

CITY OF OPA-LOCKA

The City of Bright Opportunities



HISTORIC ENVIRONMENTAL PRESERVATION BOARD

Agenda

Thursday, April 11, 2024

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

William Robert Smith III, 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.

Diana Cheng
Historic Environmental Preservation Board Clerk

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

AGENDA
HISTORIC ENVIRONMENTAL PRESERVATION BOARD
April 11, 2024
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:**
- 7. PUBLIC COMMENTS:**
Agenda Items Only
- 8. RESOLUTIONS:**
 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AND AUTHORIZING THE CITY OF OPA-LOCKA'S APPLICATION TO THE SURVEY AND REGISTRATION SECTION OF THE BUREAU OF HISTORIC PRESERVATION FOR THE CITY'S INCLUSION IN THE FLORIDA CERTIFIED LOCAL GOVERNMENT PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.
 2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING THE HARRY HURT HOUSE LOCATED AT 305 DUNAD AVENUE WITHIN THE CITY AS A HISTORIC SITE, PURSUANT TO ORDINANCE 15-03 HISTORIC PRESERVATION, PROVIDING FOR AN EFFECTIVE DATE.
 3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AND AUTHORIZING THE CITY OF OPA-LOCKA'S APPLICATION TO THE NATIONAL ARBOR DAY FOUNDATION FOR THE 2024 TREE CITY USA RECOGNITION; PROVIDING FOR INCORPORATION OF RECITALS; 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 APPROVE THE ANNUAL REPORT FROM JANUARY 1, 2023 THROUGH DECEMBER 31, 2023; PROVIDING FOR SEVERABILITY; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE; 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).

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO SUPPORT THE CITY OF OPA-LOCKA'S APPLICATION TO THE SURVEY AND REGISTRATION SECTION, BUREAU OF HISTORIC PRESERVATION FOR INCLUSION IN THE FLORIDA CERTIFIED LOCAL GOVERNMENT PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-locka, Florida has made historic preservation a public policy through the passage of a Historic Preservation Ordinance, and established the Historic Environmental 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 Certified Local Government (CLG) Program was enacted as part of the National Historic Preservation Act Amendments of 1980, linking Federal, State and Local Governments into a preservation partnership for the identification, evaluation and protection of historic properties.

WHEREAS, Certified Local Government Designation makes Bureau of Historic Preservation staff available to Certified Local Governments as a source of technical assistance and information.

WHEREAS, Through the Division of Historical Resource's Small Matching Grants program Certified Local Governments in good standing are eligible to compete for pass-through subgrants funded by the Historic Preservation Fund grant the Division receives annually from the National Park Service

WHEREAS Federal regulations require that National Register nomination proposals be reviewed by Certified Local Government historic preservation boards before they can be presented to the Florida National Register Review Board

WHEREAS, the City Commission of Opa-locka desires to support the City's application to the Survey and Registration Section, Bureau of Historic Preservation for inclusion in the Florida Certified Local Government Program;

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

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

Section 2. The City Commission of the City of Opa-locka hereby supports the City's application to the Survey and Registration Section, Bureau of Historic Preservation for inclusion in the Florida Certified Local Government Program

PASSED AND ADOPTED this _____ day of _____, 2024.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

APPENDIX C

APPLICATION FOR CERTIFICATION FLORIDA CERTIFIED LOCAL GOVERNMENT PROGRAM

Mail completed application to:

Survey and Registration Section
Bureau of Historic Preservation
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Instructions:

1. Please use this application form.
 2. Please print or type all responses.
 3. Make sure all forms are signed.
 4. Submit one complete set of all application materials.
 5. Incomplete applications will be returned.
-

1. Local Government Name: City of Opa-locka
2. County: Miami-Dade
3. Contact (Name/Title/Address/Phone): Randall Robinson, City Planner, City of Opa-locka, 780 Fisherman Street, 305-953-2868, ext. 5003.
4. Appropriate Local Official (Name/Title/Address/Phone/E-Mail/Fax): Darvin E. Williams, City Manager, City of Opa-locka, 780 Fisherman Street, Opa-locka, Florida 33054, 305-953-2868.
5. Historic Preservation Review Commission (Name/Address/Phone): Historic Environmental Preservation Board, Planning and Community Development Department, City of Opa-locka, 780 Fisherman Street, Opa-locka, Florida 33054, 305-953-2868, ext. 5003.
6. Time and Place of Regular Review Commission Meetings: A minimum of six meetings may be held on fourth Thursday of the month at 7:00 pm, in the City Commission Chambers, 780 Fisherman Street, Opa-locka, Florida 33054.

APPLICATION FOR CERTIFICATION

7. Briefly describe how the membership requirements for historic preservation commissions have been satisfied. Be sure to address to what extent professionals are available in the community and the positive involvement in historic preservation of the professional members. PLEASE SEE PAGES 4 AND 5 OF THIS APPLICATION

The City of Opa-locka Historic Environmental Preservation Board is an advisory body to the Opa-locka City Commission, consisting of nine members, each of whom shall be appointed by the City Commission, for a term of two or four years. Each member of the board shall serve until the expiration of his or her term. Members shall be eligible for reappointment. The City Commission of the City of Opa-locka shall attempt to appoint architects, realtors, historians, art historians, lawyers, engineers, archaeologists or other individuals from the business, financial, or other segments of the community who, by virtue of their profession or business, have demonstrated concern for historic preservation. The Historic Environmental Preservation Board shall include not less than one architect; one real estate agent or attorney at law; and one historian or architectural historian. The City Manager shall provide qualified professional staff for the Board.

At least five members of the Historic Environmental Preservation Board shall be residents of the City of Opa-locka. The City Commission, within its discretion, may appoint up to a maximum of four members of the board who are not residents of the City of Opa-locka, Florida. These four appointments shall be made based on civic pride, integrity, experience and interest in the field of historic preservation and city beautification. Members of the Historic Environmental Preservation Board shall have diverse backgrounds, and whenever possible, prior experience in land use, planning, zoning, legal matters, landscape architecture, historic preservation or working knowledge of historic preservation principles and general working knowledge of tree and plant identification and characteristics.

8. Briefly describe your system for survey and inventory of local historic resources.

The Planning and Community Development Department (PCD) maintains a list of significant properties in the city of the original Opa-locka Company development of the 1920s. The list indicates whether properties have local or national designation or both or neither, or have been demolished. Currently the City is working to recommend local designation of those properties on the list without designation with ultimate goal of National designation of all eligible properties on this list original 1920s Opa-locka.

The PCD recognizes that survey of 1930s and Post World War II properties is overdue. It should be noted that at its April 2024 meeting the HEPB reviewed the first nomination, from the list of original properties, for historic designation since 1991.

APPLICATION FOR CERTIFICATION

9. Briefly describe how the local government intends to participate in the National Register program and detail how public participation requirements will be carried out in the local government's review of National Register nomination proposals.

HEPB meetings are publicly announced, open to the public and have a previously advertised agenda. HEPB meetings held as often as is necessary to complete Board work in a timely fashion, but not less than six meetings are held each year.

Minutes of all actions of the HEPB, including reasons for making decisions, are kept on file and available for public inspection, per s.286.011 Florida Statutes.

All decisions by the HEPB are made in a public forum, and applicants are given written notification of decisions of the Board.

Rules of Procedure adopted by the HEPB are available for public inspection, per s.119.07, Florida Statutes.

Appropriate local officials, owners of record, and applicants are notified of proposed HEPB actions concerning a proposed nomination to the National Register of Historic Places according to requirements found in 36 CFR Part 60, incorporated by reference. Objections by owners of properties proposed for nomination are notarized.

10. Briefly describe why you are seeking certification.

The City of Opa-locka seeks Certified Local Government status to:

- *bring its historic preservation program in line with Department of the Interior best practice standards.*
- *most efficiently administer the process of national register nomination.*
- *avail the City of Opa-locka Planning and Community Development Department of State Historic Preservation Office technical assistance.*
- *be eligible for Federal historic preservation grant funding passed through the Florida Department of State.*

11. Are you planning to apply for Certified Local Government subgrants?

YES NO

If yes, briefly describe the purpose of the proposed Certified Local Government subgrant request.

If awarded Certified Local Government status, the City of Opa-locka will apply for funding for survey and inventory of local historic resources.

APPLICATION FOR CERTIFICATION

Membership of Review Commission

	Name and Profession	Term Expires
1. Chairperson	Mykeshia A. Fenn , City Resident	
2. Member	Zamarr T. Brown , Architect, September 2024	
3. Member	Romer Ferguson, III , City Resident, September 2024	
4. Member	Frances “Dolly” MacIntyre , Historic Preservation Advocate, September 2025	
5. Member	Nikisha L. Williams , City Resident, September 2023	
6. Member	William Robert Smith (Bob) , Historic Preservation Advocate, September 2026	
7. Member	Alexander Van Mecl, Vice Chair , City Resident, September 2026	

APPLICATION FOR CERTIFICATION

**Historic Preservation Review Commission Member
Background Information**

Name _____

Address _____

Telephone (Home) _____
(Office) _____

Occupation _____

Please give a brief description of your demonstrated special interest, knowledge or training in fields related to historic preservation.

Historic Preservation training received (conferences, seminars attended)	Date
_____	_____
_____	_____
_____	_____

Are you a member of:	Yes	No
The Florida Historical Society	<input type="checkbox"/>	<input type="checkbox"/>
The Florida Trust for Historic Preservation	<input type="checkbox"/>	<input type="checkbox"/>
The National Trust for Historic Preservation	<input type="checkbox"/>	<input type="checkbox"/>
_____ County Historical Society		

Other _____

APPLICATION FOR CERTIFICATION

Are you or have you ever been a member of any other government board or commission?

