Overview of Interior

Please refer to the following sections of the Florida Building Code 2010, Existing:

SECTION 405 ALTERATION—LEVEL 3

405.1 Scope.

Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building and made within any 12-month period.

707.2 New structural elements.

New structural elements in alterations, including connections and anchorage, shall comply with the Florida Building Code, Building.

807.4.2 Substantial structural alteration.

Where more than 30 percent of the total floor and roof areas of the building or structure have been or are proposed to be involved in structural alteration within a 12-month period, the evaluation and analysis shall demonstrate that the altered building or structure complies with the Florida Building Code, Building for wind loading.

Please be advised that based on our visual observation to the building, the building is considered to be an unsafe structure for its occupants and to the neighborhood. And based on our review to the existing structural elements and the Building Code 2010 (existing), the unsafe structure cannot be repaired and must be demolished.

If you have any questions or require additional information, please do not hesitate to contact this office at (954) 292-7314.

Sincerely
Akouri Consulting Engineers

George Akouri, MSCE, P.E.
P.E. # 0049526 Engineering License



A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD FOR ISSUANCE OF A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE REMOVAL OF THE PROPERTY AT 111 PERVIZ AVENUE FROM THE OPA-LOCKA HISTORIC REGISTRY AND THE NATIONAL HISTORIC REGISTRY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 16-13, the City of Opa-Locka, Florida (“City”), has established a Historic Preservation Ordinance and established the Historic Environmental Tree Preservation Board 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 in the City, especially through the preservation of trees in order to support Arbor Day principles; and

WHEREAS, as required by Miami-Dade County in order to maintain a separate, independent Historic Preservation Ordinance, the City practices a fully functional process and has adopted 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, Ordinance 2022-02, permits the City Commission the authority to designate area, places, buildings, structures, landscape features, archeological sites and other improvements or physical features, as individual sites, districts, or archeological zones that are significant in Opa-Locka’s history, architecture, archeology, or culture and possesses an integrity of location, design, setting, materials, workmanship or association, after an approval recommendation by the

Historic Environmental Preservation Board and review and approval by the City Commission; and

WHEREAS, pursuant to Resolution 17-9428, the City issued a Special Certificate of Appropriateness to permit the demolition of the structure at 951 Superior Street; and

WHEREAS, the Historic Preservation Ordinance, Ordinance 2022-02, permits issuance of a Special Certificate of Appropriateness to remove the property at 111 Perviz Avenue from the Opa-Locka Historic Registry and the National Historic Registry, after an approval recommendation by the Historic Environmental Preservation Board, and review and approval by the City Commission.

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. The City Commission Hereby accepts the recommendation of the Historic Environmental Preservation Board to issue a certificate of appropriateness to remove the property at 111 Perviz Avenue from the Opa-Locka Historic Registry and from the National Historic Registry.

Section 3. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent of this Resolution may be authorized by the Interim 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. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)

RESOLUTION NO. 17-9428

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, IN THE ABSENCE OF A QUORUM OF THE HISTORIC PRESERVATION BOARD, AUTHORIZING THE CITY MANAGER TO ISSUE A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE STRUCTURE LOCATED AT 111 PERVIZ AVENUE IN OPA-LOCKA, FLORIDA REMOVING IT FROM THE OPA-LOCKA HISTORIC REGISTRY AND ALLOWING ITS DEMOLITION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka (“City”) established the Opa-Locka Historic Preservation Board by Ordinance 81-13 for the purpose of protecting and perpetuating properties worthy of historic preservation; and

WHEREAS, the City adopted Ordinance 15-03, amending Ordinance 81-13, allowing the City Manager to issue regular and special certificates of appropriateness, subject to the approval of a majority of the City Commission and in the absence of a quorum of the Historic Environmental Preservation Board Avenue; and

WHEREAS, Ordinance 91-2 identified the property at 111 Perviz Avenue, Opa-Locka, Florida (“Property”) as exemplifying the Arabian Motif and protecting it as a historic landmark; and

WHEREAS, the Property, through neglect, became dilapidated and has been vacant with no licensed activity since 2004; and

WHEREAS, on September 10, 2017 Hurricane Irma severely damaged the neglected structure and portions of the Property collapsed and fell onto Perviz Avenue; and

WHEREAS, City Commission of the City of Opa-Locka, Florida to finds that it is in the best interest of the City to authorize the City Manager to issue a special certificate of appropriateness.

