City of Opa-locka

Commission Chambers
215 Perviz Avenue
Opa-locka, FL 33054

REGULAR COMMISSION MEETING
Agenda

Wednesday, January 12, 2022
7:00 PM

City Commission

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

Appointed Officials

City Manager John E. Pate
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 or scan the QR code below.

CITY OF OPA-LOCKA
"The Great City"

AGENDA
REGULAR COMMISSION MEETING
January 12, 2022
7:00 P.M.

1. CALL TO ORDER:

2. ROLL CALL:

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE:

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

SWEARING-IN OF COMMISSIONER AUDREY DOMINGUEZ

STAR OF EXCELLENCE RECOGNITION
Presentation by the City of Opa-locka Human Resources Department

6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions):

7. APPROVAL OF AGENDA:

8. APPROVAL OF MINUTES:

Virtual Workshop Meeting Minutes – April 21, 2021
Regular Commission Meeting Minutes – December 8, 2021

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

10. PUBLIC PRESENTATIONS:

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, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT #2

TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LOAN AGREEMENT WW800050 TO CONVERT DEBT PAYMENTS TO INTEREST-ONLY PAYMENTS FROM DECEMBER 2021 THROUGH JUNE 2023; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO INITIATE A LOAN OF $1,000,000 FROM THE GENERAL FUND TO THE WATER AND SEWER FUND; 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 PIGGYBACK THE MIAMI-DADE COUNTY CONTRACT WITH H&R PAVING, INC. FOR QUALIFIED PROFESSIONAL SERVICES FOR ROADWAY RESURFACING, PURSUANT TO REQUEST PRICE QUOTATION (RPQ) # 20200203, TO WIDEN AND RESURFACE INGRAM PARK TRAILS; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO PROVIDE MILLING AND RESURFACING SERVICES WITHIN THE CITY, IN AN AMOUNT NOT TO EXCEED NINETY-NINE THOUSAND, FOUR HUNDRED SEVENTY-SEVEN DOLLARS ($99,477.00), IN ADDITION TO A CONTINGENCY BUDGET OF NINE THOUSAND, NINE HUNDRED FORTY-EIGHT DOLLARS ($9,948.00); 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, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SSN ENGINEERING, LLC. FOR CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES FOR THE REHABILITATION OF PUMP STATIONS 9, 12, AND 16, WITHIN THE CITY, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000.00), WITH AN ADDITIONAL FIFTEEN THOUSAND ($15,000.00) CONTINGENCY BUDGET; 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 ENTER INTO AN AGREEMENT WITH H.W. LOCHNER INC. TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE WATER MAIN EXTENSION FROM OPA-LOCKA BOULEVARD TO SUPERIOR STREET AND TO FACILITATE A NEW FIRE HYDRANT AT THE CORNER OF AHMAD AND SUPERIOR STREETS, IN AN AMOUNT NOT TO EXCEED ELEVEN THOUSAND, EIGHT HUNDRED SIXTY DOLLARS ($11,860.00), IN ADDITION TO A CONTINGENCY BUDGET OF ONE THOUSAND ONE HUNDRED EIGHTY-SIX THOUSAND DOLLARS ($1,186.00);

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, AUTHORIZING THE CITY MANAGER TO PARTICIPATE IN THE MIAMI-DADE COUNTY ACQUIRED STRUCTURES PROGRAM AND ENTER INTO AN AGREEMENT WITH MIAMI-DADE FIRE RESCUE DEPARTMENT FOR SAME; 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 SALE OF DECLARED CLOSED, VACATED AND ABANDONED CITY PROPERTY BETWEEN THE PARCELS IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; APPROVING AN AGREEMENT BETWEEN THE CITY OF OPA-LOCKA AND IDMA HOLDINGS, LLC. FOR THE SALE AND PURCHASE OF SAID VACANT LAND, IN THE I-2 ZONING DISTRICT, IN THE AMOUNT OF THREE HUNDRED SIX THOUSAND, NINE HUNDRED SIXTY-THREE DOLLARS ($306,963.00); FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT FOR SALE AND PURCHASE OF VACANT LAND IN "AS IS" CONDITION; AND TO TAKE ALL OTHER NECESSARY ACTIONS TO EFFECTUATE THE INTENT OF THIS RESOLUTION; 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 OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **DEFERRED FROM RCM 12/08/2021**

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT;

PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **DEFERRED FROM RCM 12/08/2021**

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager* **DEFERRED FROM RCM 12/08/2021**

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 8.5 ENTITLED "ELECTIONS" OF THE CITY CODE OF ORDINANCES BY CREATING SECTION 8.5-10 TO REQUIRE ELECTRONIC FILING OF CAMPAIGN FINANCE REPORTS WITH THE CITY CLERK OF THE CITY OF OPA-LOCKA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Clerk*

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

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-

3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

4. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

5. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

6. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

7. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

8. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading/public hearing held on 12/08/2021). *Sponsored by City Manager*

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

18. OFFICIAL BOARD REPORTS:

19. FUTURE AGENDA ITEMS:

20. MAYOR/COMMISSION REPORTS:

21. OFFICIAL BOARD APPOINTMENTS:

Civil Service Board
1 individual appointment (Vice-Mayor Taylor)
1 individual appointment (Mayor Williams)
1 individual appointment (Commissioner Dominguez)

Historic Environmental Preservation Board
2 at-large appointments

Fair Housing and Nuisance Abatement Board
1 individual appointment (Vice Mayor Taylor)
1 individual appointment (Mayor Williams)

Community Relations, Recreation and Activities Board
1 individual appointment (Vice Mayor Taylor)
1 individual appointment (Commissioner Davis)
1 individual appointment (Mayor Williams)
1 individual appointment (Commissioner Dominguez)

Planning & Zoning Board
2 at-large appointments

Charter Review Board
1 individual appointment (Commissioner Dominguez)
2 at-large appointments

22. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES

A. City of Opa-locka and Feeding South Florida Drive-Thru Food Distribution, last Tuesday of every month from 9:00 a.m. – 11:00 a.m., Sherbondy Village Park, 215 Perviz Avenue, Opa-locka, Florida.

B. Opa-locka Community Redevelopment Agency Meeting, Tuesday, January 11, 2022 at 5:30 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.

C. City of Opa-locka Mayor & Commission presents the MLK Walk & Ollie B. Kelley Peace Day, Saturday, January 15, 2022: MLK Walk 10:00 a.m., 780 Fisherman Street, Opa-locka, FL; Brunch 11:00 a.m., Sherbondy Village, 215 Perviz Avenue, Opa-locka, FL; Kick Ball Game immediately after. For more info, please call (786) 393-9175. *Hosted by Vice Mayor John H. Taylor Jr.*

D. City of Opa-locka Planning & Zoning Board Meeting, Tuesday, January 18, 2022 at 7:00 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.

E. City of Opa-locka Mayor & Commission presents Free Cardio Classes in January 2022, every Monday & Wednesday from 6:00 p.m. – 7:00 p.m., Sherbondy Village, 215 Perviz Avenue, Opa-locka, FL. *Hosted by Vice Mayor John H. Taylor Jr.*

F. SAVE THE DATE: The Honorable Mayor Veronica J. Williams cordially invites you to attend the City of Opa-locka 2022 State of the City Address,

Friday, January 21, 2022 at 6:30 p.m., Facebook Live on City of Opa-locka page.

G. City of Opa-locka After School Program, August 23, 2021 – June 8, 2022, Monday – Friday from 1:00 p.m. – 6:00 p.m., Helen Miller Center, 2331 NW 143rd Street, Opa-locka, Florida. We offer homework assistance, tutoring, healthy snacks, school pick-up and recreational activities. Program price: resident $20.00 weekly – non-resident $25.00 weekly.

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

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

APPROVAL OF MINUTES

CITY OF OPA-LOCKA
"The Great City"

CLERK'S ACTION SUMMARY MINUTES

Virtual Workshop
Wednesday, April 21, 2021
5:30 p.m.

1. WELCOME/OPENING REMARKS:

Mayor Matthew Pigatt called the Workshop to order at 5:30 PM on Wednesday, April 21, 2021.

In his opening remarks, Mayor Pigatt stated that the workshop was scheduled to discuss infrastructure projects and the Commission's priorities.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Alvin E. Burke, Commissioner Chris Davis, Commissioner John H. Taylor Jr., Vice Mayor Veronica J. Williams and Mayor Matthew A. Pigatt. Also, in attendance were: City Manager John E. Pate, Assistant City Attorney Candice Cobb and City Clerk Joanna Flores.

Assistant City Attorney Candice Cobb announced the agenda protocols for virtual workshop meetings pursuant to Resolution No. 21-2835 passed by the City Commission on January 27, 2021.

3. INVOCATION:

The invocation was delivered by Vice Mayor Williams.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Davis.

5. INTRODUCTION / WORKSHOP OVERVIEW:

Mayor Pigatt stated that the workshop was called by the Commission as a continuation of the Commission Priorities Workshop that they have been talking about over the past few months, and to get a detailed understanding of the timelines and milestones for major infrastructure projects throughout the City, which he acknowledged residents and business owners want to make sure are being tackled.

6. PUBLIC COMMENTS:

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

Clerk Flores stated that there were no public comments.

Mayor Pigatt encouraged the public to visit the website to join upcoming workshops and share their wishes with the Commission to participate in what they have going on with the City.

There being no persons to address the Commission, public comments were closed.

6. DISCUSSION ITEMS:

a) City of Opa-locka Infrastructure Projects Presentation by Airia Austin, Director of Public Works & Utilities / CIP

Mayor Pigatt asked City Manager Pate to start the presentation on the City's infrastructure projects.

City Manager Pate thanked Mayor Pigatt and reiterated that the purpose of the first section of the workshop is to go over all the Public Works and Capital Improvement Projects, so that the Commission can gain a better understanding and answer any concerns they have, providing a succinct picture of how the City is being moved forward. The City Manager asked Public Works Director Airia Austin to begin his infrastructure presentation for the Commission.

Public Works Director Airia Austin presented the infrastructure projects of main concern to the Commission including:

- Roadway and sidewalk improvement

- Cairo Lane

  Mayor Pigatt asked when the 18-month timeline for the Cairo Lane project began.

  Public Works Director Airia Austin stated that the timeline for the Cairo Lane project began when it was first awarded in September of 2020.

  Mayor Pigatt asked who the Cairo Lane project had been awarded to.

  Public Works Director Airia Austin stated that the Cairo Lane project had been awarded to 300 Engineering.

  Mayor Pigatt recalled that when they went up to Tallahassee, the representatives of the State of Florida spoke about having a project coordinator and asked if 300 Engineering was the company that was selected to do that.

Public Works Director Airia Austin confirmed that Mayor Pigatt was correct, reminding the Commission that they approved 300 Engineering to complete their assessment. The Public Works Director stated that the services to remove the debris from Cairo Lane and the unsuitable material in the drainage system on 127th Street, were procured under the City Manager's emergency authority, but for the State of Florida to fund the project, they would prefer to see the work procured under the engineering company to have them administer it since it was a publicly bidded firm.

Mayor Pigatt asked if 300 Engineering would also do Phase 2 of the Cairo Lane project.

Public Works Director Airia Austin stated that 300 Engineering would develop the drawings for the Cairo Lane project to be put out to bid and then they would manage the construction as required by the State of Florida.

Mayor Pigatt asked what the City's role will be now that 300 Engineering has the project, based on the milestones and guidelines in the contract.

Public Works Director Airia Austin stated that the City will observe the project to ensure that the guidelines are followed.

Mayor Pigatt asked if the contract with 300 Engineering needed to be amended to add the debris removal.

Public Works Director Airia Austin confirmed that his Department will be bringing the amendment of the contract with 300 Engineering before the Commission.

Mayor Pigatt recalled that maintaining Cairo Lane so that it could be drivable as the project is going on, was part of the original contract and he asked what the consideration is now.

Public Works Director Airia Austin informed the Commission that the business owners are maintaining the movement of traffic on Cairo Lane, and he said that the bigger concern is that unsuitable materials are being dumped on the sides of the road. The Public Works Director stated that based on the material type, it's indisputable that the materials which were dumped came out of one of the facilities that operate along Cairo Lane.

Mayor Pigatt asked if it was the business owner's responsibility to maintain Cairo Lane so that it's drivable during the time the project is going on.

Public Works Director Airia Austin said that it is not the responsibility of the businesses to maintain Cairo Lane, but since they do not have a third-party contractor which would represent a sizable cost, the businesses have undertaken that task.

Mayor Pigatt pointed out that Cairo Lane is a road which businesses are on, and they are having challenges with customers getting to those businesses. The Mayor asked what the City had in place to make sure that the road is usable over the next 20 months during the completion of the project.

Public Works Director Airia Austin stated that his plan is to bring a contract before the Commission, which is going to cost approximately $3,000 per month, for the maintenance of traffic on Cairo Lane, to grade the roadway on a weekly basis and fill in any holes resulting from rainfall.

Mayor Pigatt stated that every day that Cairo Lane is not maintained, is a challenge to the business owners and the project, and he asked how soon the maintenance could start so that at the very least, the road is drivable during construction.

Public Works Director Airia Austin said that his plan is to bring the contract for maintenance of Cairo Lane to the Commission at the first meeting in May.

- Milling & Resurfacing

Mayor Pigatt asked if the plans for milling and resurfacing are ready to be shared publicly on social media, so that people can see what is coming up.

Public Works Director Airia Austin confirmed that the plans for million and resurfacing can be shared publicly.

Mayor Pigatt recalled seeing a big pothole on the corner of 42nd Avenue during the bike ride, and he asked how new potholes are identified during the process.

Public Works Director Airia Austin stated that the pothole initiative on Wednesdays and Thursdays is ongoing and if they are made aware of them, they will be repaired. The Public Works Director assured the Commission that he would have Staff from his Department check the area where Mayor Pigatt stated he saw the pothole.

Commissioner Davis noted that Public Works Director Airia Austin's presentation stipulated that there would be 5 phases of milling and resurfacing, and he asked how many phases the project would include.

Public Works Director Airia Austin stated that the 5th phase of the milling and resurfacing project would be the final phase until the process has to be started over to ensure that the streets stay in pristine condition.

Commissioner Davis asked if the milling and resurfacing project would comprehensively address the lack of sidewalks throughout the City.

Public Works Director Airia Austin informed the Commission that he will present the sidewalk project shortly, and that the milling and resurfacing project is just for the roadways.

Commissioner Davis asked if the milling and resurfacing project would finish all the roadways in the City.

Public Works Director Airia Austin informed the Commission that the milling and resurfacing project would finish all the roadways that need to be done until the stormwater project is in place. The Public Works Director added that the Commission will hear more about the stormwater project at their second meeting in May.

Mayor Pigatt asked if the repair of Ali Baba Avenue between 22nd Avenue and 27th Avenue is going to have stormwater infrastructure or if it is part of the remilling plan, pointing out the potholes on that road.

Public Works Director Airia Austin explained that the repairs of Ali Baba Avenue between 22nd Avenue and 27th Avenue were held back because it was not as drastic as other areas, but he acknowledged that it could use a temporary roadway. The Public Works Director stated that some potholes and undulation on that road were the result of failed drainage systems, adding that it is one of the areas of concern for the stormwater infrastructure projects.

- New Sidewalk

Commissioner Davis noted that it seems most of the downtown area sidewalks have been completed and that the project is working towards the 37th Avenue corridor. The Commissioner asked if the 2nd phase of the sidewalk project was the final phase.

Public Works Director Airia Austin informed the Commission that if they continue at the current pace, they have sidewalk projects to last the next 4 years. The Public Works Director added that when the assessment was first made, there were $2 million of sidewalk infrastructure needs.

Commissioner Davis asked Public Works Director Airia Austin if the downtown area was made more walkable and accessible for the residential properties and public transportation access.

Public Works Director Airia Austin stated that they started with the downtown area sidewalk to comply with Miami-Dade County's SMART Plan, making public transportation accessible to residents since it is close to the Tri-Rail facility.

Mayor Pigatt recalled that when the Commission first talked about the sidewalk project almost 2 years ago, there was a map that showed all the gaps in the sidewalks, and he asked that it be shared with the rest of the Commission. The Mayor asked at what point all the sidewalks will be completed.

Public Works Director Airia Austin informed the Commission that his Department hopes to complete the City's sidewalks within 5 years. The Public Works Director reported that the process may be accelerated through Transportation Alternatives Program grants, which will be brought before the Commission. He explained that they did not have as much work being done on sidewalks as they have had on milling and resurfacing because some of the projects are funded by the Citizens' Independent Transportation Trust and gas tax dollars, and they did not have a large sum of money. Mr. Austin assured the Commission that now that the milling and resurfacing project is tapered off, they will be stepping up the sidewalk initiative.

Mayor Pigatt noted that the sidewalk map provided to the Commission had little pieces of sidewalk in different areas.

Public Works Director Airia Austin informed the Commission that the gaps between the sidewalks are filled in.

Vice Mayor Williams asked what the process was that delineated what became phase 1 and what became phase 2 for both the sidewalk project as well as the milling and resurfacing project.

Public Works Director Airia Austin informed the Commission that the roads identified for phase 1 of the milling & resurfacing project were based on the roads in the worst condition and the available dollars. The Public Works Director explained that prior to the beginning of the project, there were a lot of risk management calls for tires damaged by potholes, and they were almost eradicated. He stated that the decision to include the roads that were identified for phase 1 was based on commuter complaints as well as the assessment of the need to rebuild the roadways. Mr. Austin also said that the decision to include the sidewalks that were built as part of phase 1 for the sidewalk project was based on having sidewalk infrastructure to make the journey easier for residents walking towards public transportation, in addition to addressing the hazardous area around the school.

Vice Mayor Williams shared that she was traveling on Ali Baba Avenue between 22nd and 27th Avenue and that it is an eyesore with traffic at a standstill because there were cars and trucks holding everything up, and she asked if that is a contributing stressor on that roadway.

Public Works Director Airia Austin acknowledged that the heavy stressors of double parking on both sides of the road almost 24 hours a day, will require an upgrade to the roadway design if they are unable to curb the current use of the roadway.

Vice Mayor Williams shared her belief that there are a lot of other challenges with the road, including the businesses overlaying their garages to the outside of the road, and the road being connected to Le Jeune Road and many other roads that have people on the outside traveling the road. The Vice Mayor expressed her wish to curtail some of those issues.

Public Works Director Airia Austin assured the Commission that his Department is working with the Code Enforcement Department to address the concerns raised by Vice Mayor Williams.

Mayor Pigatt stated that the Commission has been talking for years about code compliance on Ali Baba Avenue between 22nd and 27th Avenue and lamented that Vice Mayor Williams bringing it up demonstrates that it is not being addressed. The Mayor asked if there was a plan to address the businesses operating outside of the City's code, so that the street is not an eyesore.

Public Works Director Airia Austin stated that he would have to yield to City Manager Pate or the Code Enforcement Department to address Mayor Pigatt's question about the plan to address businesses operating outside of the City's code.

City Manager Pate thanked Mayor Pigatt for his question and stated that the City would have to work diligently to deal with code enforcement in Ali Baba Avenue between 22nd and 27th Avenue. The City Manager stated that businesses are in places where they are not necessarily zoned to be. He said that the Miami-Dade County Division of Environmental Management has requested a review of all business licenses and locations where businesses are zoned during the consent decree period that the City is in.

Mayor Pigatt recalled that the consent decree was first put together in 2017.

Public Works Director Airia Austin reminded the Commission that the first consent decree addressed the City's shortcomings with the sewer system and the Building Department. The Public Works Director pointed out that the City now has a more specific consent decree that was signed more recently and would address the zoning issues.

Mayor Pigatt stated that the issue of completely reviewing the City's occupational licensing and code enforcement has come up quite a bit on the dais since he has been there, and he asked if the review had an estimated time for completion.

Public Works Director Airia Austin stated that the review of the City's zoning issues must be completed by August of this year.

Commissioner Taylor asked if the sidewalk project will take 4 years from the moment it began, or if there is still 4 years' worth of work to be done.

Public Works Director Airia Austin clarified that the sidewalk project has 4 years' worth of work that may be able to be moved forward in a shorter period if they are able to successfully obtain a grant and thus, he cannot give the Commission an estimate for completion.

Commissioner Taylor asked how the Public Works Department is addressing potholes throughout the City.

Public Works Director Airia Austin explained that the Public Works Department is advised of potholes by the City's Law Enforcement, Public Works Staff in addition to through the new Build A Better Opa-locka app that gives residents direct access.

Commissioner Taylor asked how long it takes to fill potholes in the City.

Public Works Director Airia Austin stated that potholes in the City are filled every Wednesday and Thursday. The Public Works Director informed the Commission that they obtain 4 tons of asphalt from the asphalt plant on a weekly basis and address all the potholes they can with that material.

Commissioner Taylor asked if residents who report potholes are being responded to with what was done to resolve it.

Public Works Director Airia Austin assured the Commission that reports from residents are being addressed within a week and he said that as a mandate in the software, residents must be responded to in a timely manner, or the matter is escalated to as high as the City Manager's Office.

Mayor Pigatt asked when the Build A Better Opa-locka app will be launching.

City Manager Pate informed the Commission that the Build A Better Opa-locka app has launched internally and asked Information Technology Director Nelson Rodriguez to provide a timeline when the app will launch externally.

Information Technology Director Nelson Rodriguez reported that while the Build A Better Opa-locka app is in the app stores, it has not been publicized yet as they make sure it is functional with the workflows and notifications. The Information Technology Director stated that they are halfway through the soft reveal of the app, and the go ahead to begin marketing the app will be given over the next 7-10 days. He added that a full plan has been received from the City's marketing firm. Mr. Rodriguez informed the Commission that every single category is not going to be released at once, as they make sure staff that has

been trained has hands-on use of the app. He said that potholes and illegal dumping will probably be one of the first categories and more will be added as time progresses.

Mayor Pigatt said that the Build A Better Opa-locka app sounds amazing and expressed his hope that other functions are added like scheduling a meeting with the Commission, which he recalled seeing in the City of North Miami app. The Mayor asked if the Commission would get an overview of the details when the app launches, so that they can also communicate it to the residents.

Information Technology Director Nelson Rodriguez recommended that a workshop or information session be conducted with the City's elected officials so they can inform constituents on how the app works and get them involved in using it. The Information Technology Director said that if the Commission would like to see where the app is at now, they can go to the app store on Google or Apple and download it.

- Ingram Park

Commissioner Taylor recalled that one of his colleagues brought up the issue of Ingram Park being open from dusk to dawn, and he noted that Public Works Director Airia Austin stated that he doesn't know why the park is closed and that as far as he is concerned, it should not be closed.

Public Works Director Airia Austin said that he doesn't know the reason for keeping Ingram Park closed but recalled that there was a soft opening at the park when it was last opened during the time that Commissioner Kelley was in the City.

Commissioner Taylor asked Public Works Director Airia Austin to explain the 2-year closure of Ingram Park.

Public Works Director Airia Austin stated that Ingram Park was closed for 2 years because of the precarious nature of the lighting which was severely damaged. Mr. Austin informed the Commission that during the 2-year period, his Department was awaiting a determination from the Federal Emergency Management Agency which wanted to do their due diligence to determine if the storm caused the damage to the lights or if it was poor maintenance. He explained that because Google photos showed that some of the lighting poles were leaning for a long time, they asked that the application for funding be withdrawn, after which the poles were demolished so that the park could be opened.

Commissioner Taylor asked if Ingram Park can be open from sunrise to sunset because when he goes by, the gate is closed, and you can't even get in.

City Manager Pate stated that in essence, all the City's outdoor facilities are open from dawn to dusk, and he doesn't see anything prohibiting Ingram Park from being open from

dawn to dusk. Mr. Pate said the Parks Department is very aware that the parks are open from dusk to dawn and offered to have a conversation with the Parks & Recreation Department Director Delven Patterson, to ask if there was any specific reason that the park was kept closed.

Parks & Recreation Department Director Delven Patterson informed the Commission that Ingram Park has been open since the last Workshop, with his staff opening the park at 7:00 AM and closing it at about 6:00 PM.

Mayor Pigatt asked to clarify if Ingram Park is fully operational from sunrise to sunset, and if there are activities.

Parks & Recreation Department Director Delven Patterson confirmed that Ingram Park opens at 7:00 AM and his staff closes the park at 6:00 PM, for passive use only because the buildings are closed.

Mayor Pigatt asked for a breakdown of all the things that need to be done at Ingram Park and when they are planned to be done. The Mayor also asked what the status of the park was, in consideration of the fishing event being held at the park.

Parks & Recreation Department Director Delven Patterson reported that while the buildings at Ingram Park are closed, they have been painted. Mr. Patterson also said that the work on the light poles is scheduled, work has been done on the vegetation at the lakeside with the grass being cut, in addition to the work being done on the tennis courts. He stated that it is a work in progress but assured the Commission that Ingram Park is open for the public to enjoy.

Commissioner Davis shared that as Commissioner Taylor has said, he too saw the main fence at Ingram Park closed, and asked why it was closed, speculating that perhaps it was to combat the large crowd that likes to ride jet skis and engage in watersports.

Parks & Recreation Department Director Delven Patterson assured the Commission that the gate to Ingram Park should be open, with staff there until 6:00 PM. Mr. Patterson offered to adjust schedules to have staff stay at the park a little bit later.

Commissioner Taylor asked if a sign could be put up stating that Ingram Park is open from sunup to sundown, so that residents are aware.

City Manager Pate stated that it would not be a problem to put up a sign stating that Ingram Park is open from sunup to sundown.

Commissioner Davis asked if a marketing initiative could be put together on the parks.

Mayor Pigatt noted that he had just seen a marketing piece about the exercise stations at Segal Park and joined Commissioner Davis in asking for marketing of the nice lake views at Ingram Park.

Parks & Recreation Department Director Delven Patterson assured the Commission that he will have a marketing piece drawn up for Ingram Park tomorrow and will send it over to the City Manager's office.

- Historic City Hall

Commissioner Taylor acknowledged that Historic City Hall is not structurally sound but asked if a temporary band-aid can be put on it by simply painting it, taking the wood off and putting some blinds up so that it is not such an eyesore.

Public Works Director Austin noted that Commissioner Taylor wants to make Historic City Hall aesthetically pleasing and asked for guidance from City Manager Pate.

City Manager Pate stated that Commissioner Taylor has already brought his initiative for Historic City Hall to him and he said that he is perfectly supportive of it.

Mayor Pigatt asked when the improvements to Historic City Hall will get done.

City Manager Pate informed the Commission that Commissioner Taylor has the intent for Residents and City Staff to do a community cleanup for Historic City Hall.

Commissioner Taylor shared that he had a conversation with City Manager Pate a couple of days ago, during which he asked him if he could organize a paint party to make Historic City Hall nice and appealing.

Vice Mayor Williams asked if Historic City Hall falls under the Community Redevelopment Agency.

Public Works Director Austin confirmed that Historic City Hall falls under the Community Redevelopment Agency.

Vice Mayor Williams said she too was thinking of the aesthetics of Historic City Hall but expressed her concerns about legal issues with the project as well as how high the participants in a paint party would be able to paint, considering they are not professional painters. The Vice Mayor suggested that the Community Redevelopment Agency could purchase a green gate to wrap around Historic City Hall until the project gets going.

Public Works Director Airia Austin stated that a paint party cannot reach the tallest tower or the roofs of Historic City Hall, which he said would require professional equipment, but he said that a cleanup around the facility would be a good thing.

Community Redevelopment Agency Manager Gregory Gay informed the Commission that he can foresee the purchase of a green gate to wrap around Historic City Hall as something that is doable but would have to be discussed by the Community Redevelopment Agency Board. Mr. Gay also clarified that all the aspects related to the redevelopment of Historic City Hall can be viewed as a joint venture between the City and the Community Redevelopment Agency, which is in place to provide supplemental funding.

Mayor Pigatt stated that the Commission wants the eyesore removed as soon as possible and asked what the plan was moving forward for Historic City Hall and when it will be executed.

Public Works Director Airia Austin informed the Commission that the permanent fencing for Historic City Hall is being procured and he stated that he expects that project to be done within one month. Mr. Austin said that now that he has been made aware of the paint project, he would have to work on seeing how that could be brought to fruition and committed to providing the Commission with a timeline at a future date.

City Manager Pate informed the Commission that about 1 month ago, Public Works Director Airia Austin and his team did an extensive cleanup of the interior and exterior of Historic City Hall, including the replacing of lighting so that the building could be more visible for security purposes.

Public Works Director Airia Austin confirmed that Historic City Hall is now fully engulfed in lights every night.

Commissioner Davis asked why the dome was never completed after being procured a year and a half ago to prevent some of the damage from the rain.

Public Works Director Airia Austin stated that the procurement of the dome was the July 2019 initiative, at which time it was determined that there were structural cracks along the tower where it attaches to the main facility, and the recommendation was made to perform a structural integrity analysis before the dome was replaced. Mr. Austin informed the Commission that the hole at the top of the tower was sealed to prohibit rain from entering the facility and subsequently, the spike was removed from one of the lower domes which was also sealed to prevent water intrusion. He added that now that those projects were complete, the structural integrity analysis is being awaited.

Commissioner Davis recalled that the possibility of remobilizing the initial contractor for Historic City Hall was revisited and that they had challenges with getting that off the ground. The Commissioner asked for an update and if ties had been cut and if pursuing his performance bond had been looked at, being that he was ultimately liable and under contract to finish the project.

Public Works Director Airia Austin informed the Commission that while he cannot speak to the pursuance of the bond for the initial contractor for Historic City Hall, ties were severed, and he was not amenable to restart the project because his attorney said that it was a mutual failure on the contractor and the City. Mr. Austin stated that upon the conclusion of the structural integrity evaluation, the architect is being asked to develop construction drawings so the project can be put back out for bid to complete the remaining 20%. He added that only 20% of the project remains to be completed, unless the architect says they need to do complete construction to resolve any structural integrity problems.

Commissioner Taylor asked if the fence that was going to be installed around Historic City Hall would be wrapped with a green tarp, expressing concerns that it will go from bad to worse. The Commissioner also asked if it was possible to just gate off the main entrance.

Public Works Director Airia Austin stated that the fence that will be installed around Historic City Hall could have the lattice of green rather than the current shaped cloth. Mr. Austin also said that the fencing could be put at the two entrances to make it more aesthetically pleasing.

- 2105 Alibaba Avenue Building

City Manager Pate asked if the timeline for construction to be completed by June 2021 was solid, because he said that there are a couple of entities that are interested in renting the facility out.

Public Works Director Airia Austin confirmed that the completion of construction by June 2021 is a solid timeline and said that the last aspect of the project was the installation of the heating, ventilation and air conditioning system as well as the door for the elevator room, which he said are in their final phase of completion.

Vice Mayor Williams asked if the 2105 Ali Baba Avenue building could be rented on the weekends, despite it being used by another outside entity from Monday through Friday. The Vice Mayor noted that the space could be another form of getting some money from people that want to rent it.

City Manager Pate stated that he doesn't foresee the rental of the 2105 Ali Baba Avenue building being a problem, pointing out that the building falls under the jurisdiction of the Parks & Recreation Department and could be rented out just like any other building.

Mayor Pigatt asked what the activation of the facility at 2105 Ali Baba Avenue looks like once construction is complete and if programming was being anticipated to start in June.

City Manager Pate stated that he foresees one of the floors in the 2105 Ali Baba Avenue building being programmed to a specific entity that is going to pay the City rent to utilize it for youth programs, no later than mid-June, contingent upon the building being completed and certificate of occupancy being provided.

Mayor Pigatt asked if someone had already been secured to rent the facilities in the 2105 Ali Baba Avenue building, considering that it hadn't been promoted as an opportunity for the public.

City Manager Pate stated that nobody's agreed to anything, but that there's the potential for an entity to go into the facility in the 2105 Ali Baba Avenue building. The City Manager said that he will make a formal presentation, in consideration of the fact that we're going into the summertime and things for the youth are needed.

Mayor Pigatt recalled that prior to Mr. Pate beginning his service as City Manager, the Commission did a workshop during which they interviewed residents in the areas surrounding the 2105 Ali Baba Avenue building, who submitted what they would like in that area. The Mayor said that he was under the impression that once the construction on the building was completed, those projects would be reviewed and proposed, and the new facility would be marketed to the larger community. He stated that hearing that the Commission is going to get a proposal for a specific entity, was interesting.

City Manager Pate said that it was just like getting a proposal from anybody who wants to rent out the facilities on Fisherman Street but offered to workshop it so that the Commission can tell him their vision. The City Manager said he just didn't want the building to go into the summertime with nobody in there.

Vice Mayor Williams said that she doesn't see a problem with what was said by City Manager Pate about presenting a specific entity to rent the 2105 Ali Baba Avenue building, considering that some celebrated when the P-Swap Mentoring and Swim Organization was advertising online that they're back, even though she said that she was told that there is no actual written proposal.

Commissioner Burke recalled that the 2105 Ali Baba Avenue building was never one of the buildings that were rented out. The Commissioner said the building used to be the

City's human services building for the people in the Triangle, and he said that an arm of the Police Department was also in the building for a little while.

Commissioner Davis joined Commissioner Burke in pointing out that the 2105 Ali Baba Avenue building always served as the social service arm of the City, despite the City never allocating a lot of resources with only 2 Staff members. The Commissioner recalled that at the public service forum hosted by him and Commissioner Kelley, the Commission decided to come up with a master plan for the City's parks and opening the process up to the whole South Florida community because there was no money for programming and they wanted something comprehensive, which the Commissioner stated he is in favor of despite expressing that he is sure City Manager Pate has vetted the entity he is thinking of proposing to the Commission and that they're probably offering some great things. He recognized that P-Swap is providing a swimming program for Seniors, which he said the City has never had, and that they are continuing their work to teach the youth how to swim and safely access water sports and said that he thinks the Commission will keep the program and build on what they have done in the City for the past 3 years.

Mayor Pigatt asserted his view that it's important that a competitive process maximizes the use of the City's facilities for the benefit of the residents.

Commissioner Davis pointed out that the park doesn't have a bathroom and recalled that when the park was being built, residents who did not take the best care of the bathroom became an issue, and he asked if families enjoying the park would be allowed to access the bathroom in the 2105 Ali Baba Avenue building.

City Manager Pate assured the Commission that it would not be a problem for families to access the bathroom in the 2105 Ali Baba Avenue building.

Commissioner Burke stated that at the park, all you have is drunks and addicts right now, and if they come into the building and it is rented out, there will be a problem.

- Sanitary Sewer Network

Mayor Pigatt recalled that a few years ago, more than 90% of the City was under moratorium, and he said that Public Works Director Airia Austin's update was a welcome one, considering the significance of being down to 24%. The Mayor asked if the manholes had already been lined.

Public Works Director Airia Austin informed the Commission that 6.2 miles of gravity sewer infrastructure has already been lined. Mr. Austin added that the rehabilitation of the manholes will be brought before the Commission during the meeting in May, and that once

completed during the 2-month project, the system will be tested again which will remove them from moratorium.

Mayor Pigatt pointed out that this is one of the four major challenges and said that there are a lot of businesses in the districts that are hurting for expansion due to the moratorium, in addition to new businesses. The Mayor stated that the Commission looks forward to it being done considering it has been the intent for a while.

- Stormwater

Mayor Pigatt asked if the catch basins that create the most amount of flooding have been cleaned out and if they are being prioritized.

Public Works Director Airia Austin informed the Commission that the areas with egregious flooding are being prioritized. Mr. Austin stated that though it is not listed as a flood zone according to Miami-Dade County, the next area will be Superior Gardens because systems to deal with flooding conditions were never put in place when it was designed and constructed. He said that there is not much that can be done in Commerce North, but that it will be the priority for stormwater infrastructure installation. Acknowledging that his Department receives external comments every time it rains, about the flooding conditions in Nile Gardens, Mr. Austin pointed out that that is not much stormwater infrastructure that can be cleaned to resolve the conditions.

Mayor Pigatt pointed out that the rainy season is coming up and said that the Commission is going to be getting a lot of questions about when certain areas are going to be cleaned. The Mayor asked what areas were being targeted for gutter cleaning to make an impact over the next few months, offering the example of 151st Street, which has a drain where the water congregates.

Public Works Director Airia Austin informed the Commission that there are very few areas with flooding problems that are equipped with drainage stormwater management systems. Mr. Austin offered assurances that he asked for a quick resolution to bring something before the Commission, from the team designing the stormwater master plan. He added that 151st Street is a County road and reported that they have been advised that their systems are not functioning to their maximum capacity.

Commissioner Taylor asked when the drain cleaning will start and if there is any evidence that the cleaning has been effective.

Public Works Director Airia Austin explained that the drain cleaning is an ongoing project which is utilizing the funds that the Commission previously approved and is almost at the end of the first purchase order for the third-party vendor that is offering the services. Mr.

Austin said that he is waiting for the vendor to provide a second round of cleaning, which he will be bringing to the Commission for approval to proceed with the drain cleaning on a global scale in the month of May. He reported that the next area for cleaning will be on 30th Avenue between 135th Street and 127th Street, which he said is a largely impacted area which has a drainage system, but it is not well equipped to handle the conditions but will be improved. Mr. Austin pointed to Ali Baba Avenue between 27th Avenue and 37th Avenue as evidence that the cleaning has been effective, reminding the Commission that the area flooded almost to the center of the road with every rainfall in the past. He offered assurance that updated lists with the areas that have been cleaned will be provided.

Commissioner Davis asked if Glorieta Gardens is being encouraged or regulated to maintain their private drains to remedy some of the issues with flooding there.

Public Works Director Airia Austin assured the Commission that the requirements are being enforced for private property owners to manage their stormwater in a way that will not cause damage to the property of private residents. Mr. Austin added that his Department became integrally involved with Glorietta Gardens and the 22nd Avenue apartments after it was brought forward by Congresswoman Frederica Wilson, and they have a plan to address flooding concerns which was developed by the City's engineering services and will have an update at the next meeting.

Commissioner Davis recalled that he and some of his colleagues supported the idea of a special assessment to make sure that the businesses that didn't put in the proper infrastructure when they were developing and building, pay their fair share to address the long-term issues with the City's drainage. The Commissioner also asked if Public Works Director Airia Austin had any insight into how the City's flood plan is being structured because he is receiving a lot of calls from residents experiencing hikes in their homeowner's insurance and flood insurance.

Public Works Director Airia Austin yielded to Mr. Daniel Abia as one of the City's floodplain managers, who can speak more about how private properties could lower payments for flood insurance but noted that Mr. Abia was not on the call. Mr. Austin also stated that because the City is collecting flood dollars for the stormwater system from all the water customers, they can't assess for flooding but could assess based on a prorated share along a roadway based on upgrades to the road to accommodate the type of traffic.

Commissioner Davis requested that the information be provided to him in writing about the decisions that are being made to mitigate flooding issues. The Commissioner shared his understanding that a special assessment can only be imposed for the infrastructure of a road but that the pipes in the ground to deal with flooding issues will require some other source of income.

Public Works Director Airia Austin confirmed that his Department is looking into federal mitigation dollars to address flooding and sea level rise, to address the City's flooding concerns.

- Transportation

Mayor Pigatt asked if the Commission would have a choice over whether the City will have more bus benches than bus shelters and asked how advertisement will work. The Mayor noted that people just want to be able to sit and where possible get some shade.

Public Works Director Airia Austin explained that there will not be as many bus shelters as there will be bus benches around the City because there is not enough setback on the sidewalk. Mr. Austin said that the intent is to address the bus stops without benches, so that all the bus stops within the city will have benches and shelters with trash cans maintained by the vendor that deploys the benches. He added that bus benches with advertisements can be deployed beyond the bus stops, and that the revenue from the advertisements is going to be a part of the contract that's going to be brought before the Commission, including samples of the types of advertisement that is being proposed to be mounted on the bus benches.

Commissioner Burke recalled having voted for trolleys and asked what was going on with the trolleys.

Public Works Director Airia Austin explained that operating trolleys is a very expensive venture and there are not enough funds in the contribution from the Miami-Dade County Citizens' Independent Transportation Trust. Mr. Austin said that his Department can see if they can get funding for it if the Commission would like to explore it. He said that the second route will be run like the first route with a shuttle bus.

Mayor Pigatt asked when residents can expect bus benches in the City.

Public Works Director Airia Austin informed the Commission that the vendor was sought because they have the bus benches stockpiled and can have them deployed within six weeks after the signing of the contract.

The Commission unanimously agreed to table the conversation on beautification and Commission Priorities, and asked City Clerk Flores to poll the members of the Commission to set a date and time for the next Workshop.

Public Works Director Airia Austin offered to address any questions the Commission had.

Commissioner Taylor asked that the status of the Public Works projects and what needs to be done, be sent to the Commission.

City Manager Pate stated that these discussions are always very productive and offered to address any subject the Commission feels they need more clarity on, in a future Workshop.

Vice Mayor Williams commended Public Works Director Airia Austin, his entire Department and the City Manager's Office for the thorough and succinct presentation, which she said was an eye-opener into the projects that have happened and those that are in the works. The Vice Mayor joined Commissioner Taylor in asking for updates on the status of the projects.

Public Works Director Airia Austin stated that he could not have done it without the help of the in-house engineer.

Mayor Pigatt echoed the sentiments of his colleagues, stating that Public Works Director Airia Austin's presentation was excellent and thanking him for taking the time to give the Commission a thorough analysis to fill in the gaps and concerns that the Commission expressed. The Mayor stated that he wants to make sure that the Commission gets in their priorities. He also said that he wanted to make sure the Commission understands that evaluations for the City Manager are due come April 30th and urged his colleagues to get those in as soon as possible so that they can do their due diligence regarding that. The Mayor concluded by thanking everyone for participating in the Workshop.

7. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Davis, seconded by Commissioner Burke to adjourn the meeting at 7:53 p.m.

_____
Veronica J. Williams
Mayor

ATTEST:

_____
Joanna Flores, CMC
City Clerk

CITY OF OPA-LOCKA

"The Great City"

CLERK'S ACTION SUMMARY MINUTES
REGULAR COMMISSION MEETING
December 8, 2021
7:00 P.M.

1. CALL TO ORDER:

Mayor Williams called the meeting to order at 7:05 p.m. on Wednesday, December 8, 2021 at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Sherelean Bass, Commissioner Chris Davis, Vice Mayor John H. Taylor Jr., and Mayor Vanessa J. Williams. Also, in attendance were: Assistant City Manager George Ellis, Assistant City Attorney Candice Cobb and City Clerk Joanna Flores.

3. INVOCATION:

The Invocation was delivered by Commissioner Bass.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

Parks & Recreation Department Director Delven Patterson presented an award to the Opa-locka Optimist 10U and 14U Superbowl Champions.

Mayor Williams offered her congratulations and stated that it is wonderful to see children in the community doing the right thing, noting that they could be anywhere else and decided to play football and be winners.

6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions):

There were no items on the consent agenda.

7. APPROVAL OF AGENDA:

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to approve the Agenda.

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

Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

8. APPROVAL OF MINUTES:

Regular Commission Meeting Minutes – October 27, 2021

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to approve the minutes of the **Regular Commission Meeting Minutes – October 27, 2021**.

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

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

Regular Commission Meeting Minutes – November 10, 2021

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to approve the minutes of the **Regular Commission Meeting Minutes – November 10, 2021**.

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

Commissioner Bass	Yes
Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Mayor Williams	Yes

Special Commission Meeting Minutes – November 17, 2021

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to approve the minutes of the **Special Commission Meeting Minutes – November 17, 2021**.

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

Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

Special Commission Meeting Minutes – November 22, 2021

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to approve the minutes of the **Special Commission Meeting Minutes – November 22, 2021**.

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

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

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

There was none.

10. PUBLIC PRESENTATIONS:

ShotSpotter Director of Public Safety Solutions Ron Teachman informed the Commission about their program to address gun violence in Opa-locka.

Vice Mayor Taylor asked how much the ShotSpotter program would cost Opa-locka, considering that the City is about 4 square miles of which half is industrial.

ShotSpotter Director of Public Safety Solutions Ron Teachman stated that the $49,500 per square mile per year pricing is adjusted based on the fact that Opa-locka is a smaller City. Mr. Teachman said that it would cost $5.60 per hour per mile to have constant surveillance over 1 mile and up to 2 miles. He said that they don't expect to cover the entire City and informed the Commission that they'll work with the Police Department administration to determine where it's most needed based on crime data. Mr. Teachman said that if the City wants to cover 2 square miles, the total cost will be $99,000 per year.

Vice Mayor Taylor asked if the ShotSpotter team allows financing or can help with grants to fund the program.

ShotSpotter Director of Public Safety Solutions Ron Teachman stated that their company has a team that will work to help identify funding through earmarks, American Rescue Plan Act funding or other grants. Mr. Teachman also offered to meet with anybody in the private

sector because several cities have private sector contributions, most notably from the healthcare industry in addition to businesses that realize the economic impact of crime.

Vice Mayor Taylor noted that the ShotSpotter website states that the program helped reduce the rate of homicides in the City of Miami by 35% from 2014 to 2017 and asked if the ShotSpotter program is still currently in Miami.

ShotSpotter Director of Public Safety Solutions Ron Teachman confirmed that the ShotSpotter program is still being used by the City of Miami and he said that he is not sure if the statistics on the reduction of homicides had been refreshed since 2020.

Commissioner Bass thanked ShotSpotter Director of Public Safety Solutions Ron Teachman for taking the time to present to the Commission. The Commissioner recalled being at work when a car backfired, and a student started screaming. She shared that she comforted her and let her know it wasn't a bullet, and that it was a car. As a result of that experience, Commissioner Bass said that what ShotSpotter Director of Public Safety Solutions Ron Teachman said struck a chord with her and she asserted that it is imperative that a solution be found to lessen the gun violence.

Commissioner Davis thanked ShotSpotter Director of Public Safety Solutions Ron Teachman for presenting the technology to the Commission. The Commissioner said that the Commission is very familiar with the technology because the City's neighbors in Miami Gardens are also ShotSpotter clients, and he said that he knows the program went well over the years. He shared that he was particularly excited about the constant monitoring and data tracking to circumvent the cycle of violence in the community, in addition to better informing Police Department resources. Commissioner Davis recalled that former Mayor Kelley led the charge to sponsor legislation to require that multi-family complexes of a certain size, require police security to address some of the high traffic crime areas. He acknowledged that dealing with the finance is another aspect and said that he looks forward to working with the ShotSpotter team.

Mayor Williams thanked ShotSpotter Director of Public Safety Solutions Ron Teachman, pointing out that it is imperative to narrow down whether a school should go on lockdown when dealing with children. The Mayor recalled that earlier in the year there had been discussions with Congresswoman Frederica Wilson to request appropriations through her office for this project because it is a very expensive program.

Assistant City Manager George Ellis reported that he spoke with Congresswoman Frederica Wilson's office today, which advised him that the request for funding for the ShotSpotter program is still in the appropriations process. Mr. Ellis said that Congresswoman Wilson's staff committed to see how far the appropriations process has gotten tomorrow.

Mayor Williams asked what the total cost of the ShotSpotter program would be for Opa-locka.

ShotSpotter Director of Public Safety Solutions Ron Teachman explained that based on conversations his colleague Jason Silva has had with the Deputy Police Chief, they think that 2 square miles of coverage can have a significant impact on addressing the gun violence in the City, though they would certainly welcome covering the entire City. Mr. Teachman added that the $99,000 is a subscription that includes training, installation, hardware maintenance and software upgrades.

Vice Mayor Taylor asked how the ShotSpotter program would work for the dispatching of officers, in consideration that the City's dispatching is handled through Miami-Dade County.

ShotSpotter Director of Public Safety Solutions Ron Teachman informed the Commission that once an acoustic event is determined to have been a gunshot, the City's 9-1-1 communication center is simultaneously notified. Mr. Teachman said that regionalizing communications centers is the norm for most cities across the country. He added that at the same time the communication center is notified, alerts are sent to Police Headquarters desktops as well as on their laptop in their squad car, their tablet, their phone and even on their smart watch to call them to action to save a life.

11. CITIZENS' FORUM:
(Opportunity for discussion of any concerns – please limit to 3 minutes)

Mayor Williams opened the Citizens' Forum and reminded members of the public to limit their comments to 3 minutes.

Ms. Deborah Irby of 14202 NW 17th Avenue reported that last week her water was going off and on for 2 days and called the Public Works Department but couldn't reach anyone besides Ms. Shamecca Lawson, and hasn't heard back from anyone regarding her inquiry about needing to boil her water. Ms. Irby said that all the citizens should be informed about whatever happened. She recalled working hard to get the signatures needed to impose term limits on the Commission, as well as to elect the young members of the Commission, and she urged them to not let people who have been here for 10, 20 and 30 years take that away from them. Ms. Irby shared that she is supporting Audrey Dominguez along with former Mayor John Riley, former City Attorney Patricia Ellis and former Commissioner Gail Miller.

Ms. Gail Miller of 14235 NW 22nd Place asked why airplanes are flying over people's homes at 2 AM and asked what time they need to stop flying because they are flying from 6 AM until 2 AM. Ms. Miller urged the Commission to do the right thing, joining Ms. Irby

in expressing her support for the appointment of Ms. Audrey Dominguez to the Commission. She pointed out that Commissioner Bass was next in line and is now sitting on the Commission, and Ms. Dominguez should also be sitting on the Commission because she is next in line. Ms. Miller shared that she is tired of the City getting sued and said that during her 30 years working for Miami-Dade County, if someone was fired and sued the County, they remained fired, and she lamented that Opa-locka keeps everybody that sues the City, and they still get paid by the Citizens of the City. She concluded by wishing the Staff, Commissioners, and Citizens of the City a Merry Christmas and a blessed New Year.

Natasha Ervin of 670 Dunad Avenue stated that they are preparing for the toy drive. She recalled that Commissioner Burke supported the toy drive for years and asked the Commission to name the drive the Commissioner Alvin Burke Toy Drive. Ms. Irvin invited the Commission to attend the toy drive and to help with the wrapping of the toys. She shared that Commissioner Burke's former co-workers at Miami-Dade County Corrections, gave her a $500 check in memory of the Commissioner.

Retired Police Chief Cason of 781 Curtiss Drive noted that Carrie Meek passed away and that her funeral was yesterday, recalling that she was the first African American elected to represent Florida in Congress, was a teacher, a mother, a grandmother, a Delta, and she came to Opa-locka religiously and took care of the City. She shared that she saw Commissioner Bass and Vice Mayor Taylor at the funeral but lamented that Opa-locka's law enforcement had no representation there despite members of Congress coming to the Opa-locka airport, and the City having a motorcycle officer. Retired Chief Cason requested that the Commission plan a Carrie Meek Day. She also said that she is always going to be here as a mentor, adding that she is much older than many of the members of the Commission and that she prays they listen to her direction. Retired Chief Cason concluded by asserting that you are never too old to give back and learn from the trailblazers.

Ms. Dottie Johnson of 13724 NW 22nd Place reported that the traffic lights are out on 27th Avenue from 125th Street to Ali Baba Avenue, and as a result she almost had 2 accidents and her neighbor's cousin got killed. Ms. Johnson also shared that there is a lot of trash around the bus benches. Noting that the Commission passed a resolution to create the Charter Review Board, she said that they have some veterans who can get that done. Additionally, she noted that the Community Relations Board has not met, and asked that it get started. Ms. Johnson concluded by expressing her support for Ms. Ervin's toy drive, informing the Commission that she always gives a donation and that she thinks the toy drives should not be divided and should be done as one City.

Ms. Audrey Dominguez informed the Commission about the Miami-Dade College North Campus Children's Holiday event on Saturday, December 11th from 10 AM to 3 PM. Ms. Dominguez said that the toys collected will be donated to Toys for Tots. She pointed out

that Santa's Enchanted Forest costs almost $40, but this event is free and recommended bringing the family to the event.

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

Mayor Williams stated that if there is a water main break in the City, it is important that everyone in the City should know. The Mayor expressed appreciation for the Booster Club's support of children in the City during the yearly toy drive, as they continue to do it in Commissioner Burke's name. She also said that she wanted to be clear that she was at Carrie Meek's funeral and that it was moving because she got to meet a lot of Senators that were at Miami-Dade College. Mayor Williams added that in her sorority, they do Omega Omega, and that it was a closed ceremony, which if you're not a Delta you would not know. The Mayor said that Carrie Meek was a shero to many of her sheroes and said that Carrie Meek is one of the reasons why she is sitting on the dais. She also shared her disappointment when she saw the honor guard and processional at the wake with representation from every city Carrie Meek touched, and did not see Opa-locka represented, urging that the City do better.

Commissioner Bass thanked those who addressed the Commission, stating that the Commission is only aware of what's going on because residents say what they need to say. The Commissioner lamented that the Commission is not always abreast of what's going on in the City and encouraged residents to continue coming before the Commission because their voices need to be heard. She also joined Mayor Williams in expressing disappointment, sharing that she was there as well, and said she would leave it at that.

Vice Mayor Taylor stated that he attended the funeral and will leave it at that. The Vice Mayor assured the Booster Club that there were no ill intentions to try and divide the City as it relates to the toy drive. He pointed out that there are 16,000 residents in the City, and he is sure there are triple that number of children and that there are some kids on the west side that don't come to the east side of the City but asserted that we are one Opa-locka. Vice Mayor Taylor said that the toy drives are at the same time and the Booster Club toy drive is being advertised in just the same way. He added that he reached out to help and collaborate, offering assurances that he likes everybody in the Booster Club and Teen Up-Ward Bound and doesn't want rumors being spread through Opa-locka.

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

There were none.

13. ADMINISTRATION:

CONSENT AGENDA:

There were no items on the consent agenda.

14. NEW ITEMS:

There were none.

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Commissioner Davis, seconded by Commissioner Bass to discuss Agenda Item 15-A-1.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 15-A-1.

Assistant City Manager Ellis asked Planning & Community Development Director Gregory Gay to introduce Agenda Item 15-A-1.

Planning & Community Development Director Gregory Gay informed the Commission that Agenda Items 15-A-1, 15-A-2 and 15-A-3 are companion items associated with the development of a warehouse facility on the western edge of Opa-locka. Mr. Gay stated that the facility will be approximately 247,000 square feet and is going to be replacing the existing American Fruit warehouse on NW 42nd Avenue and approximately 129th Street. He said that the new facility is going to bring an A Class warehouse facility to the City in the industrial area and thus is properly zoned. Mr. Gay explained that under the present zoning category, the facility would be able to have approximately 150 parking spaces, but the variance

in the next Agenda Item proposes to allow for 250 parking spaces by changing the spaces from a 10 foot by 20 foot configuration to an 8 foot by 18 foot compact parking configuration, which he said would make the property much more marketable, adding that a lot of vehicles are much smaller than the vehicles from past years. He also informed the Commission that Agenda Item 15-A-3 proposes the development agreement which includes the development timeline and making sure the project is done in accordance with the guidelines from Opa-locka and Miami-Dade County, including providing and promoting employment opportunities for residents of Opa-locka through South Florida Career Source. Mr. Gay concluded by pointing out that the representatives for the project are available to address the Commission's concerns.

Mayor Williams opened the Public Hearing for Agenda Item 15-A-1.

Ms. Tracy Slavens from the Law Offices of Holland & Knight located at 701 Brickell Avenue made a presentation to the Commission as a representative of Prologis Logistics Services Incorporated, along with their architecture team, engineering team as well as the President of Miami Economic Associates, Mr. Andy Dolkart who serves as their economic expert.

Ms. Dottie Johnson of 13724 NW 22nd Place stated that the proposed project is great but expressed her concern about the cell tower and said that she doesn't see the plan that the Commission asked staff for, to address the high unemployment rate in Opa-locka.

Mr. Lamar Cruse of 13831 NW 24th Avenue asked if there was any way to guarantee that the jobs being promised by the developer of the proposed project will benefit Opa-locka.

Ms. Tracy Slavens explained that the cell tower in question is a long-term lease that they don't have any authority to relocate or replace because they don't control the site but pointed out that based on the proposed site plan, they will beautify the area around it with landscaping. Ms. Slavens also said that they included conditions in the development agreement for jobs and recruiting based on the request of the City Staff, which she thinks are unique to this project and the Commission hasn't seen before, including their commitment to spend the next year working with the Beacon Council, the Meek Foundation, Miami-Dade County Public Schools, Miami-Dade College and Career Source to expand vocational training and technical training programs for residents within the City. Additionally, she said that they have committed to prepare an outreach plan for recruitment in Opa-locka including job fairs on the site once it is time for them to start hiring.

Commissioner Davis addressed the variance request and asked what will happen with the proposed parking plan if the project changes from the 10% of office space that is being presented. The Commissioner also asked for clarification on whether the variance request is to exceed the City's parking space requirement and whether a traffic study was done.

Ms. Tracy Slavens assured the Commission that a traffic study was done and explained that the variance is being requested to allow for a smaller parking space to accommodate the approximately 266 people they hope to employ with the 248 parking spaces that are being proposed. Ms. Slavens pointed out that the proposed plan exceeds the number of parking spaces required by the City's code, and if there is a shift between warehouse and office space with a need for more parking, they will meet the minimum standards by a significant amount. She also stated that the number of parking spaces is based on the number of employees they are going to have at peak hours, with some of the employees working nights and weekends when other employees are not there.

Commissioner Davis asked if there was Moorish architecture included in the design of the proposed development, stating that he didn't see any in the images included in the presentation that was made to the Commission.

Ms. Tracy Slavens assured the Commission that they worked with City Staff, which provided them the City's guidebook on Moorish architecture, and reiterated that they took a modern interpretation which may not necessarily be the classical design. Ms. Slavens pointed out that the archways create the appearance of a triangle which is typical of a Moorish archway, and the layers of archways shadow box the doorways and the windows to create the feel of Moorish architecture. She invited RLC Architects Associate Carlo Mendoza to help walk the Commission through the modern Moorish architectural design.

Mr. Carlo Mendoza, an Associate of RLC Architects located in Boca Raton, FL presented the Commission with examples of modern interpretations of Moorish architecture, explaining that the layering and screening which is typical in Moorish architecture is present in the proposed design in addition to the ornamentation that will be painted on the Le Jeune Road frontage, as a nod to the insects typically seen in Moorish architecture, while also maintaining the colors approved by the City. Mr. Mendoza stated that the aesthetic of Moorish architecture typically seen in Opa-locka combined with the modern approach common to the Miami area, led them to design the contemporary interpretation for the proposed development.

Commissioner Davis stated that the City tries to stay consistent with its history and culture through Moorish revival architecture, adding that what he sees from the

proposed modern interpretation is fine. The Commissioner added that he wanted to ensure that his colleagues were aware that unlike a special exception which allows a property owner to go through a process defined by the City's zoning code to allow for a developmental request, a variance like the one being requested, is a request to grant the property owner the ability to use their property in a manner that is completely against the City's regulations. He also asked what the findings were of the traffic study for the proposed development.

Ms. Tracy Slavens informed the Commission that the traffic study for the proposed development found that the project completely meets concurrency, and that despite having more parking spaces, it will not affect the operations of the roadway. Ms. Slavens added that the traffic study noted that the driveways can accommodate the turning movements of both cars and stocks coming onto the site. She also explained that the purpose of the requested variance is to reduce the size of the parking spaces as set in the City's code from 10 foot extremely large spaces that would result in less spaces, to accommodate everyone on the site with a typical parking space that would be found throughout Miami-Dade County.

Commissioner Davis asked what the estimated starting salary will be for the employees working at the site of the proposed development, noting that Opa-locka has the highest poverty rate and the lowest earnings of any City in Miami-Dade County and asserting that he is not in the business of bringing opportunities that are not economically sustainable.

Ms. Tracy Slavens stated that the average employee salary for those working at the site of the proposed development would be in the range of $40,000, pointing out that someone on the maintenance staff may not make the same as an office manager. Ms. Slavens also said that there are both direct and indirect jobs that would be created by the proposed development, including for people that won't necessarily have seats in the building such as their sales, marketing and regulatory staff that would be traveling, in addition to the volume of sales and revenues generated by the proposed distribution and warehousing site creating more jobs for other companies as well.

Vice Mayor Taylor asked what preferences the developers of the proposed project would give to the residents of Opa-locka, in consideration of the City's high rate of unemployment and underemployment. The Vice Mayor asserted that he wants to make sure that the public relations firm is aggressive and knows how to message the job force in Opa-locka, and that the City's residents are the first to sit at the table when they start hiring.

Ms. Tracy Slavens assured the Commission that the team behind the proposed development can commit to the requests made by Vice Mayor Taylor and said that as they go through construction and permanent hiring, all the contractors and tenants of the proposed development will be encouraged to go through the same process that they have worked on with City Staff, as detailed in the development agreement.

Mayor Williams stated that though she thinks the design for the proposed development is beautiful, she is concerned that she does not see the Moorish architecture connection. The Mayor said that she can't move forward with the item until she sees the designs.

Ms. Tracy Slavens asked if the Commission would be amenable to allowing the developers for the proposed project, work with City Staff as they go through the permitting process, to give more of a nod to the Moorish architecture that some of the members of the Commission said they are looking for.

Planning & Community Development Director Gregory Gay stated that his Department worked diligently on the modern interpretation of the Moorish design for the proposed development. Mr. Gay stated that it comes down to the material that will be used in the construction of the building, whether stone will be used and if it will include tile work. He shared that City Staff has expressed that the proposed facade seems somewhat bland and may need the addition of color, assuring the Commission that his Department will continue working to ensure that the development respects the Moorish architecture of the City. Mr. Gay also informed the Commission that one of the Agenda Items that is being brought to the Commission is for proposed design guidelines to assist developments in reflecting Moorish architecture.

Mayor Williams expressed concerns about setting a precedent, noting that as citizens of Opa-locka the members of the Commission are not architects, but asked for the developers to go back to the table and come up with something that clearly defines what the City is asking for in its Moorish architectural design. The Mayor also asked what maintenance provisions will be used to ensure the building doesn't fall into despair in the future.

Planning & Community Development Director Gregory Gay acknowledged that the current development agreement does not include maintenance of the proposed development but assured the Commission that it can be added and could include some aspects of the City's Code Enforcement legislation.

Mayor Williams suggested that maintenance could be considered by planning and zoning as part of the development agreement moving forward. The Mayor also recalled that several months ago, she mentioned connecting jobs to development agreements for those that want to build in Opa-locka, and she lamented that she hasn't seen anything. She said that there must be a way to follow up to make developers accountable and let the City know if Opa-locka residents have been hired. Mayor Williams added that if you see who works at the warehouses on Le Jeune Avenue, she said that they don't live in Opa-locka and probably live in Hialeah. The Mayor asserted that the Commission must be clear on how they are supporting the City's residents.

Ms. Gail Miller of 14235 NW 22nd Place noted that she is seeing the Commission asking a lot of questions about the proposed development and said that the City Staff from planning should have sat down with them before they bring this into the City. Ms. Miller suggested that the Commission needs to have a workshop before they vote on the proposed development.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 15-A-1.

Ms. Tracy Slavens stated that there are economic benefits to the proposed development beyond the jobs that will be created, including tax revenues from increased property value which she said would increase by about 50%, in addition to the permit and impact fees that will help the City's budget and will help the Commission create new incentives and programs for residents. Ms. Slavens also assured the Commission that the developers will work with City Staff to include the requested maintenance provisions in the development agreement.

Commissioner Davis asked if there would be any local contractors or subcontractors associated with the proposed development and asked that it be included as part of the development agreement.

Ms. Tracy Slavens said that the provisions of the development agreement included training, job fairs and a requirement for contractors to host local job fairs and provide a list of construction job openings to post on the City's website.

Mayor Williams suggested that the proposed development add nighttime luxury lighting, which she thinks would bring a little bit more elegance to an industrial area.

Ms. Tracy Slavens stated that the developers of the proposed project will work on the design of the elevations to make sure that they incorporate greater detail,

provide more information on the modern interpretation of Moorish architecture, provide both daytime and nighttime renderings of the building and provide some material samples so that the Commission can see the differences between the different treatments and different layers of the design.

Planning & Community Development Director Gregory Gay suggested that the Agenda Items for the proposed development be deferred to the January meeting based on the inquiries made by the Commission and the public.

Mayor Williams confirmed that items 15-A-1, 15-A-2, 15-A-3 were being deferred to the January 12, 2022 Commission Meeting.

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

Agenda Item 15-A-2 was deferred to the January 12, 2022 Commission Meeting.

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

Agenda Item 15-A-3 was deferred to the January 12, 2022 Commission Meeting.

B. APPEALS:

There were none.

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

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

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-1.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-1.

Assistant City Manager Ellis asked Budget Administrator Anathan to introduce Agenda Item 16-A-1.

Budget Administrator Anathan presented Budget Amendment #1 for FY 22 to the Commission.

Mayor Williams asked if the proposed consolidated travel budget for the Commission would be a problem in the long run.

Budget Administrator Anathan stated that despite the Commission's request to have 5 travel budgets for the Commission, it was deemed not to be a good accounting practice and will just have to track it separately.

Commissioner Davis expressed his concerns about the long-term funding for the ShotSpotter program and asked if the $108,500 included in the proposed budget amendment is associated with a grant.

Budget Administrator Anathan informed the Commission that the $108,500 included in the proposed budget amendment is a placeholder for the grant that is

being worked on and is intended to cover the full cost of the ShotSpotter program for the first year.

Commissioner Davis stated that he wanted to make it clear that the City has not received the $108,500 grant yet and the amount included in the proposed budget amendment is just a projection. The Commissioner asked if the financing of the ShotSpotter program in future years had been strategically thought through, pointing out that grants are usually not more than 2 to 3 years and ultimately bridge funding needs to be found.

Assistant City Manager Ellis stated that through his conversations with Police Chief Jackson and the representatives from Congresswoman Frederica Wilson's office, it was not clear if the funding that would be provided would be designated specifically for the ShotSpotter program, and he said that the information would be provided within the next couple of days. Mr. Ellis acknowledged that the City would have to rethink the program based on being able to pay for it in the years ahead, which he said is being researched by the Chief and his Deputy. He pointed out that because Chief Jackson comes from a larger city that used the ShotSpotter program, he has a lot of information about it, and he would like for a feasibility study to be completed.

Commissioner Davis said that the Commission is going to be workshopping the appropriation of the American Rescue Plan funding, and he suggested that those funds could potentially sustain the ShotSpotter program.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-1.

Ms. Dottie Johnson of 13724 NW 22nd Place stated that she thinks it is a great idea, but to forecast future usage, she encouraged the Commission to document it.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-1.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-1 passed first reading by a 4-0 vote.

Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

2. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-2.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-2.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-2.

Planning & Community Development Director Gregory Gay informed the Commission that the ordinance included in Agenda Item 16-A-2 proposes to update the City's Historic Environmental Preservation Board which was reactivated 2 years ago. Mr. Gay said that the Commission put together a very influential and active board that wants to pay close attention to the value of the Opa-locka's historic properties, but the City's legislation has not stayed consistent with some of the legislation that has been passed by Miami-Dade County. He said that the proposed ordinance would make sure that the rules and regulations are consistent between Opa-locka and Miami-Dade County, including amendments to the makeup of the board as well as the procedures for preserving historic properties to not have them go through demolition by neglect, which he said has happened in Opa-locka

in the past. Mr. Gay stated that by passing the ordinance proposed by Agenda Item 16-A-2, the City will be able to retain the Historic Environmental Preservation Board as an independent board operated by the City of Opa-locka.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-2.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-2.

Commissioner Davis acknowledged that the Historic Environmental Preservation Board is necessary to maintain control over Opa-locka's historic structures and he offered kudos to Planning & Community Development Director Gregory Gay, the City Manager's Office and all who were involved with making the revision to the rules and regulations.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-2 passed first reading by a 4-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Taylor, seconded by Commissioner Bass to discuss Agenda Item 16-A-3.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-3.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-3.

Planning & Community Development Director Gregory Gay informed the Commission that the ordinance included in Agenda Item 16-A-3 proposes to dissolve a safer neighborhood improvement district which was created in 1988. Mr. Gay stated that through the research conducted by his Department's Staff, it was determined that there was no action taking place to maintain and operate the 3 improvement districts that were designated. He also reported that at least since the time he's been with the City of Opa-locka, the City has had to pay the State of Florida $175 or higher, per improvement district to retain the designation. Mr. Gay also pointed out that the area included in the Ali Baba Improvement District was included as part of the Opa-locka Community Redevelopment Agency with its primary focus being the removal of slum and blight, and thus there is some duplication.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-3.

Ms. Dottie Johnson of 13724 NW 22nd Place stated that she totally supports the ordinance proposed by Agenda Item 16-A-3 because the City has failed to submit any of its reporting since 1988 according to Florida Statute 189.066. Ms. Johnson concluded by commending the City Manager and City Staff for a job well done and she said that it was overdue since 1988.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-3.

Commissioner Davis stated that the safe neighborhood improvement district is being transitioned into an innovation district based on the will of developers and the opportunities that exist in the community, but he cautioned that despite the Community Redevelopment Agency encompassing most of the Safe Neighborhood Improvement District and addressing slum and blight, the Commissioner expressed concerns about safety in the area. He said that everybody in Opa-locka knows that the area between 151st Street & Ali Baba Avenue, and 22nd & 17th Avenue is a hot bed area for crime. The Commissioner asserted that he wouldn't want the safety aspect of the designation to go to the wayside and said he would share those sentiments with the City Manager's Office in the hopes that the policing strategy that is being utilized addresses the shortfall. Commissioner Davis concluded by offering kudos to the Planning & Community Development Department as well as

for the growth in the Community Redevelopment Agency and other respective areas throughout the City.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-3 passed first reading by a 4-0 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Mayor Williams	Yes

4. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Commissioner Bass, seconded by Commissioner Davis to discuss Agenda Item 16-A-4.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-4.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-4.

Planning & Community Development Director Gregory Gay stated that the ordinance included in Agenda Item 16-A-4 is the 2nd of 3 safe neighborhood improvement districts being proposed to be dissolved. Mr. Gay informed the Commission that the area in the district between 22nd & 17th Avenue and 135th & 141st Street, is mostly industrial but also partially residential and is not included within the Community Redevelopment Agency area. He stated that the majority is industrial and that it is not included in the Community Redevelopment Area.

Because no board was established by the Commission since the application was made in 1988, dissolution was recommended. Based on research completed by his Department's Staff, Mr. Gay said that dissolution of the district is recommended.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-4.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-4.

There being no discussion, the ordinance proposed in Agenda Item 16-A-4 passed first reading by a 4-0 vote.

Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

5. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-5.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-5.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-5.

Planning & Community Development Director Gregory Gay informed the Commission that the ordinance included in Agenda Item 16-A-5 is the 3rd of 3 safe neighborhood improvement districts being proposed to be dissolved. Mr. Gay stated that despite the area in this district being the one area that might need the service, he believes the City can look at other opportunities to address the need. He added that because there has been no activity with the district since 1988, the Staff from his Department recommends dissolution.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-5.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-5.

There being no discussion, the ordinance proposed in Agenda Item 16-A-5 passed first reading by a 4-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

6. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Commissioner Bass, seconded by Vice Mayor Taylor to discuss Agenda Item 16-A-6.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-6.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-6.

Planning & Community Development Director Gregory Gay informed the Commission that the legislation proposed by Agenda Item 16-A-6 addresses some of the concerns that had not been addressed as a part of the update of Opa-locka's zoning code in 2015. Mr. Gay said that based on the references to design guidelines and standards being in place to implement what the Commission and the

community desire to see in new developments as part of the more modern Moorish architecture, the Staff in his Department took it upon themselves to develop the proposed handbook. He also said that his Department has been trying to nudge some of their developers to look at some of the design criteria, even though it's a recommendation and not a requirement, and reported that 3 or 4 residential developments have embraced it. Mr. Gay stated that the document is subject to any modifications the Commission feels are warranted, but the Staff in his Department recommends that the document be used as an official tool to guide development within the City.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-6.

Lamar Cruse of 13831 NW 24th Avenue stated that the Commission should apply the Moorish architecture because he wants to see the same look in the City that he was born and raised in, adding that he feels Mayor Williams addressed it well earlier during the meeting. Mr. Cruse also said that in smaller parking spaces, there's not enough room to park his truck which is 8 feet, which is why 10 feet is good because it provides enough room for the door to open. He urged the Commission to stand on what they want to see.

There being no additional members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-6.

Commissioner Bass stated she would like to have a book and said that Vice Mayor Taylor pointed out it is in the agenda packet.

Commissioner Davis noted that the handbook which is proposed to be adopted by Agenda Item 16-A-6, stipulates it is strategic plan related and asked what plan was being referred to.

Planning & Community Development Director Gregory Gay informed the Commission that the handbook which is proposed to be adopted by Agenda Item 16-A-6 is consistent with the last update to the comprehensive plan and the land development regulations. Mr. Gay explained that when the zoning code was adopted in 2015, there were some elements that were not included, and the Staff in his Department felt it was time to put the handbook in place. He added that newer communities want to have some type of architectural significance to make it their identity, and since Opa-locka already has an identity for its historic properties, the Staff in his Department felt that new developments should pay homage and respect that historical fabric.

Mayor Williams noted that the handbook includes both the modern and traditional designs and asked if it was being proposed to incorporate the Moorish revival style or if it will just be an option.

Planning & Community Development Director Gregory Gay explained that they have given liberties to architects for their designs for new buildings, to reflect the Moorish architecture design but not necessarily mimic it.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-6 passed first reading by a 4-0 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Mayor Williams	Yes

7. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-7.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-7.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-7.

Planning & Community Development Director Gregory Gay informed the Commission that the legislation included in Agenda Item 16-A-7 proposes to create a new designation for Opa-locka's Downtown area, which he said they are calling historic because of certain historic properties in the area in addition of Opa-locka being a historic city. Mr. Gay said that it will create a central business district zone

for the area with its own character, uses and regulations. He pointed out that the Downtown area currently has an overlay and mixture of commercial, industrial and residential zoning but it would create a standalone zoning district so that zoning changes in residential areas will not have an impact on the Downtown area and zoning changes for Downtown will not have an impact in other neighborhoods. Mr. Gay reported that both the Staff in his Department as well as the Planning & Zoning Board recommended the proposed ordinance for approval.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-7.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-7.

Vice Mayor Taylor asked what the boundaries would be for the proposed Downtown zone.

Planning & Community Development Director Gregory Gay informed the Commission that the core boundary for the proposed Downtown area would encompass the back area of Opa-locka's Historic City Hall, going along Sharazad Boulevard to Ali Baba Avenue, coming back to Opa-locka Boulevard, proceeding southward to West Drive, and includes Bahman Avenue as the most eastern core area. Mr. Gay also said that the City has a Downtown overlay which extends beyond those boundaries from NW 27th Avenue along Sharazad Boulevard over to the connector. He added that the standalone Downtown district would have its own zoning classification while the other areas will have just the overlay, which provides property owners options. Mr. Gay went on to explain that as development occurs, the core Downtown area could expand, especially to the west but he said that the core area has the greatest opportunity to be a real Downtown and needs to have zoning for mixed use such as commercial or office space on the ground level with residential or office space above, going 6 to 8 stories high and creating the density that is needed. He reported that there has been a lot of interest since the development of the Downtown master plan and said that his Department strategically waited to present the plan for the Historic Downtown so that the Commission could get an understanding of how the area can become the center of regional activity and a destination within the City.

Commissioner Davis noted that the item is also strategic plan related and asked what document it is associated with. The Commissioner also asked how the proposal is impacted by the State of Florida's designation of the City's Downtown as a Main Street.

Planning & Community Development Director Gregory Gay informed the Commission that the item is associated with the comprehensive master plan as well as the land development regulations with the zoning codes and said that this will be a zoning change specifically within the Downtown area. Mr. Gay also explained that both the Main Street designation and the creation of the Downtown zoning district go hand in hand, with the Main Street designation promoting uses, activities and potential reuses of existing structures within the downtown core while the creation of the Downtown zoning district will promote future developments in the area.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-7 passed first reading by a 4-0 vote.

Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Mayor Williams	Yes

8. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-A-8.

Mayor Williams asked Assistant City Manager Ellis to introduce Agenda Item 16-A-8.

Assistant City Manager Ellis asked Mr. Gay to introduce Agenda Item 16-A-8.

Planning & Community Development Director Gregory Gay stated that through efforts with Interim Community Redevelopment Agency Director Corion DeLaine, they did not want Opa-locka to be left behind as the City of Miami and other

municipalities are creating hubs to attract tech development from other markets and give people within the market, an area to focus on being creative. Mr. Gay informed the Commission that the innovation and technology overlay would be bounded by 22nd Avenue to the east, 27th Avenue to the west, the Florida East Coast Railway to the South and 151st Street to the north, with small incubator spaces including opportunities with the redevelopment of the Police facility which would seek to enhance the industrial uses through technology and innovation. He reported that the Staff from his Department as well as the Planning & Zoning Board recommended approval.

Mayor Williams opened the Public Hearing for Agenda Item 16-A-8.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-A-8.

Commissioner Davis thanked Planning & Community Development Director Gregory Gay for bringing the initiative to create an innovation district forward, recognizing that it is unique and has the potential to grow the City and create new economic opportunities. The Commissioner pointed out that the Mayor of the City of Miami has solicited tech businesses in Silicon Valley and expressed that he would love for Opa-locka to be part of that conversation. He asked how the proposal would affect current zoning and businesses already in the area, as well as what long-term plans were being put in place to ensure that the district is developed in a manner that is sustainable.

Planning & Community Development Director Gregory Gay explained that the districts that were dissolved were created through legislation with the State of Florida while the proposed innovation district will be guided by the City's zoning code and the comprehensive master plan. Mr. Gay stated that his Department is not looking to create the innovation district as a temporary zoning category, and added that as the market dictates, they hope to expand it into other industrial areas of Opa-locka that have industrial activities taking place. He said that because the ordinance proposes to create a zoning overlay, it does not change the zoning categories for existing businesses. Mr. Gay shared his Department's hope that the innovation district will help motivate entrepreneurs in the tech or innovation field, with a place for them in Opa-locka.

Mayor Williams gave a shout out to Planning & Community Development Director Gregory Gay and the Interim Director of the Community Redevelopment Agency Corion DeLaine, because she thinks the proposed innovation district is going to be a game changer for the community and she sees that all the items that were brought to the Commission by Planning & Zoning are moving the City forward. The Mayor

lamented that there is an appearance that zones are changed depending on what developers want, and she urged Mr. Gay to codify the legislation so that in the future the area does not go back to just being a warehouse district.

Planning & Community Development Director Gregory Gay recognized all the Staff of his Department, including Mr. Gerald Lee who he said played an instrumental role in developing the language included in the proposed ordinance and Ms. Kinshannta Hall has provided insight with her real estate background. Mr. Gay acknowledged that sometimes his Department is reactionary, but they are trying to be ahead of the curve and put some things in place to see if the market will react, with the goal of making Opa-locka a destination.

There being no additional discussion, the ordinance proposed in Agenda Item 16-A-8 passed first reading by a 4-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

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

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING CURTISS DRIVE FROM SULTAN AVENUE TO HAREM AVENUE AS COMMISSIONER ALVIN BURKE DRIVE; PROVIDING FOR A REPEALER; SEVERABILITY AND EFFECTIVE DATE (first reading/public hearing held on November 10, 2021). *Sponsored by Commissioner Bass*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-B-1.

Commissioner Bass shared some of her memories of Commissioner Burke who was elected to the Commission in 2018 and passed away on August 4, 2021. The Commissioner met him while serving with him on the dais and she recalled getting to see his love for the City of Opa-locka and its people who he in turn loved working for him. Commissioner Bass asked her colleagues to continue supporting her to pass the ordinance designating Alvin Burke Drive.

Mayor Williams opened the Public Hearing for Agenda Item 16-B-1.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-B-1.

Vice Mayor Taylor thanked Commissioner Bass for bringing forward the ordinance designating Alvin Burke Drive, stating that it is well deserved and adding that it is a good thing the Commission is honoring his life and legacy in the City.

Mayor Williams stated that the ordinance designating Alvin Burke Drive is great legislation that she knows is going to serve as Commissioner Burke's memory and legacy for years to come. The Mayor shared her appreciation to Commissioner Bass for proffering the item.

There being no additional discussion, the ordinance proposed in Agenda Item 16-B-1 passed by a 4-0 vote.

Commissioner Bass	Yes
Commissioner Davis	Yes
Vice Mayor Taylor	Yes
Mayor Williams	Yes

C. RESOLUTION(S)/PUBLIC HEARING:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPOINTING _____ AS A MEMBER OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO FILL THE VACANCY ON THE CITY COMMISSION CREATED AS A RESULT OF MAYOR MATTHEW A. PIGATT'S RESIGNATION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Commission*

The above resolution was read by Assistant City Attorney Candice Cobb.

It was moved by Vice Mayor Taylor, seconded by Commissioner Davis to discuss Agenda Item 16-C-1.

Mayor Williams opened the Public Hearing for Agenda Item 16-C-1.

There being no members of the public to address the Commission, Mayor Williams closed the Public Hearing for Agenda Item 16-C-1.

Mayor Williams stated that the Commission knows they need to decide but pointed out that according to Opa-locka's Charter, they do have some time in case they have

to go through another route. Noting that there was some discussion recently including during the Citizens Forum about the highest vote getter, the Mayor said that the Commission decided to allow everyone to apply, and she shared her opinion that it would be disrespectful if all the applications are not reviewed.

Vice Mayor Taylor stated that he went through all the applicants, and he would like to nominate Ms. Audrey Dominguez to be appointed to the City Commission.

Commissioner Davis stated that he would like to nominate Audrey Dominguez as well.

Commissioner Bass shared that it was a very difficult decision for her to make for several reasons, but that truth, honesty and fairness reigns with her. The Commissioner said that she believed all the applicants are more qualified than she is, but that she would go with Audrey Dominguez.

Mayor Williams stated that her vote is for Commissioner Rose Tydus.

City Clerk Flores stated that based on the Commission's discussion, there are 3 votes for Audrey Dominguez and 1 vote for Rose Tydus.

There being no additional discussion, the resolution appointing Audrey Dominguez as a member of the City Commission, as proposed in Agenda Item 16-C-1 passed by a 4-0 vote.

Vice Mayor Taylor	Yes
Commissioner Bass	Yes
Commissioner Davis	Yes
Mayor Williams	Yes

17. CITY MANAGER'S REPORT:

1. 300 Engineering, Inc.
ref: Cairo Lane Project

Public Works Director Airia Austin stated that upon the awarding of the contract for the assessment of the Cairo Lane Project to 300 Engineering, his Department decided to ensure that the Commission receives timely updates on the status and thus invited 300 Engineering to provide their first update.

Mr. Franklin Torrealba, Director of 300 Engineering provided an update on the Cairo Lane project to the Commission.

Vice Mayor Taylor asked if there was any way that Cairo Lane can be turned into a one-way street where traffic enters from 135th Street and exits the other way.

Public Works Director Airia Austin stated that it is not recommended to turn it into a one-way street because 127th Street is not wide enough to accept the wide loads that traverse the Cairo Lane corridor, with the western portion of the road becoming a single lane passage.

Assistant City Manager Ellis recognized Mr. Brian Hunter who was present at the meeting, having travelled from Tallahassee. Mr. Ellis shared that he and the City Manager's Office Staff had been entertaining his inquiries about some of the things that are done in the City, characterizing it as very refreshing and open-minded. He said that they always have a conversation every Friday with Mr. Hunter and sometimes with his boss, who currently works with Inspector General Melinda Miguel, who is responsible for the City's financial oversight with the State of Florida. Mr. Ellis also said that Mr. Hunter will be in the City for another day and is trying to get an opportunity to speak with some of the Commissioners and the Mayor. He concluded by stating that the Manager's Office did not have a report to provide but informed the Commission that they will be receiving something from the Manager's Office over the next week or so with details about the accomplishments over the year.

Mayor Williams lamented that there are houses in Opa-locka that are being neglected, and she stressed that it must be addressed.

Assistant City Manager Ellis informed the Commission that the issue raised by Mayor Williams had been discussed very intensively over the last several weeks with Planning & Community Development Director Gregory Gay, Interim Community Redevelopment Agency Director Corion DeLaine and individuals from the Code Enforcement Department under the Police Department. Mr. Ellis assured the Commission that it is being addressed right now and will eventually have to go to the City Attorney to determine how to deal with it legally.

Planning & Community Development Director Gregory Gay reported that there is 1 property that will be before the Miami-Dade County Unsafe Structures Board in January. Mr. Gay also recalled that Commissioner Davis had proffered legislation over a year ago to establish a database for properties that have issues. He said that the legislation is being finalized through the City Attorney's Office and will be brought before the Commission.

Mayor Williams said that she recalls discussing unsafe properties and foreclosures, but she is concerned about residents who own a home and get a citation from the Code Enforcement Department, and she is wondering what is done to follow-up. The Mayor pointed out that before they started a beautification project, the City of Miami Gardens let their residents know what the rules are. She also said that she had never seen the color scheme that was included in the agenda packet for the Commission meeting and asked at what point the City will send out a document to residents.

Public Works Director Airia Austin informed the Commission that the public information office was provided with the information needed to enforce the values of the City's Code Enforcement. Mr. Austin said that the flyer is being formulated to go out to each residence and it will also be posted on the City's public information outlets. He committed to provide a timeline for the mailing of the flyer, to the Commission, through the City Manager's Office.

Assistant City Manager George Ellis committed to speaking with Public Relations Consultant Modkins about the mailing of the document with the rules for maintaining residential properties in the City and said he would get back with the Commission before the end of the week.

Vice Mayor Taylor stated that he visited Nathan B. Young Elementary School yesterday, and he said that the biggest concern for a lot of parents was not having a crossing guard on 22nd Avenue.

Commissioner Davis recalled that when he was first elected in 2018, the high fines associated with properties that have been neglected or have absentee owners was a prevalent problem, and previously those fines would come before the Commission to vote on each case individually. The Commissioner shared that he led the charge by expressing concerns to the City Manager's Office which came up with an amnesty program. He pointed out that Code Enforcement is not in the money-making business and doesn't want to take properties, but he said that they do want property owners to come into compliance.

18. OFFICIAL BOARD REPORTS:

There were none.

19. FUTURE AGENDA ITEMS:

Vice Mayor Taylor proposed that the Commission consider a pilot program for 6 months, not to exceed 180 days, that would close the City for 1 day and transition to a 4-day work week for service-oriented employees, because a lot of residents are complaining that they don't have access to the City's offices after 5:00 PM.

Commissioner Davis said he thinks the City of Miami Gardens continues with a 4-day work week and expressed that he is open to a trial run to see if it increases service delivery considering the importance of accessibility, but he said that he doesn't know if it is the right fit for the City of Opa-locka. The Commissioner added that he would want to get the City Manager's perspective because he is more hands-on with the day-to-day operations of the City.

Mayor Williams said that she has heard of the program and knows that the City of Miami Gardens and a few other municipalities also have a 4-day work week, but she said she will do some homework on it. The Mayor joined Commissioner Davis in urging Vice Mayor Taylor to speak

with the City Manager's Office about his proposal, but she said that she is all for looking at something different.

20. MAYOR/COMMISSION REPORTS:

Commissioner Davis shared that in November he hosted the annual turkey giveaway, and acknowledged the Parks & Recreation Staff, the City Manager's Office, the Public Works Department and the Police Department which all lended a helping hand to give out hundreds of turkeys to residents in the spirit of community and the holidays. The Commissioner thanked the sponsors including Big Al, 103.5 The Beat, Papa Keith, Foot Locker and Miami-Dade County Mayor Daniella Levine Cava's office. He also thanked his colleagues who were in attendance, noting the importance of opportunities to give back to the community.

Mayor Williams thanked Commissioner Davis for hosting the turkey drive, adding that she heard great things about it, and she said that it was probably one of the biggest and best turkey giveaways in Opa-locka. The Mayor also thanked the Commission for the Christmas Tree Lighting Ceremony that happened on Friday night. She said that the Commission wants to make sure that the City has activities and events that residents can be involved in and be proud of as they see Opa-locka moving forward. The Mayor also thanked Legislative Aide Randy Grice and Public Relations Consultant Modkins for supporting her with their help on the application for a $10,000 grant from the Meek Foundation that will be connected to the "I Am Opa-locka" campaign because she wants to make sure the narrative of Opa-locka is changed, so that residents know that it is a great place to be.

21. OFFICIAL BOARD APPOINTMENTS:

Vice Mayor Taylor stated that the Commission passed an ordinance bringing back the City's Charter Review Board, and he appointed John Riley to the board.

Mayor Williams appointed Jannie Russell to the Charter Review Board.

Commissioner Davis appointed Lakeisha Williams to the Charter Review Board.

Commissioner Bass appointed Mykeshia Fenn to the Charter Review Board.

Vice Mayor Taylor noted that the Charter Review Board consists of 5 appointed members and 2 at-large members who will serve in an advisory role, and he asked if the board can start meeting with the members that the Commission appointed, or if they need to get everybody on the board appointed before they can meet, because the City is waiting on St. Thomas University to provide students from their law program to serve in the 2 at-large advisory board member positions.

City Attorney Norris-Weeks stated that her recommendation is that the Commission seat all the members of the Charter Review Board or that they at least seek to start appointing all the members of the board because it would include the non-voting advisory members as well.

Mayor Williams recommended that St. Thomas University be given a deadline and if they don't respond, the City can move forward with contacting Florida Memorial and Florida International University, also pointing out that the 2 at-large board members can come from 2 different schools.

22. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Vice Mayor Taylor, seconded by Commissioner Davis to adjourn the meeting at 10:39 p.m.

_____
Veronica J. Williams
Mayor

Attest:

_____
Joanna Flores, CMC
City Clerk

CONSENT AGENDA

Sponsored By: City Manager

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT #2 TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LOAN AGREEMENT WW800050 TO CONVERT DEBT PAYMENTS TO INTEREST-ONLY PAYMENTS FROM DECEMBER, 2021 THROUGH JUNE, 2023; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Opa-Locka's Water-Sewer Fund has certain debt due to having borrowed from the State of Florida Department of Environmental Protection State Revolving Fund and also debt owed to the Miami-Dade Water and Sewer Department; and

WHEREAS, the Water-Sewer Fund for the City is operating at a loss due to the high level of annual debt service associated with this debt; and

WHEREAS, the City of Opa-Locka has requested the State of Florida Department of Environmental Protection Department (State Revolving Fund) to convert debt repayment on these loans to interest-only loans for a period of time in order to invest in water and sewer infrastructure projects; and

WHEREAS, the State of Florida Department of Environmental Protection Department (State Revolving Fund) and the City of Opa-Locka desire to enter into Amendment #2 to Loan Agreement WW800050 (Attached hereto as Exhibit A"), in order to convert debt payments during the period December, 2021 through June, 2023 to interest-only payments.

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. AUTHORIZATION

The City Commission of the City of Opa-Locka, Florida hereby authorizes the City Manager to execute Amendment #2 to Loan Agreement WW800050, attached as Exhibit "A", in order to convert debt payments during the period December, 2021 through June, 2023 to interest-only payments.

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 of this Resolution may be authorized by the City Manager, following review by the City Attorney, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE

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

PASSED and **ADOPTED** this 12th day of January, 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.

Moved by: _____

Seconded by: _____

VOTE:
Commissioner Bass: _____
Commissioner Davis: _____
Commissioner Dominguez: _____
Vice-Mayor Taylor: _____
Mayor Williams: _____

City of Opa-locka
Agenda Cover Memo

Department Director:	Bob Anathan			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature:**			
Commission Meeting Date:	Jan 12, 2022		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)* **N/A**	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex:		**Advertising Requirement:** *(Enter X in box)* Advertised on TRIM Notice sent out by County Property Appraiser on August 24, 2020		**Yes**		**No**
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. Of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
		X					
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

Conversion of State Revolving Fund Loan WW800050 to Interest-Only for a Twenty-Four Month Period to facilitate the Water and Sewer Fund entering into a Resolution to borrow $1 million

Staff Summary:

Issue / Recommendation: Staff recommends the City Commission approve the conversion of the State Revolving Fund Loan WW800050 repayment schedule for the Water-Sewer Fund to interest-only for a twenty-four month period to improve this fund's liquidity to address current issues.

History: Several years ago the City obtained loans from the State through the State's Revolving Fund Loan program to finance various water and sewer projects,. The current annual repayment schedule for these loans $773,473. Additionally, during the period when the the City was experiencing extensive financial problems, the City failed to make payments owed to the County. It was subsequently agreed that the City would repay

the County $5.5 million over a five-year period, plus interest at a 3% interest rate, as restitution for these unpaid charges. These payments began in June, 2019 and are $1,201,092 annually.
Additionally, as part of the agreement for the County to assume responsibility for the billing of and collection from the City's utility customers, the County has replaced nearly all of the City's water meter system for approximately $2.5 million. There have been informal discussions with the County that this additional expense will also be repaid over a five-year period at a 3% interest rate, starting in January, 2022. Consequently the FY 22 budget for debt repayment to the County is $1,611,092, with total debt payment, including payment to the State, totaling $2,384,565. It should be noted that thus far there hasn't been formal agreement as to the amount and timing of the second layer of County debt.

Current Activity: With $2.4 million of debt payment this year, the Water-Sewer Fund is forecasted to have a loss of approximately $1.6 million. Without the debt payment requirement, the fund would have a surplus of approximately $0.8 million. The operating parameters of the City's utility service have been compared to another small utility and no significant operating cost issues were noted.

Since the City's utility rates are deemed to be high, a rate increase to return the service to at least financial break-even isn't being proposed at this time, particularly since the primary cause of the loss is the significant amount of debt service payments. Consequently, staff has been working with the County and State to restructure the City's debt payment schedule, with initial emphasis on converting debt to interest-only payments for a period of time to allow the Fund to avoid operating at a loss.. In response to these discussions, the State has offered to convert loan WW800050 to interest-only for a twenty-four month period.

Financial Impact: The current annual payment for principal and interest on this loan is $139,240 or $278,480 for a twenty-four month period. Interest-only payments will be $24,337 for the same period. Converting this loan to interest-only for a twenty-four month period will provide the Water-Sewer Fund with an additional $254,143 to address other issues. The State has has left the period of repayment unchanged. Consequently, as of December, 2023, the annual debt payment on this loan will increase to $205,741.

Proposed Action:

Staff recommends that the City Commission approve the second amendment to Loan Agreement WW800050 to covert it to interest-only through June, 2023.

Attachment:

1. Resolution
2. Loan Agreement Second Amendment
3. Revised Loan Amrotization Schedule

STATE REVOLVING FUND
AMENDMENT 2 TO LOAN AGREEMENT WW800050
CITY OF OPA-LOCKA

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF OPA-LOCKA, FLORIDA, (Local Government) existing as a local governmental entity under the laws of the State of Florida. Collectively, the Department and the Local Government shall be referred to as "Parties" or individually as "Party".

The Department and the Local Government entered into a State Revolving Fund Loan Agreement, Number WW800050, as amended; and

The Local Government has requested a restructuring of the Loan; and

Certain provisions of the Agreement need to be revised.

The Parties hereto agree as follows:

1. The Semiannual Loan Payment, as established in Section 10.05 of the Agreement and revised in subsequent Amendments, is amended as follows:

Semiannual Loan Payments numbered 29-32, due December 15, 2021 through June 15, 2023 shall be $6,084.36 for interest only and zero (0) for principal. Semiannual Loan Payments numbered 33-40 beginning December 15, 2023 and continuing semiannually thereafter on June 15 and December 15 of each year until all amounts due hereunder have been fully paid, shall include principal and interest and shall be in the amount of $102,870.57.

2. All other terms and provisions of the Loan Agreement shall remain in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Amendment 2 to Loan Agreement WW800050 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Secretary or Designee and the Local Government has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Department.

for
CITY OF OPA-LOCKA

_____
City Manager

Attest: Approved as to form and legal sufficiency:

_____ _____
City Clerk City Attorney

SEAL

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____ _____
Secretary or Designee Date

Calculation of Semiannual Payment for Remaining Years

Sponsor: Opa-Locka
Beginning of Repayment Period: 06/15/2007

Funding Number: 800050
Payments Remaining: 12

Original Loan

Combined Rate: 1.53

Date	Balance Forward	Disbursement Or Serv. Fee	Comb. Int At 12/15/2023	Total Owed At 12/15/2023	Present Value* At 06/15/2023	Payment Amount
06/15/2023	795,341.50	0.00	6,084.36	801,425.86		
Totals:				801,425.86	795,341.50	102,870.57
Totals:				801,425.86	795,341.50	102,870.57

*Present value is the total owed divided by (1+(Combined interest rate)/2)
The Payment Amount is computed using the present value.