NO _____ YES _____ Please list and indicate term(s) of service:

Certified Local Government Ordinance Internal Checklist

APPLICATION FOR CERTIFICATION

B.1. Requirements of Ordinance

Requirements	Ordinance Citation
a) Purpose clearly stated.	√
<i>The City of Opa-locka, Florida established the Historic Environmental Preservation Board to preserve and protect the City's historic and cultural heritage and foster civic pride; and to protect the green environment within the city, especially the preservation of its trees, in order to support Arbor Day principles.</i>	
b) Authority for appointment of suitable commission	√
<i>The City Commission of the City of Opa-locka shall attempt to appoint architects, realtors, historians, art historians, lawyers, engineers, archaeologists, or other individuals from the business, financial, or other segments of the community who, by virtue of their profession or business, have demonstrated concern for historic preservation. The Historic Environmental Preservation Board shall include not less than one architect; one real estate agent or attorney at law; and one historian or architectural historian. The City Manager shall provide qualified professional staff for the Board.</i>	
c) Criteria for designation of historic properties clearly defined (shall be based on and consistent with the criteria used by the National Register)	√
<i>The City Commission shall have the authority to designate areas, 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 history, architecture, archeology, or culture and possesses an integrity of location, design, setting, materials, workmanship or association, or:</i>	
<i>A. Are associated with distinctive elements of the cultural, social political, economic, scientific, religious, prehistoric and architectural history that have contributed o the pattern of history in the community, Miami-Dade County, South Florida, the state or the nation; or</i>	
<i>B. Are associated with the lives of persons significant in our past; or</i>	
<i>C. Embody the distinctive characteristics of a type, period, style or method of construction work of a master; or that possess high artistic value, or that represent a distinguishable entity whose components may lack individual distinction; or</i>	
<i>D. Have yielded, or are likely to yield information in history or prehistory; or</i>	
<i>E. Are listed in the National Register of Historic places.</i>	
d) Clearly defined process for designation of historic properties including the consequences of designation	

Prior to the designation of an individual site, a district, or an archeological zone, an investigation and designation report must be filed with City. The format of these reports may vary according to the type of designation, however all reports must address the following: The historical, cultural, architectural and archeological significance of the property or properties being recommended for designation; a recommendation of boundaries for districts and archeological zones and identification of boundaries of individual sites being designated; a recommendation of standards to be adopted by the City Commission in carrying out its regulatory function under this ordinance with respect to Certificates of Appropriateness and Certificates to Dig. Where a report is filed recommending designation of a district, the report must identify those properties, if any, within the district which are not historically or architecturally compatible with structures in the district. The standards for regulating such non-conforming properties shall provide that a Certificate of Appropriateness may be required only for new construction on such properties. All reports shall take into consideration projected, proposed or existing public improvements and developmental or renewal plans. The Board must produce at least one designation report per calendar year and present it to the municipal historic preservation board for consideration, until all properties in its jurisdiction listed as historically significant on the municipality's or the County's previous surveys have been considered for designation.

Procedure

A) Petition of the Owner - The owner(s) of any property in the City Boundaries for historic districts and individual properties identified in the ordinance are clearly established of Opa-locka may petition the Board for recommendation of designation of their property as an individual site, district or archeological zone provided that they appear before the Board with sufficient information to property may be worthy of designation. The Miami-Dade County Historic Preservation Chief may also recommend the initiation of designations. The Board shall, based on its findings, either direct the staff to transfer its recommendation to the City Commission so that the City Commission can then direct City staff to begin the designation process or deny the petition.

B) Directive of the Board - Upon recommendations from staff and the acceptance of petitions pursuant to this section, staff shall transmit the Board's recommendations to the City Commission along with any other recommendations the Board may deem necessary and submit its report to the City Commission.

C) Notification of owner - For each proposed designation of an individual site, district, or archeological zone the Board is encouraged to obtain the permission of the property owner(s) within the designated area, and is responsible for mailing a copy of the designation report to the owner(s) as notification of the intent of the Board to consider designation of the property at least 15 days prior to a public hearing held pursuant to this section.

D) Notification of Government Agencies - Upon filing of a designation report, the Community Development Director shall immediately notify the Clerk of the Board of County Commissioners, the City Clerk, the City Building Official, the City Attorney and any other County or Municipal agency, including agencies with demolition powers, that may be affected by said filing.

E) Notification of a Public Hearing - For each individual site, district or archeological zone proposed for designation a public hearing must be held as required by the Chapter 16A-3.1 of the Miami-Dade County Code of Ordinances.

F) Requirement of Notification - The Board shall reduce to writing its recommendation to approve, deny, or amend the proposed designation and direct the Community Development Director to

notify the City Commission following of its actions with a copy of the official minutes of the meeting, and a recommendation of the Board providing a summary statement of the effects of this action.

1. The City of Opa-locka Building Official.
2. The Opa-locka City Clerk,
3. Owner(s) of the affected property and other parties having an interest in the property, if known,
4. The Opa-locka Public Works Department, and
5. Any other County or Municipal Agency, including agencies with demolition powers, that may be affected by this action.
6. Moratorium. Upon the filing of a designation report by the staff, the owner(s) of the real property which is the object matter of the designation report shall not:
 1. Erect any structure on the subject property.
 2. Alter, restore, renovate, move or demolish any structure on the subject property, until such time as final action, as provided by this chapter, is completed.

f) Authority for the Review Commission to review and render a decision on all proposed alterations, demolitions, relocations, and new construction within the boundaries designated by the ordinance, or which directly affect designated properties. _____

The Board shall have the authority to review applications for Certificate of Appropriateness for all property in Opa-locka, however owned, by either private or public parties. The purposes of this ordinance shall apply equally to plans, projects or work executed or assisted by any private party, governmental body or agency, department, authority or board of the City, County or State.

g) Provisions for the delay of demolitions, but not for the indefinite stay of a demolition. _____

No permit for voluntary demolition of a designated building, structure, improvement or site shall be issued to the owner(s) thereof until an application for a Special Certificate of Appropriateness has been submitted and approved pursuant to the procedures in this Section. Refusal by the Board to grant a Special Certificate of Appropriateness shall be evidenced by written order detailing the public interest which is sought to be preserved. The Board shall be guided by the criteria contained in subsection V, D herein. The Board may grant a Special Certificate of Appropriateness which may provide for a delayed effective date of up to two (2) years. The effective date shall be determined by the Board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition delay period, the Board may take such steps as it deems necessary to preserve the structure concerned, in accordance with the purposes of this ordinance. Such steps may include, but shall not be limited to, consultation with civic groups public agencies and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features.

h) Criteria for the review of proposals for alterations, new construction, relocations and demolitions clearly set forth in the ordinance (alterations shall achieve the

purpose of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings)

i) Provisions for enforcing decisions. _____

All work performed pursuant to the issuance of any Certificate of Appropriateness shall conform to the requirements of the Certificate. The City Manager shall designate an appropriate official to assist the Board by making necessary inspections in connection with enforcement of this ordinance and shall be empowered to issue a stop work order if performance is not in accordance with the issued certificate. No work shall proceed if a stop work order continues in effect. Copies of inspection reports shall be furnished to the Board and copies of any stop work orders both to the Board and the applicant. The Building Official or appropriate official and staff for the Board shall be responsible for ensuring that any work not in accordance with an issued Certificate of Appropriateness shall be corrected to comply with the Certificate of Appropriateness prior to withdrawing the stop work order.

j) Penalties for non-compliance.

Failure by an owner of record to comply with any provision of this ordinance shall constitute a violation hereof and shall be punishable by the City Commission by civil or criminal penalties including a fine of not more than \$500.00 per day for each day the violation continues. In addition, the Board may require that any work performed contrary to this ordinance must be removed and the property returned to its condition prior to commencement of said action. _____

k) Specific time frames for reviews _____

l) Right of appeal

Upon written decision of the City Commission, 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 or of the City Commission. 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.

Within the time prescribed by the appropriate Florida Rules of Appellate Procedure, a party aggrieved by a decision of the City Commission may appeal an adverse decision to the Circuit Court in and for Dade County, Florida. The party taking the appeal shall be required to pay to the City of Opa-locka the sum of One Hundred Dollars (\$100.00) to defray the costs of preparing the record on appeal. _____

m) Specific time frames for consideration of development proposals _____

B.2. Commission

Requirements	Ordinance Citation
a) Minimum of five (5) members (minimum of three (3) members if a population less than 10,000)	√
b) Area of geographic responsibility coterminous with the boundaries of local jurisdiction	√
c) Appointments made by appropriate local official or appropriate governing body.	√
c) Commission members are residents of the jurisdiction which they serve	√
e) Terms of office staggered	√
f) Terms of office at least two (2) years, but not more than five (5) years.	√
g) Provisions by appropriate local official or appropriate governing body to fill vacancies within sixty (60) days	√
h) Provisions for at least four (4) meetings per year at regular intervals	√
i) Provisions for recording minutes of each meeting	√
j) Provisions for Commission to attend pertinent informational or education meetings, workshops and conferences	
k) Provisions for Commission review of proposed National Register nominations within its jurisdiction	
l) Provisions for seeking expertise on proposals or matters requiring evaluation by a profession not represented on the Commission	
m) Staff sufficient to undertake the requirements for certification and carry out delegated responsibilities	√
n) Rules of Procedure adopted by Commission	√
o) Commission responsibilities complementary to those of the State Historic Preservation Office	