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

Section 1. RECITALS ADOPTED

The recitals to the preamble herein are incorporated by reference.

Section 2. AUTHORIZATION

The City Commission hereby authorizes the City Manager to issue a special certificate of appropriateness for the structure located at 111 Perviz Avenue in Opa-Locka, Florida removing it from the Opa-Locka Historic Registry and allowing its demolition

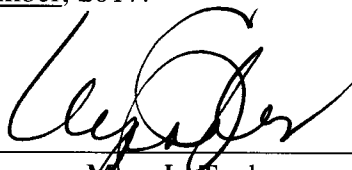
SECTION 3. SCRIVENER'S ERRORS.

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 copy of same with the City Clerk.

Section 4. EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption and is subject to the approval of the Governor or his designee.

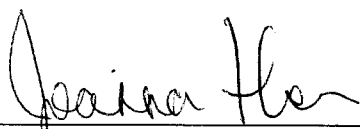
PASSED AND ADOPTED this 8th day of November, 2017.



Myra L. Taylor
Mayor

Attest to:

Approved as to form and legal sufficiency:



Joanna Flores
City Clerk



Vincent T. Brown, Esq.
The Brown Law Group, LLC
City Attorney

Moved by:	COMMISSIONER RILEY
Seconded by:	COMMISSIONER HOLMES
Commissioner Vote:	4-1
Commissioner Holmes:	YES
Commissioner Riley:	YES
Commissioner Pigatt:	NO
Vice Mayor Kelley:	YES
Mayor Taylor:	YES

1st Reading: January 14, 2015
2nd Reading: February 11, 2015
Public Hearing: February 11, 2015
Adopted: February 11, 2015
Effective Date: February 12, 2015
Sponsored by: City Manager

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.

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

WHEREAS, the City is required to have a fully functional process as required by Miami-Dade County in order to maintain our separate, independent Historic Preservation Ordinance; and

WHEREAS, as there has been great difficulty in obtaining quorums of the Board in order to properly administer the applications coming before the City, the City Commission desires to allow the City Manager to grant Certificates of Appropriateness, subject to the approval of a majority of the City Commission.

NOW, THEREFORE, BE IT ORDAINED 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. That Section 11.1-4 (2) (C) of the Code of Ordinances is amended by the addition of the following language:

11.1-4 (2) (c) – In the absence of a quorum of the Board, the City Manager may issue Regular or Special Certificates of Appropriateness, subject to a majority vote of the City Commission, in accordance with all administrative requirements pursuant to Sections 11.1-1 through 11.1-26 of the Historic Preservation Ordinance.

Section 3. Section 11.1-24. Styled “Appeals” shall be amended as follows:

- (1) Upon a written decision of the Board or the City Manager, an aggrieved party may appeal the decision by filing a written notice of appeal with the city clerk. The notice of appeal shall state the decision which is being appealed, the grounds for the appeal, and a brief summary of the relief which is sought. Subsequently, the City Commission shall conduct a public hearing at which time they may affirm, modify or reverse the decision of the Board. Nothing contained herein shall preclude the City Commission from seeking additional information prior to rendering a final decision. The decision of the City Commission shall be reflected in the minutes and a copy of the minutes shall be forwarded to the Board and the appealing party.
- (2) Appeals from any decision of the City Commission’s written decision granting or denying a Regular or Special Certificate or Appropriateness shall be by a Petition for Certiorari to the Circuit Court.

Section 4. If any clause, section, or other part or application of this Ordinance is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portions or application of this Ordinance.

Section 5. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, are hereby repealed.

Section 6. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

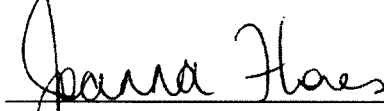
Ordinance No. 15-03

PASSED AND ADOPTED this 11th day of February, 2015.



