

CITY OF OPA-LOCKA

The City of Bright Opportunities



REGULAR COMMISSION MEETING Agenda

**Wednesday, June 26, 2024
7:00 PM**

*Commission Chamber
780 Fisherman Street, 3rd Floor
Opa-locka, FL 33054*

City Commission

**Mayor John H. Taylor, Jr.
Vice Mayor Natasha L. Ervin
Commissioner Sherelean Bass
Commissioner Joseph L. Kelley
Commissioner Veronica Williams**

Appointed Officials

**City Manager Darvin Williams
City Attorney Burnadette Norris-Weeks
City Clerk Joanna Flores, CMC**

SPEAKING BEFORE THE CITY COMMISSION

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

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

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

AGENDA
REGULAR COMMISSION MEETING
June 26, 2024
7:00 PM

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. INVOCATION:**
- 4. PLEDGE OF ALLEGIANCE:**
- 5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:**
- 6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions)**
- 7. APPROVAL OF AGENDA:**
- 8. APPROVAL OF MINUTES:**
 - City Commission Workshop Meeting Minutes - May 8, 2024
 - Regular Commission Meeting Minutes - May 8, 2024
 - Regular Commission Meeting Minutes - May 22, 2024
- 9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:**
- 10. PUBLIC PRESENTATIONS:**
 - Adelina Gross, CIP Manager
City of Opa-locka
Update on Residential Flooding Mitigation
 - Assistant Chief of Police Dr. Robin Starks
Opa-locka Police Department
Public Safety
- 11. CITIZENS' FORUM:**
(Opportunity for discussion of any concerns – please limit to 3 minutes)

12. ACTION ITEMS (items from consent agenda pull list):

13. ADMINISTRATION:

CONSENT AGENDA:

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RENAMING PUBLIC WORKS WEEK IN MEMORY OF DECEASED CITY EMPLOYEE AND RESIDENT KENDRICK MCPHEE DURING THE MONTH OF MAY EACH YEAR; ESTABLISHING A BUDGET OF TWO THOUSAND DOLLARS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Kelley***
2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AWARDING THREE (3) ONE THOUSAND, SIX HUNDRED FIFTY DOLLAR (\$1,650.00) SCHOLARSHIPS THROUGH THE CITY OF OPA-LOCKA'S EDUCATIONAL SCHOLARSHIP PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT 2 TO THE WW130301 LOAN AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, RELATING TO THE STATE REVOLVING FUND (SRF) LOAN PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DECLARING CERTAIN CITY PROPERTY, IDENTIFIED AS A DONATED METAL DETECTOR, AS SURPLUS PROPERTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
5. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO REQUEST MIAMI-DADE COUNTY TO CONDUCT A FEASIBILITY STUDY TO INSTALL A HIGH VISIBILITY PEDESTRIAN CROSSWALK ON ALI-BABA AVENUE NEAR THE TRI-RAIL STATION, WITHIN THE CITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
6. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ADOPTING STANDARD DEPARTMENTAL OPERATING PROCEDURES PURSUANT TO CITY OF OPA-LOCKA RESOLUTION #23-035;**

PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

7. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN ESTOPPEL CERTIFICATE REGARDING GPT NW 42ND AVE OWNER, LLC.; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
8. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO EXPLORE SUITABLE OPTIONS TO DECREASE THE CITY'S MILLAGE RATE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Mayor Taylor***
9. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING ISSUANCE OF A REQUEST FOR PROPOSALS ("RFP") FOR THE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AND OVERHEAD COVERINGS WITHIN CITY PARKS; FURTHER AUTHORIZING THE CITY MANAGER TO EXPLORE PIGGYBACK OPPORTUNITIES FOR SAID SERVICES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Mayor Taylor***
10. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ESTABLISH A CITYWIDE HOME REHABILITATION PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Mayor Taylor***
11. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DIRECTING THE CITY MANAGER TO REQUEST THAT MIAMI-DADE COUNTY CONDUCTS A TRAFFIC CONTROL STUDY AT THE INTERSECTION OF JANN AVENUE AND AHMAD STREET TO DETERMINE THE FEASIBILITY OF INSTALLING A 4-WAY TRAFFIC CONTROL SYSTEM WITHIN THE CITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Williams***
12. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO INVESTIGATE THE NEED FOR AN ADDITIONAL CODE ENFORCEMENT OFFICER POSITION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Williams***
13. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ESTABLISH A HISTORIC HOME MOORISH DESIGNS RESTORATION PROGRAM FOR HISTORIC**