B.3. Survey and inventory of Historic Properties

Requirements	Ordinance Citation
a) Provisions to initiate and continue an approved process of identification of historic properties within the jurisdiction of the Commission (inventory materials shall be compatible with the Florida Site File)	_____
b) Provision to maintain a detailed inventory of designated districts, sites and structures within the jurisdiction of the Commission	_____
c) Inventory material open to the public	_____
d) Provisions to update inventory materials periodically	_____
e) Assurance that duplicates of all inventory materials will be provided to the State Historic Preservation Office	_____
f) Provisions to encourage the Commission members to participate in survey and planning activities of the Certified Local Government	_____

B.4. Public Participation

Requirements	Ordinance Citation
a) Provisions that Commission meetings will be publicly announced	√
b) Provisions that Commission meetings will be open to the public	√
c) Provisions that Commission meetings will have a previous advertised agenda	√
d) Provisions to make meeting records available to the public	_____
e) Provisions that all Commission decisions will be given in a public forum	√
f) Rules of Procedure adopted by the Commission must be available for public inspection	_____
g) Provisions assuring that appropriate local officials, owners of record, and applicants shall be given a minimum of thirty (30) calendar days and not more than seventy-five (75) calendar days' prior notice to Commission meetings in which to comment on or object to the listing of a property in the National Register	_____

- h) Objections by property owners must be notarized to prevent nomination to the National Register √
- i) i) Provisions for public and owner notification for designation √
- j) Provisions for public and owner notification for project reviews _____
- k) Provisions for public hearings for designations and project reviews _____

B.5. Satisfactory Performance

Requirements	Ordinance Citation
a) Provide the State Historic Preservation Officer with thirty (30) calendar days prior notice of all meetings	√
b) Submit minutes of each meeting to the State Historic Preservation Officer within thirty (30) calendar days	√
c) Submit record of attendance of the Review Commission to the State Historic Preservation Officer within thirty (30) calendar days after each meeting	√
d) Submit public attendance figures for each meeting to the State Historic Preservation Officer within thirty (30) calendar days of each meeting	√
e) Notify the State Historic Preservation Officer of change in Commission membership within thirty (30) calendar days of action.	√
f) Notify State Historic Preservation Officer immediately of all new historic designations or alterations to existing designations	√
g) Submit amendments to ordinance to the State Historic Preservation Officer for review and comment at least thirty (30) calendar days prior to adoption	√
h) Submit an annual report by November 1 covering activities of previous October 1 through September 30.	√
i) Information to be included in annual report (at a minimum)	√
1) A copy of the Rules of Procedure	
2) A copy of historic preservation ordinance	
3) Resume of Commission members	
4) Changes to the Commission	
5) New Local designations	
6) New National Register listings	
7) Review of survey and inventory activity with a description of the system used	
8) Program report on each grant-assisted activity	
9) Number of projects reviewed	

C.I. Procedures (Certification material contained in this submission)

Requirements

- a) A written assurance by the chief elected local official that the local government will fulfill all of the requirements of certification
- b) A copy of the local legislation
- c) A map of the area of jurisdiction of the Commission with any and all existing designated historic districts and individual historic properties clearly identified
- d) A copy of the Commission's Rules of Procedure
- e) Resumes for each member of the Commission
- f) Resumes for Commission staff members

Certification

I hereby certify that I have read the Florida Certified Local Government Guidelines and agree to comply with all terms and conditions set forth therein.

Chief Elected Local Official
Title – City Manager, City of Opa-locka, Florida

Date

APPLICATION FOR CERTIFICATION

Historic Preservation Review Commission Member
Background Information

Name W. Robert (Bob) Smith, III

Address 230 NE 94th St. Miami Shores, FL 33138

Telephone (Home) 305-972-3986
(Office)

Occupation Retired from The Northern Trust Company

Please give a brief description of your demonstrated special interest, knowledge or training in fields related to historic preservation.

Instrumental in establishment of Bayside Historic District in Miami, Florida.

Member and Secretary of Dade Heritage Trust, largest historic preservation organization in Miami-Dade County, Fla.

Former Vice-Chair and Chairman of Miami-Dade County Historic Preservation Board

Student of Florida and Miami-Dade County History since teenage years (1970s)

Historic Preservation training received (conferences, seminars attended) Date

Are you a member of: Yes No

The Florida Historical Society [] [x]

The Florida Trust for Historic Preservation [] [x]

The National Trust for Historic Preservation [] [x]

County Historical Society

Other was formerly a member of National and Florida Trusts, but allowed memberships to lapse upon retirement.

APPLICATION FOR CERTIFICATION

Are you or have you ever been a member of any other government board or commission?

NO _____ YES Please list and indicate term(s) of service:

Miami-Dade Affordable Housing Advisory Board. +- 1999-2002

Miami Shores Village Code Enforcement Board (Chairman) +- 2012-2016

Miami-Dade County Historic Preservation Board (Chairman) +- 2016-2019

Opa-locka, Fla. Historic and Environmental Preservation Board 2023-Present

APPLICATION FOR CERTIFICATION

Historic Preservation Review Commission Member
Background Information

Name Frances "Dolly" MacIntyre

Address 1835 South Bayshore Drive, Miami, FL 33133

Telephone (Home) 305-984-6847
(Office) _____

Occupation Retired Commercial Artist

Please give a brief description of your demonstrated special interest, knowledge or training in fields related to historic preservation.

I have been actively involved in preservation since 1966, doing hands-on preservation, advocating for preservation and fundraising for preservation. Founded Dade Heritage Trust, Miami - Dade's largest preservation organization in 1972

Historic Preservation training received (conferences, seminars attended) _____ Date _____
Have attended 12 National Trust Conferences, 10 Florida

Trust Conferences, 2 National Alliance of Preservation Commissions Training Programs, 1 Main St. Conference, a course at Harvard on historic real estate and numerous local seminars

Are you a member of: Yes No

The Florida Historical Society

The Florida Trust for Historic Preservation

The National Trust for Historic Preservation

History Miami _____ County Historical Society

Other Miami Design Preservation League
Mimo Bisayne Association

APPLICATION FOR CERTIFICATION

Are you or have you ever been a member of any other government board or commission?

NO YES Please list and indicate term(s) of service:

Coral Gables Historic Preservation Bd. 8 years 2006-2014

Opa-Locka Historic and Environmental Preservation Bd

APPLICATION FOR CERTIFICATION

Historic Preservation Review Commission Member Background Information

Name Nikisha Williams

Address 1200 Jann Avenue, Opa-locka, FL 33054

Telephone (Home) 305-725-0526 (Office)

Occupation Philanthropy

Please give a brief description of your demonstrated special interest, knowledge or training in fields related to historic preservation.

As a resident of Opa-locka and an owner of a historic property, I am interested in the support, education and preservation of our historic properties. Additionally, I am interested in our board taking a more active role in environmental issues, as outlined in our charter.

Historic Preservation training received (conferences, seminars attended) Date None

Table with 3 columns: Are you a member of:, Yes, No. Rows include The Florida Historical Society, The Florida Trust for Historic Preservation, The National Trust for Historic Preservation, and County Historical Society.

Other

APPLICATION FOR CERTIFICATION

Historic Preservation Review Commission Member
Background Information

Name **Alexander Van Mecl**

Address **806 Jann Avenue, Opa-locka, Fla. 33054**

Telephone (Home) **(323) 547-3631**
(Office) _____

Occupation **Senior Project Manager**

Please give a brief description of your demonstrated special interest, knowledge or training in fields related to historic preservation.

I am a certified public relations practitioner and an experienced tour guide with experience presenting the history of the Edison Ford Winter Estates, Universal Studios Hollywood, and have been developing and leading walking tours in the city of Opa-locka. I am also the founder of the Opa-locka Preservation Association, a.k.a. Discover Opa-locka, developed the Opa-locka Heritage Trail, and have been restoring my historic Opa-locka home since October 2021.

Historic Preservation training received (conferences, seminars attended) Date
*** NAPC Historic Preservation Courses**
*** Miami Design Preservation League Art Deco Weekend Presentation (January 2024)**
*** Preservation on Main Street Conference Presentation (July 2023)**

Are you a member of: Yes No

The Florida Historical Society	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Florida Trust for Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The National Trust for Historic Preservation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ County Historical Society		

Other **Dade Heritage Trust**

APPLICATION FOR CERTIFICATION

Are you or have you ever been a member of any other government board or commission?

NO YES Please list and indicate term(s) of service:

APPLICATION FOR CERTIFICATION

Are you or have you ever been a member of any other government board or commission?
NO YES Please list and indicate term(s) of service:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING THE HARRY HURT HOUSE LOCATED AT 305 DUNAD AVENUE WITHIN THE CITY AS A HISTORIC SITE, PURSUANT TO ORDINANCE 2022-02 HISTORIC PRESERVATION, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2022-02, the City Commission of the City of Opa-Locka shall have the authority to designate areas, 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; and

WHEREAS, the Opa-Locka Historic Preservation Board ("Board") recommends the designation of the Harry Hurt House as an individual site with historical significance within the City of Opa-Locka. The Board's Designation Report is attached hereto as Exhibit "A"; and

WHEREAS, the Harry Hurt House, 305 Dunad Avenue, is an outstanding example of Moorish Revival architecture in Opa-Locka and Miami-Dade County; and

WHEREAS, the property was built based on the original plans as designed by architect Bernard Muller; and

WHEREAS, the preservation of historically significant sites is in the best interest of Opa-Locka and its citizens; and

WHEREAS, the property meets the requirements, being of historical, cultural, architectural and archeological significance.

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

SECTION 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

The City Commission Hereby accepts the recommendation of the Historic Environmental Preservation Board to designate the Harry Hurt House, located at 305 Dunad Avenue, as a historic property within the City.

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, following review by the City Attorney, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

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

PASSED and ADOPTED this _____ day of _____, 2024.