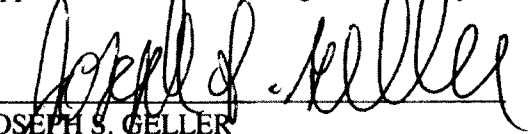
MYRA L. TAYLOR
MAYOR

Attest to:



JOANNA FLORES
CITY CLERK

Approved as to form and legal sufficiency:



JOSEPH S. GELLER
CITY ATTORNEY

Moved by:	COMMISSIONER KELLEY
Second by:	COMMISSIONER PINDER
Commission Vote:	4-0
Commissioner Kelley:	YES
Commissioner Pinder:	YES
Commissioner Santiago:	YES
Vice Mayor Holmes:	YES
Mayor Taylor:	NOT PRESENT

REACH US

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(1-800-843-4372)

Single-copy sales
305-376-3222

NEIGHBORHOOD NEWS

• CORAL GABLES

TALK ON HISTORY OF DISCRIMINATION IN SOUTH FLORIDA

Professor Seth H. Bramson, the official historian for the city of Miami Beach, will present "The History of Discrimination in South Florida: More than 60 years of Jim Crow and more than 40 years of restricted clientele" at 2:30 p.m. Sunday at the meeting of the Miami Pioneers/Natives of Dade at Central Christian Church, 222 Menores Ave., Coral Gables.

Parking is available behind church; those driving can enter the lot from Mendoza Avenue. The talk will feature memorabilia from The Bramson Archive, the largest private collection of Miami memorabilia and Floridiana in America.

• MIAMI-DADE COUNTY

FREE INCOME TAX HELP FROM MIAMI-DADE PARKS AND THE IRS

Until April 15, Miami-Dade County Parks will offer free income tax preparation at 4 Technology Learning Centers for the elderly, disabled and non-English speaking. Volunteers from the Internal Revenue Service (IRS) will help taxpayers prepare their returns.

Tax preparation sites include:

- Goulds Park, 11350 SW 26th St., 305-255-2399
- Westwind Lakes Park, 6805 SW 152nd Ave., 305-388-4771
- Country Village Park, 6550 NW 188th Ter., 305-622-2594
- Arcola Lakes Park, 1301

NW 83rd St., 305-836-5095

• CORAL GABLES

ANDRES BUKOWINSKY AT CORAL GABLES MUSEUM

The Centro Cultural Brasil-USA and the Coral Gables Museum will host a talk with award-winning director, Andres Bukowsky at 6 p.m., Feb. 9 at 285 Aragon Ave. His films will be shown in Portuguese with English subtitles.

RSVP for this free event at ccbru@centroculturalbrasilusa.org or 305-569-0078.

• CORAL GABLES

CORAL GABLES FORUM LUNCHEON

The Coral Gables Forum will host a luncheon at noon Monday at John Martin's

Restaurant, 253 Miracle Mile. Cathy Swanson-Rivenbark, Coral Gables' new city manager, will be the guest speaker. Lunch is \$20 for members and \$25 for non-members.

The Coral Gables Forum meets on the first and third Mondays of the month at John Martin's. RSVP at coralgablesforum@gmail.com

• CUTLER RIDGE

CHAMBER MUSIC CONCERT AT DEERING ESTATE

Part of the Living Artist Concert Series, "Classical America" will be held at 5:30 p.m. Feb. 22, with a meet-the-artist reception at 5 p.m. at the Deering Estate, 16701 SW 72nd Ave. Tickets are \$25 for adults and \$12 for students, with ID.

The Estate Chamber Ensemble founding members, along with Charles Castleman, will perform a range of classical music.

To purchase tickets, visit www.deeringestate.org or call 305-235-1668, ext. 233.

• MIAMI BEACH

JEWISH WOMEN SCHOLARS LECTURE

Join Israeli professor Tova Cohen for a lecture about women who crossed gender barriers to learn Hebrew at 7 p.m., Feb. 16 at the Jewish Museum of Florida-FIU, 301 Washington Ave. Event is \$10 for the public, \$5 for museum members and free for students with ID.

For more information or to purchase tickets, contact info@jewishmuseum.com or 786-972-375.



Join Commissioner Barbara Jordan
and City of Miami Gardens
Councilman Rodney Harris
as they celebrate...



JORDAN **HARRIS**



BLACK HERITAGE Festival

Celebrating a Century of Black Life, History & Culture

Saturday, February 7, 2015
Noon - 3 p.m.
Betty T. Ferguson Recreational Complex
3000 NW 199 Street, Miami Gardens, FL 33056

African Fashions, Musical Entertainment, Dancers, Face Painting, Rock Climbing, and Bounce House. Vendors will also showcase their wares.

Call (305) 474-3011 for more information.



Other Sponsors include: AT&T, Inc., Marlins Foundation, Santana Moss Foundation, D. Stephenson Construction, Inc., and EAC Consulting, Inc.