State Revolving Fund Loan
*** Amortized Repayment Schedule ***

Sponsor: Opa-Locka

Funding Number: 800050

Original Loan Interest: .765 GAA Rate: .765

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
06/15/2007		0.00	0.00	0.00	0.00	0.00	0.00	2,375,142.00
12/15/2007	1	71,143.00	0.00	0.00	3,326.56	3,326.56	64,489.88	2,310,652.12
06/15/2008	2	71,143.00	0.00	0.00	8,838.24	8,838.24	53,466.52	2,257,185.60
12/15/2008	3	71,143.00	0.00	0.00	8,633.73	8,633.73	53,875.54	2,203,310.06
06/15/2009	4	71,143.00	0.00	0.00	8,427.66	8,427.66	54,287.68	2,149,022.38
12/15/2009	5	71,143.00	0.00	0.00	8,220.01	8,220.01	54,702.98	2,094,319.40
06/15/2010	6	71,143.00	0.00	0.00	8,010.77	8,010.77	55,121.46	2,039,197.94
12/15/2010	7	71,143.00	0.00	0.00	7,799.93	7,799.93	55,543.14	1,983,654.80
06/15/2011	8	71,143.00	0.00	0.00	7,587.48	7,587.48	55,968.04	1,927,686.76
12/15/2011	9	71,143.00	0.00	0.00	7,373.40	7,373.40	56,396.20	1,871,290.56
06/15/2012	10	71,143.00	0.00	0.00	7,157.69	7,157.69	56,827.62	1,814,462.94
12/15/2012	11	71,143.00	0.00	0.00	6,940.32	6,940.32	57,262.36	1,757,200.58
06/15/2013	12	69,620.18	47,503.00	213.06	6,721.29	6,721.29	8,461.54	1,748,739.04
12/15/2013	13	69,620.18	0.00	0.00	6,688.93	6,688.93	56,242.32	1,692,496.72
06/15/2014	14	69,620.18	0.00	0.00	6,473.80	6,473.80	56,672.58	1,635,824.14

State Revolving Fund Loan
*** Amortized Repayment Schedule ***

Sponsor: Opa-Locka

Funding Number: 800050

Original Loan Interest: .765 GAA Rate: .765

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
12/15/2014	15	69,620.18	0.00	0.00	6,257.03	6,257.03	57,106.12	1,578,718.02
06/15/2015	16	69,620.18	0.00	0.00	6,038.60	6,038.60	57,542.98	1,521,175.04
12/15/2015	17	69,620.18	0.00	0.00	5,818.49	5,818.49	57,983.20	1,463,191.84
06/15/2016	18	69,620.18	0.00	0.00	5,596.71	5,596.71	58,426.76	1,404,765.08
12/15/2016	19	69,620.18	0.00	0.00	5,373.23	5,373.23	58,873.72	1,345,891.36
06/15/2017	20	69,620.18	0.00	0.00	5,148.03	5,148.03	59,324.12	1,286,567.24
12/15/2017	21	69,620.18	0.00	0.00	4,921.12	4,921.12	59,777.94	1,226,789.30
06/15/2018	22	69,620.18	0.00	0.00	4,692.47	4,692.47	60,235.24	1,166,554.06
12/15/2018	23	69,620.18	0.00	0.00	4,462.07	4,462.07	60,696.04	1,105,858.02
06/15/2019	24	69,620.18	0.00	0.00	4,229.91	4,229.91	61,160.36	1,044,697.66
12/15/2019	25	69,620.18	0.00	0.00	3,995.97	3,995.97	61,628.24	983,069.42
06/15/2020	26	69,620.18	0.00	0.00	3,760.24	3,760.24	62,099.70	920,969.72
12/15/2020	27	69,620.18	0.00	0.00	3,522.71	3,522.71	62,574.76	858,394.96
06/15/2021	28	69,620.18	0.00	0.00	3,283.36	3,283.36	63,053.46	795,341.50
12/15/2021	29	6,084.36	0.00	0.00	3,042.18	3,042.18	0.00	795,341.50

State Revolving Fund Loan
*** Amortized Repayment Schedule ***

Sponsor: Opa-Locka

Funding Number: 800050

Original Loan Interest: .765 GAA Rate: .765

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
06/15/2022	30	6,084.36	0.00	0.00	3,042.18	3,042.18	0.00	795,341.50
12/15/2022	31	6,084.36	0.00	0.00	3,042.18	3,042.18	0.00	795,341.50
06/15/2023	32	6,084.36	0.00	0.00	3,042.18	3,042.18	0.00	795,341.50
12/15/2023	33	102,870.57	0.00	0.00	3,042.18	3,042.18	96,786.21	698,555.29
06/15/2024	34	102,870.57	0.00	0.00	2,671.97	2,671.97	97,526.63	601,028.66
12/15/2024	35	102,870.57	0.00	0.00	2,298.93	2,298.93	98,272.71	502,755.95
06/15/2025	36	102,870.57	0.00	0.00	1,923.04	1,923.04	99,024.49	403,731.46
12/15/2025	37	102,870.57	0.00	0.00	1,544.27	1,544.27	99,782.03	303,949.43
06/15/2026	38	102,870.57	0.00	0.00	1,162.61	1,162.61	100,545.35	203,404.08
12/15/2026	39	102,870.57	0.00	0.00	778.02	778.02	101,314.53	102,089.55
06/15/2027	40	102,870.53	0.00	0.00	390.49	390.49	102,089.55	0.00
Subtotals:		2,813,418.02	47,503.00	213.06	195,279.98	195,279.98	2,375,142.00	

*Total to pay may reflect activity during repayment term

State Revolving Fund Loan
*** Amortized Repayment Schedule ***

Sponsor: Opa-Locka

Funding Number: 800050

All Increments Combined

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
06/15/2007		0.00	0.00	0.00	0.00	0.00	0.00	2,375,142.00
12/15/2007	1	71,143.00	0.00	0.00	3,326.56	3,326.56	64,489.88	2,310,652.12
06/15/2008	2	71,143.00	0.00	0.00	8,838.24	8,838.24	53,466.52	2,257,185.60
12/15/2008	3	71,143.00	0.00	0.00	8,633.73	8,633.73	53,875.54	2,203,310.06
06/15/2009	4	71,143.00	0.00	0.00	8,427.66	8,427.66	54,287.68	2,149,022.38
12/15/2009	5	71,143.00	0.00	0.00	8,220.01	8,220.01	54,702.98	2,094,319.40
06/15/2010	6	71,143.00	0.00	0.00	8,010.77	8,010.77	55,121.46	2,039,197.94
12/15/2010	7	71,143.00	0.00	0.00	7,799.93	7,799.93	55,543.14	1,983,654.80
06/15/2011	8	71,143.00	0.00	0.00	7,587.48	7,587.48	55,968.04	1,927,686.76
12/15/2011	9	71,143.00	0.00	0.00	7,373.40	7,373.40	56,396.20	1,871,290.56
06/15/2012	10	71,143.00	0.00	0.00	7,157.69	7,157.69	56,827.62	1,814,462.94
12/15/2012	11	71,143.00	0.00	0.00	6,940.32	6,940.32	57,262.36	1,757,200.58
06/15/2013	12	69,620.18	47,503.00	213.06	6,721.29	6,721.29	8,461.54	1,748,739.04
12/15/2013	13	69,620.18	0.00	0.00	6,688.93	6,688.93	56,242.32	1,692,496.72
06/15/2014	14	69,620.18	0.00	0.00	6,473.80	6,473.80	56,672.58	1,635,824.14

Sponsor: Opa-Locka

Funding Number: 800050

All Increments Combined

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
12/15/2014	15	69,620.18	0.00	0.00	6,257.03	6,257.03	57,106.12	1,578,718.02
06/15/2015	16	69,620.18	0.00	0.00	6,038.60	6,038.60	57,542.98	1,521,175.04
12/15/2015	17	69,620.18	0.00	0.00	5,818.49	5,818.49	57,983.20	1,463,191.84
06/15/2016	18	69,620.18	0.00	0.00	5,596.71	5,596.71	58,426.76	1,404,765.08
12/15/2016	19	69,620.18	0.00	0.00	5,373.23	5,373.23	58,873.72	1,345,891.36
06/15/2017	20	69,620.18	0.00	0.00	5,148.03	5,148.03	59,324.12	1,286,567.24
12/15/2017	21	69,620.18	0.00	0.00	4,921.12	4,921.12	59,777.94	1,226,789.30
06/15/2018	22	69,620.18	0.00	0.00	4,692.47	4,692.47	60,235.24	1,166,554.06
12/15/2018	23	69,620.18	0.00	0.00	4,462.07	4,462.07	60,696.04	1,105,858.02
06/15/2019	24	69,620.18	0.00	0.00	4,229.91	4,229.91	61,160.36	1,044,697.66
12/15/2019	25	69,620.18	0.00	0.00	3,995.97	3,995.97	61,628.24	983,069.42
06/15/2020	26	69,620.18	0.00	0.00	3,760.24	3,760.24	62,099.70	920,969.72
12/15/2020	27	69,620.18	0.00	0.00	3,522.71	3,522.71	62,574.76	858,394.96
06/15/2021	28	69,620.18	0.00	0.00	3,283.36	3,283.36	63,053.46	795,341.50
12/15/2021	29	6,084.36	0.00	0.00	3,042.18	3,042.18	0.00	795,341.50

State Revolving Fund Loan
*** Amortized Repayment Schedule ***

Sponsor: Opa-Locka

Funding Number: 800050

All Increments Combined

Date	Pmt. No.	Payment	Serv. Fee Paid	SF Interest	Interest	Grt. All. Assmt.	Principal Paid	Total to Pay*
06/15/2022	30	6,084.36	0.00	0.00	3,042.18	3,042.18	0.00	795,341.50
12/15/2022	31	6,084.36	0.00	0.00	3,042.18	3,042.18	0.00	795,341.50
06/15/2023	32	6,084.36	0.00	0.00	3,042.18	3,042.18	0.00	795,341.50
12/15/2023	33	102,870.57	0.00	0.00	3,042.18	3,042.18	96,786.21	698,555.29
06/15/2024	34	102,870.57	0.00	0.00	2,671.97	2,671.97	97,526.63	601,028.66
12/15/2024	35	102,870.57	0.00	0.00	2,298.93	2,298.93	98,272.71	502,755.95
06/15/2025	36	102,870.57	0.00	0.00	1,923.04	1,923.04	99,024.49	403,731.46
12/15/2025	37	102,870.57	0.00	0.00	1,544.27	1,544.27	99,782.03	303,949.43
06/15/2026	38	102,870.57	0.00	0.00	1,162.61	1,162.61	100,545.35	203,404.08
12/15/2026	39	102,870.57	0.00	0.00	778.02	778.02	101,314.53	102,089.55
06/15/2027	40	102,870.53	0.00	0.00	390.49	390.49	102,089.55	0.00
Totals:		2,813,418.02	47,503.00	213.06	195,279.98	195,279.98	2,375,142.00	

*Total to pay may reflect activity during repayment term

Sponsored By: City Manager

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO INITIATE A LOAN OF $1,000,000 FROM THE GENERAL FUND TO THE WATER AND SEWER FUND; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Opa-Locka is the Defendant in Case No. 2017-008285-CA-01, *George Suarez, et al. v. City of Opa-Locka*, Florida, a class action suit in regard to prior water billing disputes; and

WHEREAS, a tentative Settlement Agreement and General Release, dated September 30, 2021, attached hereto as Exhibit "A", has been entered into between the Plaintiffs and the City of Opa-Locka; and

WHEREAS, within the 30 days of the Court's order approving this Agreement becoming final, the City will need to pay $1 million from its Water and Sewer Fund to a Cash Settlement Account and provide the availability of a credit of $2 million to be applied towards the accounts receivable balances on City water accounts of class members for charges incurred during the period from April 1, 2012 through December 31, 2019 for valid claims; and

WHEREAS, the financial condition of the City's Water and Sewer Fund is such that a $1 million payment from this Fund at this time would impair this Fund's ability to fund its operational requirements; and

WHEREAS, the City of Opa-Locka's General Fund is in excellent financial condition with an available fund balance and no compelling requirement that these surplus funds be spent at this time; and

WHEREAS, the City of Opa-Locka Code of Ordinances, Section 2-651 (3) permits interfund borrowing for lawful purposes predicated on the Finance Director determination that these funds will not be needed during the borrowing period and that the funds for repayment will be available by the end of the second fiscal year after the borrowing has occurred; and

WHEREAS, the City's Acting Finance Director has determined that $1 million of General Fund available fund balance will not be required before September 30, 2023 and that funds will be available to repay this loan by September 30, 2023 based on the following conditions:

(1) Repayment and funding of the loan repayment from the Water and Sewer Fund to the General Fund is through the budget;

(2) The City Commission to approve restructured debt payments for the Water & Sewer Fund;

(3) The City Commission, City Manager and Public Utilities Director reduce operating and capital expenditures and cost to satisfy repayment; and

WHEREAS, the payment terms are such that the Water and Sewer Fund will repay the full $1 million by September 30, 2023. This is a non-interest bearing loan.

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. AUTHORIZATION

The City Commission of the City of Opa-Locka, Florida hereby authorizes the City Manager to initiate a $1,000,000 loan from the City's General Fund to the City's Water and Sewer Fund to be repaid by September 30, 2023 with an annual interest rate of 0% to be used to pay into a Cash Settlement Account in conjunction with the settlement of Class Action Case No. 2017-008285-CA-01, *George Suarez, et al. v. City of Opa-Locka*, Florida and further directs the City Manager to take the necessary action to ensure repayment of this loan by September 30, 2023.

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 of this Resolution may be authorized by the City Manager, following review by the City Attorney, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE

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

PASSED and **ADOPTED** this 12th day of January, 2022.

_____

Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.

Moved by: _____

Seconded by: _____

VOTE:
Commissioner Bass: _____
Commissioner Davis: _____
Commissioner Dominguez: _____
Vice-Mayor Taylor: _____
Mayor Williams: _____

City of Opa-locka
Agenda Cover Memo

Department Director:	Bob Anathan			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature:**			
Commission Meeting Date:	Jan 12, 2022		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)* N/A	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
Funding Source: *Account#* :	*(Enter Fund & Dept)* Ex: See Financial Impact Section		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. Of Life & City Image** ☐ **Communication** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
		X					
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

General Fund Loan To Water And Sewer Fund In Conjunction With Settlement Of Utility Billing Legal Case

Staff Summary:

Issue / Recommendation: As part of the settlement of the utility billing legal case, the City has agreed to make a cash $1,000,000 payment as soon the Court order becomes final. Staff recommends that the City Commission authorize the City Manager to initiate a $1.0 million loan from the General Fund to the Water and Sewer Fund to enable this payment to be made by the Water and Sewer Fund, and to take the necessary actions to ensure repayment of this loan by September 30, 2023.

History: Due to alleged problems of utility bill accuracy in the past, in 2017 the City became a defendant in a class action suit, Case No. 2017-008285-CA-01, George Suarez, et al. v. City of Opa-locka, Florida, where the plaintiffs alleged that the City failed to provide accurate water billing to its utility customers, causing them to

suffer an economic loss as a result of the billings. This was ongoing case until tentative resolution was reached on September 30, 2021

Current Activity: The City has been engaged in a Water Utility Class Action case whereby the Plaintiffs pled damages of $20,000,000. After years of litigation, including two appeals to the Third District Court of Appeal and the two attempts by the Plaintiffs to obtain Florida Supreme Court jurisdiction, the parties reached a mediated settlement in advance of the trial, which was scheduled to begin on October 25, 2021. On September 30, 2021, the parties signed a Settlement and Release Agreement, which has been approved by the Opa-Locka City Commission and the Florida Oversight Board. Under the Settlement Agreement, the Plaintiffs have agreed to dismiss the Water Utility Litigation and the City has agreed to fund a $1Million cash fund to pay valid claims and to provide for up to $2Million in accounts receivable credits for valid claims of class members who have an accounts receivable balance on their water utility accounts with the City. (The class members are not entitled to a credit against balances on County administered accounts).

The Water and Sewer Fund is currently operating at a loss due to the heavy debt service burden (principal and interest) on the Fund. Approximately $0.8 million of the FY 22 debt service is attributable to loans the City previously received from the State Revolving Fund to invest in infrastructure. Another $1.6 million is attributable to Miami-Dade Water and Sewer Department debt related to previously unpaid goods and services and additionally for the recent installation of an entirely new meter system on behalf of the City. Staff is working with these agencies to stretch out this debt service to provide the Water and Sewer Fund with sufficient current liquidity to meet its operational requirements while adhering to the terms of the settlement.

Conversely, the General Fund is in excellent financial condition with a very strong available fund balance (reserves). Section 2-651 (3) of the City's Code of Ordinances permits interfund borrowing for lawful purposes predicated on the Finance Director determination that these funds won't be needed during the borrowing period and that the funds for repayment will be available by the end of the second fiscal year after the borrowing has occurred.

The City's Acting Finance Director has determined that $1 million of General Fund available fund balance won't be required before September 30, 2023 and that funds will be available to repay this loan by September 30, 2023 based on the following conditions:
(1) Repayment and funding of the loan repayment from the Water and Sewer Fund to the General Fund is through the budget.
(2) The City Commission is to approve restructured debt payments for the Water & Sewer Fund once a plan has been finalized with the County and the State.
(3) The City Commission, City Manager and Public Utilities Director reduce operating and capital expenditures and cost within the Water and Sewer Fund to satisfy repayment.

Financial Impact:
This interfund loan will allow the Water and Sewer Fund to fulfill the cash payment portion of the settlement. The rescheduling of the City's Water and Sewer Fund debt service will allow repayment of this borrowing within the prescribed period while providing the Fund with sufficient liquidity to meet its operating requirements.

Proposed Action:

Staff recommends that the City Commission direct the City Manager to initiate the appropriate action to permit the Water and Sewer Fund to borrow $1,000,000 for the General Fund, subject to repayment by September 30, 2023 and further direct the City Manager to take the necessary actions to ensure repayment of this loan by September 30, 2023.

Attachment:

1. Resolution

Sponsored by: City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK THE MIAMI DADE COUNTY CONTRACT WITH H&R PAVING, INC. FOR QUALIFIED PROFESSIONAL SERVICES FOR ROADWAY RESURFACING, PURSUANT TO REQUEST PRICE QUOTATION (RPQ) # 20200203, TO WIDEN AND RESURFACE INGRAM PARK TRAILS; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO PROVIDE MILLING AND RESURFACING SERVICES WITHIN THE CITY, IN AN AMOUNT NOT TO EXCEED NINETY NINE THOUSAND, FOUR HUNDRED SEVENTY-SEVEN DOLLARS ($99,477.00), IN ADDITION TO A CONTINGENCY BUDGET OF NINE THOUSAND, NINE HUNDRED FORTY-EIGHT DOLLARS ($9,948.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") has received a grant of up to One Hundred Fifty Thousand Dollars ($150,000.00) from the State of Florida ("State") through the State Recreational Trail Program to improve the trails within Ingram Park. This program requires a Twenty percent (20%) match from the City; and

WHEREAS, the proposed project will remove and dispose of the existing asphalt path of approximately 1,395' x 4', and the existing concrete path of approximately 2,140' x 4' and to replace it with approximately 3,535' x 8' of new asphalt over a 4" limestone base. There will be five exercise stations which will cost approximately Five Thousand Dollars ($5,000), that will be a part of this project which are not included in this request, but will also be funded through this grant and associated City match; and

WHEREAS, this project shall be completed within three years of the award of the grant; and

WHEREAS, Miami-Dade County previously awarded a contract to H&R Paving Inc. for roadway resurfacing services and sidewalk installation (attached as Exhibit "A"), pursuant to its Request for Price Quotations (RPQ) No. 20200203, for a one and a half year period commencing January 4, 2021 through June 28, 2022; and

WHEREAS, pursuant to Section 2-318(3) of the City's Purchasing Code (as approved by Ordinance 2020-07) the City may purchase and acquire under contracts with the federal government, the State of Florida or its political subdivisions and also municipal co-operative purchasing organizations and programs and when the City Manager has determined that the prices of the original contract are competitive and reasonable; and

WHEREAS, the City Manager recommends acceptance of the fee proposal provided by H&R Paving, Inc. for milling and resurfacing services to improve these trails for Ninety-Nine Thousand, Four Hundred Seventy-Seven Dollars ($99,477.00), attached hereto as Exhibit "B". The City further recommends that an expenditure of Nine Thousand, Nine Hundred Forty-Eight Dollars ($9,948.00) be approved to allow for additional minor services which may arise; and

WHEREAS, the City Commission finds that it is in the best interest of the City to piggyback the Miami-Dade County contract with H&R Paving Inc. in order to benefit from already negotiated rates and enter into an agreement, attached hereto for Exhibit "C", for the milling and resurfacing of roadways to widen and resurface Ingram Park trails, pursuant to the proposal attached hereto as Exhibit "B", in an amount not to exceed Ninety-Nine Thousand, Four Hundred Seventy-Seven Dollars ($99,477.00), in addition to a contingency budget of Nine Thousand, Nine Hundred Forty-Eight Dollars ($9,948.00) to allow for additional minor services which may arise.

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

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

Section 2. AUTHORIZATION

The City Commission of the City of Opa-Locka, Florida hereby authorizes the City Manager to piggyback the Miami-Dade County contract with H&R Paving Inc. and enter into an agreement, attached hereto for Exhibit "C", for the milling and resurfacing of roadways to widen and resurface Ingram Park trails, pursuant to the proposal attached hereto as Exhibit "B", in an amount not to exceed Ninety-Nine Thousand, Four Hundred Seventy-Seven Dollars ($99,477.00)), in addition to a contingency budget of Nine Thousand, Nine Hundred Forty-Eight Dollars ($9,948.00) to allow for additional minor services which may arise.

.

SECTION 3. SCRIVENER'S ERRORS.

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

Section 4. EFFECTIVE DATE.

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

PASSED AND ADOPTED this 12th day of January, 2022.

_____

Veronica J. Williams, Mayor

ATTEST:

_____

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

Department Director:	Airia Austin			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature:**			
Commission Meeting Date:	*01/12/2022*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		X
Funding Source: *Account#* **:**	*(Enter Fund & Dept.)* Ex:		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							x
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
	X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ▬ **Communication** ☐				
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

Ingram Park Trails Improvement
Project No. 2022-04-001

Staff Summary:

A resolution from the City Commission of the City of Opa-locka, Florida, authorizing the City Manager to piggyback the Request Price Quotation (RPQ) No. 20200203 of Miami-Dade County for Roadway Resurfacing to be used to widen and resurface the Ingram Park trails.

The City has received a grant of up to $150,000 from the State through the State Recreational Trail Program to improve the trails within Ingram Park. This program requires a 20% match from the City. This request is to authorize the City Manager to accept the fee proposal provided by H&R Paving, Inc. for milling and resurfacing services to improve these trails for $99,477.00.

The proposed work is to remove and dispose of the existing asphalt path of approximately 1,395' x 4', and the existing concrete path of approximately 2,140' x 4' and to replace it with approximately 3,535' x 8' of new asphalt over a 4" limestone base. There will be five exercise stations which will cost approximately $5,000 that

will be part of this project which aren't include in this request, but which will also be funded through this grant and associated City match. This project must be completed within three years of the award of the grant.

Financial Impact

Account	Description	Available	Project	Remaining Balance
44-541837	Ingram Park Trails	$187,500	$109,425	$78,075

The proposal is for $99,477.00 plus possible variable minor additional expense. It is recommended an expenditure of $9,948.00 be approved to allow for additional minor services which may arise.

Proposed Action:

Staff recommends the City Commission authorize the City Manager to sign a contract with H&R Paving, Inc. for $99,477 to upgrade the Ingram Park trails and further authorize the establishment of a contingency of $9,948 to be available for use for minor requirements which might arise.

Attachment:

1. Agenda
2. Proposal provided by H&R Paving Inc dated December 8, 2021
3. Sketch Map
4. MDC – RPQ No. 20200203
5. Contract Agreement between H&R Paving, Inc and the City of Opa-locka

1955 N.W. 110 Ave., Miami, FL 33172
Telephone: (305) 261-3005
Fax: (305) 592-6079

H&R PAVING INC.

LICENSED AND INSURED

PROPOSAL

QUOTE NO.	AR1833
DATE:	12/08/21

TO	CITY OF OPA LOCKA 780 FISHERMAN ST OPA- LOCKA, FLORIDA 33054	JOB	INGRAM PARK IMPROVEMENTS 2100 BURLINTON STREET
CONTACT	CARLOS	PHONE	

We hereby propose to furnish all labor, material, equipment and insurance, **SUBJECT TO ALL TERMS AND CONDITIONS AS SET FORTH ON BOTH SIDES OF THIS PROPOSAL, AS FOLLOWS:**

1. REMOVE AND HAUL OUT EXISTING ASPHALT PATH APPROX 1395' X 4'
2. INSTALL NEW ASPHALT PATH APPROX 1395' X 4' CONSISTING OF A 4" LIMEROCK BASE, INSTALL NEW ASPHALT TO 1395' X 8' @ 1.5 " OF SP 9.5
3. INSTALL NEW 4" LIMEROCK BASE APPROX 2140 X 8', REMOVE AND HAUL AWAY EXISTING CONCRETE
4. INSTALL NEW ASPHALT 2140 X 8' @ 1.5" OF SP 9.5

TOTAL **$ 99,477.00**

NOTE: NO SOD INCLUDED, NO STRIPING INCLUDED

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum shown above, with payment to be made as follows:

NOTE: Cost of Permits to be billed additionally. Subgrade preparation if required under equipment rental basis. This proposal subject to acceptance within 30 days and is void thereafter at the option of H & R Paving, Inc. (READ REVERSE SIDE)

Authorized Signature: _____

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. 1/3 upon acceptance, 1/3 when rock base is in place, balance upon completion. INTEREST will be charged on all delinquent accounts at the highest legal rate of interest allowable under the laws of the state of Florida.

ACCEPTED: Airia Austin PW / CIP Director Signature: _____

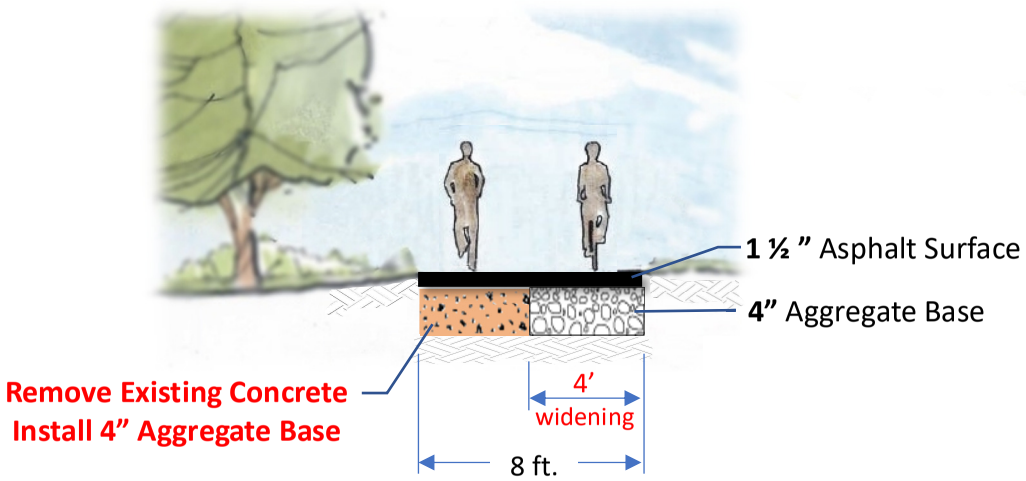
Date: 12-17-21 Signature: _____

City of Opa-locka
Ingram Park Improvements
SHARED USE PATH

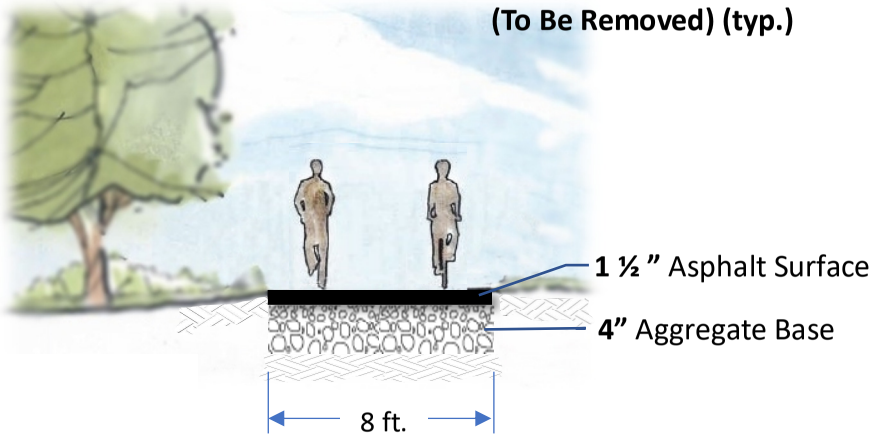
Existing Path	Length (ft.)	Width (ft.)
Concrete	2,140	4
Asphalt	1,395	4

Existing Path Dimensions

INGRAM PARK
2100 Burlington St.



Concrete Section A-A



Asphalt Section B-B

MIAMI-DADE COUNTY

December 31, 2020

Department of Transportation and Public Works
Capital Improvements Division
111 NW 1st Street, 14th Floor
Miami, FL 33128
T 305-375-1918 F 305-375-5909

Raul Gonzalez
H & R Paving, Inc.
1955 N.W/. 110 Avenue
Miami. Florida 33172

Re: Notice of Proceed for MCC 7360 Plan - CICC 7360- 0/08
RPQ No: 20200203 – Roadway Resurfacing – Multiple Sites

CERTIFIED MAIL No: 7013 3020 0001 9453 3672
TELEPHONE: (305)-261-3005
EMAIL: abe@hrpaving.com

Dear Mr. Raul Gonzalez:

This letter will serve as your notification that you are to proceed with the work described in RPQ# 20200203 starting Monday, January 4th, 2021 and that all work must be completed on schedule in accordance with the contract documents. The time allotted for the contract is 540 consecutive calendar days which results in a scheduled completion date of Tuesday, June 28th, 2022. In the event the project is not completed by the scheduled completion date and a time extension has not been granted, your firm shall be subject to any liquidated and or stipulated damages as defined in the contract documents for this project.

Roadway Resurfacing – Multiple Sites

The complete execution of this notice to proceed shall constitute a contract for the work described in the RPQ under the Request for Price Quotation (RPQ) under the MCC 7360 Plan. Failure to properly execute and return this document within seven (7) calendar days of the date of this letter may result in the County rescinding the award to your firm and awarding the subject project to the next lowest responsive and responsible bidder.

The terms and conditions applicable to this contract are in the 7360 Contract dated 6/1/2003 and the totality of the contract documents (including but not limited to the RPQ including any special provisions contained therein, drawings and specifications, addenda, and any contract modifications or change order, etc.).

This letter will also serve as a reminder that all work must be performed in accordance with the Contract Documents and in accordance with all applicable Federal, State and local laws, codes and regulations. In accordance the Contract procedure, the Miami-Dade County Purchase Order Number is PCMT2000415.

Should you have any question regarding this notification, please contact Frank Mendoza at 305-375-2111.

Sincerely,

Joaquin Rabassa, P.E.
Construction Manager 3

To Be Completed By The Contracting Firm

I understand and accept the terms and conditions for the RPQ # 20200203 referenced above.

Accepted by: Company Name: H&R Paving Inc
Authorized Representative Name: Abe Rodriguez
Authorized Representative Signature:
Dated: 1/4/2021

The foregoing was sworn and subscribed before me this 4th day of Jan, 2021 by Abe Rodriguez who is personally known to me or who produced _____ as identification who being duly sworn, deposes and says that the above is true to the best of his knowledge, information and belief.

My Commission expires:

NOTARY PUBLIC
STATE OF FLORIDA

Daisy Quintero
Commission # GG203023
Expires: April 17, 2022
Bonded thru Aaron Notary

Note: Whoever is signing above is authorized to bind the corporation and must be an officer of the corporation as verified through the Florida Division of Corporations.

Cc: Frank Guyamier, P.E., DTPW
Alfredo Muñoz, P.E., DTPW
Roxana Bayarre, P.E. DTPW
Manuel Garcia, DTPW
Alvaro Castro, DTPW 12/31/20
Frank Mendoza, DTPW
Bassam Moubayed, DTPW
Marcia Martin, ISD
Carlos Palma, DTPW
Rene Idarraga ,P.E., DTPW
Alicia Arce, DTPW

Project No.: 20200203 PCMT2000415

Bid Form

PROJECT TITLE: Roadway Resurfacing – Multiple Sites

PROJECT NO: 20200203

IF THIS PROPOSAL IS ACCEPTED, THE UNDERSIGNED AGREES TO COMPLETE ALL WORK UNDER THIS CONTRACT WITHIN FIVE HUNDRED FORTY (540) CALENDAR DAYS AFTER THE EFFECTIVE DATE ESTABLISHED IN THE *NOTICE TO PROCEED WITH CONTRACT WORK*.

Item No	Quantity	Unit	Description	Written Unit Amount	Unit Price	Total
1WSR	360.0	S.F.	Saw cut and remove an average of two (2) inches of temporary cold asphalt patch on trench in order to expose and evaluate the condition of the base. If base is found suitable, clean loose material and replace the amount of cold patch removed with hot type S asphaltic concrete up to the level of the surrounding surface.	Three Dollars And Fifty Cents	3.50	1260.00
2WSR	480.0	S.F.	Saw cut and remove an average of two (2) inches of existing temporary cold asphalt patch on trench in order to expose and evaluate the condition of the base. If base is found unsuitable by the Engineer, remove base material and replace with a minimum of eight (8) inches of compacted limerock or six (6) inches of hot S asphaltic concrete. In either case, replace the cold patch removed with hot type S asphaltic concrete up to the level of the surrounding surface.	Three Dollars And Fifty Cents	3.50	1680.00
5WS1-A	8.0	P.N.	Night Differential for Milling	One Dollar	1.00	8.00
6WS1-A	8.0	P.N.	Night Differential for Resurfacing	One Dollar	1.00	8.00
101-1-B	15.0	W.O.	Mobilization	One Dollar	1.00	15.00
102-74-2	4,550.0	EA/DAY	BARRICADES (Temporary, Type III, 6')	Twenty Five Cents	.25	1,137.50
102-76	170.0	EA/DAY	FLASHING ARROW BOARD (Temporary, Multimode)	Ten Dollars No Cents	10.00	1,700.00
102-8A	35.0	S.Y.	RE-GRADE EXISTING SWALE (Without sod) (When required by the Engineer.)	One Dollar	1.00	35.00
102-99	430.0	EA/DAY	VARIABLE MESSAGE SIGN (Temporary)	Twenty Five Dollars	25.00	10,750.00
102-60A	1,300.0	EA/DAY	WORK ZONE SIGNS	One Cent	.01	13.00
110-4	115.0	S.Y.	REMOVAL OF EXISTING PAVEMENT	One Dollar	1.00	115.00

Bidder must fill-in completely the next page for the bid to be valid.

Bid Form

PROJECT TITLE: Roadway Resurfacing – Multiple Sites

PROJECT NO: 20200203

IF THIS PROPOSAL IS ACCEPTED, THE UNDERSIGNED AGREES TO COMPLETE ALL WORK UNDER THIS CONTRACT WITHIN FIVE HUNDRED FORTY (540) CALENDAR DAYS AFTER THE EFFECTIVE DATE ESTABLISHED IN THE *NOTICE TO PROCEED WITH CONTRACT WORK*.

Item No	Quantity	Unit	Description	Written Unit Amount	Unit Price	Total
110-4-1-1 Bid D	3,415.0	L.F.	REMOVAL AND DISPOSAL OF EXISTING CURB AND GUTTER	Two Dollars and Thirty Cents	2.30	7,854.50
110-4-2A Bid D	2,600.0	S.Y.	REMOVAL OF EXISTING CONCRETE SIDEWALK (up to 8" thick, including base preparation)	Ten Dollars and Thirty Five Cents	10.35	26,910.00
120-1	16.0	C.Y.	REGULAR EXCAVATION	Fifteen Dollars	15.00	240.00
120-2-3	25.0	C.Y.	EMBANKMENT FOR ROAD BUILD-UP (Borrow material from Contractor's own source)	Five Dollars	5.00	125.00
120-2-4	25.0	C.Y.	EMBANKMENT MATERIAL FOR SHOULDER - Borrow material, from contractor's own source, see Special Provisions for description of material.	Ten Dollars	10.00	250.00
160-4	25.0	S.Y.	TYPE "B" STABILIZATION (12" Thick) (Min. C.B.R. 30)	Two Dollars	2.00	50.00
200-2	180.0	S.Y.	BASE PREPARATION FOR NEW SIDEWALK CONSTRUCTION (Where needed at the discretion of the Engineer)	Twenty Dollars	20.00	3600.00
210-1-2	35.0	S.Y.	LIMEROCK BASE (8" double course) (Primed)	Eighteen Dollars	18.00	630.00
327-70	202,000.0	S.Y.	MILLING EXISTING PAVEMENT [(1")(Payment for greater cuts will be paid proportionally)]	Two Dollars No Cents.	2.00	404,000.00
334-2-13-1	9,720.0	TON	Hot Mix Asphalt, Traffic C, SP-9.5	One Hundred Dollars, No Cents	100.00	972,000.00
337-8-42	4,165.0	TON	Hot Mix Asphalt Friction Course, Traffic C, FC-9.5, PG 76-22	One Hundred and Fifteen Dollars.	115.00	478,975.00
425-4(2)	16.0	EA.	ADJUSTING INLETS	Two Hundred Dollars.	200.00	3200.00

Bid Form

PROJECT TITLE: Roadway Resurfacing – Multiple Sites

PROJECT NO: 20200203

IF THIS PROPOSAL IS ACCEPTED, THE UNDERSIGNED AGREES TO COMPLETE ALL WORK UNDER THIS CONTRACT WITHIN FIVE HUNDRED FORTY (540) CALENDAR DAYS AFTER THE EFFECTIVE DATE ESTABLISHED IN THE *NOTICE TO PROCEED WITH CONTRACT WORK*.

Item No	Quantity	Unit	Description	Written Unit Amount	Unit Price	Total
425-5	65.0	EA.	ADJUST MANHOLE (This item is contingent upon field conditions and may be increased, decreased or eliminated by the Engineer)	Three Hundred And Fifty Dollars	350.00	22,750.00
425-6	110.0	EA.	ADJUST EXISTING VALVE BOXES (MIAMI-DADE COUNTY ONLY) (This item is contingent upon field conditions and may be increased, decreased or eliminated by the Engineer)	Two Hundred And Eighty Dollars	280.00	30,800.00
425-721E	15.0	EA.	REMOVAL AND DISPOSAL of existing damaged frames and pick up new frames at Miami-Dade Water and Sewer, including adjustment and installation of Manholes.	Three Hundred And Fifty Dollars	350.00	5250.00
425-721F	26.0	EA.	REMOVAL AND DISPOSAL of existing damaged frames and pick up new frames at Miami-Dade Water and Sewer, including adjustment and installation of Water Valves.	Two Hundred And Eighty Dollars	280.00	7280.00
425-944B	10.0	EA.	RECONSTRUCT MANHOLE	One Hundred And Fifty Dollars	150.00	1500.00
520-2A Bid D	18 3,450.0	L.F.	CONCRETE CURB AND/OR GUTTER (Any type, Including base preparation)	Twenty One Dollars	21.00	72,450.00
522-1(1) Bid D	31.50 2,600.0	S.Y.	CONCRETE SIDEWALK [4" THICK, 3,000 P.S.I. CONCRETE AT 28 DAYS (Includes the cost of pedestrian ramps and sidewalk curbs)	Thirty Six Dollars And Twenty Two Cents	36.22	94,172.00
522-2 Bid D	31.50 180.0	S.Y.	CONCRETE SIDEWALK (6" Thick, 3000 P.S.I. concrete at 28 days) (including pedestrian ramps and sidewalk curbs)	Thirty Six Dollars And Twenty Two Cents	36.22	6,519.00
527-2 Bid D	22 1,420.0	S.F.	DETECTABLE WARNING ON WALKING SURFACE	Twenty Six Dollars	26.00	36,920.00
575-1-1	330.0	S.Y.	SODDING (Pensacola Bahia or match existing) (includes watering)	Five Dollars	5.00	1650.00
635-1-11 Bid D	200 48.0	AS.	PULL BOX, METER TYPE (Polymer)	Three Hundred Dollars.	300.00	14,400.00
700-40-01	35.0	AS.	ROADSIDE SIGNS {(SINGLE POST) (LESS THAN 12 S.F.)}	Two Hundred And Seven Dollars	207.00	7245.00

Bid Form

PROJECT NO: 20200203

PROJECT TITLE: Roadway Resurfacing – Multiple Sites

IF THIS PROPOSAL IS ACCEPTED, THE UNDERSIGNED AGREES TO COMPLETE ALL WORK UNDER THIS CONTRACT WITHIN FIVE HUNDRED FORTY (540) CALENDAR DAYS AFTER THE EFFECTIVE DATE ESTABLISHED IN THE *NOTICE TO PROCEED WITH CONTRACT WORK*.

Item No	Quantity	Unit	Description	Written Unit Amount	Unit Price	Total
700-46-22	28.0	EA.	RESET EXISTING POST AND SIGN	Fifty Seven Dollars and Fifty cents	57.50	1610.00
705-71-361	35.0	EA.	36" TUBULAR DELINEATOR	Sixty Nine Dollars	69.00	2415.00
706-1-12	5,740.0	EA.	REFLECTIVE PAVEMENT MARKERS (class B, mono or bi-directional, all colors)	Three Dollars and Forty Five cents	3.45	19,803.00
710-11-121	76,630.0	L.F.	PAINTED PAVEMENT MARKINGS (Standard, White, solid, 6")	Twenty Three cents	.23	17,624.90
710-11-122	830.0	L.F.	PAINTED PAVEMENT MARKINGS,STANDARD,WHITE,SOLID, 8"	Thirty Four cents	.34	282.20
710-11-123	11,660.0	L.F.	PAINTED PAVEMENT MARKINGS,STANDARD,WHITE,SOLID, 12"	Sixty Nine cents	.69	8045.40
710-11-124	400.0	L.F.	PAINTED PAVEMENT MARKINGS (Standard, White, solid, 18")	One Dollar and Fifteen cents	1.15	460.00
710-11-125	6,505.0	L.F.	PAINTED PAVEMENT MARKINGS (Standard, White, solid, 24")	One Dollar and Fifteen cents	1.15	7480.75
710-11-141	27,800.0	L.F.	PAINTED PAVEMENT MARKINGS (Standard) (White) (Skip) (6")	Twenty Three cents	.23	6394.00
710-11-160	35.0	EA.	PAINTED PAVEMENT MARKINGS (Standard)(White)(Message)	Thirty Four Dollars and Fifty cents	34.50	1207.50
710-11-170	210.0	EA	PAINTED PAVEMENT MARKING (Standard) (White) (Arrows)	Seventeen Dollars and Twenty Five cents	17.25	3622.50
710-11-221	33,250.0	L.F.	PAINTED PAVEMENT MARKINGS (Standard, Yellow, solid, 6")	Twenty Three cents	.23	7647.50

Bidder must fill-in completely the next page for the bid to be valid.

Bid Form

PROJECT TITLE: Roadway Resurfacing – Multiple Sites

PROJECT NO: 20200203

IF THIS PROPOSAL IS ACCEPTED, THE UNDERSIGNED AGREES TO COMPLETE ALL WORK UNDER THIS CONTRACT WITHIN FIVE HUNDRED FORTY (540) CALENDAR DAYS AFTER THE EFFECTIVE DATE ESTABLISHED IN THE *NOTICE TO PROCEED WITH CONTRACT WORK*.

Item No	Quantity	Unit	Description	Written Unit Amount	Unit Price	Total
710-11-224	2,760.0	L.F.	PAINTED PAVEMENT MARKINGS,STANDARD,YELLOW,SOLID, 18"	Sixty Nine Cents	.69	1904.40
710-11-241	48,200.0	L.F.	PAINTED PAVEMENT MARKINGS (Standard) (Yellow) (Skip) (6")	Twenty Three Cents	.23	11,086.00
710-26-41A	6,060.0	L.F.	SOLID TRAFFIC STRIPE, PAINT - (4" white, or yellow)	One Cent	.01	60.60
711-2	48.0	L.F.	SKIP TRAFFIC STRIPE (6' STRIPE, 10' SPACE) (WHITE THERMOPLASTIC) (6" WIDE)	Twenty Three Cents	.23	11.04
711-5	146.0	L.F.	GUIDELINES [(6" DOTTED) (2'-4' White) (Thermoplastic)]	One Dollar And Fifteen Cents	1.15	167.90
711-11-121	66,480.0	L.F.	THERMOPLASTIC (White) (Solid) (6")	Eighty Cents	.80	53,184.00
711-11-122	748.0	L.F.	THERMOPLASTIC (White) (Solid) (8")	One Dollar And Three Cents	1.03	770.44
711-11-123	11,690.0	L.F.	THERMOPLASTIC (White) (Solid) (12")	Two Dollars And Thirty Cents	2.30	26,887.00
711-11-124	930.0	L.F.	THERMOPLASTIC (White) (Solid) (18")	Three Dollars And Sixty Cents	3.60	3348.00
711-11-125	5,160.0	L.F.	THERMOPLASTIC (White) (Solid) (24")	Three Dollars And Sixty Cents	3.60	18,576.00
711-11-141	14,245.0	L.F.	THERMOPLASTIC (White) (Skip) (6")	Eighty Cents	.80	11,396.00
711-11-160	35.0	EA.	THERMOPLASTIC (White) (Message)	One Hundred And Fifteen Dollars	115.00	4025.00

Bid Form

PROJECT TITLE: Roadway Resurfacing – Multiple Sites

PROJECT NO: 20200203

IF THIS PROPOSAL IS ACCEPTED, THE UNDERSIGNED AGREES TO COMPLETE ALL WORK UNDER THIS CONTRACT WITHIN FIVE HUNDRED FORTY (540) CALENDAR DAYS AFTER THE EFFECTIVE DATE ESTABLISHED IN THE *NOTICE TO PROCEED WITH CONTRACT WORK*.

Item No	Quantity	Unit	Description	Written Unit Amount	Unit Price	Total
711-11-170	180.0	EA	THERMOPLASTIC (White) (Arrows)	Fifty One Dollars And Seventy Five Cents	51.75	9315.00
711-11-221	46,840.0	L.F.	THERMOPLASTIC (Yellow) (Solid) (6")	Eighty Cents	.80	37,472.00
711-11-224	1,220.0	L.F.	THERMOPLASTIC (Yellow) (Solid) (18")	Three Dollars And Forty Five Cents	3.45	4209.00
711-11-241	3,870.0	L.F.	THERMOPLASTIC (Yellow) (Skip) (6")	Eighty Cents	.80	3096.00
711-14-160	65.0	EA.	Thermoplastic, Preformed, White, Message	Three Hundred And Fourty Five Dollars	345.00	22,425.00
711-2A	35.0	L.F.	SKIP TRAFFIC STRIPE, THERMOPLASTIC (4" WHITE/YELLOW, 6'-10' SKIP)	One Cent	.01	.35
711-33-34	500.0	L.F.	SKIP TRAFFIC STRIPE- [(4" White/Yellow) (10' Stripe, 30' Skip)(Thermoplastic, lead free)]	One Cent	.01	5.00
711-35-41	4,244.0	L.F.	SOLID TRAFFIC STRIPE -[(4" WHITE)(Thermoplastic)]	One Cent	.01	42.44
711-36-41	100.0	L.F.	SOLID TRAFFIC STRIPE [(4"Yellow) (THERMOPLASTIC) (Lead-free)]	One Cent	.01	1.00
711-72	240.0	S.F.	REMOVAL OF EXISTING PAVEMENT MARKINGS (Thermoplastic & Paint)	Eleven Cents.	.11	26.40

Bid Form

PROJECT TITLE: Roadway Resurfacing – Multiple Sites

PROJECT NO: 20200203

IF THIS PROPOSAL IS ACCEPTED, THE UNDERSIGNED AGREES TO COMPLETE ALL WORK UNDER THIS CONTRACT WITHIN FIVE HUNDRED FORTY (540) CALENDAR DAYS AFTER THE EFFECTIVE DATE ESTABLISHED IN THE *NOTICE TO PROCEED WITH CONTRACT WORK*.

Total: $2,500,093.70

The bidder understands and agrees that the above total is inclusive of all work necessary to complete the job as described in the plans and specifications.

Quantities are established and are included only for the purpose of facilitating the uniform comparison of bids submitted. The County shall not be held responsible if the quantities are not accurate and all computations for compensation shall be based upon the actual work performed, whether greater or less than estimated quantities.

Tax Identification Number: 591690152

D.C. Certificate of competency No: E-844

Bidder's Name: H&R PAVING INC.

Bidder's telephone Number: 305-201-3005

Bidder's address: 1955 NW 110 AVE MIAMI, FL 33172

CITY OF OPA-LOCKA AGREEMENT FOR
INGRAM PARK TRAIL IMPROVEMENT
PROJECT No. 2022-04-001

(Piggyback of Miami Dade County RPQ No. 20200203 with H&R Paving Inc)

This Agreement is made this ____ day of _____, 2022, between the City of Opa-Locka, a municipal corporation organized and existing under the laws of the State of Florida and whose address is 780 Fisherman Street, Opa-Locka, Florida 33054 (the **"City"),** and H&R Paving Inc whose address is 1955 NW 110 Avenue. Miami, Florida 33172 (the **"Contractor").**

WITNESSETH

WHEREAS, the City of Opa-Locka ("City") seeks to improve the trails of Ingram Park; and

WHEREAS, the Contractor desires to enter into this Agreement with the City to provide Milling & Resurfacing Services; and

WHEREAS, Miami Dade County has considered a bid submitted by H&R Paving, Inc ("Contractor") in response to its Request Price Quotation #20200203; and

WHEREAS, Miami Dade County has entered into a Contract with the Contractor for Roadway Resurfacing (Contract and Renewals attached hereto as Composite Exhibit "A"); and

WHEREAS, the contract was negotiated for 540 consecutive Calendar Days, which started on January 4, 2021, and will expire on June 28th, 2022; and

WHEREAS, the Contractor agrees to provide Milling & Resurfacing Services to improve the trail of Ingram Park in Opa-Locka in an amount not to exceed Ninety Nine Thousand Four Hundred Seventy Seven Dollars and 00/100($99,477.00); and

WHEREAS, the parties desire to incorporate the terms and conditions of the solicitation and contractual arrangement between Miami Dade County RPQ No20200203 for the provision of Milling & Resurfacing Services; and

WHEREAS, the City Code provides authority for the City to select and contract through the use of the competitive bid process of another government entity as an exception to the otherwise required formal bidding process.

NOW THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which is acknowledged, the parties agree as

follows:

Section 1. Term. The term of this Agreement commences upon fully execution of this agreement and continues through June 28th, 2022.

Section 2. Contract Terms. The Contractor agrees to provide the City with Milling & Resurfacing in accordance with the City's requirements as set forth herein and the Standard Contract between Miami Dade County and Contractor executed by the parties on January 4th, 2021; attached hereto and incorporated herein as Exhibit "A". The exhibits are incorporated into this Agreement for all purposes, and are collectively referred to as the "Contract Documents", and represent the entire agreement between the parties. In the event of conflict between or among the Contract Documents, the order of priority shall be: this Agreement, the Miami Dade County Agreement, and Contractor Agreement and the Contractor's accepted proposal.

Section 3. Scope of Work

The following provisions are included:

A City shall pay Contractor no more than the unit prices set forth in the Contract Documents and in accordance with the provisions of the Contract Documents for Milling & Resurfacing services provided for Ingram Park Trail Improvements. If the City requires services not covered by unit prices already made a part of the Contract Documents, the Contractor shall submit a detailed written proposal to the authorized City representative before providing any such services. For these purposes, the City Manager shall be the City Representative.

B. If permits are required, Contractor shall submit complete and accurate permit applications to all applicable permitting agencies within ten work days of receiving from the City all documents necessary to file such permit applications. The City shall pay all permit and related fees directly to the permitting agencies, including any permit fees charged by the City.

C. The City of Opa-Locka shall be substituted for Miami Dade County with regard to any and all provisions of Miami Dade County Agreement applicable hereto, the RPQ/RFP, and the Contractor's bid, including by example and not limitation, with regard to bond requirements, insurance, indemnification, licensing, termination, default and ownership of documents. All recitals, representations, and warranties of Contractor made in those documents are restated as if set forth fully herein,made for the benefit of the City, and incorporated herein.

D. Contractor shall not commence work on the Project unless and until the requirements for insurance have been fully met by Contractor and appropriate evidence thereof, in the City's sole discretion, has been provided to and approved by the City.

Section 4. Assignment. Neither party may assign its rights or obligations under this Agreement without the consent of the other.

Section 5. Notice. Notice hereunder shall be provided in writing by certified mail, return receipt requested, or customarily used overnight transmission with proof of delivery, to the following parties, with mandatory copies, as provided below:

For City: John E. Pate, City Manager
City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida, Florida 33054

Copy lo: Burnadette Norris-Weeks, Esq.
City Attorney
Burnadette Norris-Weeks, P.A.
401 NW 7th Avenue
Fort Lauderdale, Florida 33311

For Contractor: Raul Gonzalez, as President
H&R Paving, Inc
19955 NW 110 Avenue
Miami, FL 33172

Section 6. Severability. This Agreement sets forth the entire agreement between Contractor and City with respect to the subject matter of this Agreement. This Agreement supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the parties. This Agreement may not be modified except by the parties' mutual agreement set forth in writing and signed by the parties.

Section 7. E-Verify. In accordance with Florida Statutes §448.095, the Contractor prior to commencement of services or payment by the City, will provide to the City proof of participation/enrollment in the E-Verify system of the Department of Homeland Security. Evidence of participation/enrollment will be a printout of the Company's "Company Profile" page from the E-verify system. Failure to be continually enrolled and participating in the E-Verify program will be a breach of contract which will be grounds for immediate termination of the contract by the City. The Contractor will not

hire any employee who has not been vetted through E-Verify. The Contractor may not subcontract any work for the City to any subcontractor that has not provided an affidavit stating that the subcontractor does not employ, contract with or subcontract with an unauthorized alien.

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Agreement upon the terms and conditions above stated on the day and year first above written.

CITY: City of Opa-Locka

Date:_____

By:_____

John E. Pate, City Manager

APPROVED AS TO FORM AND
LEGAL SUFFICIENCYFOR THE USE
OF AND RELIANCE
BY THE CITY OF OPA-LOCKA ONLY:

By:_____

City Attorney
Burnadette Norris-Weeks, P.A.

By:_____

Joanna Flores, City Clerk

CONTRACTOR:
H&R Paving, Inc.

By: _____ Witness:_____

_____ _____
PRINT NAME

_____ Date:_____
TITLE

Date:_____

ATTACHMENT-A

Bid submitted by H&R Paving, Inc in response to Miami Dade County Request Price Quotation **No. 20200203** for Roadway Resurfacing.

ATTACHMENT-B

H& R Paving Proposal dated December 8, 2021, for the Ingram Park Trail Improvement for Ninety-Nine Thousand Four Hundred Seventy-Seven Dollars and 00/100 ($99,477.00).

Sponsored by: City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SSN ENGINEERING, LLC. FOR CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES FOR THE REHABILITATION OF PUMP STATIONS 9, 12, AND 16, WITHIN THE CITY, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000.00), WITH AN ADDITIONAL FIFTEEN THOUSAND ($15,000.00) CONTINGENCY BUDGET; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") desires to rehabilitate pump stations 9, 12 and 16, within the City as these pump stations are obsolete facilities. Pump Station 9 is located at the intersection of NW 151st Street and Seaman Avenue. Pump Station 12 is located near the intersection of NW 46th Avenue and NW 128th Street. Pump Station 16 is located near the intersection of NW 43rd Avenue and NW 133rd Street. Pump Stations 12 and 16 are above ground, and Pump Station 9 is a dry pit pump. The rehabilitation will upgrade these stations to submersible pumps and increase the capacity to meet current and future service needs; and

WHEREAS, on June 10, 2020, the City Commission of the City of Opa-Locka ("Commission") accepted bid proposals from several firms for continuing professional architectural and engineering consulting services pursuant to RFQ No. 20-0324200. The Commission further authorized the City Manager to enter into multiple agreements for architectural and engineering consulting services as provided therein; and

WHEREAS, more specifically, the City Commission approved entering an agreement with SSN Engineering, LLC. for utilities engineering services; and

WHEREAS, the City further desires to enter into an agreement with SSN Engineering, LLC. to rehabilitate Pump Stations 9, 12 and 16, within the City, in a total amount not to exceed One Hundred Fifty Thousand Dollars ($150,000.00) and pursuant to the proposal attached hereto as Exhibit "A". The City Manager recommends an additional expenditure of Fifteen Thousand Dollars ($15,000.00) be approved to allow for additional minor services which may arise; and

WHEREAS, the City Commission finds that it is in the best interest of the City and its residents to enter into an agreement with SSN Engineering, LLC., attached hereto as Exhibit "B", for Continuing Professional Architectural and Engineering Consulting Services as set forth herein.

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

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

Section 2. AUTHORIZATION
The City Commission of the City of Opa-Locka hereby authorizes the City Manager to enter into an agreement with SSN Engineering, LLC., attached hereto as Exhibit "B", for continuing professional architectural and engineering consulting services to rehabilitate Pump Stations 9, 12 and 16, within the City, pursuant to the project proposal, attached hereto as Exhibit "A".

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

Section 4. EFFECTIVE DATE.
This Resolution shall be effective immediately upon adoption hereof and approval by the Governor of the State of Florida or Governor's designee.

PASSED and **ADOPTED** this 12th day of January, 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

Department Director:	Airia Austin			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature:**			
Commission Meeting Date:	*01/12/2022*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**	
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**	
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes**	**No**
						X		X
Funding Source: *Account#* **:**	*(Enter Fund & Dept.)* Ex:		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**	
						X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
	X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ▬ **Quality of Education** ☐ **Qual. of Life & City Image** ▬ **Communication** ☐				
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

Engineering Design Services for the Rehabilitation of Pump Stations 9, 12, and 16
Project No. 2022-07-001

Staff Summary:

The City Commission is requested to authorize the City Manager to accept the fee proposal from SSN Engineering and enter into an agreement with the firm to provide engineering services for the rehabilitation of Pump Stations 9, 12, and 16, which are located in the following locations withing the City:

- Pump Station 9 is located at the intersection of NW 151st Street and Seaman Avenue.
- Pump Station 12 is located near the intersection of NW 46th Avenue and NW 128th Street
- Pump Station 16 is located near the intersection of NW 43rd Avenue and NW 133rd Street

These pump stations are very obsolete facilities. Pump Stations 12 and 16 are above ground, and Pump Station 9 is a dry pit pump. We are upgrading these stations to submersible pumps and increasing the capacity to meet current and future service needs.

SSN Engineering is one of the engineering consulting firms selected through the RFQ 20-0324200 and approved by the City Commission to be part of the City's library of licensed Architects and Engineers to provide professional architectural and engineering services.

Financial Impact

Account	Description	Available	Project	Remaining Balance
105-TBD	ARPA Fund Balance	$3,965,485	$165,000	$3,800,485
XX-535635	PS #9 Improvement	$55.000	$55.000	-
XX-5356317	PS #12 Improvement	$55.000	$55.000	-
XX-TBD	PS #16 Improvement	$55.000	$55.000	-

The proposal is for $150,000.00 plus possible variable minor additional expense. It is recommended an expenditure of $15,000.00 be approved to allow for additional minor services which may arise. These projects are three of the projects the City Commission recommended to be funded by the American Rescue Plan Act (ARPA) grant at the November ARPA workshop. It is estimated that to design and construct these projects will cost $670,000, $720,000, and $720,000 respectively.

Proposed Action:

Staff recommends the City Commission authorize the City Manager to sign a contract with SSN Engineering for $150,000 for designing, permitting and engineering construction services in conjunction with the rehabilitation of Pump Stations 9, 12 and 16. Staff further recommends the City Commission authorize a $15,000 contingency for minor additional costs which may arise.

Attachment:

1. Agenda
2. Proposal provided by SSN Engineering dated as October 28, 2021
3. Resolution # 20-9767, accepting BID proposal for continuing professional architectural and engineering consulting services pursuant to RFQ 20-0324200
4. Contract Agreement between SSN Engineering and the City of Opa-locka

(954) 944-3272
(561) 951-3864
www.ssnengineering.com
rsiddique@ssnengineering.com

October 28, 2021

Airia Austin
City of Opa-locka
Public Works & Utilities Department
12950 Lejeune Rd., Opa-locka, FL 33054

RE: PROPOSAL FOR CIVIL ENGINEERING SERVICES
Pump Station 9, 12, and 16 Design and Permitting

Mr. Austin:

SSN Engineering, Inc ("SSN") is pleased to submit this letter agreement (the "Agreement") to City of Opa-locka ("Client") for professional Civil Engineering Consulting services for the above referenced project. The proposed engineering services will be provided in accordance with the terms and conditions set forth herein.

PROJECT UNDERSTANDING

We understand that the city would like to rehab the pump stations 9, 12, and 16 to satisfy current demand. The Pump Station 9 is located at the intersection of NW 151st St and Seaman Ave, Pump Station 12 is located near the intersection of NW 46th Ave and NW 128th St, and Pump Station 16 is located near the intersection of NW 43rd Ave and NW 133rd Street. SSN will provide civil design, permitting, construction phase and certification services required to develop the project. We have structured our proposal to be consistent with the processes required by Local, State and Federal requirements. Our proposed scope of services, schedule and fee are as follows:

SCOPE OF SERVICES

SCOPE PART – 1: DATA COLLECTION AND SITE VISITS

SSN Engineering Staff will collect and review all available information such as records, maps, aerials, surveys, easements, ROW records, plans, record drawings, and standards that may be pertinent to execution of this project. We will also review all requirements of all agencies having jurisdiction over the project. We will collect and review any other information that may have a bearing and impact on the planning, design, approval, permitting, construction, or operation of this project.

SCOPE PART – 2: CONSTRUCTION DOCUMENTS

SSN will prepare the construction documents that will comply with all jurisdictional agency requirements. SSN Engineering will produce the Engineering plans and Calculations for the design of pump station and force main in conformance with Local, State, and Federal regulations and/ or codes, which will be prepared to a level suitable to submit with permit applications for agency review.

SCOPE PART – 3: PERMITTING

SSN will prepare permit applications with supporting documentation for subsequent transmittal to the following jurisdictional regulatory agencies:

A. City of Opa-locka – Engineering
B. Miami-Dade Water and Sewer Department (MD-WASD)
C. Miami-Dade RER Wastewater Section
D. During the permitting review phase of the project, we will follow up with the review agencies and provide response to reasonable requests for additional information.

SCOPE PART – 4: ENGINEERING SERVICES DURING CONSTRUCTION

SSN Engineering will provide engineering services during construction phase. Some of the responsibilities include Responding to Requests for Information (RFI), Reviewing contractor shop drawings and submittals, conducting periodic site visits, Witness testing in the field, Preparation of project punch-lists for incomplete items, Attendance to pre-final and final inspections, Issue letter of substantial completion, and certify the pump stations.

ADDITIONAL SERVICES

If an unforeseen issue should arise, the Consultant remains available to provide additional services as requested by the Client based on our hourly rates.

INFORMATION PROVIDED BY CLIENT

The following information shall be provided to SSN Engineering, LLC, on which it can rely to complete the scope of services:

A. Topographic and Boundary Survey of the Site in AutoCAD format
B. Signatures on required applications
C. Permit and application fees
D. Existing Pump Station Data

SCHEDULE

We will provide our services in an expeditious and orderly manner to meet the schedule mutually developed by the Client and Consultant for the various elements of the project.

FEE AND BILLING

We will provide services outlined above based on lump sum fee stated below:

ESTIMATED LUMP SUM FEE ..... $ 150,000.00
ADDITIONAL SERVICES ..... $ 120/Hour

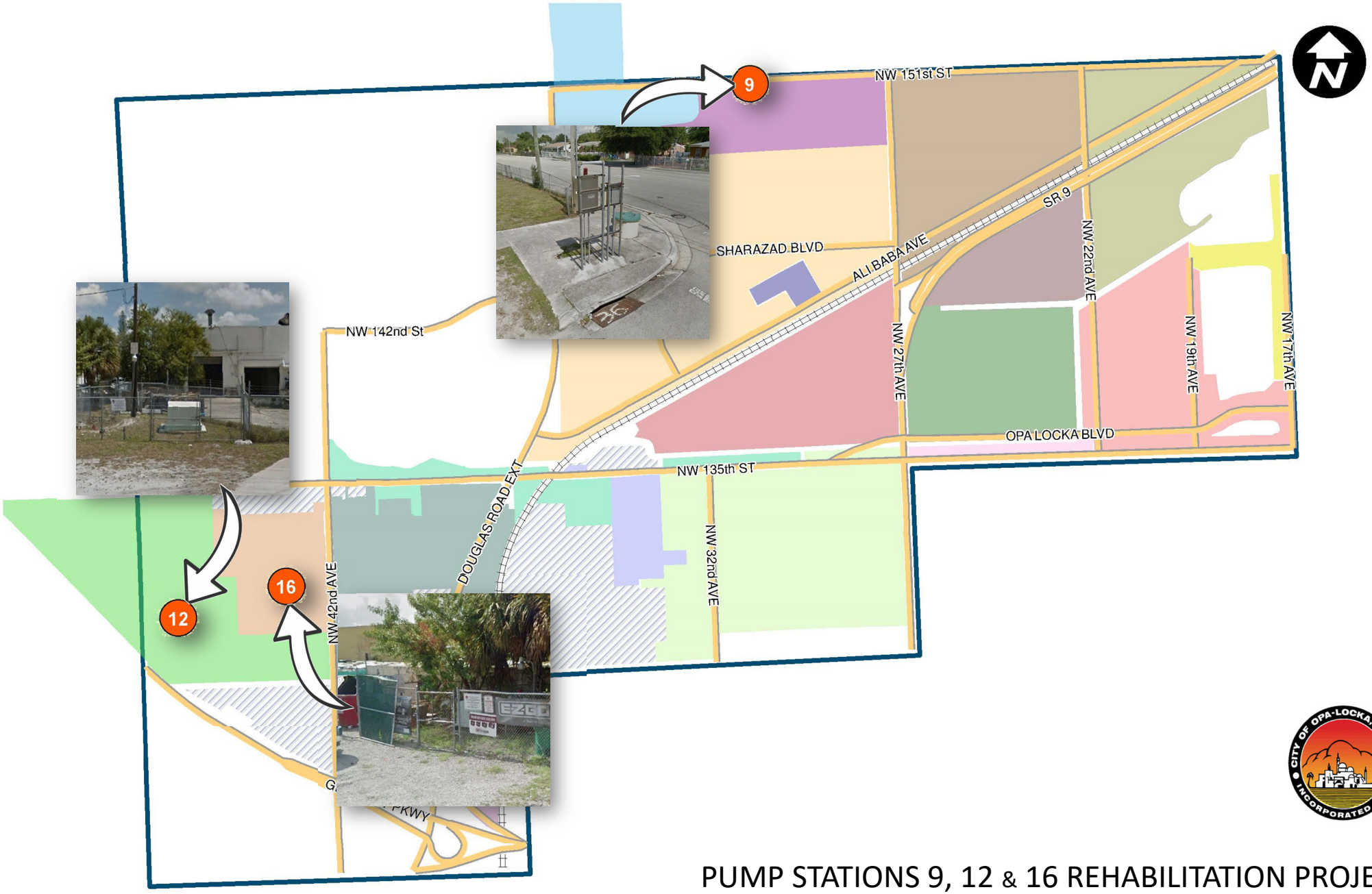
If you concur in the foregoing and wish to direct us to proceed with the services, please execute the enclosed copy of this letter agreement in the space provided and return the same to the undersigned. We appreciate this opportunity to submit this letter agreement. Please contact me at 561-951-3864 if you have any questions.

Sincerely,

SSN ENGINEERING, LLC
RUBEL SIDDIQUE, PE

CITY OF OPA-LOCKA
AIRIA AUSTIN

Agreed to this 14 day of December, 2021.



PUMP STATIONS 9, 12 & 16 REHABILITATION PROJECT

PROJECT AGREEMENT
FOR DESIGN SERVICES
BETWEEN
THE CITY OF
OPA-LOCKA AND
SSN ENGINEERING, LLC
PROJECT NO. 2022-07-001

THIS PROJECT AGREEMENT (the "Agreement") is made and entered into this _____ day of _____**,** 2021 between the **CITY OF OPA-LOCKA, FLORIDA,** a Florida Municipal Corporation with its principal offices located at **780 Fisherman Street, 4th Floor. Opa-locka FL. 33054** (the "City"), and **SSN ENGINEERING LLC** (the "Consultant"), a Florida corporation authorized to conduct business in the State of Florida, with principal offices located at **3500 N. State Road 7, Suite 213-4. Lauderdale Lakes, FL 33319.**

WITNESSED:

WHEREAS, on June 10, 2020, the City approved a pool of Qualified Firms to provide Architectural and Engineering Consulting Services to the City on an as needed basis pursuant to RFQ# 20-0324200 Library of Miscellaneous Professional Consultants; and

WHEREAS, the Consultant is a member of the pool under the subcategory of Civil Engineering, Landscape Architectural, Structural Engineering and Traffic Engineering Services and has executed a Continuing Services Agreement; and

WHEREAS, the Consultant has been selected by the City to provide professional engineering consulting services (known as the “Project”, the “Services” or the “Scope of Services”) and to engineering design services for the rehabilitation of Pump Stations 9, 12, and 16.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, and the mutual covenants, terms and conditions provided below, the Consultant and the City agree as follows:

1. <u>CONTRACT DOCUMENTS</u>

The Contract Documents referred to in this Agreement shall be comprised of the following:

1.1 This Agreement (the "Specific Projects" or "Project Agreement") between the parties), including any General Terms and Conditions, Supplementary Conditions, Statement of Work or any other provisions contained within this Agreement;

1.2 A Scope of Services request completed by the Consultant and accepted by the City, attached hereto as **Attachment "A";** and

1.3 Any and all applicable addenda, proposals executed and submitted by the Consultant and accepted by the City, specifications and insurance certificates; and

1.4 All amendments mutually agreed to after execution of this Agreement.

These Contract Documents comprise the entire agreement for the Services agreed to herein between the parties, and incorporated into and made a part of this Agreement as if attached to this Agreement or repeated herein. In the event of a conflict between this Agreement and any other Contract Document(s), this Agreement shall prevail.

2. THE WORK

Consultant shall furnish all labor, materials and equipment necessary to provide professional Services as specified in the Scope of Services and accepted by the City.

3. PERIOD OF SERVICE

The Consultant shall begin work promptly after receipt of a fully executed copy of this Agreement and a letter of Notice to Proceed from the City and shall complete the Project within the time mutually agreed upon, as specified in the Scope of Services request accepted by the City.

4. COMPENSATION

Compensation (the "Contract Sum") for performing the Services related to the Project shall be the fee of **One Hundred Sixty-Five Thousand Dollars** ($165,000.00) specified in the Scope of Services request accepted by the City.

5. PAYMENTS

5.1 The City shall pay the Contract Sum to the Consultant subject to the completion of tasks as specified in the Attachment “A”. The City shall pay the Consultant for work performed subject to the specifications of the job and any additions and deductions by subsequent change order provided in the Contract Documents. All payments shall be governed by the Florida Prompt Payment Act, Chapter 218, Part VII, Florida Statutes.

5.2 The Consultant shall provide periodic invoices to the City upon completion of a substantial amount of Services relating to the Scope of Services contained within this Agreement. Payment shall be made to the Consultant upon approval of submitted invoices to the City.

6. TERMINATION

This Agreement may be terminated by the City for convenience upon ninety (90) calendar days' written notice to the Consultant. In the event of such termination, any Services performed by the Consultant under the this Agreement shall, at the option of the City, become the City's property, and the Consultant shall be entitled to receive compensation for any work completed pursuant to this Agreement to the satisfaction of the City up through the date of termination. Under no circumstances shall City make payment for Services that have not been performed.

This Agreement may be terminated by either party for cause upon five calendar days' written notice to the other should such other party fail to perform in accordance with its material terms through no fault of the party initiating the termination. In the event the Consultant abandons this Agreement or causes it to be terminated by the City, the Consultant shall indemnify and save the City harmless against loss pertaining to this termination. In the event that the Consultant is terminated by the City for cause and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a termination for convenience and the provisions in the paragraph above shall apply.

7. DEFAULT:

In the event of a default by Consultant, the default provisions contained in the Continuing Services Agreement between the parties shall govern.

8. ANTI-LOBBYING/NO CONTINGENT FEE:

The provisions of Section 11 of the Continuing Services Agreement shall apply to this Agreement.

9. WARRANTIES AND GUARANTEES:

9.1 The Consultant warrants that its Services are to be performed within the limits prescribed by the City and with the usual thoroughness and competence of the Consultant's architectural and/or engineering profession.

9.2 The Consultant shall be responsible for technically deficient designs, reports or studies due to negligent acts, errors or omissions. The Consultant shall, upon the request of the City, promptly correct or replace all deficient work due to negligent acts, errors or omissions without cost to the City.

10. BINDING EFFECT:

This Agreement shall bind and the benefits thereof shall inure to the respective parties hereto, their legal representatives, executors, administrators, successors and assigns.

11. AMENDMENTS AND MODIFICATION:

No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties to the Agreement.

12. MERGER: AMENDMENT:

This Agreement, including the referenced Contract Documents, and any attachments, constitute the entire agreement between Consultant and City, and all negotiations and oral understandings between the parties are merged herein. This Agreement may be supplemented and/or amended only by a written document executed by both Consultant and City.

13. NONASSIGNABILITY:

Consultant shall not assign, subcontract or transfer any rights or delegate any duties arising under this Agreement without prior written consent of the City, which consent may be withheld by the City in its sole discretion.

14. NOTICES:

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

FOR CONSULTANT:

Siddique Rubel
SSN Engineering, LLC
3500 N State Road 7
Suite 213-4
Lauderdale Lakes, FL 33319

FOR CITY:

City of Opa-Locka
John Pate, City Manager
780 Fisherman Street
Opa-Locka, FL 33054

WITH COPY TO:

Burnadette Norris-Weeks, P.A.
City Attorney
401 North Avenue of the Arts
(NW 7th Avenue)
Fort Lauderdale, FL 33311
Telephone: 954-768-9770

15. SEVERABILITY; WAIVER:

Any provision in this Agreement that is prohibited or unenforceable under Florida or federal law shall be ineffective to the extent of such prohibitions or unenforceability without invalidating the remaining provisions hereof. Also, the non-enforcement of any provision by either party to this Agreement shall not constitute a waiver of that provision nor shall it affect the future enforceability of that provision or the remainder of this Agreement.

16. Scrutinized Companies

16.1 Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor or its subcontractors are found to have submitted a false certification; or if the Contractor, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

16.2 If this Agreement is for more than one million dollars, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor , its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

16.3 The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

16.4 As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

17. OTHER PROVISIONS:

17.1 Titles and paragraph headings are for convenient reference and are not a part of this Agreement.

17.2 In the event of conflict between the terms of this Agreement and any terms or conditions contained in any attached or referenced Contract Documents, the terms in this Agreement shall prevail.

17.3 No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision, and no waiver shall be effective unless made in writing.

17.4 Consultant acknowledges that the public shall have access, at all

reasonable times, to certain documents and information pertaining to City contracts, pursuant to the provisions of Chapter 119, Florida Statutes. Consultant agrees to maintain public records in Consultant's possession or control in connection with Consultant's performance under this Agreement and to provide the public with access to public records in accordance with the record maintenance, production and cost requirements set forth in Chapter 119, Florida Statutes, or as otherwise required by Law. Consultant shall ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by Law, for the duration of this Agreement and following completion of this Agreement until the records are transferred to the City.

17.5 Unless otherwise provided by Law, any and all reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of City. Upon completion of this Agreement or in the event of termination by either party, any reports, photographs, surveys and other data and documents and all public records prepared by, or in the possession or control of Consultant, whether finished or unfinished, shall become the property of City and shall be delivered by Consultant to the City Manager, at no cost to the City, within seven days of termination of this Agreement. All such records stored electronically by Consultant shall be delivered to the City in a format that is compatible with the City's information technology systems. Upon completion or termination of this Agreement, Consultant shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure. Any compensation due to Consultant shall be withheld until all documents are received as provided herein. Consultant's failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Agreement by the City.

17.6 Upon request by City's records custodian, provide City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (305) 953-2821, OR BY MAIL: CITY OF OPA-LOCKA - CITY CLERK'S OFFICE, 780 FISHERMAN STREET, 4TH FLOOR. OPA-LOCKA FL 33054.

18. E-VERIFY FORM:

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such

employer in exchange for salary, wages, or other remuneration.

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

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

a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and

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

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

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective duly authorized representatives the day and year written below.

FOR CITY:

ATTEST:

_____
Joanna Flores, City Clerk

CITY OF OPA-LOCKA

By:_____
John Pate
City Manager

Dated: _____

Approved as to form and legal sufficiency only:

_____
City Attorney
Burnadette Norris-Weeks, PA

WITNESS:

_____

_____
Print Name

FOR CONSULTANT:

SSN ENGINEERING, LLC

By: _____
Siddique Rubel
Authorized Representative

_____
Print Name

_____
Date

Corporate Seal:

ATTACHMENT "A"

Consultant's Scope of Services and **Fee Proposal dated October 28, 2021** to provide professional engineering consulting services required to rehabilitation Pump Stations 9, 12, and 16 for the amount of **One Hundred Sixty-Five Thousand and 00/100 ($165,000.00)**

Sponsored by: City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH H.W. LOCHNER INC. TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE WATER MAIN EXTENSION FROM OPA-LOCKA BOULEVARD TO SUPERIOR STREET AND TO FACILITATE A NEW FIRE HYDRANT AT THE CORNER OF AHMAD AND SUPERIOR STREETS, IN AN AMOUNT NOT TO EXCEED ELEVEN THOUSAND, EIGHT HUNDRED SIXTY DOLLARS ($11,860.00), IN ADDITION TO A CONTINGENCY BUDGET OF ONE THOUSAND ONE HUNDRED EIGHTY SIX THOUSAND DOLLARS ($1,186.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed project to build a gas station on Superior Street was approved by the City of Opa-Locka City Commission on October 9, 2019, pursuant to Resolution # 19-_____. Florida law requires that any business property, especially a gas station, must have a fire hydrant within 300 feet of said property. At the pre-construction meeting held on December 16, 2021, the City of Opa-Locka ("City") was informed that the property would be completed by March, 2023. As such, it is imperative that the necessary fire protection is constructed to place it within 300 feet of this property; and

WHEREAS, on June 10, 2020, through Resolution #20-9767, the City Commission of the City of Opa-Locka ("Commission") accepted bid proposals from several Consultants for continuing professional architectural and engineering consulting services pursuant to RFQ No. 20-0324200. The Commission further authorized the City Manager to enter into multiple agreements for architectural and engineering consulting services as provided therein; and

WHEREAS, the City Commission approved entering into an agreement with H.W. Lochner, Inc. for architectural, construction testing, inspections and general consulting engineering services; and

WHEREAS, H.W. Lochner, Inc. has provided a proposal for the water main extension and fire hydrant, pursuant to the proposal attached hereto as Exhibit "A", in an amount not to exceed Eleven Thousand, Eight Hundred Sixty Dollars ($11,860.00); and

WHEREAS, the City Manager recommends an additional expenditure of One Thousand, One Hundred Eighty Six Thousand Dollars **(**$1,186.00) be approved to allow for additional minor contingencies which may arise; and

WHEREAS, the City Commission finds that it is in the best interest of the City and its residents to enter into an agreement with H.W. Lochner, Inc., attached hereto as Exhibit "B" for the provision of qualified professional services, as set forth herein, and same.

NOW THEREFORE BE IT 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 authorizes the City Manager to enter into an agreement with H.W. Lochner Inc., attached hereto as Exhibit "B", to provide engineering consulting services for the water main extension from Opa-Locka Boulevard to Superior Street and to facilitate a new fire hydrant at the corner of Ahmad and Superior Streets, in an amount not to exceed Eleven Thousand, Eight Hundred Sixty Dollars ($11,860.00), pursuant to the proposal attached hereto as Exhibit "A", in addition to a contingency budget of One Thousand One Hundred Eighty Six Thousand Dollars ($1,186.00).

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

Section 4. This Resolution shall take effect immediately upon adoption and is subject to the approval of the Governor or his designee.

PASSED AND ADOPTED this 12th day of January, 2022.

_____

Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

Department Director:	Airia Austin			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature:**			
Commission Meeting Date:	*01/12/2022*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
						X	X
Funding Source: *Account#* :	*(Enter Fund & Dept.)* Ex:		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							X
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
	X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ■ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐				
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

Engineering Design Services Water Main Extension & Fire Hydrant Addition
Project No. 2022-12-001

Staff Summary:

The City Commission is requested to authorize the City Manager to accept the fee proposal from H.W. Lochner, Inc. and enter into an agreement with the firm to provide engineering services for the water main extension from Opa-locka Boulevard to Superior Street to facilitate a new fire hydrant at the northwest corner of Ahmad and Superior Streets.

A project to build a gas station on Superior Street was approved by the City Commission on October 9, 2019. Florida law requires that any business property, especially a gas station, must have a fire hydrant within 300 feet of said property. At the pre-construction meeting held on December 16, 2021, the City was informed that the property would be completed by March, 2023. As such, it is imperative that we construct the necessary fire protection to place it within 300 feet of this property.

H. W. Lochner, Inc. is one of the engineering consulting firms selected through the RFQ 20-0324200 and approved by the City Commission to be part of the City's library of licensed Architects and Engineers to provide professional architectural and engineering services.

Financial Impact

Account	Description	Available	Project	Remaining Balance
105-TBD	ARPA Fund Balance	$3,978,531	$13,046	$3,965,485
TBD	Water Main Extension	$13,046	$13,046	-

The proposal is for $11,860.00 plus possible variable minor additional expense. It is recommended an expenditure of $1,186.00 be approved to allow for additional minor services which may arise. This project is one of the projects the City Commission recommended to be funded by the American Rescue Plan Act (ARPA) grant at the November ARPA workshop. It is estimated that the project will cost $175,000 to design and construct.

Proposed Action:

Staff recommends the City Commission authorize the City Manager to sign a contract with H.W. Lochner, Inc. for $11,860 for designing, permitting and bidding assistance in conjunction with the water main extension to install a new fire hydrant at the northwest corner of Ahmad and Superior Streets. Staff further recommends the City Commission authorize a $1,186 contingency for minor additional costs which may arise.

Attachment:

1. Agenda
2. Proposal provided by H.W. Lochner Inc dated as October 13, 2021
3. Resolution # 20-9767, accepting BID proposal for continuing professional architectural and engineering consulting services pursuant to RFQ 20-0324200
4. Resolution # 19-9709
5. Contract Agreement between H.W. Lochner, Inc and the City of Opa-locka

LOCHNER

H.W. Lochner, Inc.
8750 NW 36th Street
Suite 360
Miami, FL 33178

T 305.503.9873
F 305.503.9882

hwlochner.com

CONSULTANT WORK ORDER PROPOSAL
Water Main Extension and Fire Hydrant Addition for City of Opa-Locka

Date: October 13, 2021

Dear Mr. Airia Austin:

HW Lochner, Inc. proposes to provide the services identified below for the project entitled "Water Main Extension for Fire Hydrant Addition along Superior Street" for City of Opa-Locka pursuant to RFQ No. 20-0324200 for Architectural and Engineering Consulting Services, submitted on May 15, 2020.

I. GENERAL

The general objective for the Consultant is to provide professional engineering services required for the design, permitting of the project, and to provide bidding assistance. The project scope of work shall include water main extension from Opa Locka Blvd to Superior St to facilitate a new Fire Hydrant at the northwest corner of Ahmad St and Superior St.

Elements of work shall include water main plans design, plans production, coordination, permitting, bid documents preparation. See attached map for the Fire Hydrant location.

All plans and design documents are to be prepared with Standard English values in accordance with applicable City of Opa-Locka manuals and guidelines, as well as the applicable Miami-Dade County Public Works Manual, Miami-Dade County Water and Sewer Department standards, and Miami-Dade County DERM standards.

II. SCOPE OF WORK

Project Activity 1: Project Management

Task No. 1 Project Management

This task includes general project management services to execute the project scope of work including meetings with the City, sub-consultant management, schedule management, project supervision and coordination, quality control of the project.

Project Activity 2: Preliminary Engineering

Task No. 2 Preliminary Engineering

This task includes surveying (by sub-consultant), preliminary utility coordination, field visits, preliminary design plans. The project plans shall include a Cover Sheet, preliminary WM layouts, engineering details, and general notes.

Project Activity 3: Final Engineering
Task No. 3 Final Engineering
This task includes preparation of final design plans, implementing City comments and resolution, quantity and cost estimate, technical specifications. Technical specifications will only be provided within the project construction plans.

Project Activity 4: Permitting
Task No. 4. Permitting
Includes the following permits and approvals as applicable.

- City of Opa-Locka Public Works Department Permits

Includes efforts to coordinate with the permitting agencies and RFI responses to obtain applicable permits. Permit Application fees are not included in the stipulated compensation.

Project Activity 5: Bidding Assistance
Task No. 5 Bidding Assistance
This task includes review of front-end documents (prepared by City), Bid Form, pre-bid meeting attendance, responses to bidder's RFI questions, limited bid evaluation.

III. SUB-CONSULTANTS
Sub-consultant for topographic survey is required for the proposed work effort.

IV. SCHEDULE OF WORK – TIME OF PERFORMANCE
A schedule, indicating actual delivery dates, will be provided to the City upon receipt of the NTP.

V. COMPENSATION
Consultant shall perform the Work detailed in this Proposal for a Total fee of Eleven Thousand Eight Hundred Sixty Dollars and Zero Cents ($11,860.00). The City shall be liable for any permit application fee, and reimbursable expenses, Cost breakdown is shown below.

Water Main Extension and Fire Hydrant Addition				
Task			Sub-Consultant	Task Subtotal
		Civil Engineering Services	Survey Services	
		Task Subtotal	Task Subtotal	
1	Project Management	$1,980.00		$1,980.00
2	Preliminary Engineering	$2,190.00	$3,700.00	$5,890.00
3	Final Engineering	$2,130.00		$2,130.00
4	Permitting	$1,140.00		$1,140.00
5	Bidding Assistance	$720.00		$720.00
Total Amount		$8,160.00	$3,700.00	**$11,860.00**

VII. DATA PROVIDED BY CITY

The following information or documents are to be provided by the City, if available: Water Main As-Builts, Drainage As-Builts, Sanitary Sewer As-builts, and other City owned facilities.

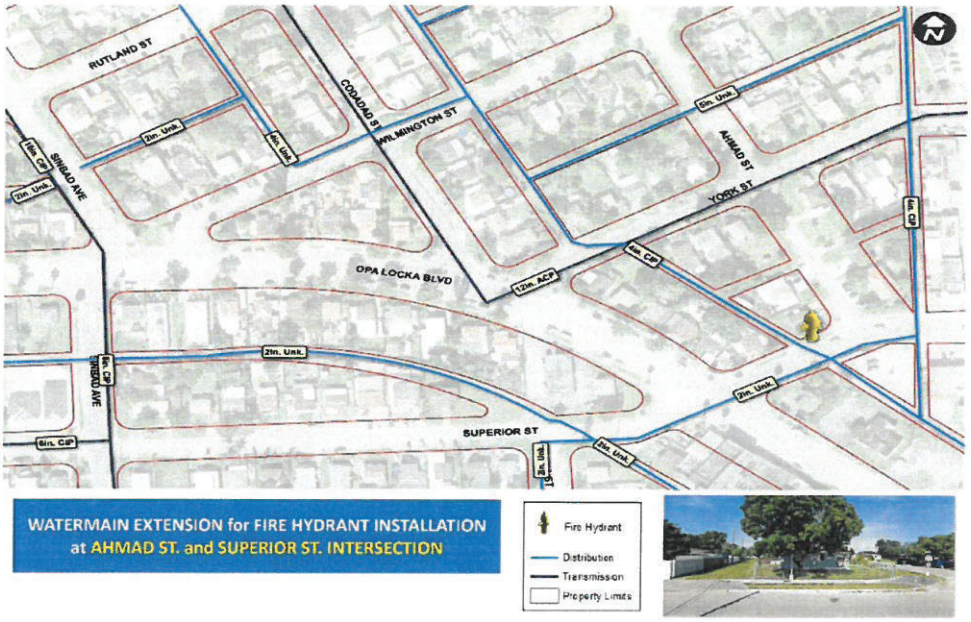
VIII. EXCLUSION

This Proposal does not include geotechnical services, contamination assessment, SUE or soft digs, post-design services, nor Construction Engineering and Inspections (CEI) services.

VIII. PROJECT MANAGER

CONSULTANT'S Project Manager for this Work Order assignment will be Mohammed Sharifuzzaman, PE.

IX. FIRE HYDRANT LOCATION EXHIBIT



CONSULTANT'S Project Manager for this Work Order assignment will be Mohammed Sharifuzzaman, PE.

Submitted by: _____
Edwin Mojena, PE, Vice-President
HW Lochner, Inc.

Reviewed and approval in concept
Recommended by:

12-16-21

_____
Mr. Airia Austin
City of Opa-Locka Public Works Director

Sponsored by: City Manager

RESOLUTION NO. 19-9709

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A RETAIL CENTER ON THE EIGHT PARCEL SITE BOUNDED BY SUPERIOR STREET, NW 27TH AVENUE AND OPA LOCKA BOULEVARD ON THE PARCELS IDENTIFIED BY FOLIOS 08-2121-007-2680, 08-2121-007-2690, 08-2121-007-2630, 08-2121-007-2650, 08-2121-007-2660, 08-2121-007-2670, 08-2121-013-2010 and 08-2121-013-2020 IN THE B-2 ZONING DISTRICT. PROVIDING FOR APPROVAL; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the City's Code of Ordinance and the City's Land Development Regulations, Ordinance 15-31, the City Commission has the power to approve, approve with conditions or deny any Development Agreement, and

WHEREAS, the applicant appeared and has presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on June 4, 2019 pursuant to the City Code of Ordinance and the City Zoning Regulations, and

WHEREAS, the Planning & Zoning Board after reviewing the presentation and having additional discussions motioned and seconded this request for development agreement approval at the June 4, 2019 meeting by a 5 to 0 vote, and

WHEREAS, the City Land Development Regulations, Ordinance 15-31, Section 22-49 G. provides that all recommendations and findings of fact by the Planning & Zoning Board shall be placed on the next available regular City Commission meeting agenda in compliance with notice requirements.

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

Section 1. Recitals.

The above recitals are true and correct and are incorporated into this Resolution by reference.

Section 2. The City Commission of the City of Opa-locka approves / denies this request from TNJ Realty, LLC for development agreement review for the construction a retail center on the eight parcel site bounded by Superior Street, NW 27th Avenue and Opa Locka Boulevard, including the alleyways, on the parcels identified by folios 08-2121-007-2680, 08-2121-007-2690, 08-2121-007-2630, 08-2121-007-2650, 08-2121-007-2660, 08-2121-007-2670, 08-2121-013-2010 and 08-2121-013-2020 in the B-2 zoning district, Opa-locka, FL 33054.

Section 3. Conditions.

1. Owner shall host job fairs before and during the construction phase of the development project for construction jobs.
2. Owner agrees to employ City of Opa-Locka residents through the assistance of the Career Source South Florida Office or a similar office designated by City if said office ceases to exist. Owner shall require that all contractors and all their subcontractors employ Opa-Locka residents through the assistance of the Career Source South Florida Office, in coordination with the City of Opa-Locka, and in accordance with the Memorandum of Understanding between the City of Opa-Locka and Career Source South Florida.
3. Owner agrees to use best efforts to encourage any and all tenants to utilize the Career Source Florida in efforts to hire residents of the City of Opa-Locka.
4. The Owner agrees to host job fairs after construction of the building for building (business) operations and job hiring on the site once construction is completed.
5. All other conditions set forth in the Development Agreement attached hereto as Exhibit "A".

Section 4. Effective Date.

This Resolution shall take effect immediately upon adoption by the City Commission of the City of Opa-locka.

PASSED AND ADOPTED this 9th day of October, 2019.

Resolution No. 19-9709

Matthew A. Pigatt, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Commissioner Kelley

Seconded by: Commissioner Burke

VOTE: 4-0

Commissioner Bass	YES
Commissioner Burke	YES
Commissioner Kelley	YES
Vice-Mayor Davis	ABSENT
Mayor Pigatt	YES

PROJECT AGREEMENT
FOR DESIGN SERVICES
BETWEEN
THE CITY OF
OPA-LOCKA AND
H.W. LOCHNER INC
PROJECT NO. 2022-12-001

THIS PROJECT AGREEMENT (the "Agreement") is made and entered into this _____ day of _____**,** 2021 between the **CITY OF OPA-LOCKA, FLORIDA,** a Florida Municipal Corporation with its principal offices located at **780 Fisherman Street, 4th Floor. Op-locka FL. 33054** (the "City"), and **H.W. LOCHNER INC** (the "Consultant"), a Florida corporation authorized to conduct business in the State of Florida, with principal offices located at **225 w. Washington Street, 12th floor. Illinois, 60606.**

WITNESSED:

WHEREAS, on June 10, 2020, the City approved a pool of Qualified Firms to provide Architectural and Engineering Consulting Services to the City on an as needed basis pursuant to RFQ# 20-0324200 Library of Miscellaneous Professional Consultants; and

WHEREAS, the Consultant is a member of the pool under the subcategory of Civil Engineering, Landscape Architectural, Structural Engineering and Traffic Engineering Services and has executed a Continuing Services Agreement; and

WHEREAS, the Consultant has been selected by the City to provide Engineering Consulting Design Services (known as the “Project”, the “Services” or the “Scope of Services”) for Engineering Design Services for Water Main Extension from Opa-locka Boulevard to Superior Street and Fire Hydrant Addition at the northwest corner of Ahmad and Superior Streets.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, and the mutual covenants, terms and conditions provided below, the Consultant and the City agree as follows:

1. CONTRACT DOCUMENTS

The Contract Documents referred to in this Agreement shall be comprised of the following:

1.1 This Agreement (the "Specific Projects" or "Project Agreement") between the parties), including any General Terms and Conditions, Supplementary Conditions, Statement of Work or any other provisions contained within this Agreement;

1.2 A Scope of Services request completed by the Consultant and accepted by the City, attached hereto as **Attachment "A";** and

1.3 Any and all applicable addenda, proposals executed and submitted by the Consultant and accepted by the City, specifications and insurance certificates; and

1.4 All amendments mutually agreed to after execution of this Agreement.

These Contract Documents comprise the entire agreement for the Services agreed to herein between the parties, and incorporated into and made a part of this Agreement as if attached to this Agreement or repeated herein. In the event of a conflict between this Agreement and any other Contract Document(s), this Agreement shall prevail.

2. THE WORK

Consultant shall furnish all labor, materials and equipment necessary to provide professional Services as specified in the Scope of Services and accepted by the City.

3. PERIOD OF SERVICE

The Consultant shall begin work promptly after receipt of a fully executed copy of this Agreement and a letter of Notice to Proceed from the City and shall complete the Project within the time mutually agreed upon, as specified in the Scope of Services request accepted by the City.

4. COMPENSATION

Compensation (the "Contract Sum") for performing the Services related to the Project shall be the fee of **Eleven Thousand Eight Hundred Sixty Dollars** ($11,860.00) specified in the Scope of Services request accepted by the City.

5. PAYMENTS

5.1 The City shall pay the Contract Sum to the Consultant subject to the completion of tasks as specified in the Attachment “A”. The City shall pay the Consultant for work performed subject to the specifications of the job and any additions and deductions by subsequent change order provided in the Contract Documents. All payments shall be governed by the Florida Prompt Payment Act, Chapter 218, Part VII, Florida Statutes.

5.2 The Consultant shall provide periodic invoices to the City upon completion of a substantial amount of Services relating to the Scope of Services contained within this Agreement. Payment shall be made to the Consultant upon approval of submitted invoices to the City.

6. TERMINATION

This Agreement may be terminated by the City for convenience upon ninety (90) calendar days' written notice to the Consultant. In the event of such termination, any Services performed by the Consultant under the this Agreement shall, at the option of the City, become the City's property, and the Consultant shall be entitled to receive compensation for any work completed pursuant to this Agreement to the satisfaction of the City up through the date of termination. Under no circumstances shall City make payment for Services that have not been performed.

This Agreement may be terminated by either party for cause upon five calendar days' written notice to the other should such other party fail to perform in accordance with its material terms through no fault of the party initiating the termination. In the event the Consultant abandons this Agreement or causes it to be terminated by the City, the Consultant shall indemnify and save the City harmless against loss pertaining to this termination. In the event that the Consultant is terminated by the City for cause and it is subsequently determined by a court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a termination for convenience and the provisions in the paragraph above shall apply.

7. DEFAULT:

In the event of a default by Consultant, the default provisions contained in the Continuing Services Agreement between the parties shall govern.

8. ANTI-LOBBYING/NO CONTINGENT FEE:

The provisions of Section 11 of the Continuing Services Agreement shall apply to this Agreement.

9. WARRANTIES AND GUARANTEES:

9.1 The Consultant warrants that its Services are to be performed within the limits prescribed by the City and with the usual thoroughness and competence of the Consultant's architectural and/or engineering profession.

9.2 The Consultant shall be responsible for technically deficient designs, reports or studies due to negligent acts, errors or omissions. The Consultant shall, upon the request of the City, promptly correct or replace all deficient work due to negligent acts, errors or omissions without cost to the City.

10. BINDING EFFECT:

This Agreement shall bind and the benefits thereof shall inure to the respective parties hereto, their legal representatives, executors, administrators, successors and assigns.

11. AMENDMENTS AND MODIFICATION:

No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties to the Agreement.

12. MERGER: AMENDMENT:

This Agreement, including the referenced Contract Documents, and any attachments, constitute the entire agreement between Consultant and City, and all negotiations and oral understandings between the parties are merged herein. This Agreement may be supplemented and/or amended only by a written document executed by both Consultant and City.