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 _____

Commissioner Kelley _____

Commissioner Williams _____

Vice Mayor Ervin _____

Mayor Taylor _____

Harry L. Hurt Residence Historic Designation Report

305 Dunad Avenue
Opa-locka, Fla. 33054

Prepared by: Alex Van Meel, Founder, Opa-locka Preservation Association
Date: March 26, 2024

City of Opa-locka Planning & Community Development Department

Gregory Gay, Director
Gerald Lee, Zoning Official
Salomon Bankole, Economic Development Manager
Randall Robinson, City Planner

Opa-locka Historic Environmental Preservation Board

Zamarr T. Brown
Romer Ferguson, III
Mykeshia A. Fenn
Frances "Dolly" MacIntire
Robert 'Bob' Smith
Alexander Van Meel
Nikisha L. Williams



HISTORIC ENVIRONMENTAL
PRESERVATION BOARD

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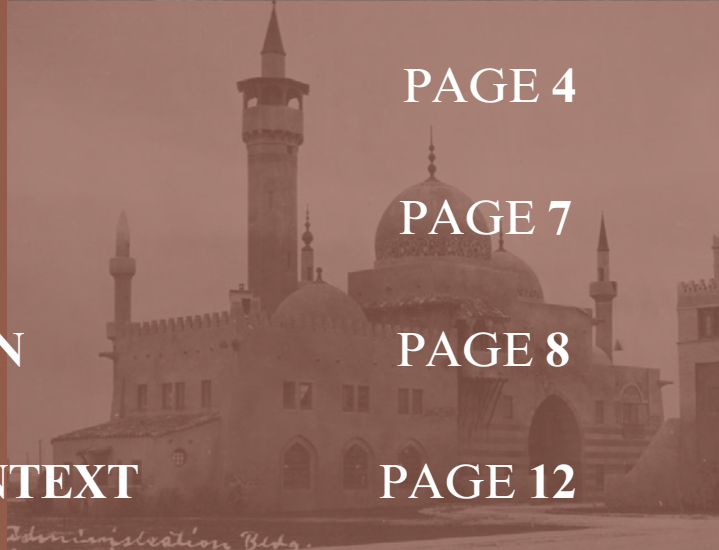
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DRAFT RESOLUTION DESIGNATING
THE PROPERTY

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SUPPLEMENTAL DOCUMENTATION

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GENERAL INFORMATION

Historic Name: Harry L. Hurt Residence

Current Name: Harry L. Hurt Residence

Location: 305 Dunad Avenue, Opa-locka, Fla. 33054

Present Owner: Martiza Hernandez

Present Occupant: Martiza Hernandez

Present Use: Single Family

Present Zoning District: R1 - Single Family Residential

Present Condition: Good

Tax Folio Number: 08-2121-003-0151

Boundary Description: Lot 8, Block 102, REVISED PLAT NO. TWO OPA-LOCKA, according to the Plat thereof, as recorded in Plat Book 34, Page 67, of the Public Records of Miami-Dade County, Florida.

Other Surveys:

H.A.B.S.

National Register

H.A.E.R.

Other: Dade County Master Site File of Historic Places

Other: Florida Master Site File (Site #: DA21601)

Title Verification:

Book: 34 Page: 67 Deed Type: Normal



SIGNIFICANCE



Glenn Curtiss

Opa-locka was the third and pinnacle land development created by millionaire industrialist Glenn Hammond Curtiss. Curtiss, an aeronautics inventor turned developer, created Opa-locka as a model community during the heyday of the Florida Land Book of the 1920s. This Orientalist/Far East/"Arabian Nights"-styled community was his third thematic community in Dade County.

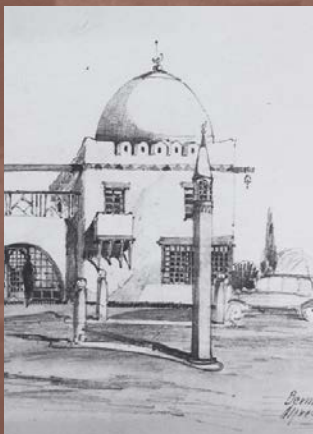
Beginning in the early twenties, Curtiss amassed extensive land holdings to the west and north of Miami as a partnership with noted cattle rancher James Bright. These included the areas known as Hialeah and Country Club Estates (today's Miami Springs). During the first five years of the twenties, Curtiss successfully built and sold these two developments.



Bernhardt Muller

In December of 1925, he formed the Opa-locka Company, Inc. to develop approximately 1,000 acres of his holdings in an area then known either as Cook's or Ford's Hammock. Learning from his other two planned community developments, Curtiss planned Opa-locka as much more than an ordinary suburb of the time. It was to be a model community based on the then fashionable principles of the "Garden Cities" movement of the 19th century, a town-country experience where residents could not only live but work, grow their own food, and play.

To design his third enterprise, and at the recommendation of his mother, he hired New York-based architect Bernhardt Emil Muller to fully realize Opa-locka as an extraordinarily exotic paradise. Muller, skilled in the "Robin Hood" English Tudor style, which was the first themed concept for the development, had little - if any - experience in Orientalist-inspired architecture. At some point in a discussion after Summer of 1925, the "Arabian Nights" style was decided and Muller would begin to draw inspiration from the 1907 color illustrated edition of the "Arabian Nights Entertainments," and the 1924 Douglas Fairbanks silent picture "The Thief of Bagdad."



A filling station concept



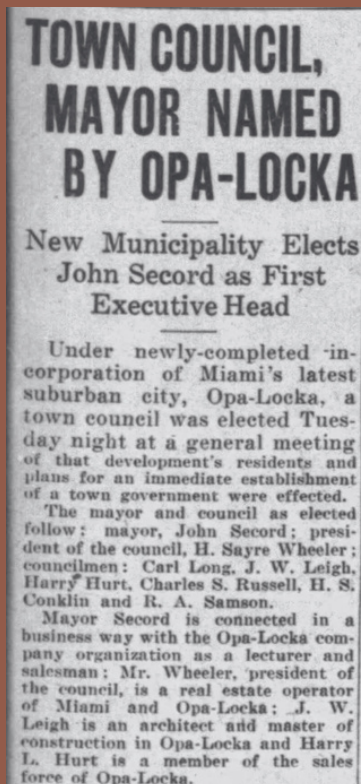
Aerial drawing of Opa-locka produced by the Opa-locka Company.
Courtesy of University of Miami's Michael Maxwell Special Collections.



SIGNIFICANCE (CONT'D)



Harry L. Hurt, 1926



The Miami News, May 26 1926

Part of the early push to promote Opa-locka as the newest and greatest development of South Florida was to conduct an aggressive real estate campaign, which included a multitude of varying advertisements billing Opa-locka as “The City Progressive,” “A City of Parts,” and “The City Substantial,” touting the rapidly forming and appealing qualities of this destination community. There was also a strategic move to place two centrally located Opa-locka Company, Inc. real estate offices at 132 and 181 East Flagler Street in Downtown Miami, a location bustling with lively activity and foot traffic that would have most certainly resulted in grabbing attention from a passer-by. This was in addition to several other branch locations which included Miami Beach, Hialeah, and places in the Northeast.

One of the earliest founders of Opa-locka, who also served as a real estate agent for the company, was Harry L. Hurt, a young single man who would have a home constructed at 305 Dunad Avenue, also one of the earliest homes constructed in the newly established plat. In addition to his competitive nature as an agent for Curtiss' real estate enterprise, he quickly became an important community figure, having been elected as a councilman of the eight member board of the Town of Opa-locka on May 14, 1926. At this same time, Hurt was also in business with the Opa-locka Company, Inc. and assumed the naming and management rights for the city's first commercial structure: the towering Hurt Business Center located at the northwest corner of Opa-locka Boulevard and Ali Baba Avenue. The Center would serve as a gateway to the central business district, and early on was home to important services such as meetings of congregations, the local American Legion Post, the Opa-locka Chamber of Commerce, the first post office and grocery market, a filling station, and the editorial office for the Opa Locka Times.



Opa Locka Times, Wednesday, October 20, 1926



SIGNIFICANCE (CONT'D)

APARTMENTS

**Arrange for your
Apartment in Opa-Locka
At Once**

Indications are that all space in the structure now building and which I am to obtain the lease on, will be taken before the building's completion.

Harry Hurt, Agent

The Lamp, early 1926.

In The
HURT BUILDING
Opa-locka Boulevard at Ali Baba Ave.

For your convenience you will find

U. S. Post Office.
Grocery and Market.
Barber Shop
Filling Station.
Garage.
Real Estate and Insurance Firm.
Homes Department of the Opa-locka Company.
Sandwich Shoppe.
Opa-locka Chamber of Commerce.
Furnished Apartments.

All available space under long term lease

Announcement of Formal Opening will be made in near future.

Hurt Properties, Inc. Hurt Bldg., Opa-locka, Fla.

Opa Locka Times,
December 1, 1926

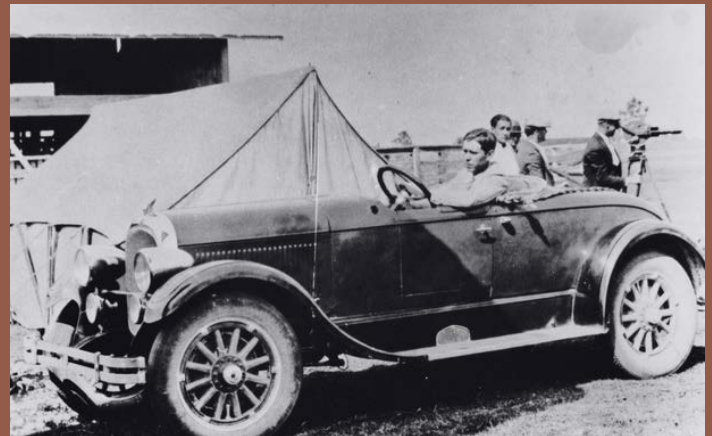
Like all of Muller’s architectural designs for Opa-locka, not one of the single family home exteriors resembled another. Harry Hurt’s residence, like many, featured a modest dome, and also included a colorful triangular band embedded in the textured stucco facade and an ablaq-styled dividing wall.