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 its Regular Commission Meeting on Wednesday, February 11, 2015 at 7:00 p.m. in the Auditorium at Sherbondy Village, 215 President Barack Obama (Perviz) Avenue, Opa-locka, Florida to consider the following item:

SECOND READING ORDINANCE/PUBLIC HEARING:

AN ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, 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 CITY COMMISSION; AMENDING 11.1-24, STYLED "APPEALS", BY ADDING SUB-SECTIONS 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 (first reading held on January 14, 2015).

Additional information on the above items may be obtained in the Office of the City Clerk, 3400 NW 135 Street, Bldg. B, Opa-locka, Florida. All interested persons are encouraged to attend this meeting and will be heard with respect to the public hearing.

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, must 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

Karolla Juyon City Clerk of the City of Opa-locka, Florida
 do hereby certify this to be a true and correct copy of Resolution # 91-1
adopted 7/22/91 by the Historic Preservation Bd
 as shown in the official records of the City of Opa-locka, Florida.
 Given under my hand and seal, this 10 day of August, 1992
Karolla Juyon City Clerk



OPA-LOCKA HISTORIC PRESERVATION BOARD

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

WHEREAS, the following properties are outstanding examples of Moorish architecture in Opa-locka and Dade County; and

WHEREAS, those properties were built, based on the original plans as designed by its founder, Glenn Curtiss; and

WHEREAS, the preservation of historic sites is in the best interest of Opa-locka and its citizens; and

WHEREAS, the below listed properties meet the requirements, being of historical, cultural, architectural and archeological significance:

<u>Address</u>	<u>Owner</u>
*1110 Peri	Santiago Morales
1145 Peri	Mrs. Wm. Adams
*1156 Peri	Manuel Rey
1211 Peri	A. A. Deer
806 Jann	Francisco Rodriguez
910 Jann	Vivian & James Bobbitt
916 Jann	Andrew Cook
*1141 Jann	Fabio Pavon
*613 Sharar	James F. Peterson
*721 Sharar	Charles Rose
*915 Sharar	Adel Raad
1006 Sharar	Ermine V. Billingsley
1010 Sharar	Edward Scott
*1011 Sharar	Irementer Howard
1145 Sharar	Joseph Piverger
1301 Sharar	Mr. & Mrs. Robert L. Causey, Sr
*401 Dood	

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

111 - 3 1007

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC

Root Building

AND/OR COMMON

Rondon Building

2 LOCATION

STREET & NUMBER

111 Perviz Avenue

CITY TOWN

Opa-Locka

VICINITY OF

STATE

Florida

COUNTY

Dade

3 CLASSIFICATION

CATEGORY

___DISTRICT

☒ BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒ PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

☒ OCCUPIED

___UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

___YES: UNRESTRICTED

___NO

PRESENT USE

___AGRICULTURE

☒ COMMERCIAL

___EDUCATIONAL

___ENTERTAINMENT

___GOVERNMENT

___INDUSTRIAL

___MILITARY

___MUSEUM

___PARK

___PRIVATE RESIDENCE

___RELIGIOUS

___SCIENTIFIC

___TRANSPORTATION

___OTHER

4 OWNER OF PROPERTY

NAME

Juan and Dulce Rondon

STREET & NUMBER

525 Perviz Avenue

CITY TOWN

Opa-Locka

VICINITY OF

STATE

Florida

ZIP CODE

33054

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC

Dade County Courthouse

STREET & NUMBER

73 West Flagler Street

CITY TOWN

Miami

STATE

Florida

ZIP CODE

33131

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Dade County Historic Survey

DATE

1981

___FEDERAL ___STATE ☒ COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Division of Historical Resources

CITY TOWN

Tallahassee

STATE

Florida

NRHP - STATE HISTORIC PRESERVATION OFFICER - DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT
FLORIDA DEPARTMENT OF STATE - THE CAPITOL - TALLAHASSEE, FLORIDA, 32301 (904) 487-2333

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

E.E. ROOT BUILDING (OLTR #7)

ORIGINAL PHYSICAL APPEARANCE

The Root Building featured a facade dominated by symmetrically opposed elements: two wide, pointed arches met at a round column ornamented by molding in its base and neck; two pairs of casement windows were placed above the arches on the second story beneath small tiled vents. With the exception of the diminished size of the arch beneath the staircase, the rear elevation repeated the elements of the facade. The superstructure repeated the rounded forms of the elevations, with its broad dome behind a dentilated screen of crenelations. Also present was a tall, round minaret topped by a pointed pinnacle and finial.