DESIGNATED HOMEOWNERS WITHIN THE CITY; PROVIDING FOR A PARTIAL FUNDING SOURCE FOR THE PROGRAM; APPOINTING AND AUTHORIZING A DESIGNATED PROJECT CONTACT; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

14. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDED LIST OF PROJECTS, ATTACHED HERETO AS EXHIBIT "A", TO BE FUNDED BY AMERICAN RESCUE PLAN ACT (ARPA) GRANT FUNDS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

Sponsored by City Manager

15. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA- LOCKA, FLORIDA, ACCEPTING THE PROPOSAL OF PROKEL MOBILITY FOR ON DEMAND AND FIXED-ROUTE RIDESHARE SERVICES PURSUANT TO RFP NO. 24-0205200 AND FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PROKEL MOBILITY FOR SAID SERVICES, IN THE FORM ATTACHED HERETO, IN AN AMOUNT NOT TO EXCEED SIX HUNDRED FORTY-NINE THOUSAND TWO HUNDRED THIRTY-TWO DOLLARS (\$649,232.00); PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.**

Sponsored by City Manager

16. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA- LOCKA, FLORIDA, ACCEPTING THE PROPOSAL OF COMFORT TECH AIR CONDITIONING, INC. FOR DESIGN AND BUILD HVAC SYSTEM UNIT REPLACEMENT AND SERVICES FOR THE MUNICIPAL COMPLEX WITHIN THE CITY, PURSUANT TO RFP NO. 24-0408200 AND FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH COMFORT TECH AIR CONDITIONING FOR SAID SERVICES, IN THE FORM ATTACHED HERETO AS EXHIBIT "A", IN AN AMOUNT NOT TO EXCEED TWO MILLION, FOUR HUNDRED THOUSAND DOLLARS (2,400,000.00); PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.**

Sponsored by City Manager

17. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING ISSUANCE OF A REQUEST FOR PROPOSALS ("RFP") FOR A QUALIFIED CONSULTANT TO UPDATE THE ANNEXATION REPORT DATA FOR AREA A AND AREA B, AS DESCRIBED HEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

Sponsored by City Manager

14. **NEW ITEMS:**

15. **PLANNING & ZONING:**

A. PUBLIC HEARINGS:

1. **A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE TENTATIVE PLAT FOR THE CONSTRUCTION AND OPERATION OF A SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 14301 NW 27TH AVENUE, IDENTIFIED BY FOLIO 08-2122-000-0050 IN THE B-3 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
2. **A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN FOR THE CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED APPROXIMATELY AT NW 148TH STREET AND NW 24TH COURT AND IDENTIFIED BY FOLIO 08-2122-025-0501 IN THE I-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***
3. **A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN OFFICE AND WAREHOUSE BUILDING FOR THE OPERATION OF A PAVING AND CONSTRUCTION COMPANY ON THE PROPERTY LOCATED APPROXIMATELY AT NW 148TH STREET AND NW 24TH COURT AND IDENTIFIED BY FOLIO 08-2122-025-0501 IN THE I-2 ZONING DISTRICT AND ALSO WITHIN THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ADOPTING AN AMENDMENT TO THE LAND DEVELOPMENT REGULATION, ORDINANCE 15-31, ARTICLE V, SECTION 22-142, TO CREATE A NEW DEFINITION FOR INDOOR SHOOTING RANGES AND PERMIT INDOOR SHOOTING RANGES IN THE I-3 ZONING DISTRICT AS A CONDITIONAL USE AND PROVIDE GENERAL REQUIREMENTS FOR ZONING, LOCATION AND DISTANCE, SITE PLAN, LICENSURE AND NUISANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA- LOCKA, FLORIDA, CREATING A NEW ARTICLE XI OF THE CITY CODE OF ORDINANCES; RENUMBERING THE FOLLOWING SECTIONS; SPECIFICALLY ADOPTING CERTAIN PROVISIONS OF SENATE BILL 102, THE “LIVE LOCAL ACT” RELATING TO AFFORDABLE HOUSING; PROVIDING FOR THE ADMINISTRATIVE APPROVAL OF CERTAIN QUALIFIED PROJECTS CONTAINING AFFORDABLE HOUSING UNITS; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*
3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT “A”; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