The Harry L. Hurt residence represents one of the last remaining and best preserved historic landmarks that make up Opa-locka’s finite, non-renewable collection of Moorish Revival resources from the founding years. Of the remaining homes that were constructed from the years 1926-1929, select landmarks were added to the National Park Service’s National Register of Historic Places as part of the the Opa-locka Thematic Resource Area. **As of this report, there are 18 landmarks that remain of the 20 listed.**

As of this report, the Opa-locka Historic Registry has **27 Moorish Revival landmarks that remain**, with the Harry L. Hurt residence making 28.



Town of Opa-locka Councilmen with Hurt on the far left (1926)
Courtesy of Casey M. Piket.



Hurt in his car attending a newsreel event. (Circa 1926)
Courtesy of City of Opa-locka

HISTORICAL INFORMATION

Date(s) of Construction: Summer 1926

Architect: Bernhardt Emil Muller, AIA, New York, NY and associates

Builder/Contractor: Glenn H. Curtiss Properties, Inc. / Opa-locka Company, Inc.



Photo of the Harry L. Hurt Residence taken in the Summer of 1926.
Courtesy of "A Dream of Araby."

ARCHITECTURAL INFORMATION

The Harry L. Hurt residence consists of two structures dating back to its original construction date of 1926: a single story, two bedroom, one bath house at the curbside and a stand-alone garage in the rear of the property. The structures have projecting parapet walls that conceal flat roofs, double and round clay tile vents on all sides, with the main house featuring a triangular chimney cap that once had rounded openings.

The modest-sized single family house once featured a rounded dome likely 5' in diameter, located on the left front facade side above one of the bedrooms.

The left portion of the house just under the dome featured a decoratively painted, triangular-patterned frieze band, likely 9-12" in width and created using smooth stucco (a float finish) that was lined off and painted, a characteristic unique to the home and unlike the majority of other band designs seen primarily around window openings.

Adjoined to the left side of the house, and part of a raised concrete porch, is a continuous dividing wall knee wall located at the house's east-facing front entrance that once featured a raised $\frac{3}{8}$ " alternating band. Windows were of the common Colonial-grid style, with the majority of the openings being single casements. All of the parapet wall corners on both the house and garage feature distinct flared tips.

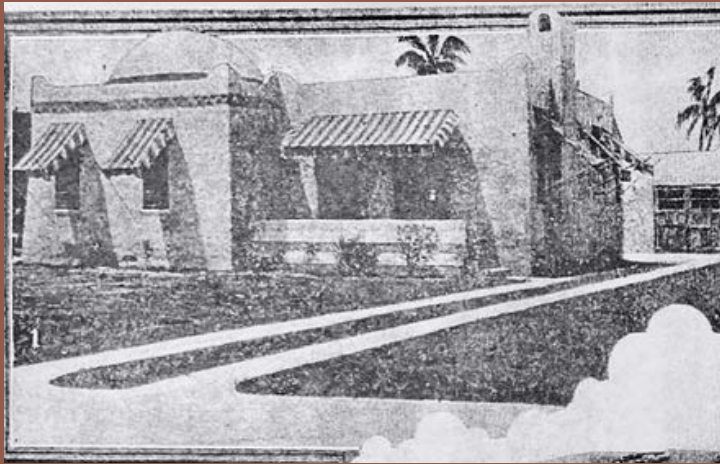
Both structures were constructed on a reinforced Portland Cement footing, wood frame walls, with a National Steel Fabric wire lath nailed to the frame and finished with an irregularly textured stucco, giving the impression of an Old World landmark. The finish coat would have been no less than one inch. The original color, although currently unknown, would have been "old Arabian tints" as directed by the architect.

Original architectural drawings for either structure are not known to exist, however dated photographs give evidence of their age and original appearance. Dome and stucco measurements and details have been deduced based on measurements of other identical features seen on single-family elevation designs, and that closely resemble photographic evidence.

Today, the main structure retains most of its original character-defining features in the base structure. The dome and decorative band were removed decades ago, and the adjacent and attached border wall in the front was altered to allow for a direct passage from the house entrance to the street.

The rear structure has been altered from its use as a garage to an indoor livable space, while still maintaining a period appearance.

ARCHITECTURAL INFORMATION (CONT'D)



1926 RESIDENCE OF HARRY HURT

With every home in OPA-LOCKA occupied it is no wonder that this street is building up so rapidly.

and strongly, if its honest construction is specified at the outset.

One of OPA-LOCKA'S many "Homes Beautiful." This view gives a good idea of the way shrubs and garden plants withstood the storm.

Sturdy and strong it stands, ready to serve its owner, Mr. C. E. Long, and his family to the second generation.

**MIAMI'S
Fastest Growing
SUBURB**

The home of Mr. Harry Hurt, president of Hurt Properties, Inc., of OPA-LOCKA.

Spacious OPA-LOCKA bungalows that gain dignity and beauty from their wide spacing.

Early newspaper images of Harry Hurt's Residence pre and post the Great Miami Hurricane of 1926.
Courtesy of HistoryMiami Archives.

ARCHITECTURAL INFORMATION (CONT'D)



Series of photos taken in the period of the 1950s-1970s. Courtesy of the Miami-Dade Property Appraiser.

ARCHITECTURAL INFORMATION (CONT'D)



Taken the day of closing for current owner Martiza Hernandez, June 28, 2010.
Courtesy of Maritza Hernandez.



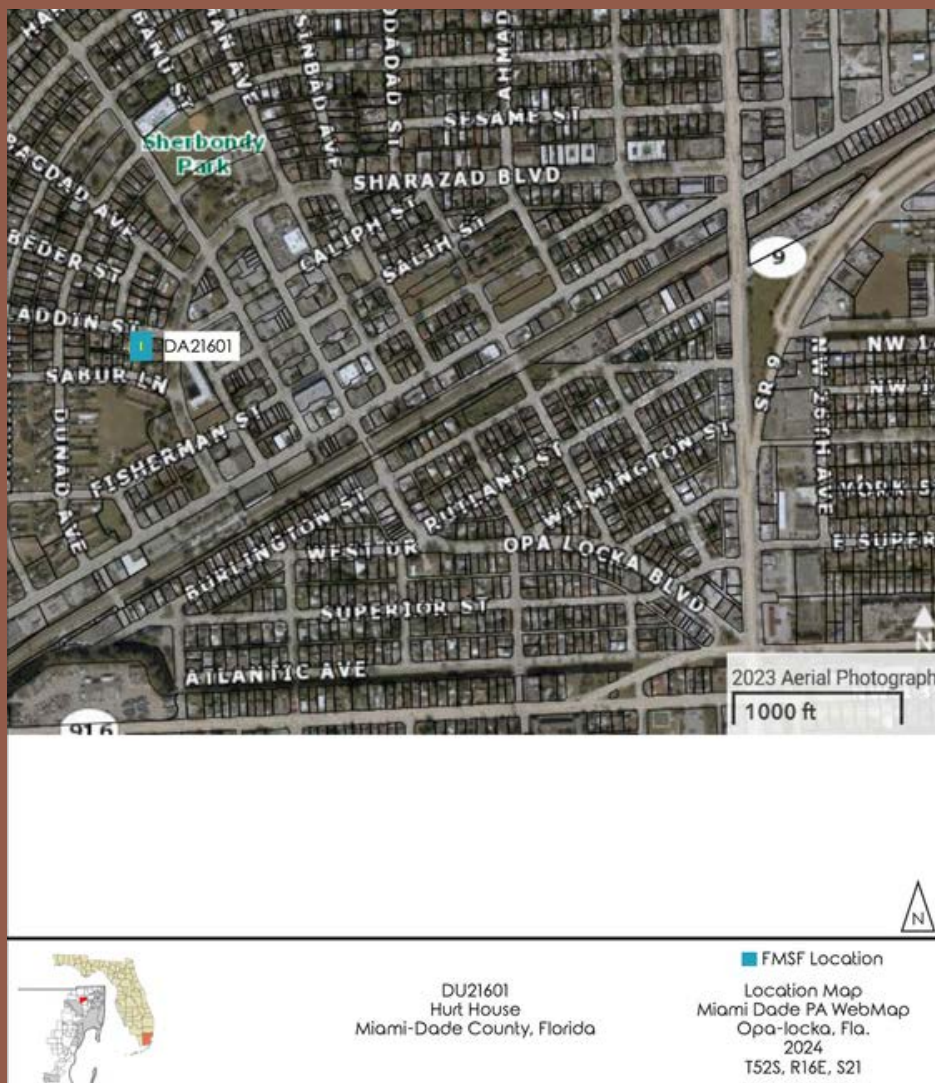
Present day photo taken on March 7, 2024. Courtesy of Alex Van Meel.

DESCRIPTION OF SITE

The Harry L. Hurt residence is located on the west side of Tract 59 of Opa-locka Plat No. Two, Miami-Dade County, Florida. The property has the street address of 305 Dunad Avenue, Opa-locka, Fla., and is just northwest of Sabur Lane and south of Aladdin Street. The property has two structures on it: the main house and a stand-alone building in the rear.

PLANNING CONTEXT

The Harry L. Hurt residence has always been and is currently being used as a single-family residence.