13. NONASSIGNABILITY:

Consultant shall not assign, subcontract or transfer any rights or delegate any duties arising under this Agreement without prior written consent of the City, which consent may be withheld by the City in its sole discretion.

14. NOTICES:

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

FOR CONSULTANT:

H.W. Lochner Inc
225 W. Washington Street
12th Floor
Illinois, 60606

FOR CITY:

City of Opa-Locka
John Pate, City Manager
780 Fisherman Street
Opa-Locka, FL 33054

WITH COPY TO:

Burnadette Norris-Weeks, P.A.
City Attorney
401 North Avenue of the Arts
(NW 7th Avenue)
Fort Lauderdale, FL 33311
Telephone: 954-768-9770
Facsimile: 954-768-9790

15. SEVERABILITY; WAIVER:

Any provision in this Agreement that is prohibited or unenforceable under Florida or federal law shall be ineffective to the extent of such prohibitions or unenforceability without invalidating the remaining provisions hereof. Also, the non-enforcement of any provision by either party to this Agreement shall not constitute a waiver of that provision nor shall it affect the future enforceability of that provision or the remainder of this Agreement.

16. Scrutinized Companies

16.1 Contractor certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor or its subcontractors are found to have submitted a false certification; or if the Contractor, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

16.2 If this Agreement is for more than one million dollars, the Contractor certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the City may immediately terminate this Agreement at its sole option if the Contractor , its affiliates, or its subcontractors are found to have submitted a false certification; or if the Contractor, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

16.3 The Contractor agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

16.4 As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

17. OTHER PROVISIONS:

17.1 Titles and paragraph headings are for convenient reference and are not a part of this Agreement.

17.2 In the event of conflict between the terms of this Agreement and any terms or conditions contained in any attached or referenced Contract Documents, the terms in this Agreement shall prevail.

17.3 No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision, and no waiver shall be effective unless made in writing.

17.4 Consultant acknowledges that the public shall have access, at all reasonable times, to certain documents and information pertaining to City contracts,

pursuant to the provisions of Chapter 119, Florida Statutes. Consultant agrees to maintain public records in Consultant's possession or control in connection with Consultant's performance under this Agreement and to provide the public with access to public records in accordance with the record maintenance, production and cost requirements set forth in Chapter 119, Florida Statutes, or as otherwise required by Law. Consultant shall ensure that public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by Law, for the duration of this Agreement and following completion of this Agreement until the records are transferred to the City.

17.5 Unless otherwise provided by Law, any and all reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of City. Upon completion of this Agreement or in the event of termination by either party, any reports, photographs, surveys and other data and documents and all public records prepared by, or in the possession or control of Consultant, whether finished or unfinished, shall become the property of City and shall be delivered by Consultant to the City Manager, at no cost to the City, within seven days of termination of this Agreement. All such records stored electronically by Consultant shall be delivered to the City in a format that is compatible with the City's information technology systems. Upon completion or termination of this Agreement, Consultant shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure. Any compensation due to Consultant shall be withheld until all documents are received as provided herein. Consultant's failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Agreement by the City.

17.6 Upon request by City's records custodian, provide City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (305) 953-2821, OR BY MAIL: CITY OF OPA-LOCKA - CITY CLERK'S OFFICE, 780 FISHERMAN STREET, 4TH FLOOR. OPA-LOCKA FL 33054.

18. E-VERIFY FORM

Definitions:

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

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

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

a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and

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

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

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective duly authorized representatives the day and year written below.

FOR CITY:

ATTEST:

CITY OF OPA-LOCKA

_____
Joanna Flores, City Clerk

By:_____
John Pate
City Manager

Dated: _____

Approved as to form and legal sufficiency for the use of and reliance by the City of Opa-Locka only:

_____
City Attorney
Burnadette Norris-Weeks, PA

FOR CONSULTANT:

WITNESS:

H.W. LOCHNER INC

_____

By: _____
Authorized Representative

_____
Print Name

_____
Print Name

_____
Date

Corporate Seal:

ATTACHMENT "A"

Consultant Scope of Work and **Fee Proposal dated October 13, 2021** to provide engineering services for the design and preparation of a complete set of construction contract plans for the **Engineering Design Services for Water Main Extension from Opa-locka Boulevard to Superior Street and Fire Hydrant Addition at the northwest corner of Ahmad and Superior Streets for the amount of Eleven Thousand Eight Hundred Sixty Dollars ($11,860.00)**

Sponsored by: City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PARTICIPATE IN THE MIAMI-DADE COUNTY ACQUIRED STRUCTURES PROGRAM AND ENTER INTO AN AGREEMENT WITH MIAMI-DADE FIRE RESCUE DEPARTMENT FOR SAME; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pursuant to Resolution No. 21-9936, the Opa-Locka Police Station was approved for demolition and rebuilding; and

WHEREAS, the Miami-Dade Fire Rescue Department ("Department") desires use of the Opa-Locka Police Station ("Property"), in whole or part, as an on-site training location for its firefighters and emergency services personnel through its Acquired Structures Program. There is no charge for the City of Opa-Locka to participate in the Program; and

WHEREAS, the City of Opa-Locka ("City") desires to benefit the community by allowing the Department to improve the quality of fire and emergency services through specialized training opportunities at the Property site; and

WHEREAS, the City agrees to allow the Department the use of the Property for what is known as "Non-Destructive" Training to include: area searches, Rapid Intervention Team, building construction, apparatus placement, Incident Command System, tactics and strategy; as well as "Destructive Training" to include: breaching walls, cutting holes in roofs, knocking out windows, forcible entry, damaging furniture or appliances, etc.; and

`

WHEREAS, the City Commission finds that it is in the best interest of the City and its residents to enter into an agreement with the Miami-Dade Fire Rescue Department, attached to as Exhibit "A", to participate in the Miami-Dade Fire Rescue Acquired Structures Program.

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

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

Section 2. AUTHORIZATION
The City Commission of the City of Opa-Locka, Florida hereby authorizes the City Manager to enter into an agreement with the Miami-Dade Fire Rescue Department, attached, to as Exhibit "A", to participate in the Miami-Dade Fire Rescue Acquired Structures Program at no cost.

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

Section 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 12th day of January, 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

City of Opa-locka
Agenda Cover Memo

City Manager:	John E. Pate			**CM Signature:**			
Commission Meeting Date:	*01/12/2022*		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
						X	X
Funding Source: *Account#* **:**	*(Enter Fund & Dept.)* Ex:		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
							x
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
	X						
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ☐				
			Bus. & Economic Dev ☐				
			Public Safety ■				
			Quality of Education ☐				
			Qual. of Life & City Image ■				
			Communication ☐				
Sponsor Name	City Manager		**Department:**		City Manager		

Short Title:

Participation in Miami-Dade Acquired Structures Program

Staff Summary:

A resolution of the City Commission of the City of Opa-locka, Florida, authorizing the City Manager to enter into an agreement with Miami-Dade Fire Rescue Department, to allow for emergency Rescue to utilize the old Police Station for training purposes before its demolition. The City of Opa-locka retained a professional engineering contractor who will be responsible for making this facility environmentally safe before it will be utilized by Miami-Dade Fire Rescue Department, to allow for training purposes.

Proposed Action:

Staff recommends the approval of the item.

Attachment:

1. Agenda
2. Miami-Dade County Fire Rescue Flyer.

MIAMI-DADE FIRE RESCUE

Acquired Structures Program

Miami-Dade Fire Fighters want structures that are scheduled to be demolished (Acquired Structures) to use for conducting training exercises. This program will save lives and decrease property loss in future residential and commercial structure fires. The training exercises will improve performance skills in firefighting, search & rescue, forcible entry, roof operations, incident command, and other situations based on the complexity of the acquired structure.

If you are the Property Owner or have been authorized by Owner to apply for a Demolition permit of a structure and you received the permit or are waiting for the permit, please contact Miami-Dade Fire Rescue and join this Program. All types of structures are wanted.

Fire Fighters will not be conducting any live burns in the Structure and the building owner or person authorized by owner may limit the training exercise to Destructive or non-Destructive in any area of the structure. To participate in this program the Property Owner or person authorized by owner must contact Miami-Dade Fire Rescue at the following:

Email mdfracquiredstructures@miamidade.gov or
Telephone 786-331-4567

Include the property address, property owner, and phone number and email contact information.

Property Owners will be contacted within 48 hours by a Miami-Dade Fire Rescue Training Division Captain

MIAMI-DADE FIRE RESCUE

MIAMI-DADE FIRE RESCUE DEPARTMENT
PROPERTY TRAINING USE AGREEMENT

This Property Training Use Agreement **("Agreement")** is made and entered into this ____ day of _____, 202__, (**"Effective Date"**) by and between Miami-Dade County, by and through the Miami-Dade Fire Rescue Department (**"Department"**), and _____ (**"Owner"**), who is the owner of the real property, together with all improvements thereon, located at: _____ and identified by Folio Number: _____ (**"Property"**).

The Department desires use of the Property, in whole or part, as an on-site training location for its firefighters and emergency services personnel. Owner desires to benefit the community by allowing the Department to improve the quality of fire and emergency services through specialized training opportunities at the Property.

NOW, THEREFORE, the parties agree as follows:

1. **PROPERTY**

   Owner agrees to allow the Department use of the Property for the purposes stated: (initial all appropriate boxes)

   - □ Non-Destructive Training (area searches, Rapid Intervention Team, building construction, apparatus placement, Incident Command System, tactics & strategy, etc.)
   - □ Destructive Training (breaching walls, cutting holes in roofs, knocking out windows, forcible entry, damaging furniture or appliances, etc.).

2. **TERMS OF AGREEMENT**

   a) Use

   - The Department's use of the Property shall comply with all applicable federal, state, and local laws and regulations. Notwithstanding anything herein, the Department is not under any obligation to use the Property and shall determine whether to proceed with such use identified in section 1 above, in its sole and absolute discretion.
   - The Department must advise Owner within 24 hours of the beginning use date by email if they are cancelling training at the Property. Owner has the right to rescind this Agreement, but must advise the Department in writing, either by email or hand delivered letter to 9300 N.W. 41 Street, Doral, Florida 33178, no later than 24 hours before the beginning use date.

   b) Use Date

   The date(s) scheduled for the use of the Property is this _____ day of **_____, 202__ through the _____ day of _____, 202__.**

c) **Access**
Forty-eight hours before the commencement of the Use Date, the Department shall have reasonable access to the Property for inspection, set- up, use, removal of equipment, debriefing, and otherwise. Such access shall include keys, codes, or any other information necessary for entry onto and into the Property.

d) **Title**
Owner represents and warrants that:
- He, she, or it is the owner of all right, title and interest in the Property;
- There are no unsatisfied judgments against Owner nor any liens or encumbrances against the Property;
- All necessary consents related to use of the Property have been obtained from any party having any security or other legal interest in the Property; and
- All owners of the Property have consented to this use and to the terms and conditions of this Agreement.

3. **HISTORIC SIGNIFICANCE**
Owner represents and warrants that the Property is not a locally designated historic site, a contributing property in a locally designated historic district, a locally designated archaeological site, or otherwise subject to other historic regulations, protections, or designations under state or federal law.

4. **ASBESTOS AND OTHER ENVIRONMENTAL HAZARDS**
Owner represents that there is no asbestos in the Property or the asbestos in the Property have been abated or is in an area that will not be open to the Department or made available for destructive training. Before the Use Date, Owner shall identify all known environmental hazards, including hazardous materials, enclosed vessels (such as water heaters, refrigeration equipment or air conditioning equipment) or all other appliances within the Property or any designated area(s) therein.

5. **CONDITIONS ON PROPERTY/REMOVAL OF PERSONAL PROPERTY**
Owner shall give the Department a written list of all known conditions on the Property prior to the Use Date. Such disclosure shall include all latent, dangerous, or unusual conditions on the Property that are either known by Owner or that could be discovered by Owner upon reasonable inspection. Owner shall remove all personal items, furnishings and appliances from the Property unless Owner has no objection to such items being damaged or demolished. Each party shall do a walk-through of the Property no later than two days before the Use Date to identify hazardous conditions or areas of concern for either party. Notwithstanding any other provisions herein, if hazardous conditions are identified, either or both parties have the right to rescind this Agreement.

6. **CLEAN-UP**
   - If Owner approved Non-Destructive Training, the Department shall clean the property after Training, if necessary, and leave the Property in the same condition it was in prior to the Training.
   - If Owner approved Destructive Training, after the Training the Department shall only be required to remove all property, equipment and other items it transported to the Property. The Department is not required to restore the Property to its pre-training condition after Destructive Training and is expressly authorized to leave the Property in the condition it is then in at the conclusion of such training.

7. **HOLD HARMLESS AND INDEMNIFICATION**
   Owner shall defend and hold harmless Miami-Dade County and its officers, employees, agents, and instrumentalities from any and all liability and losses, or damages which Miami-Dade County or its officers, employees, agents, or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature brought by a third party against Owner arising out of, relating to or resulting from the Department's use of the Property.

8. **INSURANCE**
   The Department warrants that it is self-insured and provides workers compensation coverage for all firefighters and emergency services personnel participating in training or on the Property in connection with training activities.

9. **GOVERNING LAW AND VENUE**
   This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Venue for any action arising from the terms herein shall be exclusively in Miami-Dade County, Florida.

10. **SURVIVAL**
    The respective rights and obligations of the parties hereto shall survive the termination of this Agreement.

11. **REVIEW OF THIS AGREEMENT**
    - The parties hereto represent and warrant that they have consulted with counsel or an advisor of their choosing concerning the terms and conditions contained herein. No inference, assumption, or presumption shall be drawn from the fact that one party or its attorney prepared this Agreement. It shall be conclusively presumed that each party participated in the drafting, preparation, and review of this Agreement.
    - This Agreement contains all the terms and conditions agreed upon by the parties. This Agreement shall be governed by the laws of the State of Florida and the venue shall be in Miami-Dade County, Florida, to the exclusion of all others.

- This Agreement may be executed electronically and in two (2) or more counterparts, each of which shall be deemed an original. The signatures, including electronic signatures, to this Agreement may be executed on separate pages, and when attached to this Agreement shall constitute one complete document.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by duly authorized individuals or officials as of the Effective Date.

OWNER:
BY:

_____
Signature

_____
Printed Name

_____
Title

_____
E-Mail Address

_____
Date

MIAMI-DADE COUNTY:
BY: County Mayor or County Mayor's Designee

_____
Signature

_____
Printed Name

_____
Title

_____
E-Mail Address

_____
Date

Sponsored by: City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE SALE OF DECLARED CLOSED, VACATED AND ABANDONED CITY PROPERTY BETWEEN THE PARCELS IDENTIFIED BY FOLIOS 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330; APPROVING AN AGREEMENT BETWEEN THE CITY OF OPA-LOCKA AND IDMA HOLDINGS, LLC. FOR THE SALE AND PURCHASE OF SAID VACANT LAND, IN THE I-2 ZONING DISTRICT, IN THE AMOUNT OF THREE HUNDRED SIX THOUSAND, NINE HUNDRED SIXTY-THREE DOLLARS ($306,963.00); FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT FOR SALE AND PURCHASE OF VACANT LAND IN "AS IS" CONDITION; AND TO TAKE ALL OTHER NECESSARY ACTIONS TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 10, 2021, the City Commission the City of Opa-Locka ("City Commission") voted to approve the closure, vacation and abandon a portion of NW 130th Street between NW 30th Avenue and NW 30th Court within the City of Opa-Locka ("Property") at the request of AMDI USA, Inc. (on behalf of adjacent company property owner IDMA Holdings, LLC.) as IDMA Holdings, LLC desires to acquire the Property; and

WHEREAS, City of Opa-Locka staff and representatives of IDMA Holdings, LLC. entered into good-faith negotiations and prepared a final Agreement for Sale and Purchase of Vacant Land in "As Is" Condition ("Purchase and Sale Agreement") for City Commission approval, attached hereto as Exhibit "A", in an amount of Three Hundred Six Thousand, Nine Hundred Sixty-Three Dollars ($ 306,963.00); and

WHEREAS, AMDI USA, Inc. (on behalf of IDMA Holdings, LLC.) confirmed they are prepared to conclude the purchase of the Property; and

WHEREAS, the Right of Way real property subject to the Agreement for Sale and Purchase of Vacant Land in "As Is" Condition is identified by the following: The Right of Way at the NW 30th Court portion is between folios: 08-2128-002-0090; 082128-002-0060; 08-2128-002-0050; 08-2128-002-0090; on the East; and folio 08-2128-004-0380 on the West. The Right of Way at the NW 130th Street portion is between folios: 08-2128-002-0090; and 08-2128-002-0080 on the North; and folio 08-2128-002-0100 on the South; and

WHEREAS, the City Commission finds that it is in the best interest of the City of Opa-Locka and its residents to enter into the Agreement for Sale and Purchase of Vacant Land in "As Is" Condition with IDMA Holdings, LLC. as attached hereto as Exhibit "A".

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

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

Section 2. AUTHORIZATION
The City Commission of the City of Opa-Locka hereby authorizes the sale of declared closed, vacated and abandoned and approves an Agreement for Sale and Purchase of Vacant Land between the City of Opa-Locka and IDMA Holdings, LLC. for the declared closed, vacated and abandoned property identified by folio(s): 08-2128-002-0020; 08-2128-002-0030; 08-2128-002-0040; 08-2128-002-0050; 08-2128-002-0060; 08-2128-002-0090; 08-2128-004-0380; AND 08-2128-004-0330, in the I-2 Zoning District, in the amount of Three Hundred Six Thousand, Nine Hundred Sixty-Three Dollars ($ 306,963.00), and further authorizes the City Manager to execute the Agreement for Sale and Purchase of Vacant Land in "as is" condition, attached hereto as Exhibit "A", and take all other necessary actions necessary to effectuate said purchase, execute and conveyance of the property by quit claim deed.

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

Section 4. **EFFECTIVE DATE.**
This Resolution shall be effective immediately upon adoption hereof and approval by the Governor of the State of Florida or Governor's designee.

PASSED and **ADOPTED** this ____ day of _____ 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

AGREEMENT FOR SALE AND PURCHASE OF VACANT LAND
IN "AS IS" CONDITION

This Agreement for Sale and Purchase (the "Agreement") is entered into as of the _____ day of _____, 2022 by and between **AMDI USA, Inc. / IDMA HOLDINGS, LLC**, whose Post Office Address is 13050 NW 30th AVE, OPA LOCKA, FL 33054 ("Purchaser") and **CITY OF OPA-LOCKA**, a political subdivision of the State of Florida, hereinafter referred to as "Seller", whose Post Office Address is 780 Fisherman Street, Opa-locka, FL 33054.

WITNESSETH, that for and in consideration of the mutual covenants contained herein, the Purchaser and Seller agree as follows:

1. REALTY. Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller that certain real property, located in Miami-Dade County, Florida, which real property is legally and more specifically described in Exhibit "A", attached hereto and incorporated herein by this reference, together with all tenements, hereditaments, privileges, servitudes, rights of reverter, and other rights appurtenant to said real property owned by Seller, if any (collectively, the "Real Property"). The Real Property sale is subject to the possibility of reverter to the Seller as provided below and is sold in "as is" condition.

2. Title to the Real Property shall automatically revert to Seller or the then assignee of Seller's rights on the date that is three years (3) from the date of closing of this Real Property sale if Purchaser or its assignee fails to develop the Real Property for commercial use. Grantor shall record a notice of exercise of reverter or other document as may be deemed necessary. Upon the recording of such instrument, title to the Property shall vest in Seller or the then assignee of Seller's rights hereunder subject to all matters then of record, except that within thirty (30) + after Purchaser or the then assignee of Purchaser's rights in the Real Property has received written notice of such recordation, Purchaser or the then assignee of Purchaser's rights shall satisfy and take commercially reasonably efforts to cause the release and reconveyance of any encumbrances securing loans or evidencing liens or security interests created by Purchaser or the then assignee of Purchaser's rights. Purchase or the then assignee of Purchaser's rights shall execute any document reasonably required to give effect to this provision. The foregoing conditions and restrictions shall be deemed covenants running with the land and binding upon Purchaser and its successors and assigns. The reversion right herein shall automatically expire and be of no further force and effect without the need of any further documentation following the date that is three (3) years after the date of the closing of this Real Property Sale, provided that the Real Property was developed for commercial purposes.

3. "AS IS" SALE. **PURCHASER ACKNOLWEDGES AND AGREES THAT THE PROPERTY SHALL BE SOLD, AND PURCHASER SHALL ACCEPT POSSESSION OF POSSESSION OF THE PREMISES "AS IS, WHERE IS, WITH ALL FAULTS," WITH NO RIGHT OF SETOFF OR REDUCTION IN THE PURCHASE PRICE. SELLER, ITS COUNSEL OR ANYONE ACTING BY OR ON BEHALF OF SELLER HAVE OR SHALL BE DEEMED TO HAVE MADE ANY VERBAL OR WRITTEN REPRESENTATIONS, WARRANTIES, PROMISES OR GUARANTEES (WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE) TO PURCHASER WITH RESPECT TO THE PROPERTY, ANY MATTER SET FORTH, CONTAINED OR ADDRESSED IN ANY OTHER TRANSACTIONAL DOCUMENTS,**

(INCLUDING THE ACCURACY, COMPLETENESS AND CONTENT THEREOF; PURCHASER WILL, PRIOR TO CLOSING, CONFIRM INDEPENDENTLY ALL INFORMATION THAT IT CONSIDERS MATERIAL TO ITS PURCHASE OF THE PREMISES; AND BY PROCEEDING TO CLOSING PURCHASER ACCEPTS THE RISK OF ANY AND ALL KNOWN AND/OR POTENTIAL ENVIRONMENTAL LIABILITIES ASSOCIATED WITH THE PREMISES.

4. PURCHASE PRICE AND PAYMENT.

4.1. PURCHASE PRICE. Purchaser agrees to pay a purchase price for the Real Property of Three Hundred Six Thousand, Nine Hundred Sixty-Three Dollars ($ 306,963.00) (the "Purchase Price").

4.2. ADJUSTMENTS TO PURCHASE PRICE. The Purchase Price to be paid at closing shall be subject to the adjustments, reductions (if any), and prorations provided for in this Agreement and will be paid at closing by wire transfer of U.S. funds for the Real Property referenced above. Any reductions in the Purchase Price shall be agreed upon between Purchaser and Seller prior to the end of the Inspection Period, hereinafter defined. In the event the parties cannot agree upon the total reduction in the Purchase Price, then this Agreement shall be automatically terminated. If Seller shall be unable to convey title to the Real Property according to the provisions of this Agreement, Purchaser may: (i) elect to accept such title that Seller may be able to convey, without a reduction in Purchase Price; or (ii) terminate this Agreement. Upon such termination, this Agreement shall be null and void and the parties hereto shall be relieved of all further obligation and liability, and neither party shall have any further claims against the other.

4.3 INTEREST CONVEYED. Seller is the record owner of the fee simple title to the Real Property and agrees to convey title to the Real Property by Quit Claim Deed, subject to the possibility of reverter as set forth herein and in the Quit Claim Deed.

4.4 AD VALOREM TAXES. Purchaser, a political subdivision of the State of Florida, is exempt from payment of ad valorem taxes.

5. RIGHT TO ENTER REAL PROPERTY. Seller agrees that Purchaser and its agents shall, upon reasonable notice, have the right to enter the Real Property for all lawful and agreed upon purposes in connection with this transaction, including any environmental testing provided the Purchaser shall indemnify and hold Seller harmless for damage or injury caused by Purchaser and its agents subject to all limitations of Section 768.28, Florida Statutes. Purchaser's indemnification and insurance obligations set forth herein shall survive the closing or early termination hereof. Purchaser may in the course of such entry make any invasive tests, alterations or improvements to the Real Property owned by Seller, with the express written consent of Seller, which consent may not be unreasonably withheld. Notwithstanding the foregoing, prior to any entry upon the Real Property by Purchaser or any of its agents, Purchaser shall provide Seller with an insurance certificate reflecting liability insurance coverage of not less than $1,000,000 and naming Seller as an additional insured. If Closing does not occur, Purchaser shall repair and restore the Real Property to the condition existing prior to any test or construction on the site.

6. TENANCIES. Seller further warrants and represents that no person is living on or occupying the Real Property, that there is no tenant in possession of the Real Property and that there are no leases or other agreements and understandings affecting possession, use or occupancy of the Real Property.

7. PRORATIONS. Expenses for electricity, water, sewer, waste collection, if any, shall be prorated to the day prior to closing.

8. CLOSING. The closing agent for this transaction shall be _____. Any closing cost shall be paid by the Purchaser. The closing of this transaction shall be completed on the day which is thirty (30) days from the Effective Date of this Agreement. If such date falls on a Saturday, Sunday or other legal holiday, the closing shall occur on the next available business day. Seller and Purchaser agree that closing may be accomplished by escrow and that a representative of the Seller shall not be required to attend closing.

9. TIME OF THE ESSENCE. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend or national holiday, such action, notice or response shall not be required until the next succeeding business day. All obligations are subject to Acts of God or Nature or any other occurrence, which is beyond the control of Seller or Purchaser.

10. BROKERS. Purchaser shall hold Seller harmless from and against any and all claims, liability, cost, expense, damages, judgments and causes of action, including reasonable attorney's fees, based on real estate commissions claimed due pursuant to this transaction to any real estate broker or real estate agent, which claims arise by through, or under Purchaser.

11. EXPENSES. Purchaser shall be responsible for recording fees on the Quit Claim Deed. Purchaser shall be responsible for the payment of Florida Documentary Stamp Taxes and Miami-Dade County Surtax on the Quit Claim Deed.

12. POSSESSION. Seller shall deliver possession of the Real Property to the Purchaser at closing.

13. SELLER'S DISCLAIMER/PURCHASER'S RELEASE. PURCHASER ACKNOWLEDGES AND AGREES THAT, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, SELLER HAS NOT MADE, AND SPECIFICALLY NEGATES AND DISCLAIMS, ANY REPRESENTATIONS, WARRANTIES, COVENANTS OR AGREEMENTS OF ANY KIND OR CHARACTER REGARDING ANY ASPECT OF THE REAL PROPERTY, INCLUDING, WITHOUT LIMITATION: (A) THE VALUE, NATURE, QUALITY OR PHYSICAL CONDITION OF THE REAL PROPERTY, (B) THE INCOME TO BE DERIVED FROM THE REAL PROPERTY, (C) THE SUITABILITY OF THE REAL PROPERTY FOR ANY ACTIVITY OR USE WHICH PURCHASER OR ANY TENANT MAY CONDUCT THEREON, (D) THE COMPLIANCE OF THE REAL PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY

APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE REAL PROPERTY, (F) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE REAL PROPERTY, (G) COMPLIANCE OF THE REAL PROPERTY WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE REAL PROPERTY OF HAZARDOUS MATERIALS, OR (H) THE COMPLIANCE OF THE FACILITIES ON THE REAL PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY OR ANY DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. ADDITIONALLY, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, NO PERSON ACTING ON BEHALF OF SELLER IS AUTHORIZED TO MAKE, AND BY EXECUTION HEREOF PURCHASER ACKNOWLEDGES THAT NO PERSON HAS MADE, ANY REPRESENTATION, WARRANTY, COVENANT OR AGREEMENT REGARDING THE REAL PROPERTY OR THE TRANSACTION CONTEMPLATED HEREIN. PURCHASER ACKNOWLEDGES THAT,PURCHASER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE REAL PROPERTY (WHICH PURCHASER MAY HAVE ACCESS AS HEREIN SET FORTH0 AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER, OTHER THAN INFORMATION EXPRESSLY REQUIRED TO BE PROVIDED BY SELLER HEREUNDER. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE REAL PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN “AS-IS, WHERE-IS” BASIS WITH ALL FAULTS. THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT THE REAL PROPERTY IS SOLD BY SELLER AND PURCHASED BY PURCHASER SUBJECT TO THE FOREGOING. FURTHERMORE, EXCEPT FOR ANY CLAIM THE PURCHASER MAY HAVE AS A RESULT OF THE BREACH BY THE SELLER OF ANY EXPRESS REPRESENTATION OR WARRANTY OF SELLER SET FORTH HEREIN, PURCHASER DOES HEREBY RELEASE AND FOREVER DISCHARGE SELLER, ITS DIRECTORS, SHAREHOLDERS, OFFICERS, MEMBERS, MANAGERS, EMPLOYEES, LEGAL REPRESENTATIVES, AGENTS AND ASSIGNS, FROM ANY AND ALL ACTIONS, CAUSES OF ACTION, CLAIMS AND DEMANDS FOR, UPON OR BY REASON OF ANY DAMAGE, LOSS OR INJURY WHICH HERETOFORE HAVE BEEN OR WHICH HEREAFTER MAY BE SUSTAINED BY PURCHASER RESULTING FROM OR ARISING OUT OF THE PRESENCE OF ANY HAZARDOUS MATERIALS OR OTHER ENVIRONMENTAL CONTAMINATION ON OR IN THE VICINITY OF THE REAL PROPERTY, INCLUDING THE SOIL AND/OR GROUNDWATER (HEREINAFTER REFERRED TO AS THE “CLAIMS”). THIS RELEASE APPLIES TO ALL SUCH CLAIMS WHETHER THE ACTIONS CAUSING THE PRESENCE OF HAZARDOUS MATERIALS ON OR IN THE VICINITY OF THE REAL PROPERTY OCCURRED BEFORE OR AFTER THE CLOSING. THIS RELEASE EXTENDS AND APPLIES TO, AND ALSO COVERS AND INCLUDES, ALL STATUTORY OR COMMON LAW CLAIMS THE PURCHASER MAY HAVE AGAINST THE SELLER. THE PROVISIONS OF ANY STATE, FEDERAL, OR LOCAL LAW OR STATUTE PROVIDING IN SUBSTANCE THAT RELEASES SHALL NOT EXTEND TO CLAIMS, DEMANDS, INJURIES OR DAMAGES WHICH ARE UNKNOWN OR UNSUSPECTED TO EXIST AT THE TIME, TO THE PERSON EXECUTING SUCH

RELEASE, ARE HEREBY EXPRESSLY WAIVED. THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE CLOSING OR ANY TERMINATION OF THIS AGREEMENT.

14. DEFAULT.

14.1 BREACH BY SELLER. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for closing, Purchaser may, at Purchaser's election and as Purchaser's sole and exclusive remedy do one of the following: (i) terminate this Agreement and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach.

14.2 BREACH BY PURCHASER. In the event of a breach of Purchaser's covenants or warranties herein and the failure of Purchaser to cure such breach within the time provided for closing, Seller may seek specific performance or money damages. The Seller's measure of damages shall be the difference between the purchase price and the fair market value of the property at the time of Purchaser's breach.

15. LITIGATION. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the other party upon final court judgment, including appellate proceedings.

16. SUCCESSORS IN INTEREST. This Agreement will inure to the benefit of and be binding upon, and is intended solely for the benefit of the parties hereto, and their respective heirs, personal representatives, successors, and assigns; and no third party will have any rights, privileges or other beneficial interests herein or hereunder.

17. GOVERNING LAW. This Agreement is governed by and will be construed in accordance with the laws of the State of Florida, and in the event of any litigation concerning the terms of this Agreement; proper venue thereof will be in Miami-Dade County.

18. INVALID PROVISIONS. In the event any term or provision of this Agreement is held illegal, unenforceable or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby, but will be valid and remain in force and effect, provided that the inoperative provision (s) are not essential to the interpretation or performance of this Agreement in accordance with the clear intent of the parties.

19. RECORDING. This Agreement or notice thereof may be recorded by Purchaser in the minutes of the Clerk of the City of Opa-Locka, Florida, but shall not be recorded in the official public records of the Clerk of the Court of Miami-Dade County, Florida.

20. ASSIGNMENT. Neither this Agreement nor any interest therein shall be assigned by Purchaser or Seller without the express written consent of each other, which consent shall not be unreasonably withheld.

21. RADON GAS. Radon is a naturally occurring radioactive gas that, when it has

accumulated in the building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.

22. NOTICE. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service, email or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below or at such other address as has been substituted by notice given in the manner required hereby.

As to Seller: John E. Pate, City Manager
City of Opa-locka
Office of the City Manager
780 Fisherman Street
Opa-locka, FL 33054
E-Mail: jpate@opalockafl.gov

With a copy to: Burnadette Norris Weeks, Esq.
Burnadette Norris-Weeks P.A.
401 NW 7th Avenue
Fort Lauderdale, Florida 33311
Fax: 954-768-9770
E-Mail: bnorris@apnwplaw.com

As to Purchaser: IDMA Holdings, LLC, a Florida Limited Liability Company
13050 NW 30th Ave
Opa-Locka, FL 33054

With a copy to: Dunay Miskel Backman, LLC
14 SE 4th Street
Suite 36
Boca Raton, FL 33432
Attn: Hope W. Calhoun, Esq.

Any such notice or demand so secured shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission or email transmission.

23. AWARD OF AGREEMENT. Seller represents and warrants that it has not employed or retained any person employed by the Purchaser to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay any person employed by the Purchaser any fee, commission percentage, brokerage fee, or gift for the award of this Agreement.

24. CONFLICT OF INTEREST. The Seller covenants that no person under its employ

who presently exercises any functions or responsibilities in connection with purchase and sale of the Real Property has any personal financial interest, direct or indirect, in this Agreement, except for the interest of the Seller in the sale of the Real Property. The Seller is aware of the conflict of interest laws of Miami-Dade County, Florida and the State of Florida (Chapter 112, Florida Statutes), and agrees that it shall comply in all respects with the terms of said laws and any future amendments, as well as all other federal or state laws or regulations applicable to the transaction that is the subject matter of this Agreement.

25. WAIVERS. No waiver by either party of any failure or refusal to comply with its obligations shall be deemed a waiver of any other or subsequent failure or refusal to comply. All remedies, rights, undertaking, obligations and agreement contained herein shall be cumulative and not mutually exclusive.

26. SURVIVAL OF REPRESENTATIONS/WARRANTIES. The representations and warranties contained in this Agreement shall survive the Closing for a period of six (6) months and be enforceable by the respective parties.

27. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties hereto as it pertains to the subject matter contained herein and shall supersede and take precedence over any and all prior and contemporaneous agreements and understandings between the parties hereto.

28. EFFECTIVENESS. The Effective Date of this Agreement shall be the date when the last party (Purchaser or Seller) executes this Agreement.

29. COUNTERPARTS, FURTHER INSTRUMENTS. This Agreement may be executed in counterparts, and when so executed shall be deemed executed as one agreement. Seller and Purchaser shall execute any and all documents and perform any and all acts reasonably necessary to fully implement this Agreement.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the Purchaser and Seller have duly executed this Agreement as of the day and year above written.

SELLER:

ATTEST:

By: _____
Joanna Flores
City Clerk

Date: _____

CITY OF OPA-LOCKA

By: _____
John E. Pate
City Manager

Date: _____

Approved as to form and legal sufficiency:

_____
Burnadette Norris Weeks, P.A.
City Attorney

PURCHASER:

IDMA HOLDINGS, LLC / AMDI USA, Inc.

By: _____
Name: _____
Title: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

All those portions of N.W. 30th. Court and N.W. 130th. Street, as shown on recorded plat of "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plot Book 51, Page 17, Public Records of Miami-Dade County, Florida, being bounded by the following lines:

Bounded on the North by the North line of Block 360, extended Westerly to the East line of the West 1 /2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plot thereof as recorded in Plot Book 31, Page 42, Public Records of Miami-Dade County, Florida;

Bounded on the West by the East line of the West 1 /2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plot thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida;

Bounded on the South by the centerline of N.W. 130th. Street, as shown on recorded plot of "EAST VIEW GARDEN LAKE ADDITION" according to the plot thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida, with its Westerly limits being the East line of the West 1 /2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plot thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida, its Easterly limits being the East Lot of Lot 8, in Block 360, extending Southerly to the centerline of said N.W. 130th. Street, its Northerly limits being the Southerly line of said Lot 8;

Bounded on the East by the Westerly limits of Lots 1, 4, 5 and 8 in Block 360, as shown on recorded plat of "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County. Florida.

Said portion containing approximately 11,369 square feet.

Instrument Prepared By ¦ Please Return To:
BURNADETTE NORRIS-WEEKS, ESQ
401 NORTH AVENUE OF THE ARTS
FORT LAUDERDALE, FL. 33311
(954) 768-9770

_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

QUITCLAIM DEED

THIS QUIT CLAIM DEED, made this ___ day of _____2022 between the **City of Opa-Locka, Florida, a municipal corporation**, whose address is 780 Fisherman Street, Opa-Locka, Florida 33054, hereinafter referred to as the **Grantor**, and **IDMA HOLDINGS, LLC.,** a Florida Limited Liability Company whose address is 13050 NW 30th AVE, OPA LOCKA, FL 33054 hereinafter called the **Grantee**.

WITNESSETH; that said Grantor, for and in consideration of the sum of Three Hundred Six Thousand, Nine Hundred Sixty-Three Dollars ($ 306,963.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit claim to the said Grantee, and Grantee 's successors and assigns forever, the following described land and property, situate, lying and being in Miami-Dade, County, State of Florida to-wit:

SEE EXHIBIT "A"

This Quit Claim Deed was prepared without having examined the title to the lands herein described and no warranty or other representation is made and no opinion (express or implied) is given as to the marketability or condition of the title thereto, the quantity of the land included, the location of the boundaries thereto, or the existence of liens, unpaid taxes or encumbrances.

To Have And To Hold the same together with all and singular the appurtenance thereunto belonging or in any way appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and profit of the Grantee forever.

Title to the Real Property shall automatically revert to Grantor or the then assignee of Grantor's rights on the date that is three years (3) from the date of Grantor's execution of this Quit Claim Deed if Grantee or any subsequent grantee of the property herein conveyed fails to develop the real property for commercial use. Upon Grantor's recording of a Notice of Reverter and/or any other required instrument, title to the property shall automatically revert to Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.

SIGNED, sealed and delivered
in the presence of:

_____
WITNESS

_____
PRINTED NAME - WITNESS

_____
WITNESS

_____
PRINTED NAME - WITNESS

_____
John E. Pate
City Manager
City of Opa-locka, Florida

STATE OF
FLORIDA
COUNTY OF
MIAMI-DADE:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2022, by John E. Pate, as City Manager for the City of Opa-locka, a Florida municipal corporation, who is personally known to me OR [ ] who has produced _____ as identification.

_____

Notary Public – State of Florida

My commission expires: _____

(NOTARY SEAL)

:

EXHIBIT "A"

LEGAL DESCRIPTION

All those portions of N.W. 30th. Court and N.W. 130th. Street, as shown on recorded plat of "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plot Book 51, Page 17, Public Records of Miami-Dade County, Florida, being bounded by the following lines:

Bounded on the North by the North line of Block 360, extended Westerly to the East line of the West 1 /2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plot thereof as recorded in Plot Book 31, Page 42, Public Records of Miami-Dade County, Florida;

Bounded on the West by the East line of the West 1 /2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plot thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida;

Bounded on the South by the centerline of N.W. 130th. Street, as shown on recorded plot of "EAST VIEW GARDEN LAKE ADDITION" according to the plot thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County, Florida, with its Westerly limits being the East line of the West 1 /2 of Lot 21, of "NILE GARDENS SECTION 2", according to the plot thereof as recorded in Plat Book 31, Page 42, Public Records of Miami-Dade County, Florida, its Easterly limits being the East Lot of Lot 8, in Block 360, extending Southerly to the centerline of said N.W. 130th. Street, its Northerly limits being the Southerly line of said Lot 8;

Bounded on the East by the Westerly limits of Lots 1, 4, 5 and 8 in Block 360, as shown on recorded plat of "EAST VIEW GARDEN LAKE ADDITION" according to the plat thereof as recorded in Plat Book 51, Page 17, Public Records of Miami-Dade County. Florida.

Said portion containing approximately 11,369 square feet.

PLANNING & ZONING PUBLIC HEARINGS

RESOLUTION NO. 21-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE/DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Prologis Logistics Services Incorporated intends to re-develop this site into a new warehouse distribution and office building in the west section of the City of Opa-Locka ("City"); and

WHEREAS, the Project will consist of the demolition of the current building and the new construction and operation of an industrial warehouse/distribution and office development building located at 12805 LeJeune Road, Opa-Locka, Florida and identified by folio 08-2129-000-0061 in the I-3 Zoning District; and

WHEREAS, the development will also include 248 car parking spaces, 64 tractor-trailer parking spaces, 219 new assorted trees, 3,601 shrub plants and 139,640 square feet of landscaped open space; and

WHEREAS, the request for site plan approval meets the review criteria set forth in the Land Development Regulations, Section 22-55 H; and

WHEREAS, the redevelopment of this site is intended to provide a current Class-A, 247,174 square foot industrial warehouse/distribution space with 24,717 square feet of office space to attract quality logistics and distribution tenants to the City of Opa-Locka.

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

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.
Approval/Denial of Site Plan Review. The City Commission of the City of Opa-Locka hereby approves / denies a request for the Site Plan approval for the Construction and Operation of an industrial warehouse/distribution & office space development building located at 12805 LeJeune Road and identified by folio 08-2129-000-0061 in the I-3 Zoning District. A copy of the approved Site Plan is attached hereto and incorporated herein as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2021.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, December 8, 2021 at 7:00 p.m.**, at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCE/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING CURTISS DRIVE FROM SULTAN AVENUE TO HAREM AVENUE AS COMMISSIONER ALVIN BURKE DRIVE; PROVIDING FOR A REPEALER; SEVERABILITY AND EFFECTIVE DATE (first reading/public hearing held on November 10, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE /DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearing.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, December 8, 2021.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

CITY OF OPA-LOCKA
NOTICE OF OPA-LOCKA CITY COMMISSION VACANCY

The City of Opa-locka (the "City") is seeking to fill a vacancy in the City Commission resulting from the resignation of Mayor Matthew A. Pigatt on November 10, 2021.

At the November 17, 2021 Special Commission Meeting, the City Commission directed the City Clerk to issue a Notice of City Commission Vacancy to provide an opportunity for all interested individuals to apply for consideration.

Pursuant to City Charter Section 2.7(c), the City Commission has 30 calendar days following the occurrence of the vacancy to fill the vacant City Commission position.

In accordance with City Charter Section 5.1, each applicant shall be a qualified elector of the City residing in the City for more than 365 days prior to the date of application.

The individual appointed to the City Commission will serve until November 2022.

In order to be considered for appointment, applicants must submit the following:

- A completed application, which is available at the Office of the City Clerk, or on the City's website (www.opalockafl.gov);
- Letter of interest (please limit to not more than one page);
- Current resume;
- City of Opa-locka Oath

The Office of the City Clerk will compile the applications to fill the City Commission vacancy. Applications can be submitted via:

- Hand delivery to the Office of the City Clerk at Opa-locka City Hall, 780 Fisherman Street, 4th Floor, Opa-locka, FL 33054; or
- Email to jflores@opalockafl.gov

The deadline to apply is 4:00 p.m. on Friday, December 3, 2021.

The City Commission will consider qualified applicants to fill the vacant City Commission seat at the Regular Commission Meeting on Wednesday, December 8, 2021 at 7:00 p.m., in the City Commission Chambers, 215 Perviz Avenue, Opa-locka, FL 33054. All applicants and interested parties are encouraged to attend.

Applications forms for appointment to the City Commission are available at www.opalockafl.gov. For more information, please contact the Office of the City Clerk at 305.953.2800 or by email at jflores@opalockafl.gov.

Joanna Flores, City Clerk
City of Opa-locka

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

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Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory Gay			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature**			
Commission Meeting Date:	December 8, 2021		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
					X		
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communcation** ☐				
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager		

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The subject property is currently owned by Prologis Logistics Services C/O Prologis Inc Incorporated according to Miami-Dade County Property appraiser's website. The subject Property is not being used by any business and is currently vacant. The applicant's submitted building permit has been approved by the City for the demolition of the current warehouse structure. The 635,714 square foot (14.59 acre) property site is identified by Folio 08-2129-000-

0061 in the I-3 Liberal Industrial zoning district and is also within the Corridor Mixed-Use Overlay. This development is located in the southeast area of NW 42nd Avenue/Le Jeune Road just north of NW 128th Street. This site is only accessible via Le Jeune Road. The applicant, Prologis Logistics Services c/o Prologis Inc Incorporated has submitted applications for site plan review, a variance request review and for development agreement review concerning the construction and operation of an industrial warehouse/distribution & office space development on this site.

As indicated on the site plan, this development meets all of the applicable zoning standards in compliance with the City Land Development Regulations except the dimension of the parking spaces for tenant users, their employees and visitors. The applicant has requested a variance for parking space dimension reduction which will not reduce parking space dimension for tractor trailer spaces or for Americans with Disabilities Act (ADA) disabled parking spaces.

The proposed development provides for a Class A, 247,174 square foot industrial warehouse / distribution space with 24,717 square feet of office space to attract quality logistics and distribution tenants to the City of Opa-locka. The development will also provide for 248 tenant, employee, office and visitor parking spaces, 64 tractor-trailer parking spaces, 219 assorted trees, 3,601 shrub plants, and 139,640 square feet of landscaped open space.

This site plan review request was reviewed by the Planning & Zoning Board on October 5, 2021. The Planning & Zoning Board recommended approval of this request by a 5-0 vote after presentation and discussion.

Financial Impact

The development of a new industrial warehouse/distribution and office building will attract quality logistics and distribution tenants to the City of Opa-locka. The financial impact will be through new construction, permitting, impact fees and employment during construction and for the operation after construction.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Resolution
PZAB Application
PZAB Meeting Minutes 10-05-21
Staff Report
Site Plan

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: $ 1,400.00 New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	Date Application Found Sufficient
October 6, 2020	August 21, 2020
November 3, 2020	September 18, 2020
December 1, 2020	October 16, 2020
January 5, 2021	November 20, 2020
February 2, 2021	December 18, 2020
March 2, 2021	January 15, 2021
April 6, 2021	February 19, 2021
May 4, 2021	March 19, 2021
June 1, 2021	April 16, 2021
July 6, 2021	May 21, 2021
August 3, 2021	June 18, 2021
September 7, 2021	July 23, 2021

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

   City of Opa-locka
   Planning & Community Development Department
   780 Fishermen Street 4th floor
   Opa-locka, FL 33054
   Telephone: 305-953-2868, Ext. 1503
   Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: Prologis Logistics Services Incorporated

PROPERTY OWNER'S ADDRESS: 1800 Wazee Street, Suite 500, Denver, Colorado 802020
Number/Street City State/Zip Code

APPLICANT'S NAME: Prologis Logistics Services Incorporated

APPLICANT'S ADDRESS: 1800 Wazee Street, Suite 500, Denver, Colorado 80202
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-392-4262 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12805 Le Jeune Rd., Opa-locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0061 PRESENT ZONING: I-3 with Corridor Mixed Use Overlay

LEGAL DESCRIPTION: Please see attached.

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
_X_Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
___Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

Add any additional information that may be of importance to this request:

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

__X__Completed application form

__X__Application fee payable to the City of Opa-locka by check or money order

__X__Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, …)

__X__Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)

_____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

__X__All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.

__X__Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

__X__Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies

__X__Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

__X__Narrative concept must be submitted with application

AFFIDAVIT

I, Paris Del Rio, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.
Prologis Logistics Services Incorporated, a Delaware corporation

Signature

8/10/21
Date

Sworn to and subscribed before me by means of ✓ physical presence or __ online notarization :

This 10 day of August ,2021

Mercy Arce
Notary Public

My commission expires October 18 2024

Attach copy of identification

MERCY ARCE
MY COMMISSION # HH 054416
EXPIRES: October 18, 2024
Bonded Thru Notary Public Underwriters

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: Prologis Logistics Services Incorporated

I hereby authorize Tracy Slavens and Vanessa Madrid to represent Prologis Logistics Services Incorporated, as owner of that certain 14.64 +/- acre parcel of land located at 12805 Le Jeune Road, in the City of Opa-Locka, and identified by Miami-Dade County Property Appraiser Folio 08-2129-000-0061. Said representation shall be in connection with the Site Plan and development entitlement process for the Property, and in all public hearings and meetings related hereto.

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Paris Del Rio, being first duly sworn, depose and say that I am the owner of the property legally described as:
Please see attached.

I do give to **Tracy Slavens and Vanessa Madrid** the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize **Tracy Slavens and Vanessa Madrid** to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Prologis Logistics Services Incorporated, a Delaware corporation

Signature

8/10/21
Date

Sworn to and subscribed before me by means of ✓ physical presence or __ online notarization:

This 10 day of August 2021

My Arce
Notary Public

My commission expires: October 18 2024

MERCY ARCE
MY COMMISSION # HH 054416
EXPIRES: October 18, 2024
Bonded Thru Notary Public Underwriters

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12805 Le Jeune Rd., Opa-locka, FL 33054

LEGAL DESCRIPTION: Please see attached.

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Prologis Logistics Services Incorporated PHONE: 305-392-4262

ADDRESS (If different): 8355 NW 12th St. , Doral, FL, 33126

_____
Signature

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTH 1,210 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OFF SECTION 29, TOWNSHIP 52 SOUTH RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THERE FROM THE EAST 150 FEET THEREOF, AND LESS THE WEST 35 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST FOR 50.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTH 86°47'04"EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 29 FOR A DISTANCE OF 1,082.58 FEET TO A POINT ALONG A LINE PARALLEL TO AND 150 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 , OF THE NORTHEAST 1/4, OF SAID SECTION 29; THENCE RUN NORTH 03°01'03" WEST ALONG SAID PARALLEL LINE FOR 629.10 FEET TO A POINT ; THENCE RUN SOUTH 86°47'04" WEST FOR 820.67 FEET TO A POINT ; THENCE RUN SOUTH 02°36'27"EAST FOR A DISTANCE OF 34.80 FEET TO A POINT ; THENCE RUN SOUTH 87°03'33"WEST FOR 158.00 FEET TO A POINT; THENCE RUN SOUTH 02°56'27" EAST FOR 8.00 FEET; THENCE RUN SOUTH 87°03'33" WEST FOR 103.0 FEET TO THE EAST RIGHT OF WAY LINE OF LEJEUNE ROAD (NW 42 AVENUE); THENCE RUN SOUTH 02°56'27" EAST ALONG SAID EAST RIGHT OF WAY FOR 590.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL ONE AS ALSO DESCRIBED:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST ALONG THE CENTER SECTION LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF LE JEUNE ROAD, ALSO KNOWN AS NW 42ND AVENUE; THENCE RUN NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 590.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 619.21 FEET TO AN ½" IRON PIN; THENCE LEAVING SAID RIGHT OF WAY MARGIN RUN NORTH 87°47'03" EAST FOR A DISTANCE OF 1080.91 FEET TO A REBAR; THENCE RUN SOUTH 03°01'03" EAST FOR A DISTANCE OF 580.90 FEET TO A REBAR; THENCE RUN SOUTH 86°47'04" WEST FOR A DISTANCE OF 820.67 FEET TO A PK NAIL; THENCE RUN SOUTH 02°36'27" EAST FOR A DISTANCE OF 34.80 TO A PK NAIL; THENCE RUN SOUTH 87°03'33" WEST FOR A DISTANCE OF 158.00 FEET TO A PK NAIL; THENCE RUN SOUTH 02°56'27" EAST FOR A DISTANCE OF 8.00 FEET TO A PK NAIL; THENCE RUN

SOUTH 87°03’33” WEST FOR A DISTANCE OF 103.00 FEET TO A POINT AND BEING BACK AT THE POINT OF BEGINNING.

PARCEL TWO:

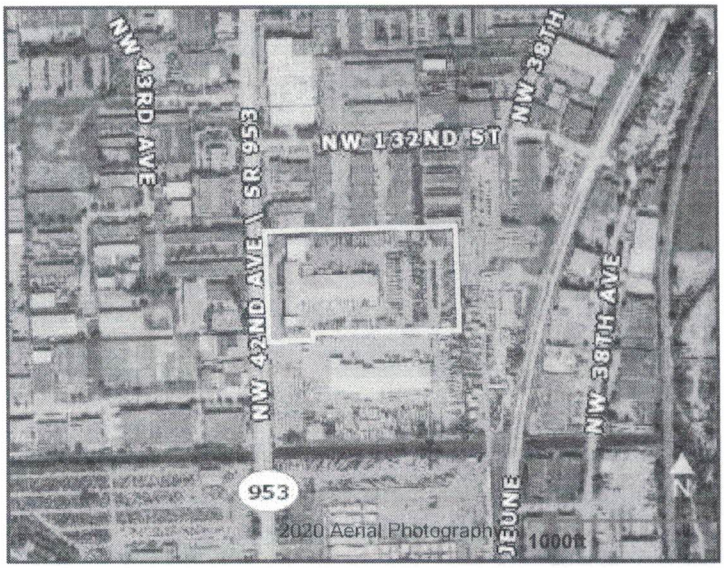
A NON-EXCLUSIVE RECIPROCAL EASMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT" BY AND BETWEEN AMERICAN FRUIT & PRODUCE CORP., A FLORIDA CORPORATION AND AMERICAN LAND HOLDINGS OF OPA-LOCKA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MARCH 1, 2013 AS BOOK 28511 PAGE 4338 OF OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/6/2021

Property Information	
Folio:	08-2129-000-0061
Property Address:	12805 LE JEUNE RD Opa-locka, FL 33054-4401
Owner	PROLOGIS LOGISTICS SERVICES C/O PROLOGIS INC INCORPORATED
Mailing Address	1800 WAZEE STREET STE 500 DENVER, CO 80202 USA
PA Primary Zone	7400 INDUSTRIAL - INDUSTRIAL P
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	117,052 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	117,052 Sq.Ft
Lot Size	635,714 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	$9,535,710	$7,628,568	$7,628,568
Building Value	$4,301,686	$4,381,618	$4,249,250
XF Value	$700,774	$702,999	$705,225
Market Value	$14,538,170	$12,713,185	$12,583,043
Assessed Value	$13,984,503	$12,713,185	$12,583,043

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$14,538,170	$12,713,185	$12,583,043
City			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	$553,667		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2017	$16,000,000	30601-0840	Qual by exam of deed
05/01/2003	$9,500,000	21288-4602	Sales which are qualified
08/01/1989	$0	14215-2137	Sales which are disqualified as a result of examination of the deed

Short Legal Description
29 52 41 14.59 AC M/L
BEG 50FTE & 590.79FTN OF C/L
OF SEC CONT N 02 DEG W 619.21FT
N 88 DEG E 1080.91FT S 03 DEG
E 580.90FT S 86 DEG W 820.67FT

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens
+1 305-789-7642
tracy.slavens@hklaw.com

August 13, 2021

VIA ELECTRONIC DELIVERY

Mr. Gregory D. Gay, AIA-NAM
Director, Planning and Community Development
Department
780 Fisherman Street, 4th Floor
Opa-Locka, Florida 33054

Re: Prologis Logistics Services Incorporated – 12805 Le Jeune Rd.
Site Plan Approval Application

Mr. Gay,

Please accept this letter of intent on behalf of Prologis Logistics Services Incorporated (the "Applicant" or "Prologis") in support of the enclosed site plan application for that certain ±14.59 acre parcel of land located at 12805 Le Jeune Rd in the City of Opa-Locka, Florida (the "City"), and identified by Miami-Dade County Property Appraiser folio no. 08-2129-000-0061 (the "Property"). The Property has a Comprehensive Development Master Plan (CDMP) Future Land Use Plan (FLUP) map designation of Industrial with a Corridor Mixed Use Overlay, and is within the Liberal Industrial (I-3) zoning district. The boundaries of the Property are shown in the aerial image below:

The Property is currently occupied by a 100,015 square foot warehouse building and is used as a truck driving school, trailer terminal and /or trailer storage. The Property is surrounded by industrial uses to the north, south, and east, and a mix of industrial and commercial uses to the west. The Property is located off of a half section line road and approximately 0.5 miles away from a major highway, State Road 924/Gratigny Parkway. In addition, the Property is served by Metrobus routes 42 and 135 at bus stops located within 200 feet of the Property.

The Applicant is seeking to redevelop the Property with a Class-A industrial development consisting of a 247,174 square foot building (including approximately 222,457 square feet of warehouse/distribution space and 24,717 square feet of office use) intended to attract quality logistics and distribution tenants. The proposed building contemplates a modern aesthetic including vertical glass treatments and grey banding to add visual interest on its frontage along Le Jeune Rd, which will be further enhanced by plantings and ample landscaped green open space to serve as a retention area on the front of the Property. Additionally, the building design is elevated with the four (4) architecturally pronounced entry features and windows along the north façade.

The proposed use is permitted in the I-3 zoning district, and the proposed site plan has been thoughtfully designed to maximize functionality, and activate the building frontage zone along the Le Jeune Rd corridor. Ingress and egress to the site has been strategically provided on the north and south portions of the Property's street frontage to ensure an efficient truck and vehicular traffic circulation pattern as well as pedestrian safety. Pending approval of the concurrent applications for a: (i) non-use variance of the parking dimensions under Land Development Regulations (LDRs) Article VI, Section 22-153(K), and (ii) Development Agreement for the project, the proposed site plan is consistent with the City's CDMP and all applicable LDRs. Specifically, the proposed site plan meets the review criteria set forth in LDR Section 22-55(H) as follows:

1. **The development permitted by the application, if granted, conforms to the Comprehensive Plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered**

   The proposed development conforms to the City's CDMP and FLUP map Industrial designation and Corridor Mixed Use Overlay. The development specifically advances CDMP Objectives LU-1, and LU-7, and Policy LU-7.5, which, collectively, encourage the support of economic development efforts to serve the needs of and provide employment opportunities to City residents, the improvement and redevelopment of industrial districts, and the prevention of encroaching incompatible uses. Overall, the proposed development is consistent with the applicable surrounding area, and will result in a true enhancement to this portion of the Le Jeune Rd Corridor while bringing much-needed job creation, economic development, and educational/training opportunities to the City.

2. **The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the City.**

   The development permitted by the application will result in a favorable impact on the City's economy. According to the Miami-Dade County Property Appraiser's Office Assessment Information, the existing improvements on the Property have an approximate building value of $4.3 million dollars. The proposed development is estimated to cost $8.6 million dollars. Even with land value staying the same, this increase in building value will result in an overall increased taxable property value. Furthermore, the development is expected to create substantial job opportunities for the City's residents. In fact, if approved, this project is anticipated to generate approximately 350 permanent jobs, including 284 direct jobs on-site and 66 jobs in either industry sectors supportive of the on-site activity (indirect jobs) or in business establishments across the economy in which the direct and indirect workers spend their earnings (induced jobs). In addition, the project will generate construction jobs.

   Also, Prologis is a proud partner of the Miami-Dade Beacon Council and sponsor of the Summer Youth Internship Program through the Prologis Trade and Logistics Academy at Miami Springs Senior High School, making it a valuable corporate community partner for the City. This year alone, thirty (30) students from Miami Springs Senior High School have been hired for the 2021 Summer Youth Internship Program.

3. **The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.**

   The proposed development will utilize current best management practices and design standards and will not unduly burden water, sewer and solid waste disposal utilities. Since the project is primarily an industrial/commercial use, there will be no meaningful impact to the recreation or education facilities in the area.

4. **The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.**

   The property is located on a major arterial, Le Jenue Rd (NW 42nd Avenue), and approximately 0.5 miles from State Road 924/Gratigny Parkway. A traffic analysis has been prepared by Langan Engineering, a copy of which is enclosed with this submittal. The study confirms that the project is expected to generate no more than 18 morning and 17 afternoon net-new peak-hour trips when compared trips generated by the existing development on the Property. Due to this minimal impact, there will be no projected

increased demand on public transportation facilities, roads, streets and highways. In addition, the anticipated proposed development's driveway volumes do not currently warrant the need for a deceleration lane on Le Jenue Rd (NW 42nd Avenue).

Based on the foregoing, we ask for your favorable review of this application. Thank you in advance for your considerate attention to this request. Should you have any further questions or concerns, please do not hesitate to contact me at (305) 789-7642.

Sincerely yours,

HOLLAND & KNIGHT LLP

Tracy R. Slavens, Esq.

Enclosures
Cc: Mr. Gerald J. Lee, *City Planner/Zoning Official*
Mr. Corion DeLaine, *City/CRA Planner*
Mr. Denver Glazier
Mr. Paris Del Rio
Mr. Danny Rivero
Mrs. Vanessa Madrid, Esq.

GRATIGNY INDUSTRIAL PARK

12805 NW LE JEUNE RD
OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA

SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST
CITY OF OPA-LOCKA, MIAMI-DADE COUNTY, FLORIDA

INDEX OF SHEETS

CIVIL PLANS PREPARED BY: LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES

SHEET NO.	DESCRIPTION
C-100	COVER SHEET
C-200	GENERAL NOTES
C-300	SITE PLAN
C-400	GRADING AND DRAINAGE PLAN
C-500	UTILITY PLAN

ARCHITECTUAL PLANS PREPARED BY: RLC ARCHITECTS

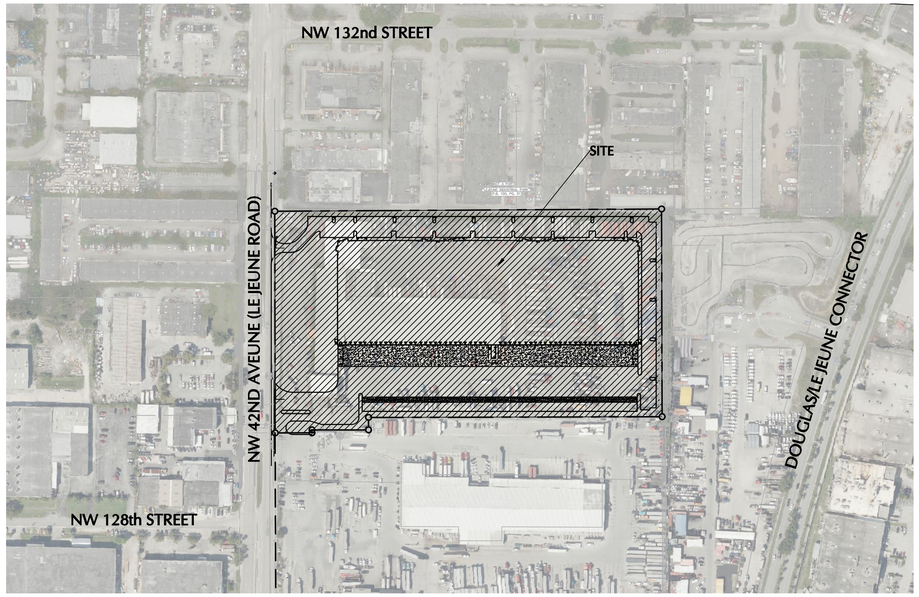
SHEET NO.	DESCRIPTION
A1.01	PARTIAL FLOOR PLAN NORTH
A1.02	PARTIAL FLOOR PLAN SOUTH
A3.00	ELEVATIONS
A3.10	ELEVATIONS
A3.20	RENDERINGS
A3.21	RENDERINGS

LANDSCAPE PLANS PREPARED BY: WITKIN HULTS DESIGN GROUP

SHEET NO.	DESCRIPTION
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
TD-1	TREE DISPOSITION PLAN
TD-2	TREE DISPOSITION LIST
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
IR-3	IRRIGATION DETAILS

PHOTOMETRIC PLANS PREPARED BY: PUGA AND ASSOCIATES, INC.

SHEET NO.	DESCRIPTION
ESP-1	PHOTOMETRIC SITE PLAN



LOCATION SKETCH
SCALE: 1" = 200'

LEGAL DESCRIPTION:

THE SOUTH 1,210 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OFF SECTION 29, TOWNSHIP 52 SOUTH RANGE 41 EAST, DADE COUNTY, FLORIDA, LESS AND EXCEPT THERE FROM THE EAST 150 FEET THEREOF, AND LESS THE WEST 36 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIED PARCEL:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, OF MIAMI DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST FOR 50.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTH 86°47'04" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4 OF SAID SECTION 29 FOR A DISTANCE OF 1,082.58 FEET TO A POINT ALONG A LINE PARALLEL TO AND 150 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 29; THENCE RUN NORTH 03°01'03" WEST ALONG SAID PARALLEL LINE FOR 629.10 FEET TO A POINT; THENCE RUN SOUTH 86°47'04" WEST FOR 820.67 FEET TO A POINT; THENCE RUN SOUTH 02°36'27" EAST FOR A DISTANCE OF 34.80 FEET TO A POINT; THENCE RUN SOUTH 87°03'33" WEST FOR 158.00 FEET TO A POINT; THENCE RUN SOUTH 02°56'27" EAST FOR 8.00 FEET; THENCE RUN SOUTH 87°3'33" WEST FOR 103.0 FEET TO THE EAST RIGHT OF WAY LINE OF LEJEUNE ROAD (NW 42 AVENUE) THENCE RUN SOUTH 02°56'27" EAST ALONG SAID EAST RIGHT OF WAY FOR 590.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 41 EAST, MIAMI–DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST ALONG THE CENTER SECTION LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF LEJEUNE ROAD, ALSO KNOWN AS NW 42ND AVENUE; THENCE RUN NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 590.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 619.21 FEET TO AN 1/2" IRON PIN; THENCE LEAVING SAID RIGHT OF WAY MARGIN RUN NORTH 87°47'03" EAST FOR A DISTANCE OF 1080.91 FEET TO A REBAR; THENCE RUN SOUTH 03°01'03" WEST FOR A DISTANCE OF 580.90 FEET TO A REBAR; THENCE RUN SOUTH 86°47'04" WEST FOR A DISTANCE OF 820.67 FEET TO A PK NAIL; THENCE RUN SOUTH 02°36'27" EAST FOR A DISTANCE OF 34.80 FEET TO A PK NAIL; THENCE RUN SOUTH 87°03'33" WEST FOR A DISTANCE OF 158.00 FEET TO A PK NAIL; THENCE RUN SOUTH 02°56'27" FOR A DISTANCE OF 8.00 FEET TO A PK NAIL; THENCE RUN SOUTH 87°03'33" WEST FOR A DISTANCE OF 103.00 FEET TO A POINT AND BEING BACK AT THE POINT OF BEGINNING.

PLAN NORTH

This item has been digitally signed and sealed by Michael Carr, PE, on the date adjacent to the seal

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
Tel 561.395.0555 Fax 561.395.6007
Web www.rlcarchitects.com

COPYRIGHT RLC ARCHITECTS, P.A.
STATE of FLORIDA REGISTERED ARCHITECTS No. AA26001060
THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS AND PLANS ARE AND SHALL REMAIN THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF SHALL BE USED FOR ANY PURPOSE NOT SPECIFICALLY PERMITTED BY THIS AGREEMENT WITH THE SPECIFIC WRITTEN PERMISSION OF RLC ARCHITECTS, P.A.

MICHAEL P. CARR
LICENSE No. 72424
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SIGNATURE: MICHAEL CARR DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00000-LEE-CERTIFICATE

GRATIGNY INDUSTRIAL PARK
12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

REVISIONS

Drawing Title
COVER SHEET

Scale
Project No. 330066901
Date 06/28/2021

Principal:
Project Director:
Project Manager:
Drafted by: CRV
Checked by: MPC

Drawing No.
C-100

M-DWASD WATER & SEWER NOTES

WATER DISTRIBUTION SYSTEM:

1. ANY EXISTING PUBLIC WATER UTILITY WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
2. ALL PROP WATER MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

SANITARY SEWER COLLECTION SYSTEM:

1. ANY EXISTING PUBLIC SEWER UTILITY WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
2. ALL PROP FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
3. ALL SEWER LATERALS MUST COMPLY WITH SS1.0 AND GS 1.5
4. ALL CONNECTIONS TO VCP, THE CONTRACTOR WILL HAVE TO TELEVISE THE VCP PIPE BEFORE AND AFTER INSTALLATION.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWASD FORCES AT OWNER'S EXPENSE AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

CONTAMINATION NOTES

1. NO PORTION OF THE PROPOSED WATER MAIN WILL TRAVERSE THROUGH AN AREA KNOWN TO BE CONTAMINATED.
2. THE PROPOSED WATER MAIN WILL BE LOCATED SUCH THAT A MINIMUM OF 1–FOOT SEPARATION BETWEEN THE HIGH WATER TABLE AND THE BOTTOM OF THE PIPE WILL BE PROVIDED.
3. IF CONTAMINATION OR SOLID WASTE IS ENCOUNTERED DURING THE INSTALLATION OF THE WATER MAIN, THE WORK WITHIN THESE AREAS SHALL CEASE AND THE RER DEPARTMENT SHALL BE NOTIFIED.
4. IF CONTAMINATION IS ENCOUNTERED ADEQUATE MEASURES SHALL BE IMPLEMENTED, INCLUDING AS APPLICABLE, BUT NOT LIMITED TO:
   A. ALL D.I.P. PIPES TO BE POLYWRAPPED.
   B. ALL JOINTS SHALL BE EQUIPED WITH VITON "O" GASKESTS.
   C. LINE PENETRATIONS BY PERMANENT MEMBRANE.
   D. ONLY CLEAN UNCONTAMINATED SOIL SHALL BE USED FOR BACKFILL. ANY CONTAMINATED SOIL SHALL BE PROPERLY DISPOSED OF.

NOTE
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND ALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES (TYPE APPROVED BY DERM). VALVE SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PAID PRIOR.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT GUIDELINES.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:
   a. EASEMENTS, IF REQUIRED
   b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
   c. ABSOLUTE BILL OF SALE
   d. I. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
   ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
   e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS 3–FOR WATER, 4–FOR GRAVITY SEWER AND 5–FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
   f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
   g. BILL OF SALE SKETCH (8½ 11") FOR WATER AND SEWER, SEPARATELY.
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

	ISSUE DATE	APPROVED BY	STANDARD DETAIL	ITEM	CROSS REF.	SPEC REF.
MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT	03/01/2010	V.F.C.	STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION		GS 0.5	SHEET 1 OF 2
	07/20/2016	D.V.				

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT ID, SW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℄, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

	ISSUE DATE	APPROVED BY	STANDARD DETAIL	ITEM	CROSS REF.	SPEC REF.
MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT	03/11/2009	V.F.C.	"RECORD DRAWING" REQUIREMENTS		GS 0.5	SHEET 2 OF 2
	07/20/2016	D.V.				

GENERAL NOTES AND SPECIFICATIONS

(NOT PART OF M-DWASD NOTES NOR APPROVAL)

I. APPLICABLE CODES:

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF MIAMI–DADE COUNTY PUBLIC WORKS DEPARTMENT, MIAMI–DADE WATER AND SEWER DEPARTMENT, AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.), UNLESS OTHERWISE NOTED.

D. EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THESE DRAWINGS IS REFERENCED FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY LUDOVICI & ORANGE CONSULTING ENGINEERS INC. ON 02/16/2020.

E.

II. PRECONSTRUCTION RESPONSIBILITIES:

A. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

B. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

C. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE–CALL OF FLORIDA" BY CALLING 1–800–432–4770 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON–SITE AND OFF–SITE.

D. THE CONTRACTORS SHALL COORDINATE WITH UTILITIES TO ARRANGE FOR RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

E. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.

F. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED) TO BE SECURED PRIOR TO CONSTRUCTION.

G. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE AT THE TIME PLANS WERE PREPARED BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE INSTALLED AND CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEE FACILITIES SHOWN OR FOR ANY FEATURES NOT SHOWN. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FACILITIES, STRUCTURES AND OTHER FEATURES (WHETHER SHOWN ON THE PLANS OR NOT) AFFECTING THE WORK TO BE CONDUCTED.

H. IF, UPON EXCAVATION, EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

I. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

III. INSPECTION AND TESTING:

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AS WELL AS ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

B. THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE OF, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS, THE FOLLOWING:

1. PRESSURE TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. EXFILTRATION TEST OF THE SANITARY SEWAGE SYSTEM.
3. FINAL INSPECTION OF THE WATER, SEWER, PAVING, GRADING AND DRAINAGE.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS:

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER MAIN FITTINGS, VALVES, PIPES, CATCH BASIN, STORM MANHOLES AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC, AND TRAFFIC PAINT. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES:

A. TEMPORARY FACILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
3. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

B. TRAFFIC REGULATION:

1. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAGPERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT–OF–WAYS IN ACCORDANCE WITH THE M.U.T.C.D. AND MIAMI–DADE COUNTY PUBLIC WORKS DEPARTMENT.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM MIAMI–DADE COUNTY PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE-OUT:

CLEANING UP:

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. AND UPON FINAL CLEAN–UP, THE PROJECT SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
3. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
4. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

C. PROJECT RECORD DOCUMENTS:

1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT OR CONCRETE PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS–BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 25 FEET INTERVALS.
3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS–BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS–BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.
4. "AS–BUILT" INFORMATION ON WATER MAINS AND GRAVITY SEWERS MUST BE PROVIDED IN ACCORDANCE WITH THE MIAMI–DADE WATER AND SEWER DEPARTMENT STANDARD AS–BUILT REQUIREMENTS.
5. ALL "AS–BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

VII. EARTHWORK AND COMPACTION:

A. EARTHWORK AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION C3, "REQUIREMENTS FOR FILLING LAND IN UNINCORPORATED DADE COUNTY", OF THE MIAMI–DADE COUNTY PUBLIC WORKS MANUAL.

VII. STORM DRAINAGE:

A. GENERAL:

1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
2. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
3. ALL STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE MIAMI–DADE COUNTY PUBLIC WORKS AND CITY OF OPA–LOCKA DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

SECTION	TITLE
310	EXCAVATION, TRENCHING AND BACKFILLING FOR OMP STRUCTURES
320	DRAINAGE PIPE
340	STORM SEWER MANHOLES
350	CATCH BASINS
360	SEEPAGE DRAIN (FRENCH DRAIN)

B. ALL EXFILTRATION TRENCH SHALL BE AS PER STANDARD DETAIL SD 1.1 OF THE MIAMI–DADE COUNTY PUBLIC WORKS MANUAL, AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED ON THE PLANS. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

C. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.

D. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE LIST OF MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

E. PERFORATED PIPE SHALL TERMINATE 4'–0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'–0" SHALL BE NON–PERFORATED PIPE.

F. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

G. THE CONTRACTOR SHALL PROTECT EXISTING AND COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION SYSTEM FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED. (SEE STORMWATER POLLUTION PREVENTION PLAN)

IX. PAVING:

A. GENERAL:

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
5. PAVEMENT REPAIRS SHALL BE AS PER STANDARD DETAIL R 21.1 OF THE MIAMI– DADE COUNTY PUBLIC WORKS MANUAL.

B. MATERIALS AND INSTALLATION:

1. ALL WORKS CONFORM TO THE APPLICABLE MIAMI–DADE COUNTY AND CITY OF OPA–LOCKA PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

SECTION	TITLE
24	CLEARING AND GRUBBING
32	EXCAVATION AND EMBANKMENT
33	STABILIZING
40	RESTORATION OF TRENCHES
51	LIMEROCK BASE
100	PRIME AND TACK COATS
131	TYPE S–1 ASPHALTIC CONCRETE SURFACE COURSE
145	SIDEWALK CURB AND GUTTER CONSTRUCTION

2. STREET NAME SIGNS SHALL BE ERECTED PER CITY OF OPA–LOCKA PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
3. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY (AASHTO T–180–74), LBR 40.
4. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED ON A SINGLE LAYER FOR STREETS.
5. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T–180–74, LBR 100.

X. TESTING:

1. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA. RESULTS OF DENSITY TESTS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA AND PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW.

XI. WATER DISTRIBUTION SYSTEM:

A. GENERAL:

1. ALL MATERIALS, INSTALLATION AND TESTING UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI–DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.
2. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
3. ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

B. MATERIALS INSTALLATION AND TESTING:

1. FOLLOW MDWASD SPECIFICATIONS FOR WATER MAINS
2. IN ADDITION SEE MDWASD NOTES ON THIS SHEET.

XII. SANITARY SEWER COLLECTION SYSTEM:

A. GENERAL:

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI–DADE WATER AND SEWER AUTHORITY DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.
2. MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
3. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
4. ANY EXISTING PUBLIC SEWER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.
5. ALL PROP WATER & FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

B. MATERIALS, INSTALLATION AND TESTING:

1. FOLLOW MDWASD SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEMS.
2. IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

XIII. PAVEMENT MARKINGS:

1. ALL PAVEMENT MARKINGS ON–SITE AND AND OFF–SITE SHALL BE THERMOPLASTIC PAVEMENT MARKINGS FOR WET NIGHT VISIBILITY.

HEALTH DEPARTMENT NOTES

(NOT PART OF M-DWASD NOTES FOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER, FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT AND AT LEAST 3 FT MINIMUM.

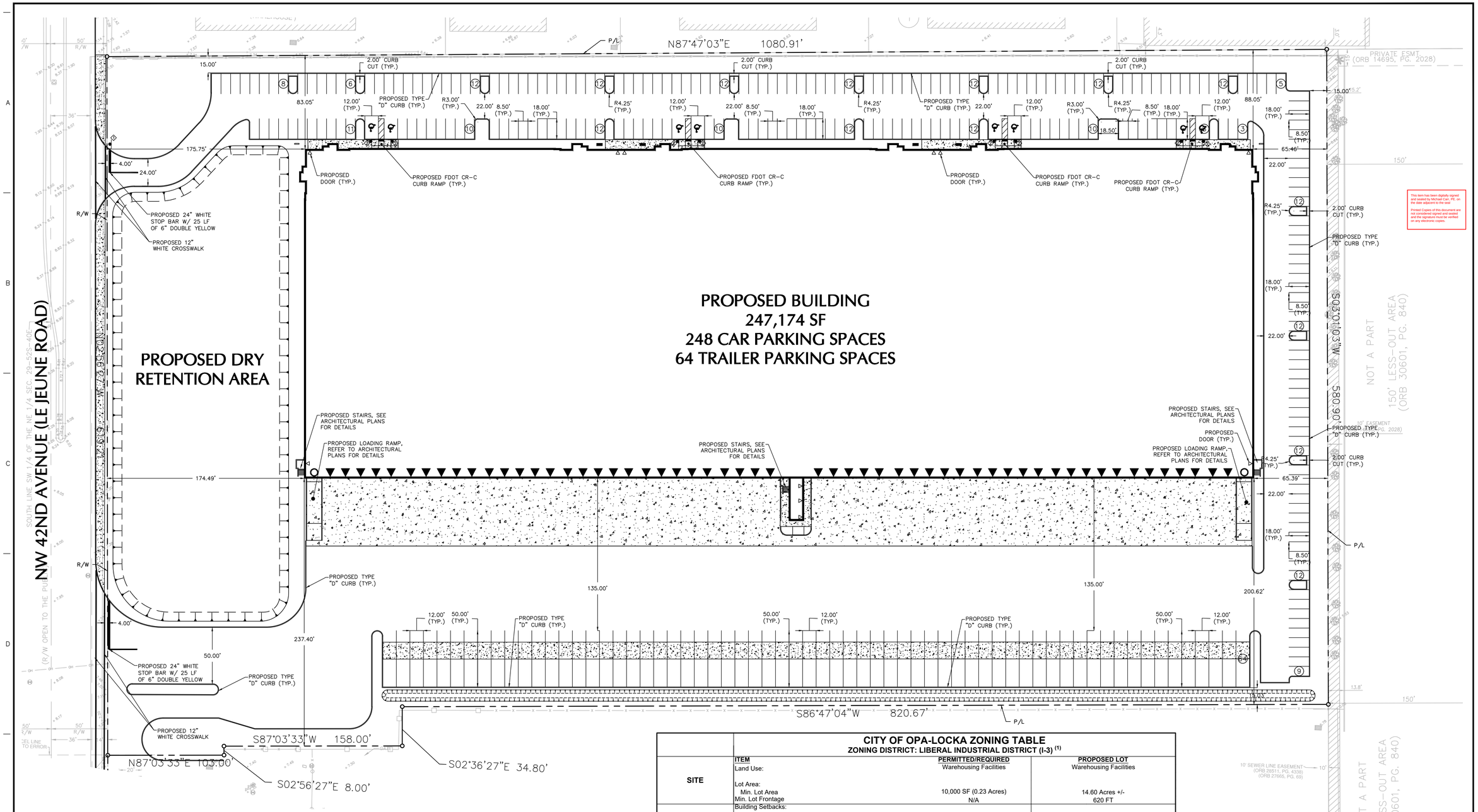
GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT TO ANY PART OF ON–SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES IF ABOVE OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.



PARKING TABLE

USE (RATIO)	SQUARE FOOTAGE	PERMITTED/REQUIRED	PROPOSED LOT
Office (10%)* (1/400)	24,717	62 SPACES	
Warehouse 1 each 2,500 SF	222,457	89 SPACES	248 SPACES
TOTAL		151 SPACES	248 SPACES

* Assumed building has 10 % office

LEGEND

- STOP SIGN (R1-1)
- ACCESSIBLE PARKING SIGN
- BUILDING
- PARCEL BOUNDARY
- PROPOSED CURB TYPE "D"
- BUILDING DOOR ENTRANCE
- RAMP DOOR
- LOADING DOCK DOOR
- TOP OF BANK
- BOTTOM OF POND

CITY OF OPA-LOCKA ZONING TABLE

ZONING DISTRICT: LIBERAL INDUSTRIAL DISTRICT (I-3) (1)

	ITEM	PERMITTED/REQUIRED	PROPOSED LOT
SITE	Land Use:	Warehousing Facilities	Warehousing Facilities
	Lot Area:		
	Min. Lot Area	10,000 SF (0.23 Acres)	14.60 Acres +/-
	Min. Lot Frontage	N/A	620 FT
BUILDING	Building Setbacks:		
	Min. Front	15 FT	170 FT
	Min. Side	0 FT	82 FT
	Min. Rear	15 FT	60 FT
	Building Height/Stories:	45 FT / 3 Stories	<45 FT / 3 Stories
	Maximum Building Coverage	N/A	38.87%
	Maximum Impervious Coverage	N/A	77.8%
	Minimum Yards:		
	Min. Front yard	15 FT	170 FT
PARKING AND ACCESS	Car Parking Space Size:		
	Standard Space Size	10 FT x 20 FT	8.5 FT X 18 FT(2)
	Car Parking Spaces:		
	Min. Number of Spaces per Gross Floor Area	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Number of Spaces	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Aisle Width	22 FT	22 FT
	Storage of Vehicles Screen Fence Height	6 FT	N/A
	Lot Accesses:		
	Min. Driveway Separation	30 FT	355 FT
	Interior Landscape Area:	10 SF / Parking Space /2,480 SF	2,480 SF
	Min. Interior Landscape Island Area	50 SF	170 SF
NOTES	(1) All data referenced from Land Use Ordinance from City of Opa-Locka. (2) Variance Required		

SCALE: 1" = 40'

PLAN NORTH

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MICHAEL P. CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, PE, on the date adjacent to the seal

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SIGNATURE: MICHAEL CARR DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 72424

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FL CERTIFICATE OF AUTHORIZATION No. 6506/LC26000294

GRATIGNY INDUSTRIAL PARK

12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

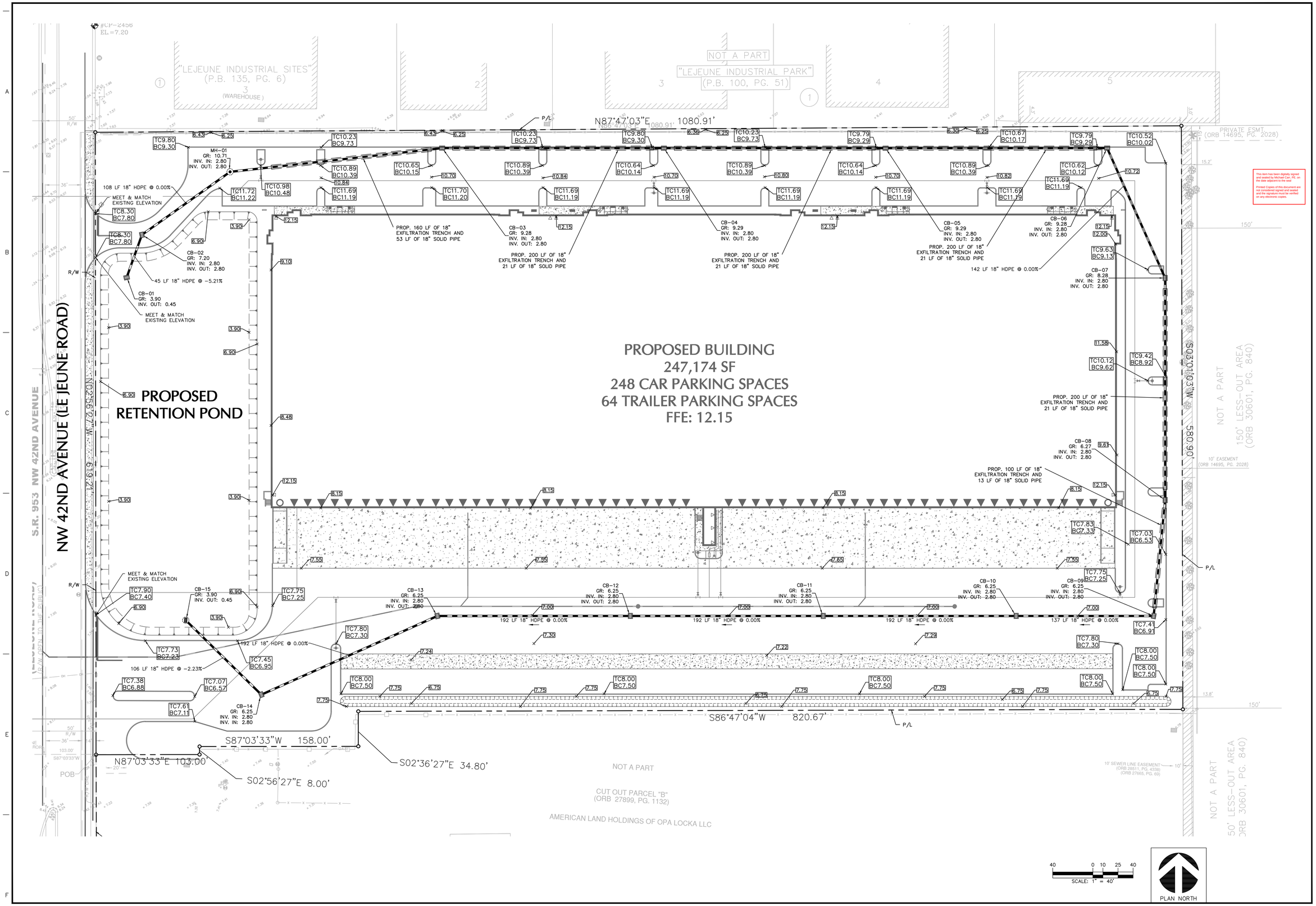
REVISIONS

Drawing Title
SITE PLAN

Scale
Project No. 330066901
Date 06/28/2021

Principal:
Project Director:
Project Manager:
Drafted by: CRV
Checked by: MPC

Drawing No.
C-300



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PROFESSIONAL ENGINEER

SIGNATURE: MICHAEL CARR DATE: SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 72424

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GRATIGNY INDUSTRIAL PARK

12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

REVISIONS

Drawing Title

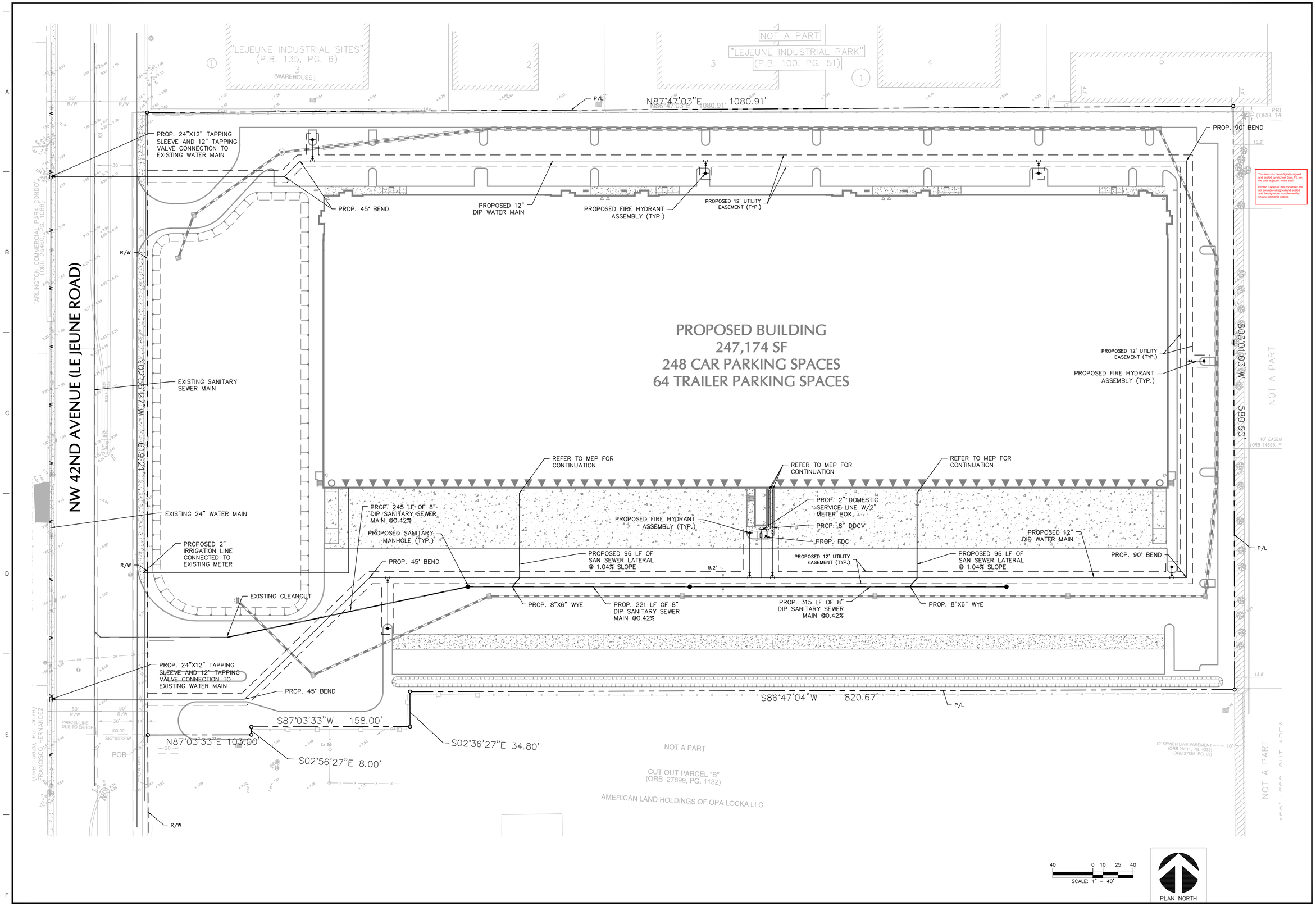
GRADING AND DRAINAGE PLAN

Scale
Project No. 330066901
Date 06/28/2021

Principal:
Project Director:
Project Manager:
Drafted by: CRV
Checked by: MPC

Drawing No.