PRESENT PHYSICAL APPEARANCE

The basic appearance of the Root Building remains substantially the same as its original appearance. Replacement of the casement windows with aluminum-framed awning type windows and removal of the dome and minaret have altered the profile of the building.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☒ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES

1927

BUILDER/ARCHITECT

E. E. Root/B. E. Muller

SIGNIFICANCE

The Root Building is one of five commercial structures remaining in Opa-locka designed in the Moorish Revival Style. Originally built with two stores on the first floor and six apartments on the second, the building was designed to complement and frame the Administration Building across the street. Today, the building retains its original use with commercial space on the ground floor and apartments above.

The property was purchased from the Opa-locka Company by E.E. Root of Miami in September 1926. According to the Opa-locka Times, Root visited his property shortly after the September hurricane. Seeing how well the town withstood the wrath of the storm, Mr. Root decided to pay off the debt on his lot, believing Opa-locka offered a better investment for his money than his bank could. It was not until July 1927, after the building boom at Opa-locka had begun to subside, that Muller designed the stores and apartments for Mr. Root. The Root Building is the last known Moorish Revival commercial building constructed in Opa-locka. Records show that Root owned the building until May 1940.

9 BIBLIOGRAPHICAL REFERENCES

See Bibliographical Continuation Sheet

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

.13 acre

UTM Coordinates:

1 7 5 7 4 7 4 5 2 8 6 5 1 2 0
ZONE EASTING NORTHING

Township	Range	Section
52 S	41 W	21

LOCATION SKETCH OR MAP

N

VERBAL BOUNDARY DESCRIPTION

Block 86, Lot 13

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME - TITLE

Michael Maxwell, AICP

ORGANIZATION

Michael Maxwell Associates

STREET & NUMBER

Post Office Box 140906

CITY OR TOWN

Coral Gables

DATE

February, 1987

TELEPHONE

(305) 446-2206

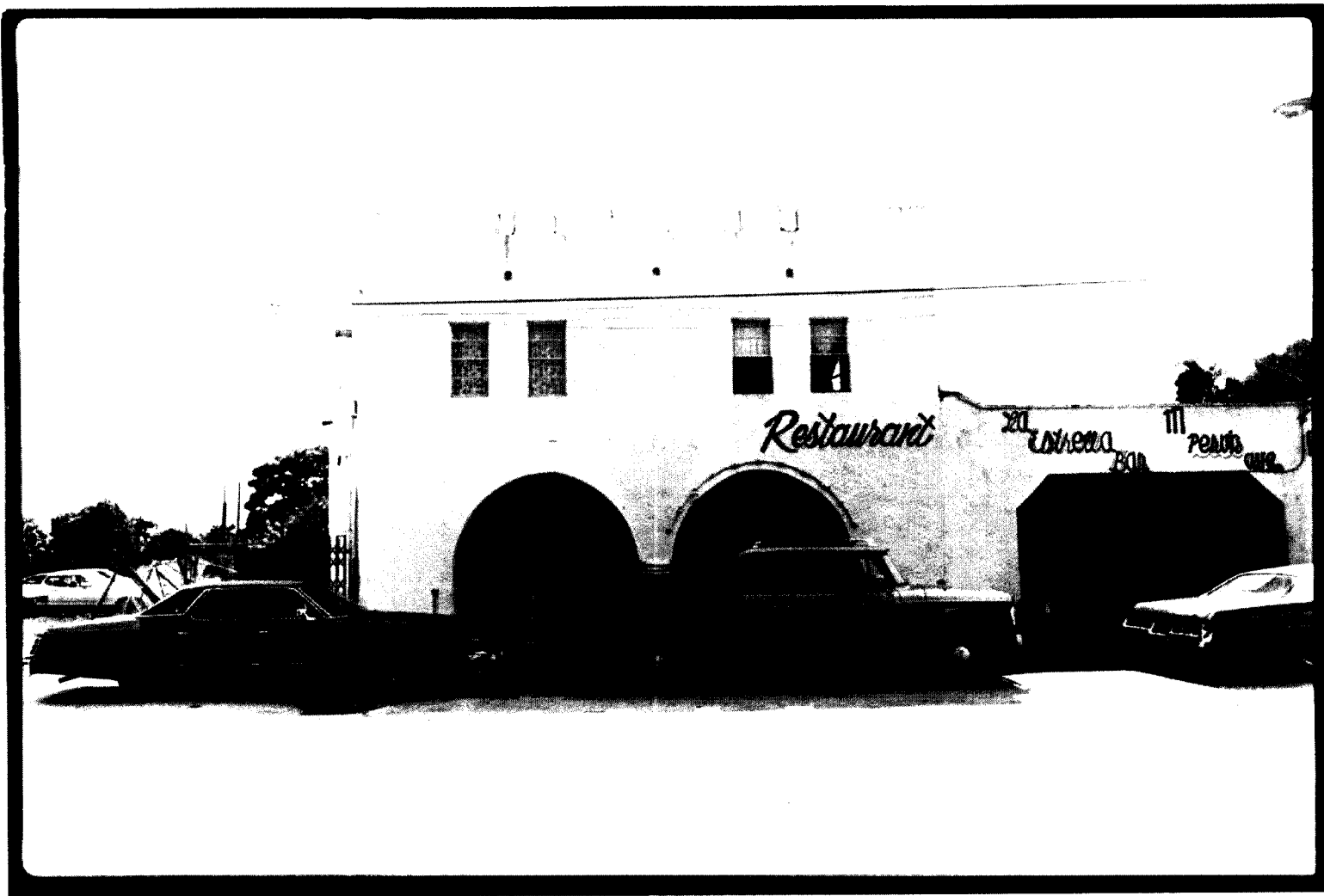
STATE

Florida

ZIP CODE

33146

1. Plans for Building for Mr. E.E. Root
2. 111 Perviz, Opa-locka, Fl
(Dade County)
3. B.E. Muller
4. 1927
5. B.E. Muller Collection, Richter Library,
Univ. of Miami, Miami, Fl
6. Front and rear elevations
7. Photo no. 1 of 2



1. E.E. Root Building
2. 111 Perviz Avenue, Opa-locka, Fl
(Dade County)
3. Michael Maxwell
4. 1986
5. B.E. Muller Collection, Richter Library,
6. Front facade (northeast)
7. Photo no. 2 of 2



BUILDING AND LICENSING DEPARTMENT
780 FISHERMAN STREET 4TH FLOOR
OPA-LOCKA, FL 33054
TEL: 305-953-2868, Option 6
FAX: 305-953-2897

MYRA L. TAYLOR, MAYOR
JOSEPH KELLEY, VICE MAYOR
TIMOTHY HOLMES, COMMR.
MATTHEW PIGATT, COMMR.
JOHN RILEY, COMMISSIONER
JOANNA FLORES, CITY CLERK
ED BROWN, CITY MANAGER

Esin Daniel Abia
Building Official / Director Building & Licensing

September 28, 2017

NGE KEY WEST LLC.
2891 SW 69 Court
Miami, Florida 33155

RE: Inspection Report Unsafe Structure
111 Perviz Avenue
OPA LOCKA, FLORIDA 33054
TAX FOLIO: 08-2121-005-0320

Dear Property Owner,

The Building & Licensing department performed an inspection on September 18, 2017 at the above referenced building. It was observed that the front and rear portion of the building has collapsed. The roof has caved in. The building has suffered significant structural damage which warrants complete demolition of this building.

The building is unsafe and a public nuisance under section 14.1 of the City of Opa-locka Code of ordinance and Unsafe under section 8.5 of the Miami Dade County Code.

The building must be demolished immediately before a catastrophe occurs.

Sincerely,

Esin Daniel Abia,
Building Official/Building & Licensing Director
Cc: Ed Brown, City Manager
William Green, ACM
Arshad Viqar, City Engineer



BUILDING AND LICENSING DEPARTMENT
780 FISHERMAN STREET 4TH FLOOR
OPA-LOCKA, FL 33054
TEL: 305-953-2868, Option 6
FAX: 305-953-2897

MYRA L. TAYLOR, MAYOR
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TIMOTHY HOLMES, COMMR.
MATTHEW PIGATT, COMMR.
JOHN RILEY, COMMISSIONER
JOANNA FLORES, CITY CLERK
ED BROWN, CITY MANAGER