BIBLIOGRAPHY

Published Sources:

Fitzgerald-Bush, Frank. *A Dream of Araby*. Opa-locka Florida, South Florida Archeological Museum, 1976

Kenneth Andrew Mroczek, Catherine Lynn, Frank S. Fitzgerald-Bush, Calvin Godfrey. *Opa-Tisha-Wocka-Locka*. London, United Kingdom, 2014

Unpublished Sources:

- Master Site File, State of Florida Division of Historical Resources
- Survey Findings in the City of Opa-locka, Metro-Dade Office of Community and Economic Development, Historic Preservation Division (September 1980)
- Emily Perry Papers, HistoryMiami Archives
- Polk Directory (1927)
- Opa Locka Times (1926, 1927)
- The Lamp (1926)
- The North Dade Hub



DRAFT RESOLUTION FOR HISTORIC DESIGNATION

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF OPA-LOCKA, FLORIDA, DESIGNATING THE
HARRY HURT HOUSE LOCATED AT 305 DUNAD
AVENUE WITHIN THE CITY AS A HISTORIC SITE,
PURSUANT TO ORDINANCE 2022-02 HISTORIC
PRESERVATION, PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Ordinance 2022-02, the City Commission of the City of Opa-locka shall have the authority to designate areas, 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; and

WHEREAS, the Opa-locka Historic Preservation Board (“Board”) recommends the designation of the Harry Hurt House as an individual site with historical significance within the City of Opa-locka. The Board’s Designation Report is attached hereto as Exhibit “A”; and

WHEREAS, the Harry Hurt House, 305 Dunad Avenue, is an outstanding example of Moorish Revival architecture in Opa-locka and Miami-Dade County; and

WHEREAS, the property was built based on the original plans as designed by architect Bernhardt Emil Muller; and

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

WHEREAS, the property meets the requirements, being of historical, cultural, architectural and archeological significance.

DRAFT RESOLUTION FOR HISTORIC DESIGNATION (CONT'D)

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

SECTION 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

The City Commission Hereby accepts the recommendation of the Historic Environmental Preservation Board to designate the Harry Hurt House, located at 305 Dunad Avenue, as a historic property within the City.

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, following review by the City Attorney, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

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

SUPPLEMENTAL DOCUMENTATION

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

[Empty box for Explanation of Evaluation]

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

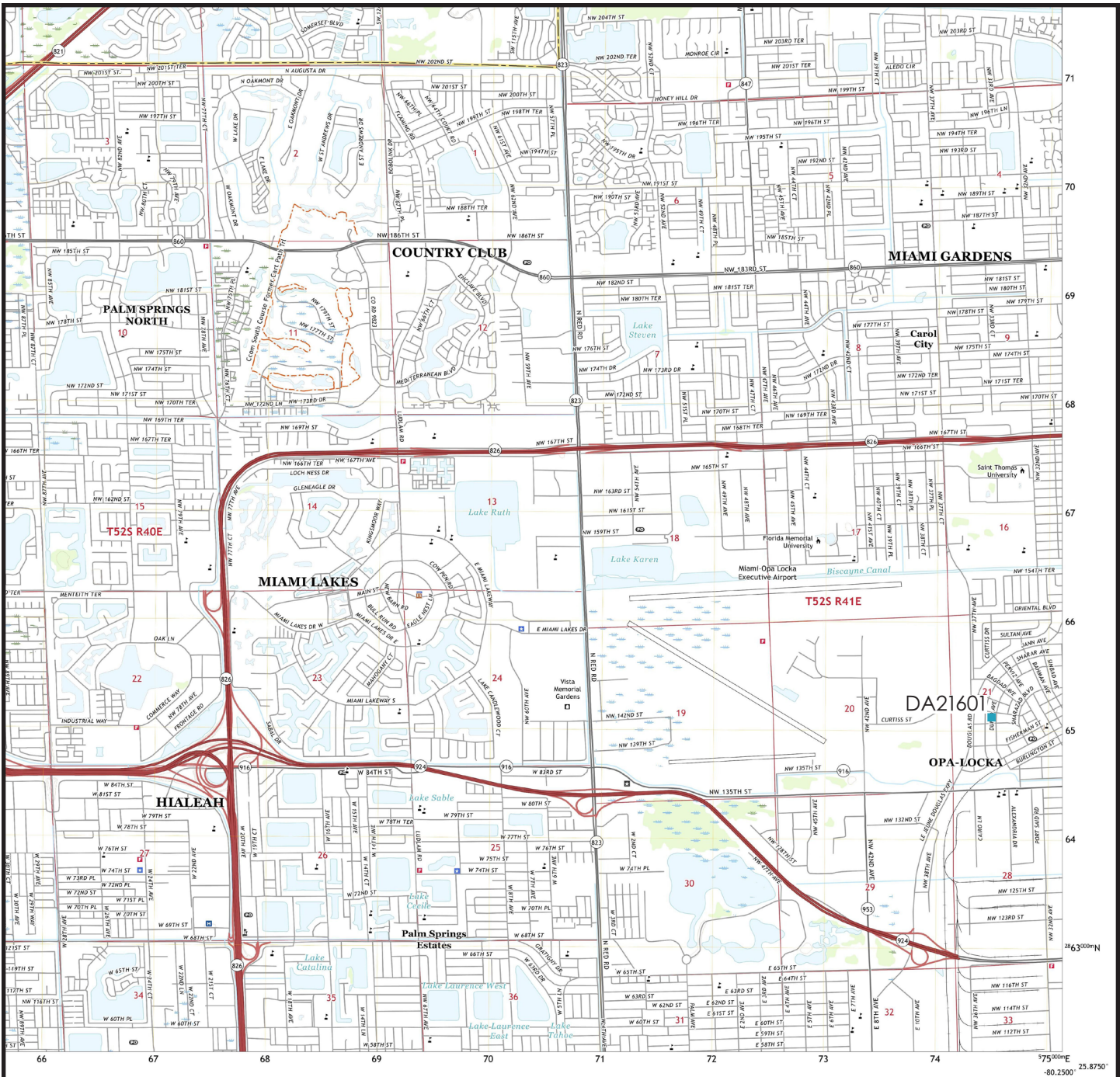
DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000:1 (meters)

Grid Zone Designation: 18N

SCALE 1:24 000

1 0.5 0 0.5 1 2
1000 500 0 500 1000 2000
KILOMETERS

1 0.5 0 0.5 1
1000 500 0 500 1000 2000
METERS

1 0.5 0 0.5 1
1000 500 0 500 1000 2000
MILES

1 0.5 0 0.5 1
1000 500 0 500 1000 2000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ROAD CLASSIFICATION

- Expressway
- Secondary Hwy
- Ramp
- Local Connector
- Local Road
- 4WD
- US Route
- State Route