C-400



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STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, PE. on the date adjacent to the seal

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SIGNATURE: MICHAEL CARR DATE SIGNED
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Fort Lauderdale, FL 33301
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FL CERTIFICATE OF AUTHORIZATION No. 6506/LC26000294

GRATIGNY INDUSTRIAL PARK
12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

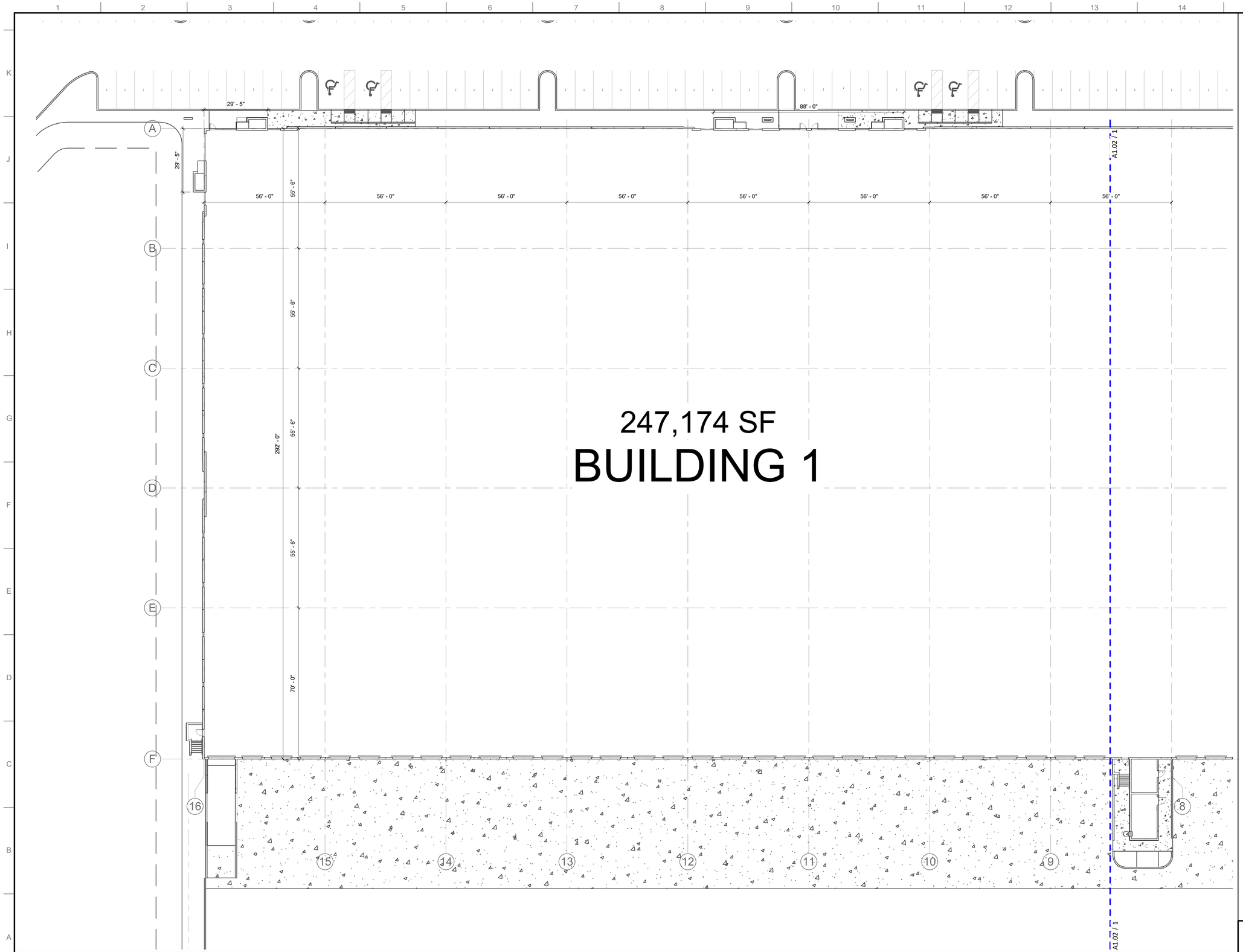
REVISIONS

Drawing Title
UTILITY PLAN

Scale
Project No. 330066901
Date 06/28/2021

Principal:
Project Director:
Project Manager:
Drafted by: CRV
Checked by: MPC

Drawing No.
C-500



1 PARTIAL FLOOR PLAN - WEST

A1.01 SCALE: 1" = 20'-0"

NORTH

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No.	Date	Description

Drawing Title:
PARTIAL FLOOR PLAN WEST

Scale:	As Noted
Project No:	21005.00
Issue date:	08/13/2021

Principal:	BR
Project Director:	CM
Project Manager:	CM
Drawn by:	MGM
Checked by:	MAB

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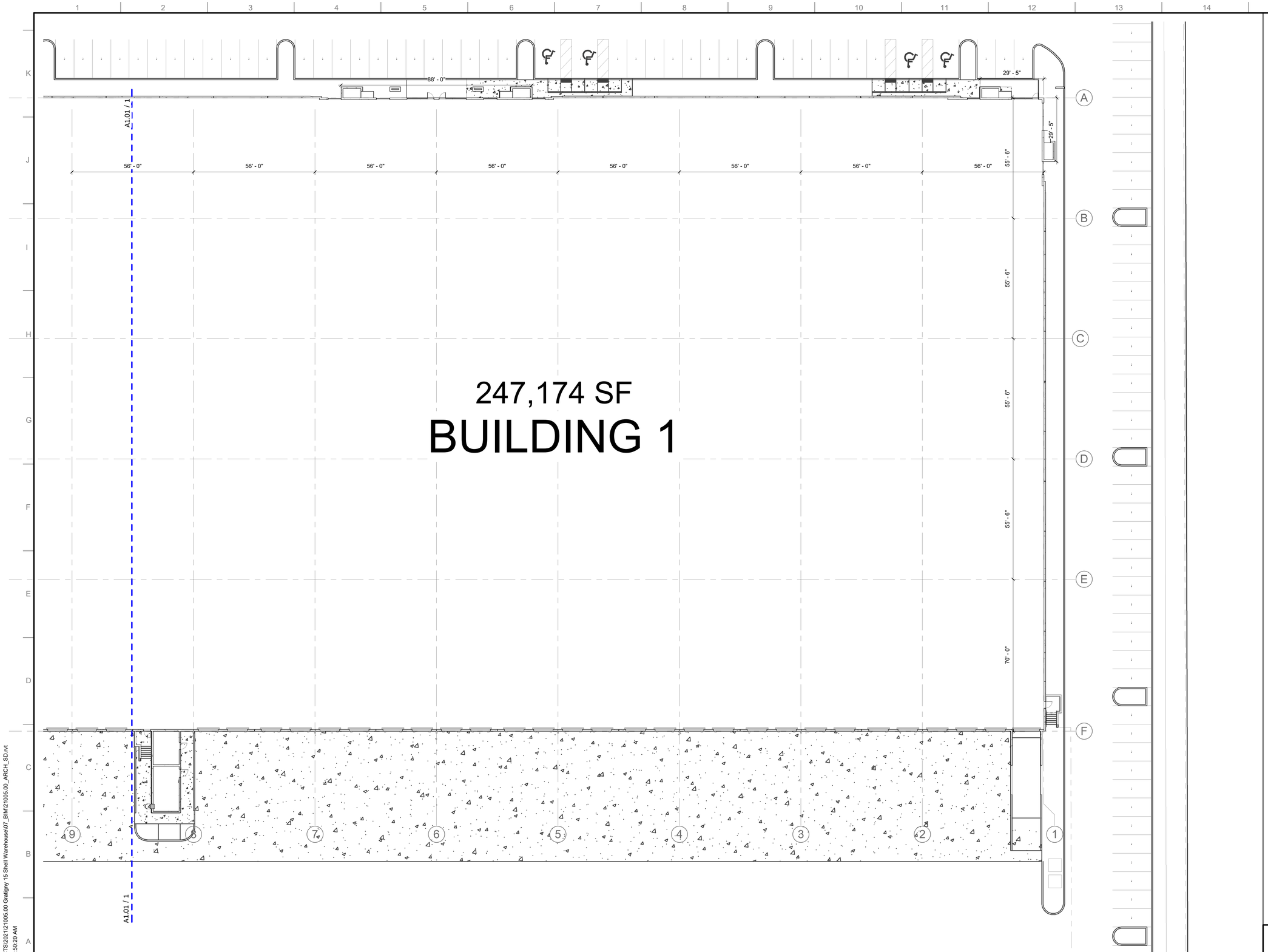
A1.01



1 PARTIAL FLOOR PLAN - EAST

A1.02 SCALE: 1" = 20'-0"

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REVISIONS

No.	Date	Description

Drawing Title:
PARTIAL FLOOR PLAN EAST

Scale:	As Noted
Project No:	21005.00
Issue date:	08/13/2021

Principal:	BR
Project Director:	CM
Project Manager:	CM
Drawn by:	MGC
Checked by:	MAB

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A1.02

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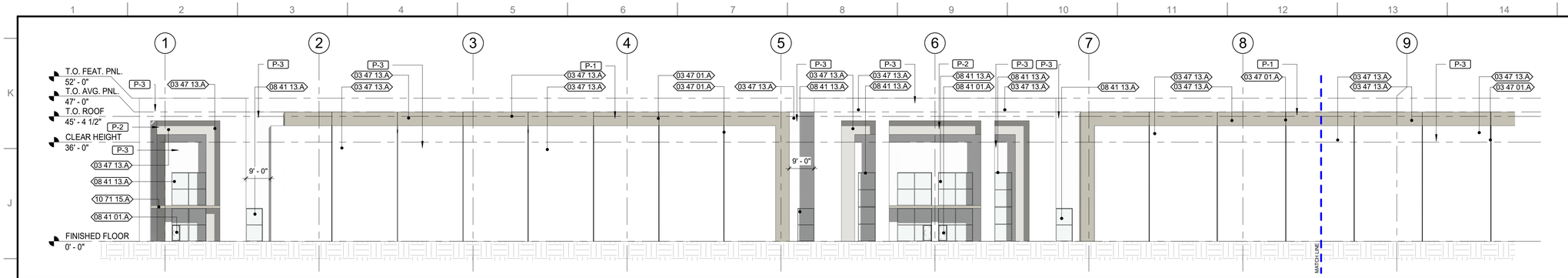
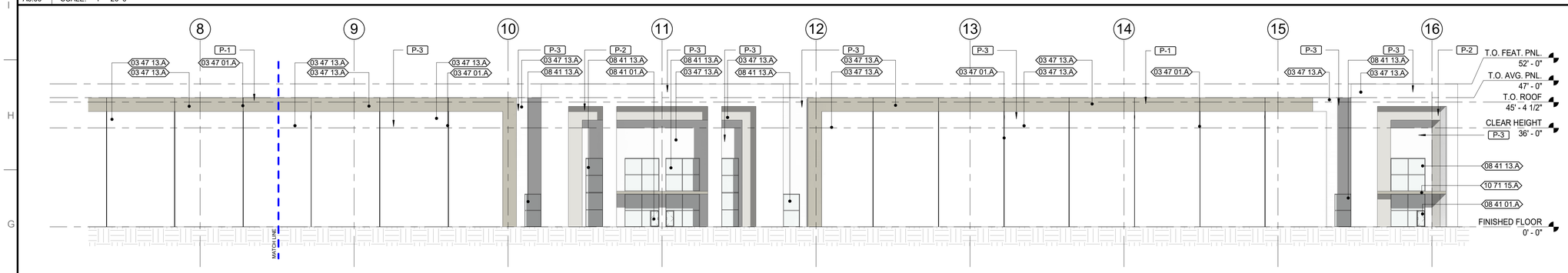


4 NORTH ELEVATION - LEFT

A3.00 SCALE: 1" = 20'-0"



3 NORTH ELEVATION - RIGHT

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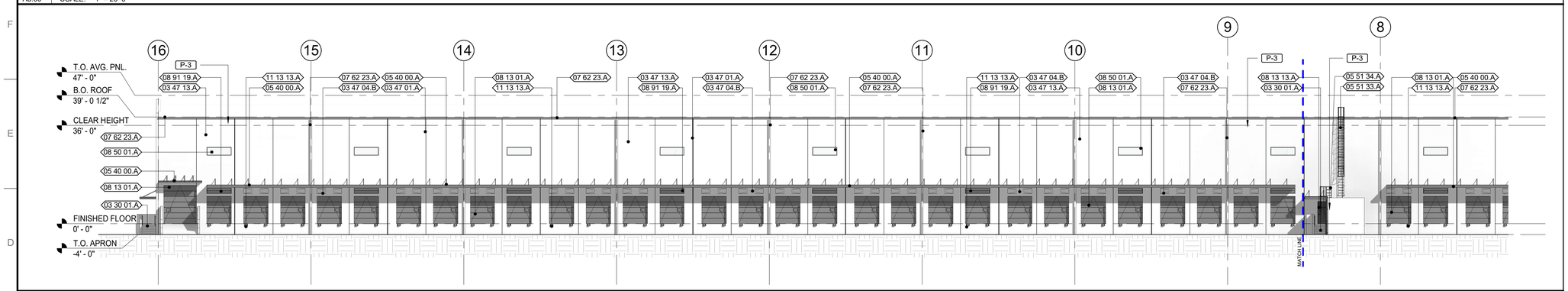
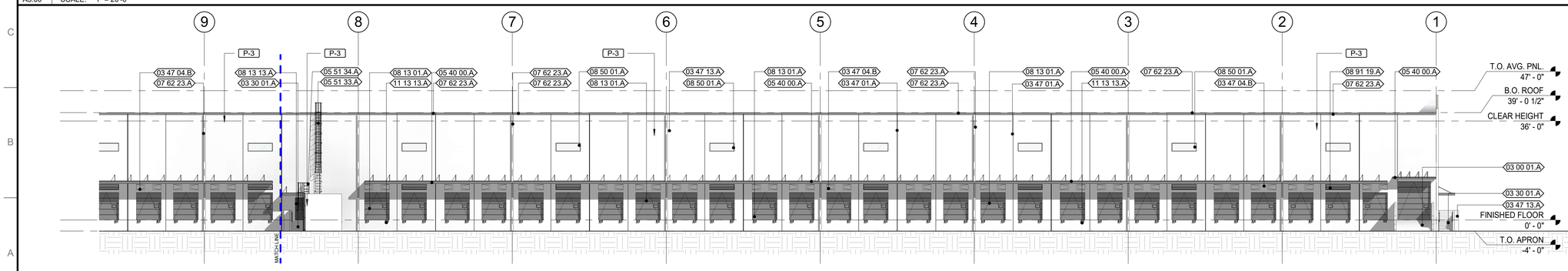


2 SOUTH ELEVATION - LEFT

A3.00 SCALE: 1" = 20'-0"



1 SOUTH ELEVATION - RIGHT

A3.00 SCALE: 1" = 20'-0"

KEYNOTE LEGEND

03 00 01.A	CONCRETE RAMP WITH 6" CONCRETE CURB
03 30 01.A	CAST-IN PLACE CONCRETE STAIRS.
03 47 01.A	3/4" PANEL JOINT
03 47 04.B	LOUVER KNOCK OUT PANEL
03 47 13.A	PAINTED TILT-UP CONCRETE
05 40 00.A	PREFINISHED ALUMINUM CANOPY
05 51 33.A	ROOF ACCESS METAL LADDERS
05 51 34.A	GALVANIZED STEEL LADDER AND CAGE 000
07 62 23.A	FABRICATED GUTTERS AND DOWNSPOUTS
08 13 01.A	GALVANIZED STEEL OVERHEAD DOOR
08 13 13.A	HOLLOW METAL DOORS
08 41 01.A	IMPACT RESISTANT ALUM. STOREFRONT DOOR
08 41 13.A	IMPACT RESISTANT ALUM. STOREFRONT W/ TINTED GLASS
08 50 01.A	IMPACT RESISTANT STOREFRONT WINDOWS (CLERESTORY)
08 91 19.A	FIXED LOUVERS
10 71 15.A	FIXED CONCRETE CANOPY
11 13 13.A	LOADING DOCK BUMPERS

PAINT COLOR KEYNOTES

P-1	BURMEE BEIGE
P-2	TOASTY GREY
P-3	WHITE

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GRATIGNY INDUSTRIAL PARK

12805 NW LE-JEUNE RD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

REVISIONS

No.	Date	Description

Drawing Title:
ELEVATIONS

Scale: As Noted
Project No: 21005.00
Issue date: 08/13/2021

Principal: BR
Project Director: CM
Project Manager: CM
Drawn by: MGM
Checked by: MAB

SPA SUBMITTAL 08/13/2021

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A3.00

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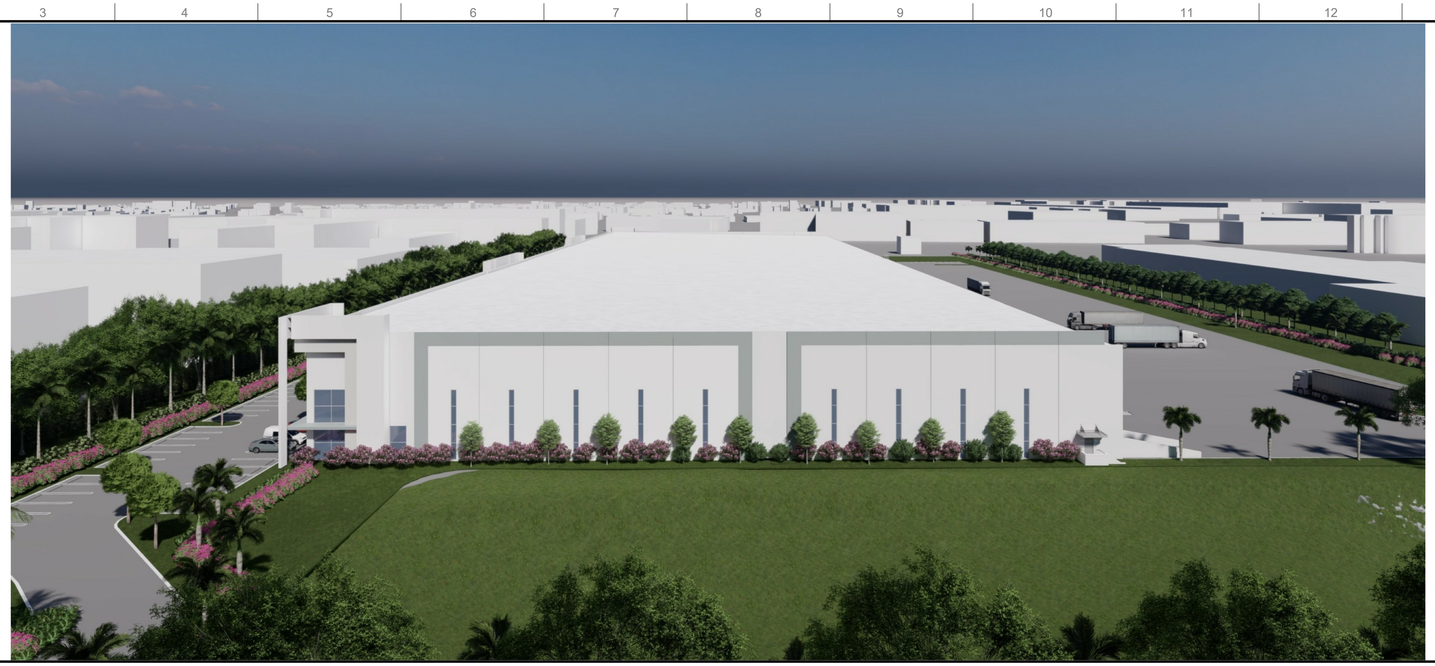
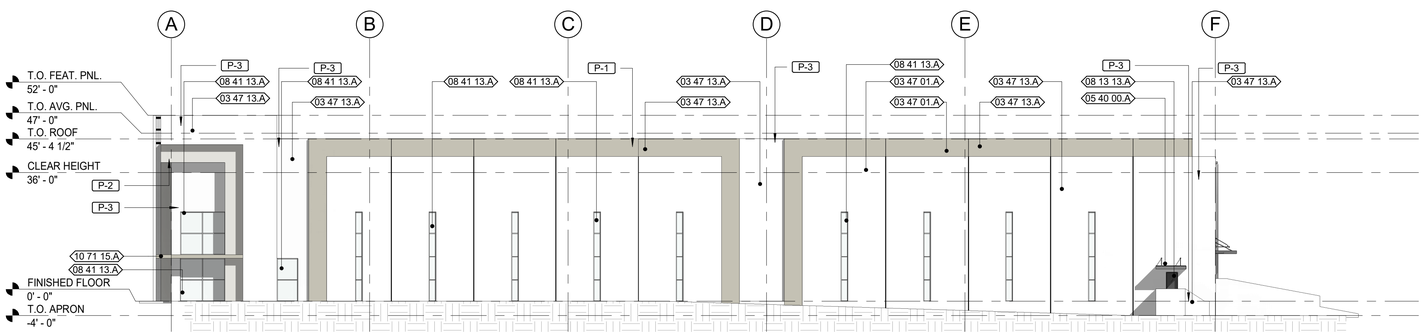
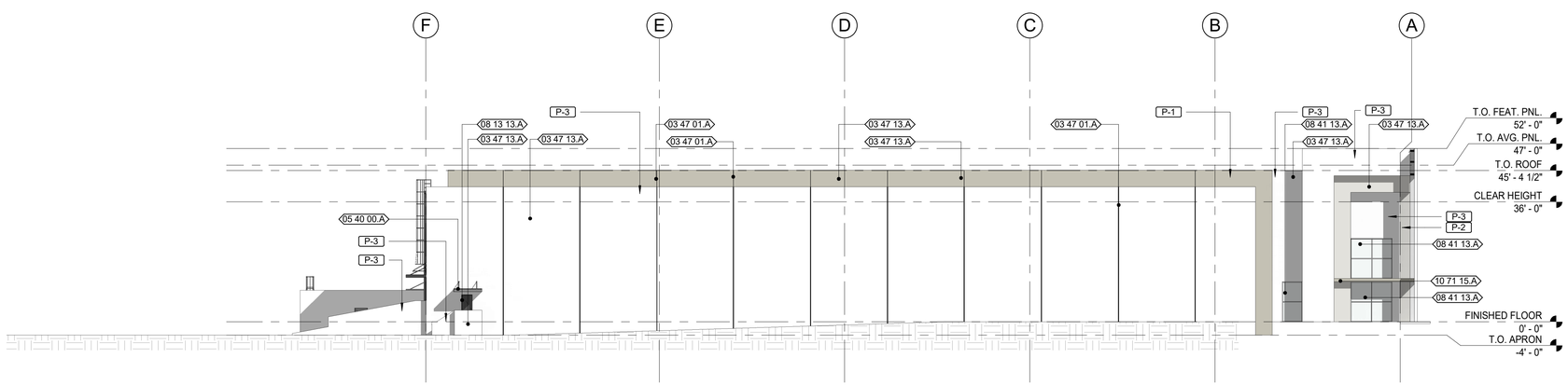




2 WEST ELEVATION

A3.10 SCALE: 1" = 20'-0"



1 EAST ELEVATION

A3.10 SCALE: 1" = 20'-0"

ELEVATION KEYNOTES

03 00 01.A	CONCRETE RAMP WITH 6" CONCRETE CURB
03 30 01.A	CAST-IN PLACE CONCRETE STAIRS.
03 47 01.A	3/4" PANEL JOINT
03 47 04.B	LOUVER KNOCK OUT PANEL
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PAINT COLOR KEYNOTES

P-1	BURMEE BEIGE
P-2	TOASTY GREY
P-3	WHITE

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GRATIGNY INDUSTRIAL PARK

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OPA-LOCKA, FLORIDA 33054
PROLOGIS

REVISIONS

No.	Date	Description

Drawing Title:
ELEVATIONS

Scale:	As Noted
Project No:	21005.00
Issue date:	08/13/2021

Principal:	BR
Project Director:	CM
Project Manager:	CM
Drawn by:	MGM
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Sheet No.
A3.10

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GRATIGNY INDUSTRIAL PARK

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OPA-LOCKA, FLORIDA 33054
PROLOGIS

REVISIONS

No.	Date	Description

Drawing Title:
RENDERINGS

Scale:	As Noted
Project No:	21005.00
Issue date:	08/13/2021

Principal:	BR
Project Director:	CM
Project Manager:	CM
Drawn by:	Author
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Sheet No.
A3.20

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GRATIGNY INDUSTRIAL PARK

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REVISIONS:

No.	Date	Description

Drawing Title:
RENDERINGS

Scale:	As Noted
Project No:	21005.00
Issue date:	08/13/2021

Principal:	BR
Project Director:	CM
Project Manager:	CM
Drawn by:	MGM
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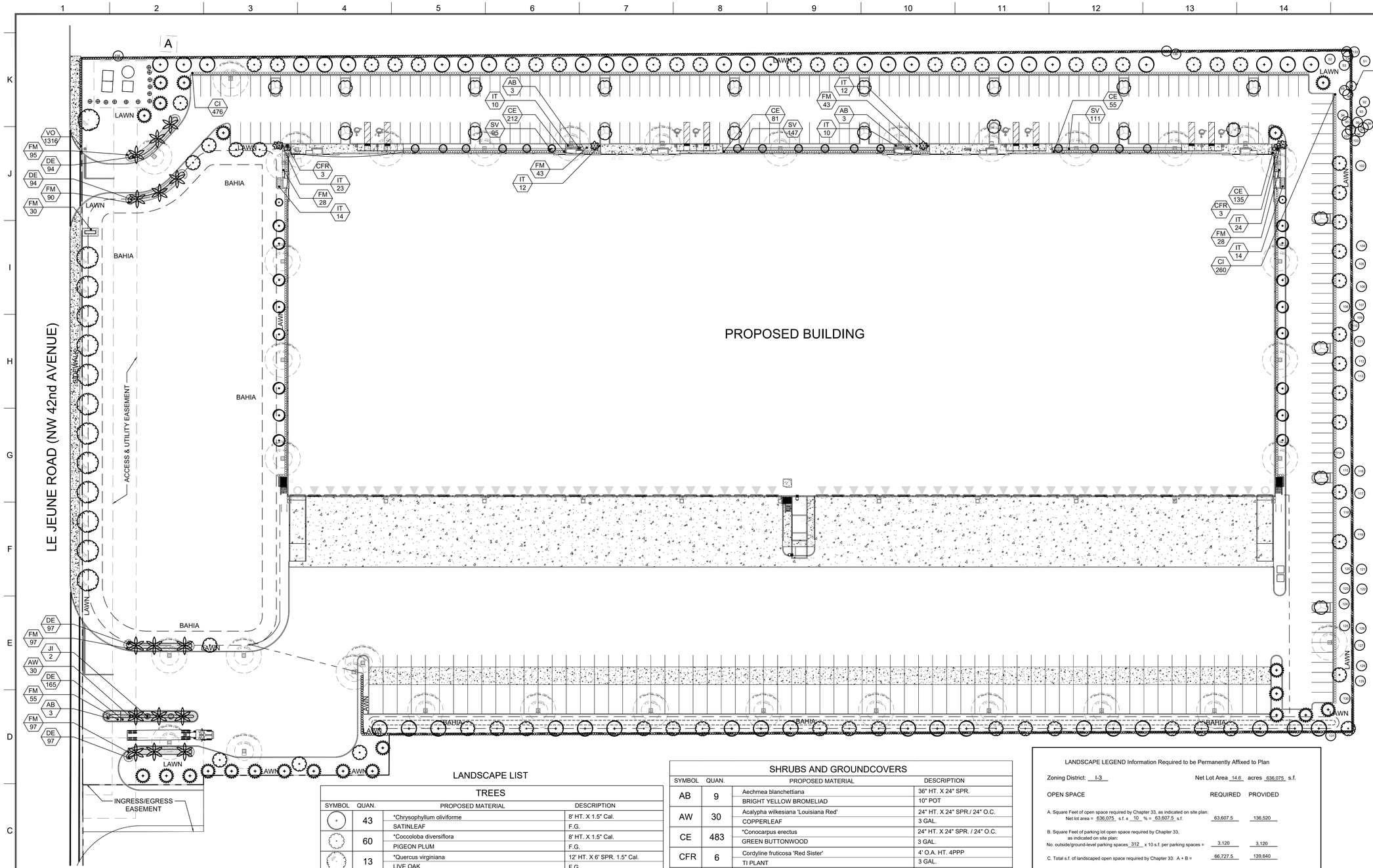

LANDSCAPE PLAN

Scale: 1"=40'-0"

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	43	*Chrysophyllum oliviforme	8' HT. X 1.5" Cal.
		SATINLEAF	F.G.
	60	*Coccoloba diversiflora	8' HT. X 1.5" Cal.
		PIGEON PLUM	F.G.
	13	*Quercus virginiana	12' HT. X 6' SPR. 1.5" Cal.
		LIVE OAK	F.G.
	4	Lagerstroemia indica 'Muskogee'	10' HT. X 2" Cal.
		MUSKOGEE CREPE MYRTLE	F.G.
	14	Elaeocarpus decipiens	10' HT. X 2" Cal.
		JAPANESE BLUEBERRY	F.G.
	21	*Conocarpus erectus	8' HT. X 1.5" Cal.
		GREEN BUTTONWOOD	F.G.
	16	*Ilex cassine	8' HT. X 1.5" Cal.
		DAHOON HOLLY	F.G.
	23	Tabebuia heterophylla	10' HT. X 2" Cal.
		PINK TRUMPET TREE	F.G.
	15	*Roystonea elata	10' G.W.
		ROYAL PALM	F.G., MATCHED HTS.
	2	Veitchia montgomeryana 'single'	16' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
	2	Veitchia montgomeryana 'double'	14' - 16' O.A. HT. MIN.
		DOUBLE MONTGOMERY PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	9	Aechmea blanchettiana	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AW	30	Acalypha wilkesiana 'Louisiana Red'	24" HT. X 24" SPR./ 24" O.C.
		COPPERLEAF	3 GAL.
CE	483	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CFR	6	Cordyline fruticosa 'Red Sister'	4' O.A. HT. 4PPP
		TI PLANT	3 GAL.
CI	736	*Chrysobalanus icaco	18" HT. X 18" SPR. / 18" O.C.
		GREEN COCOPLUM	3 GAL.
DE	547	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	606	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IT	119	Ixora taiwanese 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
		DWARF IXORA	3 GAL.
JI	2	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	30 GAL. , FULL
SV	353	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
VO	1316	*Viburnum odoratissimum	24" HT. X 24" SPR. / 24" O.C.
		SWEET VIBURNUM	3 GAL.
BAHIA	As Required	Paspalum notatum	SOLID EVEN SOD
		ARGENTINE BAHIA GRASS	
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: I-3 Net Lot Area 14.6 acres 636,075 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 636,075 s.f. x 10 % = 63,607.5 s.f.	63,607.5	136,520
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. outside/ground-level parking spaces 312 x 10 s.f. per parking spaces =	3,120	3,120
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	66,727.5	139,640
LAWN AREA CALCULATION		
A. 66,727.5 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 60 % x 66,727.5 s.f. =	40,036.5	38,943
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 15 trees x net lot acres =	219	219*
B. % Palms Allowed: No. trees required x 30% =	66	17
C. % Natives Required: No. trees provided x 30% =	66	168
D. Street trees (maximum average spacing of 35' o.c.): 435 linear feet along street =	13	13
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 232 Total Trees	232	232*
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	2,320	3,601
B. No. shrubs allowed x 30% = No. of native shrubs required	696	2,535
	SEE LANDSCAPE	

*Includes 21 existing trees to remain. See Tree Disposition Plans for details

PLAN NORTH

SITE PLAN APPROVAL 07/16/21

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GRATIGNY INDUSTRIAL PARK 15
SHELL BUILDING
12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

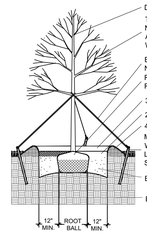
REVISIONS

Landscape Plan

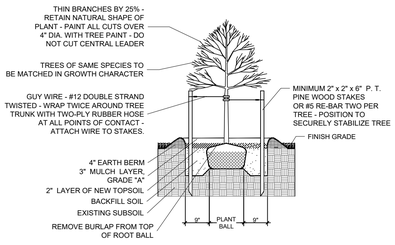
Scale
Project No. 21005.00
Date

Principal: KH
Project Director: KH
Project Manager: AM
Drafted by:
Checked by:

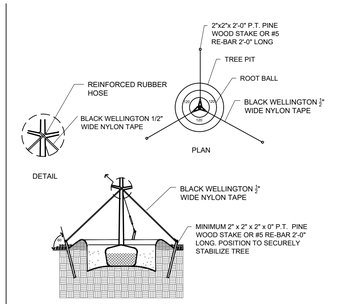
Sheet No.
L-1



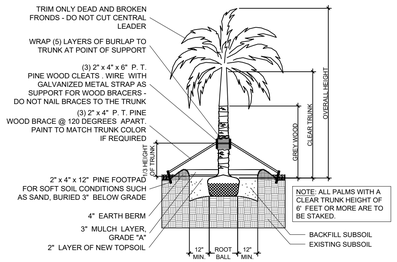
LARGE TREE PLANTING DETAIL



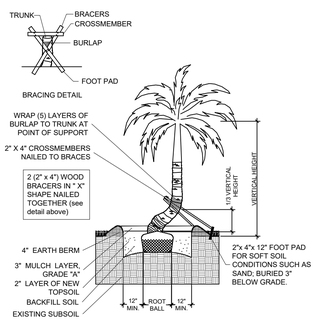
SMALL TREE PLANTING DETAIL



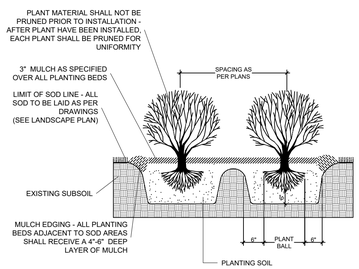
TYPICAL TREE GUYING DETAIL



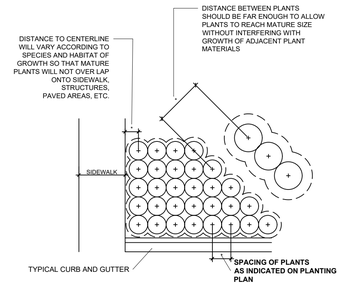
STRAIGHT TRUNK PALM PLANTING DETAIL



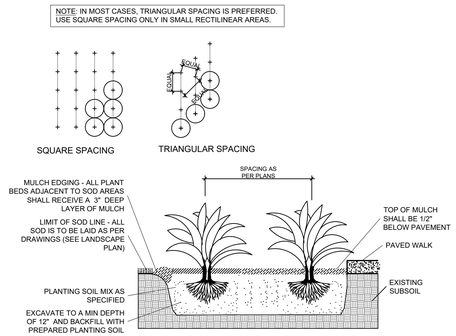
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

SITE PLAN
APPROVAL
07/16/21

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GRATIGNY INDUSTRIAL PARK 15
SHELL BUILDING
12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

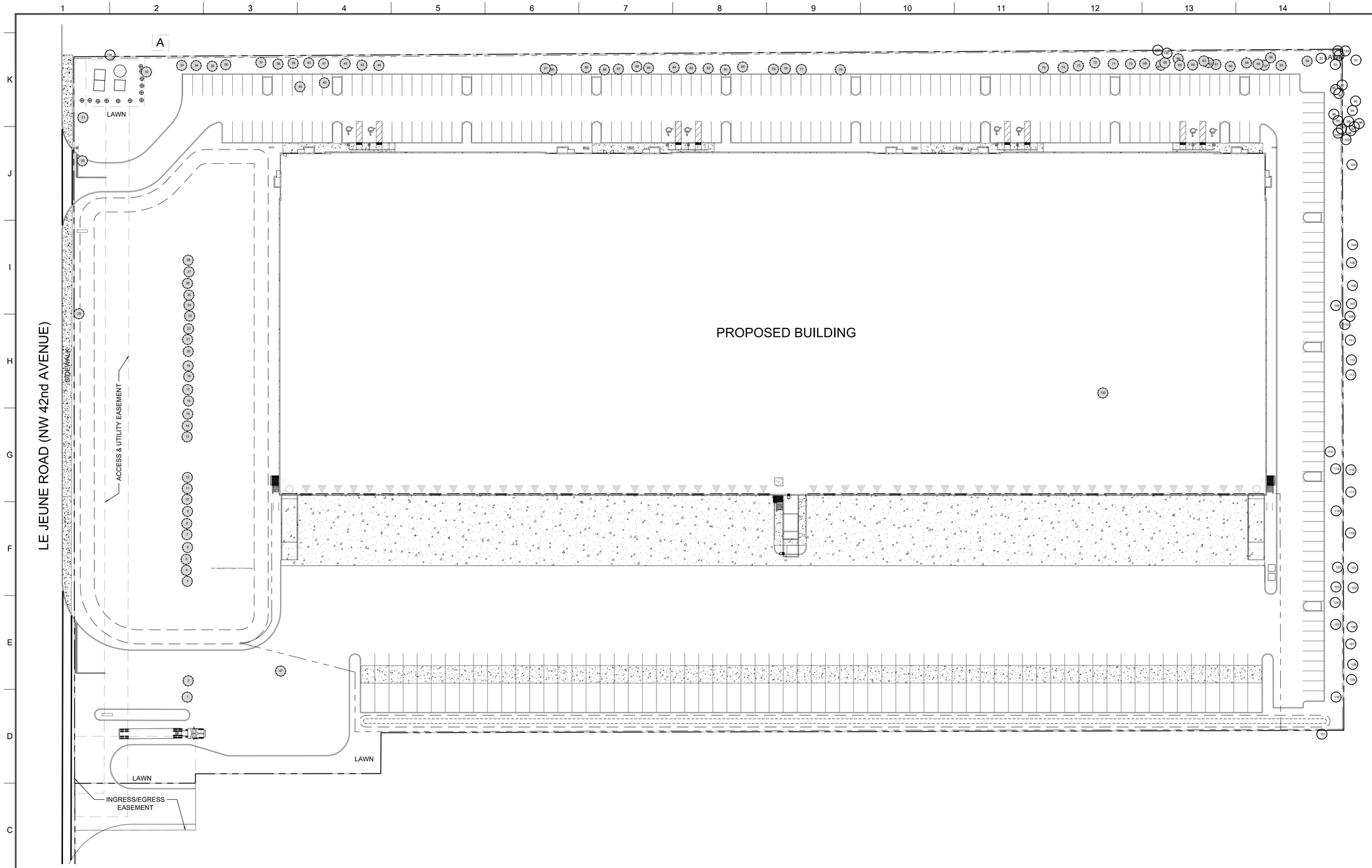
REVISIONS

Landscape Details

Scale
Project No. 21005.00
Date

Principal: KH
Project Director: KH
Project Manager: AM
Drafted by:
Checked by:

Sheet No.
L-2



SYMBOL LEGEND

#x Tree to Remove

#x Tree to Remain

TREE DISPOSITION PLAN

Scale: 1"=40'-0"

PLAN NORTH

SITE PLAN APPROVAL 07/16/21

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OPA-LOCKA, FLORIDA 33054
PROLOGIS

REVISIONS

Tree Disposition Plan

Scale
Project No. 21005.00
Date

Principal: KH
Project Director: KH
Project Manager: AM
Drafted by:
Checked by:

Sheet No.
TD-1

Tree Disposition

Tree ID#	Common Name	Scientific Name	Diameter (in.)	Spread (ft.)	Height (ft.)	Disposition	Notes
1	UNKNOWN		3	9	8	Remove	
2	UNKNOWN		5	10	8	Remove	
3	PALM (3X)		13	14	18	Remove	
4	PALM (3X)		10	14	21	Remove	
5	PALM (3X)		12.5	15	19	Remove	
6	PALM (4X)		15	13	21	Remove	
7	PALM (3X)		13	12	18	Remove	
8	PALM (3X)		11	11	20	Remove	
9	PALM (3X)		9.5	10	14	Remove	
10	PALM (3X)		10	10	19	Remove	
11	PALM (3X)		13	11	16	Remove	
12	PALM (2X)		6.5	9	19	Remove	
13	PALM (3X)		11	11	22	Remove	
14	PALM (3X)		17	13	22	Remove	
15	PALM (3X)		11	14	22	Remove	
16	PALM (3X)		16	11	20	Remove	
17	PALM (4X)		12.5	12	20	Remove	
18	PALM (3X)		14.5	14	17	Remove	
19	PALM (3X)		8	12	17	Remove	
20	PALM (3X)		14	15	16	Remove	
21	PALM (3X)		12	11	19	Remove	
22	PALM (3X)		14.5	15	17	Remove	
23	PALM (3X)		9.5	12	18	Remove	
24	PALM (4X)		17	13	17	Remove	
25	PALM (2X)		6.5	8	18	Remove	
26	PALM (2X)		11	11	13	Remove	
27	PALM (2X)		6	9	15	Remove	
28	PALM		5	7	12	Remove	
29	PALM		12	10	12	Remove	
30	PALM		8	9	21	Remove	
31	PALM		8.5	8	21	Remove	
32	PALM		2.5	7	9	Remove	
33	AVOCADO		2.5	7	6	Remove	
34	AVOCADO		7	20	15	Remove	
35	AVOCADO		8.5	21	15	Remove	
36	AVOCADO		6	19	14	Remove	
37	AVOCADO		4	9	10	Remove	
38	AVOCADO		6.5	9	8	Remove	
39	AVOCADO		5	13	11	Remove	
40	AVOCADO		6	15	13	Remove	
41	AVOCADO		2.5	6	6	Remove	
42	AVOCADO		7	20	11	Remove	
43	AVOCADO		3	7	6	Remove	
44	AVOCADO		8	20	14	Remove	
45	FICUS		3	6	11	Remove	
46	FICUS		3.5	10	9	Remove	
47	COCONUT		10	26	22	Remove	
48	CITRUS		2	7	7	Remain	
49	WILD TAMARIND		2.5	14	14	Remain	
50	WILD TAMARIND		2.5	11	14	Remain	
51	PALM		8	12	10	Remain	Offsite
52	AVOCADO		5	15	12	Remain	
53	SPONDIAS PURPUREA		3.5	9	13	Remain	
54	SPONDIAS PURPUREA		3	11	8	Remove	
55	AVOCADO		3.5	8	8	Remove	
56	CUBAN PLUM		3.5	12	9	Remove	
57	PALM		8.5	14	14	Remove	
58	AVOCADO		6	12	8	Remove	
59	AVOCADO		4	8	7	Remove	
60	AVOCADO		7	15	9	Remove	
61	PALM		9.5	11	16	Remove	
62	PALM		8.5	12	16	Remove	
63	PALM		9	14	10	Remove	
64	AVOCADO		11	26	15	Remove	
65	AVOCADO		5	12	11	Remove	
66	PALM		23	20	19	Remove	
67	WILD TAMARIND		4	14	17	Remove	
68	AVOCADO		6.5	12	10	Remove	
69	AVOCADO		7	24	16	Remove	
70	AVOCADO		8.5	14	11	Remove	
71	AVOCADO		11	22	17	Remove	
72	AVOCADO		15	16	20	Remove	
73	AVOCADO		3	6	7	Remove	
74	AVOCADO		4	11	10	Remove	
75	AVOCADO		12	23	18	Remove	
76	AVOCADO		8	18	17	Remove	
77	AVOCADO		9.5	15	16	Remove	
78	AVOCADO		7	13	16	Remove	
79	AVOCADO		9	14	21	Remove	
80	AVOCADO		8.5	20	15	Remove	
81	AVOCADO		7	13	10	Remove	
82	AVOCADO		5	8	9	Remove	
83	AVOCADO		6	9	9	Remove	
84	AVOCADO		4	4	5	Remove	
85	AVOCADO		5	8	10	Remove	
86	AVOCADO		6	9	9	Remove	
87	AVOCADO		6.5	15	11	Remove	
88	AVOCADO		7	16	12	Remove	
89	AVOCADO		13	9	12	Remove	
90	AVOCADO		9	14	12	Remove	
91	(DEAD) AVOCADO					Dead	
92	SPONDIAS PURPUREA		3.5	14	11	Remain	Offsite
93	AVOCADO		5	15	13	Remain	Offsite
94	UNKNOWN		4	13	10	Remain	
95	CITRUS		2	9	8	Remain	
96	WILD TAMARIND		3	9	10	Remain	Offsite
97	WILD TAMARIND		2	6	10	Remain	Offsite
98	AVOCADO		3	8	7	Remain	Offsite
99	WILD TAMARIND		2	8	7	Remain	Offsite
100	AVOCADO		2.5	8	8	Remain	
101	CITRUS		2.5	6	7	Remain	
102	AVOCADO		3	8	8.5	Remain	Offsite
103	WILD TAMARIND		3	15	11	Remain	Offsite
104	AVOCADO		3	5	5	Remain	Offsite
105	AVOCADO		2.5	7	8	Remain	Offsite
106	AVOCADO		2.5	6	5	Remain	Offsite
107	AVOCADO		3	8	5.5	Remain	Offsite
108	AVOCADO		3	10	5.5	Remain	
109	AVOCADO		6	14	13	Remain	Offsite
110	GUMBO LIMBO		1.5	23	19	Remain	Offsite
111	AVOCADO		4	12	13	Remain	Offsite
112	AVOCADO		2.5	4	3	Remain	Offsite
113	AVOCADO		3.5	9	7.5	Remain	Offsite
114	MAHOGHANY		3	10	12	Remove	
115	AVOCADO		3.5	15	14	Remain	
116	AVOCADO		3.5	10	12	Remain	Offsite
117	AVOCADO		3.5	10	12	Remain	Offsite
118	AVOCADO		3.5	10	8	Remain	
119	AVOCADO		4	13	12	Remain	Offsite
120	AVOCADO		3.5	11	12	Remain	
121	AVOCADO		5	17	12	Remain	Offsite
122	AVOCADO		4	15	8	Remain	Offsite
123	AVOCADO		3.5	12	7	Remain	
124	AVOCADO		3	7	9	Remain	
125	AVOCADO		4	13	12	Remain	
126	AVOCADO		3.5	10	9	Remain	Offsite
127	AVOCADO		5.5	15	16	Remain	Offsite
128	AVOCADO		5	17	13	Remain	Offsite
129	AVOCADO		4	13	9	Remain	Offsite
130	AVOCADO		3.5	11	6	Remain	
131	UMBRELLA		4	8	12	Remain	Offsite
132	GUAZUMA ULMICOLIA		12.5	23	16	Remove	
133	SEA GRAPE		15.5	38	27	Remain	Offsite
134	SEA GRAPE		7	27	18	Remain	
135	SEA GRAPE		6.5	16	14	Remain	
136	WILD TAMARIND		3	13	14	Remain	
137	WILD TAMARIND		6.5	22	21	Remain	Offsite
138	PALM		17.4	17	16	Remain	Offsite

SITE PLAN
APPROVAL
07/16/21

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SHELL BUILDING
12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

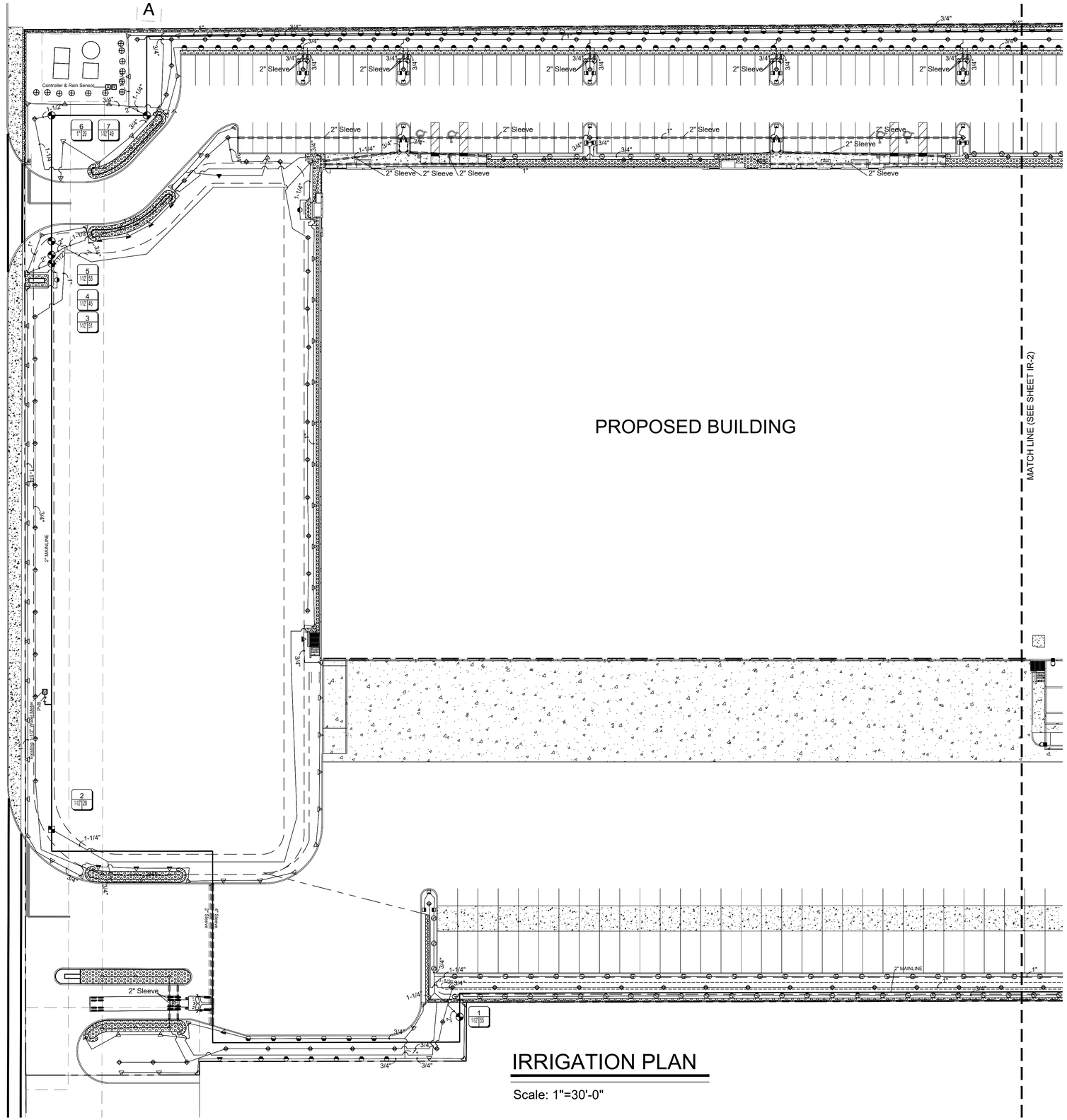
REVISIONS

Tree Disposition List

Scale
Project No. 21005.00
Date

Principal: KH
Project Director: KH
Project Manager: AM
Drafted by:
Checked by:

Sheet No.
TD-2



IRRIGATION PLAN

Scale: 1"=30'-0"

PLAN NORTH

SITE PLAN
APPROVAL
07/16/21

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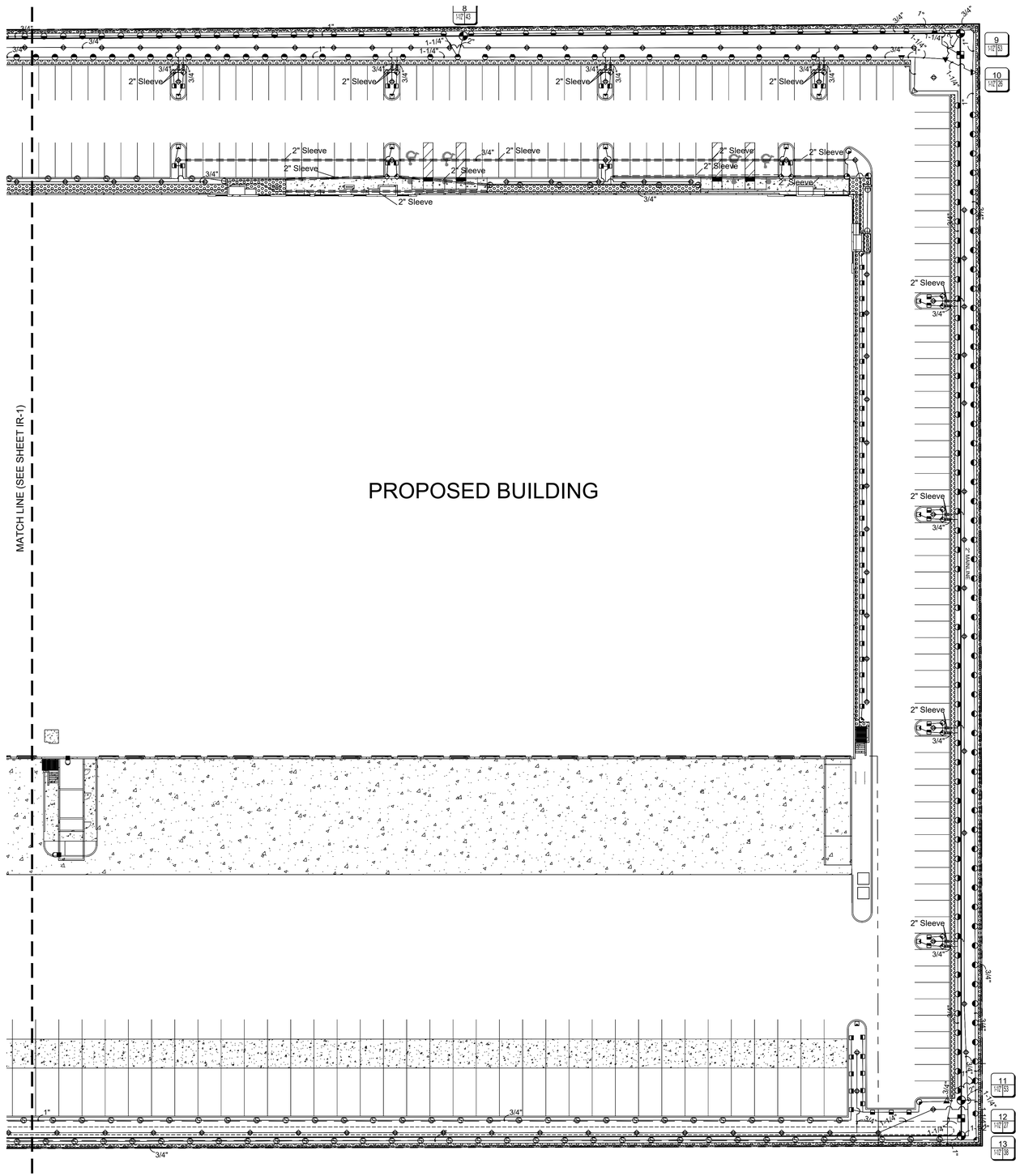
REVISIONS

Irrigation Plan

Scale
Project No. 21005.00
Date

Principal: KH
Project Director: KH
Project Manager: AM
Drafted by:
Checked by:

Sheet No.
IR-1



IRRIGATION PLAN

Scale: 1"=30'-0"

PLAN NORTH

SITE PLAN
APPROVAL
07/16/21

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Irrigation Plan

Scale
Project No. 21005.00
Date

Principal: KH
Project Director: KH
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Drafted by:
Checked by:

Sheet No.
IR-2

Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE

Backflow Preventers

Symbol	Description
	Pressure Vacuum Breaker

Controllers

Symbol	Description
A	Rainbird ESP-Me with LNK WiFi Module
R	Rain Sensor

Irrigation Heads

Symbol	Description
	RAINBIRD 1800 SERIES 1404 Series BOX°
	RAINBIRD 1800 SERIES 1404 Series EST°
	RAINBIRD R-VAN R08-14-08 90°
	RAINBIRD R-VAN R08-14-08 180°
	RAINBIRD R-VAN R08-14-10 90°
	RAINBIRD R-VAN R08-14-10 180°
	RAINBIRD R-VAN R08-14-14 90°
	RAINBIRD R-VAN R08-14-14 180°
	RAINBIRD R-VAN R13-18 180°
	RAINBIRD R-VAN R13-18 360°
	RAINBIRD R-VAN R17-24 90°
	RAINBIRD R-VAN R17-24 180°
	RAINBIRD R-VAN R17-24 360°
	RAINBIRD R-VAN R-VAN-STRIP EST°
	RAINBIRD R-VAN R-VAN-STRIP SST°

Pipe (Lateral)

Symbol	Description
	Class 160 PVC (Lateral)

Pipe (Mainline)

Symbol	Description
	Schedule 40 PVC Pipe

Pipe (Sleeve)

Symbol	Description
<====»	Schedule 40 PVC Pipe

Valves

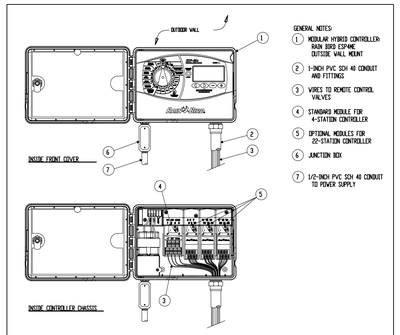
Symbol	Description
	Rainbird PGA Valve
	Rainbird XCZ-150-PRB-COM Valve

Water Meters

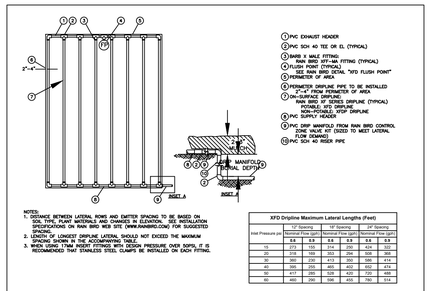
Symbol	Description
M	Existing 1-1/2" Water Meter

Drip

Symbol	Description
	Rainbird XFD-09-18



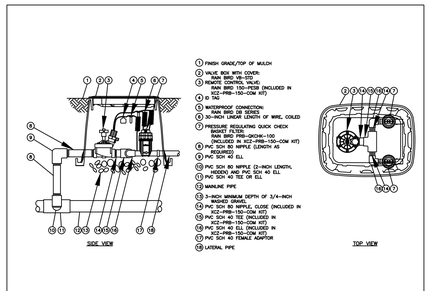
RAIN BIRD ESP-ME CONTROLLER



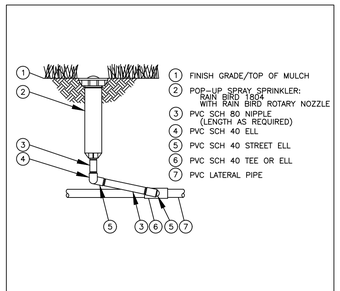
XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	135	214	205	224	332
20	318	165	253	254	328	368
30	390	234	313	350	386	414
40	395	255	400	402	652	474
50	417	265	528	420	720	488
60	460	290	586	455	780	574

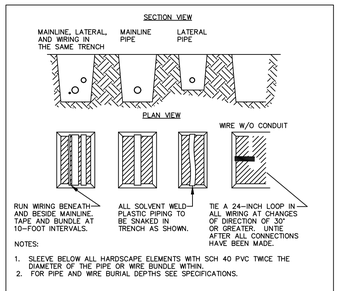
RAIN BIRD XFD DRIPLINE



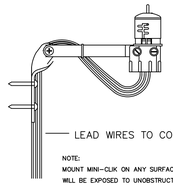
RAIN BIRD XCZ-150-PRB-COM



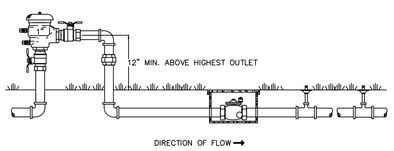
RAIN BIRD 1804 WITH ROTARY NOZZLE



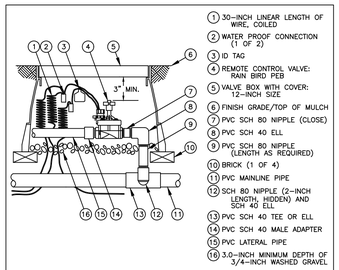
TRENCH DETAIL



RAIN BIRD MINI-CLIK RAIN SENSOR



WILKINS 720A PRESSURE VACUUM BREAKER



RAIN BIRD PGA VALVE

SITE PLAN APPROVAL 07/16/21

RLC Architects
14 SE 4th Street, Boca Raton, FL 33432
561 391 5555 Fax: 561 395 0007
Web www.rlcarchitects.com

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ANDREW WITKIN, A.S.L.A.

WITKIN HULTS DESIGN GROUP
537 south 21st avenue hollywood, fl33020
phone: 954.923.9581 facsimile: 954.923.9689
www.wdesigngroup.com

GRATIGNY INDUSTRIAL PARK 15
SHELL BUILDING
12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

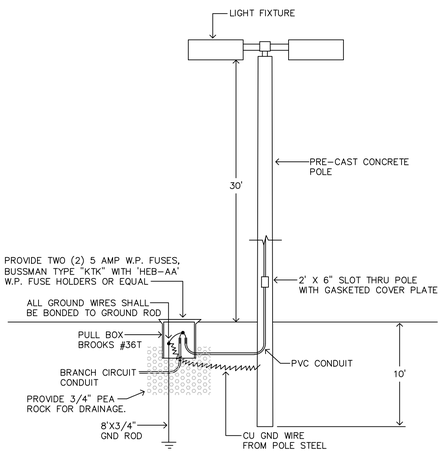
REVISIONS

Irrigation Details

Scale
Project No. 21005.00
Date

Principal: KH
Project Director: KH
Project Manager: AM
Drafted by:
Checked by:

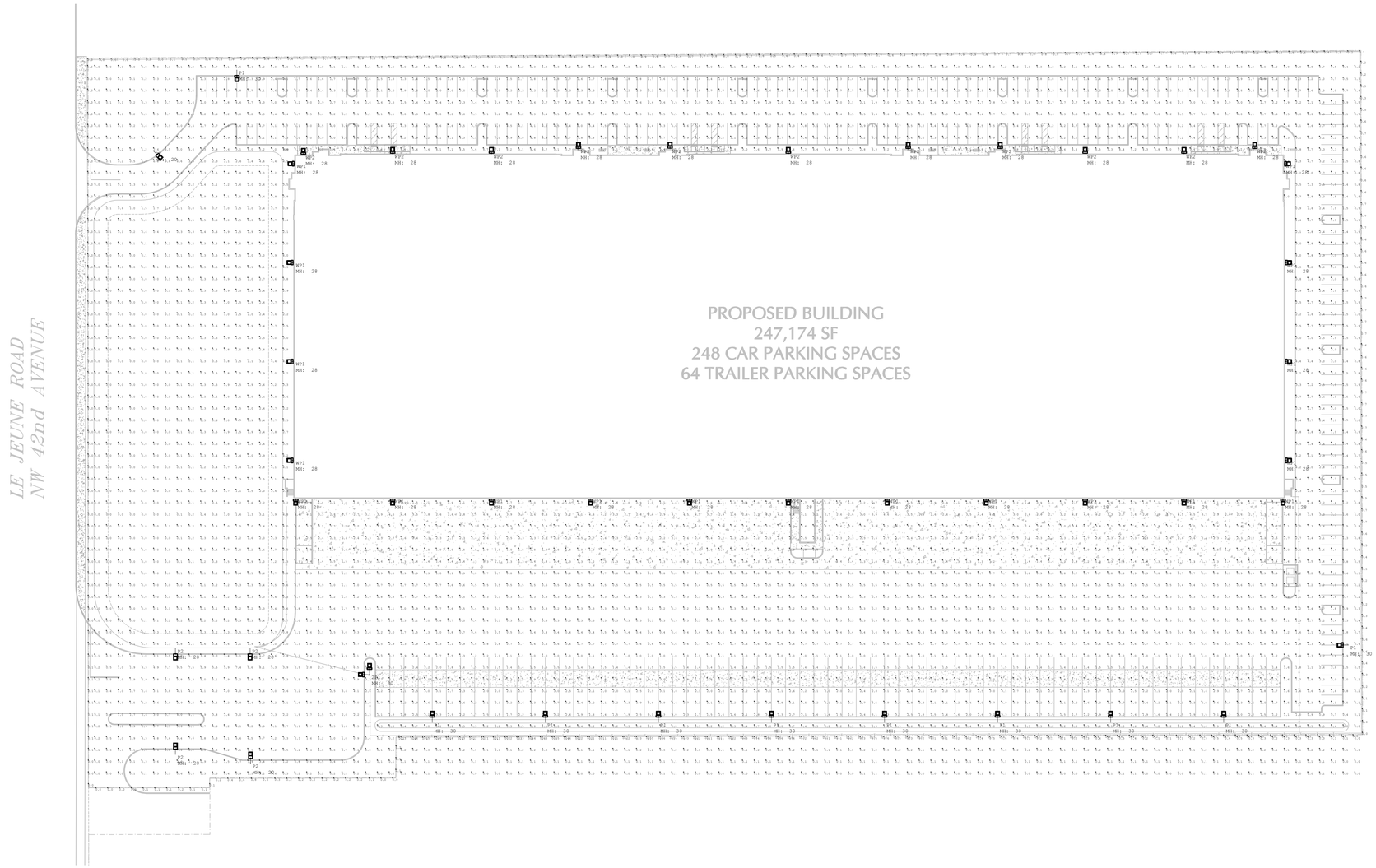
Sheet No.
IR-3



NOTE: POLE, FIXTURE, AND BASE AS AN ASSEMBLY SHALL MEET THE WIND LOADING REQUIREMENTS OF STATE CODES (F.B.C. BUILDING, CHAPTER 16, SECTION 1620), LOCAL CODES & ORDINANCES, AND ASCE 7-2010 (CHAPTERS 26 THROUGH 31) FOR WIND SPEED OF 175 MPH, EXPOSURE C IMPORTANCE FACTOR OF 1.0. PROSPECTIVE LIGHTING SUPPLIER SHALL SUBMIT CERTIFIED DATA OF COMPLIANCE.

2 SITE LUMINAIRE & POLE DETAIL

ESP-1 SCALE: N.T.S.



1 PHOTOMETRIC SITE PLAN

ESP-1 SCALE: 1"=50'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC AREA	Illuminance	Fc	1.7	9.6	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.4	1.0	0.0	N.A.	N.A.
CAR PARKING AREA	Illuminance	Fc	3.1	7.8	1.0	3.08	7.80
DOCKING AREA	Illuminance	Fc	2.2	4.6	0.9	2.49	5.11
NORTHWEST ENTRANCE	Illuminance	Fc	4.9	9.6	2.5	1.97	3.84
SOUTH ENTRANCE	Illuminance	Fc	5.0	9.5	2.6	1.92	3.65
TRUCK PARKING AREA	Illuminance	Fc	2.2	4.4	1.1	1.96	4.00

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Total Watts	BUG Rating	Lum. Watts
	11	WP2	Single	N.A.	0.900	RSX2 LED P5 40K R4	2348.28	B3-U0-G4	213.48
	5	P2	Single	N.A.	0.900	RSX2 LED P4 40K R4 HS	947.696	B1-U0-G3	189.5392
	1	2P1	2 @ 90 degrees	N.A.	0.900	RSX2 LED P3 40K R4 HS	299.952	B1-U0-G3	149.9762
	10	P1	Single	N.A.	0.900	RSX2 LED P3 40K R4 HS	1499.762	B1-U0-G3	149.9762
	19	WP1	Single	N.A.	0.900	RSX2 LED P3 40K R4 HS	2849.548	B1-U0-G3	149.9762

PLAN NORTH

SITE PLAN APPROVAL 07/16/21

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J. DAVID PUGA
LICENSE
NO. 41163
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Puga and Associates, Inc.
Engineers/Consultants
EB 0005813
7700 N Kendall Drive, Suite 806
Miami, Florida 33156
(305) 661-7700

GRATIGNY INDUSTRIAL PARK 15
SHELL BUILDING
12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

REVISIONS

Drawing Title
PHOTOMETRIC SITE PLAN

Scale AS NOTED
Project No. 21005.00
Date

Principal: BWR
Project Director:
Project Manager: CSM
Drafted by: PUGA
Checked by: PUGA

Sheet No.
ESP-1

10 August 2021

Carlo Mendoza
RLC Architects
14 SE 4th Street
Boca Raton, FL 33432

Re: Traffic Generation Statement
Gratigny Industrial Park
Opa-locka, Florida
Langan Project No.: 330066901

Dear Mr. Mendoza:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the Gratigny Industrial Park warehouse development and determined that the proposed development will not generate more than 18 net-new peak-hour trips. The expected ingress volumes do not warrant the need for exclusive turn-lanes at the proposed site-driveway connections to public roads. The proposed development impacts to NW 42nd Avenue are considered De Minimis compared to existing volumes. The development site is occupied by a 100,015 square foot warehouse building industrial uses. The proposed development will replace the existing warehouse and redevelop the site with a 247,174 square foot warehouse building and will use the existing driveway connection to NW 42nd Avenue as the main access for the proposed development. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A contains the figures for this report. **Figure 1** shows an aerial photograph of the site location.

Project Description

The proposed development comprises a 247,174 square foot warehouse with 248 off-street vehicle parking spaces, 64 trailer parking spaces and 56 loading bays expected to be built by 2023 or sooner. The 14.64-acre site (Folio Nos.: 08-2129-000-0061) is at 12805 NW Le Jeune Road in Opa-locka, Florida. The development site has a driveway connection to NW 42nd Avenue that will be reused by the proposed development. Attachment B contains the site plan showing the proposed building and proposed driveway connection. Attachment B also includes the site survey.

Trip Generation Analysis

The proposed development is expected to generate 232 daily, 18 morning peak-hour and 17 afternoon net-new peak-hour trips. We prepared trip-generation estimates for the proposed development, summarized in **Table 1**, using equations from the 10th Edition of the ITE *Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1.- Trip Generation Estimates

Daily

Land Use	ITE Code	Size		Trip Generation Rate				In	Out	Total Trips		
										In	Out	Total
Existing Uses												
Warehousing	150	100,015	SF	T =	1.58	(X) +	45.54	50%	50%	102	102	204
Proposed Uses												
Warehousing	150	247,174	SF	T =	1.58	(X) +	45.54	50%	50%	218	218	436
									Difference	**116**	**116**	**232**

Morning Peak Hour

Land Use	ITE Code	Size		Trip Generation Rate				In	Out	Total Trips		
										In	Out	Total
Existing Uses												
Warehousing	150	100,015	SF	T =	0.12	(X) +	25.32	1	0	28	9	37
Proposed Uses												
Warehousing	150	247,174	SF	T =	0.12	(X) +	25.32	77%	23%	42	13	55
									Difference	**14**	**4**	**18**

Afternoon Peak Hour

Land Use	ITE Code	Size		Trip Generation Rate				In	Out	Total Trips		
										In	Out	Total
Existing Uses												
Warehousing	150	100,015	SF	T =	0.12	(X) +	27.82	27%	73%	11	29	40
Proposed Uses												
Warehousing	150	247,174	SF	T =	0.12	(X) +	27.82	27%	73%	15	42	57
									Difference	**4**	**13**	**17**

Project Traffic Distribution

We determined the directional distribution of site-generated trips based on the cardinal distribution data for TAZ 275 from the Miami-Dade County 2045 Transportation Model (see Attachment D) and from the development's access to the surrounding roadway network. Project traffic was assigned 50% north and 50% based on the TAZ data and the surrounding roadway network. We interpolated the 2015 and 2045 directional-distribution values from the model data to develop 2023 percentages. **Table 2** shows the proposed development's trip-distribution percentages.

Table 2 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	19.80%	12.40%	8.20%	14.40%	16.00%	11.70%	7.00%	10.60%
2045	15.70%	14.60%	7.30%	15.20%	17.80%	11.00%	8.10%	10.30%
2023	**18.71%**	**12.99%**	**7.96%**	**14.61%**	**16.48%**	**11.51%**	**7.29%**	**10.52%**

Driveway Analysis & Turn Lane Analysis

The proposed development will have a driveway connection to NW 42nd Avenue (SR-953), which is a state-maintained, principal arterial roadway with a 40 MPH posted speed limit and a 19,600 average annual daily traffic (AADT).

The proposed driveway connection to NW 42nd Avenue is an existing connection with a full median opening that allows left-turns and right-turns in and out of the development site. The driveway will be redesigned to the latest standards from the Florida Department of Transportation and will remain operating as a full-access driveway. The expected peak-hour ingress volumes do not warrant the need for exclusive turn lanes on NW 42nd Avenue. There is an existing southbound left-turn lane at project's driveway connection that will serve the expected traffic from the proposed development. **Figure 2** shows the site-driveway peak-hour volumes.

We reviewed the latest traffic counts from FDOT station 1181 and determined that the project is expected to impact NW 42nd Avenue with a significance level of 1.10 percent. A roadway is significantly impacted when the trips assigned to a roadway are five percent or more of its adopted LOS capacity. Therefore, the impacts of the proposed development are considered De Minimis. Attachment D includes the FDOT traffic data.

Conclusion

We determined that the Gratigny Industrial Park warehouse development is not expected to generate more than 18 net-new peak-hour trips. The expected ingress volumes do not warrant the need for exclusive turn lanes on abutting public roads. The proposed development will use the existing driveway connection to NW 42nd Avenue and will redesign the driveway to the latest FDOT standards. The proposed development impacts to NW 42nd Avenue are considered De Minimis compared to existing volumes along NW 42nd Avenue. Please contact me at (786) 264-7226 with any questions or comments.

Sincerely,
Langan Engineering and Environmental Services, Inc.

This item has been digitally signed and sealed by Michael Carr, PE. on the date adjacent to the seal

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MICHAEL P. CARR
LICENSE
No. 72424
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Michael P. Carr, P.E.
P.E. License No. 72424
Senior Project Manager

Maximo Polanco, P.E.
P.E. License No. 91355
Project Engineer

MPC:mpc

Attachments:

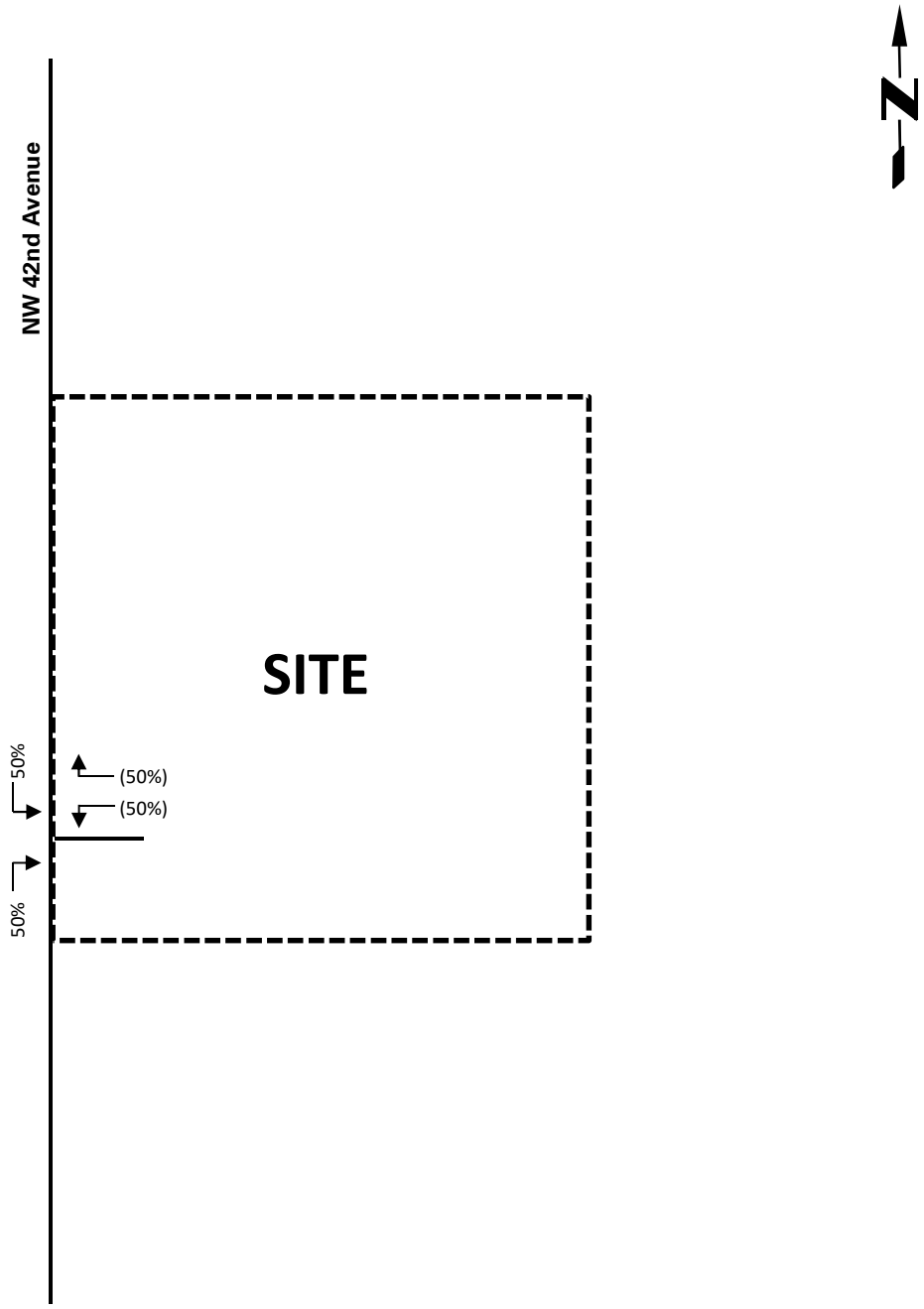
Attachment A – Figures
Attachment B – Site Data
Attachment C – ITE Excerpts
Attachment D – Traffic & Distribution Data

Florida Certificate of Authorization No. 6601

\\langan.com\data\FTL\data9\330066901\Project Data_Discipline\Traffic\Reports\2021-08-10 Gratigny Warehouse Trip Gen Statement.docx

ATTACHMENT A
FIGURES

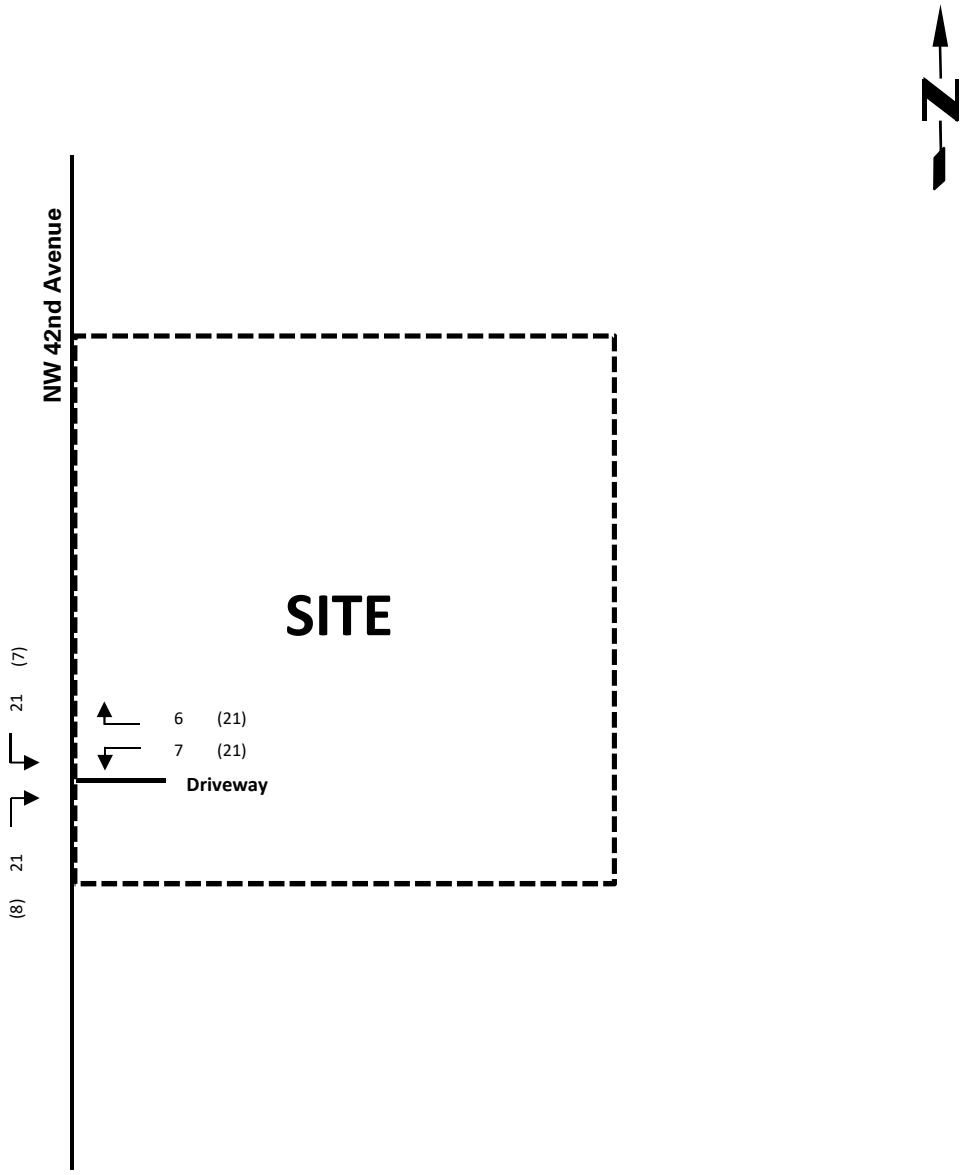
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project **GRATIGNY INDUSTRIAL PARK** OPA-LOCKA MIAMI DADE FLORIDA	Figure Title **SITE LOCATION MAP**	Project No. 330066901 Date 8/10/2021 Scale NTS	**FIGURE 1**



LEGEND
Ingress
(#) Egress

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES
15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
P: 786.264.7221 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project	Figure Title	Project No.	
GRATIGNY INDUSTRIAL PARK OPA-LOCKA MIAMI DADE FLORIDA	PROJECT TRAFFIC DISTRIBUTION	330066901	FIGURE 2
		Date 8/10/2021	
		Scale NTS	



LEGEND
AM Peak Hour
(#) PM Peak Hour
Driveway

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES
15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
P: 786.264.7221 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 00006601

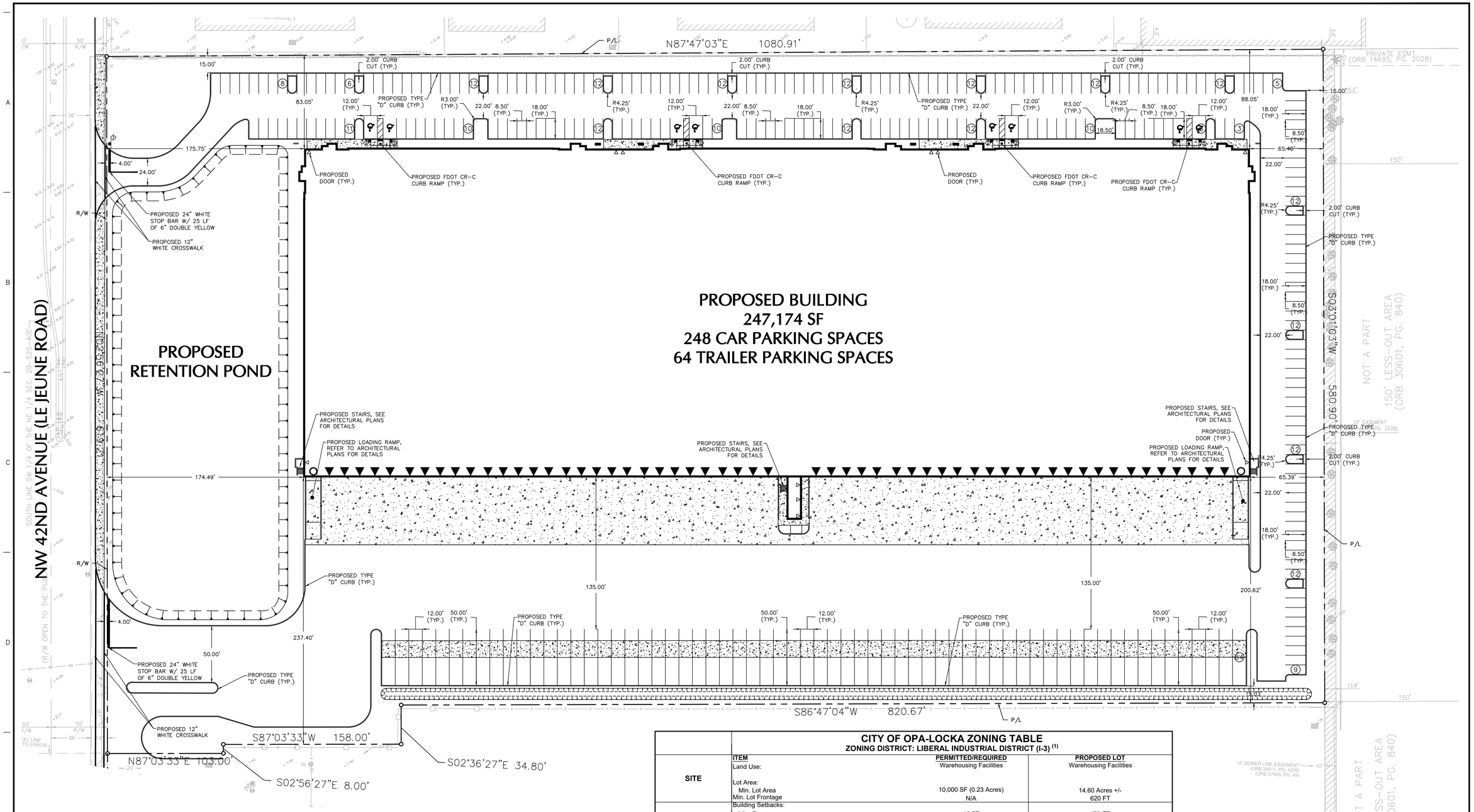
Project
GRATIGNY INDUSTRIAL PARK
OPA-LOCKA
MIAMI DADE FLORIDA

Figure Title
DRIVEWAY VOLUMES

Project No. 330066901
Date 8/10/2021
Scale NTS

FIGURE 3

ATTACHMENT B
SITE DATA



PARKING TABLE

USE (RATIO)	SQUARE FOOTAGE	PERMITTED/REQUIRED	PROPOSED LOT
Office (10%)* (1/400)	24,717	62 SPACES	
Warehouse 1 each 2,500 SF	222,457	89 SPACES	248 SPACES
TOTAL		151 SPACES	248 SPACES

* Assumed building has 10 % office

LEGEND

- STOP SIGN (R1-1)
- ACCESSIBLE PARKING SIGN
- BUILDING
- PARCEL BOUNDARY
- PROPOSED CURB TYPE "D"
- BUILDING DOOR ENTRANCE
- RAMP DOOR
- LOADING DOCK DOOR
- TOP OF BANK
- BOTTOM OF POND

CITY OF OPA-LOCKA ZONING TABLE

ZONING DISTRICT: LIBERAL INDUSTRIAL DISTRICT (I-3) (1)

	ITEM	PERMITTED/REQUIRED	PROPOSED LOT
SITE	Land Use:	Warehousing Facilities	Warehousing Facilities
	Lot Area:		
	Min. Lot Area	10,000 SF (0.23 Acres)	14.60 Acres +/-
	Min. Lot Frontage	N/A	620 FT
BUILDING	Building Setbacks:		
	Min. Front	15 FT	170 FT
	Min. Side	0 FT	82 FT
	Min. Rear	15 FT	60 FT
	Building Height/Stories:	45 FT / 3 Stories	<45 FT / 3 Stories
	Maximum Building Coverage	N/A	38.87%
	Maximum Impervious Coverage	N/A	77.8%
	Minimum Yards:		
	Min. Front yard	15 FT	170 FT
PARKING AND ACCESS	Car Parking Space Size:		
	Standard Space Size	10 FT x 20 FT	8.5 FT X 18 FT(2)
	Car Parking Spaces:		
	Min. Number of Spaces per Gross Floor Area	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Number of Spaces	SEE PARKING TABLE	SEE PARKING TABLE
	Min. Aisle Width	22 FT	22 FT
	Storage of Vehicles Screen Fence Height	6 FT	N/A
	Lot Accesses:		
	Min. Driveway Separation	30 FT	355 FT
	Interior Landscape Area:	10 SF / Parking Space /2,480 SF	2,480 SF
	Min. Interior Landscape Island Area	50 SF	170 SF
NOTES	(1) All data referenced from Land Use Ordinance from City of Opa-Locka. (2) Variance Required		

SCALE: 1" = 40'

PLAN NORTH

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SIGNATURE DATE SIGNED
MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
Langan Engineering and Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION No. 6506/LC26000294

GRATIGNY INDUSTRIAL PARK
12805 NW LE JEUNE ROAD
OPA-LOCKA, FLORIDA 33054
PROLOGIS

REVISIONS

Drawing Title
SITE PLAN
Scale
Project No. 330066901
Date 06/28/2021

Principal:
Project Director:
Project Manager:
Drafted by: CRV
Checked by: MPC

Drawing No.
C-300

BOUNDARY SURVEY
GRATIGNY TRAILER PARKING LOT

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

N
W E
S

"LEJEUNE INDUSTRIAL SITES"
(P.B. 135, PG. 6)
3
(WAREHOUSE)

NOT A PART
"LEJEUNE INDUSTRIAL PARK"
(P.B. 100, PG. 51)

N86°47'04"E 1080.96'(C), 1080.91' (D)

PRIVATE ESMT.
(ORB 14695, PG. 2028)

TBM
#CP-2456
EL.=7.20

TBM
#CP-2457
EL.=7.36

"ARLINGTON COMMERCIAL PARK CONDO"
(ORB 26460, PG. 1088)

CITY OF OPA-LOCKA, ORB 11334, PG. 931

SOUTH LINE SW 1/4 OF THE NE 1/4 SEC. 29-52S-40E
S.R. 953 NW 42ND AVENUE
(LEJEUNE ROAD)
(R/W OPEN TO THE PUBLIC)

(ORB 13920, PG. 3679)
FRANCISCO HERNANDEZ

N02°56'27"W 622.46'(C)
619.21' (D)

12805 NW 42ND AVENUE
OPA-LOCKA, FLORIDA
APPROX. 100,015± S.F.
(WAREHOUSE)

TOTAL
637,903± S.F.
14.64± ACRES

PARCEL 2
(10' SEWER LINE ESMT. - ORB 28511, PG. 4338 & 27665, PG. 69)

S03°01'03"E 580.90' (D)
580.91'(C)

10' EASEMENT
(ORB 14695, PG. 2028)

NOT A PART

150' LESS-OUT AREA
(ORB 30601, PG. 840)

GPT NW 42ND AVENUE OWNER III LLC

S86°47'04"W 820.67'

S02°36'27"E
34.80'

S87°03'33"W
158.00'

S02°56'27"E
8.00'

S87°03'33"W 102.86' (C)
103.00' (D)

POB

N02°56'27"W
587.56'(C)
590.79' (D)

SEE SURVEYOR'S NOTE #2

50.00'
N86°47'04"E
(BASIS OF BEARINGS)

FOUND CENTER OF
SEC. 29-52S-41E

NOT A PART

CUT OUT PARCEL "B"
(ORB 27899, PG. 1132)

AMERICAN LAND HOLDINGS OF OPA LOCKA LLC

10' SEWER LINE EASEMENT
(ORB 28511, PG. 4338)
(ORB 27665, PG. 69)

PARCEL 2
WATER SERVICE EASEMENT
(ORB 28511, PG. 4338)

PARCEL 2
INGRESS/EGRESS EASEMENT
(ORB 28511, PG. 4338)

10' P&L ESMT.
(ORB 10257, PG. 1683)

20' ACCESS & U.E.
(ORB 24753, PG. 4578)

ELECTRIC GENERATOR
CENTER OF ANTENNA
LEASE PARCEL
(ORB 24753, PG.4578)
TOWER PARCEL
(ORB 29287, PG.2790)
GATE
OIL RECYCLE TANKS
AC UNIT
AC UNITS
WATER PUMP
SWITCH
ELECTRIC MOTOR
DIESEL PUMP
SEPTIC TANK MH
METAL FENCE
EXISTING METAL FENCE
SIDEWALK
R/W LINE

NO.	DATE	DESCRIPTION	BY	APP.
1	5/29/20	REVISED SURVEYOR'S NOTE #2, #3, #6A, AND #6B FOR CLARITY	GB	AS

BOUNDARY SURVEY
GRATIGNY TRAILER PARKING LOT

SITE LOCATION:
12805 NW 42ND AVENUE
OPA-LOCKA, FLORIDA 33054
MIAMI-DADE COUNTY, FLORIDA
SEC. 29-52S-41E

CLIENT INFO:
PROLOGIS
8356 NW 12TH STREET
DORAL, FLORIDA 33126

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-446-1500 | info@ludovicionorange.com

DRAWN: GB
CHECKED: TMB
SCALE: AS NOTED
DATE: 2/16/20
PROJ. #: 2020 04
FIELD BOOK: -----

SHEET:
2
OF 2 SHEETS

ATTACHMENT C
ITE EXCERPTS

Warehousing
(150)

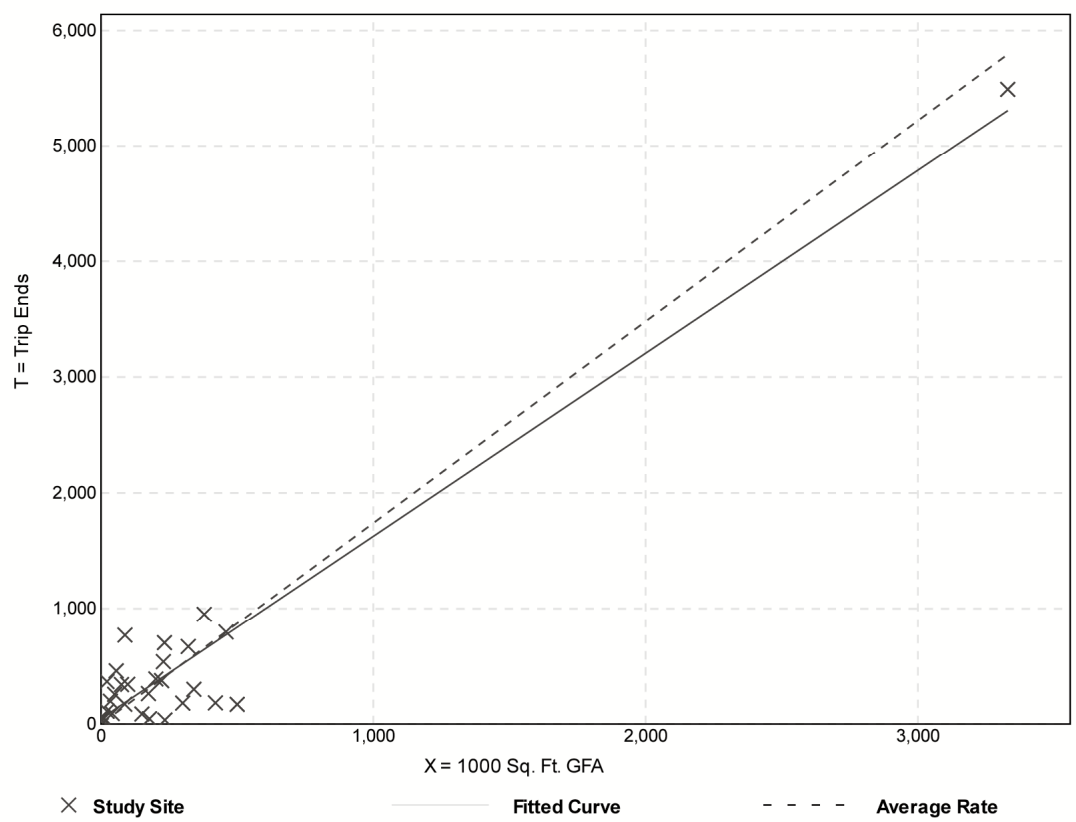
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
1000 Sq. Ft. GFA: 285
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.74	0.15 - 16.93	1.55

Data Plot and Equation



Study Site **Fitted Curve** **Average Rate**

Fitted Curve Equation: T = 1.58(X) + 45.54 **R^2= 0.93**

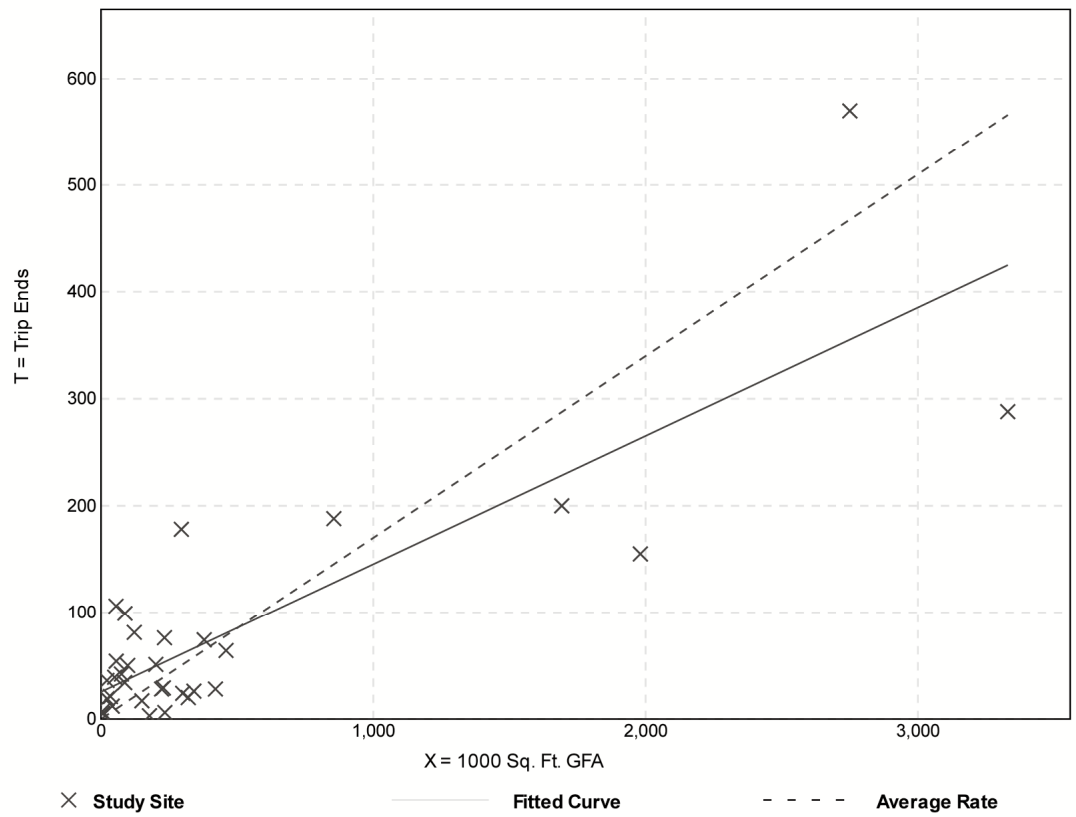
Warehousing
(150)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	34
1000 Sq. Ft. GFA:	451
Directional Distribution:	77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.20

Data Plot and Equation



Fitted Curve Equation: T = 0.12(X) + 25.32

R^2= 0.69

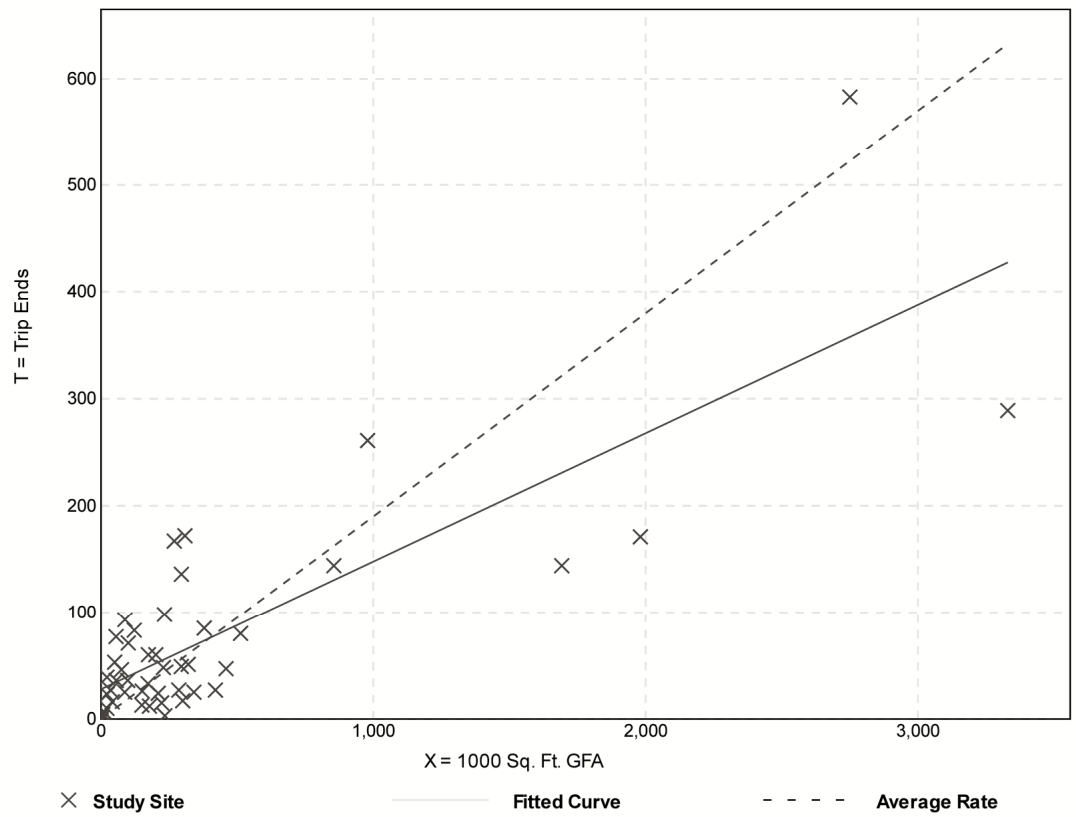
Warehousing
(150)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	47
1000 Sq. Ft. GFA:	400
Directional Distribution:	27% entering, 73% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.19	0.01 - 1.80	0.18

Data Plot and Equation



Fitted Curve Equation: T = 0.12(X) + 27.82

R^2= 0.65

ATTACHMENT D
TRAFFIC DATA & DISTRIBUTION DATA

County: 87
Station: 1181
Description: SR 953/LEJEUNE RD, 1100' N OF NW 119 ST
Start Date: 10/27/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	19	8	12	9	48	19	13	13	4	49	97
0100	7	4	3	3	17	6	3	6	6	21	38
0200	6	1	4	11	22	6	3	3	3	15	37
0300	6	12	18	20	56	6	2	9	16	33	89
0400	8	18	28	29	83	28	7	18	18	71	154
0500	29	36	64	111	240	24	29	63	63	179	419
0600	78	105	181	234	598	45	83	155	161	444	1042
0700	159	188	174	208	729	165	142	180	202	689	1418
0800	178	170	153	167	668	173	165	126	150	614	1282
0900	134	146	146	144	570	139	113	144	135	531	1101
1000	142	145	150	167	604	121	116	124	141	502	1106
1100	159	140	150	142	591	139	133	155	154	581	1172
1200	160	162	135	173	630	142	151	150	118	561	1191
1300	144	160	120	125	549	157	143	139	157	596	1145
1400	179	159	165	156	659	169	156	168	141	634	1293
1500	178	191	189	233	791	195	148	306	214	863	1654
1600	217	216	221	199	853	272	219	262	234	987	1840
1700	198	218	181	192	789	288	230	237	190	945	1734
1800	165	161	135	116	577	170	186	136	108	600	1177
1900	98	93	71	75	337	106	99	63	65	333	670
2000	72	50	51	40	213	44	49	44	40	177	390
2100	37	48	44	32	161	29	31	17	26	103	264
2200	36	35	27	30	128	34	35	21	27	117	245
2300	25	21	21	15	82	31	16	10	17	74	156
24-Hour Totals:					9995					9719	19714