Esin Daniel Abia
Building Official / Director Building & Licensing

September 18, 2017

NGE KEY WEST LLC.
2891 SW 69 Court
Miami, Florida 33155

RE: Unsafe Structure
111 Perviz Avenue
OPA LOCKA, FLORIDA 33054
TAX FOLIO: 08-2121-005-0320

Dear Property Owner,

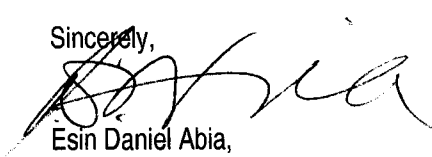
As you are aware the above referenced (2) Story building had structural deficiencies including rotted structural wood joists and loose connections. Additionally the building was electrically unsafe. The building should have been demolished long ago. The building has been abandoned for many years. During hurricane Irma which passed through this region on September 10, 2017, the front and rear portion of the building has collapsed. The roof has caved in.

The building is unsafe and a public nuisance under section 14.1 of the city of Opa-locka code of ordinances and unsafe under section 8.5 of the Miami Dade County Code Upon receipt of this letter you have seven (7) days within which to contact this office and give your written intent to demolish this building.

You must obtain a demolition permit from the City of Opa-locka building and licensing department to demolish the building including removal and disposal of all demolition debris from the premises. If you fail to contact us regarding the demolition, the City of Opa-locka will demolish the building and lien your property for any and all costs.

Please govern yourself accordingly.

Sincerely,


Esin Daniel Abia,
Building Official/Building & Licensing Director
Cc: Ed Brown, City Manager
William Green, ACM
Arshad Viqar, City Engineer

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

JUL -6 1987

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

HISTORIC

Helm Stores and Apartments

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1217 Sharazad Boulevard

CITY, TOWN

Opa-Locka

VICINITY OF

STATE

Florida

COUNTY

Dade

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☒ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☐ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☐ OTHER:

4 OWNER OF PROPERTY

NAME

Jose and Gesela Martinez

STREET & NUMBER

510 N.E. 106th Street

CITY, TOWN

Miami

VICINITY OF

STATE

Florida

ZIP CODE

33150

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dade County Courthouse

STREET & NUMBER

73 West Flagler Street

CITY, TOWN

Miami

STATE

Florida

ZIP CODE

33131

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Dade County Historic Survey

DATE

1981

☐ FEDERAL ☐ STATE ☒ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Division of Historical Resources

CITY, TOWN

Tallahassee

STATE

Florida

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED. DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

HELM STORES AND APARTMENTS (OLTR #16)

ORIGINAL PHYSICAL APPEARANCE

The Helm Building was a two-story structure housing two shops on the first floor and four apartments on the second. The first story was dominated by an arcade composed of five horseshoe arches. On the extreme outer ends of the arcade were placed small, thin windows covered by iron bars. The plainness of the first story was contrasted by the elaborate detail found in the second story of the superstructure. In the second story, which was smaller in size than the first, the center of the facade was marked by a balcony with a copper overhang. At one side of the balcony were two pairs of casement windows surmounted by pointed arches of alternating voussoirs and raised tiles. A simple set of casement windows supporting a wide wood lintel was placed on the other side of the facade beneath spouts. At either end of the second story of the facade, the wall line bowed out to meet the first story, forming graceful plinths for ornamental vases. The flat roof was dramatized by a painted dome and copper finial, a sculpted parapet ending in rounded corner akroteria, and an octagonal minaret which featured "arrow-slit" windows in the shaft, ornate molding at its neck, an iron railing around the stanchion, and a copper cupola with a finial. A crenelated parapet stretched across the facade, uniting the dome and minaret.

PRESENT PHYSICAL APPEARANCE

Major alterations include removal of the dome, parapet, and minaret. On the second story, the three sets of casement windows have been replaced by four modern windows covered by iron bars. On the street level, the horseshoe arches have been enclosed and altered to form simple pointed arches.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☒ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES 1927

BUILDER/ARCHITECT W. L. Helm/B. E. Muller

SIGNIFICANCE

The Helm Building was first announced in the Opa-locka Times on December 1, 1926. Construction had just begun when the building was mentioned four weeks later in the Times. Later editions of the newspaper indicate that construction had progressed much faster than expected. It was reported that the Knoll and Houk Cash Grocery and Meat Market would open in the building on February 1, 1927.