ADJOINING QUADRANGLES

1	2	3
4	5	6
7	8	9

1 Cooper City SW
2 Cooper City
3 Fort Lauderdale South
4 Pensacola
5 North Miami
6 Hialeah SW
7 Hialeah
8 Miami

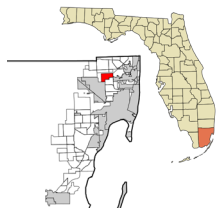
OPA-LOCKA, FL
2021

DU21601
Hurt House
Miami-Dade County, Florida

FMSF Location
USGS Quadrangle:
Opa-locka, Fla.
2021
T52S, R16E, S21

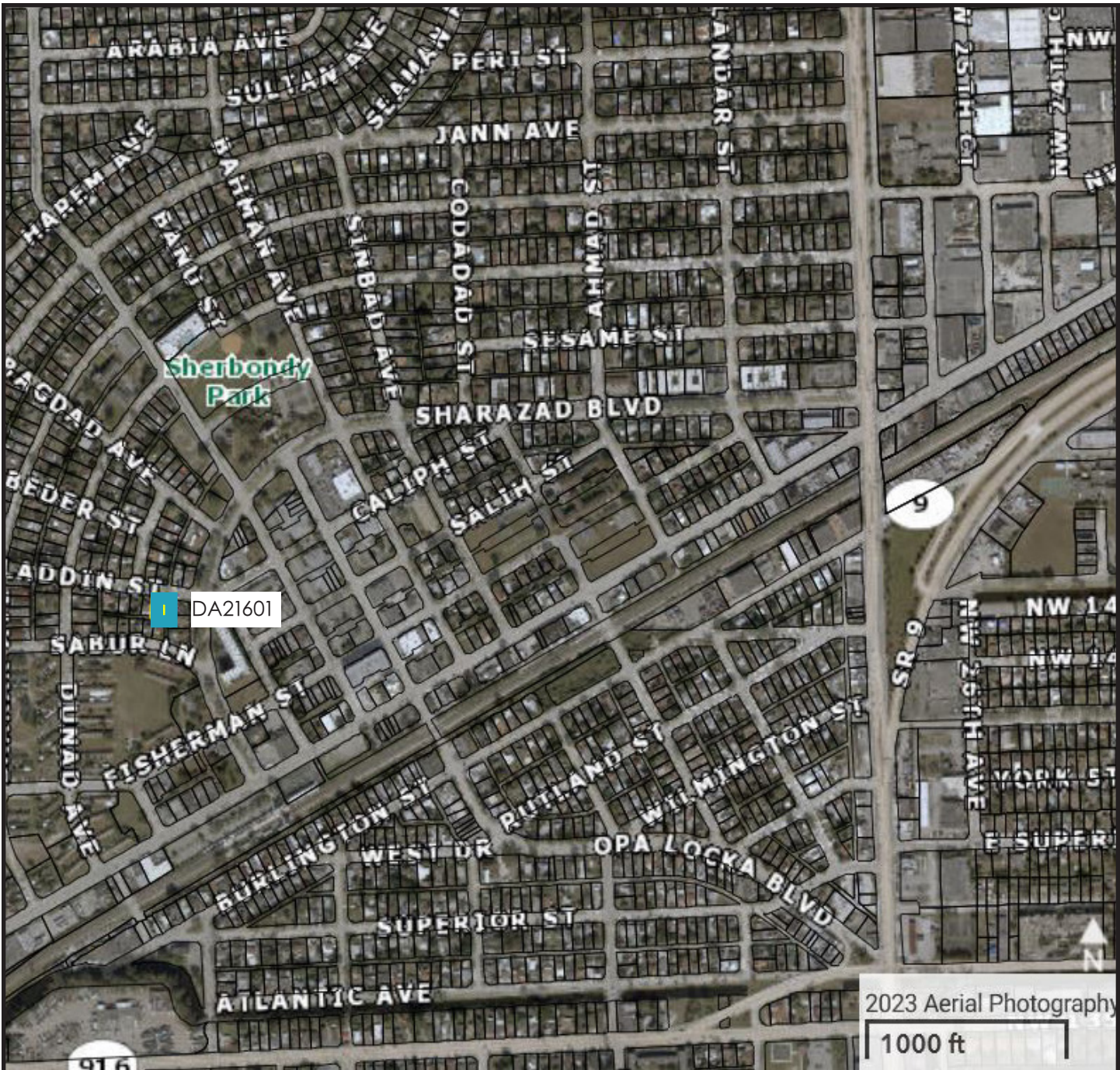


East Facade (Front facing Dunad Ave.)
Photograph by Caleb Arsenault
UF Historic Preservation Program
Opa-locka Field Survey, Fla.
Feb. 2023



DU21601
Hurt House
Miami-Dade County, Florida

Photograph
Opa-locka, Fla.
Feb. 2023
T52S, R16E, S21



DA21601

2023 Aerial Photography

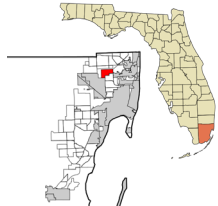
1000 ft



■ FMSF Location

Location Map
 Miami Dade PA WebMap
 Opa-locka, Fla.
 2024
 T52S, R16E, S21

DU21601
 Hurt House
 Miami-Dade County, Florida



A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO SUPPORT THE CITY OF OPA-LOCKA'S APPLICATION TO THE NATIONAL ARBOR DAY FOUNDATION FOR 2024 TREE CITY USA RECOGNITION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 16-13, on October 12, 2016 the City of Opa-locka, Florida (" City") established the Historic Environmental Preservation Board ("Board") in order to preserve and protect the City's historic and cultural heritage and foster civic pride; and

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

WHEREAS Tree City USA Recognition provides education to improve current urban forestry practices; Builds cooperation between public and private sectors to effectively manage urban forests; Encourages, supports, and strengthens effective urban forestry programs in diverse communities nationwide and can make a strong contribution to a community's pride.

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

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

Section 2. The City Commission of the City of Opa-locka hereby supports the City's application to the National Arbor Day Foundation for 2024 Tree City USA Recognition;

PASSED AND ADOPTED this _____ day of _____, 2024.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.

City Attorney

Moved by: _____

Seconded by:

VOTE:

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

TREE CITY USA® APPLICATION

Select one: First Time Applicant OR Recertification



TREE CITY USA status is awarded for work completed by the community during the calendar year. Please contact your State Urban Forestry Coordinator for your state's deadline, mailing address and any additional information required by your state. The common deadline is December 31 but can vary by state. Completed applications with attachments can be mailed to your State Urban Forestry Coordinator. All fields below are required to be filled out for your application to be approved.

Community Information

Community Name (as it should appear on recognition materials) _____

Community Website _____

Mayor or Equivalent

First Name _____ Last Name _____

Professional Title _____

Address _____

City _____ State _____ Zip Code _____

Email Address _____

Phone Number (ex. 402-473-9553) _____

City Forestry Contact: Person who is responsible for completing and answering questions about this application.

First Name _____ Last Name _____

Professional Title _____

Address _____

City _____ State _____ Zip Code _____

Email Address _____

Phone Number (ex. 402-473-9553) _____

Standard 1: Tree Board or Department

Frequency of Tree Board Meetings: Weekly Bi weekly Monthly Quarterly Semiannually Annually

Chairperson: If your city or town has a Tree Board, list your chairperson or head board member. If your city or town doesn't have a Tree Board, list your city department or manager.

First Name _____ Last Name _____

Professional Title _____

Address _____

City _____ State _____ Zip Code _____

Email Address _____

Phone Number (ex. 402-473-9553) _____

Other Tree Board Members or Staff

Full Name _____ Email Address _____

Full Name _____ Email Address _____

Full Name _____ Email Address _____

Full Name _____ Email Address _____

If additional Tree Board members are needed, please attach.

OVER

Standard ②: A Community Tree Ordinance

Date Current Tree Ordinance was established _____

NEW Applicants (required): Current ordinance is attached. **RECERTIFICATIONS:** Our ordinance as last submitted is unchanged and still in effect.
 Our ordinance has been changed. The new version is attached.

Standard ③: A Community Forestry Program with an Annual Budget of at Least \$2 per capita

Community Population _____	To review program standards and application resources, visit arborday.org/treecity .
Tree Planting and Initial Care	\$ _____
Tree Maintenance	\$ _____
Tree Removal	\$ _____
Management	\$ _____
Utility Line Clearance	\$ _____
Volunteer Time (in hours)	_____ Hours
Other (please explain) _____	\$ _____
Total Community Forestry Expenditures	\$ _____

Please attach Annual Work plan (if required by your state) and supporting budget documents.

Trees Planted _____ Trees Pruned _____ Trees Removed _____

Standard ④: Arbor Day Observance and Proclamation

Date of observation _____

Proof of Arbor Day event is attached (activities, photos, and/or news coverage). Signed Arbor Day Proclamation is attached.

Mayor or Equivalent Signature _____	Title _____	Date _____
--	--------------------	-------------------

Application Certification To Be Completed By The State Forester:

Community: _____

The above named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained therein, said community is eligible to be certified as a Tree City USA community, having in my opinion met the four standards required for recognition.

State Forester Signature _____	Title _____	Date _____
---------------------------------------	--------------------	-------------------

Mail completed application with requested attachments to your state forester no later than December 31 (unless your state has instituted a different deadline.)



Memorandum

TO: Members of Historic Environmental Preservation Board

FROM: Gregory D. Gay, Director
Gerald Lee, Zoning Official
Randall C. Robinson, City Planner
Solomon Bankole, Economic Development Manager

DATE: March 22, 2024

RE: National Arbor Day Foundation 2024 Application-Tree City USA

The Historic Environmental Preservation Board was established to protect the city's green environment, especially the protection and preservation of its exceptional trees, as well as to protect the significant buildings and places of the city.

Tree City USA Recognition provides on-going education through which the City can improve its urban forestry practices. This recognition by the National Arbor Day Foundation also aims to build cooperation between public and private sectors to effectively manage the city's urban forest/tree canopy. The city's Tree City USA designation can encourage, support, and strengthen effective urban forestry programs and can make a strong contribution to community pride.

The City of Opa-locka was granted Tree City USA recognition in 2014, 2015, 2016 and 2021. The current application is for 2024 recognition.

Through completion of the application the City is able to gauge where it stands with respect to the management of its urban forest.

Among the prerequisites for recognition by the National Arbor Foundation is a Tree Board. In Opa-locka the HEPB serves as the Tree Board. In order for the HEPB to familiarize itself with how the City manages its urban forest, Planning staff recommends that the City's Beautification Director provide a brief report at every HEPB meeting regarding what activities the Public Works Department has undertaken with the respect to the city's trees in the previous month. At the appropriate time the HEPB may then discuss how it can work cooperatively with Planning and Public Works staff in the ongoing realization of urban forest management best practices.

A Tree Ordinance is also a prerequisite for Tree City USA recognition. Currently, in response to review of the City's Tree Ordinance by Miami-Dade County Environmental Resources Management staff, Planning staff is revising the City ordinance so that it is in agreement with the County ordinance. This will address confusion on the part of Opa-locka property owners who have sought permits for tree removal from the County, rather than the City, which is the appropriate jurisdiction.

Tree City USA recognition requires that a jurisdiction's community forestry program have an annual budget of at least \$2 per capita. Opa-locka, with a population of approximately 16,000,

should be devoting at least \$32,000 per year on its forestry program. Per the application, \$131,000 was spent last year.

A jurisdiction is required to hold an Annual Arbor Day Observance and Proclamation in order to apply for Tree City USA recognition. Opa-locka's last Arbor Day Observance was in 2021. The 2024 observance will coincide with an upcoming HEPB meeting and is planned to occur in Sherbondy Park, at Sharazad Blvd. and Perviz Ave.

On the 2024 Application the State of Florida poses the following two supplemental questions:

1. Does the community have an urban forest management plan, and
2. Does the community employ an urban forester or arborist to advise and/or assist in development or management of a community urban forestry plan.

At this time, the answer to both questions is 'no.' However, though no timetable for hiring has been disseminated, there is an item in the 2023-24 budget to fill this position in the City administration.