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	645	755	730	720	730	1450
P.M.	1545	887	1630	1014	1530	1866
Daily	1545	887	1630	1014	1530	1866

Truck Percentage 6.91 7.53 7.22

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	64	7622	1618	72	309	125	11	67	100	7	0	0	0	0	0	691	9995
S	64	7435	1488	76	355	109	17	73	91	8	0	1	2	0	0	732	9719

Generated by SPS 5.0.53P
County: 87
Station: 1181
Description: SR 953/LEJEUNE RD, 1100' N OF NW 119 ST
Start Date: 10/28/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	13	10	7	9	39	12	17	10	12	51	90
0100	10	5	7	6	28	7	4	4	2	17	45
0200	1	6	8	6	21	8	2	5	2	17	38
0300	8	11	17	14	50	9	3	11	17	40	90
0400	16	12	18	33	79	14	6	23	22	65	144
0500	29	37	78	81	225	20	29	55	55	159	384
0600	69	119	177	257	622	52	85	135	155	427	1049
0700	166	176	187	215	744	157	118	177	185	637	1381
0800	150	148	144	158	600	156	173	162	157	648	1248
0900	126	127	147	170	570	124	138	102	137	501	1071
1000	148	132	137	151	568	131	114	125	138	508	1076
1100	119	148	153	138	558	135	135	151	158	579	1137
1200	176	162	145	165	648	164	147	156	145	612	1260
1300	168	147	169	135	619	158	126	159	160	603	1222
1400	154	173	192	198	717	153	178	165	179	675	1392
1500	172	196	186	226	780	191	184	314	205	894	1674
1600	225	203	204	192	824	235	230	287	212	964	1788
1700	196	199	215	166	776	272	251	225	194	942	1718
1800	164	134	151	128	577	223	140	136	105	604	1181
1900	87	97	69	68	321	128	70	73	67	338	659
2000	60	52	45	36	193	53	54	65	42	214	407
2100	45	35	34	39	153	37	41	32	38	148	301
2200	26	44	40	24	134	37	31	30	29	127	261
2300	32	26	18	16	92	34	12	15	13	74	166
24-Hour Totals:					9938					9844	19782

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	645	786	730	691	645	1393
P.M.	1545	858	1630	1022	1530	1824
Daily	1545	858	1630	1022	1530	1824

Truck Percentage 6.93 7.17 7.05

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	61	7616	1572	78	302	151	18	43	86	11	0	0	0	0	0	689	9938

S	65	7498	1575	74	359	120	19	64	67	3	0	0	0	0	0	706	9844

Generated by SPS 5.0.53P
County: 87
Station: 1181
Description: SR 953/LEJEUNE RD, 1100' N OF NW 119 ST
Start Date: 10/29/2020
Start Time: 0000

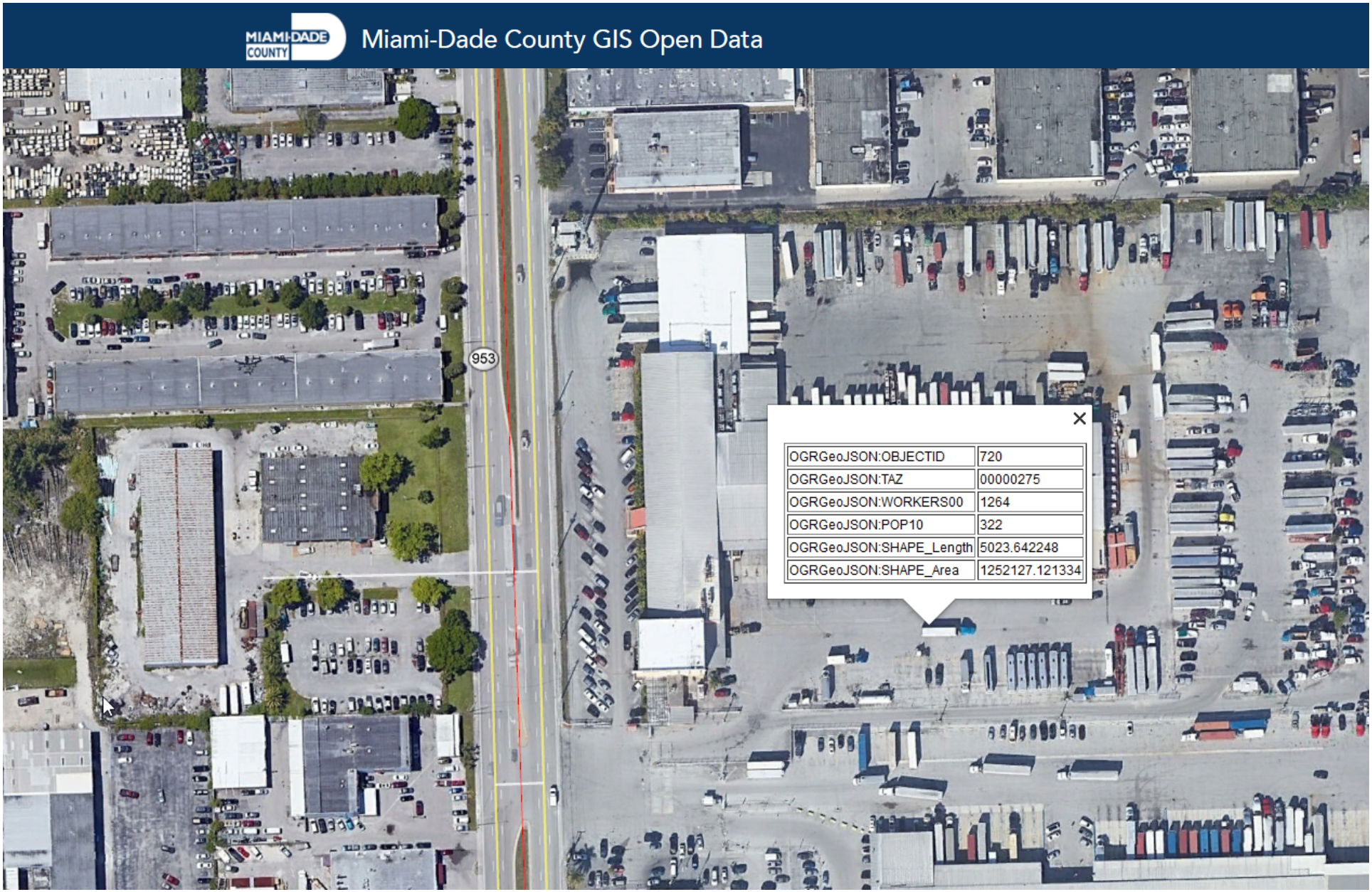
	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	8	17	12	9	46	16	16	13	9	54	100
0100	7	6	7	3	23	9	4	5	2	20	43
0200	7	4	5	4	20	11	1	7	4	23	43
0300	8	10	9	12	39	8	3	16	19	46	85
0400	10	12	21	27	70	16	14	17	17	64	134
0500	24	49	98	112	283	24	37	63	51	175	458
0600	87	135	188	264	674	72	89	136	152	449	1123
0700	203	213	198	225	839	137	144	154	187	622	1461
0800	198	201	187	194	780	175	179	178	146	678	1458
0900	252	181	171	191	795	170	157	135	150	612	1407
1000	169	150	154	153	626	116	133	136	136	521	1147
1100	130	190	148	170	638	119	160	159	159	597	1235
1200	161	165	153	174	653	159	139	152	179	629	1282
1300	152	169	152	138	611	146	145	157	153	601	1212
1400	160	172	184	142	658	172	146	163	170	651	1309
1500	216	200	199	217	832	202	167	316	212	897	1729
1600	216	224	197	175	812	262	248	286	230	1026	1838
1700	230	213	203	183	829	265	222	216	199	902	1731
1800	149	154	115	118	536	183	192	130	93	598	1134
1900	92	79	59	74	304	80	78	92	53	303	607
2000	52	53	39	63	207	48	56	37	39	180	387
2100	37	38	40	32	147	44	27	39	27	137	284
2200	37	31	30	22	120	34	23	35	19	111	231
2300	25	17	17	17	76	25	20	7	12	64	140
24-Hour Totals:					10618					9960	20578

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	645	878	745	719	745	1530
P.M.	1530	856	1530	1038	1530	1894
Daily	645	878	1530	1038	1530	1894

Truck Percentage 6.62 7.66 7.12

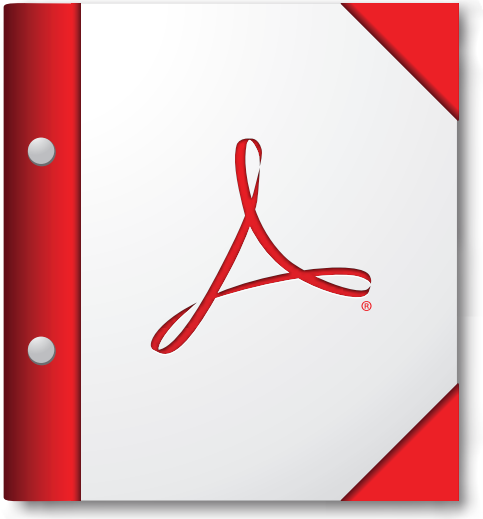
Classification Summary Database



Traffic Analysis Zones 2010

Miami-Dade 2015 Base Year Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	367	294	161	385	338	254	214	305	2,375
261	3161	Percent	15.8	12.7	7.0	16.6	14.6	10.9	9.2	13.2	
262	3162	Trips	558	444	335	596	680	405	364	517	4,002
262	3162	Percent	14.3	11.4	8.6	15.3	17.4	10.4	9.3	13.3	
263	3163	Trips	245	188	171	318	343	185	173	295	1,943
263	3163	Percent	12.8	9.8	8.9	16.6	17.9	9.7	9.0	15.4	
264	3164	Trips	350	331	203	476	382	387	141	342	2,689
264	3164	Percent	13.4	12.7	7.8	18.2	14.6	14.8	5.4	13.1	
265	3165	Trips	468	253	211	433	384	312	182	334	2,591
265	3165	Percent	18.2	9.8	8.2	16.8	14.9	12.1	7.0	13.0	
266	3166	Trips	298	198	152	290	328	316	119	239	1,955
266	3166	Percent	15.4	10.2	7.8	15.0	16.9	16.3	6.1	12.3	
267	3167	Trips	232	128	99	212	169	213	114	176	1,354
267	3167	Percent	17.3	9.5	7.4	15.8	12.6	15.9	8.5	13.1	
268	3168	Trips	122	117	110	145	165	168	55	112	1,011
268	3168	Percent	12.3	11.7	11.1	14.6	16.7	16.9	5.6	11.2	
269	3169	Trips	662	403	383	590	941	505	328	543	4,399
269	3169	Percent	15.2	9.3	8.8	13.5	21.6	11.6	7.5	12.5	
270	3170	Trips	3,024	1,243	390	519	758	625	565	2,491	9,620
270	3170	Percent	31.5	12.9	4.1	5.4	7.9	6.5	5.9	25.9	
271	3171	Trips	400	322	174	310	428	194	228	293	2,364
271	3171	Percent	17.0	13.7	7.4	13.2	18.2	8.3	9.7	12.5	
272	3172	Trips	497	425	303	419	488	412	204	461	3,363
272	3172	Percent	15.5	13.2	9.5	13.1	15.2	12.9	6.4	14.4	
273	3173	Trips	395	394	180	276	409	201	142	280	2,325
273	3173	Percent	17.4	17.3	7.9	12.1	18.0	8.8	6.2	12.3	
274	3174	Trips	189	159	102	129	256	148	94	157	1,242
274	3174	Percent	15.3	12.9	8.3	10.4	20.8	12.0	7.6	12.7	
275	3175	Trips	920	578	380	670	742	542	325	491	4,665
275	3175	Percent	19.8	12.4	8.2	14.4	16.0	11.7	7.0	10.6	
276	3176	Trips	487	371	276	519	639	330	190	462	3,296
276	3176	Percent	14.9	11.3	8.4	15.9	19.5	10.1	5.8	14.1	
277	3177	Trips	164	103	99	207	227	130	119	127	1,177
277	3177	Percent	14.0	8.8	8.4	17.6	19.3	11.1	10.1	10.8	
278	3178	Trips	154	79	66	125	230	142	77	128	1,001
278	3178	Percent	15.4	7.9	6.6	12.5	23.0	14.2	7.7	12.8	
279	3179	Trips	225	120	127	166	298	186	118	189	1,447
279	3179	Percent	15.7	8.4	8.9	11.6	20.9	13.1	8.3	13.2	
280	3180	Trips	156	94	89	141	205	203	99	134	1,145
280	3180	Percent	13.9	8.4	7.9	12.6	18.3	18.1	8.8	11.9	
281	3181	Trips	653	346	270	641	856	577	287	364	4,145
281	3181	Percent	16.4	8.7	6.8	16.0	21.4	14.4	7.2	9.1	
282	3182	Trips	256	229	149	287	431	217	84	158	1,815
282	3182	Percent	14.1	12.6	8.2	15.9	23.8	12.0	4.6	8.7	
283	3183	Trips	262	221	107	450	315	412	146	327	2,282
283	3183	Percent	11.7	9.9	4.8	20.1	14.1	18.4	6.5	14.6	
284	3184	Trips	262	166	200	384	261	283	150	203	1,920
284	3184	Percent	13.7	8.7	10.5	20.1	13.7	14.8	7.9	10.6	
285	3185	Trips	102	98	85	170	119	94	76	134	887
285	3185	Percent	11.6	11.2	9.7	19.3	13.5	10.8	8.7	15.3	
286	3186	Trips	408	423	354	832	651	566	296	426	4,014
286	3186	Percent	10.3	10.7	8.9	21.0	16.5	14.3	7.5	10.8	

Miami-Dade 2045 Cost Feasible Plan Direction Trip Distribution Summary											
TAZ of Origin		Trips / Percent	Cardinal Directions								Total Trips
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
261	3161	Trips	361	358	126	499	512	378	362	285	2,991
261	3161	Percent	12.5	12.4	4.4	17.3	17.8	13.1	12.6	9.9	
262	3162	Trips	719	606	289	1,008	1,004	692	603	665	5,701
262	3162	Percent	12.9	10.9	5.2	18.0	18.0	12.4	10.8	11.9	
263	3163	Trips	318	259	143	426	380	259	209	291	2,308
263	3163	Percent	13.9	11.3	6.2	18.7	16.6	11.4	9.2	12.7	
264	3164	Trips	662	465	225	799	825	630	458	580	4,769
264	3164	Percent	14.3	10.0	4.9	17.2	17.8	13.6	9.9	12.5	
265	3165	Trips	660	460	300	877	693	577	443	594	4,654
265	3165	Percent	14.4	10.0	6.5	19.0	15.1	12.5	9.6	12.9	
266	3166	Trips	408	243	267	474	501	434	331	479	3,183
266	3166	Percent	13.0	7.8	8.5	15.1	16.0	13.9	10.6	15.3	
267	3167	Trips	250	146	107	231	189	232	126	136	1,425
267	3167	Percent	17.6	10.3	7.6	16.3	13.3	16.4	8.9	9.6	
268	3168	Trips	175	131	91	171	187	202	130	90	1,193
268	3168	Percent	14.8	11.2	7.8	14.6	15.9	17.2	11.0	7.6	
269	3169	Trips	873	542	410	748	1,066	584	469	724	5,512
269	3169	Percent	16.1	10.0	7.6	13.8	19.7	10.8	8.7	13.4	
270	3170	Trips	3,789	1,163	487	509	811	745	787	2,881	11,224
270	3170	Percent	33.9	10.4	4.4	4.6	7.3	6.7	7.0	25.8	
271	3171	Trips	441	400	148	495	522	329	360	384	3,089
271	3171	Percent	14.3	13.0	4.8	16.1	17.0	10.7	11.7	12.5	
272	3172	Trips	578	579	246	637	658	518	390	481	4,261
272	3172	Percent	14.2	14.2	6.0	15.6	16.1	12.7	9.6	11.8	
273	3173	Trips	422	455	171	414	491	323	212	359	2,941
273	3173	Percent	14.8	16.0	6.0	14.5	17.3	11.3	7.5	12.6	
274	3174	Trips	211	199	106	231	262	179	145	143	1,484
274	3174	Percent	14.3	13.5	7.2	15.6	17.7	12.2	9.8	9.7	
275	3175	Trips	896	834	417	867	1,015	627	461	587	5,790
275	3175	Percent	15.7	14.6	7.3	15.2	17.8	11.0	8.1	10.3	
276	3176	Trips	582	590	463	858	883	428	401	446	4,694
276	3176	Percent	12.5	12.7	10.0	18.5	19.0	9.2	8.6	9.6	
277	3177	Trips	171	152	91	274	254	159	123	146	1,370
277	3177	Percent	12.5	11.1	6.7	20.0	18.6	11.6	9.0	10.6	
278	3178	Trips	386	262	162	342	523	316	244	242	2,524
278	3178	Percent	15.6	10.6	6.6	13.8	21.1	12.8	9.9	9.8	
279	3179	Trips	234	200	169	260	354	204	178	204	1,836
279	3179	Percent	13.0	11.1	9.4	14.4	19.6	11.3	9.9	11.3	
280	3180	Trips	165	170	98	209	234	190	126	130	1,350
280	3180	Percent	12.5	12.9	7.4	15.8	17.7	14.4	9.5	9.9	
281	3181	Trips	638	449	369	850	937	562	304	432	4,701
281	3181	Percent	14.0	9.9	8.1	18.7	20.7	12.4	6.7	9.5	
282	3182	Trips	289	177	177	366	413	242	167	200	2,056
282	3182	Percent	14.2	8.7	8.7	18.0	20.3	11.9	8.2	9.9	
283	3183	Trips	232	274	182	558	353	372	189	254	2,488
283	3183	Percent	9.6	11.4	7.6	23.1	14.6	15.4	7.8	10.5	
284	3184	Trips	309	229	215	523	364	292	261	216	2,463
284	3184	Percent	12.8	9.5	8.9	21.7	15.1	12.1	10.8	9.0	
285	3185	Trips	171	150	119	252	179	111	120	194	1,347
285	3185	Percent	13.2	11.6	9.2	19.5	13.8	8.6	9.3	15.0	
286	3186	Trips	498	498	325	896	752	506	353	523	4,417
286	3186	Percent	11.5	11.4	7.5	20.6	17.3	11.6	8.1	12.0	



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

Get Adobe Reader Now!

NOTE:

APPLICANT WILL PROVIDE LIST OF CERTIFIED MAIL RETURN RECEIPT NUMBERS AND SIGNED NEIGHBORHOOD PETITION FORMS UNDER SEPARATE COVER.

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12805 Le Jeune Rd., Opa-locka, FL 33054

LEGAL DESCRIPTION: Please see attached.

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Prologis Logistics Services Incorporated PHONE: 305-392-4262

ADDRESS (If different): 8355 NW 12th St. , Doral, FL, 33126

_____
Signature

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTH 1,210 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OFF SECTION 29, TOWNSHIP 52 SOUTH RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THERE FROM THE EAST 150 FEET THEREOF, AND LESS THE WEST 35 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST FOR 50.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTH 86°47'04"EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 29 FOR A DISTANCE OF 1,082.58 FEET TO A POINT ALONG A LINE PARALLEL TO AND 150 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 , OF THE NORTHEAST 1/4, OF SAID SECTION 29; THENCE RUN NORTH 03°01'03" WEST ALONG SAID PARALLEL LINE FOR 629.10 FEET TO A POINT ; THENCE RUN SOUTH 86°47'04" WEST FOR 820.67 FEET TO A POINT ; THENCE RUN SOUTH 02°36'27"EAST FOR A DISTANCE OF 34.80 FEET TO A POINT ; THENCE RUN SOUTH 87°03'33"WEST FOR 158.00 FEET TO A POINT; THENCE RUN SOUTH 02°56'27" EAST FOR 8.00 FEET; THENCE RUN SOUTH 87°03'33" WEST FOR 103.0 FEET TO THE EAST RIGHT OF WAY LINE OF LEJEUNE ROAD (NW 42 AVENUE); THENCE RUN SOUTH 02°56'27" EAST ALONG SAID EAST RIGHT OF WAY FOR 590.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL ONE AS ALSO DESCRIBED:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST ALONG THE CENTER SECTION LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF LE JEUNE ROAD, ALSO KNOWN AS NW 42ND AVENUE; THENCE RUN NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 590.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 619.21 FEET TO AN ½" IRON PIN; THENCE LEAVING SAID RIGHT OF WAY MARGIN RUN NORTH 87°47'03" EAST FOR A DISTANCE OF 1080.91 FEET TO A REBAR; THENCE RUN SOUTH 03°01'03" EAST FOR A DISTANCE OF 580.90 FEET TO A REBAR; THENCE RUN SOUTH 86°47'04" WEST FOR A DISTANCE OF 820.67 FEET TO A PK NAIL; THENCE RUN SOUTH 02°36'27" EAST FOR A DISTANCE OF 34.80 TO A PK NAIL; THENCE RUN SOUTH 87°03'33" WEST FOR A DISTANCE OF 158.00 FEET TO A PK NAIL; THENCE RUN SOUTH 02°56'27" EAST FOR A DISTANCE OF 8.00 FEET TO A PK NAIL; THENCE RUN

SOUTH 87°03’33” WEST FOR A DISTANCE OF 103.00 FEET TO A POINT AND BEING BACK AT THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE RECIPROCAL EASMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT" BY AND BETWEEN AMERICAN FRUIT & PRODUCE CORP., A FLORIDA CORPORATION AND AMERICAN LAND HOLDINGS OF OPA-LOCKA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MARCH 1, 2013 AS BOOK 28511 PAGE 4338 OF OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PLANNING & ZONING BOARD

October 5th,

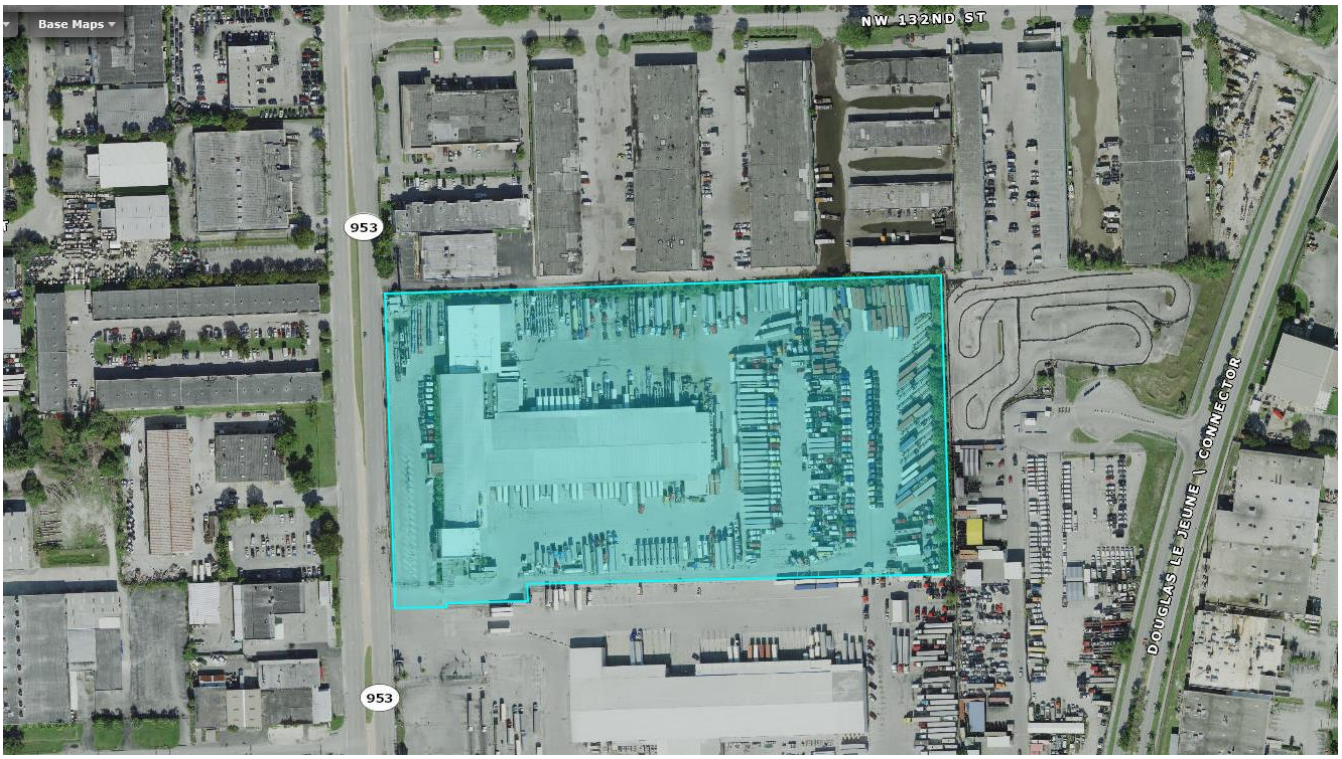
2021

PROLOGIS LOGISTICS SERVICES WAREHOUSE/DISTRIBUTION CENTER: Site Plan

Staff Report

APPLICANT'S REQUEST:

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING FINAL SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE/DISTRUBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD IDENTIFIED BY FOLIO 08-2129-000-0061, IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

  29 52 41 14.59 AC M/L

  BEG 50FTE & 590.79FTN OF C/L
  OF SEC CONT N 02 DEG W 619.21FT
  N 88 DEG E 1080.91FT S 03 DEG
  E 580.90FT S 86 DEG W 820.67FT
  S 02 DEG E 34.80FT S 87 DEG W
  158FT S 02 DEG E 8 FT S 87 DEG W
  103 FT TO POB PER W/P #23128
  LOT SIZE 635,714 SQ FT

- The subject property is currently own by Prologis Logistics Services C/O Prologis Inc Incorporated according to Miami-Dade County Property appraiser's website. The subject Property is currently vacant and a building permit has been approved for the demolition of the current warehouse structure. The applicant has submitted a site plan review application and a development agreement application for the City to consider approval of their request for the construction and operation of an industrial warehouse/distribution & office space development on this site. The current parcel is identified by Folio #08-2129-000-0061 and the zoning designation of this property is I-3 Liberal Industrial and it is within the Corridor Mixed Use Overlay.

- Currently the site conditions are as follow: This property is not being used by any business. *(see Existing Condition Section).* The site is located in the southwest corner of NW 42nd Avenue/Le Jeune Road and State Road 924/Gratigny Parkway, south of the Miami-Dade County Canal. The site is only accessible via Le Jeune Road.

NORTH **NW 42nd Ave/Le Jeune Road** **SOUTH**

Figure 1: Google Street View, dated:

S
O
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LOADING & UNLOADING BIRTHS FOR TRUCKS

THE FORMER REAR PARKING AREA

II. Project Details

- **Applicant's intent**

The applicant wishes to construct a 247,174 square foot warehouse distribution & office building in the north portion of this property. The new development will include 248 car parking spaces, 64 tractor-trailer parking spaces, 219 new assorted trees 3,601 shrub plants and 139,640 square feet of landscaped open space.

The City of Opa-locka's Comprehensive Plan, Future Land Use map provides that the property has a future land use designation of "Industrial" and the zoning map provides that the property is zoned industrial and has a "Corridor Mixed Use Overlay", which allows for an industrial/commercial mixed-use operation. The construction of this Class "A" Warehouse, Distribution and Office space development would potentially provide a boost to the local economy by promoting job creation and economic development through improved warehouse standards in an area that is proximal to the Opa-locka Executive Air Port and proximal to a major highway, State Road 924/Gratigny Parkway.

Site Computations & Land Development Regulation / Zoning Code | Table 1

Applicant	Prologis Logistics Services Incorporated		
Folio Number (s)	Opa-locka: 08-2129-000-0061		
Address Location	12805 Le Jeune Road		
Building (s) Footprint	**Total Site Area –** 635,714 SF **Office Bldg. –** 24,717 SF **Warehouse Space –** 222,457 SF **Parking Lot –** 4,450 SF **Common Green Area –** 246,724 SF		
Floor Area	Total 505,454 SF		
Zoning	**B-3 – Commercial Intensive / CMU – Corridor Mixed Use Overlay**		
Zoning Code Consistency	The proposed use for a Warehouse Distribution Center is consistent with the I-3 Zoning Code.		
Existing Land Use	Warehouse / Distribution Center Use / I-3		
Future Land Use Designation	Industrial		
Comprehensive Plan Consistency	- The proposed use for a Warehouse Distribution Center is consistent with the Comprehensive Plan with the requested property having an Industrial land use.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Sec. 22-93; Article V 22-112, Article VII, VIII and X		
SET BACKS/ YARD	**REQUIRED**	**PROPOSED**	**COMPLIANCE**
Front (West)	**15 Feet**	**83 Feet**	**YES**
Rear (East)	**15 Feet**	**N/A**	**YES**
Side (North)	**0 Feet**	**7.68 Feet**	**YES**
Side (South)	**0 Feet**	**200.52 Feet**	**YES**
Corner Lots/ Other	**N/A**	**N/A**	**N/A**
Lot Coverage	**N/A**	**77%**	**YES**
Lot Density	**N/A**	**N/A**	**N/A**
Lot Size	**10,000 SF (0.23 Acres)**	**635,714 SF (14.6 Acres)**	**YES**
Lot Width	**N/A**	**N/A**	**N/A**
Building Height	**3 Stories or 45 Feet whichever less**	**Warehouse/Office Building: 45 Feet / 3 Stories**	**YES**
Structure Length	**N/A**	**N/A**	**N/A**
Open Space	**63,607 SF**	**136,520 sq. ft.**	**YES**
(Landscaping) Trees	**219**	**219**	**YES**
Parking Details	**Office building:** pursuant to the Land development Regulation Ordinance 15-31: Article VI, one (1) Parking per 400 square feet of floor area. -62 spaces required	**Office Bldg.** 24,717 SF	**YES**
Parking Details (Cont'd)	**Warehouse Building:** pursuant to the Land Development Regulation, Ordinance 15-31:	**Total Space Provided: 62 Total Spaces** 36 Regular Spaces	**YES**

	Article VI, one (1) Parking per 2,500 square feet of floor area. **222,457 sq. ft. 89 spaces required**	248 Total Spaces 8 Handicapped Spaces Provided	**YES**
Landscape/ Pervious Lot Coverage	**10% minimum required pervious**	**10% provided**	**YES**
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Tuesday, September 21st, 2021. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, October 5th, 2021. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

III. Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by Industrial properties to the east and industrial uses to the north with ingress and egress to NW 42nd Avenue/Le Jeune Road.
- Sidewalk alongside the east edge of the Property.
- North of the Opa-locka Hialeah Flea Market to the South.

- Property was utilized for warehouse, distribution, storage and sales of goods. .

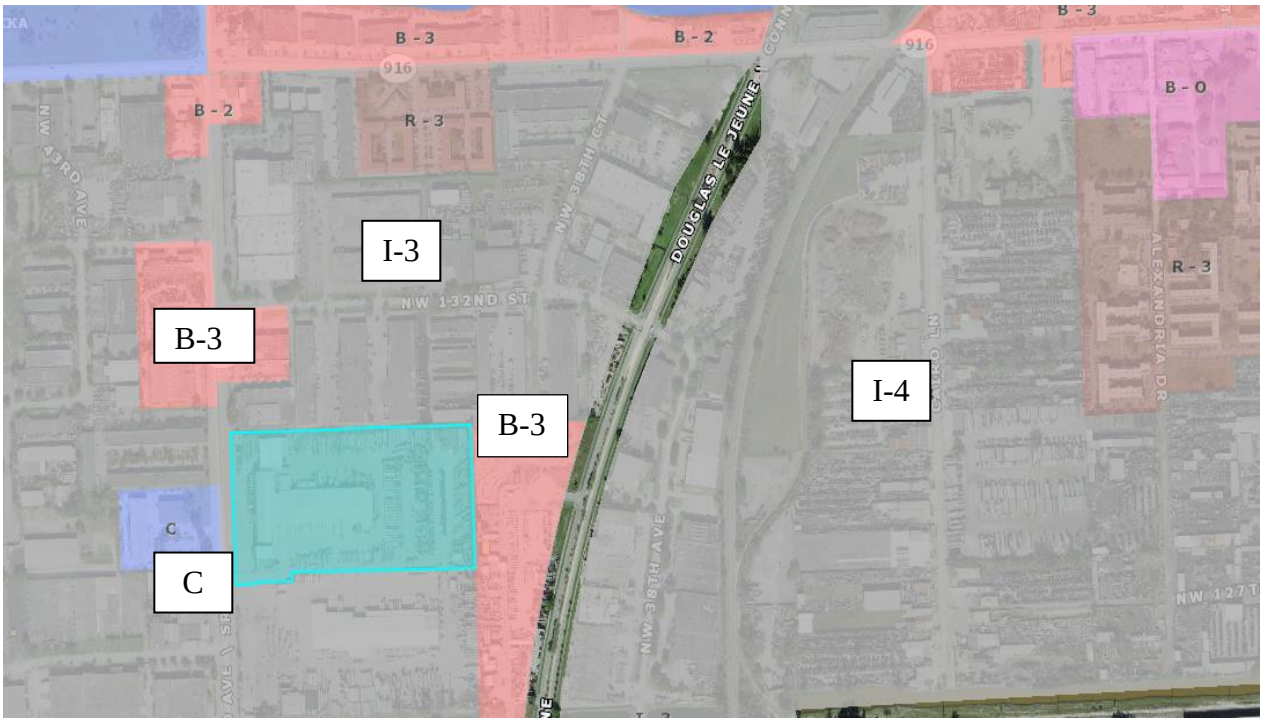
East View of property from Le Jeune Road

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Industrial	Industrial	I-3 (Commercial Liberal)
South	ROW	ROW (State Road 924/Gratigny Parkway)	N/A
East	ROW	ROW (42nd Avenue/Le Jeune Road)	N/A
West	ROW	ROW (State Road 924/Gratigny Parkway)	N/A

Surrounding Zoning Designation Map

The Site is Highlighted in image



- **General Character / Neighborhood Compatibility:** The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?

  COMPLIES

  - **Findings:**
    - The propose development use 'Warehouse Distribution Center" is in harmony with the general characteristic of the surrounding neighborhood: Commercial/Industrial Uses

- **Tree Preservation:** Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

  COMPLIES

  - **Findings:**
    - The Applicant is proposing to include landscaping for 63,607 square feet of open space *(Please see attached Landscape Plan for Trees detailed information*).

- **Fence:** All fences constructed on property perimeters shall be of a solid masonry construction or a decorative masonry block to prevent the view of any stored article. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.
  - **Findings:**
    - The Applicant is not required to have fencing as the property is on a commercial corridor pursuant to the City Land development Regulation/Zoning Code 15-31, I-3 Industrial District (Section 22-93).

- **Future Land Use:** Industrial
  - **Findings:**
    - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Industrial land use designation category location.

  COMPLIES

- **I-3 (Liberal Industrial) Permitted Uses:** Project Specific: *Warehouse Distribution Office Center*
  - **Findings:**
    - According to the City's Land Development Regulation/ Zoning Code I-3 (Liberal Industrial) allows for a Warehouse Distribution facility within this zoning district.

COMPLIES

- **Community Comments/Petitions:** The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition.
  - **Findings:** The Planning and community Development Department has received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

IV. Project Need Assessment / other Required Approvals

1. Site Plan
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 5th, 2021
2. Parking Variance
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 5th , 2021
3. Development Agreement
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 5th, 2021

V. Development Review Committee (DRC): *Meeting Review Comments*

1. **Capital Improvement Project (CIP):**
   - No issues reported for the proposed Site Plan
2. **Building:**
   - N/A
3. **Police:**
   - N/A
4. **Community Redevelopment Agency (CRA):**
   - N/A
5. **City Manager's Office (CMO):**
   - N/A
6. **Code Enforcement:**
   - N/A
7. **City Attorney's Office:**
   - Development Agreement under review
8. **Public works:**
   - N/A
9. **Inter-jurisdictional Review:**
   - N/A

VI. Staff Recommendation:

- Staff recommend approval of this Site Plan pending the following other approvals:
  - A Development Agreement must be submitted along with this Warehouse Distribution Center Site Plan pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: Article V Section 22-112 and F.S. Section 163.3220-163.3243;
  - All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;
  - All landscaping and parking areas must be provided and maintained as shown in the Warehouse Distribution Office Site Plan;
  - Trees to be planted in accordance with the City LDR
  - Adequate landscape buffer around parking area;
  - Extend employment opportunity to City residents through the City's Human Resource dept. and the Opa-locka Workforce;
  - Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary for this Warehouse Distribution Office site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;
  - All trash & garbage containers shall comply with the City dumpster enclosure requirements;
  - The Development Agreement (D.A.) shall specifically address the site plan, the daily operation, business, behaviors and any other requirements set forth by the City's Land Development Code, Planning and Zoning Board and the City Commission for this proposed Warehouse Distribution Office site plan;
  - Address all Miami-Dade County's input/recommendations as appropriate

VII. **Attachments:**

- Site Plan
- Parking Variance
- Development Agreement

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, Interim CRA Manager, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VIII. Staff Report Will be Updated After the Planning and Zoning Board Meeting on October 5th, 2021. *Reflected Actions:*

I. Planning and Zoning Board Decision: **(PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)**

Resolution No. 2021-10-05-01,
RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: PROLOGIS LOGISTICS SERVICES INCORPORATED
FOR: SITE PLAN APPROVAL REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING: A 247,174 SQ. FT. WAREHOUSE DISTRIBUTION OFFICE FACILIY WITH 248 CAR PARKING SPACES AN 64 TRAILER PARKING SPACES.

WHEREAS, applicant has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐ DATE: 10-05-2021

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ___

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning and Zoning Board Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

_____
Chairperson or Designee

The Following changes/recommendations will reflect recommendations from the Planning and Zoning Board discussions in regards to the proposed Warehouse Distribution Office Center.

RESOLUTION NO. 21-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Prologis Logistics Services Incorporated intends to re-develop this site into a new warehouse distribution and office building in the west section of the City of Opa-Locka ("City"); and

WHEREAS, the Project will consist of the demolition of the current building and the construction and operation of a new industrial warehouse/distribution and office development building located at 12805 LeJeune Road, Opa-Locka, Florida and identified by folio 08-2129-000-0061 in the I-3 Zoning District; and

WHEREAS, the development will also include 248 car parking spaces, 64 tractor-trailer parking spaces, 219 new assorted trees, 3,601 shrub plants and 139,640 square feet of landscaped open space; and

WHEREAS, the request for a variance of the parking stall dimensions which would reduce the size of the parking space from ten (10) feet width by twenty (20) feet in length as required under the Land Development Regulation, Section 22-153 (K) to Eight and a half (8.5) feet wide and eighteen (18) feet long car parking spaces; and

WHEREAS, in granting the variance the developer will provide 248 car parking spaces; and

WHEREAS, the redevelopment of this site is intended to provide a current Class-A, 247,174 square foot industrial warehouse/distribution space with 24,717 square feet of office space to attract quality logistics and distribution tenants to the City of Opa-Locka.

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

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.
Approval/Denial of Variance Application. The City Commission of the City of Opa-Locka hereby approves / denies a request for approval of a variance from Section 22-153(K) of the Land Development Regulations to reduce the parking stall dimensions from ten (10) feet wide to eight and a half (8.5) feet wide and from twenty (20) feet long to eighteen (18) feet. long to provide 248 car parking spaces for the Construction and Operation of an industrial warehouse/distribution & office space development building located at 12805 LeJeune Road and identified by folio 08-2129-000-0061 in the I-3 Zoning District.

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2021.

_____
Veronica J. Williams, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Joanna Flores, City Clerk

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, December 8, 2021 at 7:00 p.m.**, at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCE/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING CURTISS DRIVE FROM SULTAN AVENUE TO HAREM AVENUE AS COMMISSIONER ALVIN BURKE DRIVE; PROVIDING FOR A REPEALER; SEVERABILITY AND EFFECTIVE DATE (first reading/public hearing held on November 10, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE /DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearing.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, December 8, 2021.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

CITY OF OPA-LOCKA
NOTICE OF OPA-LOCKA CITY COMMISSION VACANCY

The City of Opa-locka (the "City") is seeking to fill a vacancy in the City Commission resulting from the resignation of Mayor Matthew A. Pigatt on November 10, 2021.

At the November 17, 2021 Special Commission Meeting, the City Commission directed the City Clerk to issue a Notice of City Commission Vacancy to provide an opportunity for all interested individuals to apply for consideration.

Pursuant to City Charter Section 2.7(c), the City Commission has 30 calendar days following the occurrence of the vacancy to fill the vacant City Commission position.

In accordance with City Charter Section 5.1, each applicant shall be a qualified elector of the City residing in the City for more than 365 days prior to the date of application.

The individual appointed to the City Commission will serve until November 2022.

In order to be considered for appointment, applicants must submit the following:

- A completed application, which is available at the Office of the City Clerk, or on the City's website (www.opalockafl.gov);
- Letter of interest (please limit to not more than one page);
- Current resume;
- City of Opa-locka Oath

The Office of the City Clerk will compile the applications to fill the City Commission vacancy. Applications can be submitted via:

- Hand delivery to the Office of the City Clerk at Opa-locka City Hall, 780 Fisherman Street, 4th Floor, Opa-locka, FL 33054; or
- Email to jflores@opalockafl.gov

The deadline to apply is 4:00 p.m. on Friday, December 3, 2021.

The City Commission will consider qualified applicants to fill the vacant City Commission seat at the Regular Commission Meeting on Wednesday, December 8, 2021 at 7:00 p.m., in the City Commission Chambers, 215 Perviz Avenue, Opa-locka, FL 33054. All applicants and interested parties are encouraged to attend.

Applications forms for appointment to the City Commission are available at www.opalockafl.gov. For more information, please contact the Office of the City Clerk at 305.953.2800 or by email at jflores@opalockafl.gov.

Joanna Flores, City Clerk
City of Opa-locka

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory Gay			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature**			
Commission Meeting Date:	December 8, 2021		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
					X		
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:** **Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communcation** ☐		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X						
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager		

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The subject property is currently owned by Prologis Logistics Services C/O Prologis Inc Incorporated according to Miami-Dade County Property appraiser's website. The subject Property is not being used by any business and is currently vacant. The applicant's submitted building permit has been approved by the City for the demolition of the current warehouse structure. The 635,714 square foot (14.59 acre) property site is identified by Folio 08-2129-000-

0061 in the I-3 Liberal Industrial zoning district and is also within the Corridor Mixed-Use Overlay. This development is located in the southeast area of NW 42nd Avenue/Le Jeune Road just north of NW 128th Street. This site is only accessible via Le Jeune Road. The applicant, Prologis Logistics Services c/o Prologis Inc Incorporated has submitted applications for site plan review, a variance request review and for development agreement review concerning the construction and operation of an industrial warehouse/distribution & office space development on this site.

As indicated on the site plan, this development meets all of the applicable zoning standards in compliance with the City Land Development Regulations except the dimension of the parking spaces for tenant users, their employees and visitors. The applicant has requested a variance for parking space dimension reduction which will not reduce parking space dimension for tractor trailer spaces or for Americans with Disabilities Act (ADA) disabled parking spaces.

The proposed development provides for a Class A, 247,174 square foot industrial warehouse / distribution space with 24,717 square feet of office space to attract quality logistics and distribution tenants to the City of Opa-locka. The development will also provide for 248 tenant, employee, office and visitor parking spaces, 64 tractor-trailer parking spaces, 219 assorted trees, 3,601 shrub plants, and 139,640 square feet of landscaped oopen space.

This variance request was reviewed by the Planning & Zoning Board on October 5, 2021. The Planning & Zoning Board recommended approval of this request by a 5-0 vote after presentation and discussion.

Financial Impact

The development of a new industrial warehouse/distribution and office building will attract quality logistics and distribution tenants to the City of Opa-locka. The financial impact will be through new construction, permitting, impact fees and employment during construction and for the operation after construction.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Resolution
PZAB Application
PZAB Meeting Minutes 10-05-21
Staff Report
Site Plan

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: $ 1,400.00 New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	Date Application Found Sufficient
October 6, 2020	August 21, 2020
November 3, 2020	September 18, 2020
December 1, 2020	October 16, 2020
January 5, 2021	November 20, 2020
February 2, 2021	December 18, 2020
March 2, 2021	January 15, 2021
April 6, 2021	February 19, 2021
May 4, 2021	March 19, 2021
June 1, 2021	April 16, 2021
July 6, 2021	May 21, 2021
August 3, 2021	June 18, 2021
September 7, 2021	July 23, 2021

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

   City of Opa-locka
   Planning & Community Development Department
   780 Fishermen Street 4th floor
   Opa-locka, FL 33054
   Telephone: 305-953-2868, Ext. 1503
   Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: Prologis Logistics Services Incorporated

PROPERTY OWNER'S ADDRESS: 1800 Wazee Street, Suite 500, Denver, Colorado 80202
Number/Street City State/Zip Code

APPLICANT'S NAME: Prologis Logistics Services Incorporated

APPLICANT'S ADDRESS: 1800 Wazee Street, Suite 500, Denver, Colorado 802020
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-392-4262 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12805 Le Jeune Rd., Opa-locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0061 PRESENT ZONING: I-3 with Corridor Mixed Use Overlay

LEGAL DESCRIPTION: Please see attached.

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
___Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
___Development Agreement
___Restrictive Covenant
X Other – Please specify: Variance of Article VI, Sec. 22-153(K) Parking Specifications to allow parking space dimensions of 8.5 ft. W x 18 ft. L, where a minimum of 10 ft. W X 20 Ft. is required.

Add any additional information that may be of importance to this request:

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

__X__ Completed application form

__X__ Application fee payable to the City of Opa-locka by check or money order

__X__ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)

__X__ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)

_____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

__X__ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.

_____ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

_____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies

__X__ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

__X__ Narrative concept must be submitted with application

AFFIDAVIT

I, Paris Del Rio, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.
Prologis Logistics Services Incorporated, a Delaware corporation

Signature

8/10/21
Date

Sworn to and subscribed before me by means of ✓ physical presence or __ online notarization :

This 10 day of August 2021

My Arce
Notary Public
Attach copy of identification

My commission expires October 18 2024

MERCY ARCE
MY COMMISSION # HH 054416
EXPIRES: October 18, 2024
Bonded Thru Notary Public Underwriters

Reference to Ordinance 99-15
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: Prologis Logistics Services Incorporated

I hereby authorize Tracy Slavens and Vanessa Madrid to represent Prologis Logistics Services Incorporated, as owner of that certain 14.64 +/- acre parcel of land located at 12805 Le Jeune Road, in the City of Opa-Locka, and identified by Miami-Dade County Property Appraiser Folio 08-2129-000-0061. Said representation shall be in connection with the Site Plan and development entitlement process for the Property, and in all public hearings and meetings related hereto.

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Paris Del Rio, being first duly sworn, depose and say that I am the owner of the property legally described as:
Please see attached.

I do give to **Tracy Slavens and Vanessa Madrid** the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize **Tracy Slavens and Vanessa Madrid** to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Prologis Logistics Services Incorporated, a Delaware corporation

Signature

8/10/21
Date

Sworn to and subscribed before me by means of ✓ physical presence or __ online notarization:

This 10 day of August 2021

Notary Public

My commission expires: October 18 2024

MERCY ARCE
MY COMMISSION # HH 054416
EXPIRES: October 18, 2024
Bonded Thru Notary Public Underwriters

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12805 Le Jeune Rd., Opa-locka, FL 33054

LEGAL DESCRIPTION: Please see attached.

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Prologis Logistics Services Incorporated PHONE: 305-392-4262

ADDRESS (If different): 8355 NW 12th St. , Doral , FL 33126

_____
Signature

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTH 1,210 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OFF SECTION 29, TOWNSHIP 52 SOUTH RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THERE FROM THE EAST 150 FEET THEREOF, AND LESS THE WEST 35 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST FOR 50.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTH 86°47'04"EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 29 FOR A DISTANCE OF 1,082.58 FEET TO A POINT ALONG A LINE PARALLEL TO AND 150 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 , OF THE NORTHEAST 1/4, OF SAID SECTION 29; THENCE RUN NORTH 03°01'03" WEST ALONG SAID PARALLEL LINE FOR 629.10 FEET TO A POINT ; THENCE RUN SOUTH 86°47'04" WEST FOR 820.67 FEET TO A POINT ; THENCE RUN SOUTH 02°36'27"EAST FOR A DISTANCE OF 34.80 FEET TO A POINT ; THENCE RUN SOUTH 87°03'33"WEST FOR 158.00 FEET TO A POINT; THENCE RUN SOUTH 02°56'27" EAST FOR 8.00 FEET; THENCE RUN SOUTH 87°03'33" WEST FOR 103.0 FEET TO THE EAST RIGHT OF WAY LINE OF LEJEUNE ROAD (NW 42 AVENUE); THENCE RUN SOUTH 02°56'27" EAST ALONG SAID EAST RIGHT OF WAY FOR 590.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL ONE AS ALSO DESCRIBED:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST ALONG THE CENTER SECTION LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF LE JEUNE ROAD, ALSO KNOWN AS NW 42ND AVENUE; THENCE RUN NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 590.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 619.21 FEET TO AN ½" IRON PIN; THENCE LEAVING SAID RIGHT OF WAY MARGIN RUN NORTH 87°47'03" EAST FOR A DISTANCE OF 1080.91 FEET TO A REBAR; THENCE RUN SOUTH 03°01'03" EAST FOR A DISTANCE OF 580.90 FEET TO A REBAR; THENCE RUN SOUTH 86°47'04" WEST FOR A DISTANCE OF 820.67 FEET TO A PK NAIL; THENCE RUN SOUTH 02°36'27" EAST FOR A DISTANCE OF 34.80 TO A PK NAIL; THENCE RUN SOUTH 87°03'33" WEST FOR A DISTANCE OF 158.00 FEET TO A PK NAIL; THENCE RUN SOUTH 02°56'27" EAST FOR A DISTANCE OF 8.00 FEET TO A PK NAIL; THENCE RUN

SOUTH 87°03’33” WEST FOR A DISTANCE OF 103.00 FEET TO A POINT AND BEING BACK AT THE POINT OF BEGINNING.

PARCEL TWO:

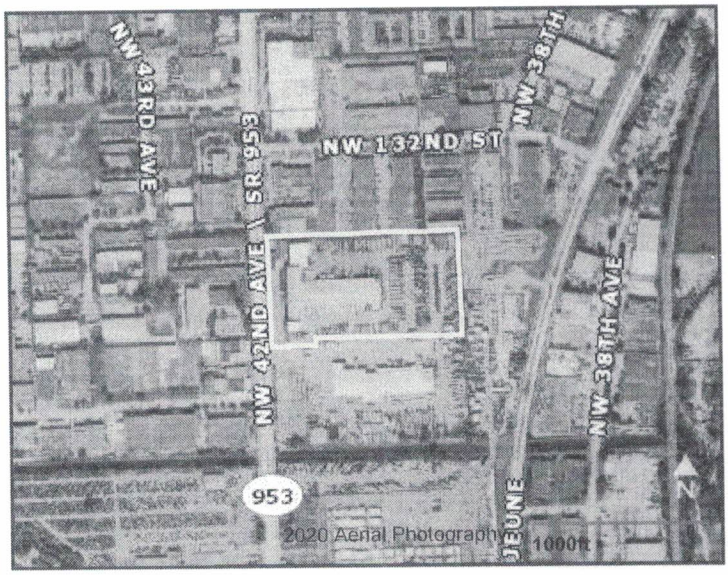
A NON-EXCLUSIVE RECIPROCAL EASMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT" BY AND BETWEEN AMERICAN FRUIT & PRODUCE CORP., A FLORIDA CORPORATION AND AMERICAN LAND HOLDINGS OF OPA-LOCKA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MARCH 1, 2013 AS BOOK 28511 PAGE 4338 OF OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/6/2021

Property Information	
Folio:	08-2129-000-0061
Property Address:	12805 LE JEUNE RD Opa-locka, FL 33054-4401
Owner	PROLOGIS LOGISTICS SERVICES C/O PROLOGIS INC INCORPORATED
Mailing Address	1800 WAZEE STREET STE 500 DENVER, CO 80202 USA
PA Primary Zone	7400 INDUSTRIAL - INDUSTRIAL P
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	117,052 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	117,052 Sq.Ft
Lot Size	635,714 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	$9,535,710	$7,628,568	$7,628,568
Building Value	$4,301,686	$4,381,618	$4,249,250
XF Value	$700,774	$702,999	$705,225
Market Value	$14,538,170	$12,713,185	$12,583,043
Assessed Value	$13,984,503	$12,713,185	$12,583,043

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$14,538,170	$12,713,185	$12,583,043
City			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	$553,667		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2017	$16,000,000	30601-0840	Qual by exam of deed
05/01/2003	$9,500,000	21288-4602	Sales which are qualified
08/01/1989	$0	14215-2137	Sales which are disqualified as a result of examination of the deed

Short Legal Description
29 52 41 14.59 AC M/L
BEG 50FTE & 590.79FTN OF C/L
OF SEC CONT N 02 DEG W 619.21FT
N 88 DEG E 1080.91FT S 03 DEG
E 580.90FT S 86 DEG W 820.67FT

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens
+1 305-789-7642
tracy.slavens@hklaw.com

August 13, 2021

VIA ELECTRONIC DELIVERY

Mr. Gregory D. Gay, AIA-NAM
Director, Planning and Community Development
Department
780 Fisherman Street, 4th Floor
Opa-Locka, Florida 33054

Re: Prologis Logistics Services Incorporated – 12805 Le Jeune Rd.
Non-Use Variance Application for Parking Stall Dimension Requirements

Mr. Gay,

Please accept this letter of intent on behalf of Prologis Logistics Services Incorporated (the "Applicant") in support of the enclosed non-use variance application pursuant to Land Development Regulations (LDR) Article III, Section 22-58 (the "Application") for that certain ±14.59 acre parcel of land located at 12805 Le Jeune Rd in the City of Opa-Locka, Florida (the "City"), and identified by Miami-Dade County Property Appraiser folio no. 08-2129-000-0061 (the "Property"). The Property has a Comprehensive Development Master Plan (CDMP) Future Land Use Plan (FLUP) map designation of Industrial with a Corridor Mixed Use Overlay, and is within the Liberal Industrial (I-3) zoning district. With this Application, the Applicant is seeking approval of a non-use variance of the parking stall dimensions set forth under LDR Article VI, Section 22-153(K). In relation to this request, the Applicant has filed companion applications for a: 1) Site Plan approval, and 2) Development Agreement.

The proposed project has been designed with parking spaces measuring 8.5 ft. wide and 18 ft. long, where a minimum of 10 ft. in width by 20 ft. in length is required under LDR Section 22-153(K). The proposed parking stall dimensions shall apply to all vehicular parking spaces, except that where parking spaces for the disabled are to be provided, they will be a minimum of 18 ft. long and the width and quality will be in accordance with the Florida Building Code. Such disabled parking spaces will also be compliant with the Americans with Disabilities Act (ADA). Also note that the trailer parking spaces contemplated on the south side of the Property will measure 12 ft. by 50 ft.

If granted, this request would allow for ample parking on the site to accommodate all tenant users, including their employees and visitors, and ensure the long-term success of the proposed Class-A industrial logistics and distribution center on the Property. Strict application of the regulations would produce a reduction on the number of parking spaces provided, resulting in a significant impact on the desired operations and Applicant's ability to attract quality tenants for the project. Overall, the proposed project contemplates 248 parking spaces to be located around the perimeter of the proposed building. The number of proposed

parking spaces exceeds the minimum required for this site (151 parking spaces). This is in addition to the trailer parking spaces strategically located on the southern portion of the property, away from the building's entrances. The proposed parking space dimensions conform with Miami-Dade County standard parking stall dimensions pursuant to Miami-Dade County Code of Ordinances Section 33-122.1, and are acknowledge under LDR Section 22-99(F)(6)(c). As such, approval of this variance is not contrary to the public interest or the stated purpose of the LDRs, will not result in any substantial detriment to adjacent properties, or the character of the district.

Based on the foregoing, we ask for your favorable review of this application. Thank you in advance for your considerate attention to this request. Should you have any further questions or concerns, please do not hesitate to contact me at (305) 789-7642.

Sincerely yours,

HOLLAND & KNIGHT LLP

Tracy R. Slavens, Esq.

Enclosures
Cc: Mr. Gerald J. Lee, *City Planner/Zoning Official*
Mr. Corion DeLaine, *City/CRA Planner*
Mr. Paris Del Rio
Mr. Danny Rivero
Mrs. Vanessa Madrid, Esq.

PLANNING & ZONING BOARD

October 5th,

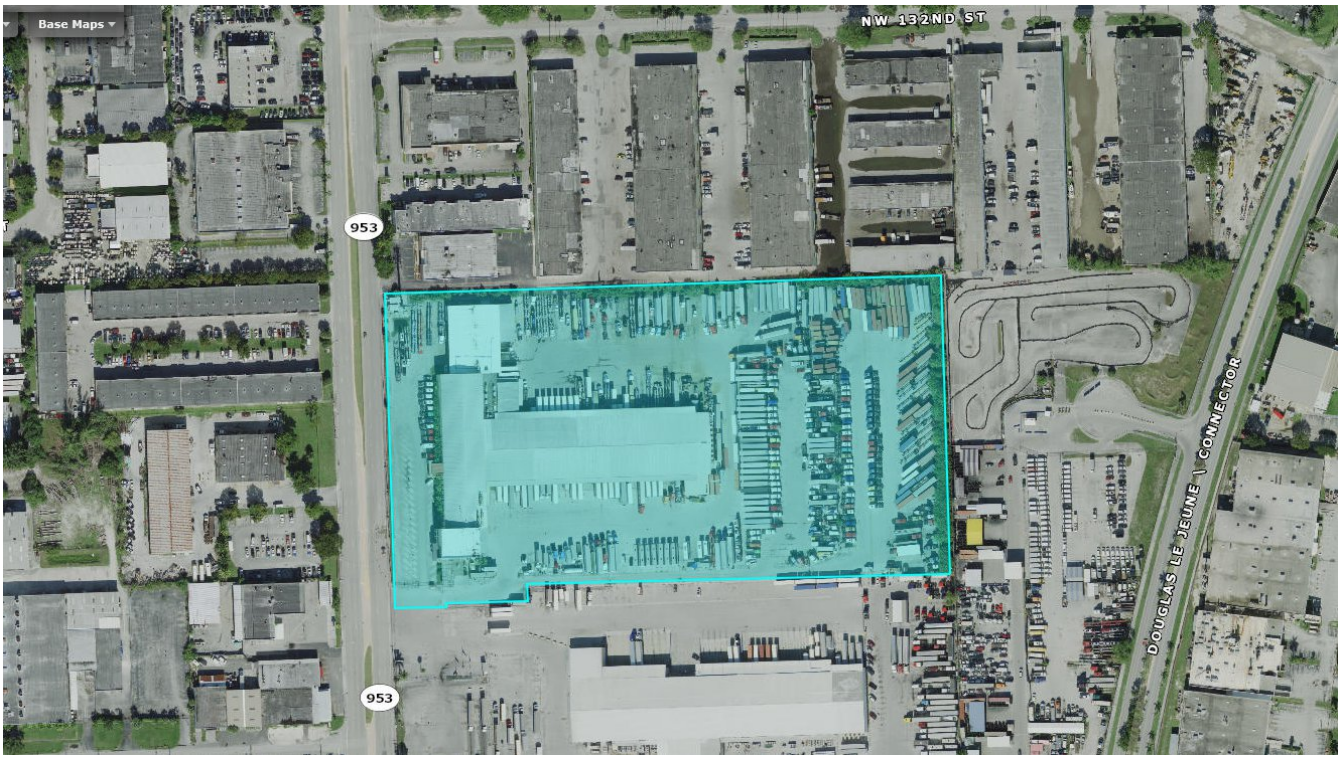
2021

PROLOGIS LOGISTICS SERVICES WAREHOUSE/DISTRIBUTION CENTER: Parking Variance

Staff Report

APPLICANT'S REQUEST:

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING VARIANCE APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE/DISTRUBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD IDENTIFIED BY FOLIO 08-2129-000-0061, IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.



I. Site Background

- According to Miami-Dade County Property Appraiser's website, the subject Property's legal description is as follow:

  29 52 41 14.59 AC M/L

  BEG 50FTE & 590.79FTN OF C/L
  OF SEC CONT N 02 DEG W 619.21FT
  N 88 DEG E 1080.91FT S 03 DEG
  E 580.90FT S 86 DEG W 820.67FT
  S 02 DEG E 34.80FT S 87 DEG W
  158FT S 02 DEG E 8 FT S 87 DEG W
  103 FT TO POB PER W/P #23128
  LOT SIZE 635,714 SQ FT

- The subject property is currently own by Prologis Logistics Services C/O Prologis Inc Incorporated according to Miami-Dade County Property appraiser's website. The subject Property is currently vacant and a building permit has been approved for the demolition of the current warehouse structure. The applicant has submitted a site plan review application and a development agreement application for the City to consider approval of their request for the construction and operation of an industrial warehouse/distribution & office space development on this site. The current parcel is identified by Folio #08-2129-000-0061 and the zoning designation of this property is I-3 Liberal Industrial and it is within the Corridor Mixed Use Overlay.

- Currently the site conditions are as follow: This property is not being used by any business. *(see Existing Condition Section).* The site is located in the southeast area of NW 42nd Avenue/Le Jeune Road just north of NW 128 Street. The site is only accessible via Le Jeune Road.

NORTH **NW 42nd Ave/Le Jeune Road** **SOUTH**

Figure 1: Google Street View, dated: October 2021

S O U T H

FORMER LOADING & UNLOADING BIRTHS FOR TRUCKS

THE FORMER REAR PARKING AREA

II. Project Details

- **Applicant's intent**

The applicant wishes to construct a 247,174 square foot warehouse distribution & office building in the north portion of this property. The new development will include 248 car parking spaces, 64 tractor-trailer parking spaces, 219 new assorted trees 3,601 shrub plants and 139,640 square feet of landscaped open space.

The City of Opa-locka's Comprehensive Plan, Future Land Use map provides that the property has a future land use designation of "Industrial" and the zoning map provides that the property is zoned industrial and has a "Corridor Mixed Use Overlay", which allows for an industrial/commercial mixed-use operation. The construction of this Class "A" Warehouse, Distribution and Office space development would potentially provide a boost to the local economy by promoting job creation and economic development through improved warehouse standards in an area that is proximal to the Opa-locka Executive Air Port and proximal to a major highway, State Road 924/Gratigny Parkway.

Site Computations & Land Development Regulation / Zoning Code			Table 1
Applicant	Prologis Logistics Services Incorporated		
Folio Number (s)	Opa-locka: 08-2129-000-0061		
Address Location	12805 Le Jeune Road		
Building (s) Footprint	Total Site Area – 635,714 SF Office Bldg. – 24,717 SF Warehouse Space – 222,457 SF Parking Lot – 4,450 SF Common Green Area – 246,724 SF		
Floor Area	Total 505,454 SF		
Zoning	I-3 – Liberal Industrial / CMU – Corridor Mixed Use Overlay		
Zoning Code Consistency	The proposed use for a Warehouse Distribution Center is consistent with the I-3 Zoning Code.		
Existing Land Use	Warehouse / Distribution Center Use / I-3		
Future Land Use Designation	Industrial		
Comprehensive Plan Consistency	- The proposed use for a Warehouse Distribution Center is consistent with the Comprehensive Plan with the requested property having an Industrial land use.		
Applicable LDR Sections	Ordinance no. 15-31, Article III Sec; 22-55; Article IV Sec. 22-81, Sec. 22-93; Article V 22-112, Article VII, VIII and X		
SET BACKS/ YARD	REQUIRED	PROPOSED	COMPLIANCE
Front (West)	15 Feet	83 Feet	YES
Rear (East)	15 Feet	N/A	YES
Side (North)	0 Feet	7.68 Feet	YES
Side (South)	0 Feet	200.52 Feet	YES
Corner Lots/ Other	N/A	N/A	N/A
Lot Coverage	N/A	77%	YES
Lot Density	N/A	N/A	N/A
Lot Size	10,000 SF (0.23 Acres)	635,714 SF (14.6 Acres)	YES
Lot Width	N/A	N/A	N/A
Building Height	3 Stories or 45 Feet whichever less	Warehouse/Office Building: 45 Feet / 3 Stories	YES
Structure Length	N/A	N/A	N/A
Open Space (Landscaping) Trees	63,607 SF 219	136,520 sq. ft. 219	YES YES
Parking Details Parking Details (Cont'd)	**Office building:** pursuant to the Land Development Regulation Ordinance 15-31: Article VI, Requires one (1) Parking space per 400 square feet of Office floor area. = 62 spaces required **Warehouse Building:** pursuant to the Land Development Regulation, Ordinance 15-31:	Office Bldg. 24,717 SF Total Space Provided: 62 Total Spaces 36 Regular Spaces	YES YES Variance-Applicant requests approval to reduce parking stall dimension.

	Article VI, one (1) Parking per 2,500 square feet of floor area. **222,457 sq. ft. 89 spaces required**	248 Total Spaces 8 Handicapped Spaces Provided	The LDR required # of parking spaces are being provided. YES
Landscape/ Pervious Lot Coverage	10% minimum required pervious	10% provided	YES
Notification Requirement	This request will be properly noticed pursuant to state law and city charter by the city clerk's office. - A copy of notice for advertisement titles were given to the Clerk's Office on Tuesday, September 21st, 2021. To be advertise at least 10 days prior to this Planning and Zoning Board meeting on Tuesday, October 5th, 2021. - City Commission Meeting: TBD		
Local Government Action Required	The City Commission must review this site plan and consider approval/disapproval after it is reviewed by the Planning and Zoning Board and any other applicable board or agency.		

III. Overall Analysis

Existing Conditions:

- The Subject Property is generally surrounded by Industrial properties to the east and industrial uses to the north with ingress and egress to NW 42nd Avenue/Le Jeune Road.
- Sidewalk alongside the west edge of the Property.
- Site is North of the Opa-locka Hialeah Flea Market to the South.

- Property was utilized for warehouse, distribution, storage and sales of goods.

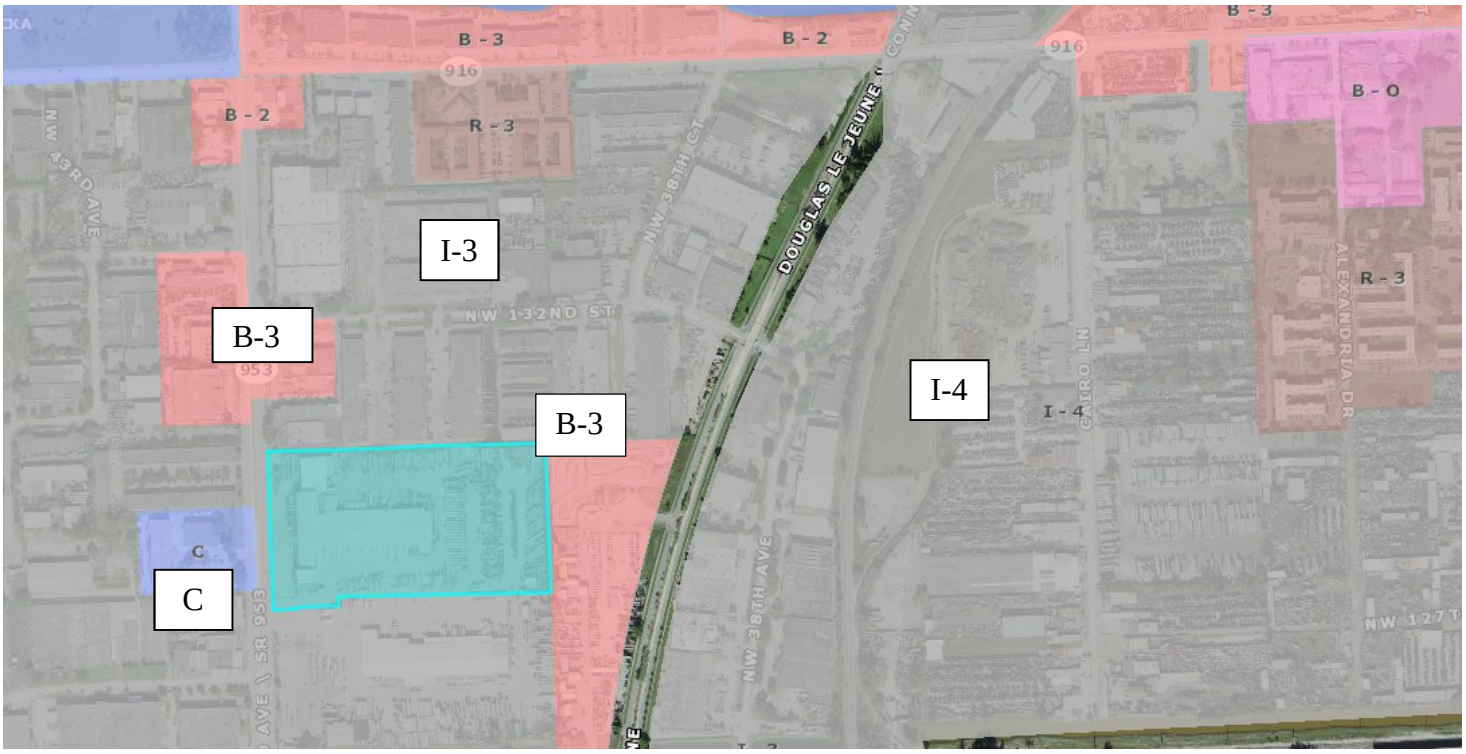
East View of property from Le Jeune Road

Surrounding Land Use and Zoning: Table 2

Location	Existing Land Use	Future Land Use (FLU)	Zoning
North	Industrial	Industrial	I-3 (Commercial Liberal)
South	Opa Locka Flea Mkt	Industrial	B-3
East	Opa Locka Flea Mkt	Industrial	B-3
West	Industrial/Civic	Industrial	I-3 / C

Surrounding Zoning Designation Map

The Site is Highlighted in image



- General Character / Neighborhood Compatibility: The proposed development use will be in Harmony with the general character of the surrounding neighborhood considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions?

COMPLIES

  - Findings:
    - The propose development use 'Warehouse Distribution Center" is in harmony with the general characteristic of the surrounding neighborhood: Commercial/Industrial Uses
    -

- Tree Preservation: Compliance with Tree Preservation Ordinance required pursuant to City ORDINANCE NO.10-03

COMPLIES

  - **Findings:**
    - The Applicant is proposing to include landscaping for 63,607 square feet of open space *(Please see attached Landscape Plan for Trees detailed information*).

- Fence: All fences constructed on property perimeters shall be of a solid masonry construction or a decorative masonry block to prevent the view of any stored article. Fences shall be constructed in a way so as not to obstruct or impair the view of any vehicle driver's ability to see other vehicles or pedestrians within two hundred (200) feet of any intersection within the district.
  - **Findings:**
    - The Applicant is not required to have fencing as the property is on a commercial corridor pursuant to the City Land development Regulation/Zoning Code 15-31, I-3 Industrial District (Section 22-93).

- Future Land Use: Industrial
  - **Findings:**
    - According to the City of Opa-locka Comprehensive Plan; the proposed project shall be located within the City's Industrial land use designation category location.

COMPLIES

- I-3 (Liberal Industrial) Permitted Uses: Project Specific: *Warehouse Distribution Office Center*
  - **Findings:**
    - According to the City's Land Development Regulation/ Zoning Code I-3 (Liberal Industrial) allows for a Warehouse Distribution facility within this zoning district.

COMPLIES

- Community Comments/Petitions: The Applicant verbally informed the Planning and Community development Department that petitions were submitted to the surrounding businesses for signatures, comments or possible opposition.
  - Findings: The Planning and community Development Department has received signed petitions submitted to the Neighboring Businesses as indicated by the Applicant.

COMPLIES

IV. Project Need Assessment / other Required Approvals

1. Site Plan
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 5th, 2021
2. Parking Variance
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 5th , 2021
3. Development Agreement
   - Application submitted for Planning & Zoning Board Meeting (this meeting) Tuesday, October 5th, 2021

V. Development Review Committee (DRC): *Meeting Review Comments*

1. **Capital Improvement Project (CIP):**
   - No issues reported for the proposed Site Plan
2. **Building:**
   - N/A
3. **Police:**
   - N/A
4. **Community Redevelopment Agency (CRA):**
   - N/A
5. **City Manager's Office (CMO):**
   - N/A
6. **Code Enforcement:**
   - N/A
7. **City Attorney's Office:**
   - Development Agreement under review
8. **Public works:**
   - N/A
9. Inter-jurisdictional Review:
   - N/A

VI. Staff Recommendation:

- Staff recommends partial approval of this Variance to allow a percentage of the parking spaces to have this parking space dimension reduction. Please note that with the parking space dimension reduction the development will still exceed the parking required and would comply with the LDR. Section 22-99 (F) (6) (c) recommends requesting parking space dimension reductions. Staff recommend approval pending the following other approvals:
  - A Development Agreement must be submitted along with this Warehouse Distribution Center Site Plan pursuant to the city Land Development Regulation/ Zoning Code Ordinance no. 15-31: Article V Section 22-112 and F.S. Section 163.3220-163.3243;
  - Traffic Study provided was reviewed by the Florida Department of Transportation Staff and concurred with the findings from the study.
  - All signage shall comply with the City's Sign Code Ordinance no. 15-31 Article X;
  - All landscaping and parking areas must be provided and maintained as shown in the Warehouse Distribution Office Site Plan;
  - Trees to be planted in accordance with the City LDR
  - Adequate landscape buffer around parking area;
  - Extend employment opportunity to City residents through the City's Human Resource dept. and the Opa-locka Workforce;
  - Maintain 100% the use, function, or any recommendation the Planning and Zoning Board deem necessary for this Warehouse Distribution Office site plan and or not limited to the provision of satisfying all other city's land development code pertaining to the site, landscape and structures;
  - All trash & garbage containers shall comply with the City dumpster enclosure requirements;
  - The Development Agreement (D.A.) shall specifically address the site plan, the daily operation, business, behaviors and any other requirements set forth by the City's Land Development Code, Planning and Zoning Board and the City Commission for this proposed Warehouse Distribution Office site plan;
  - Address all Miami-Dade County's input/recommendations as appropriate

VII. **Attachments:**

- Site Plan
- Parking Variance
- Development Agreement

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, Interim CRA Manager, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VIII. Staff Report Will be Updated After the Planning and Zoning Board Meeting on October 5th, 2021. *Reflected Actions:*

I. Planning and Zoning Board Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Resolution No. 2021-10-05-01,
RESOLUTION OF THE PLANNING AND ZONING BOARD, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: PROLOGIS LOGISTICS SERVICES INCORPORATED FOR: PARKING DIMENSION VARIANCE APPROVAL REQUEST TO CONSTRUCT AND OPERATE THE FOLLOWING: A 247,174 SQ. FT. WAREHOUSE DISTRIBUTION OFFICE FACILIY WITH 248 CAR PARKING SPACES AN 64 TRAILER PARKING SPACES.

WHEREAS, applicant has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ■ DATE: 10-05-2021

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ___

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning and Zoning Board Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

_____
Chairperson or Designee

The Following changes/recommendations will reflect recommendations from the Planning and Zoning Board discussions in regards to the proposed Warehouse Distribution Office Center.

RESOLUTION NO. 21-XXXXXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING A DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION AND OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Prologis Logistics Services Incorporated intends to re-develop this site into a new warehouse distribution and office building in the west section of the City of Opa-Locka ("City"); and

WHEREAS, the Project will consist of the demolition of the current building and the new construction and operation of an industrial warehouse/distribution and office development building located at 12805 LeJeune Road, Opa-Locka, Florida and identified by folio 08-2129-000-0061 in the I-3 Zoning District; and

WHEREAS, the development will also include 248 car parking spaces, 64 tractor-trailer parking spaces, 219 new assorted trees, 3,601 shrub plants and 139,640 square feet of landscaped open space; and

WHEREAS, the request for site plan approval meets the review criteria set forth in the Land Development Regulations, Section 22-55 H; and

WHEREAS, the redevelopment of this site is intended to provide a current Class-A, 247,174 square foot industrial warehouse/distribution space with 24,717 square feet of office space to attract quality logistics and distribution tenants to the City of Opa-Locka.

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

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval/Denial.

Approval/Denial of Development Agreement Review. The City Commission of the City of Opa-Locka hereby approves / denies a request for the Development Agreement review for the Construction and Operation of an industrial warehouse/distribution & office space development building located at 12805 LeJeune Road and identified by folio 08-2129-000-0061 in the I-3 Zoning District. A copy of the approved Development Agreement is attached hereto and incorporated herein as Exhibit "A".

SECTION 3. SCRIVENER'S ERRORS.

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

SECTION 4. EFFECTIVE DATE.

This Resolution shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2021.

_____

Veronica J. Williams, Mayor

ATTEST:

_____

Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, December 8, 2021 at 7:00 p.m.**, at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCE/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DESIGNATING CURTISS DRIVE FROM SULTAN AVENUE TO HAREM AVENUE AS COMMISSIONER ALVIN BURKE DRIVE; PROVIDING FOR A REPEALER; SEVERABILITY AND EFFECTIVE DATE (first reading/public hearing held on November 10, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE /DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearing.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, December 8, 2021.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

CITY OF OPA-LOCKA
NOTICE OF OPA-LOCKA CITY COMMISSION VACANCY

The City of Opa-locka (the "City") is seeking to fill a vacancy in the City Commission resulting from the resignation of Mayor Matthew A. Pigatt on November 10, 2021.

At the November 17, 2021 Special Commission Meeting, the City Commission directed the City Clerk to issue a Notice of City Commission Vacancy to provide an opportunity for all interested individuals to apply for consideration.

Pursuant to City Charter Section 2.7(c), the City Commission has 30 calendar days following the occurrence of the vacancy to fill the vacant City Commission position.

In accordance with City Charter Section 5.1, each applicant shall be a qualified elector of the City residing in the City for more than 365 days prior to the date of application.

The individual appointed to the City Commission will serve until November 2022.

In order to be considered for appointment, applicants must submit the following:

- A completed application, which is available at the Office of the City Clerk, or on the City's website (www.opalockafl.gov);
- Letter of interest (please limit to not more than one page);
- Current resume;
- City of Opa-locka Oath

The Office of the City Clerk will compile the applications to fill the City Commission vacancy. Applications can be submitted via:

- Hand delivery to the Office of the City Clerk at Opa-locka City Hall, 780 Fisherman Street, 4th Floor, Opa-locka, FL 33054; or
- Email to jflores@opalockafl.gov

The deadline to apply is 4:00 p.m. on Friday, December 3, 2021.

The City Commission will consider qualified applicants to fill the vacant City Commission seat at the Regular Commission Meeting on Wednesday, December 8, 2021 at 7:00 p.m., in the City Commission Chambers, 215 Perviz Avenue, Opa-locka, FL 33054. All applicants and interested parties are encouraged to attend.

Applications forms for appointment to the City Commission are available at www.opalockafl.gov. For more information, please contact the Office of the City Clerk at 305.953.2800 or by email at jflores@opalockafl.gov.

Joanna Flores, City Clerk
City of Opa-locka

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory Gay			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature**			
Commission Meeting Date:	December 8, 2021		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
				X			
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
					X		
Funding Source: *Account#* :	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communcation** ☐				
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager		

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The subject property is currently owned by Prologis Logistics Services C/O Prologis Inc Incorporated according to Miami-Dade County Property appraiser's website. The subject Property is not being used by any business and is currently vacant. The applicant's submitted building permit has been approved by the City for the demolition of the current warehouse structure. The 635,714 square foot (14.59 acre) property site is identified by Folio 08-2129-000-

0061 in the I-3 Liberal Industrial zoning district and is also within the Corridor Mixed-Use Overlay. This development is located in the southeast area of NW 42nd Avenue/Le Jeune Road just north of NW 128th Street. This site is only accessible via Le Jeune Road. The applicant, Prologis Logistics Services c/o Prologis Inc Incorporated has submitted applications for site plan review, a variance request review and for development agreement review concerning the construction and operation of an industrial warehouse/distribution & office space development on this site.

As indicated on the site plan, this development meets all of the applicable zoning standards in compliance with the City Land Development Regulations except the dimension of the parking spaces for tenant users, their employees and visitors. The applicant has requested a variance for parking space dimension reduction which will not reduce parking space dimension for tractor trailer spaces or for Americans with Disabilities Act (ADA) disabled parking spaces.

The proposed development provides for a Class A, 247,174 square foot industrial warehouse / distribution space with 24,717 square feet of office space to attract quality logistics and distribution tenants to the City of Opa-locka. The development will also provide for 248 tenant, employee, office and visitor parking spaces, 64 tractor-trailer parking spaces, 219 assorted trees, 3,601 shrub plants, and 139,640 square feet of landscaped open space.

This development agreement request was reviewed by the Planning & Zoning Board on October 5, 2021. The Planning & Zoning Board recommended approval of this request by a 5-0 vote after presentation and discussion.

Financial Impact

The development of a new industrial warehouse/distribution and office building will attract quality logistics and distribution tenants to the City of Opa-locka. The financial impact will be through new construction, permitting, impact fees and employment during construction and for the operation after construction.

Proposed Action:

Staff has recommended approval of this request.

Attachment:

Draft Resolution
PZAB Application
PZAB Meeting Minutes 10-05-21
Development Agreement Draft
Site Plan

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: $ 3,500.00 New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates (1st Tuesday of Each Month)	Date Application Found Sufficient
October 6, 2020	August 21, 2020
November 3, 2020	September 18, 2020
December 1, 2020	October 16, 2020
January 5, 2021	November 20, 2020
February 2, 2021	December 18, 2020
March 2, 2021	January 15, 2021
April 6, 2021	February 19, 2021
May 4, 2021	March 19, 2021
June 1, 2021	April 16, 2021
July 6, 2021	May 21, 2021
August 3, 2021	June 18, 2021
September 7, 2021	July 23, 2021

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.

2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.

3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change, please check with the Planning and Community Development Department for exact time and location of the meetings).*

4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.

5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

   City of Opa-locka
   Planning & Community Development Department
   780 Fishermen Street 4th floor
   Opa-locka, FL 33054
   Telephone: 305-953-2868, Ext. 1503
   Facsimile: 305-953-3060

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

" THE GREAT CITY "

City of OPA-LOCKA Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: _____ DATE RECEIVED: _____

PROPERTY OWNER'S NAME: Prologis Logistics Services Incorporated

PROPERTY OWNER'S ADDRESS: 1800 Wazee Street, Suite 500, Denver, Colorado 802020
Number/Street City State/Zip Code

APPLICANT'S NAME: Prologis Logistics Services Incorporated

APPLICANT'S ADDRESS: 1800 Wazee Street, Suite 500, Denver, Colorado 80202
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 305-392-4262 HOME _____ OTHER _____

SUBJECT PROPERTY ADDRESS: 12805 Le Jeune Rd., Opa-locka, FL 33054
Number/Street

TAX FOLIO NUMBER: 08-2129-000-0061 PRESENT ZONING: I-3 with Corridor Mixed Use Overlay

LEGAL DESCRIPTION: Please see attached.

Please check specific request:

___Tentative Plat
___Final Plat
___Comprehensive Plan Amendment: ___Small Scale; ___Large Scale *(please specify type of amendment below)*
___ Rezoning
___Drainage Plan
___Fill Permit Request
___Preliminary Site Plan Review
___Final Site Plan Review
___Conditional Use Permit – No Plans
___Conditional Use Permit – With Plans
___Special Exception – No Plans
___Special Exception – With Plans
X Development Agreement
___Restrictive Covenant
___Other – Please specify: _____

Add any additional information that may be of importance to this request:

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
(Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

__X__ Completed application form

__X__ Application fee payable to the City of Opa-locka by check or money order

__X__ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, …)

__X__ Affidavit (**see below**), and power of attorney of the property owner (**page 3**) (**Both must be Notarized**)

_____ A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).

__X__ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.

_____ Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)

_____ Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies

__X__ Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100" scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)

__X__ Narrative concept must be submitted with application

AFFIDAVIT

I, Paris Del Rio, being first duly sworn, depose and say that I am the **OWNER** of the property ,and I understand that this application must be complete and accurate before a public hearing can be advertised.

Prologis Logistics Services Incorporated, a Delaware corporation

_____
Signature

8/10/21
Date

Sworn to and subscribed before me by means of ✓ physical presence or __ online notarization :

This 10 day of August, 2021

Mercy Arce
Notary Public

My commission expires October 18 2024

Attach copy of identification

MERCY ARCE
MY COMMISSION # HH 054416
EXPIRES: October 18, 2024
Bonded Thru Notary Public Underwriters

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION
POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: Prologis Logistics Services Incorporated

I hereby authorize Tracy Slavens and Vanessa Madrid to represent Prologis Logistics Services Incorporated, as owner of that certain 14.64 +/- acre parcel of land located at 12805 Le Jeune Road, in the City of Opa-Locka, and identified by Miami-Dade County Property Appraiser Folio 08-2129-000-0061. Said representation shall be in connection with the Site Plan and development entitlement process for the Property, and in all public hearings and meetings related hereto.

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Paris Del Rio, being first duly sworn, depose and say that I am the owner of the property legally described as:
Please see attached.

I do give to **Tracy Slavens and Vanessa Madrid** the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize **Tracy Slavens and Vanessa Madrid** to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.

Prologis Logistics Services Incorporated, a Delaware corporation

Signature

8/10/21
Date

Sworn to and subscribed before me by means of ✓ physical presence or __ online notarization:

This 10 day of August 2021

Notary Public

My commission expires: October 18 2024

MERCY ARCE
MY COMMISSION # HH 054416
EXPIRES: October 18, 2024
Bonded Thru Notary Public Underwriters

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

Attach copy of identification

PLANNING & ZONING BOARD
NEIGHBORHOOD PETITION

RE: PROPERTY ADDRESS: 12805 Le Jeune Rd., Opa-locka, FL 33054

LEGAL DESCRIPTION: Please see attached.

I SUPPORT THIS DEVELOPMENT REQUEST _____

I DO NOT SUPPORT THIS DEVELOPMENT REQUEST _____

PROPERTY OWNER'S NAME: Prologis Logistics Services Incorporated PHONE: 305-392-4262

ADDRESS (If different): 8355 NW 12th St. , Doral, FL, 33126

_____
Signature

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTH 1,210 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OFF SECTION 29, TOWNSHIP 52 SOUTH RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THERE FROM THE EAST 150 FEET THEREOF, AND LESS THE WEST 35 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST FOR 50.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTH 86°47'04"EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 29 FOR A DISTANCE OF 1,082.58 FEET TO A POINT ALONG A LINE PARALLEL TO AND 150 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 , OF THE NORTHEAST 1/4, OF SAID SECTION 29; THENCE RUN NORTH 03°01'03" WEST ALONG SAID PARALLEL LINE FOR 629.10 FEET TO A POINT ; THENCE RUN SOUTH 86°47'04" WEST FOR 820.67 FEET TO A POINT ; THENCE RUN SOUTH 02°36'27"EAST FOR A DISTANCE OF 34.80 FEET TO A POINT ; THENCE RUN SOUTH 87°03'33"WEST FOR 158.00 FEET TO A POINT; THENCE RUN SOUTH 02°56'27" EAST FOR 8.00 FEET; THENCE RUN SOUTH 87°03'33" WEST FOR 103.0 FEET TO THE EAST RIGHT OF WAY LINE OF LEJEUNE ROAD (NW 42 AVENUE); THENCE RUN SOUTH 02°56'27" EAST ALONG SAID EAST RIGHT OF WAY FOR 590.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL ONE AS ALSO DESCRIBED:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47'04" EAST ALONG THE CENTER SECTION LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF LE JEUNE ROAD, ALSO KNOWN AS NW 42ND AVENUE; THENCE RUN NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 590.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°56'27" WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 619.21 FEET TO AN ½" IRON PIN; THENCE LEAVING SAID RIGHT OF WAY MARGIN RUN NORTH 87°47'03" EAST FOR A DISTANCE OF 1080.91 FEET TO A REBAR; THENCE RUN SOUTH 03°01'03" EAST FOR A DISTANCE OF 580.90 FEET TO A REBAR; THENCE RUN SOUTH 86°47'04" WEST FOR A DISTANCE OF 820.67 FEET TO A PK NAIL; THENCE RUN SOUTH 02°36'27" EAST FOR A DISTANCE OF 34.80 TO A PK NAIL; THENCE RUN SOUTH 87°03'33" WEST FOR A DISTANCE OF 158.00 FEET TO A PK NAIL; THENCE RUN SOUTH 02°56'27" EAST FOR A DISTANCE OF 8.00 FEET TO A PK NAIL; THENCE RUN

SOUTH 87°03’33” WEST FOR A DISTANCE OF 103.00 FEET TO A POINT AND BEING BACK AT THE POINT OF BEGINNING.

PARCEL TWO:

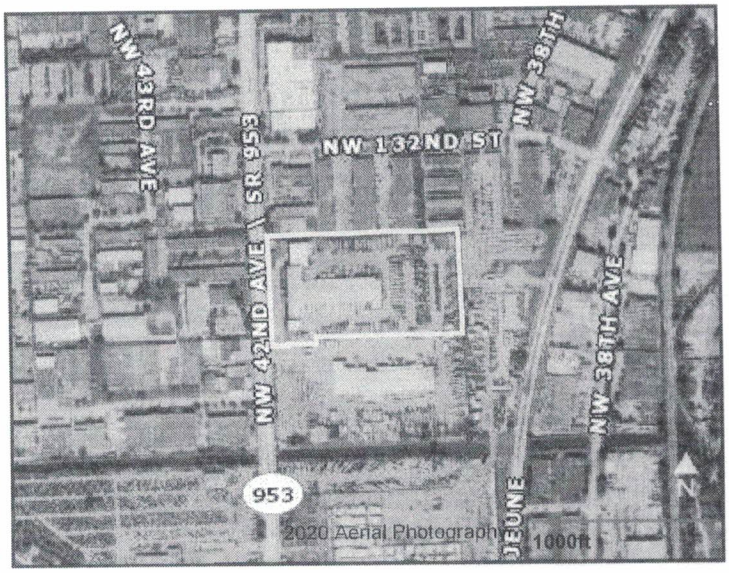
A NON-EXCLUSIVE RECIPROCAL EASMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT" BY AND BETWEEN AMERICAN FRUIT & PRODUCE CORP., A FLORIDA CORPORATION AND AMERICAN LAND HOLDINGS OF OPA-LOCKA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MARCH 1, 2013 AS BOOK 28511 PAGE 4338 OF OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/6/2021

Property Information	
Folio:	08-2129-000-0061
Property Address:	12805 LE JEUNE RD Opa-locka, FL 33054-4401
Owner	PROLOGIS LOGISTICS SERVICES C/O PROLOGIS INC INCORPORATED
Mailing Address	1800 WAZEE STREET STE 500 DENVER, CO 80202 USA
PA Primary Zone	7400 INDUSTRIAL - INDUSTRIAL P
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	117,052 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	117,052 Sq.Ft
Lot Size	635,714 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	$9,535,710	$7,628,568	$7,628,568
Building Value	$4,301,686	$4,381,618	$4,249,250
XF Value	$700,774	$702,999	$705,225
Market Value	$14,538,170	$12,713,185	$12,583,043
Assessed Value	$13,984,503	$12,713,185	$12,583,043

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$14,538,170	$12,713,185	$12,583,043
City			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$13,984,503	$12,713,185	$12,583,043

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	$553,667		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2017	$16,000,000	30601-0840	Qual by exam of deed
05/01/2003	$9,500,000	21288-4602	Sales which are qualified
08/01/1989	$0	14215-2137	Sales which are disqualified as a result of examination of the deed

Short Legal Description
29 52 41 14.59 AC M/L
BEG 50FTE & 590.79FTN OF C/L
OF SEC CONT N 02 DEG W 619.21FT
N 88 DEG E 1080.91FT S 03 DEG
E 580.90FT S 86 DEG W 820.67FT

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens
+1 305-789-7642
tracy.slavens@hklaw.com

August 13, 2021

VIA ELECTRONIC DELIVERY

Mr. Gregory D. Gay, AIA-NAM
Director, Planning and Community Development
Department
780 Fisherman Street, 4th Floor
Opa-Locka, Florida 33054

Re: Prologis Logistics Services Incorporated – 12805 Le Jeune Rd.
Development Agreement Application

Mr. Gay,

Please accept this letter of intent on behalf of Prologis Logistics Services Incorporated (the "Applicant" or "Prologis") in support of its request for the approval of a Development Agreement for a proposed industrial development on that certain ±14.59 acre parcel of land located at 12805 Le Jeune Rd in the City of Opa-Locka, Florida (the "City"), and identified by Miami-Dade County Property Appraiser folio no. 08-2129-000-0061 (the "Property"). This application is being submitted with two (2) corresponding applications for a: 1) Site Plan approval, and 2) non-use variance of parking dimensions under Land Development Regulations (LDR) Article VI, Section 22-153(K).

The Property has a Comprehensive Development Master Plan (CDMP) Future Land Use Plan (FLUP) map designation of Industrial with a Corridor Mixed Use Overlay, and is within the Liberal Industrial (I-3) zoning district. Over the years, the Property has been used as a truck driving school, trailer terminal, and/or trailer storage, and is surrounded by industrial uses to the north, south, and east, and a mix of industrial and commercial uses to the west. The Property is located off of a half section line road and approximately 0.5 miles away from a major highway, State Road 924/Gratigny Parkway. In addition, the Property is served by Metrobus routes 42 and 135 at bus stops located within 200 feet of the Property.

The Applicant is seeking to redevelop the Property with a Class-A industrial development consisting of a 247,174 square foot building (including approximately 222,457 square feet of warehouse/distribution space and 24,717 square feet of office use) intended to attract quality logistics and distribution tenants. In connection with the Site Plan approval, the Applicant is proffering a Development Agreement pursuant to LDR Article V, Section 22-112 and Florida Statutes Sections 163.3220-163.3243 (the "Development Agreement"). A draft of the proposed Development Agreement is enclosed with this submittal for your review and consideration. The Development Agreement generally, among other things, provides that: (i) the project, once approved, will be designed and maintained according to the plans provided with the companion Site Plan Application, (ii) the project's infrastructure needs will be met, (iii) the Applicant will

use commercially reasonable efforts to continue its partnership with the Miami-Dade Beacon Council to sponsor the Summer Youth Internship Program through the Prologis Trade and Logistics Academy at Miami Springs Senior High School, and (iv) prior to the issuance of the first building permit for vertical construction within the Property, the Applicant will use commercially reasonable efforts to employ qualified applicants who are City residents and will encourage all contractors retained to develop the Project to do the same.

Based on the foregoing, we ask for your favorable review of this application. Thank you in advance for your considerate attention to this request. Should you have any further questions or concerns, please do not hesitate to contact me at (305) 789-7642.

Sincerely yours,

HOLLAND & KNIGHT LLP

Tracy R. Slavens, Esq.

Enclosures
Cc: Mr. Gerald J. Lee, *City Planner/Zoning Official*
Mr. Corion DeLaine, *City/CRA Planner*
Mr. Paris Del Rio
Mr. Danny Rivero
Mrs. Vanessa Madrid, Esq.

Record and Return to:
(enclose self-addressed stamped envelope)

Tracy R. Slavens, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

This Instrument Prepared by:

Law Offices of Burnadette Norris-Weeks, P.A.

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA AND PROLOGIS LOGISTICS SERVICES INCORPORATED

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of this ____ day of _____, 2021 ("Execution Date") by and between **PROLOGIS LOGISTICS SERVICES INCORPORATED**, (the "Owner"), with the address of 8355 NW 12 Street, Doral, Florida 33126 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa-Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately ±14.59 acres of land located at 12805 NW LeJeune Road, within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio No. 08-2129-000-0061 (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City's Commission adopted Resolution Number ____ approving a Site Plan for the Proposed Development which includes a 247,174 square foot building containing approximately 222,457 square feet of distribution space and 24,717 square feet of office use, as well as approximately 248 surface parking spaces ("Proposed Development"); and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the Proposed Development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No. _____, adopted on ____, 2021, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and listed below, and the Owner have authorized the Owner/Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owner and City agrees to as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed apart hereof.

2. **Consideration.** The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both Parties and thus adequate consideration for this Agreement.

3. **Definitions.**

   (a) "Additional Term" means anyone or more additional term(s) approved by mutual consent of the Parties pursuant to a public hearing pursuant to Section 163.3225, F.S.

   (b) "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.

   (c) "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies and instrumentalities subject to the jurisdiction thereof.

   (d) "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.

   (e) "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, and/or any of its respective successors, assigns, or heirs thereof.

   (f) "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.

   (g) "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

   (h) "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,

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(i) "Entire Term" is the total term of this Agreement, combining the Initial Term of fifteen (15) years, and the Additional Term, as defined herein.

(j) "Execution Date" is the date that all Parties have affixed their signatures to this Agreement.

(k) "Existing Zoning" means (a) all entitlements associated with the City's approval of the Final Site Plan, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-Locka, including the City of Opa-Locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.

(l) "Final Site Plan" means the Site Plan entitled "Gratigny Industrial Park," as prepared by RLC Architects, P.A., dated ____, and approved by the City Commission via Resolution No. _____, as may be amended from time to time.

(m) "Governing Body" means the City of Opa-Locka's City Commission.