9 BIBLIOGRAPHICAL REFERENCES

See Bibliographical Continuation Sheet

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

.17 acre

UTM Coordinates:

17 575320 2865230
ZONE EASTING NORTHING

Township	Range	Section
52 S	41 W	22

LOCATION SKETCH OR MAP

N

VERBAL BOUNDARY DESCRIPTION

Block 13, Lot 22

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			

STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Michael Maxwell, AICP

ORGANIZATION

Michael Maxwell Associates

STREET & NUMBER

Post Office Box 140906

CITY OR TOWN

Coral Gables

DATE

February, 1987

TELEPHONE

(305) 446-2206

STATE

Florida

ZIP CODE

33146

1. Plans for Stores and Apartments for
Mr. Lee Helm
2. 1217 Sharazad Avenue, Opa-locka, Fl.
(Dade County)
3. B.E. Muller
4. 1926
5. B.E. Muller Collection, Richter Library,
Univ. of Miami, Miami, Fl
6. Front elevation
7. Photo no. 1 of 2



United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic GroupName Opa-Locka TR (Cover II)
State Dade County, FLORIDA

Nomination/Type of Review

Date/Signature

Cover

Substantive Review

Keeper

A. Schlager 8/17/87

1. Baird House

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

2. Bush Apartments

Substantive Review

Keeper

Repect 8/17/87

Attest _____

3. Cravero House

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

4. Crouse House

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

5. Etheredge House

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

6. Griffiths House

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

7. Haislip

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

8. Helm Stores and Apartments

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

9. Helms House

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

10. Higgins Duplex

Entered in the
National Register

Keeper

for Silenus Byrum 8/17/87

Attest _____

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEETHelm Stores and Apartments (Opa-Locka TR)
Dade County
FLORIDAWorking No. JUL 7 6 1987Fed. Reg. Date: 2/2/88Date Due: 8/6/87 - 8/20/87Action: ☒ ACCEPT 8-17-87Entered in the National Register ☐ RETURN☐ REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
 _____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



1. Helm Stores
2. 1217 Sharazad Avenue, Opa-locka, Fl
(Dade County)
3. Michael Maxwell
4. 1986
5. B.E. Muller Collection, Richter Library,
Univ. of Miami, Miami, Fl
6. Front facade (south)
7. Photo no. 2 of 2

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000117

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 REMOVAL OF THE PROPERTY AT 1217 SHARAZAD BOULEVARD (HELM STORES AND APARTMENTS), FROM THE OPA-LOCKA HISTORIC REGISTRY AND THE NATIONAL HISTORIC REGISTRY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 16-13, the City of Opa-Locka, Florida ("City"), has established a Historic Preservation Ordinance and established the Historic Environmental Tree Preservation Board 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 in the City, especially through the preservation of trees in order to support Arbor Day principles; and

WHEREAS, as required by Miami-Dade County in order to maintain a separate, independent Historic Preservation Ordinance, the City practices a fully functional process and has adopted 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, Ordinance 2022-02, permits the City Commission the authority to designate area, places, buildings, structures, landscape features, archeological sites and other improvements or physical features, as individual sites, districts, or archeological zones that are significant in Opa-Locka's history, architecture, archeology, or culture and possesses an integrity of location, design, setting,

materials, workmanship or association, after an approval recommendation by the Historic Environmental Preservation Board and review and approval by the City Commission; and

WHEREAS, the building on the property has been demolished; and

WHEREAS, City Staff has made a good faith attempt to determine the date of approval and date of demolition of this historic structure, however, no information regarding such demolition was found; and

WHEREAS, the Historic Preservation Ordinance permits the City Commission the authority to issue a certificate a of appropriateness to remove the property at 1217 Sharazad Boulevard (Helm Stores and Apartments) from the Opa-Locka Historic Registry and the National Historic Registry, after an approval recommendation by the Historic Environmental Preservation Board, and review and approval by the City Commission 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. The City Commission hereby accepts the recommendation of the Historic Environmental Preservation Board to issue a certificate of appropriateness to remove the property at 1217 Sharazad Boulevard (Helm Stores and Apartments) from the Opa-Locka Historic Registry and from the National Historic Registry.

Section 3. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors, which do not affect the intent of this Resolution may

be authorized by the Interim 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. This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

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 Bass	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Commissioner Williams	_____ (Yes)	_____ (No)
Vice Mayor Ervin	_____ (Yes)	_____ (No)
Mayor Taylor	_____ (Yes)	_____ (No)