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, 2023 THROUGH DECEMBER 31, 2023; PROVIDING FOR SEVERABILITY; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2024.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Williams (Yes) _____ (No) _____

Commissioner Kelley (Yes) _____ (No) _____

Commissioner Bass (Yes) _____ (No) _____

Vice-Mayor Ervin (Yes) _____ (No) _____

Mayor Taylor (Yes) _____ (No) _____



HISTORIC PRESERVATION ANNUAL REPORT

JANUARY 1, 2022 THROUGH DECEMBER 31, 2022

Name of Local Government: <i>City of Opa-locka</i>
Report Submitted By: <i>Randall Robinson</i>
Contact Information: <i>305-953-2868, ext 5003, rrobinson@opalockafl.gov</i>
Date Report Submitted: <i>T.B.D. when 2023 report form is issued.</i>

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

2. Rules of Procedure: Were there any changes/additions to the Rules of Procedure?
 YES NO

If yes, please briefly describe the changes below and provide a copy of the revised procedures:

3. Summary of Preservation Board Activities:

- a. Number of times your board met during this reporting period: 4
- b. Date and time of regularly scheduled board meetings: Fourth Thursday, 7:00pm
- c. Number of new designations for this year: 1
- d. Number of designation reports produced/considered for this year: 1
- e. Number of Florida Master Site File forms submitted: 0
- f. Number of National Register proposals reviewed: 0
- g. Number of Special (Board) Certificates of Appropriateness reviewed: 2

h. Number of Administrative Certificates of Appropriateness reviewed: 0

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

Name	Address	Profession	Years of Service
<u>Zamarr T. Brown</u>	2001 Tyler St, #2, Hollywood, FL 33020	Architect	4
<u>Romer Ferguson, III</u>	371 Sinbad Ave, Opa- locka, FL 33054	City Resident	4
<u>Mykeshia A. Fenn</u>	831 West Dr., Opa-locka, FL 33054	City Resident	4
<u>Frances “Dolly” McIntire</u>	409 Viscaya Avenue Coral Gables, FL 33134	Historic Preserva Advocate	3
<u>Nikisha A. Williams</u>	1200 Jann Avenue Opa-locka FL 33054	City Resident	3
<u>William Robert Smith (Bob)</u>	230 NE 94 th Street Miami, FL 33138	Historic Preservation Advocate	2
<u>Alexander Van Mecl</u>	806 Jann Avenue Opa-locka, FL 33054	City Resident	3

5. Total Number of Locally Designated Properties:

- a. Number of Individual Resources: _____
- b. Number of Districts: 0
- c. Number of Archaeological Sites and/or Zones, if applicable: n/a

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

If so, what is the website address: _____



7. How can the Miami-Dade County Office of Historic Preservation better support your municipal historic preservation efforts?

By requiring bi-monthly reports.

REQUIRED ATTACHMENTS

Please include the following attachments:

- Agendas of all 2022 HP Board meetings
- Minutes of all 2022 HP Board meetings
- Amended Ordinance (if applicable)
- Amended Rules of Procedure (if applicable)
- List of new designations (if applicable)
- Resumes of any new board members (if applicable)

SUBMITTAL

Please return the annual report and related materials by March 31, 2023 via email to:

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

scody@miamidade.gov

and provide a copy to:

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

Clerk.board@miamidade.gov

Historic Preservation in Opa-locka, Florida – 2023-2024

A year of transition

While the agendas the City of Opa-locka Historic and Environmental Preservation Board of the past year do not indicate that a lot of activity occurred, in fact much has gone on that will see fruition in the coming year and beyond.

The City allocated \$100,000, a project of City Manager Darvin Williams, to fund a competitive grant program that, in the coming year, will provide \$25,000 to each of four qualifying owners of historically designated homes for restoration work. Funds will finance the restoration of signature elements of Opa-locka's 1920s Moorish Revival architecture, including domes, minarets, crenellated parapets, tile cladding with Moorish-style geometric patterns, keyhole arches and chimneys. The program is managed by Solomon Bankole, Economic Development Manager, Planning Community Development Department.

2023 saw the hiring of Randall Robinson as Opa-locka City Planner. Mr. Robinson brings to the City a background in Community Development, Community Organization, Historic Preservation Advocacy, City Planning and Urban Design.

The historic restoration of the 1926 Opa-locka Company Administration began in October with completion in spring 2024. Better known as Old City Hall, the centerpiece and symbol Glenn Curtiss' City Beautiful of 1001 Arabian Nights is receiving its most extensive and historically accurate in time for Opa-locka's centennial in 2026. When restoration is complete, the facility will serve as a banquet and event space as well as a cultural exhibition hall.

In 2024 Diana Cheng was hired as Executive Secretary and Clerk to the Planning and Zoning Appeals and Historic and Environmental Preservation Boards. Mrs. Cheng brings administrative professional skills gained over twenty year's in both the public and private sectors. She has already proven to be what her resume states: ethical, reliable, and resourceful individual with diligent work habits she is a welcome addition to the department and the City administration.

The year also saw the repositioning of Discover Opa-locka as the Opa-locka Preservation Association (OLPA). OLPA conducts regularly scheduled walking and bike tours of the city. The Opa-locka Heritage Trail, an effort of OLPA, consisting of 14 interpretive markers throughout the downtown will be inaugurated in April 2024 and will complement the re-inauguration of the Administration Building.

Among the items that appeared on HEPB agendas was the Certificate of Appropriateness for the historic restoration of the Solomon home at 1011 Sharar Avenue. We note that the staff report, an effort of Zoning Official Gerald Lee, was recognized by HEPB Dolly McIntire, a founder of and the doyenne of Historic Preservation in Miami-Dade County, as exemplary and will serve as a template for the Planning and Community Development Department onward.

Reflected in all of this is the steady and unwavering leadership of Planning Director Gregory Gay.

Historic and Environmental Preservation Board Agendas June 2023 – April 2024

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

CITY OF OPA-LOCKA
"The City of Bright Opportunities"

AGENDA
HISTORIC ENVIRONMENTAL PRESERVATION BOARD
July 31, 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:**

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 TO ISSUE A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE COMPLETE INTERIOR RENOVATION OF THE EXISTING STRUCTURE AT 1011 SHARAR AVENUE TO STRIP EXTERIOR WALLS OF CONCRETE MASONRY UNIT; RECONFIGURE AND REPLACE KITCHEN AND ALL BATHROOM PLUMBING FIXTURES; REMOVE AND REPLACE ALL EXTERIOR WINDOWS AND DOORS WITH IMPACT WINDOWS AND DOORS, PER CODE; REMOVE AND REPLACE EXISTING FLOOR JOISTS, AS NEEDED; REPAIR CEILING RAFTERS, AS NEEDED; REPAIR AND REPAINT EXTERIOR STUCCO, AS NEEDED; RAISE WEST ELEVATION WINDOWS TO THEIR ORIGINAL HEIGHT OF 3 FEET ABOVE FINISHED FLOOR, ON THIS REGISTERED HISTORIC PROPERTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

9. **BOARD COMMENTS:**

10. **ADJOURNMENT:**



**CITY OF OPA-LOCKA
NOTICE OF HISTORIC AND ENVIRONMENTAL PRESERVATION
BOARD MEETING**

NOTICE IS HEREBY GIVEN that a meeting of the Historic and Environmental Preservation Board will be held on **Thursday, October 26, 2023, at 7 p.m.**, at 780 Fisherman Street, 3rd Floor, Opa-locka, Florida. The purpose of Historic and Environmental Preservation Board Meeting is to discuss and consider the following:

A RESOLUTION 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 COMPLETE INTERIOR RENOVATION OF THE EXISTING STRUCTURE AND STRIP EXTERIOR WALLS TO CONCRETE MASONRY UNIT; KITCHEN AND ALL BATHROOM PLUMBING FIXTURES TO BE RECONFIGURED AND REPLACED; ALL EXTERIOR WINDOWS AND DOORS TO BE REMOVED AND REPLACED WITH IMPACT WINDOWS AND DOORS TO CODE; REMOVE AND REPLACE EXISTING FLOOR JOISTS AS NEEDED; REPAIR CEILING RAFTERS AS NEEDED; REPAIR EXTERIOR STUCCO AS NEEDED AND REPAINT; RAISE WEST ELEVATION WINDOWS TO THEIR ORIGINAL HEIGHT OF 3' ABOVE FINISHED FLOOR TO COMPLETE THE RESTORATION AND RENOVATION OF THE STRUCTURE AT 1011 SHARAR AVENUE PROPOSED FOR THIS REGISTERED HISTORIC PROPERTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

Procedures for Public Participation

Historic and Environmental Preservation Board Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Historic and Environmental Preservation Board may do so in person or virtually.

To participate virtually, please register online by 5:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

How to watch the meeting

Members of the public can watch City of Opa-locka public meetings at <https://www.youtube.com/user/CityofOpaLocka>.

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

CITY OF OPA-LOCKA
"The City of Bright Opportunities"

AGENDA
HISTORIC ENVIRONMENTAL PRESERVATION BOARD
April 11, 2024
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:**
7. **PUBLIC COMMENTS:**
Agenda Items Only
8. **RESOLUTIONS:**
 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AND AUTHORIZING THE CITY OF OPA-LOCKA'S APPLICATION TO THE SURVEY AND REGISTRATION SECTION OF THE BUREAU OF HISTORIC PRESERVATION FOR THE CITY'S INCLUSION IN THE FLORIDA CERTIFIED LOCAL GOVERNMENT PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.
 2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING THE HARRY HURT HOUSE LOCATED AT 305 DUNAD AVENUE WITHIN THE CITY AS A HISTORIC SITE, PURSUANT TO ORDINANCE 15-03 HISTORIC PRESERVATION, PROVIDING FOR AN EFFECTIVE DATE.
 3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AND AUTHORIZING THE CITY OF OPA-LOCKA'S APPLICATION TO THE NATIONAL ARBOR DAY FOUNDATION FOR THE 2024 TREE CITY USA RECOGNITION; PROVIDING FOR INCORPORATION OF RECITALS; 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 APPROVE THE ANNUAL REPORT FROM JANUARY 1, 2023 THROUGH DECEMBER 31, 2023; PROVIDING FOR SEVERABILITY; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE; 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

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