(n) "Initial Term" is fifteen (15) years commencing on the Effective Date.

(o) "Land" means the earth, water, and air, above, below, or on the surface and Includes any improvements or structures customarily regarded as land, except as provided herein.

(p) "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.

(q) "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, Ordinance Number 15-31.

(r) "Parties" means the City and the Owner.

(s) "Project" shall mean the construction and development of the Property in accordance with the Final Site Plan for the Proposed Development, which has been deemed consistent with Liberal Industrial (I-3) zoning district regulations and all applicable Laws.

(t) "Property" shall mean the parcel of real property defined in the preamble to this Agreement, and legally described in Exhibit "A" hereto.

(u) "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water, educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.

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(v) "Resolution" shall mean City of Opa-Locka Resolution Nos. ____ and _____ approving the Project and this Agreement.

4. **Intent.** It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-Locka's Land Development Regulation Code, the Ordinance, and the Resolution.

5. **Effective Date.** Immediately upon approval by the City and execution by all Parties, the City shall record, with recording fees paid by the Owner, the Agreement with the Clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, F.S., the City and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.

6. **Term of Agreement and Binding Effect.** This Agreement shall run with the land, remain in full force and effect, and be binding on all Parties and all persons claiming under it for an Initial Term of fifteen (15) years from the Effective Date, and may be extended in accordance with Section 252.363, F.S. for one or more Additional Term(s) thereafter by mutual consent of the Parties, subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension or modification of this Agreement requires approval of both Parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the Parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the Parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the Parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.

7. **Termination.** No notice of termination shall be required by either Party upon the expiration of this Agreement and thereafter the Parties hereto shall have no further obligations under this agreement.

8. **Expiration / Termination / Default**. Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Land Development Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, equitable estoppel or otherwise.

9. **Development Conditions.** In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:

(a) All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project, and shall be served by water and sanitary sewer main extensions as required by the City in accordance with Miami-Dade County permitting requirements.

(b) All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be

constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.

(c) All signage shall comply with all city sign code ordinance requirements.

(d) Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the Project. Such items include, but are not specifically limited to:

1) Design of all physical structures, water bodies, private and public improvements, and

2) The color and dimensional characteristics of all building materials.

3) All landscaping, bay loading and parking spaces must be provided and maintained as shown on the site plan.

(e) Owner shall preserve and maintain all buildings and structures consistent with the Project's Final Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns or controls at least 51% ownership of the Property, or controls a least 10% of any entity to which this Agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this Agreement until the expiration of the Term of this Agreement as provided in paragraph 6, above. In the event of a force majeure or in the event of a casualty, the then owner has the option but is not obligated to rebuild, provided that the Property is cleared and maintained in accordance with City Code requirements. It is expressly understood by the Owner that the development of a project that is not substantially in accordance with the Final Site Plan shall require new approvals and be derivative of a Moorish design theme in accordance with City Code requirements. In addition, Owner shall maintain the Property in a manner consistent with Section 14-2 of the City Code. The landscaping and common areas of the Property shall be maintained by the Owner, its successors or assigns, or by a property owners' association pursuant to reciprocal easement agreement(s) ("REAs"), and /or a combination thereof. The entity or entities responsible for such maintenance shall be determined by the Owner at its discretion. Owner shall provide the City with contact information of the entities or persons responsible for maintenance of the Property pursuant to this Paragraph.

(f) At the request of the City, Owner shall submit an annual report and shall provide additional documentation to the City as required by the Resolution and this Agreement, to verify continuing compliance with the Resolution and this Agreement. A copy of the City's form of annual report is attached as Exhibit "B".

(g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the Project's Final Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.

(h) Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.

(i) Owner agrees to use commercially reasonable efforts to:

1) Cooperate with the City on any City-initiated efforts with area economic development and educational organizations, including the Beacon Council, The Meek Foundation, Miami-Dade County Public Schools, and Miami-Dade College, to expand vocational and technical training programs for residents within the City through September 1, 2022; and

2) Recruit and employ qualified applicants who are City residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-Locka, and encourage all contractors retained to develop the Project to do the same, as follows:

a. Prepare and provide the City with an outreach plan that outlines the Owner's anticipated commercially reasonable efforts to provide construction-related and permanent jobs to Opa-Locka residents, prior to the issuance of the first building permit for vertical construction within the Property ("Outreach Plan"). Said Outreach Plan, at a minimum, shall require that local job fair(s) ("local" shall mean within the municipal boundaries of the City of Opa-Locka; hereinafter "Local Job Fair") be held as described herein and shall outline job training opportunities within the Project.

b. Host or require its general contractor(s) to host a Local Job Fair and provide a list of construction job openings to the City to post on the City's website, prior to the issuance of the first building permit for vertical construction. The general contractor shall advise the City of any local new hires following its Local Job Fair(s).

(j) All trash and garbage containers shall comply with all city dumpster enclosure requirements.

(k) The following timelines shall be complied with by the Owner of the Project. Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:

1) Apply for its first building permit for vertical construction within the Property within eighteen (18) months from the execution of the Development Agreement. The City Manager may administratively grant a single extension of up to six (6) months for good cause.

2) Must start construction: within twelve (12) months following issuance of the first building permit for vertical construction. The City Manager may administratively grant a single extension of up to six (6) months for good cause.

3) Must complete all phases of the Project within fourteen (14) years following issuance of permits. The City Manager may administratively grant a single extension of up to six (6) months for good cause.

4) Said timeframes may be further extended in accordance with Section 252.363, F.S.

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10. **Development Permits.** In accordance with Section 163.3227(I), F.S., the City needs to approve the following additional Development Permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

(a) Site plan approvals;

(b) Modifications to existing approvals and permits, including the Project site plan;

(c) Water, sewer, paving and drainage permits;

(d) Building permits;

(e) Sign permits;

(f) Certificates of use and occupancy; and

(g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.

(h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this Agreement for this Property.

(i) All currently non-compliant physical structures or vehicles if applicable, shall be removed prior to the execution of this Agreement.

11. **Public Services and Facilities; Concurrency.** In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and Public Facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated in the Project's Final Site Plan. The Property and the Project will also be served by all Public Facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient Public Facilities' capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.

12. **Consistency with Comprehensive Plan.** In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the Owner's development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.

13. **Reservation of Development Rights.** Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's

Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agreement shall govern the development of the Property for the Entire Term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation alter the Effective Date and during the Entire Term of this Agreement, except to the extent that the Owners consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this agreement being terminated or having expired

14. **Zoning and Other Approvals.** The Parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.

15. **Necessity of Complying, with Local Regulations Relative to Development Permits.**

(a) In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence Development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve the Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.

(b) In the event that the City asserts that the terms of this Agreement are not being complied with, then, in addition to any other remedies available to the City, the City may stay the effectiveness of this Agreement as to the portion of the Property associated with the alleged non-compliance. However, before staying the effectiveness of this Agreement as to the Property or a tract or portion thereof, and before withholding permits, inspections, or approvals throughout or upon the entire Property based on a failure to comply with this Agreement, the City shall send written notice containing the nature of the purported violation, and provide a reasonable time-frame within which the Owner may correct the violation. These requirements for notice and an opportunity to cure shall not apply and shall not be construed to limit: (i) the City's ability to take any action to prevent or ameliorate any immediate danger to the public health, safety, or welfare; or (ii) the City's or the County's authority and available remedies to enforce violations of the Code or of other applicable regulations.

16. **Good Faith: Further Assurances.** The Parties to this Agreement have negotiated in good faith. It is the intent and agreement of the Parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the Parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi—judicial capacity.

17. **Notices.** Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at:	City Manager City of Opa-Locka 780 Fisherman Street Opa-Locka, Florida 33054
With a copy to:	Law Offices of Burnadette Norris-Weeks, P.A. City Attorney City of Opa-Locka 780 Fisherman Street Opa-Locka, Florida 33054 And 401 North Avenue of the Arts Ft. Lauderdale, FL 33311
If to the Owner at:	Prologis Logistics Services 8355 NW 12th Street Doral, FL 33126
With a copy to:	Holland and Knight LLP Attn: Tracy R. Slavens, Esq. 701 Brickell Avenue, Suite 3300 Miami, FL 33131

18. **Governing Laws, Construction and Litigation.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owner and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the Parties with respect to this Agreement. All of the Parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the Parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the Parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.

Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the Parties' compliance with the

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terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.

19. **Severability.** In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

20. **Entire Agreement.** This Agreement sets forth the entire Agreement and understanding between the Parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both Parties hereto and in accordance with Section 163.3225, F.S.

21. **Indemnification.** The Owner shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising under this Agreement instituted by third parties to the extent arising as a result of the activities of Owner at the Property or in connection with the construction of the Project.

22. **Periodic Review of Agreement.** Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City, subject to the notice and cure provision contained in paragraph 15(b), above.

[*Signature Pages to Follow*]

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IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

CITY

CITY OF OPA-LOCKA FLORIDA

ATTEST: _____

By:_____
City Manager

Dated: _____ day of _____, 2021

Approved for form and legal sufficiency:

City Attorney: _____

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WITNESS:

OWNER:

PROLOGIS LOGISTICS SERVICES INCORPORATED, a Delaware corporation

By:_____
Name: Paris Del Rio
Title: Authorized Signatory

_____
Print Name

_____
Signature

_____
Print Name

_____
Print Name

_____
Signature

_____
Print Name

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2021, by Paris Del Rio, as an authorized signatory for Prologis Logistics Services Incorporated, and for the purposes stated herein on behalf of said corporation, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

_____
Print Name:_____
Notary Public, State of Florida
Commission #:_____
My Commission Expires:_____

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EXHIBIT A
PROPERTY LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTH 1,210 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OFF SECTION 29, TOWNSHIP 52 SOUTH RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THERE FROM THE EAST 150 FEET THEREOF, AND LESS THE WEST 35 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST, OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47’04” EAST FOR 50.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTH 86°47’04”EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SAID SECTION 29 FOR A DISTANCE OF 1,082.58 FEET TO A POINT ALONG A LINE PARALLEL TO AND 150 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 , OF THE NORTHEAST 1/4, OF SAID SECTION 29; THENCE RUN NORTH 03°01’03” WEST ALONG SAID PARALLEL LINE FOR 629.10 FEET TO A POINT ; THENCE RUN SOUTH 86°47’04” WEST FOR 820.67 FEET TO A POINT ; THENCE RUN SOUTH 02°36’27”EAST FOR A DISTANCE OF 34.80 FEET TO A POINT ; THENCE RUN SOUTH 87°03’33”WEST FOR 158.00 FEET TO A POINT; THENCE RUN SOUTH 02°56’27” EAST FOR 8.00 FEET; THENCE RUN SOUTH 87°03’33” WEST FOR 103.0 FEET TO THE EAST RIGHT OF WAY LINE OF LEJEUNE ROAD (NW 42 AVENUE); THENCE RUN SOUTH 02°56’27” EAST ALONG SAID EAST RIGHT OF WAY FOR 590.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL ONE AS ALSO DESCRIBED:

COMMENCE AT THE CENTER OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 86°47’04” EAST ALONG THE CENTER SECTION LINE FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF LE JEUNE ROAD, ALSO KNOWN AS NW 42ND AVENUE; THENCE RUN NORTH 02°56’27” WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 590.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°56’27” WEST ALONG SAID RIGHT OF WAY MARGIN FOR A DISTANCE OF 619.21 FEET TO AN ½” IRON PIN; THENCE LEAVING SAID RIGHT OF WAY MARGIN RUN NORTH 87°47’03” EAST FOR A DISTANCE OF 1080.91 FEET TO A REBAR; THENCE RUN SOUTH 03°01’03” EAST FOR A DISTANCE OF 580.90 FEET TO A REBAR; THENCE RUN SOUTH 86°47’04” WEST FOR A DISTANCE OF 820.67 FEET TO A PK NAIL; THENCE RUN SOUTH 02°36’27” EAST FOR A DISTANCE OF 34.80 TO A PK NAIL; THENCE RUN SOUTH 87°03’33” WEST FOR

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A DISTANCE OF 158.00 FEET TO A PK NAIL; THENCE RUN SOUTH 02°56’27” EAST FOR A DISTANCE OF 8.00 FEET TO A PK NAIL; THENCE RUN SOUTH 87°03’33” WEST FOR A DISTANCE OF 103.00 FEET TO A POINT AND BEING BACK AT THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE RECIPROCAL EASMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT" BY AND BETWEEN AMERICAN FRUIT & PRODUCE CORP., A FLORIDA CORPORATION AND AMERICAN LAND HOLDINGS OF OPA-LOCKA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MARCH 1, 2013 AS BOOK 28511 PAGE 4338 OF OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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EXHIBIT B
CITY'S ANNUAL REPORT FORM

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

CITY OF OPA-LOCKA
ANNUAL REPORT FORM

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Name and Title of Individual Completing Report: _____

Address : _____
Street Location

_____
City, State, Zip

1. Describe any changes made to the proposed plan of development, during the Reporting Period, as approved by the City of Opa-Locka City Commission ("City") pursuant to Resolution No. _____, passed and adopted on _____, 2021.

2. Describe any changes, if any, to the Development Agreement between the City of Opa-Locka, Florida, and Prologis Logistics Services Incorporated as approved by the City of Opa-Locka City Commission pursuant to Resolution No. _____, passed and adopted on _____, 2021 (the "Development Agreement").

3. Provide a list of development permits for vertical construction issued by the City during the Reporting Period.

4. Provide a list of certificates of occupancy within the project that have been issued by the City during the Reporting Period.

5. Describe compliance with Paragraph 9 (Development Conditions (a)-(k)) of the Development Agreement during the Reporting Period.

6. Provide a statement confirming that all persons have been sent copies of the annual report in conformance with Section 17 of the Development Agreement.

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FIRST READING ORDINANCE / PUBLIC HEARING

Sponsored by: City Clerk

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 8.5 ENTITLED "ELECTIONS" OF THE CITY CODE OF ORDINANCES BY CREATING SECTION 8.5-10 TO REQUIRE ELECTRONIC FILING OF CAMPAIGN FINANCE REPORTS WITH THE CITY CLERK OF THE CITY OF OPA-LOCKA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida legislature has enacted legislation that requires all candidates for state offices to file their campaign treasurer reports electronically with the Department of State; and

WHEREAS, the Miami-Dade County Board of County Commissioners has enacted legislation that requires all candidates for county office to file their campaign treasurer reports electronically with the Supervisor of Elections in Miami-Dade County; and

WHEREAS, the City of Opa-locka ("City") seeks to utilize available technology to require electronic filing of campaign finance reports in ways not inconsistent with Section 106.07, *Florida Statutes* and as determined, from time to time, by the City; and

WHEREAS, the City Commission fully appreciates the importance of continuing to build its technological infrastructure and is therefore instructing the City Clerk to require electronic campaign finance reporting for all candidates seeking to appear on the ballot in any City of Opa-Locka election.

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

SECTION 1. RECITALS.

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AMENDMENT TO THE CITY CODE

Chapter 8.5 of the City of Opa-Locka Code of Ordinances entitled "Elections" is hereby amended to create Section 8.5-10 to be entitled Electronic Campaign Finance Reporting.

SECTION 3

SECTION 8.5-10 ELECTRONIC CAMPAIGN FINANCE REPORTING

The City Commission of the City of Opa-Locka, Florida hereby requires electronic campaign finance reporting for all candidates seeking to appear on the ballot in any City of Opa-Locka election. Candidates for the Office of Mayor and City Commission shall file their Campaign Finance Report electronically with the City Clerk.

A. *FORMAT, METHOD OF FILING AND COPIES*

The City Clerk shall determine the format required for the Campaign Finance Reports and shall provide copies of any report upon request. For the purpose of this Section, "Campaign Finance Reports" shall mean the reports required of the campaign treasurers of candidates pursuant to Section 106.07, Florida Statutes.

B. *ELECTRONIC POSTING*

Campaign Finance Reports submitted by candidates for the Office of Mayor and City Commission shall be posted on the City's website by the City Clerk within three (3) business days of the date of the electronic filing by such candidate. The City reserves the right, prior to posting to review all filings and redact any material that would violate any copyright, trademark, patent or other proprietary rights of others, or any language, pictures or symbols that would be considered pornography, obscenity, nudity, libelous or in any way violates any federal, state or local law.

C. *PENALTIES.*

In addition to any other penalties which may be applicable, any individual who violates this Ordinance shall be subject to a fine of Fifty Dollars ($50.00) per day for the first three (3) days late and, thereafter, Five Hundred Dollars ($500.00) per day for each day late, not to exceed Twenty-Five Percent (25%) of the total receipts or expenditures, whichever is greater, for the period covered by the late report. If it is determined by a court which has jurisdiction over an alleged violation of this Ordinance that unusual circumstances caused the Campaign Finance Report to be filed late, no fine shall be imposed by the court. As used herein, "unusual circumstances" shall mean uncommon, rare or sudden events over which the actor has no control and which directly result in the failure to act according to the filing requirements. Unusual circumstances must occur within a time period that would clearly prevent the person legally responsible for filing the report from doing so in a timely manner.

B. *TECHNICAL ASSISTANCE*

The City Clerk shall provide technical assistance to candidates regarding the electronic filing requirements herein. The City Commission may, by resolution, establish a schedule of fees for such technical assistance.

SECTION 4. REPEAL OF CONFLICTING PROVISIONS.

To the extent any provisions of the Code conflict with this Ordinance, those provisions are repealed in their entirety.

SECTION 5. SEVERABILITY.

The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. INCLUSION IN THE CODE.

It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Opa-Locka, Florida; that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the world "Ordinance" shall be changed to "Section" or other appropriate word.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be effective upon adoption on second reading.

PASSED FIRST READING this 12th day of January, 2022.

PASSED SECOND READING this _____nd day of _____, 2022.

_____

Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass:	_____
Commissioner Davis:	_____
Commissioner Dominguez:	_____
Vice-Mayor Taylor:	_____
Mayor Williams:	_____

City of Opa-Locka
Agenda Cover Memo

Office of the City Clerk:	Joanna Flores			**Department Director Signature:**	*Joanna Flores*		
Commission Meeting Date:	01/12/2022		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**	
					X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**	
					X	X	
Funding Source:	*(Enter Fund & Dept)* N/A		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**	
					X		
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bi#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organization** ■ **Bus. & Economic Dev** □ **Public Safety** □ **Quality of Education** □ **Qual. of Life & City Image** □ **Communcation** ■		Enhance the organization of campaign finance records and improve communication with candidates and committees.		
Sponsor Name:	City Clerk		**Department:**		Office of the City Clerk		

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 8.5 ENTITLED "ELECTIONS" OF THE CITY CODE OF ORDINANCES BY CREATING SECTION 8.5-10 TO REQUIRE ELECTRONIC FILING OF CAMPAIGN FINANCE REPORTS WITH THE CITY CLERK OF THE CITY OF OPA-LOCKA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

In alignment with legislation passed by the Florida legislation requiring all candidates for state offices to file their campaign treasurer reports electronically with the Department of State, in addition to legislation enacted by the Miami-Dade County Board of County Commissioners that requires all candidates for county office to file their campaign treasurer reports electronically with the Supervisor of Elections in Miami-Dade County, the City of Opa-

locka is seeking to utilize available technology to maximize access to government services and public information, while also reducing the burden on taxpayer dollars by transitioning to digital online campaign finance reporting.

Proposed Action:

Staff recommends approval

Attachment:

SECOND READING ORDINANCES / PUBLIC HEARINGS

1st Reading/Public Hearing:
2nd Reading/Public Hearing:
Adopted:
Effective Date:
Sponsored By: City Manager

ORDINANCE NO. 22-XXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Opa-locka, FL adopted its 2021-2022 Fiscal Year General, Proprietary and Special Revenue Funds budgets by passage of Ordinance 21-12, and

WHEREAS, pursuant to Florida Statute 166.241(5), the governing body of each municipality at any time within a fiscal year or within 60 days following the end of fiscal year may amend a budget for that year as follows:

a) Appropriations for expenditures within a fund may be decreased or increased by motion recorded in the minutes if the total appropriations of the fund is not changed;
b) The governing body may establish procedures by which the designated budget officer may authorize budget amendments if the total appropriations of the fund is not changed;
c) If a budget amendment is required for a purpose not specifically authorized in paragraph (a) or paragraph (b), the budget amendment must be adopted in the same manner as the original budget unless otherwise specified in the municipality's charter; and

WHEREAS, the City Commission desires to amend its 2021-2022 Fiscal Year General, Proprietary and Special Revenue Funds budgets as set forth in Exhibit "A".

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

SECTION 1. RECITALS ADOPTED

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

Pursuant to Article IV, Section 4.5 of the City Charter, the City Manager has recommended proposed Amended General, Proprietary and Special Revenue Funds Budgets to the City Commission for the Fiscal Year retroactive to October 1, 2021, a copy of which is attached hereto as Exhibit "A" and incorporated by reference herein.

The City Commission of the City of Opa-locka hereby approves, adopts and ratifies the proposed Amended General, Proprietary and Special Revenue Funds Budgets for the Fiscal Year 2021-2022, and hereby appropriates the budgeted expenditures and revenues as set forth in the attached Exhibit "A".

The City Manager is authorized to expend or contract for expenditures, pursuant to the City of Opa-locka Charter and the adopted Code of Ordinances in accordance with the adopted Amended General, Proprietary and Special Revenue Funds Budgets for Fiscal Year 2021-2022.

The department/division expenditure allocations established by the City Manager, as revised and summarized in the budget attached as Exhibit "A", are hereby adopted and ratified. Funds of the City for General, Proprietary and Special Revenue Funds Budgets shall be expended in accordance with the appropriations provided by the budget, which shall constitute an appropriation of amounts specified therein. Expenditure control shall be at the fund level. Funds may be expended by, and with the approval of, the City Manager and the City Commission, in accordance with the provisions of the City Charter, adopted Code of Ordinances and applicable laws. Supplemental appropriations and reduction of appropriations, if any, shall be made in accordance with the City Charter.

Any and all outstanding encumbrances as of September 30, 2021, shall not lapse at that time and appropriations have been hereby provided for those outstanding encumbrances that have been incurred prior to September 30, 2021, but are not expected to be paid until after then. Receipts from sources not anticipated in the attached budget may be appropriated and expensed by Ordinance duly enacted by the City Commission in accordance with the applicable law. Adjustments within the same fund to departmental appropriations made in the attached Budget may be approved, from time to time, by the City Manager, or by Resolution adopted by the City Commission, if lawful. The City Manager is authorized to approve adjustments to the expenditure code allocations, within the limit of department appropriations made in the attached Budget.

All Ordinances setting fees and charges, and all other fees and charges consistent with appropriations adopted herein, as may be amended during the fiscal year, are hereby ratified, confirmed and approved.

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-locka and upon a filing of a certified copy hereof with the Florida Department of State and is subject to the approval of the Governor or Governor's Designee.

PASSED FIRST READING this ___ day of _____ 2021.

PASSED SECOND READING this ___ day of _____ 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-locka
Agenda Cover Memo

Department Director:	Robert Anathan			**Department Director Signature:**			
City Manager:	John Pate			**CM Signature:**			
Commission Meeting Date:	Jan 12, 2022		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
					X		
Fiscal Impact: *(Enter X in box)* N/A	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
					X		X
Funding Source: *Account#:*	*(Enter Fund & Dept)* See Attachments		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
					X		
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
		X	**Enhance Organizational** ☐ **Bus. & Economic Dev** ☐ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communication** ☐				
Sponsor Name	City Manager		**Department:** City Manager's Office		City Manager		

Short Title:

FY 22 Budget Amendment #1 – Second Hearing

Staff Summary:

Issue / Recommendation: A budget amendment is required to address both new issues arising as well as to bring into the budget projects approved prior to FY 22 which were not completed prior to September 30, 2021. These projects require the previously approved, but unpaid, expenditures rolled over into the FY 22 budget to allow subsequent payments to be made to finish these projects. Staff recommends the City Commission adopt Budget Amendment #1 on the second hearing.

History: The first hearing was conducted on December 8, 2021. At that time staff presented a recommendation including 17 items with a total increase in expenditure of $890,224. Due to lack of adequate preparation time, no items were presented at that time related to rolling over incomplete FY 21 projects, which would have to be brought into the FY 22 budget to permit completion.

Current Activity: Several significant actions have been taken since the first hearing:

1. Historically, the Water-Sewer Fund has consisted of both operating expense and capital infrastructure investment, with the associated funding for each type of activity, combined into a single fund. The capital investment volatility from year to year obscures this fund's performance in providing water and sewer service. Consequently, the Water-Sewer Fund has now been divided into two funds, one for reporting operating results and the second to be used to report the City's infrastructure investment (CIP) progress. The Stormwater Fund was similarly structured and has now also been split into two funds with one for reporting operating performance and a second for infrastructure investment (CIP).

2. A recommendation will be presented at this meeting for the General Fund to loan the Water-Sewer Operating Fund $1.0 Million to enable this Fund to pay this amount as part of the settlement of the utility billing lawsuit.

3. The $3,978,531 previously received American Rescue Plan Act (ARPA) grant has been brought into the budget and five projects recommended for ARPA funding have also been included. it is recommended that one project not reviewed at the November ARPA workshop, the Manhole Rehabilitation Project ($220,000), also be funded through the ARPA grant program. The Water-Sewer Operating Fund is required to repay the $1.0 million loan to the General Fund by September 30, 2023, and funding the Manhole Rehabilitation Project with ARPA funds rather than with Water-Sewer Operating Fund Balance will assist the Water-Sewer Operating Fund in meeting this loan requirement.

4. Two items presented in the first hearing related to moving Parks & Recreation activities from one set of accounts to a second set of accounts are no longer needed, resulting in these items being removed from the amendment.

5. Fifty-five additional items have been added, primarily reflecting either incomplete prior year projects which have to be carried forward into the FY 22 budget to be completed, or five Water-Sewer and Stormwater CIP projects budgeted for FY 22 which are being moved into the new CIP funds previously discussed. It should be noted that when a project is not completed in a prior year, the previously approved funding for the incomplete portion goes into Available Fund Balance, making this funding available for use in the current year, which is the basis of the extensive use of Available Fund Balance in this amendment.

Financial Impact:

Budget Amendment #1 can be summarized as follows:

	Budget Amendment #1
Funding	
Revenue / Loans	$5,286,186
(Addition To Fund Balance)	679,220
Total Funding – Excluding Transfers-In	5,965,406
Transfers-In	6,201,669
Total Funding	$12,167,075
Expenditure	
Expenditure – Excluding Transfers-Out	$5,965,405
Transfers-Out	6,201,669
Total Expenditure	$12,167,075

A reminder that the Transfers-In and Transfers-Out reflect movement of funding between various Funds. As such, they must be equal, and they don't reflect either new revenue coming into the City or new expenditures being paid out by the City. These are a very large amount in this instance due to (1) utilizing Fund Balance in conjunction with projects carried over into FY 22 for completion and (2) moving CIP projects into the new CIP Funds previously discussed.

Additional details on the above summary as well as a brief description of each amendment item are in the Summary attachment. The Detailed Information attachment contains accounting information for the State review of this amendment.

.Proposed Action:

Staff recommends that the City Commission approve FY 22 Budget Amendment #1 on second hearing.

Attachment:

1. Summary of the recommended amendment items
2. Detailed information on each recommended amendment item
3. Ordinance

Budget Amendment #1 Summary - Second Hearing

			Notes
	Funding		
	Revenue / Loans / Grants	$ 5,286,186	(a)
	(Addition To Fund Balance)	679,220	(b)
	Total Funding – Excluding Transfers-In	5,965,406	
	Transfer-In	6,201,669	
	Total Funding	$ 12,167,075	
	Expenditure		
	Expenditure – Excluding Transfers-Out	$ 5,965,406	(c)
	Transfers-Out	6,201,669	
	Total Expenditure	$ 12,167,075	
(a)	Revenue / Loans / Grants		
	DOJ Grant - ShotSpotter Services	$ 108,500	
	Police Off-Duty Revenue	100,000	
	Donations - City Hispanic Street Fair	4,250	
	Municipal Complex Rent	25,000	
	CDBG Grant - NW 131st Street Drainage	231,529	
	American Rescue Plan Act (ARPA) Grant	3,978,531	
	State Loan - Miami Gardens Service Line Project	485,000	
	State Grant - Burlington Canal Project	353,376	
	Total Revenue / Loans / Grants	$ 5,286,186	
(b)	Use Of / (Addition To) Fund Balance		
	General Fund	$ 1,932,442	
	Water-Sewer Operating Fund	159,700	
	Stormwater Operating Fund	688,038	
	People's Transportation Plan	414,750	
	American Rescue Plan Act (ARPA)	(2,515,710)	
	Total Use Of / (Addition To) Fund Balance	$ 679,220	
(c)	Expenditures		
	FY 21 Carryover	$ 3,809,110	
	Legal Settlement	1,000,000	
	Burlington Street Canal - Ph II & III	1,000,000	
	Pump Station #9, #12 & # 16 Rehabilitation	165,000	
	ShotSpotter Services	108,500	
	Police Off-Duty Compensation	100,000	
	Fuel Tank Removal	65,000	
	Miscellaneous	42,569	
	Use Of Contingency	(235,073)	
	Other Savings	(89,700)	
		$ 5,965,406	
	Funded By		
	Additional Revenue	$ 5,286,186	
	Fund Balance Addition	679,220	
		$ 5,965,406	

FY 22 Budget Amendment #1 Summary
Second Hearing

#	Amount	Carry Over	Purpose	Funding Source
1	$501,084	Yes	Burlington Canal Phase I restoration	Grant, Stormwater Fund Balance
2	$4,250		Increase Special Events budget	Donations
3	$64,775		NW 133rd Street relocation	ARPA
4	$4,000		Updated Toshiba agreement	Savings
5	$6,000		Police radio repairs	Savings
6	$3,000		Red light camera magistrate fees	Savings
7	$108,500		ShotSpotter services	Grant
8	$30,000		Prior year uncashed checks to the State	Savings
9	$10,000		Charter Review Committee expense	General Fund Contingency
10	$5,000		Stormwater rentals	Savings
11	$9,000		Consolidation of Commissioner individual travel budgets	NA – Consolidation of accounts
12	$500		Additional software expense	Savings
13	$200		Code Enforcement local travel	Savings
14			Not used	
15			Not used	
16	$25,000	Yes	Compensation plan development	General Fund Fund Balance
17	$185,223	Yes	NW 131st St Drainage	Grant
18	$1,000,000		General Fund loan for utility billing legal issue settlement	General Fund Fund Balance
19	$4,000		Miscellaneous Parks & Recreation expense	General Fund Contingency
20	$5,000		Miscellaneous Parks & Recreation contracted services	General Fund Contingency
21	$200,000		Transfer of budget to a more relevant account	NA – Moving budget from one account to another
22	$10,510	Yes	Office 365 Migration software	General Fund Fund Balance
23	$50,000	Yes	Tank removal	General Fund Fund Balance
24	$12,000	Yes	City Code recodification	General Fund Fund Balance
25	$8,000	Yes	Land Code recodification	General Fund Fund Balance
26	$2,000		CDL training	General Fund Contingency
27	$15,000		Permitting temporary staff	Savings
28	$20,000		Bucket truck rental - Beautification	Savings
29	$10,000		Helen Miller Center mold remediation	Savings
30	$10,000		Municipal Complex mold remediation	Additional rental revenue
31	$10,000		RFP Advertising	General Fund Contingency
32	$10,000		Additional canal maintenance – Beautification	Savings, Stormwater Contingency
33	$43,000	Yes	2105 Ali Baba completion	General Fund Fund Balance
34	$220,000	Yes	Manhole rehabilitation	ARPA
35	$3,978,531		Receipt of first half of ARPA funding	ARPA
36	$163,275	Yes	Pump Station #4 relocation - Design	Grant

#	Amount	Carry Over	Purpose	Funding Source
37	$335,000		Miami Gardens service lines – construction phase. moved from Operating fund to new CIP fund	NA – Movement of budget from one fund to another fund
38	$600,000		Cairo Lane (water-sewer portion) moved from Operating fund to new CIP fund	NA – Movement of budget from one fund to another fund
39	$2,600,000		Cairo Lane (stormwater portion) moved from Operating fund to new CIP fund	NA – Movement of budget from one fund to another fund
40	$200,000		Glorieta Gardens retention pond moved from Operating fund to new CIP fund	NA – Movement of budget from one fund to another fund
41	$90,700	Yes	Sewer system modeling	Water-Sewer Fund Balance
42	$110,750	Yes	Milling and resurfacing – PH IV	PTP Fund Balance
43	$95,000	Yes	Milling and resurfacing – PH IV	General Fund Fund Balance
44	$45,000	Yes	Relining Pump Stations #7 & #8 collection basin sewer mains	Water-Sewer Contingency
45	$100	Yes	Sidewalk project completion	Water-Sewer Fund Balance
46	$12,000	Yes	Sewer evaluation study	Water-Sewer Contingency
47	$130,000	Yes	Stormwater master plan	Stormwater Fund Balance
48	$45,000	Yes	Historic City Hall assessment	General Fund Fund Balance
49	$404,000	Yes	Relining Pump Stations #4 collection basin sewer mains	Water-Sewer Fund Balance
50	$5,000	Yes	Glorieta Gardens retention pond design phase close-out	Stormwater Fund Balance
51	$122,000	Yes	Historic Fire Station assessment	General Fund Fund Balance
52	$34,000	Yes	NW 147th St Sewer Repair	Water-Sewer Contingency
53	$190,000	Yes	New sidewalks – Phase II	PTP Fund Balance
54	$114,000	Yes	Milling and resurfacing – PH V	PTP Fund Balance
55	$180,000	Yes	Milling and resurfacing – PH V	General Fund Fund Balance
56	$150,000	Yes	Miami Gardens service lines – design phase	State loan
57	$50,000	Yes	Cairo Lane – Temporary road final costs	General Fund Fund Balance
58	$150,000	Yes	NW 30th Avenue drainage	Stormwater Fund Balance
59	$220,000		Sesame Street Bridge – Design	General Fund Fund Balance
60	$85,000	Yes	Cairo Lane condition assessment (water-sewer portion)	Water-Sewer Contingency
61	$28,000	Yes	Stormwater catch basin assessment	Stormwater Fund Balance
62	$227,330	Yes	Cairo Lane condition assessment (stormwater portion)	Stormwater Fund Balance
63	$56,832	Yes	Cairo Lane condition assessment (roadway portion)	General Fund Fund Balance
64	$100,000		Police Off-Duty Compensation	Police Off-Duty Revenue
65	$13,500		Terminal Leave Payout – General Fund	NA – Splits one category into three categories
66	$4,400		Terminal Leave Payout – Enterprise Fund	NA – Splits one category into three categories

#	Amount	Carry Over	Purpose	Funding Source
67	$200,000		Police Compensation	NA – Splits one category into three categories
68	$165,000		Pump Stations #9, #12 & #16 rehabilitation	ARPA
69	$1,000,000		Burlington Street Canal restoration - Ph II & III	ARPA
70	$13,046		Superior Street water main extension tor new fire hydrant	ARPA
71	$26,025		Additional study required to meet DERM requirements to remove pump stations from new connection moratorium	Contingency
72	$3,048		Rent increase on rented storage units	Contingency

FY 22 Budget Amendment #1 - Second Hearing

Total City				
	Governmental Funds	Enterprise Funds	ARPA Fund	Total
Budget - Adopted				
Funding				
Revenue/Loans	25,602,423	13,953,357	-	39,555,780
Use Of / (Add To) Fund Bal	2,292,602	2,896,642	-	5,189,244
Total Funding Ex Trans-In	27,895,025	16,849,999	-	44,745,024
Transfer-in	8,877,188	-	-	8,877,188
Total Funding	36,772,213	16,849,999	-	53,622,212
Expenditure				
Expenditure - Ex Trans-Out	29,198,687	15,546,335	-	44,745,022
Transfer-Out	7,573,525	1,303,664	-	8,877,189
Total Expenditure	36,772,212	16,849,999	-	53,622,211
Amendment #1				
Funding				
Revenue/Loans	272,479	1,035,176	3,978,531	5,286,186
Use Of / (Add To) Fund Bal	2,347,192	847,738	(2,515,710)	679,220
Total Funding Ex Trans-In	2,619,671	1,882,914	1,462,821	5,965,406
Transfer-in	807,342	5,394,327	-	6,201,669
Total Funding	3,427,013	7,277,241	1,462,821	12,167,075
Expenditure				
Expenditure - Ex Trans-Out	1,619,671	4,345,735	-	5,965,406
Transfer-Out	1,807,342	2,931,506	1,462,821	6,201,669
Total Expenditure	3,427,013	7,277,241	1,462,821	12,167,075
Budget Thru Amend #1				
Funding				
Revenue/Loans	25,874,902	14,988,533	3,978,531	44,841,966
Use Of / (Add To) Fund Bal	4,639,794	3,744,380	(2,515,710)	5,868,464
Total Funding Ex Trans-In	30,514,696	18,732,913	1,462,821	50,710,430
Transfer-in	9,684,530	5,394,327	-	15,078,857
Total Funding	40,199,226	24,127,240	1,462,821	65,789,287
Expenditure				
Expenditure - Ex Trans-Out	30,818,358	19,892,070	-	50,710,428
Transfer-Out	9,380,867	4,235,170	1,462,821	15,078,858
Total Expenditure	40,199,225	24,127,240	1,462,821	65,789,286

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

Governmental Funds	General Fund	CRA Fund	Safe Neighborhood Capital Fund	People's Transportation Plan Fund	Town Center Fund	Debt Service Fund	Special Law Enforcement Fund	Insurance Service Fund	Information Technology Service Fund	Total Gov Funds
Budget - Adopted										
Funding										
Revenue/Loans	16,024,808	1,303,462	3,072,042	950,000	325,200	3,926,911	-	-	-	25,602,423
Use Of / (Add To) Fund Bal	2,182,602	-	-	-	-	-	110,000	-	-	2,292,602
Total Funding Ex Trans-In	18,207,410	1,303,462	3,072,042	950,000	325,200	3,926,911	110,000	-	-	27,895,025
Transfer-in	3,458,930	-	465,458		528,082			3,088,545	1,336,173	8,877,188
Total Funding	21,666,340	1,303,462	3,537,500	950,000	853,282	3,926,911	110,000	3,088,545	1,336,173	36,772,213
Expenditure										
Expenditure - Ex Trans-Out	17,178,025	1,219,704	3,537,500	950,000	729,600	1,209,299	110,000	3,046,939	1,217,620	29,198,687
Transfer-Out	4,488,314	83,758	-	-	123,682	2,717,612	-	41,606	118,553	7,573,525
Total Expenditure	21,666,339	1,303,462	3,537,500	950,000	853,282	3,926,911	110,000	3,088,545	1,336,173	36,772,212
Amendment #1										
Funding										
Revenue/Loans	212,750	-	34,729	-	25,000	-	-	-	-	272,479
Use Of / (Add To) Fund Bal	1,932,342	-	-	414,850	-	-	-	-	-	2,347,192
Total Funding Ex Trans-In	2,145,092	-	34,729	414,850	25,000	-	-	-	-	2,619,671
Transfer-in	-	-	811,832	-	(15,000)	-	-	-	10,510	807,342
Total Funding	2,145,092	-	846,561	414,850	10,000	-	-	-	10,510	3,427,013
Expenditure										
Expenditure - Ex Trans-Out	337,750	-	846,561	414,850	10,000	-	-	-	10,510	1,619,671
Transfer-Out	1,807,342	-	-	-	-	-	-	-	-	1,807,342
Total Expenditure	2,145,092	-	846,561	414,850	10,000	-	-	-	10,510	3,427,013
Budget Thru Amend #1										
Funding										
Revenue/Loans	16,237,558	1,303,462	3,106,771	950,000	350,200	3,926,911	-	-	-	25,874,902
Use Of / (Add To) Fund Bal	4,114,944	-	-	414,850	-	-	110,000	-	-	4,639,794
Total Funding Ex Trans-In	20,352,502	1,303,462	3,106,771	1,364,850	350,200	3,926,911	110,000	-	-	30,514,696
Transfer-in	3,458,930	-	1,277,290	-	513,082	-	-	3,088,545	1,346,683	9,684,530
Total Funding	23,811,432	1,303,462	4,384,061	1,364,850	863,282	3,926,911	110,000	3,088,545	1,346,683	40,199,226
Expenditure										
Expenditure - Ex Trans-Out	17,515,775	1,219,704	4,384,061	1,364,850	739,600	1,209,299	110,000	3,046,939	1,228,130	30,818,358
Transfer-Out	6,295,656	83,758	-	-	123,682	2,717,612	-	41,606	118,553	9,380,867
Total Expenditure	23,811,431	1,303,462	4,384,061	1,364,850	863,282	3,926,911	110,000	3,088,545	1,346,683	40,199,225

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

General Fund

	Budget Adopted	Amendment #1	Budget Thru Amend #1
Funding			
Revenue/Loans	16,024,808	212,750	16,237,558
Use Of / (Add To) Fund Bal	2,182,602	1,932,342	4,114,944
Total Funding - Ex Transfer-In	18,207,410	2,145,092	20,352,502
Transfer-In	3,458,930	-	3,458,930
Total Funding - Ex Transfer-In	21,666,340	2,145,092	23,811,432
Expenditure			
Commission	121,707	-	121,707
City Manager	860,758	-	860,758
General Fund Non-Depart - Ex Trans Out	2,342,447	2,000	2,344,447
Human Resources	371,360	27,000	398,360
Clerk	381,661	12,000	393,661
Attorney	645,000	-	645,000
Finance	1,050,717	-	1,050,717
Planning & Community Dev	412,771	8,000	420,771
Building & Licenses	637,786	1,000	638,786
Parks & Recreation	1,158,168	14,250	1,172,418
Police	6,045,574	208,500	6,254,074
Code Enforcement	389,286	-	389,286
Public Works - Admin	452,681	-	452,681
Public Works - Bldg Maintenance	413,250	75,000	488,250
Public Works - Streets	1,025,799	20,000	1,045,799
Public Works - Trash	215,832	(30,000)	185,832
Public Works - Vehicle Maintenance	653,228	-	653,228
Total Expenditure - Ex Transfer-Out	17,178,025	337,750	17,515,775
Transfer-Out	4,488,314	1,807,342	6,295,656
Total Expenditure	21,666,339	2,145,092	23,811,431

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

Enterprise Funds										
	Water-Sewer Operating Expense Fund						Storm Water Op	Water Sewer CIP	Storm Water CIP	Total
	Water-Sewer OperatingDivisions (Expense)					Total				
	Water Division	Sewer Division	Water-Sewer Finance Division	Water Lines Division	Water-Sewer CIP Division	Total Water-Sewer Op Fund	Storm Water Op Fund	Total Water-Sewer CIP Fund	Storm Water CIP Fund	Total Funds
Budget - Adopted										
Funding										
Revenue/Loans						11,125,825	2,827,532	-	-	13,953,357
Use Of / (Add To) Fund Bal						1,983,920	912,722	-	-	2,896,642
Total Funding Ex Trans-In						13,109,745	3,740,254	-	-	16,849,999
Transfer-in						-	-	-	-	-
Total Funding	-	-	-	-	-	13,109,745	3,740,254	-	-	16,849,999
Expenditure										
Expenditure - Ex Trans-Out	2,000,670	3,852,198	4,295,749	255,205	1,574,882	11,978,704	3,567,631	-	-	15,546,335
Transfer-Out	-	-	1,131,041	-	-	1,131,041	172,623	-	-	1,303,664
Total Expenditure	2,000,670	3,852,198	5,426,790	255,205	1,574,882	13,109,745	3,740,254	-	-	16,849,999
Amendment #1										
Funding										
Revenue/Loans						(1,100,000)	(927,532)	1,596,577	1,466,131	1,035,176
Use Of / (Add To) Fund Bal						159,700	688,038	-		847,738
Total Funding Ex Trans-In						(940,300)	(239,494)	1,596,577	1,466,131	1,882,914
Transfer-in						1,000,000		996,821	3,397,506	5,394,327
Total Funding	-	-	-	-	-	59,700	(239,494)	2,593,398	4,863,637	7,277,241
Expenditure										
Expenditure - Ex Trans-Out	-	162,725	797,975	-	(1,435,000)	(474,300)	(2,637,000)	2,593,398	4,863,637	4,345,735
Transfer-Out			534,000			534,000	2,397,506			2,931,506
Total Expenditure	-	162,725	1,331,975	-	(1,435,000)	59,700	(239,494)	2,593,398	4,863,637	7,277,241
Budget Thru Amend #1										
Funding										
Revenue/Loans						10,025,825	1,900,000	1,596,577	1,466,131	14,988,533
Use Of / (Add To) Fund Bal						2,143,620	1,600,760	-	-	3,744,380
Total Funding Ex Trans-In						12,169,445	3,500,760	1,596,577	1,466,131	18,732,913
Transfer-in						1,000,000	-	996,821	3,397,506	5,394,327
Total Funding	-	-	-	-	-	13,169,445	3,500,760	2,593,398	4,863,637	24,127,240
Expenditure										
Expenditure - Ex Trans-Out	2,000,670	4,014,923	5,093,724	255,205	139,882	11,504,404	930,631	2,593,398	4,863,637	19,892,070
Transfer-Out	-	-	1,665,041	-	-	1,665,041	2,570,129	-	-	4,235,170
Total Expenditure	2,000,670	4,014,923	6,758,765	255,205	139,882	13,169,445	3,500,760	2,593,398	4,863,637	24,127,240

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

#				Amendment Details	Budget	Adj	Revised	
1	**Burlington Canal - Phase I**							
	Strm CIP	Grant	455-334700	State Grant (LP13035)	-	353,376	353,376	This project was budgeted to be a FY 21 project. It is now a FY 22 and moved from the Stormwater Operating Fund to the Stormwater CIP Fund.
	Strm CIP	Trf-In	455-TBD	Transfer-In From Stormwater	-	147,708	147,708	
	Strm CIP	Exp	87-5356328	Burlington Street Canal	-	501,084	501,084	
	Strm Op	Trf-Out	43-xxxxxx	Transfer-Out To Stormwater CIP	-	147,708	147,708	
	Strm Op	Fnd Bal	450-383010	Use Of Fund Balance	912,722	147,708	1,060,430	
2	**Parks & Recreation - Special Events**							
	Gen Fund	Rev	001-366915	Special Events Donation	-	4,250	4,250	Commissioner Discretionary Special Event cost exceeded $5,000 but differential was covered by donations. Budget increased to reflect donations
	Prks & Rec	Exp	72-572403	Special Events	46,000	4,250	50,250	
3	**133rd Str Sewer Main Relocation**							
	WS-CIP	Exp	86-535642	133rd St Sewer Main Relocation	-	64,775	64,775	Utilization of ARPA Funds on Commission approved project
	WS-CIP	Trf-In	445-TBD	Transfer In - From ARPA	-	64,775	64,775	
	ARPA	Trf-Out	86-TBD	Transfer Out - WSCIP	-	64,775	64,775	
	ARPA	Fnd Bal	105-383010	Fund Balance	-	64,775	64,775	
4	**Toshiba Copier Contact**							
	Non-Dept	Exp	19-519440	Rents & Leases	31,452	2,000	33,452	Additional copier costs for Non-Dept, Building & Licenses and Parks & Recreation due to new contract.
	Bldg & Lic	Exp	30-524440	Rents & Leases	2,244	1,000	3,244	
	Parks & Rec	Exp	72-572440	Rents & Leases	2,494	1,000	3,494	
	Non-Dept	Exp	19-525390	Contingency	1,381,760	(4,000)	1,377,760	
5	**Police Radio Repairs**							
	Pol	Exp	26-521467	Repair & Maint - Mach & Equip	1,500	6,000	7,500	Insufficient budget. Offset by Police vacancies
	Pol	Exp	26-521120	Salaries Regular	3,218,252	(6,000)	3,212,252	
6	**Red Light Camera Magistrate**							
	Pol	Exp	26-521312	Other Professional Services	3,000	3,000	6,000	Insufficient budget. Offset by Police vacancies
	Pol	Exp	26-521120	Salaries Regular *	3,212,252	(3,000)	3,209,252	
		* Budget altered by prior items						
7	**Shotspotter Grant**							
	Gen Fund	Rev	001-334750	DOJ Grant - ShotSpotter	-	108,500	108,500	Grant to cover first year of Shotspotter service
	Pol	Exp	26-521340	Other Contracted Services	51,000	108,500	159,500	

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

#				Amendment Details	Budget	Adj	Revised	
8	**Finance - Prior Year Unclaimed Property**							
	Finan	Exp	17-513493	General Expense	4,000	30,000	34,000	Prior year unclaimed checks cancelled, negating expense. Now have to be sent to State, resulting in FY 22 expense. Offset by audit savings
	Finan	Exp	17-513320	Accounting & Auditing	84,000	(30,000)	54,000	
9	**Charter Review Committee**							
	Non-Dept	Exp	19-519493	General Expenses	4,000	10,000	14,000	Tentative initial budget for Charter Review Committee
	Non-Dept	Exp	19-525390	Contingency *	1,377,760	(10,000)	1,367,760	
		* Budget altered by prior items						
10	**Stormwater - Rentals**							
	Stormwater	Exp	43-538440	Rentals And Leases	-	5,000	5,000	Small rental budget to be available for small Stormwater Fund needs
	Stormwater	Exp	43-538340	Other Contracted Services	229,100	(5,000)	224,100	
11	**Commission Travel**							
	Comm	Exp	10-511400	Travel - Commission	-	9,000	9,000	Finance Department has directed that more than one Travel account for the Commission is inconsistent with good accounting practices.
	Comm	Exp	10-511411	Travel - Mayor Pigatt	1,800	(1,800)	-	
	Comm	Exp	10-511412	Travel - Vice Mayo Williams	1,800	(1,800)	-	
	Comm	Exp	10-511413	Travel - Commissioner Bass	1,800	(1,800)	-	
	Comm	Exp	10-511414	Travel - Commissioner Davis	1,800	(1,800)	-	
	Comm	Exp	10-511415	Travel - Commissioner Taylor	1,800	(1,800)	-	
12	**City Clerk - Software**							
	Clerk	Exp	16-512528	Software Licensing	5,000	500	5,500	Records Request software slightly more than budgeted. Funded from vacant position.
	Clerk	Exp	16-512120	Salaries - Regular	133,370	(500)	132,870	
13	**Code - Local Travel**							
	Code	Exp	23-521400	Travel & Per Diem	-	200	200	Reimbursement of local travel expense. Funded from vacant position.
	Code	Exp	23-521120	Salaries - Regular	255,159	(200)	254,959	
14	**Not Used**							
15	**Not Used**							
16	**HR - Salary Plan Study**							
	HR	Exp	13-513312	Other Professional Services	-	25,000	25,000	Pay Plan Study was approved for a FY 21 expenditure, but has not been completed. Since FY 21 funding not used, it went into General Fund Fund Balance and is being used at this time.
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance	2,182,602	25,000	2,207,602	

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

#				Amendment Details	Budget	Adj	Revised	
17	**NW 131st Street Drainage**							
	Safe Neigh	Exp	44-543638	NW 131st ST Drainage - Road	-	34,729	34,729	Design phase of NW 131st Street Drainage Project. Funded by CDBG grant.
	Safe Neigh	Rev	320-334700	CDBG - NW 131st ST Drainage	353,376	34,729	388,105	
	Storm CIP	Exp	87-543638	NW 131st ST Drainage - Drainage	-	185,223	185,223	
	Storm CIP	Rev	455-334700	CDBG - NW 131st ST Drainage	353,376	185,223	538,599	
	WS-CIP	Exp	86-543638	NW 131st ST Drainage - Wtr-Swr	-	11,577	11,577	
	WS-CIP	Rev	445-334700	CDBG - NW 131st ST Drainage	538,599	11,577	550,176	
				Additional Items - Second Hearing				
18	**Settlement - Loan From General Fund To Water-Sewer Fund**							
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	2,207,602	1,000,000	3,207,602	Loan from General Fund to Water-Sewer Fund for settlement of billing legal case.
	Gen Fund	Loan	19-TBD	Loan To Water-Sewer Fund	-	1,000,000	1,000,000	
	Wtr-Swr Ops	Loan	440-TBD	Loan From Water-Sewer	-	1,000,000	1,000,000	
	Wtr-Swr Ops	Exp	61-514380	Legal Settlements	-	1,000,000	1,000,000	
		* Budget altered by prior items						
19	**P&R - General Expense**							
	Prks & Rec	Exp	72-572493	General Expense	-	4,000	4,000	To provide budget for small undefined expenses.
	Non-Dept	Exp	19-525390	Contingency *	1,367,760	(4,000)	1,363,760	
		* Budget altered by prior items						
20	**P&R - Other Contracted Services**							
	Prks & Rec	Exp	72-572340	Other Contracted Services	-	5,000	5,000	To provide budget for minor contracted services.
	Non-Dept	Exp	19-525390	Contingency *	1,363,760	(5,000)	1,358,760	
		* Budget altered by prior items						
21	**PTP - Reassign To More Relevant Account**							
	PTP	Exp	47-541800	Resurfacing Improvement	-	200,000	200,000	Same activity assigned to more relevant account
	PTP	Exp	47-541630	Improvements Othe Than Bldgs	200,000	(200,000)	-	
22	**IT - Office 365 Migration - Carryover**							
	Info Tech	Exp	85-512528	Software Licensing	650,715	10,510	661,225	Carryover from uncompleted FY 21 project - Office 365 Migration
	Info Tech	Trf-In	119-383030	Transfer In	1,336,173	10,510	1,346,683	
	Gen Fund	Trf-Out	19-519441	Transfer Out - General Fund	1,101,017	10,510	1,111,527	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,207,602	10,510	3,218,112	
		* Budget altered by prior items						

FY 22 Budget Amendment #1 - Second Hearing

#	Amendment Details				Budget	Adj	Revised	
23	**Bldg Maintenance - Tank Removal**							
	Bldg Mnt	Exp	39-541340	Other Contracted Service	20,000	65,000	85,000	Carryover. Portion of FY 21 project not paid in FY 21
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,218,112	65,000	3,283,112	
	* Budget altered by prior items							
24	**City Clerk - Other Professional Services - Recodification**							
	Cty Clrk	Exp	16-512312	Other Professional Services	6,000	12,000	18,000	Carryover from uncompleted FY 21 project - Recodification
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,283,112	12,000	3,295,112	
	* Budget altered by prior items							
25	**Community Development - Other Professional Services - Recodification**							
	Com Dev	Exp	37-515312	Other Professional Services	103,000	8,000	111,000	Carryover from uncompleted FY 21 project - Recodification
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,295,112	8,000	3,303,112	
	* Budget altered by prior items							
26	**HR - CCL Training**							
	HR	Exp	13-513542	Employee Training	10,000	2,000	12,000	CDL driver training
	Non-Dept	Exp	19-525390	Contingency *	1,358,760	(2,000)	1,356,760	
	* Budget altered by prior items							
27	**Bldg & Licensing - Temp Help Other Professional Services**							
	Bldg & Lic	Exp	30-524340	Other Contracted Services	-	15,000	15,000	Temporary Permitting Clerks due to vacancies
	Bldg & Lic	Exp	30-524130	Salaries - Part Time	143,852	(15,000)	128,852	
28	**Streets - Rental - Bucket Truck - Tree Trimming**							
	Streets	Exp	41-541440	Rentals & Leases	10,000	20,000	30,000	Bucket truck rental for beautification (tree trimming)
	Trash	Exp	50-541120	Salaries-Regular	135,847	(20,000)	115,847	
29	**Building Maint - Buildng Maint - Helen Miller Mold - $10K**							
	Bldg Mnt	Exp	39-541461	Building Repair & Maintenance	64,700	10,000	74,700	Mold remediation - Helen Miller Center
	Trash	Exp	50-541120	Salaries-Regular *	115,847	(10,000)	105,847	
	* Budget altered by prior items							

FY 22 Budget Amendment #1 - Second Hearing

#				Amendment Details	Budget	Adj	Revised	
30	**Town Center - Other Contracted Services - Mold Remediation**							
	Twn Ctr	Exp	44-519340	Other Contracted Services	223,000	10,000	233,000	Mold remediation. Tenant will make an extra payment to cover share of property tax. Surplus will reduce need for General Fund to fund Town Center, permitting an increase inf General Fund Contingency.
	Twn Ctr	Rev	490-371006	Rent - S FL School Of Excellence	240,000	25,000	265,000	
	Twn Ctr	Trans-In	490-381001	Transfer-In From General Fund	533,523	(15,000)	518,523	
	Non-Dept	Trans-Out	19-581926	Transfer-Out To Town Center	405,458	(15,000)	390,458	
	Non-Dept	Exp	19-525390	Contingency *	1,356,760	15,000	1,371,760	
		* Budget altered by prior items						
31	**Non-Dept - Advertising -RFPs**							
	Non-Dept	Exp	19-515491	Other Advertising	-	10,000	10,000	Advertising budget for various City procurement requests for bids
	Non-Dept	Exp	19-525390	Contingency *	1,371,760	(10,000)	1,361,760	
		* Budget altered by prior items					-	
32	**Stormwater - Additional Canal Maintenance Fees - $25K**							
	Strm Wtr Op	Exp	43-538340	Other Contracted Services *	224,100	10,000	234,100	$25,000 Increase in canal maintenace, offset by $15,000 of County stormwater billing savings.
	Strm Wtr Op	Exp	43-538992	Working Capital Reserve	200,000	(10,000)	190,000	
		* Budget altered by prior items						
33	**Safe Neighborhood CIP - 2105 Ali Baba Renovation**							
	Safe Neigh	Exp	44-541818	2105 Ali Baba Improvements	-	43,000	43,000	Carryover. Portion of FY 21 project not paid in FY 21
	Safe Neigh	Trf-In	320-381001	From General Fund	405,458	43,000	448,458	
	Non-Dept	Trf-Out	19-581320	Transfer Out - Safe Neigh CIP	405,458	43,000	448,458	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,303,112	43,000	3,346,112	
		* Budget altered by prior items						
34	**Manhole Rehabilitation**							
	WS-CIP	Exp	86-535641	Manhole Rehabilitation	-	220,000	220,000	Project recommended as replacement for Sharazad / Ahmad Street Flooding project on ARPA list to strenthen Water-Sewer fund by using alternate source of funding.
	WS-CIP	Trf-In	445-TBD	Transfer In - From ARPA *	64,775	220,000	284,775	
	ARPA	Trf-Out	xx-TBD	Transfer Out - WSCIP *	64,775	220,000	284,775	
	ARPA	Fnd Bal	105-383010	Use Of Fund Balance *	64,775	220,000	284,775	
		* Budget altered by prior items						
35	**ARPA Funding**							
	ARPA	Rev	105-334700	Grant	-	3,978,531	3,978,531	Receipt of ARPA Funds - Increase fund balance
	ARPA	Fnd Bal	105-383010	Fund Balance *	284,775	(3,978,531)	(3,693,756)	
		* Negative Fund Balance is an addtion to fund balance						

FY 22 Budget Amendment #1 - Second Hearing

#				Amendment Details	Budget	Adj	Revised	
36	**Pump Station #4 Relocation**							
	WS-CIP	Exp	86-535636	PS #4 Relocation - Design	-	163,275	163,275	Relocation of Pump Station #4. Grant Funding moved from Fund 440 (Water-Sewer Operating Expense) to Fund 445 (Water-Sewer CIP). Project removed from Water-Sewer Operating Fund
	WS-CIP	Exp	86-538992	Contingency	-	336,725	336,725	
	WS-CIP	Rev	445-334700	County GOB Grant	11,577	500,000	511,577	
	Wtr-Swr Op	Rev	440-334700	County GOB Grant	500,000	(500,000)	-	
	Wtr-Swr Op	Exp	75-535636	PS #4 Relocation -	500,000	(500,000)	-	
37	**Miami Gardens Service Lines - Move To Water-Sewer CIP Fund**							
	WS-CIP	Exp	86-535638	Miami Gardens Srvc Line - Ph II	-	335,000	335,000	Project moved to Water-Sewer CIP Fund from Water-Sewer Operating Fund. Funding source changed from Water-Sewer Operating Fund Fund Balance to State Revolving Fund loan
	Wtr-Swr OP	Exp	75-535638	Miami Gardens Srvc Line - Ph II	335,000	(335,000)	-	
	WS-CIP	Loan	445-384110	State Revolving Loan - Water	-	335,000	335,000	
	Wtr-Swr OP	Fnd Bal	440-383010	Use of/(Add't To) Fund Bal	1,983,920	(335,000)	1,648,920	
38	**Cairo Lane (Water-Sewer Portion) - Move To Water-Sewer CIP Fund**							
	WS-CIP	Exp	86-5356315	Cairo Lane	-	600,000	600,000	Project, including funding, moved to Water-Sewer CIP Fund from Water-Sewer Operating Fund.
	Wtr-Swr OP	Exp	75-5356315	Cairo Lane	600,000	(600,000)	-	
	WS-CIP	Loan	445-384110	Cairo Lane	335,000	600,000	935,000	
	Wtr-Swr OP	Loan	440-384110	Cairo Lane	600,000	(600,000)	-	
39	**Cairo Lane (Stormwater Portion) - Move To Stormwater CIP Fund**							
	STM-CIP	Grant	455-334700	Grant	538,599	140,725	679,324	Movement of Cairo Lane (Stormwater Portion) project from Stormwater Operating Fund to Stormwater CIP Fund
	STM-CIP	Loan	455-384120	WW 130310	-	762,856	762,856	
	STM-CIP	Loan	455-384110	DW 130331	-	23,951	23,951	
	STM-CIP	Trf-In	455-xxxxxx	Transfer-In From Stormwater Op	147,708	1,672,468	1,820,176	
	STM-CIP	Exp	87-5386315	Cairo Lane	-	2,600,000	2,600,000	
	Strm Wtr Op	Grant	450-334700	Grant	140,725	(140,725)	-	
	Strm Wtr Op	Loan	450-384120	WW 130310	762,856	(762,856)	-	
	Strm Wtr Op	Loan	450-384110	DW 130331	23,951	(23,951)	-	
	Strm Wtr Op	Trf-Out	43-xxxxxx	Trans-Out To Stormwater CIP *	147,708	1,672,468	1,820,176	
	Strm Wtr Op	Exp	43-5386315	Cairo Lane	2,600,000	(2,600,000)	-	
		* Budget altered by prior items						
40	**Glorieta Gardens Retention Pond - Move To Stormwater CIP Fund**							
	STM-CIP	Exp	87-538633	Glorieta Gardens Retention Pond	-	200,000	200,000	Movement of Cairo Lane (Stormwater Portion) project from Stormwater Operating Fund to Stormwater CIP Fund
	STM-CIP	Trf-In	455-xxxxxx	Trans-In From Stormwater Op *	1,820,176	200,000	2,020,176	
	Strm Wtr Op	Trf-Out	43-xxxxxx	Trans-Out To Stormwater CIP *	1,820,176	200,000	2,020,176	
	Strm Wtr Op	Exp	43-538633	Glorieta Gardens Retent. Pond	335,000	(200,000)	135,000	
		* Budget altered by prior items						

FY 22 Budget Amendment #1 - Second Hearing

#	Amendment Details				Budget	Adj	Revised	
41	**Sanitary Sewer System Hydraulic Modeling - Carryover From FY 21**							
	Wtr-Swr Op	Exp	35-535312	Other Professional Services	223,000	90,700	313,700	Carryover. Portion of FY 21 project not paid in FY 21
	Wtr-Swr OP	Fnd Bal	440-383010	Use of Fund Bal *	1,648,920	90,700	1,739,620	
	* Budget altered by prior items							
42	**Milling & Resurfacing - PTP - Ph IV - Carryover From FY 21**							
	PTP	Exp	47-541800	Resurfacing Improvement *	200,000	110,750	310,750	Carryover. Portion of FY 21 project not paid in FY 21
	PTP	Fnd Bal	176-383010	Use of Fund Bal	-	110,750	110,750	
	* Budget altered by prior items							
43	**Milling & Resurfacing - Safe Neighborhood CIP - Ph IV - Carryover From FY 21**							
	Safe Neigh	Exp	44-541800	Resurfacing Improvement	-	95,000	95,000	Carryover. Portion of FY 21 project not paid in FY 21
	Safe Neigh	Trf-In	320-381001	Trans-In From General Fund *	448,458	95,000	543,458	
	Non-Dept	Trf-Out	19-581320	Trans-Out To Safe Neigh CIP *	448,458	95,000	543,458	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,346,112	95,000	3,441,112	
	* Budget altered by prior items							
44	**Relining PS #7 & #8 Collection Basins - Carryover From FY 21**							
	Wtr-Swr CIP	Exp	86-5356314	SRF Proj. - Wastewater (PS 7,8)	-	45,000	45,000	Carryover. Portion of FY 21 project not paid in FY 21
	Wtr-Swr CIP	Trf-In	445-xxxxxx	Trans-In From Water-Sewer Ops	-	45,000	45,000	
	Wtr-Swr Ops	Trf-Out	61-xxxxxx	Trans-Out To Water-Sewer CIP	-	45,000	45,000	
	Wtr-Swr Ops	Contin	61-513992	Contingency	700,000	(45,000)	655,000	
45	**Close-Out - Sidewalk Project**							
	PTP	Exp	47-541835	Sidewalks	-	100	100	Final Close-Out of a FY 21 project
	PTP	Fnd Bal	176-383010	Use of Fund Bal *	110,750	100	110,850	
	* Budget altered by prior items							
46	**Close-Out - Sewer Evaluation Study**							
	Wtr-Swr Op	Exp	35-535312	Other Professional Services *	313,700	12,000	325,700	Final Close-Out of a FY 21 project
	Wtr-Swr Ops	Contin	61-513992	Contingency *	655,000	(12,000)	643,000	
	* Budget altered by prior items							
47	**Stormwater Master Plan - Carryover From FY 21**							
	Strm OP	Exp	43-538312	Other Professional Services	50,000	130,000	180,000	Carryover. Portion of FY 21 project not paid in FY 21
	Strm OP	Fnd Bal	450-383010	Use Of Fund Balance *	1,060,430	130,000	1,190,430	
	* Budget altered by prior items							

FY 22 Budget Amendment #1 - Second Hearing

#	Amendment Details				Budget	Adj	Revised	
48	**Historic City Hall Assessesment - Carryover From FY 21**							
	Safe Neigh	Exp	44-541823	Historic City Hall	600,000	45,000	645,000	Carryover. Portion of FY 21 project not paid in FY 21
	Safe Neigh	Trf-In	320-381001	Trans-In From General Fund *	543,458	45,000	588,458	
	Non-Dept	Trf-Out	19-581320	Trans-Out To Safe Neigh CIP *	543,458	45,000	588,458	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,441,112	45,000	3,486,112	
	* Budget altered by prior items							
49	**Relining Pump Sta. #4 Collection Basin - Carryover From FY 21**							
	Wtr-Swr CIP	Exp	86-5356319	Zone 1&2 / PS #4 Relining	-	404,000	404,000	Carryover. Portion of FY 21 project not paid in FY 21
	Wtr-Swr CIP	Trf-In	445-xxxxxx	Trans-In From Water-Sewer Ops *	45,000	404,000	449,000	
	Wtr-Swr Ops	Trf-Out	61-xxxxxx	Trans-Out To Water-Sewer CIP *	45,000	404,000	449,000	
	Wtr-Swr Ops	Fnd Bal	440-383010	Use Of Fund Balance *	1,739,620	404,000	2,143,620	
		* Budget altered by prior items						
50	**Close-Out - Glorieta Gardens Retention Pond Assessment**							
	Strm OP	Exp	43-538312	Other Professional Services *	180,000	5,000	185,000	Final Close-Out of a FY 21 project
	Strm OP	Fnd Bal	450-383010	Use Of Fund Balance *	1,190,430	5,000	1,195,430	
	* Budget altered by prior items							
51	**Historic Fire Station Assessesment - Carryover From FY 21**							
	Safe Neigh	Exp	44-541841	Historic Fire Station / HR Bldg	-	122,000	122,000	Carryover. Portion of FY 21 project not paid in FY 21
	Safe Neigh	Trf-In	320-381001	Trans-In From General Fund *	588,458	122,000	710,458	
	Non-Dept	Trf-Out	19-581320	Trans-Out To Safe Neigh CIP *	588,458	122,000	710,458	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,486,112	122,000	3,608,112	
	* Budget altered by prior items							
52	**Sewer Main Point Repair -NW 147 ST - Carryover From FY 21**							
	Wtr-Swr Ops	Exp	35-535340	Other Contracted Services	243,000	34,000	277,000	Carryover. Portion of FY 21 project not paid in FY 21
	Wtr-Swr Ops	Conting	61-513992	Contingency *	643,000	(34,000)	609,000	
	* Budget altered by prior items							
53	**Sidewalk Phase II - Carryover From FY 21**							
	PTP	Exp	47-541835	Sidewalks *	100	190,000	190,100	Carryover. Portion of FY 21 project not paid in FY 21
	PTP	Fnd Bal	176-383010	Use of Fund Balance *	110,850	190,000	300,850	
	* Budget altered by prior items							
54	**Milling & Resurfacing - PTP - Ph V - Carryover From FY 21**							
	PTP	Exp	47-541800	Resurfacing Improvement *	310,750	114,000	424,750	Carryover. Portion of FY 21 project not paid in FY 21
	PTP	Fnd Bal	176-383010	Use of Fund Bal *	300,850	114,000	414,850	
	* Budget altered by prior items							

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

#	Amendment Details				Budget	Adj	Revised	
55	**Milling & Resurfacing - Safe Neighborhood CIP - Ph V - Carryover From FY 21**							
	Safe Neigh	Exp	44-541800	Resurfacing Improvement	95,000	180,000	275,000	Carryover. Portion of FY 21 project not paid in FY 21
	Safe Neigh	Trf-In	320-381001	Trans-In From General Fund *	710,458	180,000	890,458	
	Non-Dept	Trf-Out	19-581320	Trans-Out To Safe Neigh CIP *	710,458	180,000	890,458	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,608,112	180,000	3,788,112	
	* Budget altered by prior items							
56	**Miami Gardens Service Lines Design - Carryover From FY 21**							
	Wtr-Swr CIP	Exp	86-535638	Miami Gardens Svc Line *	335,000	150,000	485,000	Carryover. Portion of FY 21 project not paid for in FY 21. Moved to Water-Sewer CIP Fund
	Wtr-Swr CIP	Loan	445-384110	State Revolving Loan - Water *	935,000	150,000	1,085,000	
	* Budget altered by prior items							
57	**Cairo Lane - Additional Temporary Road Expense**							
	Safe Neigh	Exp	44-541820	Cairo Lane	800,000	50,000	850,000	Additional FY 21 temporary road expense not paid in FY 21.
	Safe Neigh	Trf-In	320-381001	Trans-In From General Fund *	890,458	50,000	940,458	
	Non-Dept	Trf-Out	19-581320	Trans-Out To Safe Neigh CIP *	890,458	50,000	940,458	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,788,112	50,000	3,838,112	
	* Budget altered by prior items							
58	**NW 30 Ave Drainage - Carryover From FY 21**							
	STM-CIP	Exp	87-538632	NW 30th Avenue	-	150,000	150,000	Carryover. Portion of FY 21 project not paid in FY 21. Moved to Stormwater CIP Fund
	STM-CIP	Trf-In	455-xxxxxx	Trans-In From Stormwater Op *	2,020,176	150,000	2,170,176	
	Strm Wtr Op	Trf-Out	43-xxxxxx	Trans-Out To Stormwater CIP *	2,020,176	150,000	2,170,176	
	Strm Wtr Op	Fnd Bal	450-383010	Use Of Fund Balance *	1,195,430	150,000	1,345,430	
	* Budget altered by prior items							
59	**Sesame Street Bridge - Design Phase**							
	Safe Neigh	Exp	44-541840	Sesame Street Bridge	-	220,000	220,000	Bridge replacement design phase
	Safe Neigh	Trf-In	320-381001	Trans-In From General Fund *	940,458	220,000	1,160,458	
	Non-Dept	Trf-Out	19-581320	Trans-Out To Safe Neigh CIP *	940,458	220,000	1,160,458	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	3,838,112	220,000	4,058,112	
	* Budget altered by prior items							
60	**Cairo Lane Condition Assessment (Water Portion) - Carryover From FY 21**							
	WS-CIP	Exp	86-5356315	Cairo Lane (Water-Sewer Portion) *	600,000	85,000	685,000	Carryover. Portion of FY 21 project not paid in FY 21. Moved to Water-Sewer CIP Fund
	WS-CIP	Trans-In	445-xxxxxx	Trans-In From Water-Sewer Op *	449,000	85,000	534,000	
	Wtr-Swr Op	Trans-Out	61-xxxxxx	Trans-Out To Water-Sewer CIP *	449,000	85,000	534,000	
	Wtr-Swr Op	Contin	61-513992	Contingency *	609,000	(85,000)	524,000	
	* Budget altered by prior items							

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

#	Amendment Details				Budget	Adj	Revised	
61	**Stormwater Catch Basin Maintenance - Carryover From FY 21**							
	Strm Wtr Op	Exp	43-538340	Other Contracted Services *	234,100	28,000	262,100	Carryover. Portion of FY 21 project not paid in FY 21
	Strm Wtr Op	Fnd Bal	450-383010	Use Of Fund Balance *	1,345,430	28,000	1,373,430	
	* Budget altered by prior items							
62	**Cairo Lane Condition Assessment (Stormwater Portion) - Carryover From FY 21**							
	STM-CIP	Exp	87-5386315	Cairo Lane *	2,600,000	227,330	2,827,330	Carryover. Portion of FY 21 project not paid in FY 21
	STM-CIP	Trf-In	455-xxxxxx	Trans-In From Stormwater Op *	2,170,176	227,330	2,397,506	
	Strm Wtr Op	Trf-Out	43-xxxxxx	Trans-Out To Stormwater CIP *	2,170,176	227,330	2,397,506	
	Strm Wtr Op	Fnd Bal	450-383010	Use Of Fund Balance *	1,373,430	227,330	1,600,760	
	* Budget altered by prior items							
63	**Cairo Lane Condition Assessment (Roadway Portion) - Carryover From FY 21**							
	Safe Neigh	Exp	44-541820	Cairo Lane *	850,000	56,832	906,832	Carryover. Portion of FY 21 project not paid in FY 21
	Safe Neigh	Trf-In	320-381001	Trans-In From General Fund *	1,160,458	56,832	1,217,290	
	Non-Dept	Trf-Out	19-581320	Trans-Out To Safe Neigh CIP *	1,160,458	56,832	1,217,290	
	Gen Fund	Fnd Bal	001-383010	Use Of Fund Balance *	4,058,112	56,832	4,114,944	
	* Budget altered by prior items							
64	**Police Off-Duty Compensation**							
	Gen Fund	Rev	001-342120	Off-Duty Police Revenue	50,000	100,000	150,000	New policy results in an increase in compensation paid through the City for off-duty services
	Police	Exp	22-521TBD	Off-Duty Police Salaries	-	100,000	100,000	
65	**Terminal Leave Payout - Divided Into Component Parts - General Fund**							
	Non-Dept	Exp	19-581922	Terminal Leave Wages Payout	75,000	(13,500)	61,500	Divides terminal leave payout into component parts for reporting purposes
	Non-Dept	Exp	19-581TBD	Terminal Leave FICA/Med	-	4,600	4,600	
	Non-Dept	Exp	19-581TBD	Terminal Leave Retirement	-	8,900	8,900	
66	**Terminal Leave Payout - Divided Into Component Parts - Enterprise Funds**							
	WS-Fin	Exp	61-535916	Terminal Leave Wages Payout	30,000	(4,400)	25,600	Divides terminal leave payout into component parts for reporting purposes
	WS-Fin	Exp	61-535TBD	Terminal Leave FICA/Med	-	1,900	1,900	
	WS-Fin	Exp	61-535TBD	Terminal Leave Retirement	-	2,500	2,500	
67	**Police Compensation - Divided Into Component Parts**							
	Police	Exp	26-521120	Salaries - Regular *	3,209,252	(200,000)	3,009,252	Divided into components to better reflect compensation factors
	Police	Exp	26-521TBD	Salaries - Holiday Pay	-	150,000	150,000	
	Police	Exp	26-521TBD	Salaries - Excess Sick Leave Pay	-	50,000	50,000	
	* Budget altered by prior items							

Exhibit "A"

FY 22 Budget Amendment #1 - Second Hearing

#				Amendment Details	Budget	Adj	Revised	
68	**Pump Station #9, #12 & #16 Pump Station Rehabilitation - Design**							
	Wtr-Swr CIP	Exp	86-5356317	Pump Station #12 Rehabilitation	-	55,000	55,000	Rehabilitation of Pump Stations #9, #12 & #16 with ARPA funding
	Wtr-Swr CIP	Exp	86-535635	Pump Station #9 Rehabilitation	-	55,000	55,000	
	Wtr-Swr CIP	Exp	86-535xxx	Pump Station #16 Rehabilitation	-	55,000	55,000	
	Wtr-Swr CIP	Trf-In	445-TBD	Transfer In - From ARPA *	284,775	165,000	449,775	
	ARPA	Trf-Out	xx-TBD	Transfer Out - WSCIP *	284,775	165,000	449,775	
	ARPA	Fnd Bal	105-383010	Use Of Fund Balance *	(3,693,756)	165,000	(3,528,756)	
		* Budget altered by prior items						
69	**Burlington Street Canal - Ph II, III**							
	STM-CIP	Exp	87-5356328	Burlington St Canal *	501,084	1,000,000	1,501,084	Second and third phases to complete Burlington St Canal project with ARPA funding
	STM-CIP	Trf-In	455-TBD	Transfer In - From ARPA *	-	1,000,000	1,000,000	
	ARPA	Trf-Out	xx-TBD	Transfer Out - To STM-CIP *	-	1,000,000	1,000,000	
	ARPA	Fnd Bal	105-383010	Use Of Fund Balance *	(3,528,756)	1,000,000	(2,528,756)	
		* Budget altered by prior items						
70	**Superior Street Water Main Extension For Fire Hydrant**							
	Wtr-Swr CIP	Exp	86-533xxx	Water Improvements - Zone 3	-	13,046	13,046	Project to provide fire protection services in accordance with Code, funded by ARPA funds.
	Wtr-Swr CIP	Trf-In	445-TBD	Transfer In - From ARPA *	449,775	13,046	462,821	
	ARPA	Trf-Out	xx-TBD	Transfer Out - WSCIP *	449,775	13,046	462,821	
	ARPA	Fnd Bal	105-383010	Use Of Fund Balance *	(2,528,756)	13,046	(2,515,710)	
		* Budget altered by prior items						
71	**Sanitary Sewer Evaluation Survey Ph III - Amendment #1**							
	Wtr-Swr Op	Exp	35-535312	Other Professional Services *	325,700	26,025	351,725	Additional testing to bring all pump stations into DERM compliance.
	Wtr-Swr Ops	Contin	61-513992	Contingency *	524,000	(26,025)	497,975	
		* Budget altered by prior items						
72	**Storage Bay Rentals - Rate Increase**							
	Non-Dept	Exp	19-519440	Rentals & Leases *	33,452	3,048	36,500	Rented storage units rent increase.
	Non-Dept	Contin	19-525390	Contingency *	1,361,760	(3,048)	1,358,712	
		* Budget altered by prior items						

Sponsored by: City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; 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; and

WHEREAS, pursuant to Chapter 2, Article XI, Division 13, Sec. 2-570.81 and Sec. 2-570.82 of the City of Opa-Locka's Code of Ordinances, the City created, provided for composition; term of office; qualifications; organization; meetings, records standards and established duties and responsibilities of the Historic Environmental Preservation Board; and

WHEREAS, the City Commission desires to amend Chapter 2, Article XI, Division 13 entitled "Historic Environmental Preservation Board" to, among other things, establish minimum standards for municipal historic preservation programs as set forth in the applicable Miami-Dade County Historic Preservation Ordinance.

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

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

SECTION 2. The City Commissioner of the City of Opa-Locka, Florida hereby amends Chapter 2, Article XI, Division 13 entitled: "Historic Environmental Preservation Board" as follows:

Sec. 2-570.81. - Created; composition; term of office; qualifications; organization; meetings; records.

(a) A Historic Environmental Preservation Board ("Board") is hereby created, which shall be an advisory body to the commission, consisting of nine (9) members, each of whom shall be appointed by the city commission, for a term of ~~two (2) or~~ four (4) years. ~~for each member, except for the initial terms of the board upon its creation. The terms shall be staggered such that not fewer than two (2) nor more than three terms shall expire each year. The terms of board members shall commence on October 1 and shall expire on September 30.~~ 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.

(b) At least five (5) members of the historic environmental board shall be residents of the City of Opa-locka, ~~and a registered voter of the City of Opa-locka,~~ Florida. ~~The city commission shall specifically designate these resident members.~~ The city commission, within its discretion, ~~shall~~ may appoint up to a maximum of four (4) members of the board who are not residents ~~or registered voters~~ of the City of Opa-locka, Florida. These four (4) appointments shall be made on the basis of 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.~~ Members of the historic environmental preservation board shall hold no other public office or position in the City of Opa-locka.

(c) ~~An organizational meeting of the historic environmental preservation board shall be held to~~ The members of the Historic Environmental Preservation Board shall elect a chair and vice-chair from among its appointed members. The city commission ~~upon written charges and after public hearing~~ may remove members and vacancies shall be filled for the unexpired term of any removed member.

(d) ~~At least one (1) regular meeting of the board shall be held each month, as needed, but~~ Meetings of the Historic Environmental Preservation Board shall meet not less than six (6) times in any calendar year. ~~Regular meetings may be called by the Chair or staff for the board. The historic environmental preservation board shall keep record of its proceedings,~~ Records shall be maintained pursuant to Florida law, findings and determinations showing the vote on each matter and shall file the record and approved minutes of each meeting with the city clerk within thirty (30) days of the date of the meeting, or as soon thereafter as practicable. Members of the historic environmental board shall serve without compensation.

(e) The historic environmental preservation board may adopt reasonable rules of procedure to govern the conduct of its business and the holding of public hearings and workshops, consistent with procedures established for it by the city commission.

Sec. 2-570.82. - Duties and responsibilities.

The Historical Preservation Board shall have the following enumerated powers and duties:

1) Adopt or amend rules of procedure for its meetings.
2) Advise the City Commission as to designated individual sites, districts and archeological zones.
3) Recommend the issuance or denial of Certificates of Appropriateness and Certificates to Dig.

4) Recommend the approval of historical markers and recommend the issuance of certificates of recognition for individual sites and designated properties in a district.

5) Recommend zoning and building code amendments to the proper authorities.

6) Recommend to the City Commission guidelines for preservation and criteria for issuance by staff of regular certificates of appropriateness.

7) Promote the awareness of historic preservation and its community benefits.

8) No actions of this Board will supersede or be construed as superseding the authority of the City Commission.

9) Review and recommend update the Historic Survey as it applies to the City of Opa-locka and conduct such local research as is considered appropriate.

10) Implement the authority of this Ordinance and fulfill the tasks set forth for this Board by the City Commissioners.

11) Record and maintain records of the Board's actions and decisions.

12) Follow and abide by the laws of the United States of America, the State of Florida, Miami-Dade County, and the City of Opa-Locka.

13) Provide an annual report to the City Commission.

14) Make recommendations regarding planting and care of shade and ornamental trees and shrubbery now located or which may hereafter be planted in any public highway, park or pathway, except such as are excluded pursuant to applicable law, including the planting, trimming, spraying care and protection thereof.

(15) Make recommendations to regulate and control the use of the ground as may be necessary for proper growth, care and protection of trees and shrubbery.

(16) Recommend the removal of any tree or part thereof dangerous to public safety.

(17) Propose regulations, subject to approval by the city commission.

(18) Recommend the treatment or removal of any tree situated upon private property which is believed to harbor a disease or insects readily communicable to neighboring healthy trees in the care of the city.

19) Comply with all other minimum standards as set forth in Miami-Dade County Ordinance 81-13, Chapter 16-A pertaining to Historic Preservation.

Sec. 2-570.83. Scope of Regulations

This Ordinance is intended to and shall govern and be applicable to all property located in the City of Opa-locka, Florida. Nothing contained herein shall be deemed to supersede or conflict with applicable building and zoning codes. Provisions contained herein shall be cumulative and read in conjunction with other laws, rules and regulations. It is the legislative intent of the City of Opa-locka Commission that this Ordinance shall meet the requirements of Chapter 16A, Sec. 16A-3.1 of Miami-Dade County Code of Ordinances as a qualified municipal Historic Preservation Ordinance, and that this Ordinance shall be filed with the Clerk of Miami-Dade County Board of County Commissioners and with the National Register of Historical places for certification to be eligible under the relevant Tax Act.

Sec. 2-570.84. Definitions

(1) Archeological zone - An area designated by this ordinance which likely to yield information on the history and pre-history of Opa-locka based on prehistoric settlement patterns in Opa-locka as determined by the results of the Dade County Historic Survey and local research. These Zones will tend to conform to natural physiographic features which were the focal points for pre- historic and historic activities.

(2) Certificates of Appropriateness - A certificate issued by the City Commission after recommendation by the Board permitting certain alterations or improvements to a designated property.

(A) Regular Certificate of Appropriateness - A Regular Certificate of Appropriateness shall be issued by the staff of the Preservation Board, based on the guidelines for preservation approved by the City Commission.

(B) Special Certificate of Appropriateness - For all applications for a Special Certificate of Appropriateness involving the demolition, removal, reconstruction or new

construction at an individual site or in a district a Special Certificate of Appropriateness is required that is issued directly by the Board.

(3) Certificate to Dig - A certificate that gives the Board's permission for certain digging projects that may involve the discovery of as yet unknown or known archeological sites in an archeological zone. This certificate is issued by staff of the Board based on the guidelines for preservation approved by the Board.

(4) Certificate of Recognition - A certificate issued by the Board recognizing properties designated pursuant to this ordinance.

(5) City Commission – City of Opa-Locka Commission.

(6) Demolition - The complete constructive removal of a building of any site.

(7) Districts - A collection of archeological sites, buildings, structures, landscape features or other improvements that are concentrated in the same area and have been designated as a district pursuant to this ordinance.

(8) Exterior - All outside surfaces of a building or structure.

(9) Guidelines for Preservation - Criteria used by staff in determining the validity of applications for a Regular Certificate of Appropriateness and any Certificate to Dig and to establish a set of guide- lines for the preservation of buildings in Opa-locka. Minimum guidelines for preservation shall be that of the Secretary of Interior's Standards for the Treatment of Historic Properties, as may be amended from time to time. The City Commission may establish additional standards.

(10) Historical Preservation Board – The Board created and established by this ordinance as described in Section 2-570.81.

(11) Historic Survey - A comprehensive survey compiled by the Historic Preservation Division of the Miami-Dade County Office of Community and Economic Development involving the identification, research and documentation of buildings, sites and structures of any historical, cultural, archeological or architectural, importance in Miami-Dade County, Florida.

(12) Individual Site - An archeological site, building, structure, place or other improvement that has been designated as an individual site pursuant to this ordinance. Under the provisions of this ordinance interior spaces may be regulated only where a building or structure is designated individual site.

(13) National Register of Historic Places - A federal listing maintained by the U.S. Department of the Interior of buildings, sites, structures and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966 as amended.

(14) Ordinary Repairs or Maintenance - Work done to prevent deterioration of a building or structure or decay of or damage to a building or structure or any part thereof by re- storing the building or structure as nearly as practicable to its condition prior to such deterioration, decay or damage.

(15) Owner of a Designated Property - As reflected on the current Metropolitan Dade County tax rolls or current title holder.

(16) Qualified Staff may be considered outside contractors of the City and shall be a person who has a bachelor's degree in historic preservation, architecture, architectural history, history, or other closely related field, and who has at least 3 years of professional experience in the field of historic preservation or as a historic preservation planner; or who has a master's degree in the above mentioned fields and who has at least 1 year of professional experience in the field of historic preservation or as a historic preservation planner.

~~(17) Undue Economic Hardship - Failure to issue a certificate would place an onerous and excessive financial burden upon the owner that would amount to the taking of the owner's property without just compensation.~~

(17) Landscape Feature - Any improvement or vegetation including, but not limited to outbuildings, walls, courtyards, fences, shrubbery, trees sidewalks, planters, plantings, gates, street furniture and exterior lighting.

The definitions set forth in the Miami-Dade County Ordinance 81-13, Chapter 16-A pertaining to Historic Preservation shall by adopted and also apply to this section in the event of conflict and as may otherwise be amended from time to time.

Sec. 2-570.85. Historic Preservation Board: Created and Established

~~There is hereby created an Historical Preservation Board, ("the Board"), as a board of the City of Opa-locka, Florida.~~ The Board is hereby vested with the power, authority and jurisdiction to recommend the designation, regulation and administration of historical, cultural, archeological and architectural resources in Opa-locka, Florida, as prescribed by this Ordinance under the direct jurisdiction and legislative control of the Opa-locka City Commission.

Sec. 2-570.86. Rules and Regulations

The Board shall make and prescribe such rules and regulations as are reasonably necessary and appropriate for the proper administration and enforcement of the provisions of this Ordinance. Such rules and regulations shall conform to the provisions of this Ordinance and shall not conflict with the Constitution and general laws of the State of Florida, and shall govern and control procedures, hearings and actions of the board. No such rules and regulations shall become effective until a public hearing has been held upon the proposed rules and regulations, and any amendments or modifications thereto, and the same have been approved by the City Commission and filed with the City Clerk. Upon approval by the Commission, such rules and regulations shall have the force and effect of law within the City of Opa-locka, Florida. The City Commission shall prescribe forms for use by applicants in compliance with the provisions of this chapter.

Section 1. Designation Process and Procedure

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's history, architecture, archeology, or culture and possesses an integrity of location, design, setting, materials, workmanship or association, or:

(A) Are associated with distinctive elements of the cultural, social political, economic, scientific, religious, prehistoric and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, South Florida, the state or the nation; or

(B) Are associated with the lives of persons significant in our past; or

(C) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value, or that represent a distinguishable entity whose components may lack individual distinction; or

(D) Have yielded, or are likely to yield information in history or prehistory; or

(E) Are listed in the National Register of Historic places. The City Commission shall conduct a separate public hearing to consider for designation each property within its jurisdiction listed in the National Register of Historic Places;

II. Certain properties which include cemeteries, birth- places, properties owned by religious institutions, or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature and properties that have achieved significance within the last twenty-five years, will not normally be considered for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:

(A) A religious property deriving primarysignificance from architectural or artistic distinction of historical importance.

(B) A building or structure removed from its location but which is primarily significant for architectural value,or is the surviving structure most importantly associated with an historic event or person.

(C) A birthplace or grave of an historicalfigure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life.

(D) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

(E) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance.

(F) A property or district achieving significance within the past twenty-five years if it is of exceptional importance.

III. 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 of 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 standardsfor 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.

IV. Procedure

(A) Petition of the Owner - The owner(s) of any property in the City 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 appearbefore the Board with sufficient information to warrant the investigation of the property for future designation and the Board finds that the 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

Boards 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 zonethe 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 WorksDepartment, and

5) Any other County or Municipal Agency, including agencies withdemolition powers, that may be affected by this action.

(G) 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.

V. Demolition

A. Demolition of a designated building, structure, improvement or site may occur pursuant to an order of a government agency or a court of competent jurisdiction or pursuant to an application by the owner for a Special Certificate of Appropriateness.

B. Government agencies having the authority to demolish unsafe structures shall receive notice of designation of individual sites, districts or archeological zones pursuant to Section 10 of this Chapter. The City Commission shall be deemed an interested party and shall be entitled to receive notice of any public hearings conducted by said government agency regarding demolition of any designated property. The Board may make recommendations and suggestions to the City Commission and the owner(s) relative to the feasibility of and the public interest in preserving the designated property.

C. 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 Appropriate–ness 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 prob–able 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.

D. In addition to all other provisions of this ordinance, the Board shall consider for recommendation to the City Commission the following criteria in evaluating applications for a Special Certificate of Appropriateness for demolition of designated properties:

(a) Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as an historic or architectural landmark?

(b) Is the structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

(c) Is the structure one of the last remaining examples of its kind in the neighbor–hood, the County, or the region?

(d) Does the structure contribute significantly to the historic character of designated district?

(e) Would retention of the structure promote the general welfare of the County by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage?

(f) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

VI. Where, by reason of particular site conditions and restraints, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provisions of this ordinance would result in serious undue economic hardship to the applicant, the matter shall be officially referred to the Opa-locka Zoning Board of Appeals which shall have the power to vary or modify adherence to this ordinance; provided always that its requirements ensure harmony with the general purposes hereof and will not adversely affect the City of Opa-locka, Dade County, nor the South Florida metropolitan region.

VII. No Building Permit shall be issued by the Opa-locka Building Official which affects any designated property in Dade County without a Certificate of Appropriateness.

VIII. 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 as long as 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.

IX. For the purpose of remedying emergency conditions determined to be dangerous to life, health or property, nothing contained herein shall prevent the making of any temporary construction, reconstruction or other repairs to a

building or site in the City of Opa-locka, pursuant to an order of a government agency or a court of competent jurisdiction. The owner of a building damaged by fire or natural calamity shall be permitted to stabilize the building immediately without Board approval, and to rehabilitate it later under the normal review procedures of this ordinance.

X. 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.

XI. Demolition procedures and requirements shall otherwise comply with Chapter 16A-3.1 of the Miami-Dade County Code of Ordinances as may be amended from time to time.

Section 2. Maintenance of Designated Properties

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any elements of any building or structure which does not involve a change of design, appearance or material, and which does not require a building permit.

Section 3. Certificates to Dig

I. Within an archeological zone, new construction, filling, digging, the removal of trees, or any other activity that may alter or reveal an interred archeological site shall be prohibited without a Certificate to Dig. All applications to all appropriate municipal or county agencies involving new construction, large scale digging, the removal of trees or any other activity that may reveal or disturb an interred archeological site, in an archeological zone shall require a Certificate to Dig before approval. Based on the designation report for the archeological zone, a complete application for a certificate to Dig and any additional guidelines the Board may deem necessary, the staff of the Board shall approve or deny the application for a Certificate to Dig by the owners of a property in a designated archeological zone. The Certificate to Dig may be made subject to specified conditions, including but not limited to, conditions regarding site excavation.

In order to comply with the site excavation requirements of the Certificate to Dig, the applicant may agree to permit a City or County sanctioned Archeologist to conduct excavation from the time of the approval of the Certificate to Dig until the effective date thereof. The findings of the staff shall be mailed to the applicant promptly. Applicant shall have the opportunity to challenge the staff decision or any conditions attached to the Certificate to Dig by requesting a meeting of the Board. The Board shall

convene within a reasonable time and shall make every effort to review and reconsider the original staff decision to arrive at an equitable decision. The decision of the Board shall be reduced to writing.

II. Approved Certificates to Dig - Approved Certificates to Dig shall contain an effective date at which time the proposed activity may begin, unless the Board decides to designate the site in question as an individual site or district pursuant to Section 10 of this ordinance in which case all the rules and regulations pertaining to the designation process shall apply from the date the designation report has been filed.

III. All work performed pursuant to the issuance of a Certificate to Dig shall conform to the requirements of such certificate. It shall be the duty of the City of Opa-locka, in particular its Public Works Department, to inspect from time to time any work pursuant to such certificate to assure compliance. In the event work is performed not in accordance with such certificate, the official designated by the City Manager pursuant to Section 1(VIII) shall be empowered to issue a stop work order and all work shall cease. No person, firm or corporation shall undertake any work on such projects as long as such stop work order shall continue in effect.

Section 4. Appeals

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.

Section 5. Penalties

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.

Section 6. Incentives

All properties designated as individual sites or as designated properties within a district shall be eligible, upon application by the owner(s), for any available financial assistance set aside for historic preservation by Metropolitan Dade County contingent on the availability of funds and the scope of the project as described in the application.

SECTION 7. If any clause, section, or other part or application of this Resolution is held by any court of competent jurisdiction to be unconditional or invalid, in part or in application, it shall not affect the validity of the remaining portions or application of this Resolution.

SECTION 8. CONFLICT, ADDITIONS & REPEALER.

All ordinances, parts of ordinances or code provisions in conflict herewith ordinance are hereby repealed. To the extent of conflict between this Ordinance and Miami-Dade County Ordinance 81-13, Chapter 16-A pertaining to Historic Preservation, the Miami-Dade County Code of Ordinance shall control. Likewise, any provision not included herein, but specifically specified and required by Miami-Dade County Ordinance 81-13, Chapter 16-A pertaining to Historic Preservation in order to make the reading of this Ordinance complete, shall be interpreted as if the Miami-Dade Ordinance was incorporated herein.

SECTION 9. SEVERABILITY.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of the Code or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 10. INCLUSION IN CODE.

It is the intention of the City Commission of the City of Opa-Locka that the provisions of this Ordinance shall at some time in the future become and be made a part of the Code of Ordinances of the City of Opa-Locka and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter,"

"Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

SECTION 11. EFFECTIVE DATE.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-Locka is subject to the approval of the Governor or Governor's Designee.

PASSED FIRST READING this ____ day of _____ 2021.