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

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL / DENIAL OF A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 7.58 ACRE PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY FROM LOW MODERATE DENSITY RESIDENTIAL TO AN INDUSTRIAL LAND USE DESIGNATION: PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on April 24, 2024). *Sponsored by City Manager* **Deferred from 05/22/2024 RCM**

C. RESOLUTION(S):

17. CITY MANAGER’S REPORT:
18. OFFICIAL BOARD REPORTS:
19. MAYOR/COMMISSION REPORTS:

Mayor John H. Taylor Jr.

Financial Oversight Update provided by City Manager Darvin Williams

Glorieta Apartments Update provided by City Manager Darvin Williams

Commissioner Joseph L. Kelley

City Payment Process for Vendors

City Liens on Homeowners Properties

Infrastructure Needs and Assessment

Evaluation Process for Charter Officials

Commissioner Veronica J. Williams

Evaluation Process for Charter Officials

Strategic Planning

20. OFFICIAL BOARD APPOINTMENTS:

Charter Review Board

1 Individual appointment (Commissioner Bass)

1 individual appointment (Commissioner Kelley)

2 at-large appointments

Civil Service Board

1 individual appointment (Commissioner Bass)

1 individual appointment (Commissioner Williams)

Historic Environmental Preservation Board

2 at-large appointments

Local Financial Oversight Board

1 at-large appointment

Planning & Zoning Board of Appeals

1 at-large appointment

Teen & Young Adult Advisory Board

1 individual appointment (Commissioner Bass)

21. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES - Pending updates

1. City of Opa-locka Mayor & Commission in partnership with Farm Share and Miami-Dade County invites the community to a Monthly Free Food Walk-Thru Distribution hosted by Commissioner Joseph L. Kelley, **Wednesday, July 3, 2024** from 10:00 A.M. - 1:00 P.M., first come, first served, at Sherbondy Park Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida.

2. The City of Opa-locka Parks & Recreation Department along with the Mayor & Commission presents Fourth of July and Juneteenth Community Picnic, **Thursday, July 4, 2024** from 10:00 PM - 9:00 PM, Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.
3. City of Opa-locka Mayor & Commission present Monthly Chess Community Challenge hosted by Commissioner Sherelean Bass, every first **Saturday, July 6, 2024** from 12:00 PM - 1:30 PM, Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.
4. City of Opa-locka Mayor & Commission invite you to Commissioner Joseph L. Kelley's Meet Me **Monday, July 08, 2024** at 6:00 PM, Helen L. Miller Center, 2331 NW 143rd Street, Opa-locka, Florida.
5. City of Opa-locka Mayor & Commission invites the community to a Monthly Free Food Distribution, **Friday, July 19, 2024** from 10:00 AM - 1:00 PM, while supplies last, Segal Park, 2331 NW 143rd Street, Opa-locka, Florida.
6. Please join the City of Opa-locka Mayor & Commission for Family Fun Day hosted by Commissioner Joseph L. Kelley, **Saturday, July 20, 2024**, from 1:00 PM - 5:00 PM, Ingram Park, 2100 Burlington Street, Opa-locka, Florida.
7. Join the City of Opa-locka Parks & Recreation and Mayor & Commission for a Back to School Book bag Giveaway, **Saturday, August 3, 2024** from 12:00 PM - 4:00 PM, Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.
8. Free aerobics classes sponsored by Mayor John H. Taylor, Jr. **every Monday & Wednesday** from 6 p.m. - 7 p.m., Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.

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