PASSED SECOND READING this ____ day of _____ 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay		**Department Director Signature:**		
City Manager:	John E. Pate		**CM Signature**		
Commission Meeting Date:	December 8, 2021	**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
				X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*	**1st Reading**	**2nd Reading**
				X	X
		X	**Public Hearing:** *(Enter X in box)*	**Yes** / **No**	**Yes** / **No**
				X	X
Funding Source: N/A *Account#* :	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*	**Yes**	**No**
				X	
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#: N/A**		
		X			
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**	**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communcation** ☐		
Sponsor Name	City Manager		**Department:** Planning & Community Development	City Manager	

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS;

PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The City of Opa-locka established the Opa-locka Historic Preservation Board by Ordinance 81-13 for the purpose of protecting and perpetuating properties worthy of historic preservation. The City adopted Resolution 91-01 and Ordinance 91-02 to identify the properties in the City that were deemed outstanding examples of Moorish architecture, that were built based on the original plans as designed by its founder, Glenn Curtiss and to establish a list of properties that meet the requirements for being of historical, cultural, architectural and archeological significance which included the property at 432 Opa-locka Boulevard. The City Commission has determined that it is in the best interests and welfare of the City of Opa-locka and its residents to enact an ordinance that establishes a board that performs the functions of both the Historic Preservation Board ad the Environmental Tree Board. The City established the Historic Environmental Preservation Board pursuant to Ordinance 16-13 on October 12, 2016 in order to preserve and protect the City's historic and cultural heritage and foster civic pride. The Historic Environmental Preservation Board was also established to potect the green environment within the City, especially, the preservation of its trees in order to support Arbor Day principles. The Historic Environmental Preservation Board held a meeting on January 28, 2021 to introduce new board members, establish Board Chair and Vice-Chair, and for improvements to the HEPB. Pursuant to Planning & Community Development Department Director & Staff meeting with Miami Dade County Historic Preservation Chief, we received notice that independent municipal historic preservation programs were required to adopt the minimum standards as provided by Miami-Dade County regulations, Chapter 16A-3.1. The Historic Environmental Preservation Board held a meeting on September 28, 2021 and after presentation of the minimum standards as provided by Miami-Dade County regulation, Chapter 16A-3.1 the City Historic Environmental Preservation Board recommended approval of the amendment of the City Code, Chapter 2 Article XI, Division 13, Sec 2-570.83, to establish minimum standards for municipal historic preservation programs as required by Miami-Dade County Historic Preservation Ordinance Section 16A-3.1.

Financial Impact

Account	Description	Available	Project	Remaining Balance

There is no fiscal impact for this legislation.

Proposed Action:

Staff recommended approval of this legislation

Attachment:

Draft Ordinance to adopt minimum standards for municipal historic preservation program
Ordinance 16-13
Ordinance 81-13
Resolution 91-01
Ordinance 91-02

1st Reading: September 14, 2016
2nd Reading: October 12, 2016
Public Hearing: October 12, 2016
Adopted: October 12, 2016
Effective Date: October 12, 2016
Sponsored by: City Manager

ORDINANCE NO. 16-13

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ESTABLISHING A NEW ADVISORY BOARD TO THE CITY COMMISSION TO INCLUDE THE CONSOLIDATION AND ACTIVATION OF THE HISTORIC PRESERVATION BOARD AND THE ENVIRONMENTAL (TREE) PRESERVATION BOARD; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE AND RESCINDING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-locka Charter provides that the City Commission has the power to establish and/or reauthorize a Historic Preservation Board, which shall be vested with the power, authority and jurisdiction to designate, regulate and administer decision making responsibilities as may be specified by ordinance or general law for historical, cultural, archeological and architectural resources in the City of Opa-locka, and

WHEREAS, the City of Opa-locka Charter provides that the City Commission has the power to establish an Environmental (Tree) Preservation Board, which shall be vested with the power, authority and jurisdiction as may be specified by ordinance or general law, and to make recommendations to regulate, and amend regulations concerning the planting and care of shade and ornamental trees and shrubbery and the ground surrounding the same, which may be planted along any public highway or right of way, pathway , or in any park, for their proper growth, care and protection, and to move or require the removal of any tree or part thereof deemed dangerous to public safety, and recommend the treatment or removal of any tree situated upon private property which is believed to harbor a disease or insects readily communicable to neighboring healthy trees in the care of the City, and the proposed regulations are subject to approval by the City Commission; and

WHEREAS, the City Commission has determined that it is in the best interests and welfare of the City of Opa-locka and its residents to enact an ordinance that establishes a board that performs the functions of both the Historic Preservation Board and the Environmental Preservation Board; and

WHEREAS, the City of Opa-locka intends that this Ordinance adopting the new Historic Environmental Preservation Board shall replace the City of Opa-locka regulations and legislations in conflict with this Ordinance upon its adoption; and

WHEREAS, the City of Opa-locka intends that this Ordinance shall list the functions of the Historic Environmental Preservation Board; and

WHEREAS, the City of Opa-locka City Commission has determined that the Historic Environmental Preservation Board established by this Ordinance is consistent with the Comprehensive Plan.

NOW THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA HEREBY ORDAINS as follows:

Section 1. **Recitals Adopted.** That each of the above stated recitals is hereby adopted and confirmed as being true, and the same is hereby incorporated as part of this Ordinance.

Section 2. **City of Opa-locka Historic Environmental Preservation Board.**

Sec. 2.1. Created; Composition; Term of Office; Qualifications; Organization; Meetings; Records.

1) A Historic Environmental Preservation Board is hereby created, which shall be an advisory body to the Commission, consisting of 9 members, each of whom shall be appointed by the City Commission, for a term of 2 or 4 years, except for the initial terms of the Board upon its creation. The terms shall be staggered such that not fewer than 2 nor more than 3 terms shall expire each year. The terms of board members shall commence on October 1 and shall expire on September 30. Each member of the Board shall serve until the expiration of his or her term.

2) At least 5 members of the Historic Environmental Board shall be residents of the City of Opa-locka and a registered voter of the City of Opa-locka, Florida. The City Commission shall specifically designate these resident members. The City Commission, within its discretion, shall appoint up to a maximum of four (4) members of the board who are not residents or registered voters of the City of Opa-locka, Florida. These (4) appointments shall be made on the basis of civic pride, integrity, experience and interest in the field of historic preservation and City beautification. The City Commission should ensure to appoint one of each of the following (I) an architect, (ii) a landscape architect, or (iii) certified Arborist. 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. Members of the Historic Environmental Preservation Board shall hold no other public office or position in the City of Opa-locka.

3) An organizational meeting of the Historic Environmental Preservation Board shall be held to elect a chair and vice-chair from among its appointed members. The City

Commission upon written charges and after public hearing may remove members and vacancies shall be filled for the unexpired term of any removed member.

4) At least one regular meeting of the Board shall be held each month, as needed and as determined by the Chair; Special meetings may be called by the Chairman or by any 3, at minimum, regular members of the board. The Historic Environmental Preservation Board shall keep record of its proceedings, pursuant to Florida law, findings and determinations showing the vote on each matter and shall file the record and approved minutes of each meeting with the City Clerk within 30 days of the date of the meeting, or as soon thereafter as practicable. Members of the Historic Environmental Board shall serve without compensation.

5) The Historic Environmental Preservation Board may adopt reasonable rules of procedure to govern the conduct of its business and the holding of public hearings and workshops, consistent with any procedures established for it by the City Commission. The

Sec. 2-2 Duties and Responsibilities

The duties and responsibilities of the Historic Environmental Preservation Board shall include the following:

(1) Adopt or amend rules of procedure;

(2) Designate individual sites, districts and archeological zones;

(3) Issue or deny certificates of appropriateness and certificates to dig;

(4) Approve historical markers and issue certificates of recognition for individual sites and designated properties in a district;

(5) Recommend zoning and building code amendments to the proper authorities;

(6) Establish guidelines for preservation and criteria for issuance by staff of regular certificates of appropriateness;

(7) Promote the awareness of historic preservation and its community benefits;

(8) No actions of this board will supersede or be construed as superseding the authority of the city commission.

(9) Review and update the historic survey as it applies to the City of Opa-locka for its quality and professional merit, and validate the findings of the survey as bonafide and sincere, and conduct such local research as is considered appropriate;

(10) Implement the authority of this chapter and fulfill the tasks set forth for this board by the city commissioners in this and other chapters;

(11) Record and maintain records of the board's actions and decisions;

(12) Follow and abide by the laws of the United States of America, the State of Florida, Dade County, and the City of Opa-locka;

(13) Provide an annual report to the City Commission. (Ord. No. 81-13, § 9, 5-27-81)

(14) To make recommendations to amend, and control over the regulating, planting and care of shade and ornamental trees and shrubbery now located or which may hereafter be planted in any public highway, park or pathway, except such as are excluded pursuant to applicable law, including the planting, trimming, spraying care and protection thereof.

(15) Make recommendations to regulate and control the use of the ground surrounding the same, so far as may be necessary for their proper growth, care and protection of trees and shrubbery.

(16) Move or require the removal of any tree or part thereof dangerous to public safety.

(17) Propose regulations, subject to approval by the City Commission.

(18) Recommend the treatment or removal of any tree situated upon private property which is believed to harbor a disease or insects readily communicable to neighboring healthy trees in the care of the City.

(19) Meet once a month, as needed, and keep public record of its resolutions, findings and determinations. (Ord. No. 14-05, § 2, 6-11-14)

Section 3. **Severability.** If any section, subsection, clause or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

Section 4. **Conflict.** All sections or parts of sections of the applicable City of Opa-locka ordinances currently in place in conflict herewith are intended to be rescinded and repealed to the extent of such conflict.

Section 5. **Effective Date.** This Ordinance shall be effective upon adoption at second reading.

PASSED AND ADOPTED THIS 12th day of October, 2016.

Myra L. Taylor
Mayor

Attest to:

Joanna Flores
City Clerk

Approved as to form and legal sufficiency:

Vincent T. Brown
The Brown Law Group
City Attorney

Ordinance No. 16-13

Moved by:	COMMISSIONER KELLEY
Seconded by:	COMMISSIONER RILEY
Commission Vote:	4-0
Commissioner Kelley:	YES
Commissioner Riley:	YES
Commissioner Santiago:	YES
Vice-Mayor Holmes:	OUT OF ROOM
Mayor Taylor:	YES

CRIME WATCH

Site helps police notify family in case of crash

BY CARMEN GONZALEZ CALDWELL
Special to The Miami Herald

As I drive our streets in Miami-Dade, I often wonder about the possibility of getting into an accident since I spend so much time on the road. The thought often comes into mind that if I got into an accident, "How would my family know?"

I have seen many accidents over the years in which people died on the scene, and their families didn't even know about it. This happens mostly because police have no contact information. Many years ago, when I worked for Hialeah, we arrived on the scene of a motorcycle accident in which a youth was killed on the scene. All I could think of was his mother — how do we find her, how do we tell her that her son is dead in the middle of Red Road? My heart was heavy with pain, and I was so frustrated.

Over the years there have been several programs such as ICE (In Case of Emergency), in which you add a cellphone contact with the letters "ICE" as the contact you'd like to call in case of an emergency. I also place that information on the inside of my visor or in the glove compartment. I also have suggested to parents to place a contact number in the back of their child's car seat.

A reader told me about a state program through the Florida Highway Safety and Motor Vehicles, in which you register online at www.flhsmv.gov/driver-licenses-id-cards/emergency-contact-information-history/ and link your driver license or identification card to emergency contact information. The system allows Floridians to voluntarily provide emergency contact online, giving law enforcement immediate access to this information and making it easier for them to speak with someone quicker in cases of emergency.

Here are some frequently asked questions provided by Florida Highway Safety and Motor Vehicles that will help you decide if you want to do this:

- Who will have access to my emergency contact information? Only law enforcement personnel.
- Where is this information stored? In the Driver & Vehicle Information Database system, which is a secure database used by most laws enforcement agencies in Florida.
- Will my contact information be used for any other purpose? No, this information will only be used by law enforcement officers to notify designated contacts if a motorist is seriously injured or killed in a traffic crash.

Also, it's important that if your child takes a school bus, keep parent contact information inside their backpack, not on the outside where strangers have access.

I want to thank the reader who suggested this information, and as always, I love hearing from you with your concerns and ideas.

Carmen Caldwell is executive director of Citizens' Crime Watch of Miami-Dade. Send feedback and news for this column to carmen@citizenscrimewatch.org, or call her at 305-470-1670.

RC WHITE MIAMI HERALD FILE, 2008

Fatal accidents pose a problem for authorities, who must find and inform victims' families.

CITY OF OPA-LOCKA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at its Regular Commission Meeting on Wednesday, October 12, 2016 at 7:00 PM in the Auditorium at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ESTABLISHING A NEW ADVISORY BOARD TO THE CITY COMMISSION TO INCLUDE THE CONSOLIDATION AND ACTIVATION OF THE HISTORIC PRESERVATION BOARD AND THE ENVIRONMENTAL (TREE) PRESERVATION BOARD; PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR A CONFICT AND REPEALER CLAUSE AND RESCINDING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (*first reading held on September 14, 2016*).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ESTABLISHING A NEW LAND USE ADVISORY BOARD TO THE CITY COMMISSION TO INCLUDE THE CONSOLIDATION OF THE PLANNING COUNCIL AND THE ZONING BOARD OF APPEALS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE AND RESCINDING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (*first reading held on September 14, 2016*).

RESOLUTION/PUBLIC HEARING:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE REQUEST OF FLORIDA INDUSTRIAL PROPERTIES SIX, LLC, FOR APPROVAL TO AMEND THE DEVELOPMENT AGREEMENT TO CONSTRUCT AND OPERATE A MIXED USE TRAVEL CENTER WHICH INCLUDES COMMERCIAL, INDUSTRIAL AND RETAIL USES AT 3325 NW 135TH STREET, OPA-LOCKA, FLORIDA,, 33054, ALSO INDENTIFIED BY FOLIO 08-2121-007-2700; CONTAINING 272,741 SQUARE FEET OR 11.20 ACRES MORE OR LESS BY CALCULATIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Additional Information on the above items may be obtained in the Office of the City Clerk, 780 Fishermen Street, 4th Floor, Opa locka, Florida 33054. All interested persons are encouraged to attend this meeting and will be heard with respect to the public hearings.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance no later than seven (7) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

JOANNA FLORES, CMC
CITY CLERK

Public Hearing Notice

State Road (SR) 932/NW 103 Street/West 49 Street
from SR 826/Palmetto Expressway Interchange to East 5 Avenue
Project Identification Numbers: 434768-1/2-52-01

The Florida Department of Transportation (FDOT) will host a public hearing for two roadway projects along SR 932/NW 103 Street/West 49 Street from SR 826/Palmetto Expressway Interchange to East 5 Avenue in Miami-Dade County.

FDOT

6 p.m. to 8 p.m.
Thursday, October 6, 2016
Miami-Dade College, Hialeah Campus, Room 5101-B
1780 W 49 Street, Hialeah, FL 33012

For information about this hearing or project, please contact Public Information Specialist Monica Diaz at (305) 573-0089 or email at Monica@iscprgroup.com
Visit **www.fdotmiamidade.com** for project information.

The hearing will follow an informal format allowing the public to arrive at any time from 6 p.m. to 8 p.m., with a formal presentation starting at 6:30 p.m. Graphic displays will be shown and FDOT representatives will be available to discuss the project and answer questions. Public participation at this meeting is solicited without regard to race, color, national origin, age, gender, religion, disability or family status. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/hearing is asked to advise the agency at least 7 days before the workshop/hearing by contacting: Jeannine Gaslonde at (305) 470-5349 or in writing: FDOT, 1000 N.W. 111 Avenue, Miami, FL 33172, email: Jeannine.Gaslonde@dot.state.fl.us. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1 (800) 955-8771 (TDD) or 1 (800) 955-8770 (Voice).

City of Opa-locka
Agenda Cover Memo

Commission Meeting Date:	September 14, 2016		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**	
					X		
Fiscal Impact:	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**	
					X	X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes**	**No**
					X	X	
Funding Source: **N/A**	*(N/A)*		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**	
					X		
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid #:**		*N/A*		
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:**		
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communication** ☐		New Development		
Sponsor Name	City Manager		**Department:**		Community Development		

Short Title:

An ordinance of the City Commission of the City of Opa-locka, Florida, establishing a new advisory board to the City Commission to include the consolidation and activation of the Historic Preservation Board and the Environmental (tree) Preservation Board; Providing a severability clause; Providing for a conflict and repealer clause and rescinding all ordinances in conflict; Providing for an effective date.

Staff Summary

The City of Opa-locka Charter provides that the City Commission has the power to establish and or reauthorize a Historic Preservation Board, which shall be vested with the power, authority and jurisdiction to designate, regulate and administer decision making responsibilities as may be specified by ordinance or general law for historical, cultural, archeological and architectural resources I the City of Opa-locka. The City of Opa locka Charter provides that the City Commission has the power to establish an Environmental (Tree) Preservation Board, which shall be vested with the power, authority and jurisdiction as may be specified by ordinance or general law, and to make recommendations to regulate, and amend regulations concerning the planting and care of shade and ornamental trees and shrubbery and the ground surrounding the same, which may be planted along any public highway or right of way, pathway, or in any park, for their proper growth, care and protection, and to move or require the removal of any

tree or part thereof deemed dangerous to public safety, and recommend the treatment or removal of any tree situated upon private property which is believed to harbor a disease or insects readily communicable to neighboring healthy trees in the care of the City, and the proposed regulations are subject to approval by the City Commission. It has been determined that it is in the best interests and welfare of the City of Opa-locka and its residents to enact an ordinance that establishes a board that performs the functions of both the Historic Preservation Board and the Environmental Preservation Board. The functions, duties, term of office, organization, composition and meetings of the new Historic Environmental Preservation Board are listed in this Ordinance.

Proposed Action:

Staff recommends approval of this Ordinance.

Attachments:

1. City Code of Ordinance for Historic Preservation Board
2. City Code of Ordinance for Tree Board
3. City Commission Ordinance DRAFT

Memorandum

TO: **Myra L. Taylor, Mayor**
Timothy Holmes, Vice Mayor
John Riley, Commissioner
Joseph L. Kelley, Commissioner
Luis B. Santiago, Commissioner

FROM: **Yvette Harrell, City Manager**

DATE: **August 22, 2016**

RE: **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ESTABLISHING A NEW ADVISORY BOARD TO THE CITY COMMISSION TO INCLUDE THE CONSOLIDATION AND ACTIVATION OF THE HISTORIC PRESERVATION BOARD AND THE ENVIRONMENTAL (TREE) PRESERVATION BOARD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE AND RESCINDING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

Request:

An ordinance of the City Commission of the City of Opa-locka, Florida, establishing a new advisory board to the City Commission to include the consolidation and activation of the Historic Preservation Board and the Environmental (tree) Preservation Board; Providing a severability clause; Providing for a conflict and repealer clause and rescinding all ordinances in conflict; Providing for an effective date.

Description:

The City of Opa-locka Charter provides that the City Commission has the power to establish and or reauthorize a Historic Preservation Board, which shall be vested with the power, authority and jurisdiction to designate, regulate and administer decision making responsibilities as may be specified by ordinance or general law for historical, cultural, archeological and architectural resources I the City of Opa-locka. The City of Opa locka Charter provides that the City Commission has the power to establish an Environmental (Tree) Preservation Board, which shall be vested with the power, authority and jurisdiction as may be specified by ordinance or general law, and to make recommendations to regulate, and amend regulations concerning the planting and care of shade and ornamental trees and shrubbery and the ground surrounding the same, which may be planted along any public highway or right of way, pathway, or in any park, for their proper growth, care and protection, and to move or require the removal of any tree or part thereof deemed dangerous to public safety, and recommend the treatment or removal of any tree situated upon private property which is believed to harbor a disease or insects readily communicable to neighboring healthy trees in the care of the City, and the proposed regulations are subject to approval by the City Commission. It has been determined that it is in the best interests and welfare of the City of Opa-locka and its residents to enact an ordinance that establishes a board that performs the functions of both the Historic Preservation Board and the Environmental Preservation Board. The functions, duties, term of office, organization, composition and meetings of the new Historic Environmental Preservation Board are listed in this Ordinance.

Financial Impact:
There are no immediate financial impacts associated with approval of this Ordinance;

Implementation Time Line:
Immediately

Legislative History:
Ordinance 13-38
Ordinance 14-05
Resolution 91-1
Ordinance 91-2

Planning Council Recommendation:
Not reviewed by the Planning Council.

Staff Recommendation:
Staff has recommended approval of this Ordinance.

Attachment(s)
City Code of Ordinance for the Historic Preservation Board

City Code of Ordinance for the Tree Board

City Commission Ordinance DRAFT

Prepared By: Gerald Lee, Zoning Official/Planner
Gregory Gay, Director
Planning and Community Development Department

Chapter 11.1 - HISTORIC PRESERVATION[1]

Footnotes:

--- (1) ---

Cross reference— Ordinances saved from repeal, § 22-1.

ARTICLE I. - IN GENERAL

Sec. 11.1-1. - Short title.

This ordinance shall be known and may be cited as the "City of Opa-locka Historic Preservation / Environmental (Tree) Preservation Board Ordinance."

(Ord. No. 81-13, § 1, 5-27-81)

Sec. 11.1-2. - Legislative intent. (Historic Preservation)

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

(1) Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements landscape features and archeological resources of sites and districts which represent distinctive elements of the city's, county's and region's cultural, social, economic, political, scientific, religious, prehistoric and architectural history;

(2) Safeguard the area's historical, cultural archeological and architectural heritage, as embodied and reflected in such individual sites, districts and archeological zones;

(3) Foster civic pride in the accomplishments of the past;

(4) Protect and enhance the area's attraction to visitors and the support and stimulus to the economy thereby provided; and

(5) Promote the use of individual sites and districts for the education, pleasure and welfare of the people of the Opa-locka area, Dade County and the South Florida metropolitan region.

(Ord. No. 81-13, § 2, 5-27-81)

Sec. 11.1-3. - Scope of regulations.

This chapter is intended to and shall govern and be applicable to all property located in the City of Opa-locka, Florida. Nothing contained herein shall be deemed to supersede or conflict with applicable building and zoning codes. Provisions contained herein shall be cumulative and read in conjunction with other laws, rules and regulations. It is the legislative intent of the Opa-locka City Commission that this chapter shall meet the requirements of section 3, subsections (1), (2) and (3) of Dade County Ordinance 81-13 as a qualified municipal historic preservation ordinance, and that Ordinance No. 81-13 shall be filed with the Clerk of [the] Dade County Board of County Commissioners and with the National Register of Historic Places for certification to be eligible under the 1976 Tax Act.

(Ord. No. 81-13, § 3, 5-27-81)

Sec. 11.1-4. - Definitions.

(1) Archeological zone. An area designated by this chapter which is likely to yield information on the history and prehistory of Opa-locka based on prehistoric settlement patterns in Opa-locka as determined by the results of the Dade County Historic Survey and local research. These zones will tend to conform to natural physiographic features which were the focal points for prehistoric and historic activities.

(2) Certificate of appropriateness. A certificate issued by the board permitting certain alterations or improvements to a designated individual site or property in a designated district.

(a) Regular certificate of appropriateness. A regular certificate of appropriateness shall be issued by the staff of the preservation board, based on the guidelines for preservation approved by the board.

(b) Special certificate of appropriateness. For all applications for a special certificate of appropriateness involving the demolition, removal, reconstruction or new construction at an individual site or in a district a special certificate of appropriateness is required that is issued directly by the board.

(c) In the absence of a quorum of the board, the city manager may issue regular or special certificates of appropriateness, subject to a majority vote of the city commission, in accordance with all administrative requirements pursuant to sections 11.1-1 through 11.1-26 of the historic preservation ordinance.

(3) Certificate to dig. A certificate that gives the board's permission for certain digging projects that may involve the discovery of as yet unknown or known archeological sites in an archeological zone. This certificate is issued by staff of the board based on the guidelines for preservation approved by the board.

(4) Certificate of recognition. A certificate issued by the board recognizing properties designated pursuant to this chapter.

(5) Demolition. The complete constructive removal of a building on any site.

(6) Districts. A collection of archeological sites, buildings, structures, landscape features or other improvements that are concentrated in the same area and have been designated as a district pursuant to this chapter.

(7) Exterior. All outside surfaces of a building or structure.

(8) Guidelines for preservation. Criteria established by the preservation board to be used by staff in determining the validity of applications for a regular certificate of appropriateness and any certificate to dig and to establish a set of guidelines for the preservation of buildings in Opa-locka.

(9) Historic preservation board. A board of citizens created by this chapter as described in sections 11.1-5 through 11.1-9.

(10) Historic survey. A comprehensive survey compiled by the Historic Preservation Division of the Dade County Office of Community and Economic Development involving the identification, research and documentation of buildings, sites and structures of any historical, cultural, archeological or architectural, importance in Dade County, Florida.

(11) Individual site. An archeological site, building, structure, place or other improvement that has been designated as an individual site pursuant to this chapter. Under the provisions of this chapter, interior spaces may be regulated only where a building or structure is designated individual site.

(12) National Register of Historic Places. A federal listing maintained by the U.S. Department of the Interior of buildings, sites, structures and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966 as amended.

(13) Ordinary repairs or maintenance work done to prevent deterioration of a building or structure or decay of or damage to a building or structure or any part thereof by restoring the building or structure as nearly as practicable to its condition prior to such deterioration, decay or damage.

(14) Owner of a designated property. As reflected on the current Metropolitan Dade County tax rolls or current title holder.

(15) Undue economic hardship. Failure to issue a certificate would place an onerous and excessive financial burden upon the owner that would amount to the taking of the owner's property without just compensation.

(16) Landscape feature. Any improvement or vegetation including, but not limited to, outbuildings, walls, courtyards, fences, shrubbery, trees sidewalks, planters, plantings, gates, street furniture and exterior lighting.

(Ord. No. 81-13, § 4, 5-27-81; Ord. No. 85-9, § 1, 4-24-85; Ord. No. 15-03, § 2, 2-11-15)

Secs. 11.1-5—11.1-14. - Reserved.

ARTICLE II. - ADMINISTRATION

Sec. 11.1-15. - Historic preservation board—Created; established.

There is hereby created a historic preservation board, ("the board"), as a governmental agency of the city government in and for the City of Opa-locka, Florida. The board is hereby vested with the power, authority and jurisdiction to designate, regulate and administer historical, cultural, archeological and architectural resources in Opa-locka, Florida, as prescribed by this chapter under the direct jurisdiction and legislative control of the Opa-locka City Commission.

(Ord. No. 81-13, § 5, 5-27-81)

Sec. 11.1-16. - Members.

The board shall consist of nine (9) members appointed by the city commission. A minimum of five (5) members of the board shall be and shall hold office only so long as he or she is a resident and registered voter of the City of Opa-locka, Florida. These resident members shall be specifically designated by the city commission. *The city commission, within its discretion, shall appoint up to a maximum of four (4) members of the board who are not residents or registered voters of the city of Opa-locka, Florida.* Appointments shall be made on the basis of civic pride, integrity, experience and interest in the field of historic preservation. The city commission should attempt to appoint architects, realtors, archaeologists, historians, art historians, lawyers or other individuals from the business, financial and other segments of the community who, by virtue of their profession or business, have demonstrated concern for historic preservation. The term of office of membership shall be five (5) years, except that, of the five (5) members first appointed, one shall be appointed for a term of one year, one for a term of two (2) years, one for a term of three (3) years, one for a term of four (4) years, and one for a term of five (5) years. Thereafter successors shall be appointed for a term of five (5) years each. Any vacancies during the unexpired term of an appointive member shall be filled by the city commission for the remainder of the term. Members shall be eligible for reappointment, and shall hold office until their successors have been duly appointed and qualified. Members of the board shall serve without compensation but shall be reimbursed for

necessary expenses incurred in the performance of their official duties, as shall be determined and approved by the city commission. Before entering upon the duties of office, each member shall file written acceptance of appointment and take and subscribe to the oath of office prescribed by law, which shall be filed in the office of city clerk. A member of the board may be removed from office only by a four-fifths vote of the entire membership of the city commission; however, whenever a member of the board shall fail to attend three (3) consecutive meetings, the chairman shall certify the same to the city commission. Upon such certification the member shall be deemed to have been removed and the city commission shall fill the vacancy by appointment.

(Ord. No. 81-13, § 6, 5-27-81; Ord. No. 85-9, § 2, 4-24-85)

Sec. 11.1-17. - Organization.

The members of the board shall select a chairman who shall serve at the pleasure of the board and such other officers as may be deemed necessary or desirable. The city manager shall provide adequate personnel for the board including, but not limited to, representatives from the departments of community development, public works, public affairs and city attorney which shall be deemed the staff of the board. Minutes of each board meeting shall be kept and prepared under the supervision and direction of the board, and copies of such minutes shall be filed with the city clerk.

(Ord. No. 81-13, § 7, 5-27-81)

Sec. 11.1-18. - Rules and regulations.

The board shall make and prescribe such rules and regulations as are reasonably necessary and appropriate for the proper administration and enforcement of the provisions of this chapter. Such rules and regulations shall conform to the provisions of this chapter and shall not conflict with the Constitution and general laws of the State of Florida, and shall govern and control procedures, hearings and actions of the board. No such rules and regulations shall become effective until a public hearing has been held upon the proposed rules and regulations, and any amendments or modifications thereto, and the same have been approved by the city commission and filed with the city clerk. Upon approval by the commission, such rules and regulations shall have the force and effect of law within the City of Opa-locka, Florida. The board shall prescribe forms for use by applicants in compliance with the provisions of this chapter. The board may authorize any one of its members to administer oaths and certify to official acts.

(Ord. No. 81-13, § 8, 5-27-81)

Sec. 11.1-19. - *Powers and duties.*

The historic preservation board shall have the following enumerated powers and duties:

(1) Adopt or amend rules of procedure;

(2) Designate individual sites, districts and archeological zones;

(3) Issue or deny certificates of appropriateness and certificates to dig;

(4) Approve historical markers and issue certificates of recognition for individual sites and designated properties in a district;

(5) Recommend zoning and building code amendments to the proper authorities;

(6) Establish guidelines for preservation and criteria for issuance by staff of regular certificates of appropriateness;

(7) Promote the awareness of historic preservation and its community benefits;

(8) No actions of this board will supersede or be construed as superseding the authority of the city commission.

(9) Review and update the historic survey as it applies to the City of Opa-locka for its quality and professional merit, and validate the findings of the survey as bonafide and sincere, and conduct such local research as is considered appropriate;

(10) Implement the authority of this chapter and fulfill the tasks set forth for this board by the city commissioners in this and other chapters;

(11) Record and maintain records of the board's actions and decisions;

(12) Follow and abide by the laws of the United States of America, the State of Florida, Dade County, and the City of Opa-locka;

(13) Provide an annual report to the city commission.

(Ord. No. 81-13, § 9, 5-27-81)

Sec. 11.1-20. - Designation process and procedure.

(1) [Designation authority.] The board 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, or:

(a) Are associated with distinctive elements of the cultural, social political, economic, scientific, religious, prehistoric and architectural history that have contributed to the pattern of history in the community, Dade County, South Florida, the state or the nation; or

(b) Are associated with the lives of persons significant in our past; or

(c) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value, or that represent a distinguishable entity whose components may lack individual distinction; or

(d) Have yielded, or are likely to yield information in history or prehistory; or

(e) Are listed in the National Register of Historic places.

(2) [Requirements for designation.] Certain properties, which include cemeteries, birthplaces, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature and properties that have achieved significance within the last twenty-five (25) years, will not normally be considered for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:

(a) A religious property deriving primary significance from architectural or artistic distinction of historical importance;

(b) A building or structure removed from its location but which is primarily significant for architectural value or is the surviving structure most importantly associated with a historic event or person;

(c) A birthplace or grave of an historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life;

(d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events;

(e) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance;

(f) A property or district achieving significance within the past twenty-five (25) years if it is of exceptional importance.

(3) [Investigation and designation report.]Prior to the designation of an individual site, a district, or an archeological zone, an investigation and designation report must be filed with the board. The format of these reports may vary according to the type of designation, however all reports must address the following: the historical, cultural, architectural, or archeological significance of the property of 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 board in carrying out its regulatory function under this chapter 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 nonconforming 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.

(4) Procedure.

(a) Petition of the owner. The owner(s) of any property in the City of Opa-locka may petition this board for designation of their property as an individual site, district or archeological zone provided that they appear before the board with sufficient information to warrant the investigation of the property for future designation and the board finds that the property may be worthy of designation. The board shall, based on its findings, either direct the staff to begin the designation process or deny the petition. Nothing in this subsection shall be deemed to restrict the power of the board to initiate the designation process pursuant to this section.

(b) Directive of the board. The board shall, upon recommendations from staff or the acceptance of petitions pursuant to subsection (4)(a) of this section, direct staff to begin the designation process by preparing a designation report, pursuant to subsection (3) of this section and any other standards the board may deem necessary. Upon completion, the designation report shall be filed with the board. The filing of the designation report with the board as required by this section shall be made by filing the report with the City of Opa-locka City Clerk who shall note thereon the filing date and time.

(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 fifteen (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. Owners of record or other parties having an interest in the proposed designated properties, if known, shall be notified of the public hearing; however, failure to receive such notice shall not invalidate the same as such notice shall also be perfected by publishing a copy thereof in a newspaper of general circulation at least ten (10) days prior to the hearing. Owners shall be given an opportunity at the public hearing to object to the proposed designation.

(f) Requirement of notification. The board shall, by written resolution, state its decision to approve, deny, or amend the proposed designation and shall direct the secretary of the board to notify the following of its actions with a copy of the resolution:

1. The City of Opa-locka Building Official;
2. The county clerk;
3. The Opa-locka City Clerk;
4. Owner(s) of the affected property and other parties having an interest in the property, if known;
5. The Opa-locka Public Affairs Department;
6. The Opa-locka Public Works Department; and
7. Any other county or municipal agency, including agencies with demolition powers, that may be affected by this action.

(g) [Amendment or rescission.] The board may amend or rescind any designation provided it complies with the same manners and procedures used in the original designation.

(h) Moratorium. Upon the filing of a designation report by the staff, the owner(s) of the real property which is the subject 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 administrative action as provided by this chapter is completed.

(Ord. No. 81-13, § 10, 5-27-81; Ord. No. 85-9, § 3, 4-24-85)

Sec. 11.1-21. - Application for certificate of appropriateness.

(1) [Required.] No building, structure, improvement, landscape feature or archeological site within the City of Opa-locka which is designated pursuant to section 11.1-10 shall be erected, altered, restored, renovated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any architectural features, landscape features or site improvements has been submitted to the board for approval pursuant to the procedures in this section. Architectural features shall include, but not be limited to, the architectural style, scale, massing, siting, general design, ingress and egress, and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include, when applicable, interior spaces where interior designation has been given pursuant to section 11.1-10. Landscape features and site improvements shall include, but are not limited to, site regarding [regrading], subsurface alterations, fill deposition, paving, landscaping, walls, fences, courtyards, vehicular movement systems, signs and exterior lighting. No certificate of appropriateness shall be approved unless the architectural plans for said construction, alteration, excavation, restoration, renovation, relocation, or demolition is approved by the board.

(2) [Procedures required.] The board shall develop procedures for making application for both a regular and special certificate of appropriateness.

(3) [Application standards.] The board shall adopt and may, from time to time, amend the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of the board to promote maintenance, restoration and adaptive reuses appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. These guidelines shall also serve as criteria for the community development staff to make decisions regarding applications for regular certificates of appropriateness.

(4) Regular certificates of appropriateness. Based on the guidelines for preservation, the designation report, a complete application for regular certificate of appropriateness, any additional plans, drawings or photographs to fully describe the proposed alteration and any other guidelines the board may deem necessary, the staff of the board shall approve or deny the application for a regular certificate of appropriateness by the owner(s) of a designated individual site, or property within a designated district. The findings of the staff shall be mailed to the applicant, accompanied by a statement in full regarding the staff's decision. The applicant shall have an opportunity to challenge the staff decision by applying for a special certificate of appropriateness.

(5) Special certificates of appropriateness.

(a) An applicant for a special certificate of appropriateness shall submit his application to the board pursuant to section 11.1-10 and accompany such application to the board with full plans and specifications, site plan, and samples of materials as deemed appropriate by the board to fully describe the proposed appearance, color, texture or materials, and architectural design of the building and any outbuilding, wall, courtyard, fence, landscape feature, paving, signage and exterior lighting. The applicant shall provide adequate information to enable the board to visualize the effect of the proposed action on the applicant's building and its adjacent buildings and streetscapes. If such application involves a designated archeological site the applicant shall provide full plans and specifications of work that may affect the surface and subsurface of the archeological site.

(b) The board shall hold a public hearing upon an application for a special certificate of appropriateness affecting property under its control. In such instances, notice and procedure of the public hearing shall be given to the property owner(s) by certified mail and to other interested parties by an advertisement in a newspaper of general circulation.

(c) The board shall approve, deny, or approve in modified form an application, subject to the acceptance of the modification by the applicant, or suspend action on the application in order to seek technical advice from outside its members or to meet further with the applicant to revise or modify the application.

(d) The decision of the board shall be issued in writing. Evidence of approval of the application shall be by certificate of appropriateness issued by the board or the board's designated staff representative to the applicant, and whatever its decision, notice in writing shall be given to the applicant and the Opa-locka Building Official. The board shall keep a record of its actions under this section.

(6) Demolition.

(a) Demolition of a designated building, structure, improvement or site may occur pursuant to an order of a government agency or a court of competent jurisdiction or pursuant to an approved application by the owner for a special certificate of appropriateness.

(b) Government agencies having the authority to demolish unsafe structures shall receive notice of designation of individual sites, districts or archeological zones pursuant to section 11.1-10. The board shall be deemed an interested party and shall be entitled to receive notice of any public hearings conducted by said government agency regarding demolition of any designated property. The board may make recommendations and suggestions to the government agency and the owner(s) relative to the feasibility of and the public interest in preserving the designated property.

(c) 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 (6)(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.

(d) In addition to all other provisions of this section, the board shall consider the following criteria in evaluating applications for a special certificate of appropriateness for demolition of designated properties:

(a) Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as an historic or architectural landmark?

(b) Is the structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

(c) Is the structure one of the last remaining examples of its kind in the neighborhood, the county, or the region?

(d) Does the structure contribute significantly to the historic character of designated district?

(e) Would retention of the structure promote the general welfare of the county by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage?

(f) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

(7) [Appeals.] Where, by reason of particular site conditions and restraints, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provisions of this section would result in serious undue economic hardship to the applicant, the matter shall be officially referred to the Opa-locka Zoning Board of Appeals, which shall have the power to vary or modify adherence to this section; provided always that its requirements ensure harmony with the general purposes hereof and will not adversely affect the City of Opa-locka, Dade County, nor the South Florida metropolitan region.

(a) In any instance where there is a claim of undue economic hardship, the owner may submit, by affidavit, to the zoning board of appeals at least fifteen (15) days prior to the public hearing, the following information:

a. For all property.

i. The amount paid for the property, the date of purchase and the party from whom purchased;

ii. The assessed value of the land and improvements thereon according to the two (2) most recent assessments;

iii. Real estate taxes for the previous two (2) years;

iv. Annual debt service, if any, for the previous two (2) years;

v. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;

vi. Any listing of the property for sale or rent, price asked and offers received, if any; and

vii. Any consideration by the owner as to profitable adaptive uses for the property; and

b. For income-producing property.

i. Annual gross income from the property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years;

iii. Annual cash flow, if any, for the previous two years.

(b) The zoning board of appeals may require that an applicant furnish such additional information as the board believes is relevant to its determination of undue economic hardship and may provide in appropriate instances that such additional information be furnished under seal. In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with his affidavit a statement of the information which cannot be obtained and shall describe the reasons why such information cannot be obtained.

(8) [Certificate of appropriateness required.] No building permit shall be issued by the Opa-locka Building Official which affects any designated property in Dade County without a certificate of appropriateness.

(9) [Conformity required.] 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 chapter and shall be empowered to issue a stop work order if performance is not in accordance with the issued certificate. No work shall proceed as long as 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.

(10) [Emergency provisions.] For the purpose of remedying emergency conditions determined to be dangerous to life, health or property, nothing contained herein shall prevent the making of any temporary construction, reconstruction or other repairs to a building or site in the City of Opa-locka, pursuant to an order of a government agency or a court of competent jurisdiction. The owner of a building damaged by fire or natural calamity shall be permitted to stabilize the building immediately without board approval and to rehabilitate it later under the normal review procedures of this chapter.

(11) [Review authority.] 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 section 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.

(Ord. No. 81-13, § 11, 5-27-81; Ord. No. 85-9, § 4, 4-24-85)

Sec. 11.1-22. - Maintenance of designated properties.

Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any elements of any building or structure which does not involve a change of design, appearance or material, and which does not require a building permit.

(Ord. No. 81-13, § 12, 5-27-81)

Sec. 11.1-23. - Certificates to dig.

(1) [Certificate to dig required.] Within an archeological zone, new construction, filling, digging, the removal of trees, or any other activity that may alter or reveal an interred archeological site shall be prohibited without a certificate to dig. All applications to all appropriate municipal or county agencies involving new construction, large-scale digging, the removal of trees or any other activity that may reveal or disturb an interred archeological site in an archeological zone shall require a certificate to dig before approval. Based on the designation report for the archeological zone, a complete

application for a certificate to dig and any additional guidelines the board may deem necessary, the staff of the board shall approve or deny the application for a certificate to dig by the owners of a property in a designated archeological zone. The certificate to dig may be made subject to specified conditions, including but not limited to, conditions regarding site excavation. In order to comply with the site excavation requirements of the certificate to dig, the applicant may agree to permit a city or county sanctioned archeologist to conduct excavation from the time of the approval of the certificate to dig until the effective date thereof. The findings of the staff shall be mailed to the applicant promptly. Applicant shall have the opportunity to challenge the staff decision or any conditions attached to the certificate to dig by requesting a meeting of the board. The board shall convene within a reasonable time and shall make every effort to review and reconsider the original staff decision to arrive at an equitable decision. The decision of the board shall be reduced to writing.

(2) Approved certificates to dig. Approved certificates to dig shall contain an effective date at which time the proposed activity may begin, unless the board decides to designate the site in question as an individual site or district pursuant to section 11.1-10 in which case all the rules and regulations pertaining to the designation process shall apply from the date the designation report has been filed.

(3) [Conformance required.] All work performed pursuant to the issuance of a certificate to dig shall conform to the requirements of such certificate. It shall be the duty of the City of Opa-locka, in particular its public works department, to inspect from time to time any work pursuant to such certificate to assure compliance. In the event work is performed not in accordance with such certificate, the official designated by the city manager pursuant to subsection 11.1-11(10) shall be empowered to issue a stop-work order and all work shall cease. No person, firm or corporation shall undertake any work on such projects as long as such stop-work order shall continue in effect.

(Ord. No. 81-13, § 13, 5-27-81)

Sec. 11.1-24. - Appeals.

(1) Upon a written decision of the board or the city manager, an aggrieved party may appeal the decision by filing a written notice of appeal with the city clerk. The notice of appeal shall state the decision which is being appealed, the grounds for the appeal, and a brief summary of the relief which is sought. Subsequently, the city commission shall conduct a public hearing at which time they may affirm, modify or reverse the decision of the board. Nothing contained herein shall prelude the city commission from seeking additional information prior to rendering a final decision. The decision of the city commission shall be reflected in the minutes and a copy of the minutes shall be forwarded to the board and the appealing party.

(2) Appeals from any decision of the city commission's written decision granting or denying a regular or special certificate or appropriateness shall be by a petition for certiorari to the circuit court.

(Ord. No. 81-13, § 14, 5-27-81; Ord. No. 15-03, § 3, 2-11-15)

Sec. 11.1-25. - Penalties.

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

(Ord. No. 81-13, § 15, 5-27-81)

Sec. 11.1-26. - Incentives.

All properties designated as individual sites or as designated properties within a district shall be eligible, upon application by the owner(s), for any available financial assistance set aside for historic preservation by Metropolitan Dade County contingent on the availability of funds and the scope of the project as described in the application.

(Ord. No. 81-13, § 16, 5-27-81)

(3) To ensure appropriate information is provided, the accountable official involved shall consult with the HR specialist assigned to prior providing any feedback to the complaining party or the respondent.

(Ord. No. 01-2, § 8, 2-14-01)

Sec. 2-570.74. - Cases involving non-city personnel.

Allegations of sexual harassment, or other misconduct of a sexual nature, by or against persons who are not city employees will also be reviewed by the accountability board. If the respondent is a city employee, the procedures described in section 2-570.73 of this division apply in their entirety. In cases in which the individual against whom the allegation is made is not a city employee, the allegation will be reported to the cognizant contracting officer for referral to the contractor or to the individual's parent organization, as appropriate, for coordination in conducting any inquiry or investigation or in resolving the allegation. The accountability board will track and monitor these allegations to ensure timely and appropriate action.

(Ord. No. 01-2, § 9, 2-14-01)

Sec. 2-570.75. - Evaluation.

(a) The accountability board will evaluate these procedures and their effectiveness on a continuing basis, as well as track and monitor all allegations and their outcomes. The accountability board will analyze trends in allegations and the manner in which they are resolved to identify areas within the city that need attention. Based on its analysis of pertinent data, the accountability board will recommend policies and procedures to correct identified systemic problems in city policies and practices.

(b) The overall effectiveness of the accountability board and of these procedures will be evaluated one year after the date of adoption of this division. The outcomes of allegations considered by the accountability board, and the role of the accountability board, in general, will be evaluated to determine their consistency with the objectives stated herein. Appropriate modification to these procedures may include other forms of harassment and discriminatory behavior.

(Ord. No. 01-2, § 10, 2-14-01)

Secs. 2-570.76—2-570.80. - Reserved.

DIVISION 13. - TREE BOARD

Sec. 2-570.81. - Power and duties.

The City of Opa-locka Tree Board shall be advisory to the city commission in regard to the following matters:

(1) To make recommendations to amend, and control over the regulating, planting and care of shade and ornamental trees and shrubbery now located or which may hereafter be planted in any public highway, park or pathway, except such as are excluded pursuant to applicable law, including the planting, trimming, spraying care and protection thereof.

(2) Make recommendations to regulate and control the use of the ground surrounding the same, so far as may be necessary for their proper growth, care and protection of trees and shrubbery.

(3) Move or require the removal of any tree or part thereof dangerous to public safety.

(4) Propose regulations, subject to approval by the city commission.

(5) Recommend the treatment or removal of any tree situated upon private property which is believed to harbor a disease or insects readily communicable to neighboring healthy trees in the care of the city.

(6) Meet once a month, as needed, and keep public record of its resolutions, findings and determinations.

(Ord. No. 14-05, § 2, 6-11-14)

Sec. 2-570.82. - Composition.

The tree board shall consist of: Five (5) members, who shall be residents of the City of Opa-locka, one (1) chosen by the mayor and by each member of the city commission, who shall serve a term which will coincide with of that of the person who selected them. Any member may be removed at any time, with or without cause, by the person who appointed them. Members will not receive compensation for their services. A certified arborist retained by the city shall act as an advisor to the board.

(Ord. No. 14-05, § 2, 6-11-14)

1st Reading: June 27, 1990
2nd Reading: February 13, 1991
PUBLIC HEARING: February 13, 1991

ORDINANCE NO. 91-2

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AMENDING ARTICLE 6 OF THE CITY OF OPA-LOCKA's LAND DEVELOPMENT REGULATION CODE BY ESTABLISHING AN ARABIAN/MOORISH MOTIF DISTRICT WITHIN THE CITY OF OPA-LOCKA; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1- Section 6.14 of the Land Development Regulation Code of the City of Opa-locka is hereby enacted as follows:

Section 6.14

CITY OF OPA-LOCKA ARABIAN MOTIF ARCHITECTURAL REGULATIONS

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

SECTION B - APPLICABILITY.

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

1. An area described as all properties facing Opa-locka Boulevard from 17th Avenue to Lejune Road.

2. An area described as all properties facing LeJeune Road from 151st Street to 127th Street.

3. An area described as all properties facing Douglas/ LeJeune Connector from 151st Street to 127th Street.

4. An area described as all properties facing 22nd Avenue from Opa-locka Boulevard to 151 Street.

5. An area described as all properties facing 27th Avenue from 127th Street to 151st Street.

b) Properties which are located within the above described eligible areas and which are also abutting or across a street, waterway, or alley from a single-family or duplex zone district must receive special locational approval of the City Commission, after a public hearing of the Planning Council, in order to use the regulations, bonuses, or special allowances provided herein. The procedure for receiving special locational approval is specified in Section A (c).

c) All regulations of the underlying use districts shall remain in effect, provided, however, where a conflict exists between the development bonuses and special allowances provided in this chapter, and the regulations and standards in other sections of this Code, the development bonuses and special allowances provided herein shall supersede, unless specified to the contrary herein.

SECTION C - DESIGN ELEMENTS OF THE ARABIAN MOTIF ARCHITECTURAL STYLE. The design elements of the Arabian Motif architectural style are characterized by, but not limited to, the following existing buildings.

1. Opa-locka City Hall, 777 Sharazad Boulevard
2. Hurt Building, 490 Ali Baba Avenue
3. Opa-locka Bank Building (First Baptist Church) 940 Caliph Street
4. Helm Stores and Apartments, 1201-17 Sharazad Boulevard
5. King Truck Factory and Showroom, 951 Superior Street
6. Root Building, 111 Perviz Avenue
7. Higgens Duplex, 1210-12 Sesame Street
8. Tabor Duplex, 1214-16 Sesame Street
9. Baird House, 401 Dunad Avenue
10. Cravaro House, 1011 Sharar Avenue
11. Crouse House, 1156 Pen Street
12. Etheredge House, 915 Sharar Avenue
13. Griffiths House, 826 Superior Street
14. Maislio House, 1141 Jann Avenue
15. Helms House, 721 Sharar Avenue
16. Tinsman House, 110 Peri Street

17. Tooker House, 811 Dunad Avenue

18. Wheeler House, 1035 Dunad Avenue

19. Long House, 613 Sharar Avenue

The Arabian Motif architectural character and the detailed description of the above buildings shall be contained within an illustrated document entitled "Arabian Motif Architectural Style Guide," as adopted by Resolution of the City Commission. Adherence to the principles of the design elements shall form the basis of judgment in determining the appropriateness of new construction or restoration in the Arabian Motif Architectural style.

SECTION D - ELIGIBLE FOR DEVELOPMENT BONUSES AND SPECIAL ALLOWANCES

a) In order to encourage the creative use of Arabian Motif architectural style, the following buildings are eligible to earn development bonuses and special allowances:

1. New buildings voluntarily constructed in the Arabian Motif architectural style in accordance with the design elements described in Section C and approved by the Board of Architects. All such buildings shall be eligible for the development bonuses and/or special allowances specified in Section E.

2. Existing buildings which were not designed in Arabian Motif architectural style and through substantial and appropriate exterior renovation are voluntarily converted to the Arabian Motif architectural style and approved by the Board of Architects. All such buildings shall be eligible for the development bonus specified in Section F.

3. Existing Arabian Motif style buildings and significantly altered building which were originally designed in the Arabian Motif architectural style and are voluntarily subject to substantial and appropriate exterior restoration and approved by the Board of Architects. All such buildings shall be eligible for the development bonus specified in Section F.

a. The determination of appropriate exterior restoration shall be based upon documentary evidence of the original design features where such evidence is available.

b) For the purposes of determining eligibility for a development bonus the term "substantial exterior renovation or restoration" of an existing building shall be defined as being improvements costing 15% or more of the appraised value of the structure. The applicant shall be responsible for submitting an up-to-date appraisal so that the Building Official can certify the appraisal value and construction costs.

c) For the purpose of determining eligibility for a development bonus the term "appropriate exterior renovation or restoration" shall be defined as improvements which are consistent with the design elements described in Section C herein and approved by the Board of Architects.

SECTION E - SPECIFIC DEVELOPMENT BONUS AND SPECIAL ALLOWANCES FOR NEW BUILDING CONSTRUCTION.

a) The appropriate use of Arabian Motif Architectural style in new building construction will earn a development bonus shown as Development Category #1 on the schedule designated "Development Bonus and Special Allowances for New Building Construction, Table 1."

b) The construction of a new building in an appropriate Arabian Motif Architectural style may also be eligible to incorporate certain design elements, pedestrian amenities, and uses which will earn additional bonuses or special allowances shown as Development Categories 2 thru 7 on the schedule designated "Development Bonuses and Special Allowances for New Building Construction, Table I."

SECTION F - SPECIFIC DEVELOPMENT BONUS FOR EXISTING BUILDINGS.

a) Existing buildings which are not designed in the Arabian Motif architectural style and are appropriate converted to the Arabian Motif architectural style and in accordance with the provisions of Section D will earn a development bonus credit as shown on the schedule designated "Development Bonuses for Existing Buildings, Table II."

b) Existing buildings which were originally designed in the Arabian Motif architectural style and which are subject to substantial and appropriate exterior restoration in accordance with the provisions of Section D will earn a development bonus credit as shown on the schedule designated "Development Bonuses for Existing Buildings, Table II."

SECTION G - DETERMINATION OF DEVELOPMENT BONUSES FOR APARTMENT BUILDINGS, HOTELS AND APARTMENT HOTELS.

a) Development bonuses for apartment buildings, hotels or apartment hotels may used to provide additional floor area and additional permitted units in accordance with the following:

1. The total of the bonus square footage earned by compliance with the provisions specified in Sections E and F (Tables I and II) may be added to maximum allowable floor area.

2. In determining the number of units (density) requirements as set forth in this Code, the building site area shall be the total of the actual building site area plus the bonus square footage accumulated.

SECTION H - LIMITATIONS ON THE USE OF DEVELOPMENT BONUSES ACCUMULATED.

a) The total bonus square foot floor area earned for commercial uses by compliance with the provisions specified in Table I or Table II (Sections E and F) may be added as a matter of right to the building site earning the bonuses subject to the following limitation: Total maximum square footage which can be added to a new building or to a qualified existing building may not exceed 50% of the area of the building site.

b) Floor area or ground area used to calculate bonus credits under one category shall be precluded from being counted toward bonus credits for a second category.

c) The additional units for apartment buildings, hotels or apartments hotels earned by compliance with the provisions in Table I or Table II (Sections E and F) may be added as a matter of right to the building site earning the bonus subject to the following limitation: total maximum number of units which can be added to a new building or to a qualified existing building may not exceed 25% more than the number of units which would otherwise be provided in this Code.

SECTION I - SPECIAL ALLOWANCES PERTAINING TO HEIGHT AND OFF-STREET PARKING.

a) Bonus square foot floor area or additional units may be used to provide additional height beyond maximum allowable heights of a new building or a qualified existing building; provided, however, in no event shall any building exceed the maximum allowable height by more than two (2) stories in a three(3) story zone, four (4) story zone, or six(6) story zone, and three(3) stories in a thirteen (13) story zone. Each story above the maximum allowable height which is permitted by this Section shall be limited to twelve (12) feet for each story.

b) Within the Central Business District as defined in this Code:

1. Any new building construction or restoration/renovation of an existing building which is developed in accordance with the provisions of this section shall be exempted if the Floor Area Ratio (F.A.R.) of such building does not exceed 1.45. Such exemptions shall only be effective if the building has earned development bonuses or special allowances as specified in this Section.

2. Any restoration/renovation of an existing building located on property facing Opa-locka Boulevard having a height of three stories or less, which is restored/renovated in accordance with the provisions of this section, may provide all or part of the required off-street parking on site, or in lieu thereof, may pay a special assessment fee in the amount of Five Thousand Dollars ($5,000.00) for each required off-street parking space not provided. (The amount of such fee shall be subject to periodic review and adjustment by the City commission). The fee shall be paid into a special assessment fund established to the Code of the City of Opa-locka, which fund shall be dedicated toward and used exclusively for the development of off-street parking solutions in the Central Business District.

SECTION J - REVIEW OF ARABIAN MOTIF ARCHITECTURAL PLANS.

a) Board of Architects Preliminary Approval: An applicant for new construction or restoration or renovation of an existing building using the Arabian Motif Architectural style which will earn development bonuses or special allowances as specified in this Section will submit plans in accordance with the procedures specified in this Code:

1. Pursuant to this Code, all plans affecting designated historic landmarks must receive a certificate of appropriateness from the Historic Preservation Board prior to submittal to the Board of Architects.

2. The Board of Architects shall review all submitted plans to determine if appropriate Arabian Motif architectural construction is based upon adherence to the principles of the design elements specified in Section C herein.

3. In reviewing plans to restore or renovate a Arabian Motif styled building, the Board of Architects shall also determine if the appropriate exterior restoration is based upon documentary evidence of the original design features, where such evidence is available. The applicant shall be responsible for providing the documentation, if available.

4. In reviewing an existing building being converted to Arabian Motif architectural style, the Board of Architects shall also determine that such building is deemed not to have a significant non-Arabian Motif architectural character of its own which may qualify it for designation as an historic landmark pursuant to the Code of the City of Opa-locka. The Board of Architects may refer the plans to the Historic Preservation Board for comment prior to making its determination.

5. If the Board of Architects finds that the submitted plans represent appropriate Arabian Motif architectural construction, preliminary approval shall be given.

b) Compliance with Zoning: All plans receiving preliminary approval from the Board of Architects shall be reviewed by the Community Development Department for compliance with the provisions of the Zoning Code and to certify that the plans submitted do not exceed the limits of development bonuses and/or special allowances earned in accordance with the provisions of this section.

1. In the event plans for Arabian Motif Architectural construction or improvements exceed the development bonuses or special allowances earned or specified limits in Section 30-8 (whichever is less), or do not otherwise meet the full requirements of this Code, such plans may not be presented to the Board of Architects for final approval until such time as compliance is met or necessary variances are approved by the Board of Appeals, in accordance with the provisions of this Code.

c) Special Locational Approval: Prior to submission of plans for final approval by the Board of Architects, all proposed projects which are located in an area eligible to use the Arabian Motif Architectural Regulations and are also located abutting or across a street, waterway, or alley from a single-family or duplex zone district shall obtain special location approval from the City Commission, after a public hearing before the Planning Council. The Planning Council and the City Commission in reviewing a proposed Arabian Motif Architectural project shall consider the following factors:

1. The impact of the additional height, density, floor area bonuses, parking reduction allowance, traffic and traffic patterns upon the adjacent properties and immediately surrounding the neighborhood.

2. The visual and aesthetic impact of the architectural style on abutting building and the surrounding area.

3. The provision of buffers, screening, landscaping or other site improvements which would reduce the potential impact of the project on abutting properties and surrounding areas.

Special locational approval shall be initiated by the submission of an application in the Planning Council for public hearing after receiving the Board of Architects Preliminary approval, as specified in this Section and after having received a preliminary zoning compliance review by the Building and Zoning Department, as specified in Section 30-10(b).

d) Board of Architects Final Approval: Final approval of plans and specifications shall be considered by the Board of Architects after certification by the Zoning Department that the submitted plans are in compliance with the provisions of the Zoning Code.

SECTION K - EFFECT ON CURRENT CONSTRUCTION.

a) All restoration, renovation or new building construction projects in progress as of the effective date of this section, are eligible to re-submit plans for consideration under the provisions of this section.

SECTION 2- REPEALER.

All ordinances or parts in conflict herewith be and the same are hereby repealed.

SECTION 3 - SEVERABILITY.

If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 4 - INCLUSION.

It is the intention of this City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Opa-locka, Florida.

The sections of this ordinance may be renumbered or relettered to accomplish such codification, and the word "ordinance" may be changed to "section", "article", or other appropriate word.

SECTION 5 - EFFECTIVE DATE.

This ordinance upon passage shall become effective in the manner provided by law.

PASSED AND ADOPTED on this 13th day of February, 1991.

ATTEST:

Ronetta Taylor
CITY CLERK

MAYOR

COMMISSION VOTE: 5-0

Vice Mayor Allen:	Yes
Commissioner Barrett:	Yes
Commissioner Kelley:	Yes
Commissioner Miller:	Yes
Mayor Ingram:	Yes

APPROVED AS TO FORM:

CITY ATTORNEY

FACADEO

SECTION F - DEVELOPMENT BONUSES FOR EXISTING BUILDINGS

TABLE II

DEVELOPMENT CATEGORY

1. ARCHITECTURAL STYLE

QUALIFICATIONS

Conversion and/or renovation of existing building not designed in Arabian Motif Architectural style to Arabian Motif Architectural style pursuant to the provisions of Section D herein, and approved by the Board of Architects. Restoration of an existing building designed in the Arabian Motif Architectural style; restoration must be pursuant to the provisions of Section D herein, and approved by the Board of Architects. All facades facing public street, alley or waterway must be converted or renovated in accordance with this section.

BONUS CREDIT

For each six (6) square feet of gross floor area within the existing building: one (1) square foot of bonus area.

SECTION E - DEVELOPMENT BONUSES AND SPECIAL ALLOWANCES FOR NEW BUILDING CONSTRUCTION

TABLE I

DEVELOPMENT CATEGORY

1. ARCHITECTURAL STYLE

QUALIFICATIONS

All new buildings designed in Arabian Motif Architectural style in accordance with Design Elements contained in Section C and approved by the Board of Architects.

BONUS CREDIT/SPECIAL ALLOWANCES

An increase in floor area equivalent to .20 x the area of the building site.

(ADDITIONAL AMENITIES)

DEVELOPMENT CATEGORY

2. RETAIL ON GROUND FLOOR

QUALIFICATIONS

Location of pedestrian oriented retail stores and shops (including restaurants, cafes, etc.) at ground floor where otherwise permitted by the Code; establishments must have direct opening onto an exterior public sidewalk, public pedestrian plaza or thru an open courtyard where the public has unrestricted access.

BONUS CREDIT/SPECIAL ALLOWANCES

For each ten (10) square feet of retail establishments; three (3) square feet of bonus floor area.

DEVELOPMENT CATEGORY

3. MIXED USE

QUALIFICATIONS

Residential and/or hotel units combined with commercial and/or industrial uses where otherwise permitted, and in the amounts specified, by Code.

BONUS CREDIT/SPECIAL ALLOWANCES

5% reduction of off-street parking spaces required for the commercial and/or industrial uses.

DEVELOPMENT CATEGORY

4. PEDESTRIAN COURTYARD

QUALIFICATIONS

Pedestrian courtyard defined as an open area partially or fully enclosed by buildings or walls where the public has unrestricted access. The courtyard space must be open space above minimum required at ground level. The courtyard must connect to b public sidewalk and provide elements such as seating, landscaping, shade and water features. Minimum size 400 square feet.

BONUS CREDIT/SPECIAL ALLOWANCES

For each one (1) square foot of pedestrian plaza one (1) square foot of bonus floor space.

FACADEO

Korella Suyton City Clerk of the City of Opa-locka, Florida
do hereby certify this to be a true and correct copy of Res #91-1
adopted 4/22/91 by the Historic Preservation Bd
as shown in the official records of the City of Opa-locka, Florida.
Given under my hand and seal, this 10 day of August, 1992
Korella Suyton
City Clerk

CITY OF OPA-LOCKA FLORIDA INCORPORATED 1926
Office of The City Clerk

OPA-LOCKA HISTORIC PRESERVATION BOARD

RESOLUTION NO. 91-1

RESOLUTION DESIGNATING PUBLIC AND PRIVATE PROPERTIES AS HISTORIC SITES PURSUANT TO OPA-LOCKA CITY ORDINANCE 81-13 AS AMENDED. THIS RESOLUTION RECINDS RESOLUTION 90-1 DUE TO FORMAT AND CONTENT

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

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

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

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

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

Address	Owner
1111 Sesame	Patricio Jimemez
*1210-1212 Sesame (Duplex)	Thornton B. Smith
*1214-1216 Seame (Du;oex)	William E. Brown
*826 W. Superior	Francisco O. Alfonso
*951 W. Superior	Clinton F. O'Dell
*1217 Sharazad	Richard C. Weit
103 Perviz	Ram Investment Co.
*117 Perviz (E. E. Root Bldg.)	Juan B. Rondon
124 Perviz (Fire/Police Station)	City of Opa-locka
*480 Ali Baba (Train Station)	Seacost R. R.
940 Caliph (Bank Bldg.)	Trustees First Baptist Church
*432 Opa-locka Blvd. (Hurt Bldg.)	Community Development Corp.
*777 Sharazad (City Hall)	City of Opa-locka

* Listed on National Register of Historical Sites

NOW, THEREFORE, THE HISTORIC PRESERVATION BOARD OF THE CITY OF OPA-LOCKA HEREBY RESOLVES:

Section 1. That the above listed thirty-four (34) properties are hereby designated historic sites pursuant to the Opa-locka Historic Preservation Ordinance 81-13, as amended, and that the said thirty-four (34) properties are subject to all rights, privileges, and requirements of that ordinance.

PASSED and ADOPTED this 22nd day of April 1991.

Winifred Amdor

Winifred Amdor, Chairman

Ceola Walker, Member

Roy P. Cookston, Member

James Bobbitt, Jr.

James Bobbitt, Jr., Member

STATE OF FLORIDA)

COUNTY OF DADE)

WITNESS my hand and offi
seal this of 1991

First Reading: May 13, 1981
Second Reading: May 27, 1981
Public Hearing: May 27, 1981
Posted in Full: May 28, 1981
Effective Date: May 28, 1981

ORDINANCE NO. 81-13

AN ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 25 OF THE CODE OF ORDINANCES ESTABLISHING THE OPA-LOCKA HISTORICAL PRESERVATION BOARD PURSUANT TO SECTION 3, SUBSECTION (1) OF METROPOLITAN DADE COUNTY, FLORIDA ORDINANCE 81-13, FOR THE PURPOSE OF PROTECTING AND PERPETUATING PROPERTIES WORTHY OF HISTORIC PRESERVATION: PROVIDING FOR RULES OF PROCEDURE; PROVIDING FOR DESIGNATION OF PROPERTIES AS INDIVIDUAL SITES, DISTRICTS OR ARCHEOLOGICAL ZONES AND FOR REGULATION OF SAME THROUGH ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND CERTIFICATES TO DIG; PROVIDING FOR QUALIFICATION OF ELIGIBILITY FOR FINANCIAL ASSISTANCE PURSUANT TO SECTION 16 OF SAID DADE COUNTY ORDINANCE 81-13; PROVIDING FOR PENALTIES AND APPEALS; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Metropolitan Dade County, Florida adopted on February 17, 1981, effective February 27, 1981, Ordinance 81-13 for the purpose of protecting and perpetuating properties worthy of historic preservation; and

WHEREAS, said County Ordinance 81-13, Section 3, provides that municipalities within Dade County shall have up to and including July 1, 1982 to adopt local ordinances with respect to historical districts, individual sites and archeological zones, with the provision that should any municipality fail to adopt an ordinance regulating historic preservation prior to July 1, 1982 said County Ordinance shall govern within such municipality; and

WHEREAS, the City of Opa-locka has a rich history in its urban design concept, buildings, structures and archeological sites, notably the manifestation of the urban design concept envisioned by its founder, Glen H. Curtiss and implemented by noted town planner Clinton McKenzie and noted Architect Bernhardt E. Muller; and

WHEREAS, remnants of the ancient Indian hammock from which the City of Opa-locka derives its name are still to be seen east of LeJeune Road on the South Side of Opa-locka Airport. The first extensive archeological project launched in Dade County included, in 1934, excavations in this hammock, and fragments of the Tequesta Indian pottery design called Opa-locka incised were first found

there and thus so named; and

WHEREAS, many significant and varied aspects of the history of the City of Opa-locka, founded in 1926, are concentrated in the second quarter of the twentieth century; and

WHEREAS, this variety has been manifested in a unique architectural and urban design response to Founder Glen Curtis preference for arabian archietectural design and the professional talents of designers Mr. McKenzie and Mr. Muller; and

WHEREAS, the possibility exists that archeological sites exist within Opa-locka that have yet to be discovered which could yield a great amount of information on the history and prehistory of the Opa-locka area; and

WHEREAS, the preservation of historic buildings, historic structures, historic districts and sites and archeological districts and sites are in the best interest and public welfare of the citizens of and visitors to Opa-locka, Dade County and the South Florida Metropolitan Region; and

WHEREAS, the preservation of these resources will expand the educational and cultural opportunities of the citizens of, and vistors to, the City of Opa-locka, Dade County and the South Florida Region.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF OPA-LOCKA, FLORIDA

Section 1. Short Title

This Ordinance shall be known and may be cited as the "City of Opa-locka Historic Preservation Ordinance."

Section 2. Declaration of Legislative Intent

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

(1) Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements landscape features and archeological resources of sites and districts which represent distinctive elements of the City's, County's and Region's cultural, social, economic, political, scientific, religious, prehistoric and architectural history;

(2) Safeguard the area's historical, cultural archeological and architectural heritage, as embodied and reflected in such individual sites, districts and archeological zones;

(3) Foster civic pride in the accomplishments of the past;

(4) Protect and enhance the area's attraction to visitors and the support and stimulus to the economy thereby provided; and

(5) Promote the use of individual sites and districts for the education, pleasure and welfare of the people of the Opa-locka area, Dade County and the South Florida Metropolitan Region.

Section 3. Scope of Regulations

This Ordinance is intended to and shall govern and be applicable to all property located in the City of Opa-locka, Florida. Nothing contained herein shall be deemed to supercede or conflict with applicable building and zoning codes. Provisions contained herein shall be cumulative and read in conjunction with other laws, rules and regulations. It is the legislative intent of the Opa-locka City Commission that this ordinance shall meet the requirements of Section 3, Subsections (1), (2) and (3) of Dade County Ordinance 81-13 as a qualified municipal Historic Preservation Ordinance, and that this Ordinance shall be filed with the Clerk of Dade County Board of County Commissioners and with the National Register of Historical places for certification to be eligible under the 1976 Tax Act.

Section 4. Definitions

(1) Archeological zone - An area designated by this ordinance which likely to yield information on the history and prehistory of Opa-locka based on prehistoric settlement patterns in Opa-locka as determined by the results of the Dade County Historic Survey and local research. These Zones will tend to conform to natural physiographic features which were the focal points for prehistoric and historic activities.

(2) Certificates of Appropriateness - A certificate issued by the Board permitting certain alterations or improvements to a designated property.

(A) Regular Certificate of Appropriateness - A Regular Certificate of Appropriateness shall be issued by the staff of the Preservation Board, based on the quidelines for preservation approved by the Board.

(B) Special Certificate of Appropriateness - For all applications for a Special Certificate of Appropriateness involving the demolition, removal, reconstruction or new construction at an individual site or in a district a Special Certificate of Appropriateness is required that is issued directly by the Board.

(3) Certificate to Dig - A certificate that gives the Board's permission for certain digging projects that may involve the discovery of as yet unknown or known archeological sites in an archeological zone. This certificate is issued by staff of the Board based on the guidelines for preservation approved by the Board.

(4) Certificate of Recognition - A certificate issued by the Board recognizing properties designated pursuant to this ordinance.

(5) Demolition - The complete constructive removal of a building on any site.

(6) Districts - A collection of archeological sites, buildings, structures, landscape features or other improvements that are concentrated in the same area and have been designated as a district pursuant to this ordinance.

(7) Exterior - All outside surfaces of a building or structure.

(8) Guidelines for Preservation - Criteria established by the Preservation Board to be used by staff in determining the validity of applications for a Regular Certificate of Appropriateness and any Certificate to Dig and to establish a set of guidelines for the preservation of buildings in Opa-locka.

(9) Historical Preservation Board - A board of citizens created by this ordinance as described in Sections 5 through 9.

(10) Historic Survey - A comprehensive survey compiled by the Historic Preservation Division of the Dade County Office of Community and Economic Development involving the identification, research and documentation of buildings, sites and structures of any historical, cultural, archeological or architectural, importance in Dade County, Florida.

(11) Individual Site - An archeological site, building, structure, place or other improvement that has been designated as an individual site pursuant to this ordinance. Under the provisions of this ordinance interior spaces may be regulated only where a building or structure is designated individual site.

(12) National Register of Historic Places - A federal listing maintained by the U.S. Department of the Interior of buildings, sites, structures and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966 as amended.

(13) Ordinary Repairs or Maintenance - Work done to prevent deterioration of a building or structure or decay of or damage to a building or structure or any part thereof by restoring the building or structure as nearly as practicable to its condition prior to such deterioration, decay or damage.

(14) Owner of a Designated Property - As reflected on the current Metropolitan Dade County tax rolls or current title holder.

(15) Undue Economic Hardship - Failure to issue a certificate would place an onerous and excessive financial burden upon the owner that would amount to the taking of the owner's property without just compensation.

(16) Landscape Feature - Any improvement or vegetation including, but not limited to outbuildings, walls, courtyards, fences, shrubbery, trees sidewalks, planters, plantings, gates, street furniture and exterior lighting.

Section 5. Historic Preservation Board: Created and Established

There is hereby created an Historical Preservation Board, ("the Board"), as a governmental agency of the City government in and for the City of Opa-locka, Florida. The Board is hereby vested with the power, authority and jursidiction to designate, regulate and administer historical, cultural, archeological and architectural

resources in Opa-locka, Florida, as prescribed by this Ordinance under the direct jurisdiction and legislative control of the Opa-locka City Commission.

Section 6. Members

The Board shall consist of five (5) members appointed by the City Commission. Each member of the Board shall be, and shall hold office only so long as he or she is a resident and registered voter of the City of Opa-locka, Florida. The term of office of membership shall be five years, except that, of the five members first appointed, one shall be appointed for a term of one year, one for a term of two years, one for a term of three years, one for a term of four years, and one for a term of five years. Thereafter successors shall be appointed for a term of five years each. Any vacany during the unexpired term of an appointive member shall be filled by the City Commission for the remainder of the term. Members shall be eligible for reappointment, and shall hold office until their successors have been duly appointed and qualified. Members of the Board shall serve without compensation but shall be reimbursed for necessary expenses incurred in the performance of their official duties, as shall be determined and approved by the City Commission. Before entering upon the duties of office, each member shall file written acceptance of appointment and take and subscribe to the oath of office prescribed by law, which shall be filed in the office of City Clerk. A member of the Board may be removed from office only by a four-fifths (4/5) vote of the entire membership of the City Commission; however, whenever a member of the Board shall fail to attend three (3) consecutive meetings, the chairman shall certify the same to the City Commission. Upon such certification the member shall be deemed to have been removed and the City Commission shall fill the vacancy by appointment.

Section 7. Organization

The members of the Board shall select a chairman who shall serve at the pleasure of the Board and such other officers as may be deemed necessary or desirable. The City Manager shall

provide adequate personnel for the Board including but not limited to representative from the Departments of Community Development, Public Works, Public Affairs and City Attorney which shall be deemed the staff of the board. Minutes of each board meeting shall be kept and prepared under the supervision and direction of the Board, and copies of such minutes shall be filed with the City Clerk.

Section 8. Rules and Regulations

The Board shall make and prescribe such rules and regulations as are reasonably necessary and appropriate for the proper administration and enforcement of the provisions of this Ordinance. Such rules and regulations shall conform to the provisions of this Ordinance and shall not conflict with the Constitution and general laws of the State of Florida, and shall govern and control procedures, hearings and actions of the board. No such rules and regulations shall become effective until a public hearing has been held upon the proposed rules and regulations, and any amendments or modifications thereto, and the same have been approved by the City Commission and filed with the City Clerk. Upon approval by the Commission, such rules and regulations shall have the force and effect of law within the City of Opa-locka, Florida. The Board shall prescribe forms for use by applicants in compliance with the provisions of this chapter. The Board may authorize any one of its members to administer oaths and certify to official acts.

Section 9. Powers and Duties

The Historical Preservation Board shall have the following enumerated powers and duties:

1) Adopt or amend rules of procedure

2) Designate individual sites, districts and archeological zones.

3) Issue or deny Certificates of Appropriateness and Certificates to Dig.

4) Approve historical markers and issue certificates of recognition for individual sites and designated properties in a district.

5) Recommend zoning and building code amendments to the proper authorities.

6) Establish quidelines for preservation and criteria for issuance by staff of regular certificates of appropriateness.

7) Promote the awareness of historic preservation and its community benefits.

8) No actions of this Board will supersede or be construed as superseding the authority of the City Commission.

9) Review and update the Historic Survey as it applies to the City of Opa-locka for its quality and professional merit, and validate the findings of the survey as bonafide and sincere, and conduct such local research as is considered appropriate.

10) Implement the authority of this Ordinance and fulfill the tasks set forth for this Board by the City Commissioners in this and other ordinances.

11) Record and maintain records of the Board's actions and decisions.

12) Follow and abide by the laws of the United States of America, the State of Florida, Dade County, and the City of Opa-locka.

13) Provide an annual report to the City Commission.

Section 10. Designation Process and Procedure

I. The Board 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, or:

(A) Are associated with distinctive elements of the cultural, social political, economic, scientific, religious, prehistoric and architectural history that have contributed to the pattern of history in the community, Dade County, South Florida, the state or the nation; or

(B) Are associated with the lives of persons significant in our past; or

(C) Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value, or that represent a distinquishable entity whose components may lack individual distinction; or

(D) Have yielded, or are likely to yield information in history or prehistory; or

(E) Are listed in the National Register of Historic places.

II. Certain properties which include cemeteries, birthplaces, properties owned by religious institutions, or used for religious purposes, structures that have been moved from their original locations, properties commemorative in nature and properties that have achieved significance within the last twenty-five years, will not normally be considered for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:

(A) A religious property deriving primary significance from architectural or artistic distinction of historical importance.

(B) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with an historic event or person.

(C) A birthplace or grave of an historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life.

(D) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

(E) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance.

(F) A property or district achieving significance within the past twenty-five years if it is of exceptional importance.

III. Prior to the designation of an individual site, a district, or an archeological zone, an investigation and designation report must be filed with Board. 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 of 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 Board 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.

IV. Procedure

(A) Petition of the Owner - The owner(s) of any property in the City of Opalocka may petition this Board for designation of their property as an individual site, district or archeological zone provided that they appear before the Board with sufficient information to warrant the investigation of the property for future designation and the Board finds that the property may be worthy of designation. The Board shall, based on its findings, either direct the staff to begin the designation process or deny the petition. Nothing in this subsection shall be deemed to restrict the power of the Board to initiate the designation process pursuant to this section.

(B) Directive of the Board - The Board shall, upon recommendations from staff and the acceptance of petitions pursuant to Part IV, Section A of this section, direct staff to begin the designation process by preparing a designation report, pursuant to Part III of this section and any other standards the Board may deem necessary, and submitting this report according to the procedures described herein.

(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 filing of a designation report with the Board.

(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. Owners of record or other parties having an interest in the proposed designated properties, if known, shall be notified of the public hearing, however, failure to re-

ceive such notice shall not invalidate the same as such notice shall also be perfected by publishing a copy thereof in a newspaper of general circulation at least ten (10) days prior to the hearing. Owners shall be given an opportunity at the public hearing to object to the proposed designation.

(F) Requirement of Notification - The Board shall reduce to writing its decision to approve, deny, or amend the proposed designation and direct the Community Development Director to notify the following of its actions with a copy of the official minutes of the meeting, and a resolution of the Board providing a summary statement of the effects of this action:

1) The City of Opa-locka Building Official,

2) The County Clerk,

3) The Opa-locka City Clerk,

4) Owner(s) of the affected property and other parties having an interest in the property, if known,

5) The Opa-locka Public Affairs Department,

6) The Opa-locka Public Works Department, and

7) Any other County or Municipal Agency, including agencies with demolition powers, that may be affected by this action.

(G) The Board may amend or rescind any designation provided it complies with the same manners and procedures used in the original designation.

(H) Moratorium. Upon the filing of a designation report by the staff, the owner(s) of the real property which is the subject 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 administrative action, as provided by this chapter, is completed.

Section 11. Application for Certificate of Appropriateness

I. No building, structure, improvement, landscape feature or archeological site within the City of Opa-locka which is designated pursuant to Section 10 of this Chapter shall be erected, altered, restored, renovated, excavated, moved or demolished until an application for a Certificate of Appropriateness regarding any architectural features, landscape features or site improvements has been submitted to the Board for approval pursuant to the procedures in this section. Architectural features shall include, but not be limited to, the architectural style, scale, massing, siting, general design, ingress and egress, and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include, when applicable, interior spaces where interior designation has been given pursuant to Section 10 of this Ordinance. Landscape features and site improvements shall include, but are not limited to, site regrading, subsurface alterations, fill deposition, paving, landscaping, walls, fences, courtyards, vehicular movement systems, signs and exterior lighting. No Certificate of Appropriateness shall be approved unless the architectural plans for said construction, alteration, excavation, restoration, renovation, relocation, or demolition is approved by the Board.

II. The Board shall develop procedures for making application for both a Regular and Special Certificate of Appropriateness.

III. The Board shall adopt and may from time to time amend the standards by which applications for any Certificate of Appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of the Board to promote maintenance, restoration and adaptive reuses appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. These guidelines shall

also serve as criteria for the Community Development staff to make decisions regarding applications for Regular Certificates of Appropriateness.

IV. Regular Certificates of Appropriateness - Based on the quidelines for preservation, the designation report, a complete application for Regular Certificate of Appropriateness, any additional plans, drawings or photographs to fully describe the proposed alteration and any other guidelines the Board may deem necessary, the staff of the Board shall approve or deny the application for a Regular Certificate of Appropriateness by the owner(s) of a designated individual site, or property within a designated district. The findings of the staff shall be mailed to the applicant, accompanied by a statement in full regarding the staff's decision. The applicant shall have an opportunity to challenge the staff decision by applying for a Special Certificate of Appropriateness.

V. Special Certificates of Appropriateness -

A. An applicant for a Special Certificate of Appropriateness shall submit his application to the Board pursuant to Section 10 of this Chapter and accompany such application to the Board with full plans and specifications, site plan, and samples of materials as deemed appropriate by the Board to fully describe the proposed appearance, color, texture or materials, and architectural design of the building and any outbuilding, wall, courtyard, fence, landscape feature, paving, signage and exterior lighting. The applicant shall provide adequate information to enable the Board to visualize the effect of the proposed action on the applicant's building and its adjacent buildings and streetscapes. If such application involves a designated archeological site the applicant shall provide full plans and specifications of work that may affect the surface and subsurface of the archeological site.

B. The Board shall hold a public hearing upon an application for a Special Certificate of Appropriateness affecting property under its control. In such instances, notice and procedure of the public hearing shall be given to the property owner(s) by certified mail and to other interested parties by an advertisement in a newspaper of general circulation.

C. The Board shall approve, deny, or approve in modified form an application, subject to the acceptance of the modification by the applicant, or suspend action on the application in order to seek technical advice from outside its members or to meet further with the applicant to revise or modify the application.

D. The decision of the Board shall be issued in writing. Evidence of approval of the application shall be by Certificate of Appropriateness issued by the Board or the Board's designated staff representative to the applicant, and whatever its decision, notice in writing shall be given to the applicant and the Opa-locka Building Official. The Board shall keep a record of its actions under this ordinance.

VI. Demolition

A. Demolition of a designated building, structure, improvement or site may occur pursuant to an order of a government agency or a court of competent jurisdiction or pursuant to an application by the owner for a Special Certificate of Appropriateness.

B. Government agencies having the authority to demolish unsafe structures shall receive notice of designation of individual sites, districts or archeological zones pursuant to Section 10 of this Chapter. The Board shall be deemed an interested party and shall be entitled to recieve notice of any public hearings conducted by said government agency regarding demolition of any designated property. The Board may make recommendations and suggestions to the government agency and the owner(s) relative to the feasibility of and the public interest in preserving the designated property.

C. 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 VI, 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.

D. In addition to all other provisions of this ordinance, the Board shall consider the following criteria in evaluating applications for a Special Certificate of Appropriateness for demolition of designated properties:

(a) Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as an historic or architectural landmark?

(b) Is the structure of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

(c) Is the structure one of the last remaining examples of its kind in the neighborhood, the County, or the region?

(d) Does the structure contribute significantly to the historic character of designated district?

(e) Would retention of the structure promote the general welfare of the County by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage?

(f) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

VII. Where, by reason of particular site conditions and restraints, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provisions of this ordinance would result in serious undue economic hardship to the applicant, the matter shall be officially referred to the Opa-locka Zoning Board of Appeals which shall have the power to vary or modify adherence to this ordinance; provided always that its requirements ensure harmony with the general purposes hereof and will not adversely affect the City of Opa-locka, Dade County, nor the South Florida metropolitan region.

VIII. No Building Permit shall be issued by the Opa-locka Building Official which affects any designated property in Dade County without a Certificate of Appropriateness.

IX. 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 as long as 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.

X. For the purpose of remedying emergency conditions determined to be dangerous to life, health or property, nothing contained herein shall prevent the making of any temporary construction, reconstruction or other repairs to a building or site in the City of Opa-locka, pursuant to an order of a government agency or a court of competent jurisdiction. The owner of a building damaged by fire or natural calamity shall be permitted to stabilize the building immediately without Board approval, and to rehabilitate it later under the normal review procedures of this ordinance.

XI. 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.

Section 12. Maintenance of Designated Properties

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any elements of any building or structure which does not involve a change of design, appearance or material, and which does not require a building permit.

Section 13. Certificates to Dig

I. Within an archeological zone, new construction, filling, digging, the removal of trees, or any other activity that may alter or reveal an interred archeological site shall be prohibited without a Certificate to Dig. All applications to all appropriate municipal or county agencies involving new construction, large scale digging, the removal of trees or any other activity that may reveal or disturb an interred archeological site, in an archeological zone shall require a Certificate to Dig before approval. Based on the designation report for the archeological zone, a complete application for a Certificate to Dig and any additional quide-

lines the Board may deem necessary, the staff of the Board shall approve or deny the application for a Certificate to Dig by the owners of a property in a designated archeological zone. The Certificate to Dig may be made subject to specified conditions, including but not limited to, conditions regarding site excavation. In order to comply with the site excavation requirements of the Certificate to Dig, the applicant may agree to permit a City or County sanctioned Archeologist to conduct excavation from the time of the approval of the Certificate to Dig until the effective date thereof. The findings of the staff shall be mailed to the applicant promptly. Applicant shall have the opportunity to challenge the staff decision or any conditions attached to the Certificate to Dig by requesting a meeting of the Board. The Board shall convene within a reasonable time and shall make every effort to review and reconsider the original staff decision to arrive at an equitable decision. The decision of the Board shall be reduced to writing.

II. Approved Certificates to Dig - Approved Certificates to Dig shall contain an effective date at which time the proposed activity may begin, unless the Board decides to designate the site in question as an individual site or district pursuant to Section 10 of this ordinance in which case all the rules and regulations pertaining to the designation process shall apply from the date the designation report has been filed.

III. All work performed pursuant to the issuance of a Certificate to Dig shall conform to the requirements of such certificate. It shall be the duty of the City of Opa-locka, in particular its Public Works Department, to inspect from time to time any work pursuant to such certificate to assure compliance. In the event work is performed not in accordance with such certificate, the official designated by the City Manager pursuant to Section 11 (IX) shall be empowered to issue a stop work order and all work shall cease. No person, firm or corporation shall undertake any work on such projects as long as such stop work order shall continue in effect.

Section 14. Appeals

Upon written decision of the Board, an aggrieved party may appeal the decision by filing a written notice of appeal with the City Clerk. The notice of appeal shall state the decision which is being appealed, the grounds for the appeal, and a brief summary of the relief which is sought. Subsequently, the City Commission shall conduct a public hearing at which time they may affirm, modify or reverse the decision of the Board. Nothing contained herein shall preclude the City Commission from seeking additional information prior to rendering a final decision. The decision of the City Commission shall be reflected in the Minutes and a copy of the Minutes shall be forwarded to the board and the appealing party.

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.

Section 15. Penalties

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 Board 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.

Section 16. Incentives

All properties designated as individual sites or as designated properties within a district shall be eligible, upon application by the owner(s), for any available financial assistance set aside for historic preservation by Metropolitan Dade County contingent on the availability of funds and the scope of the project as described in the application.

Section 17.

If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 18.

It is the intention of the Opa-locka City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Opa-locka, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the work "ordinance" may be changed to "section", "article", or other appropriate word.

Section 19.

This ordinance shall become effective as provided by law.

PASSED AND ADOPTED: MAY 27, 1981

MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY

ATTEST:

City Clerk

COMMISSION VOTE: 5-0

Commissioner Robbins: Yes
Commissioner McKenna: Yes
Commissioner Miller: Yes
Vice Mayor Knapp: Yes
Mayor Logan: Yes

ORDINANCE NO. 21-XXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Opa-locka, Florida adopted Ordinance 88-03, which Authorized the creation of Safe Neighborhood Improvements Districts within the City of Opa-locka in accordance with the provisions of Section 58, Chapter 87-243, Laws of Florida; and

WHEREAS, the City adopted Ordinance 88-04, which created the Local Government Neighborhood Improvement District for the Ali Baba Area of the City of Opa-locka within an area containing approximately 45 acres, bounded on the East by N.W. 17th Avenue, on the West by N.W. 22nd Avenue, on the North by N.W. 151st Street, and on the South by Ali baba Avenue; and

WHEREAS, the Ali baba Neighborhood Improvement District has taken no action for two (2) or more years and has failed to file any of the reports listed in Florida Statutes, Section 189.066, and the City Commission is declaring this Special District, Ali baba Neighborhood Improvement District inactive in accordance with Section 189.062, Florida Statutes; and

WHEREAS, the City Commission of the City of Opa-locka repeals Ordinance 88-03 and Ordinance 88-04 to dissolve the Ali Baba Neighborhood Improvement District.

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

Section 1. Recitals.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

Section 2. Approval of Dissolution of Special District

The Ali Baba Neighborhood Improvement District is hereby declared inactive and is dissolved pursuant to Section 189.071 without a referendum. Ordinance 88-03 and Ordinance 88-04 are hereby repealed.

Section 3. Severability.

If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions of this Ordinance that can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 4. Conflict & Repealer.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. Effective Date.

This Ordinance shall take effect immediately upon its adoption on second reading.

PASSED FIRST READING this ____ day of _____ 2021.

PASSED SECOND READING this ____ day of _____ 2022.

_____

Veronica J. Williams, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Joanna Flores, City Clerk

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	John E. Pate			**CM Signature**		
Commission Meeting Date:	December 8, 2021		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
					X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	X
	X		**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	X
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communcation** ☐			
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager	

Short Title:

ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALS ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Safe Neighborhoods Act was established by Florida Statutes Sections 55-73, Chapter 87-243. The City Commission of the City of Opa-locka, Florida adopted Ordinance 88-03 on April 6, 1988,

which authorized the creation of Safe Neighborhood Improvement District(s) within the City of Opa-locka in accordance with the provisions of Section 58, Chapter 87-243, Laws of Florida. The City Commission also adopted Ordinance 88-04 on April 6, 1988, which created the Local Government Neighborhood Imporvement District for the Ali Baba Area containing approximately 45 acres, bounded on the East by N.W. 17th Avenue, on the West by N.W. 22nd Avenue, on the North by N.W. 151st Street, and on the South by Ali baba Avenue. According to City records, no actions were taken for the Ali Baba Neighborhood Improvement District for two or more years and no reports required by Florida Statutes, Section 189.062 were filed or submitted to the Florida Department of Economic Opportunity. The City Commission is therefore declaring the Ali Baba Nieghborhood Improvement District inactive in accordance with Section 189.062, Florida Statutes. The City Commission also repeals Ordinance 88-03 and Ordinance 88-04 to dissolve the Ali Baba Neighborhood Improvement Dstrict in accordance with Section 189.071, Florida Statutes.

Financial Impact

Account	Description	Available	Project	Remaining Balance

The City currently pays $150.00 per year as required by Florida Statutes for the Ali Baba Special Neighborhood Improvement District and that fee will no longer be required when the NID is dissolved.

Proposed Action:

Staff recommended approval of this legislation.

Attachment:

Draft Ordinance to Dissolve the Ali Baba NID
Ordinance 88-03
Ordinance 88-04

Development Services
Building & Licenses
Planning & Community Development

780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

Gregory D. Gay
Director

Phone: (305) 953-2868, Ext. 1503
Fax: (305) 953-3060

November 9, 2021

Jack Gaskins, Jr. MPA
Florida Department of Economic Opportunity
Special District Accountability Program
Tallahassee, FL 32399

RE: Special Neighborhood Improvement Districts

Mr. Jack Gaskins, Jr.,

Thank you for your technical assistance concerning next steps for the dissolution of the following special districts in the City of Opa-locka: Ali Baba Neighborhood Improvement District; East-West Safe Neighborhood Improvement District; Nile Gardens Neighborhood Improvement District. The reason no audits have been provided is because none of these Districts have any financial activity. The steps that will be taken to prevent noncompliance from reoccurring, the City of Opa-locka has drafted legislation to declare the Neighborhood Improvement Districts inactive and will repeal the enabling legislation to dissolve the special districts. This legislation will be presented to the City Commission for first reading on December 8, 2021, and this Ordinance will be adopted by the City Commission on second reading on January 12, 2022. These Neighborhood Improvement Districts will no longer exist.

A copy of the legislation will be forwarded after first reading and an executed copy of the adopted ordinance will be forwarded after second reading.

Sincerely,

Gregory D. Gay, Director - Development Services
Building and License | Planning and Community Development

CC John E. Pate, City Manager
Joanna Flores, City Clerk
Burnadette Norris Weeks, City Attorney
George Ellis, Assistant City Manager
Robert Anathan, Budget Administrator
Gerri Lazarre, Finance Administrator
Gerald Lee, Zoning Official/Planner, Planning & Community Development Department

First Reading: March 23, 1988
Second Reading: April 6, 1988
Third Reading: ----------
PUBLIC HEARING: April 6, 1988
POSTED IN FULL : April 7, 1988

EFFECTIVE DATE: 4/7/88

ORDINANCE NO. 88-3

AN ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CREATION OF SAFE NEIGHBORHOOD IMPROVEMENT DISTRICTS.

WHEREAS, Sections 55 through 73, Chapter 87-243, Laws of Florida, establish the Safe Neighborhoods Act, hereinafter referred to as the "Act"; and

WHEREAS, Section 58 of the Act provides that the governing body of a municipality may adopt an ordinance authorizing the formation of safe neighborhood improvement districts in accordance with the provision of the Act; and

WHEREAS, the City Commission of the City of Opa-locka has determined that the public interest will be best served by adopting on ordinance authorizing the formation of local government neighborhood improvement districts in accordance with Section 59, Chapter 87-243, Laws of Florida.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA HEREBY ORDAINS:

Section 1: Districts Authorized. Safe Neighborhood Improvement Districts, as provided in Chapter 87-243, Laws of Florida, may be established within the City of Opa-locka.

Section 2: Method of Establishment. The method of establishing such Safe Neighborhood Improvement Districts in the City of Opa-locka shall be as described in Section 59 of Chapter 87-243, Laws of Florida, relating to local government improvement districts.

Section 3: That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance

conflict herewith, be and the same are hereby repealed.

Section 5: That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED and ADOPTED this 6th day of April, 1988.

Mayor

Attest:

City Clerk

Approved as to Form
And Legal Sufficiency:

City Attorney

Commission Vote: 4-0

Commissioner Susaneck:	YES
Commissioner Hooten:	ABSENT
Commissioner Lipkins:	YES
Vice Mayor Kelley:	YES
Mayor Ingram:	YES

First Reading: March 23, 1988
Second Reading: April 6, 1988
Third Reading: ----------
PUBLIC HEARING: April 6, 1988
POSTED IN FULL: April 7, 1988

EFFECTIVE DATE: April 7, 1988

ORDINANCE NO. 88-4

AN ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, CREATING A LOCAL GOVERNMENT NEIGHBORHOOD IMPROVEMENT DISTRICT PURSUANT TO SECTION 59, CHAPTER 87-243, LAWS OF FLORIDA, TO BE KNOWN AS THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED BY THE SOUTH BY ALI-BABA AVENUE, ON THE WEST BY N.W. 22nd AVENUE, ON THE NORTH BY N.W. 151st STREET, AND ON THE EAST BY N.W. 17th AVENUE.

WHEREAS, Section 58, Chapter 87-243, Laws of Florida provides that the governing body of a municipality may adopt an ordinance authorizing the formation of Safe Neighborhood Improvement Districts in accordance with the provisions of that Act; and

WHEREAS, The City Commission of the City of Opa-locka, Florida, has adopted Ordinance No. 88-3, authorizing the creation of Safe Neighborhood Improvement Districts within the City of Opa-locka; and

WHEREAS, The City's Department of Planning and Community Development has recommended the creation of a Local Government Neighborhood Improvement District for the Ali-Baba Area of the City of Opa-locka.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, HEREBY ORDAINS:

Section 1: District created. A Local Government Neighborhood Improvement District is hereby created pursuant to Section 59, Chapter 87-243, Laws of Florida to include approximately 45 acres bounded by the south by Ali-Baba Avenue, on the west by N.W. 22nd Avenue, on the north by N.W. 151st Street and on the east by N.W. 17th Avenue.

Section 2: Name of district. The Local Government Neighborhood Improvement District created hereby shall be known as the "Ali-Baba Neighborhood Improvement District."

Section 3: Authority to apply for and receive grant. The Local Government Neighborhood Improvement District created hereby is hereby authorized to apply for and receive form the Florida Department of Community Affairs up to $250,000 for a planning grant and up to an additional $30,000 to employ the services of technical experts.

Section 4: Utilization of tax or special assessment. The purpose is hereby stated that the district may utilize a maximum of two mills ad valorem taxes or special assessments on real property within the district.

Section 5: Designation of Board of Directors. The City Commission of the City of Opa-locka is hereby designated as the Board of Directors of the district.

Section 6: Establishment of Advisory Board. An Advisory Board is hereby established for the Local Government Neighborhood Improvement District created hereby. The Advisory Board shall be composed of no fewer than five members who shall be owners of real property located in the district or residents of the district. The members of the Advisory Board shall be appointed by the Board of Directors and serve at the pleasure of the Board of Directors. The Advisory Board shall perform such duties as may be prescribed by the Board of Directors and shall submit within the time period specified by the Board of Directors, a report on the district's proposed activities and a proposed budget to accomplish the district's objectives. In formulating a plan for services or improvements, the Advisory Board shall consult in public session with the appropriate staff of consultants of the City of Opa-locka responsible for preparation of the

district's plan.

Section 7: That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 8: That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

Section 9: That this Ordinance shall be in full force and effect immediately upon passage.

PASSED and ADOPTED this 6th day of April, 1988.

Mayor

Attest:

City Clerk

Approved as to Form
And Legal Sufficiency:

City Attorney

Commission Vote: 4-0

Commissioner Susaneck: YES
Commissioner Hooten: ABSENT
Commissioner Lipkins: YES
Vice Mayor Kelley: YES
Mayor Ingram: YES

First Reading: March 23, 1988
Second Reading: April 6, 1988
Third Reading: ----------
PUBLIC HEARING: April 6, 1988
POSTED IN FULL : April 7, 1988

EFFECTIVE DATE: 4/7/88

ORDINANCE NO. 88-3

AN ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CREATION OF SAFE NEIGHBORHOOD IMPROVEMENT DISTRICTS.

WHEREAS, Sections 55 through 73, Chapter 87-243, Laws of Florida, establish the Safe Neighborhoods Act, hereinafter referred to as the "Act"; and

WHEREAS, Section 58 of the Act provides that the governing body of a municipality may adopt an ordinance authorizing the formation of safe neighborhood improvement districts in accordance with the provision of the Act; and

WHEREAS, the City Commission of the City of Opa-locka has determined that the public interest will be best served by adopting on ordinance authorizing the formation of local government neighborhood improvement districts in accordance with Section 59, Chapter 87-243, Laws of Florida.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA HEREBY ORDAINS:

Section 1: Districts Authorized. Safe Neighborhood Improvement Districts, as provided in Chapter 87-243, Laws of Florida, may be established within the City of Opa-locka.

Section 2: Method of Establishment. The method of establishing such Safe Neighborhood Improvement Districts in the City of Opa-locka shall be as described in Section 59 of Chapter 87-243, Laws of Florida, relating to local government improvement districts.

Section 3: That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 4: That all ordinances or parts or ordinances in

conflict herewith, be and the same are hereby repealed.

Section 5: That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED and ADOPTED this 6th day of April, 1988.

Mayor

Attest:

City Clerk

Approved as to Form
And Legal Sufficiency:

City Attorney

Commission Vote: 4-0

Commissioner Susaneck:	YES
Commissioner Hooten:	ABSENT
Commissioner Lipkins:	YES
Vice Mayor Kelley:	YES
Mayor Ingram:	YES

ORDINANCE NO. 21-XXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Opa-Locka, Florida adopted Ordinance 88-03, which Authorized the creation of Safe Neighborhood Improvements Districts within the City of Opa-Locka in accordance with the provisions of Section 58, Chapter 87-243, Laws of Florida; and

WHEREAS, the City adopted Ordinance 88-11, which created the Local Government Neighborhood Improvement District for the East-West Area of the City of Opa-Locka within an area containing approximately 100 acres, bounded on the East by N.W. 17th Avenue, on the West by N.W. 22nd Avenue, on the North by N.W. 141st Street, and on the South by N.W. 135th Street; and

WHEREAS, the East-West Safe Neighborhood District has taken no action for two (2) or more years and has failed to file any of the reports listed in Florida Statutes, Section 189.066, and the City Commission is declaring this Special District, East-West Safe Neighborhood District inactive in accordance with Section 189.062, Florida Statutes; and

WHEREAS, the City Commission of the City of Opa-Locka repeals Ordinance 88-03 and Ordinance 88-11 to dissolve the East-West Safe Neighborhood Improvement District.

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

Section 1. Recitals.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

Section 2. Approval of Dissolution of Special District

The East-West Safe Neighborhood District is hereby declared inactive and is dissolved pursuant to Section 189.071 without a referendum. Ordinance 88-03 and Ordinance 88-11 are hereby repealed.

Section 3. Severability.

If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions of this Ordinance that can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 4. Conflict & Repealer.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. Effective Date.

This Ordinance shall take effect immediately upon its adoption on second reading.

PASSED FIRST READING this ____ day of _____ 2021.

PASSED SECOND READING this ____ day of _____ 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Joanna Flores, City Clerk

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**		
City Manager:	John E. Pate			**CM Signature**		
Commission Meeting Date:	December 8, 2021		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
					X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	X
	X		**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	X
Funding Source: *Account#* **:**	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communcation** ☐			
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager	

Short Title:

ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Safe Neighborhoods Act was established by Florida Statutes Sections 55-73, Chapter 87-243. The City Commission of the City of Opa-locka, Florida adopted Ordinance 88-03 on April 6, 1988, which authorized the creation of Safe Neighborhood Improvement District(s) within the City of Opa-locka in accordance with the provisions of Section 58, Chapter 87-243, Laws of Florida. The

City Commission also adopted Ordinance 88-11 on September 28, 1988, which created the Local Government Neighborhood Imporvement District for the East-West Area containing approximately 100 acres, bounded on the East by N.W. 17th Avenue, on the West by N.W. 22nd Avenue, on the North by N.W. 141st Street, and on the South by N.W. 135th Street. According to City records, no actions were taken for the East-West Neighborhood Improvement District for two or more years and no reports required by Florida Statutes, Section 189.062 were filed or submitted to the Florida Department of Economic Opportunity. The City Commission is therefore declaring the East-West Neighborhood Improvement District inactive in accordance with Section 189.062, Florida Statutes. The City Commission also repeals Ordinance 88-03 and Ordinance 88-11 to dissolve the East-West Neighborhood Improvement District in accordance with Section 189.071, Florida Statutes.

Financial Impact

Account	Description	Available	Project	Remaining Balance

The City currently pays $150.00 per year as required by Florida Statutes for the East-West Special Neighborhood Improvement District and that fee will no longer be required when the NID is dissolved.

Proposed Action:

Staff recommended approval of this legislation.

Attachment:

Draft Ordinance to Dissolve the East-West NID
Ordinance 88-03
Ordinance 88-11

Development Services
Building & Licenses
Planning & Community Development

780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

Gregory D. Gay
Director

Phone: (305) 953-2868, Ext. 1503
Fax: (305) 953-3060

November 9, 2021

Jack Gaskins, Jr. MPA
Florida Department of Economic Opportunity
Special District Accountability Program
Tallahassee, FL 32399

RE: Special Neighborhood Improvement Districts

Mr. Jack Gaskins, Jr.,

Thank you for your technical assistance concerning next steps for the dissolution of the following special districts in the City of Opa-locka: Ali Baba Neighborhood Improvement District; East-West Safe Neighborhood Improvement District; Nile Gardens Neighborhood Improvement District. The reason no audits have been provided is because none of these Districts have any financial activity. The steps that will be taken to prevent noncompliance from reoccurring, the City of Opa-locka has drafted legislation to declare the Neighborhood Improvement Districts inactive and will repeal the enabling legislation to dissolve the special districts. This legislation will be presented to the City Commission for first reading on December 8, 2021, and this Ordinance will be adopted by the City Commission on second reading on January 12, 2022. These Neighborhood Improvement Districts will no longer exist.

A copy of the legislation will be forwarded after first reading and an executed copy of the adopted ordinance will be forwarded after second reading.

Sincerely,

Gregory D. Gay, Director - Development Services
Building and License | Planning and Community Development

CC John E. Pate, City Manager
Joanna Flores, City Clerk
Burnadette Norris Weeks, City Attorney
George Ellis, Assistant City Manager
Robert Anathan, Budget Administrator
Gerri Lazarre, Finance Administrator
Gerald Lee, Zoning Official/Planner, Planning & Community Development Department

First Reading: March 23, 1988
Second Reading: April 6, 1988
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PUBLIC HEARING: April 6, 1988
POSTED IN FULL : April 7, 1988

EFFECTIVE DATE: 4/7/88

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WHEREAS, Sections 55 through 73, Chapter 87-243, Laws of Florida, establish the Safe Neighborhoods Act, hereinafter referred to as the "Act"; and

WHEREAS, Section 58 of the Act provides that the governing body of a municipality may adopt an ordinance authorizing the formation of safe neighborhood improvement districts in accordance with the provision of the Act; and

WHEREAS, the City Commission of the City of Opa-locka has determined that the public interest will be best served by adopting on ordinance authorizing the formation of local government neighborhood improvement districts in accordance with Section 59, Chapter 87-243, Laws of Florida.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA HEREBY ORDAINS:

Section 1: Districts Authorized. Safe Neighborhood Improvement Districts, as provided in Chapter 87-243, Laws of Florida, may be established within the City of Opa-locka.

Section 2: Method of Establishment. The method of establishing such Safe Neighborhood Improvement Districts in the City of Opa-locka shall be as described in Section 59 of Chapter 87-243, Laws of Florida, relating to local government improvement districts.

Section 3: That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance

conflict herewith, be and the same are hereby repealed.

Section 5: That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED and ADOPTED this 6th day of April, 1988.

Mayor

Attest:

City Clerk

Approved as to Form
And Legal Sufficiency:

City Attorney

Commission Vote: 4-0

Commissioner Susaneck:	YES
Commissioner Hooten:	ABSENT
Commissioner Lipkins:	YES
Vice Mayor Kelley:	YES
Mayor Ingram:	YES

First Reading: Sept. 14, 1988
Second Reading: Sept. 28, 1988
Third Reading: ----------
Public Hearing: Sept. 28, 1988
POSTED IN FULL: Sept. 29, 1988
EFFECTIVE DATE: Sept. 29, 1988

ORDINANCE NO. 88-11

ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, CREATING A LOCAL GOVERNMENT NEIGHBORHOOD IMPROVEMENT DISTRICT PURSUANT TO SECTION 59, CHAPTER 87-243, LAWS OF FLORIDA, TO BE KNOWN AS THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17th AVENUE, ON THE WEST BY N.W. 22nd AVENUE, ON THE NORTH BY N.W. 141st STREET, AND ON THE SOUTH BY N.W. 135th STREET

WHEREAS, Section 58, Chapter 87-243, Laws of Florida provides that the governing body of a municipality may adopt an ordinance authorizing the formation of Safe Neighborhood Improvement Districts in accordance with the provisions of that Act; and

WHEREAS, The City Commission of the City of Opa-locka, Florida, has adopted Ordinance No. 88-3, authorizing the creation of Safe Neighborhood Improvements Districts within the City of Opa-locka; and

WHEREAS, The City's Department of Planning and Community Development has recommended the creation of a Local Government Neighborhood Improvement District for the East-West Area of the City of Opa-locka.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, HEREBY ORDAINS:

Section 1: District created. A Local Government Neighborhood Improvement District is hereby created pursuant to Section 59, Chapter 87-243, Laws of Florida to include approximately 100 Acres, bounded on the east by N.W. 17th Avenue, on the west by N.W. 22nd Avenue, on the north by N.W. 141st Street, and on the south by N.W. 135th Street.

Section 2: Name of district: The Local Government Neighborhood Improvement District created hereby shall be known as the "East-West

Neighborhood Improvement District."

Section 3: Authority to apply for and receive grant. The Local Government Neighborhood Improvement District created hereby is hereby authorized to apply for and receive from the Florida Department of Community Affairs up to $250,000 dollars for a planning grant and up to an additional $30,000 dollars to employ the services of technical experts.

Section 4: Utilization of tax or special assessment. The purpose is hereby stated that the district may utilize a maximum of two mills ad valorem taxes or special assessments on real property within the district.

Section 5: Designation of Board of Directors. The City Commission of the City of Opa-locka is hereby designated as the Board of Directors of the district.

Section 6: Establishment of Advisory Board. An Advisory Board is hereby established for the Local Government Neighborhood Improvement District created hereby. The Advisory Board shall be composed of no fewer than five (5) members who shall be owners of real property located in the district or residents of the district. The members of the Advisory Board shall be appointed by the Board of Directors and serve at the pleasure of the Board of Directors. The Advisory Board shall perform such duties as may be prescribed by the Board of Directors and shall submit within the time period specified by the Board of Directors, a report on the district's proposed activities and a proposed budget to accomplish the district's objectives. In formulating a plan for services or improvements, the Advisory Board shall consult in public session with the appropriate

staff of consultants of the City of Opa-locka responsible for preparation of the district's plan.

Section 7: That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court or competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 8: That all ordinances or parts or ordinances in conflict herewith, be and the same are hereby repealed.

Section 9: That this Ordinance shall be in full force and effect immediately upon passage.

PASSED and ADOPTED this 28th day of September, 1988.

Mayor

Attest:

City Clerk

Approved as to form and legal sufficiency:

City Attorney

Commission Vote 5-0

Commissioner Susaneck:	YES
Commissioner Hooten:	YES
Commissioner Lipkins:	YES
Vice Mayor Kelley:	YES
Mayor Ingram:	YES

ORDINANCE NO. 21-XXXX

ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Opa-Locka, Florida adopted Ordinance 88-03, which Authorized the creation of Safe Neighborhood Improvements Districts within the City of Opa-Locka in accordance with the provisions of Section 58, Chapter 87-243, Laws of Florida; and

WHEREAS, the City adopted Ordinance 88-05, which created the Local Government Neighborhood Improvement District for the Nile Gardens Area of the City of Opa-Locka within an area containing approximately 320 acres, bounded on the East by N.W. 27th Avenue, on the West by Alexandria Drive, on the North by N.W. 135th Street, and on the South by N.W. 128th Street; and

WHEREAS, the Nile Gardens Neighborhood Improvement District has taken no action for two (2) or more years and has failed to file any of the reports listed in Florida Statutes, Section 189.066, and the City Commission is declaring this Special District, Nile Gardens Neighborhood Improvement District inactive in accordance with Section 189.062, Florida Statutes; and

WHEREAS, the City Commission of the City of Opa-Locka repeals Ordinance 88-03 and Ordinance 88-05 to dissolve the Nile Gardens Neighborhood Improvement District.

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

Section 1. Recitals.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

Section 2. Approval of Dissolution of Special District

The Nile Gardens Neighborhood Improvement District is hereby declared inactive and is dissolved pursuant to Section 189.071 without a referendum. Ordinance 88-03 and Ordinance 88-05 are hereby repealed.

Section 3. Severability.

If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions of this Ordinance that can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 4. Conflict & Repealer.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. Effective Date.

This Ordinance shall take effect immediately upon its adoption on second reading.

PASSED FIRST READING this ___ day of _____ 2021.

PASSED SECOND READING this ___ day of _____ 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-locka
Agenda Cover Memo

Department Director:	Gregory D. Gay			**Department Director Signature:**			
City Manager:	John E. Pate			**CM Signature**			
Commission Meeting Date:	December 8, 2021		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
					X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
					X		X
	X		**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
					X		X
Funding Source: *Account#* :	*(Enter Fund & Dept)* Ex: See Financial Impact section below		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
ILA Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bid#:**				
		X					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ■ **Communcation** ☐				
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager		

Short Title:

ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The Safe Neighborhoods Act was established by Florida Statutes Sections 55-73, Chapter 87-243. The City Commission of the City of Opa-locka, Florida adopted Ordinance 88-03 on April 6, 1988, which authorized the creation of Safe Neighborhood Improvement District(s) within the City of

Opa-locka in accordance with the provisions of Section 58, Chapter 87-243, Laws of Florida. The City Commission also adopted Ordinance 88-05 on April 6, 1988, which created the Local Government Neighborhood Improvement District for the Nile Gardens Area containing approximately 320 acres, bounded on the East by N.W. 27th Avenue, on the West by Alexandria Drive, on the North by N.W. 135th Street, and on the South by N.W. 128th Street. According to City records, no actions were taken for the Nile Gardens Neighborhood Improvement District for two or more years and no reports required by Florida Statutes, Section 189.062 were filed or submitted to the Florida Department of Economic Opportunity. The City Commission is therefore declaring the Ali Baba Neighborhood Improvement District inactive in accordance with Section 189.062, Florida Statutes. The City Commission also repeals Ordinance 88-03 and Ordinance 88-05 to dissolve the Nile Gardens Neighborhood Improvement District in accordance with Section 189.071, Florida Statutes.

Financial Impact

Account	Description	Available	Project	Remaining Balance

The City currently pays $150.00 per year as required by Florida Statutes for the Nile Gardens Special Neighborhood Improvement District and that fee will no longer be required when the NID is dissolved.

Proposed Action:

Staff recommended approval of this legislation.

Attachment:

Draft Ordinance to Dissolve the Nile Gardens NID
Ordinance 88-03
Ordinance 88-05

Development Services
Building & Licenses
Planning & Community Development

780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

Gregory D. Gay
Director

Phone: (305) 953-2868, Ext. 1503
Fax: (305) 953-3060

November 9, 2021

Jack Gaskins, Jr. MPA
Florida Department of Economic Opportunity
Special District Accountability Program
Tallahassee, FL 32399

RE: Special Neighborhood Improvement Districts

Mr. Jack Gaskins, Jr.,

Thank you for your technical assistance concerning next steps for the dissolution of the following special districts in the City of Opa-locka: Ali Baba Neighborhood Improvement District; East-West Safe Neighborhood Improvement District; Nile Gardens Neighborhood Improvement District. The reason no audits have been provided is because none of these Districts have any financial activity. The steps that will be taken to prevent noncompliance from reoccurring, the City of Opa-locka has drafted legislation to declare the Neighborhood Improvement Districts inactive and will repeal the enabling legislation to dissolve the special districts. This legislation will be presented to the City Commission for first reading on December 8, 2021, and this Ordinance will be adopted by the City Commission on second reading on January 12, 2022. These Neighborhood Improvement Districts will no longer exist.

A copy of the legislation will be forwarded after first reading and an executed copy of the adopted ordinance will be forwarded after second reading.

Sincerely,

Gregory D. Gay, Director - Development Services
Building and License | Planning and Community Development

CC John E. Pate, City Manager
Joanna Flores, City Clerk
Burnadette Norris Weeks, City Attorney
George Ellis, Assistant City Manager
Robert Anathan, Budget Administrator
Gerri Lazarre, Finance Administrator
Gerald Lee, Zoning Official/Planner, Planning & Community Development Department

First Reading: March 23, 1988
Second Reading: April 6, 1988
Third Reading: ----------
PUBLIC HEARING: April 6, 1988
POSTED IN FULL : April 7, 1988

EFFECTIVE DATE: 4/7/88

ORDINANCE NO. 88-3

AN ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CREATION OF SAFE NEIGHBORHOOD IMPROVEMENT DISTRICTS.

WHEREAS, Sections 55 through 73, Chapter 87-243, Laws of Florida, establish the Safe Neighborhoods Act, hereinafter referred to as the "Act"; and

WHEREAS, Section 58 of the Act provides that the governing body of a municipality may adopt an ordinance authorizing the formation of safe neighborhood improvement districts in accordance with the provision of the Act; and

WHEREAS, the City Commission of the City of Opa-locka has determined that the public interest will be best served by adopting on ordinance authorizing the formation of local government neighborhood improvement districts in accordance with Section 59, Chapter 87-243, Laws of Florida.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA HEREBY ORDAINS:

Section 1: Districts Authorized. Safe Neighborhood Improvement Districts, as provided in Chapter 87-243, Laws of Florida, may be established within the City of Opa-locka.

Section 2: Method of Establishment. The method of establishing such Safe Neighborhood Improvement Districts in the City of Opa-locka shall be as described in Section 59 of Chapter 87-243, Laws of Florida, relating to local government improvement districts.

Section 3: That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance

conflict herewith, be and the same are hereby repealed.

Section 5: That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED and ADOPTED this 6th day of April, 1988.

Mayor

Attest:

City Clerk

Approved as to Form
And Legal Sufficiency:

City Attorney

Commission Vote: 4-0

Commissioner Susaneck:	YES
Commissioner Hooten:	ABSENT
Commissioner Lipkins:	YES
Vice Mayor Kelley:	YES
Mayor Ingram:	YES

First Reading: March 23, 1988
Second Reading: April 6, 1988
Third Reading: ----------
PUBLIC HEARING: April 6, 1988
POSTED IN FULL: April 7, 1988

EFFECTIVE DATE: April 7, 1988

ORDINANCE NO. 88-5

AN ORDINANCE OF THE CITY OF OPA-LOCKA, FLORIDA, CREATING A LOCAL GOVERNMENT NEIGHBORHOOD IMPROVEMENT DISTRICT PURSUANT TO SECTION 59, CHAPTER 87-243, LAWS OF FLORIDA, TO BE KNOWN AS THE NILES GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED BY THE SOUTH BY N.W. 128th STREET, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135th STREET, AND ON THE EAST BY N.W. 27th AVENUE.

WHEREAS, Section 58, Chapter 87-243, Laws of Florida provides that the governing body of a municipality may adopt an ordinance authorizing the formation of Safe Neighborhood Improvement Districts in accordance with the provisions of that Act; and

WHEREAS, The City Commission of the City of Opa-locka, Florida, has adopted Ordinance No. 88-3, authorizing the creation of Safe Neighborhood Improvement Districts within the City of Opa-locka; and

WHEREAS, The City's Department of Planning and Community Development has recommended the creation of a Local Government Neighborhood Improvement District for the Niles Gardens Area of the City of Opa-locka.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, HEREBY ORDAINS:

Section 1: District created. A Local Government Neighborhood Improvement District is hereby created pursuant to Section 59, Chapter 87-243, Laws of Florida to include approximately 320 acres bounded by the south N.W. 128th Street, on the west by Alexandria Drive, on the north by N.W. 135th Street and on the east by N.W. 27th Avenue.

Section 2: Name of district. The Local Government Neighborhood Improvement District created hereby shall be known as the "Niles Gardens Neighborhood Improvement District."

Section 3: Authority to apply for and receive grant. The Local Government Neighborhood Improvement District created hereby is hereby authorized to apply for and receive from the Florida Department of Community Affairs up to $250,000 for a planning grant and up to an additional $30,000 to employ the services of technical experts.

Section 4: Utilization of tax or special assessment. The purpose is hereby stated that the district may utilize a maximum of two mills ad valorem taxes or special assessments on real property within the district.

Section 5: Designation of Board of Directors. The City Commission of the City of Opa-locka is hereby designated as the Board of Directors of the district.

Section 6: Establishment of Advisory Board. An Advisory Board is hereby established for the Local Government Neighborhood Improvement District created hereby. The Advisory Board shall be composed of no fewer than five members who shall be owners of real property located in the district or residents of the district. The members of the Advisory Board shall be appointed by the Board of Directors and serve at the pleasure of the Board of Directors. The Advisory Board shall perform such duties as may be prescribed by the Board of Directors and shall submit within the time period specified by the Board of Directors, a report on the district's proposed activities and a proposed budget to accomplish the district's objectives. In formulating a plan for services or improvements, the Advisory Board shall consult in public session with the appropriate staff of consultants of the City of Opa-locka responsible for preparation of the

district's plan.

Section 7: That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 8: That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

Section 9: That this Ordinance shall be in full force and effect immediately upon passage.

PASSED and ADOPTED this 6th day of April, 1988.

Mayor

Attest:

City Clerk

Approved as to Form
And Legal Sufficiency:

City Attorney

Commission Vote: 4-0

Commissioner Susaneck: YES
Commissioner Hooten: ABSENT
Commissioner Lipkins: YES
Vice Mayor Kelley: YES
Mayor Ingram: YES

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURSUANT TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") was founded by aviation pioneer Glenn Curtiss in 1926 who developed the City with a Moorish architecture theme. Based on a One Thousand and One Nights theme, Opa-Locka has the largest collection of Moorish Revival architecture in the Western Hemisphere, and streets with such names as Sabur Lane, Sultan Avenue, Ali Baba Avenue, Perviz Avenue, and Sesame Street; and

WHEREAS, Curtiss commissioned New York-based architect Bernhardt Emil Muller to design Opa-Locka's unique blend of Arabic, Persian and Moorish themes; and

WHEREAS, since its inception, Opa-Locka's Moorish Architecture has been the central theme in the development of the City, so much so that the City has chosen to embrace the design aesthetics in all new development in the City; and

WHEREAS, the Planning and Community Development Department has crafted a Moorish Revival Style Design Handbook, attached hereto as Exhibit "A", for inclusion within the City's Land Development Regulations as Article V, Section 22-142 for developers looking to build in the City to provide guidelines and concepts.

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

SECTION 1. RECITALS.
The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.
Approval of Adoption of Moorish Style Design Handbook. The City Commission of the City of Opa-Locka hereby amends the City's Land Development Regulations, Article V, Section 22-142 to include the Moorish Style Design Handbook, attached hereto as Exhibit "A" and state as follows:

Sec. 22-142 Moorish Revival Style Design Standards

The Moorish Revival Style Design Handbook shall serve as guidelines to provide certain minimum standards, provisions and requirements for the appropriate and acceptable design and minimum required criteria for tenants or owners implementing renovations additions and or new construction within the City of Opa-Locka.

New building and structures hereafter erected within the City shall embrace the concepts and requirements of these guidelines.

Additions, alterations, repairs and changes of use in all buildings and structures within the City shall conform to the requirements of these guidelines.

SECTION 3. This Ordinance shall become effective upon passage, approval and publication or as otherwise provided by law.

SECTION 4. CONFLICT & REPEALER.

All ordinances, parts of ordinances or code provisions in conflict herewith ordinance are hereby repealed.

SECTION 5. SEVERABILITY.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of the Code or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6. INCLUSION IN CODE.

It is the intention of the City Commission of the City of Opa-Locka that the provisions of this Ordinance shall at some time in the future become and be made a part of the Code of Ordinances of the City of Opa-Locka and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-Locka is subject to the approval of the Governor or Governor's Designee.

PASSED FIRST READING this ____ day of _____ 2021.

PASSED SECOND READING this ____ day of _____ 2021.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-Locka
Agenda Cover Memo

Department Director:	Gregory Gay			**Department Director Signature:**			
Finance Director:				**FD Signature: Department**			
City Manager:	John E. Pate			**CM Signature:**			
Commission Meeting Date:	12-8-21		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**		**Other**
					X		
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**		**2nd Reading**
					X		
		X	**Public Hearing:** *(Enter X in box)*		**Yes**	**No**	**Yes** / **No**
					X		
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: PTP		**Advertising Requirement:** *(Enter X in box)*		**Yes**		**No**
					X		
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bi#: N/A**				
		x					
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*		
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communcation** ☐				
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager		

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V – MOORISH REVIVAL STYLE DESIGN HANDBOOK PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE..

Staff Summary:

The City of Opa-locka was founded by aviation pioneer Glenn Curtiss in 1926 who developed the city with a Moorish architecture theme. Curtiss commissioned New York-based architect Bernhardt Emil Muller to design Opa-Locka's unique blend of Arabic, Persian and Moorish themes based on a One Thousand and One Nights theme, as a result, Opa-locka has the largest collection of Moorish Revival architecture in the Western Hemisphere.Since its inception, Opa-locka's Moorish Architecture has been the central theme in

the development of the City, so much so that the City has chosen to embrace the design aesthetics in all new development in the City. With that being said, the Planning and Community Development Department has crafted a Moorish Revival Style Design Handbook for developers looking to build in the City to provide guidelines and concepts

Proposed Action:

Staff has recommended approval of this legislation.

Attachment:

PCD Staff Report – Moorish revivial Style Handbook
Moorish Design Ordinance 11-19-2020
City of Opa-locka Moorish Design Guidelines handbook

5. **APPLICANT NAME:** CITY OF OPA-LOCKA

PROPERTY OWNER: CITY OF OPA-LOCKA

PROPERTY ADDRESS: THE CITY OF OPA-LOCKA, FL 33054

REQUEST:
AN ORDINANCE OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE OPA-LOCKA MOORISH REVIVAL STYLE DESIGN HANDBOOK WITHIN CHAPTER IV OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V - MOORISH REVIVAL STYLE DESIGN HANDBOOK PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City of Opa-locka was founded by aviation pioneer Glenn Curtiss in 1926 who developed the city with a Moorish architecture theme. Based on a One Thousand and One Nights theme, Opa-locka has the largest collection of Moorish Revival architecture in the Western Hemisphere, and streets with such names as Sabur Lane, Sultan Avenue, Ali Baba Avenue, Perviz Avenue, and Sesame Street; and

WHEREAS, Curtiss commissioned New York-based architect Bernhardt Emil Muller to design Opa-Locka's unique blend of Arabic, Persian and Moorish themes; and

WHEREAS, since its inception, Opa-locka's Moorish Architecture has been the central theme in the development of the City, so much so that the City has chosen to embrace the design aesthetics in all new development in the City; and

WHEREAS, the Planning and Community Development Department has crafted a Moorish Revival Style Design Handbook for developers looking to build in the City to provide guidelines and concepts

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

SECTION 1. Recitals.
The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Approval/Denial.
Approval/Denial of Moorish Style Design Handbook. The City Commission of the City of Opa-locka hereby approves / denies a request for Moorish Style Design Handbook.

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances and the City of Opa-locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2020.

_____
Matthew A. Pigatt, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	(Yes) _____	(No) _____
Commissioner Burke	(Yes) _____	(No) _____
Commissioner Kelley	(Yes) _____	(No) _____
Vice-Mayor Davis	(Yes) _____	(No) _____
Mayor Pigatt	(Yes) _____	(No) _____

PLANNING COUNCIL

September 8th

2020

Land Development Regulations: MOORISH REVIVAL STYLE DESIGN HANDBOOK

Staff Report

STAFF'S REQUEST: To amend the land development regulations with updated standards applicable to the future development of the city.

City of Opa-locka Moorish Revival Style Design Handbook

I. Background

- The City of Opa-Locka's Land Development Regulations, updated in 2015, was crafted in partnership with the Corradino Group and City staff to add substantial changes and improvements to the development standards. The LDR comprises of eleven articles which give standards and regulations to the development of the City.
- The City of Opa-locka was founded by aviation pioneer Glenn Curtiss in 1926 who developed the city with a Moorish architecture theme. Based on a One Thousand and One Nights theme, Opa-locka has the largest collection of Moorish Revival architecture in the Western Hemisphere.
- The Moorish Revival Style Design Standards is intended to serve as guidelines which insures our rich architectural heritage is maintained in all future development in the GREAT City of Opa-locka. The intent of the "Opa-locka Moorish Revival Architecture" design handbook is to continue the support of our City's founder, Glenn Curtiss's vision consistent with the established historic building fabric of the City and enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.

II. Details

- **Staff's intent**
  Staff proposes to update the following articles to reflect the current momentum towards improving our cities appearance and functionality for a cleaner and more presentable community for our citizens and visitors. With this in mind, the Planning and Community Development Department has crafted a Moorish Revival Style Design Handbook for developers looking to build in the City to provide guidelines and concepts.

III. Overall Analysis

- The current LDR lacks the strength to address many of these issues directly and many times leaves staff to interpret the code which can lead to misrepresentation of city goals and objectives.
- Drafted in 2015, standards have been updated county wide to address many of the aforementioned changes, the updates are a reflection of more progressive municipalities in the county in upgrading our city standards and creating a new narrative for the city moving forward.
- The LDR does not address design aesthetics to address the Moorish theme of architecture we would like to see preserved in our city. With the passing of this item, it will provide a roadmap and a dialogue to creating an image the citizens can be proud of and to guide future development while maintaining the city's icon imagery.

V. Staff Recommendation:

Staff recommends approval of the LDR amendments pending the following:

- Review of the Moorish Revival Style Handbook

V. Attachments:

- City of Opa-locka Moorish Revival Style Design Handbook

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VI. Staff Report Updated After the Planning Council Meeting on September 8, 2020. *Reflected Actions:*

I. Planning Council Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Resolution No.
RESOLUTION OF THE PLANNING COUNCIL, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF:

WHEREAS, Staff has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ____

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

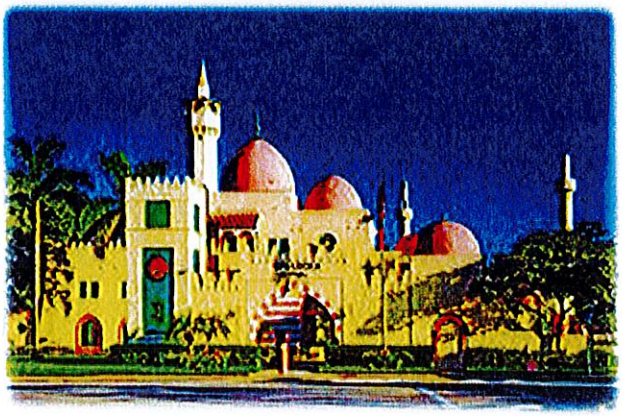
*** The Planning Council Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning Council Meeting discussions in regards to the proposed LDR Amendments

City of Opa-locka
Moorish Revival Style
Design Handbook



Planning and Community Development Department

Executive Summary

The Moorish Revival Style Design Standards is intended to serve as guidelines which insures our rich architectual heritigae is maintained in all future development in the GREAT City of Opa-locka. The intent of the "Opa-locka Moorish Revival Architecture" design handbook is to continue the support of our City's founder, Glenn Curtiss's vision consistent with the established historic building fabric of the City and enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.

The character of the built environment established by the founder of Opa-locka's inspiration of crafting a unique destination for visitors and potential residents to enjoy. The boundaries included encompass a large area of the downtown and surrounding area in which has a large amount of historically registered properites in which were developed during early 20th century and the style of architecture for new buildings should reflect the native building traditions and legacy of the original developers.This handbook contains necessary information to guide and assist individuals in:

- Understanding Moorish Revival Architecture
- Preparing design and construction plans to meet the design requirements of the guidelines and pertinent governing authorites.
- Treatment of facades of their building in the Moorish/Arabian Architectural Design Style so they may take advantage of special development bonuses and allowances provided by the City of Opa-locka.
- Specific existing buildings within the City of Opa-locka have been selceted as they exemplify Moorish Architectural Design Styles. The Moorish design is sometimes referred to as the Arabian design and goes to suggest the specific origin of the theme for the design of the City.

The Moorish Revival Style Design Standards are provided as an incentive to property owners to encourage and expand the creative use of the various architectural styles in association with promoting public realm improvements in exchange for development bonuses that provide amenities and features typically provided in Moorish Revival style buildings.

The Architectural Regulations specify the materials and configurations encouraged for walls, roofs, openings, and other elements. The guidelines contained herein may be modified by process of Waiver should the Director of Planning and Community Development find that the proposed design results in a project that is consistent with the intent of this section, is compatible with the neighborhood, and enhances the projects context with the neighborhood. Exemptions to individual elements may be granted through a public hearing and process of Exemption.

The Design Standards provide a strong emphasis on aesthetics and architectural design with regulations that encourage the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This is accomplished through the utilization of a variety of architectural attributes and street level amenities that create a sense of place, including the spatial relationship of buildings and the characteristics which ensure attractive and functional areas through the integration of street level plazas, courtyards, open space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.

Scope

The purpose of these guidelines is to provide certain minimum standards, provisons and requirements for the appropriate and acceptable design and minimum required criteria for tenants or owners implementing renovations additions and or new construction within the City of Opa-locka.

New building and structures hereafter erected within the City shall embrace the concepts and requirements of these guidlelines.

Additions, alterations, repairs and changes of use in all buidlings and structures shall conform to the requirements of these guidelines.

Maintenance of Building and Property

Buildings:

All buildings and/or structures and all parts thereof shall be maintained during their lifetime in a safe condition and as per the local requirement of the South Florida Building Code and any other local requirements.

Property:

No construstion debris or trash of any kind shall remain on any lot, or on sidewalk or street contriguous thereto; no excess building materials, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the Owner or his agent to remove or cause to be removed any and all of the above construction debris within 72 hours of project completion.

Process

Owner with intentions to remodel the exterior façade of a building or structure or portion of such must prepare and submit to the Building Department Remodeling plans reflecting changes to be made on all phases of work for revie and appproval. A set of plans of the existing building faced must also be made part of the remodeling plans for proper coordination. In the event the remodeling work is only limited to painting, decorating, and general cleaning, the Building Department must be formally notified in writing with the pertinent information, a rendering which shows the scope of work and proposed colors. Remodeling Plans must included all applicable item outlined in this handbook.

All applicable locla building codes, approvals and requried permits will fully apply to any remodeling work.

Owner will examine the enclosed material for items required for review on submitted plans and specifications.

Submit Preliminary Plans to the Planning and Community Development Department in accordance to the preliminary plan submission requirements (Refer to Preliminary Plan Submittal Requirements)

After receipt of preliminary plan approval, prepare and submit complete plans nd specifications to the Building Department

A. Note: When submitting preliminary site plans, owner must send ten (10) sets of plans. When submitted construction plans, submit two (2) sets of plans
B. Note: Approval of Preliminary Plans shall not constitue guaranteed final approval. At this time, comments will be made, which in turn shall be incorporated by the owner into the plans in pursuit of final approval.
C. Note: Approval of all plans can be easily obtained by applying all requirements of these Guidelines to the plans and specifications.

The Planning and Community Development Department will release the plans submitted by the owner for building permit after full plan review and approval is accomplished.

Note: Approval of Owner's plan and specifications by Planning and Community Development Department does not release the owner from fully complying with all applicable building codes and requirements. The Planning and Community development Department review process is for compliance with the Moorish Revival Architectural design parameters as dictated in this Handbook.

Send all revisions to the plans and specifications to the Planning and Community Development Department for approval in accordance with the above outlined procedure. Sould deviations from approved final plans become apparent during or after construction, without having been approved previously, these shall be subject to removal at Owner's expense and at the discretion of Planning and Community Development/Building Department.

Allow two (2) weeks time for processing and plan review.

The owner may start construction proceedings upon written proceed approval of the construction plans by the Planning and Community Development Department/Building Department, and receipt of all required permits from municipal or other authories having jurisdiction over the project.

Preliminary Plan Submittal Requirements

The Preliminary Plans must include but not be limited to the following:

A. Site Plan (1"-20' min. scale).
    1. Setbacks, building location/foorprint.
    2. Materials.
    3. Signage.
    4. Locations of all exterior mechanical equipment and screening.
B. Elevations (façade) (1/8" or ¼" =1'-0" min. scale).
    1. Four (4) Elevations. Front, Rear, and Side views.
    2. Materials/Finishes.
    3. Colors. (optional)
    4. Building Signage.
    5. Locations of all exterior mechanical equipment and screening.
    6. Color rendering of proposed improvements.
C. General
    1. All plans and elevations with major dimensions.
    2. Sections if necessary to expalin the design.
    3. Sketchy or incomplete plans will not be reviewed.

Final Construction Plans Submittal Requirement

After receiving preliminary plan approval from the Planning and Community Development Department, the Owner can prepare and submit comprehensive construction plans and specifications which shall include but not limited to the items listed:

1. Architectural and Engineering Construction Plans.
    a. Location Plan.
    b. Floor Plans. If they apply to the façade.
    c. Elevations with finish notations.
    d. Finish schedules.
2. Landscaping irrigation plans, if they apply to façade plus site and building signage.

i. Owner pick-up and review requirements of design guidelines from Planning and Community Development Department office.

ii. Owner submit remodeling plans/preliminary to Planning and Community Development Department. (10) sets of proposed plans rendering.

iii. Review and approval of owner submitted plans by Planning and Community Development Department.

iv. Owner correct andfinalize plans as required by local building code and Planning and Community Development Guidelines and comments.

v. Submittal of final plans to the Planning and Community Development Department/Building Department.

vi. Review and approval of Owner submitted plans by Planning and Community Development Department.

vii. Owner submit plans to Building and Planning and Community Development Department.

General to all uses

a. Style

To protect and reinforce Opa-locka's unique visual character, new construction and major additions should be compatible with Moorish Revival style, and traditional building forms associated with the existing architectural style of the City.

b. Openings

1. Materials

(a) Windows that have frames that are made of vinyl clad wood, aluminum, or other weather resistant materials may be used provided that they are kept painted or have an acceptable integral color. All windows shall be kept in good repair and should be glazed with clear glass.

(b) Windows may be a Miami-Dade County rated impact-resistant type but include faux mullions so that the traditional appearance of a sash window with multiple lights, is maintained.

(c) Non-transparent portions of doors should be painted wood, flush steel or fiberglass with wood veneer.

(d) Window sills and stucco trims shall be preserved, replaced or restored.

2. Window Configuration

(a) Windows should be rectangular single, double, triple-hung, operable sash types. Typically windows contained multiple panes (or lights) that were divided into equal units by muntins. Windows should be of a vertical or square proportion with multiple lights, except that transoms may be oriented horizontally.

(b) Window muntins may be simulated or true divided lights.

(c) Shutters should be sized and shaped to match the associated openings. Shutters may be operable with all associated hardware. Bahamian style shutters are encouraged.

(d) Colors of windows, doors and shutters should be of a combined color palette that conforms to the Morrish Revival Style and shall be approved by Planning and Community Development Department.

c. Walls

The following requirements apply to all exterior walls for all front facades. All elements of all building elevations shall complete a total and continuous design. The following requirements apply to the front exterior walls of all buildings located in the City and used for commercial or business purposes. All elements of the façade elevations shall be harmonious and of integral design. Damaged details and materials shall be replaced so as to be undetectable as a replacement.

1. Material/ Configuration

(a) Walls should be finished to be compatable in color, texture, composition and character with the Moorish Architecture of the City. All exterior finishes will be subject to review and approval by the Planning and Community Development Department.

(b) Walls should be built using no more than two materials, with the heavier material below the lighter.

(c) Wood is not recommended as a major element of the exterior façade. In the event where wood is existing or wood details or features being

added; all wood or wood siding will be pressure treated, finished painted, stained or otherwise protected from the elements of nature. All exterior wood will be fully maintained in new construction.

(d) Trim should be of highest-grade lumber.

(e) Arches and Piers of masonry should be no less than twelve (12) inches square.

(f) Posts of wood or metal should be no less than six (6) inches × six (6) inches.

(g) Colors shall be of a light color palette that conforms to the Caribbean Style and should be approved by the Department of Planning.

d. Porches

1. Material

(a) Porches and railings should have their columns, posts, spindles and balusters made of wood, stucco on masonry or metal.

(b) Awnings should have a metal armature covered with canvas or synthetic canvas.

(c) Equipment including HVAC, utility meters and satellite dishes should not face streets.

(d) Paving for front walks should be brick or concrete.

2. Configuration

(a) Porches should have vertically proportioned openings.

(b) Railings should have horizontal top and bottom rails centered on the spindles or balusters. The openings between balusters and spindles should not exceed four (4) inches or the minimum the building code requires. Bottom rails should be above the level of the porch floor. (c) Balconies, which cantilever, should be visibly supported by structural brackets.

e. Roofs

1. Material

(a) Finished materials for pitched roofs must be compatible with the design theme for the city. Materials not permitted are wood shakes, or pitched gravel roofs; materials not recommended are asphalt shingles. Other matrials not specifically mentioned are subject to review and approval by the Planning and Community Development Department.

(b) Mansard roofs and Ganbrel roofs characterized by steep lower slope and flatter upper portion shall not be permitted. The Planning and Community Development Department will review individual projects for specific conditions of roof requirements for approval.

(c) For pitched roofs visible from the public right of way either in front of, or to a side elevation of a building the following roof requirements shall apply:

- The finished roofing material shall be clean and in good state or condition.
- The finished roofing material shall have a color compatible with the building color scheme.

(d) Roof overhangs are permissible and encouraged for pedestrian protection and to provide protection to the storefront in a functional and decorative manner.

(e) Roof top mechanical equipment must be located to reduce or elimniate its visibility from the public right-of-way. All equipment will be decoratively shielded if it cannot be hidden from view. Decorative shielding must be composed of materials and colors compatible with the total materials, colors and design of the building.

(f) Roof top signage shall not be permitted. Sponsored advertisement on roofs or exterior walls shall not be permitted.

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(i) If there is sufficient evidence to suspect structural instability or termite presense, a County or City roof inspection will be required prior to the beginning of the project. Roof repairs or termite treatment may be required.

2. Configuration

(a) Principal Roofs should have a symmetrical gable or hip with a slope between 4:12 and 12:12, or if flat, should have a parapet wall no less than 24" in height.

(b) Ancillary Roofs (attached to walls of the principal Building) may be flat with parapet or may be sheds sloped no less than 2:12.

(c) Eaves should be continuous. Eaves which overhang less than eight (8) inches should have a closed soffit. Eaves which overhang more than sixteen (16) inches should have exposed rafters. Eaves which overhang between eight (8) inches and sixteen (16) inches may have either a closed soffit or exposed rafter and rafter tails.

(d) Roof penetrations, including vent stacks, should not be placed on the slope of the roof facing the street. Roof penetrations should be finished to match the color of the roof.

(e) Skylights should be flat and mounted only to the rear slope of the roof.

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(b) All new materials, colors and design must be in compliance with the South Florida Building Code, and must be compatible with existing materials.

(c) Exterior wall finishes will be compatible in color, texture, compostition and character with the Moorish Revival Architecture theme of the City. All exterior finishes will be subject to review and approval by the Planning and Community Development.

(d) Wood is not recommended as a major element of the exterior façade. In theevent where wood is existing or wood details or features being added; all wood or wood siding will be pressure treated, finished, painted, stained or otherwise protecteddddd from the elements of nature. All exterior wood will be fully maintained in new condition.

(e) All stucco surfaces shall be cleaned and repaired. All stucco surfaces shall be in a color compatible with the local environment.

(f) Exisiting material in sound condition, and to remain, shall be cleaned, stripped, and finished accordingly. All existing façade materials or ornamentation which are in good condition and add to th character of the building should be refurbished and remain as part of the façade.

(i) Existing metal siding may remain. No new metal siding shall be installed. All other metal siding shall be removed and replaced with an acceptable material. All exisitin metal siding that remains shall be kept clean and in a good state of repair.

(j) All miscellaneous and unused elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign bracets, signage, etc. shall be removed. All broken, rotten or damaged elements shall be removed and replaced with elments that are harmonious with the design of the façade and the building.

g. Doors, Windows, and Storefronts

Building design should promote self shading, natural ventilation, outdoor circulation, and reduced independence on artificial lighting and air conditioning.

(a) The following items apply to all aspects of windows, entryways and display areas in the façade.

(b) Screen doors shall not be permitted.

(c) Entrance doors shall be compatible with the façade design.

(d) All hardware visible from the exterior, closers, hasps, hinges, locks, shall be mounted on the interior side of the door.

(e) All of the windows in a single façade shall be of matching design. The followng additonal requirements shall apply for all windows.

Exisitng Windows

(a) Windows that have frames that are vinyl clad wood or metal or other weather resistant materials may be used provided that they are kept painted or have an acceptable intergral color. All windows shall be kept in good repair and with proper finish.
(b) Ornamental windows grills and balconies may be incorporated as a decorative or security device on windows only.
(c) Window sills and stucco trims shall be preserved, replaced or restored.

Enclosure of Windows

(a) Windows facing alleys, yards, or side streets may be enclosed.
(b) Solid or permanetly enclosed or covered storefronts shall not be permitted, except where specific existing conditions require it and approved by Planning and Community Development Department.
(c) In the situation of a façade without opening, the wall(s) facing the street shall not remain without decoration o reduce the impact of solid wall on the pedestrian environment. Such items as graphics, wall sculptures or decorative patterns shall be incorporated into the façade design.

Security

(a) Grates, Bars and Grills shall be designed to be as inconspicuous as possible when not in use. They shall be kept open and not visible

during normal business hours. Enclosures for security grills and screens shall be as inconspicuous as possible and shall be compatible with the design of the storefront.

(b) Overhead metal doors and horizontal metal folding doors can be designed to be recessed and unobtrusive during business hours and be closed for security. These types of security measures are recommendeed over bars or storefront due to the negative appearance of bars.

(c) Interior and exterior hardware secuirty systems may be included under the scope of Façade Treatment Program objectives;

- Interior alarm systems.
- Grates/Bars/Grills.
- Site lighting.
- Secuirty Locks.
- Overhead Metal Doors.

(d) Chainlink or Barbed Wire Fencing shall not be permissible if visible from the public right-of-way. In specific cases where chain link fencing is required for security purposes of stored material or other, the specific conditions and proposed solutions shall be submitted to the Planning and Community Development Department for review, comment and final approval. All of the Cases shall be processed on an individual basis.

Landscaping, Signage, Paint

The following items can be located withing the Land Development Regulations

- Landscaping and Tree Preservation - Section VII
- Sign Regulations – Section X
- Paint – Refer to the Opa-locka Paint Chart included in this document

PLANNING & ZONING ADVISORY BOARD

September 8th

2020

Land Development Regulations: MOORISH REVIVAL STYLE DESIGN HANDBOOK

Staff Report

STAFF'S REQUEST: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V – MOORISH REVIVAL STYLE DESIGN HANDBOOK PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

City of Opa-locka Moorish Revival Style Design Handbook

I. Background

- The City of Opa-Locka's Land Development Regulations, updated in 2015, was crafted in partnership with the Corradino Group and City staff to add substantial changes and improvements to the development standards. The LDR comprises of eleven articles which give standards and regulations to the development of the City.
- The City of Opa-locka was founded by aviation pioneer Glenn Curtiss in 1926 who developed the city with a Moorish architecture theme. Based on a One Thousand and One Nights theme, Opa-locka has the largest collection of Moorish Revival architecture in the Western Hemisphere.
- The Moorish Revival Style Design Standards is intended to serve as guidelines which insures our rich architectural heritage is maintained in all future development in the GREAT City of Opa-locka. The intent of the "Opa-locka Moorish Revival Architecture" design handbook is to continue the support of our City's founder, Glenn Curtiss's vision consistent with the established historic building fabric of the City and enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.

II. Details

- **Staff's intent**
  Staff proposes to update the following articles to reflect the current momentum towards improving our cities appearance and functionality for a cleaner and more presentable community for our citizens and visitors. With this in mind, the Planning and Community Development Department has crafted a Moorish Revival Style Design Handbook for developers looking to build in the City to provide guidelines and concepts.

III. Overall Analysis

- The current LDR lacks the strength to address many of these issues directly and many times leaves staff to interpret the code which can lead to misrepresentation of city goals and objectives.
- Drafted in 2015, standards have been updated county wide to address many of the aforementioned changes, the updates are a reflection of more progressive municipalities in the county in upgrading our city standards and creating a new narrative for the city moving forward.
- The LDR does not address design aesthetics to address the Moorish theme of architecture we would like to see preserved in our city. With the passing of this item, it will provide a roadmap and a dialogue to creating an image the citizens can be proud of and to guide future development while maintaining the city's icon imagery.

IV. Staff Recommendation:

Staff recommends approval of the LDR amendments pending the following:

- Review of the Moorish Revival Style Handbook

V. Attachments:

- City of Opa-locka Moorish Revival Style Design Handbook

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VI. Staff Report Updated After the Planning Council Meeting on September 8th, 2020. *Reflected Actions:*

I. Planning Council Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Resolution No.
RESOLUTION OF THE PLANNING COUNCIL, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF:

WHEREAS, Staff has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ____

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning Council Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

_____

Chairperson or Designee

The Following changes/recommendations are updates based on the Planning Council Meeting discussions in regards to the proposed LDR Amendments

City of Opa-locka

Moorish Revival Style

Design Handbook

Planning and Community Development Department

Executive Summary

The Moorish Revival Style Design Standards is intended to serve as guidelines which insures our rich architectural heritigae is maintained in all future development in the GREAT City of Opa-locka. The intent of the "Opa-locka Moorish Revival Architecture" design handbook is to continue the support of our City's founder, Glenn Curtiss's vision consistent with the established historic building fabric of the City and enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.

The character of the built environment established by the founder of Opa-locka's inspiration of crafting a unique destination for visitors and potential residents to enjoy. The boundaries included encompass a large area of the downtown and surrounding area in which has a large amount of historically registered properites in which were developed during early 20th century and the style of architecture for new buildings should reflect the native building traditions and legacy of the original developers.This handbook contains necessary information to guide and assist individuals in:

- Understanding Moorish Revival Architecture
- Preparing design and construction plans to meet the design requirements of the guidelines and pertinent governing authorites.
- Treatment of facades of their building in the Moorish/Arabian Architectural Design Style so they may take advantage of special development bonuses and allowances provided by the City of Opa-locka.
- Specific existing buildings within the City of Opa-locka have been selceted as they exemplify Moorish Architectural Design Styles. The Moorish design is sometimes referred to as the Arabian design and goes to suggest the specific origin of the theme for the design of the City.

The Moorish Revival Style Design Standards are provided as an incentive to property owners to encourage and expand the creative use of the various architectural styles in association with promoting public realm improvements in exchange for development bonuses that provide amenities and features typically provided in Moorish Revival style buildings.

The Architectural Regulations specify the materials and configurations encouraged for walls, roofs, openings, and other elements. The guidelines contained herein may be modified by process of Waiver should the Director of Planning and Community Development find that the proposed design results in a project that is consistent with the intent of this section, is compatible with the neighborhood, and enhances the projects context with the neighborhood. Exemptions to individual elements may be granted through a public hearing and process of Exemption.

The Design Standards provide a strong emphasis on aesthetics and architectural design with regulations that encourage the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This is accomplished through the utilization of a variety of architectural attributes and street level amenities that create a sense of place, including the spatial relationship of buildings and the characteristics which ensure attractive and functional areas through the integration of street level plazas, courtyards, open space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.

Scope

The purpose of these guidelines is to provide certain minimum standards, provisons and requirements for the appropriate and acceptable design and minimum required criteria for tenants or owners implementing renovations additions and or new construction within the City of Opa-locka.

New building and structures hereafter erected within the City shall embrace the concepts and requirements of these guidlelines.

Additions, alterations, repairs and changes of use in all buidlings and structures shall conform to the requirements of these guidelines.

Maintenance of Building and Property

Buildings:

All buildings and/or structures and all parts thereof shall be maintained during their lifetime in a safe condition and as per the local requirement of the South Florida Building Code and any other local requirements.

Property:

No construstion debris or trash of any kind shall remain on any lot, or on sidewalk or street contriguous thereto; no excess building materials, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the Owner or his agent to remove or cause to be removed any and all of the above construction debris within 72 hours of project completion.

Process

Owner with intentions to remodel the exterior façade of a building or structure or portion of such must prepare and submit to the Building Department Remodeling plans reflecting changes to be made on all phases of work for revie and appproval. A set of plans of the existing building faced must also be made part of the remodeling plans for proper coordination. In the event the remodeling work is only limited to painting, decorating, and general cleaning, the Building Department must be formally notified in writing with the pertinent information, a rendering which shows the scope of work and proposed colors. Remodeling Plans must included all applicable item outlined in this handbook.

All applicable local building codes, approvals and requried permits will fully apply to any remodeling work.

Owner will examine the enclosed material for items required for review on submitted plans and specifications.

Submit Preliminary Plans to the Planning and Community Development Department in accordance to the preliminary plan submission requirements (Refer to Preliminary Plan Submittal Requirements)

After receipt of preliminary plan approval, prepare and submit complete plans and specifications to the Building Department

A. Note: When submitting preliminary site plans, owner must send ten (10) sets of plans. When submitted construction plans, submit two (2) sets of plans
B. Note: Approval of Preliminary Plans shall not constitue guaranteed final approval. At this time, comments will be made, which in turn shall be incorporated by the owner into the plans in pursuit of final approval.
C. Note: Approval of all plans can be easily obtained by applying all requirements of these Guidelines to the plans and specifications.

The Planning and Community Development Department will release the plans submitted by the owner for building permit after full plan review and approval is accomplished.

Note: Approval of Owner's plan and specifications by Planning and Community Development Department does not release the owner from fully complying with all applicable building codes and requirements. The Planning and Community development Department review process is for compliance with the Moorish Revival Architectural design parameters as dictated in this Handbook.

Send all revisions to the plans and specifications to the Planning and Community Development Department for approval in accordance with the above outlined procedure. Should deviations from approved final plans become apparent during or after construction, without having been approved previously, these shall be subject to removal at Owner's expense and at the discretion of Planning and Community Development/Building Department.

Allow two (2) weeks time for processing and plan review.

The owner may start construction proceedings upon written proceed approval of the construction plans by the Planning and Community Development Department/Building Department, and receipt of all required permits from municipal or other authories having jurisdiction over the project.

Preliminary Plan Submittal Requirements

The Preliminary Plans must include but not be limited to the following:

A. Site Plan (1"-20' min. scale).
    1. Setbacks, building location/floor plan.
    2. Materials.
    3. Signage.
    4. Locations of all exterior mechanical equipment and screening.
B. Elevations (façade) (1/8" or ¼" =1'-0" min. scale).
    1. Four (4) Elevations. Front, Rear, and Side views.
    2. Materials/Finishes.
    3. Colors. (optional)
    4. Building Signage.
    5. Locations of all exterior mechanical equipment and screening.
    6. Color rendering of proposed improvements.
C. General
    1. All plans and elevations with major dimensions.
    2. Sections if necessary to expalin the design.
    3. Sketchy or incomplete plans will not be reviewed.

Final Construction Plans Submittal Requirement

After receiving preliminary plan approval from the Planning and Community Development Department, the Owner can prepare and submit comprehensive construction plans and specifications which shall include but not limited to the items listed:

1. Architectural and Engineering Construction Plans.
    a. Location Plan.
    b. Floor Plans. If they apply to the façade.
    c. Elevations with finish notations.
    d. Finish schedules.
2. Landscaping irrigation plans, if they apply to façade plus site and building signage.

i. Owner pick-up and review requirements of design guidelines from Planning and Community Development Department office.

ii. Owner submit remodeling plans/preliminary to Planning and Community Development Department. (10) sets of proposed plans rendering.

iii. Review and approval of owner submitted plans by Planning and Community Development Department.

iv. Owner correct andfinalize plans as required by local building code and Planning and Community Development Guidelines and comments.

v. Submittal of final plans to the Planning and Community Development Department/Building Department.

vi. Review and approval of Owner submitted plans by Planning and Community Development Department.

vii. Owner submit plans to Building and Planning and Community Development Department.

General to all uses

a. Style

To protect and reinforce Opa-locka's unique visual character, new construction and major additions should be compatible with Moorish Revival style, and traditional building forms associated with the existing architectural style of the City.

b. Openings

1. Materials

(a) Windows that have frames that are made of vinyl clad wood, aluminum, or other weather resistant materials may be used provided that they are kept painted or have an acceptable integral color. All windows shall be kept in good repair and should be glazed with clear glass.

(b) Windows may be a Miami-Dade County rated impact-resistant type but include faux mullions so that the traditional appearance of a sash window with multiple lights, is maintained.

(c) Non-transparent portions of doors should be painted wood, flush steel or fiberglass with wood veneer.

(d) Window sills and stucco trims shall be preserved, replaced or restored.

2. Window Configuration

(a) Windows should be rectangular single, double, triple-hung, operable sash types. Typically windows contained multiple panes (or lights) that were divided into equal units by muntins. Windows should be of a vertical or square proportion with multiple lights, except that transoms may be oriented horizontally.

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(b) Ancillary Roofs (attached to walls of the principal Building) may be flat with parapet or may be sheds sloped no less than 2:12.

(c) Eaves should be continuous. Eaves which overhang less than eight (8) inches should have a closed soffit. Eaves which overhang more than sixteen (16) inches should have exposed rafters. Eaves which overhang between eight (8) inches and sixteen (16) inches may have either a closed soffit or exposed rafter and rafter tails.

(d) Roof penetrations, including vent stacks, should not be placed on the slope of the roof facing the street. Roof penetrations should be finished to match the color of the roof.

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Building design should promote self shading, natural ventilation, outdoor circulation, and reduced independence on artificial lighting and air conditioning.

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(c) Entrance doors shall be compatible with the façade design.

(d) All hardware visible from the exterior, closers, hasps, hinges, locks, shall be mounted on the interior side of the door.

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(a) Windows that have frames that are vinyl clad wood or metal or other weather resistant materials may be used provided that they are kept painted or have an acceptable intergral color. All windows shall be kept in good repair and with proper finish.
(b) Ornamental windows grills and balconies may be incorporated as a decorative or security device on windows only.
(c) Window sills and stucco trims shall be preserved, replaced or restored.

Enclosure of Windows

(a) Windows facing alleys, yards, or side streets may be enclosed.
(b) Solid or permanetly enclosed or covered storefronts shall not be permitted, except where specific existing conditions require it and approved by Planning and Community Development Department.
(c) In the situation of a façade without opening, the wall(s) facing the street shall not remain without decoration to reduce the impact of solid wall on the pedestrian environment. Such items as graphics, wall sculptures or decorative patterns shall be incorporated into the façade design.

Security

(a) Grates, Bars and Grills shall be designed to be as inconspicuous as possible when not in use. They shall be kept open and not visible

during normal business hours. Enclosures for security grills and screens shall be as inconspicuous as possible and shall be compatible with the design of the storefront.

(b) Overhead metal doors and horizontal metal folding doors can be designed to be recessed and unobtrusive during business hours and be closed for security. These types of security measures are recommendeed over bars or storefront due to the negative appearance of bars.

(c) Interior and exterior hardware secuirty systems may be included under the scope of Façade Treatment Program objectives;

- Interior alarm systems.
- Grates/Bars/Grills.
- Site lighting.
- Secuirty Locks.
- Overhead Metal Doors.

(d) Chainlink or Barbed Wire Fencing shall not be permissible if visible from the public right-of-way. In specific cases where chain link fencing is required for security purposes of stored material or other, the specific conditions and proposed solutions shall be submitted to the Planning and Community Development Department for review, comment and final approval. All of the Cases shall be processed on an individual basis.

<u>Landscaping, Signage, Paint</u>

The following items can be located withing the Land Development Regulations

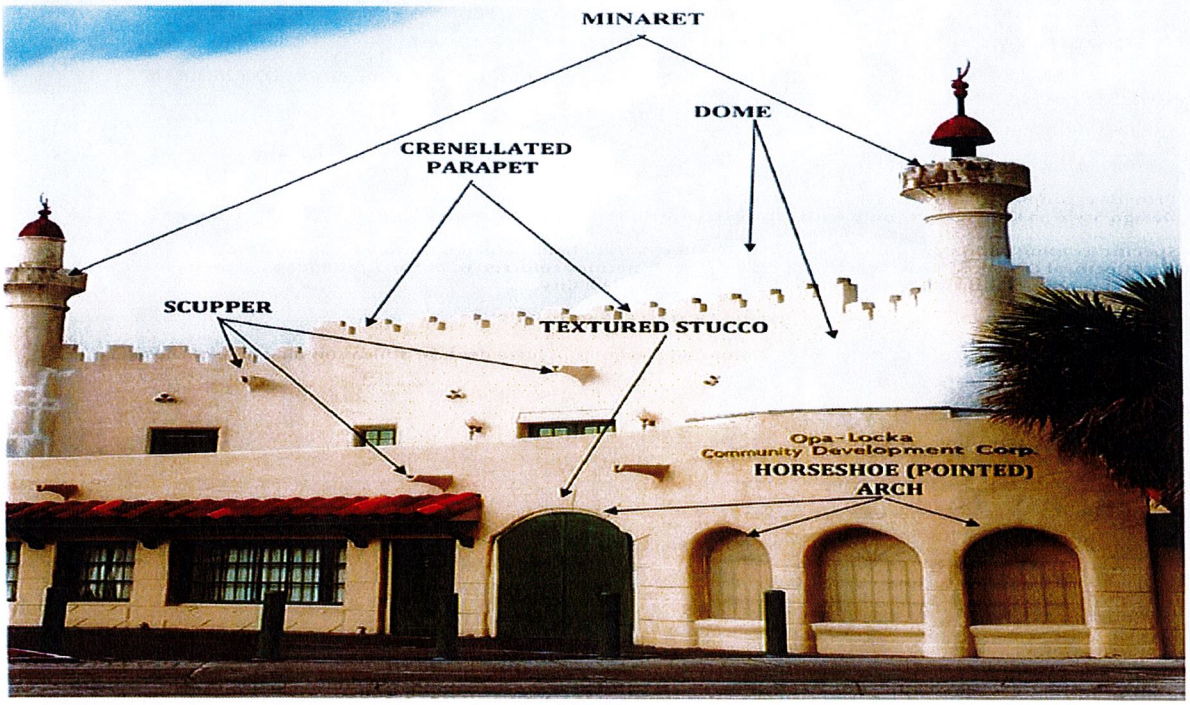
- Landscaping and Tree Preservation - Section VII
- Sign Regulations – Section X
- Paint – Refer to the Opa-locka Paint Chart included in this document

General Characteristics

Certain charachteristics are associated with the Moorish Design that have general application inclusive of these are the following:

1. The horseshoe arch
2. Crenellated parapets
3. Domes
4. Flat Roof
5. Minaret
6. Textured Stucco Exterieors
7. Courtyards
8. Bas-Relief
9. Geometric Interlacement of Motifs
10. Tile Roof
11. Casement Windows
12. Ceramic Tile Accents

DESIGN EXAMPLES



Design Examples

ADIL YUSAF
& ASSOCIATES

Approved Paint Chart

City of Opa-Locka
Building Structure Color Code
Approved Colors for All City Structures

TRIM

Sweetheart	Kink's Canyon Grey	Woodrose	Mayflower Blue	Sun Kiss
Chatam Tan	Surrey Beige	Enchantment	Cancun Blue	Forum Green
Serengeti Plain	Spinnaker	Black	White	

Before Purchasing Paint For Any Structure Please Provide Our Office With A Sample Of The Desired Color. Once The Color Is Approved Only Then Can You Obtain A Permit

City of Opa-Locka
Building Structure Color Code

Approved Colors for All City Structures

BASE

Stone White	Champagne Sparkle	Blue Silk	Lemon Ice	Pink Bauble
Stonington Beige	Welsh Green	Honey Moon	Siesta Key	Sassafras Tea
Pinky	Toasty Grey	Sea Swell	Blue Bow	Quiet Nest
Wispy Peach	Rose Mallow	Sand White	Fresh Cut	Empress Mauve
Storytime	Pastorale Jade	Apricot	Fairytale Pink	Bone White
Italianate Villa	Cherry Blossom	Pastel Sage	Colorado Dawn	Peach Puff

Before Purchasing Paint For Any Structure Please Provide Our Office With A Sample Of The Desired Color. Once The Color Is Approved Only Then Can You Obtain A Permit

City of Opa-Locka
Building Structure Color Code

Approved Colors for All City Structures

BASE

Burmee Beige	Spirea	Simply Taupe	Limoges Blue	Prickly Pear
Pale Orange	Pink Parfait	Indian Painting	Boudoir	Naughty Neutral
Inheritance	Pink Tiger	Seashell Pink	Autumn Haze	Newborn
Eternity	Billowing Clouds	Jonquil Yellow	Touch of Nectar	Cotton Blossom
First Light	Fountain Mist	Costa Mesa	Peach Medley	Summer Haze
Coconut Milk	Citron Ice	Coral Flower	White	

Before Purchasing Paint For Any Structure Please Provide Our Office With A Sample Of The Desired Color. Once The Color Is Approved Only Then Can You Obtain A Permit

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2011, the City of Opa-Locka adopted the Opa-Locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land; and

WHEREAS, in 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Downtown Opa-Locka as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength; and

WHEREAS, both the OLCRP and the SOCDMP advanced the idea of implementing revitalization activities as well as a special district designation in order to revitalize a depressed and underutilized segment of the City; and

WHEREAS, the Historic Downtown Opa-Locka District (HDOD) district designation seeks to provide consistent zoning regulations that will redefine the historic center of the city in order to create a unique urban district that will provide a physical place where daily life activities such as shopping, trading, working, governing, faith, the arts and entertainment and dwelling will interact and complement each other into a cohesive whole pattern and network; and

WHEREAS, the zoning district will provide goals and objectives to provide guidance for historic, present and future development with the view toward creating a

town center neighborhood that will be a symbol of the community and a reflection of the city's values and aspirations; and

WHEREAS, the intention of this section is to develop the Historic Downtown Opa-Locka District ("district") as defined, recognizable area that is community-oriented, surrounded by historic-natural settings and functional buildings where people can reside, work and entertain; and

WHEREAS, the overall goal and objective of the district is to provide regulation and development guidelines to contribute to the long-term sustainability and quality of life for the community; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka held a public hearing on October 5, 2021, to consider an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption of the Historic Downtown Opa-Locka District and provided a recommendation of approval. The district shall be included within the City's Land Development Regulations as Article IV, Section 22-101.

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

SECTION 1. Incorporation of Recitals.
The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Adoption of the Historic Downtown Opa-Locka District.
The City Commission of the City of Opa-Locka hereby approves an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption and implementation of the Historic Downtown Opa-Locka District, for inclusion within the City's Land Development Regulations as Article IV, Section 22-101. A copy of the code amendment is attached hereto as Exhibit "A".

SECTION 3. Severability.
The provisions of this Ordinance are severable and it is the legislative intention to confer upon the whole or any part of the Ordinance the powers herein provided. If any provision of this Ordinance shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional provision not been included herein.

SECTION 4. Scrivener's Errors.

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

SECTION 5. Effective Date.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter**.**

PASSED FIRST READING this ___ day of _____ 2021.

PASSED SECOND READING this ___ day of _____ 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-Locka
Agenda Cover Memo

Department Director:	Gregory Gay			**Department Director Signature:**		
Finance Director:				**FD Signature: Department**		
City Manager:	John E. Pate			**CM Signature:**		
Commission Meeting Date:	12-8-21		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
					X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: PTP		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bi#: N/A**			
		X				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communcation** ☐			
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager	

Short Title:

AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V – CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

The Historic Downtown Opa-locka District (HDOD) district designation seeks to provide consistent zoning regulations that will redefine the historic center of the city in order to create a unique urban district that will provide a physical place where daily life activities such as shopping, trading, working, governing, faith, the arts and entertainment and dwelling will interact and complement each other into a cohesive whole pattern and network. , the intention of this section is to develop the Historic Downtown Opa-locka District ("district") as defined, recognizable area that is community-oriented, surrounded by historic-natural settings and

functional buildings where people can reside, work and entertain. the Planning and Zoning Board of the City of Opa-locka held a public hearing on October 5, 2021, to consider an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption of the Historic Downtown Opa-locka District and provided a recommendation of approval.

Proposed Action:

Staff has recommended approval of this legislation.

Attachment:

Draft Ordinance LDR Amendment Article V Historic Downtown Opa-locka District.

ORDINANCE NO.

AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V - CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2011, the City of Opa-Locka adopted the Opa-Locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land; and

WHEREAS, in 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Downtown Opa-locka as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength; and

WHEREAS, both the OLCRP and the SOCDMP advanced the idea of implementing revitalization activities as well as a special district designation in order to revitalize a depressed and underutilized segment of the City; and

WHEREAS, the Historic Downtown Opa-locka District (HDOD) district designation seeks to provide consistent zoning regulations that will redefine the historic center of the city in order to create a unique urban district that will provide a physical place where daily life activities such as shopping, trading, working, governing, faith, the arts and entertainment and dwelling will interact and complement each other into a cohesive whole pattern and network; and

WHEREAS, the zoning district will provide goals and objectives to provide guidance for historic, present and future development with the view toward creating a

town center neighborhood that will be a symbol of the community and a reflection of the city's values and aspirations; and

WHEREAS, the intention of this section is to develop the Historic Downtown Opa-locka District ("district") as defined, recognizable area that is community-oriented, surrounded by historic-natural settings and functional buildings where people can reside, work and entertain; and

WHEREAS, the overall goal and objective of the district is to provide regulation and development guidelines to contribute to the long-term sustainability and quality of life for the community; and

WHEREAS, , the Planning and Zoning Board of the City of Opa-locka held a public hearing on October 5, 2021, to consider an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption of the Historic Downtown Opa-locka District and provided a recommendation of approval..

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Incorporation of Recitals.
The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Adoption of the Historic Downtown Opa-locka District.
The City Commission of the City of Opa-locka hereby approves an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption and implementation of the Historic Downtown Opa-locka District. A copy of the code amendment is attached hereto as Exhibit "A".

SECTION 3. **Severability.**
The provisions of this Ordinance are severable and it is the legislative intention to confer upon the whole or any part of the Ordinance the powers herein provided. If any provision of this Ordinance shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional provision not been included herein.

SECTION 4. Scrivener's Errors.

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 5. Effective Date.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances and the City of Opa-locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2021.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Section 22-97. – HISTORIC DOWNTOWN OPA-LOCKA DISTRICT

(A) Purpose and intent.

The Historic Downtown Opa-locka District (HDOD) district designation seeks to provide consistent zoning regulations that will redefine the historic center of the city in order to create a unique urban district that will provide a physical place where daily life activities such as shopping, trading, working, governing, faith, the arts and entertainment and dwelling will interact and complement each other into a cohesive whole pattern and network. The zoning district will provide goals and objectives to provide guidance for historic, present and future development with the view toward creating a town center neighborhood that will be a symbol of the community and a reflection of the city's values and aspirations. The intention of this section is to develop the Historic Downtown Opa-locka District ("district") as defined, recognizable area that is community-oriented, surrounded by historic-natural settings and functional buildings where people can reside, work and entertain. The intent of the city in adopting the Historic Downtown Opa-Locka District Ordinance is to:

(1) Define the boundaries of the historic downtown district;

(2) Expand the economic base of the city, by providing additional employment opportunities and additional revenues to the city and the region by making the area of the district more attractive in ways that can increase commerce and tourism which will assist in the development of specific plans that will allow for large scale social events and activities within the district to consider the city when choosing their sites;

(3) Provide the basis for the continued and expanded support for initiatives that will cause the district to be considered as a destination for large scale events and activities in conformance with the goals and objectives of other city policies;

(4) Enhance the area encompassed by the district through programs that will attract workers, residents and visitors to active public spaces and gathering places and create a pedestrian friendly environment;

(5) Develop programs to further enhance the pedestrian environment through the establishment of unique streetscape design guidelines providing additional signage opportunities.

(B) Establishment of the district.

The Historic Downtown Opa-locka District shall be established as an area of the city where it has been found that programs which will contribute to economic development through the development of a more active streetscape should be undertaken. The district shall have the following territorial boundaries: Starting from a point in the centerline of Northwest 27th Avenue and Ali Baba Avenue, proceeding west along Ali Baba Avenue /the CRX Railroad ROW including the northern portion of Burlington Street to NW 37th Avenue, North towards Sabur Lane and west to Sharazad Boulevard, Historic City Hall –Sherbondy Village Community Center Complex on the north side and curve East to back to NW 27th Avenue.

(C) Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Block means a combination of building lots, the perimeter of which abuts a public right-of-way or public space.

Block face means the right-of-way line that delineates a block edge.

Building height means a limit to the vertical extent of a building measured in feet above grade. Building height shall be measured in feet from the average elevation of the affronting curb to the eave line.

Civic uses means premises used primarily for public education, cultural performances, gatherings and displays administered by not-for-profit cultural, educational, governmental and religious organizations.

Carmenes means secluded inner gardens or courtyards with private-public features such as fountains, benches and ornamental architecture.

Colonnade means a roofed structure, extending over the sidewalk, open to the street except for supporting columns or piers.

Courtyard garden means a grade level garden enclosed on at least three sides, at least two sides by building walls and on its remaining sides by fences or garden walls, with a minimum 30 percent of its area landscaped. The street opening to the courtyard garden shall not exceed the width of the street or square that it fronts.

Curb radius means the curved edge of street paving at an intersection, measured to the inside travel edge of the travel lane.

Easement means an area of private property legally dedicated for public use.

Frontage means the property line or lines of a lot that coincide with a right-of-way or other public space.

Paseo means an easement that allows public pedestrian access traversing private property from one public right-of-way to another.

Public open space means an open space that is accessible to the public all or some of the time, including, public rights-of-way, parks, plazas, squares, canal-walks, alleys, colonnades, carmenes, courtyard gardens, paseos and other easements.

Square means a public space surrounded on four sides by streets or other vehicular passage. Every corner of a square shall have a street intersection.

Street means a thoroughfare for the movement of pedestrians and vehicles, which may be public open space or private property allowing public passage.

Streetwall means the vertical surface of a building or structure that faces public space.

Traffic calming device means a structure or device that is intended to slow the speed of the traffic on a roadway. It is usually constructed at an intersection. Examples of traffic calming devices are traffic circles and roundabouts. Traffic calming devices may include a change of pavement height, texture and materials to identify an area where speed is to be reduced.

Cross reference— Definitions generally, Sec. 22-238.

(D) Uses.

(A) Allowed uses.

Accounting, bookkeeping, law and other professional offices.

Agency (for employment, travel and/or services to be performed elsewhere).

Art or photographic studio (commercial).

Automobile rental agency, office use only.

Bank or other financial institution.

Business or commercial school.

Catering and delicatessen (including butcher shop) business.

Civic clubs, lodges and fraternal organization facilities.

Conference, meeting facilities or areas of public assemblage for less than 20 people.

Day care center, nursery school or preschool facility.

Dental care and doctor's offices.

Dog grooming only—prohibiting a "pet shop" type business or the boarding, maintaining or keeping of dogs on-premises anytime between 7:00 p.m. and 7:00 a.m.

Dry cleaning and laundry, drop-off/pick-up only.

Family restaurant/arcade; so long as the arcade use does not exceed 40 percent of the available business space, alcoholic beverages are permitted on the premises pending administrative review, no gambling games/machines are permitted, the arcade area is continually supervised, and the family nature of the operation is maintained. No more than two family restaurant/arcades shall be permitted in the Downtown District.

Gymnasium, health club, dance studio or other center where "physical activity" lessons are conducted.

Insurance agency.

Laundry—No more than two allowed in the Downtown District.

Lodging (Hotels, Motels, Peer to Peer home sharing services)

Museum.

Mixed-use development of residential uses on upper floors above retail, office and related uses.

Office supply or support (office supplies, copying, printing shop).

Personal services (i.e., barbershops, beauty parlors, physical therapy clinics, etc. No physical therapy clinic shall be open for business between the hours of 10:00 p.m. and 6:00 a.m.).

Pharmacy.

Post office.

Restaurant (and lounge), cafe, cafeteria, bar and grill.

Retail use.

Small appliance sales and/or service.

Sporting goods store; excluding the sale of weapons and related products used for sporting and hunting activities, no outdoor store displays or merchandising activities; no more than one store allowed in the district that sell the described merchandise.

Stereo/video/electronics rental, sales and/or service.

Theater (live) or motion picture house.

Veterinary clinic (excluding short-term boarding, for medical purposes only).

Other enterprises or businesses which are similar in character and impact to enterprises or businesses enumerated herein, and which are consistent with the Comprehensive Plan adopted pursuant to Chapter 163, Florida Statutes. A final determination of similarity with listed uses and consistency with the Comprehensive Plan shall be made by the City Commission, after obtaining a recommendation by the Planning and Zoning Board.

(B) *Prohibited uses.*

Adult bookstore;

Adult-related business;

Gaming, gambling and casino machines, billiard and pool parlors;

Automotive auctions, repair, sales and service facilities;

Bar; Package store

Clinical laboratory;

Funeral home;

Gun range;

Gun shop;

Pawn shop, Thrift store;

Tattoo Parlor;

Large-scale administrative offices, big box retail/wholesale sales operations and service and professional facilities;

Any large or medium-scale aviation or marine-related repair or service facilities;

Open air, tented, or booth-operated flea markets or any retail/wholesale sales operation not contained within a business building, except as otherwise permitted by Florida State Statutes, §§ 110-01 through 110-03 and permitted temporary uses in LDR Sec. 22- 119.

Any industrial or manufacturing operation or facilities.

(E) Goals and objectives.

The overall goal and objective of the district is to provide regulation and development guidelines to contribute to the long-term sustainability and quality of life for the community. Specific goals and objectives include, but are not limited to, the following:

(1) Promote pedestrian-friendly rights-of-way.

(2) Protect public open spaces.

(3) Promote mixed-income housing strategies.

(4) Foster historic preservation.

(5) Improve code compliance and enforcement.

(6) Encourage meaningful development boundaries.

(7) Promote local and regional public transportation.

(8) Pursue public education on redevelopment.

(F) Implementation concepts.

The concepts of the district shall be as follows:

(1) *Make pedestrians a high priority.* Enhance the open network of smaller blocks and provide increased access through new sidewalks, paseos and public alleys. Provide a tree canopy planted along sidewalks or medians to create shade from the sun and more attractive streets or sidewalks.

(2) *Slow down vehicular traffic.* Reduce lanes or lane widths, expand the median and add on-street parking and trees as traffic calming devices. Use swale areas facing streets and sidewalks for trees and shrubs and encourage property owners to enhance landscaping. Provide parking in the rear areas, hidden from the front view. Reconstruct curbs with smaller radii at intersections. Encourage property owners to provide cross access between their parking lots and that of their neighbors.

(3) *Improve pedestrian corridors.* Improve commercial facades to increase pedestrian comfort and safety through enhanced lighting and landscaping. Improve the network of secondary pedestrian corridors in order to extend existing patterns of pedestrian travel. Create a sense of enclosure and urban character through street facade.

(4) *Aggregate open space for squares, plazas, passive parks and other public open spaces.* Promote activity and natural surveillance by providing plazas and squares, open to the public and level with the grade of the sidewalk. Create a legible network of open spaces by waiving minimum open space requirements on specific lots or parcels in exchange for a credit to develop larger open public spaces.

(5) *Extend transit, at a variety of scales and modes of travel.* Implement a circulator system, such as a local bus system, to be used for local service and to connect to the regional system. Increase transit ridership to facilitate growth and mobility without unmanageable traffic congestion.

(6) *Attack visual blight.* Promote infill development along the edges of blocks to define street space. Inventory vacant or underutilized lots and provide incentives for development. Utilize code enforcement procedures to compel compliance from property owners who have neglected the appearance of their property. Enforce building codes to ensure applicable minimum standards for older buildings.

(7) *Provide for water retention areas to improve drainage and flooding protection in low-lying areas.* Promote the procurement of vacant or underutilized land that may be reservoirs for additional storage and storm water retention within the district. Provide for a hydric park network to reduce flooding and restore the community's connection to water resources.

(8) *Promote civic uses.* Encourage public access and participation by providing cultural performances, gatherings and displays for education and enlightenment.

(G) Precedence over other zoning and land use regulations.

In addition to the criteria previously provided in the Downtown Mixed Use Overlay (DMU) land use classification and the Historic Downtown Opa-locka District (HDOD), commercial liberal (B-2), multifamily (R-3), light industrial (I-1), Liberal Industrial (I-3) and civic (C) zoning districts, the requirements provided in this division must also be followed as the requirements of the HDOD shall prevail.

(H) Road classifications in the HDOD district.

To further define the functions of the roads and streets within the district, roads are classified as follows:

(1) *Major roadways* shall mean those roads that are designed for the efficient movement of people and vehicles to and through the district. The roads enable traffic to easily traverse the area as well as provide access to other areas within and outside the City of Opa-locka. NW 27th Avenue, NW 37th Avenue, State Road 9, Ali Baba Avenue, Opa-locka Boulevard are classified as major roadways within this district.

(2) *Minor roadways* shall mean those roads that are designed for ease of access for the movement of people and vehicles through the district. Minor roadways generally provide short distance access to individual properties within the district and to adjoining areas. Ali Baba Avenue, from 17th Avenue to LeJeune-Douglass Connector; Sharazad Boulevard from NW 27th Avenue to Ali Baba Avenue, and Opa-locka Boulevard from NW 27th Avenue to Sharazad Boulevard.

(3) *Local streets* mean those roads in the district that provide access to individual properties that are not designated major or minor roadways.

(I) Zoning regulations.

(a) Mixed Use Residential densities in downtown multifamily R-3, R-4, B-2, I-1 and I-4 zoning districts shall not exceed 150 units per net acre, unless the property owner provides public open space as provided in incentives (2) below, but in no event shall the units per net acre exceed 200 units for affordable/live-work or assisted living. Residential densities outside of the HDOD shall not exceed 150 units.

(b) Landscaping for all property zoned residential or that includes residential uses within the zoning district shall conform to an urban design plan that will be adopted by the city within eight months of the effective date hereof.

(c) The dimensions of squares, plazas, paseos and other open public spaces shall conform to an urban design plan that will be adopted by the city within four months of the effective date of the ordinance from which this section is derived.

(d) The facade and architecture requirements shall conform to a Moorish design plan. The goal of the architectural parameters is to promote creative architectural solutions within an ensemble of basic urban forms that will ensure harmony and continuity without mandating a particular style. Building design shall promote pedestrian safety, comfort and interest for adjoining public spaces. Building design shall promote energy conservation by including self-shading, natural lighting, natural ventilation, outdoor circulation and reduced dependence on artificial lighting and air conditioning.

(e) Streetwalls shall have pedestrian entrances at maximum intervals of 150 feet. The principal pedestrian entrance of all buildings shall be from the street, courtyard garden or from a paseo.

(f) Streetwalls, landscape buffers or a building shall be constructed to screen parking from view.

(J) Incorporation of TOD District

A Transit Oriented Development District is generally characterized as a developed environment within a quarter-mile of a public transit system, with building characteristics and public amenities that promote the safe movement of pedestrians.

The City of Opa-locka's Transit Oriented Development District is located in the HDOD which boundaries stated in item (B).

Opa-locka's Transit Oriented Development District (TODD) is specifically created to facilitate mixed-use development, with access to transit stations or stops along existing and planned high performance transit service corridors.

The TODD Code also encourages commercial functions that include shop-fronts at street level, with residential units and office space above, wide pedestrian-friendly and multimodal sidewalks, rear on-site parking, and possibly public parking facilities.

The TODD incorporates the goals of the HDOD efforts with elements from the previous Commercial Liberal ("B-2") and Downtown Mixed Use Overlay District standards to produce development standards for the TODD. The TODD facilitates mixed-use development, pedestrian-oriented streets, public mobility options, Moorish style architecture, and opportunities for location of work, play, services and entertainment within walking distance.

General. This designation shall be known as the TODD for the City of Opa-locka. The TODD shall promote the Goals, Objectives and Policies contained of the previous Downtown Mixed Use District designation within the Future Land Use Element of the Comprehensive Plan. Specifically, Objective LU-2 of the Sustainable Opa-locka 20/30 Comprehensive Plan Future Land Use Element are designed to maximize the development potential of Historic Downtown Opa-locka.

The TODD designation supplements the Land Development Regulations ("LDR") provisions within the City of Opa-locka for the area known as the HDOD. The TOCD is generally described as the area bound to the north by Dunand Avenue, to the east by NW 27th Avenue, to the south by NW 135th Street, and to the west by Sesame Street.

Opa-locka's TODD designation is specifically created to encourage compact first-rate projects based upon smart growth principles; to preserve the existing character of neighborhoods surrounding the Historic Downtown Opa-locka core; to regulate for high-quality infill development, and to create a predictable process for developers and the community to meet these goals.

(J) Incentives.

Incentives to encourage land development to achieve goals and objectives within the district are as follows:

(1) Land dedication for sidewalks outside of public right-of-way, passive parks, paseos, public use and open spaces, a natural drainage parkway or land for additional

storage and stormwater retention in lieu of payment of a monetary park, recreation and open space fee as provided by (X).

(2) Increased density for residential or mixed use development for additional units per net acre up to a maximum of 32 units per net acre as provided in the multifamily R-3, R-4 zoning designations in the HDOD zoning districts. Additional units per net acre will be permitted in exchange for land located within the HDOD district, or a monetary contribution equal to the fair market value of the land not to exceed 40 percent of the total donation, donated to the city as a passive park, paseo, public and/or open space or a natural drainage parkway as follows: 1,500 square feet for each of the first two additional units, 1,000 square feet for each of the third, fourth and fifth additional units, and 850 square feet for each additional unit after the fifth additional unit. If land located anywhere within the HDOD district is donated to the city, then the city shall waive the city park, recreation and open space impact fee for each additional unit.

(3) Financial assistance from the Opa-locka Community Redevelopment Agency to eligible properties for renovation of commercial properties fronting major and minor roadways within the district.

(4) Provide a perpetual easement to the city on private property for construction of an architectural feature at or near the boundaries of the district as a credit toward satisfaction of minimum open space requirements.

(5) Provide a perpetual easement to the city on private property for sidewalks, paths and paseos or natural drainage parkways as a credit toward satisfaction of minimum landscaping and open space requirements.

(6) Contests and prizes offered by a not-for-profit organization or public-private partnership to promote good urban design and innovation for the enhancement and sustainability of the district.

(7) Five thousand dollars to be paid to the city for each parking space below the minimum parking requirements for on-site parking, but in no event shall the deficiency in on-site parking exceed 30 percent of the minimum parking requirements. These funds shall be placed in a designated account and accumulated by the city to finance a parking system within the HDOD that will include a parking garage within a 1,500-foot radius of boundary lines of the property where city hall is located. Affordable housing properties developed and owned by the city are exempt from the provisions in this paragraph.

(8) Provide a minimum 20% total combination of affordable/elderly housing.

(9) The grant of incentives identified in subparagraphs (1), (4), (5), (7) and (8) above, shall require approval of the city commission by ordinance.

(K) Special permit

In order to be granted a permit for such establishments within this district, the property owners/applicant shall obtain a Special Permit as specified in the Opa-locka LDR/Zoning Code Ordinance, as amended, the zoning ordinance of the City. In reviewing an application for establishments serving alcoholic beverages, the director of Planning and Community development shall apply the following review guidelines criteria in addition to the standard criteria of a Special Permit.

In reviewing an application for the District Permit for a supper club, nightclub, restaurant, coffee shop, or bar, the following additional criteria shall apply:

a. Use requirements and restrictions: To qualify to operate a supper club, nightclub, restaurant or bar & grill, the establishment must have a minimum of 40 seats. To qualify or coffee shop, the establishment must have a max of 20 seats.
b. Operational Plan: An Operational/business plan that address the hours of operation, number of employees, menu items, goals of the business, and other operational characteristic pertinent to the application.
c. Parking: Irrespective of parking requirements specified in the LDR/Zoning Code as amended, the zoning ordinance of the City of Opa-locka, adaptive reuse of existing buildings for this function shall be required to provide additional parking via on street parking or parking agreement with established shared parking arrangement; however, new buildings or facilities shall be required to provide a parking plan which fully describes where and how the parking is to be provided and used, e.g. valet, self-parking, shared parking, after-hour metered spaces, and the manner in which the parking is to be managed. By a Special Permit, 100 percent of the required parking may be located offsite within a distance of 500 feet from the subject establishment if the proposed parking is to be self-park, and a distance of 1000 feet from the subject establishment if the proposed parking is to be by valet. For restaurants and other dining establishments, as adaptive re-use of an existing structure, any square footage used of the kitchen and/or storage areas will not be counted towards the parking requirements.
d. For establishment proposing capacities of more than 200 persons, an indoor/outdoor crowd control plan that addresses how large groups of people waiting to gain entry into the establishment or already on the premises, will be controlled.
e. A security plan for the establishment and any parking facility.
f. For establishment proposing capacities of more than 200 persons, a traffic circulation analysis and plan that details the impact of projected traffic on the immediate neighborhood and how to mitigate the impact.
g. A sanitation plan, which addresses on-site facilities and off-premises issues resulting from the operation of the establishment.
h. A plan depicting proximity of proposed establishments of residential use

i. If the proposed establishment is within 500 feet of the residential uses, noise attenuation plan is required.

(L) Alcoholic beverage sales within the district.

(a) *Minimum* distance *requirements.* There shall be no minimum distance required between any places of business within the entertainment overlay district licensed by the state to sell alcoholic beverages for consumption on the premises and any other place of business similarly licensed within the district.

(b) *Hours of operation.* The hours and days of sale and consumption of alcoholic beverages are set forth in section 6-369.

(c) *Hours for music and entertainment.* Music, singing and other forms of entertainment whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the district, and in addition music, singing and entertainment shall be permitted outdoors within the district, however, such outdoor music, singing and entertainment shall comply with special events and entertainment regulations as set forth in chapter (X) of the City of Opa-Locka Code of Ordinances.

(d) *Outdoor sales of* alcoholic *beverages.* Those persons or entities within the district licensed under the state beverage license laws, may sell and serve beers, wines and alcoholic beverages of any type regardless of alcohol content at any location within the district licensed for such sale and under the control of such licensee, including, but not limited to, sidewalk cafes, outdoor areas designed for food or beverage consumption on both adjacent to and operated in concert with a business operated within enclosed premises. Alcoholic beverages can only be consumed on premises of purchase.

(M) Signs. See LDR Sec. 22-229.

(N) Parking Standards and Requirements.

1. In the HDOD contingent on use, shall be required to provide any off-street parking in excess of the off-street parking that is currently in existence in this "built-out" area of the City and subjected to administrative review or Planning and Zoning board and approval from City Commission.

2. All existing buildings in the HDOD are subjected to administrative review for any use currently allowed in this district to provide any additional off-street parking despite any change of use that might intensify the use of any building and normally require a corresponding increase in the amount of off-street parking.

3. However as a consequence of this provision, any existing building in the HDOD occupied for any currently allowed use as listed under subsection (2) providing any additional off-street parking due to an increase in any intensity of use shall be subjected to administrative review .

4. Nothing contained herein shall be construed to authorize or permit the physical expansion or addition to any existing building in the HDOD over or in any area of established and existing off-street parking prior to administrative review and approval.

5. That the aforesaid provisions shall not be applicable to any of the following:

   (a) When an existing building in the HDOD is demolished and subsequently replaced by the construction of a new building on the property.

   (b) When an existing building in this district is "effectively demolished" by the razing of more than 51 percent of the square footage of the existing structure and the subsequent reconstruction of that portion of the building previously demolished.

   (c) When any additional area of occupancy and use is physically constructed and added onto, or attached to, any existing building in this district.

   (d) When a new building is constructed on a previously vacant lot or parcel of property. If any of the foregoing instances occur, all off-street parking requirements and provisions contained in the Code of Ordinances shall remain applicable thereto.

Parking and density calculations.

(a) All parking allocations must be approved by the DRC.

(b) All development in the HDOD may be eligible receive a maximum of 35 percent reduction from the parking standards listed in Section 22-153 "Off Street Parking and Loading Standards" of the LDC pending administrative review and approval or Planning, Zoning and Appeals Board and the City Commission review and approval.

Payment-in-Lieu of Parking Fund. A Payment-in-Lieu of Parking Fund shall be established by the City to provide funding specifically for parking and related improvements within the HDOD. Payment-in-Lieu of Parking Fees will be collected from all applicants for development and uses within the HDOD that do not provide sufficient on-site parking spaces or Shared Parking spaces to meet the minimum parking requirements of the Code. The Payment-in-Lieu of Parking Fee option for compliance with this subsection shall become effective upon adoption by the City Commission of a Resolution which specifies the amount of the Payment-in-Lieu of Parking Fund Fee.

(a) Payment-in-Lieu of Parking Fund Fee Calculation. The amount of a payment to the Payment-in-Lieu of Parking Fund shall be calculated per parking space which is required but not provided via on-site parking spaces or Shared Parking spaces. The amount per parking space shall be determined by the average cost to the City for the construction of a parking space in a Parking Structure on a program wide basis within the HDOD, which shall be determined by the Building Director in coordination with the

Planning & Community Development Director. The average cost shall include actual costs and fees for land acquisition, design and planning, legal fees, engineering, actual construction, and permit review and inspection.

(b) Payment in Full of Payment-in-Lieu of Parking Fee. For property owners opting to pay in full, or applicants not eligible to provide payment through a Payment in Lieu of Parking Agreement as provided in subsection (D), payment of the full amount of the in-lieu fee shall be due prior to the issuance of a building permit for the development, or prior to issuance of a certificate of use for the use for which the payment is required, whichever occurs sooner.

(c) Payment in Lieu of Parking Agreement. In-Lieu of Parking Fee Agreements shall only be made between the City and the owner(s) of the subject property. Applicants for an in-lieu fee which is not paid in full prior to issuance of a building permit, must enter into an In-Lieu of Parking Fee Agreement with the City prior to the issuance of a building permit for the development, or prior to issuance of a certificate of use for the use for which the payment is required, whichever occurs sooner. Such agreement shall be approved by the community development director, and shall be recorded at the property owner's expense in the Public Records of Broward County, Florida. The In-Lieu of Parking Fee Agreement shall provide that the obligations imposed by the agreement constitute a restrictive covenant upon the property, and shall bind successors, heirs and assigns, and shall be released by the City upon payment in full of the amount due under the agreement.

(d) Payment in Lieu of Parking Agreement Term. An In-Lieu of Parking Fee Agreement executed by a property owner applicant in accordance with this subsection shall provide that installment payments shall be made over no longer than a 36 month time period in 3 installments. The first installment shall be at least 50 percent of the total fee due, and shall be paid upon signing the agreement, prior to the issuance of a building permit for the development or a certificate of use, whichever occurs sooner. The second installment shall be in the amount of at least 25 percent of the total fee amount due, and shall be paid no later than the second anniversary date of the execution of the agreement. A third and final payment of 25 percent of the total fee may be authorized by the agreement, and shall be due no later than the third anniversary date of the execution of the agreement. A property owner subject to an In-Lieu of Parking Fee Agreement may make a redemption payment of the remainder of the amount due pursuant to the agreement, at any time prior to the final required payment.

On-Site Parking.

(a) All parking lots, garages, and Parking Structures shall be located at the rear of all buildings.

(b) Parking Areas shall be accessed from side and back streets and from adjacent properties.

(c) Large Surface Parking Lots shall be visually and functionally segmented into several smaller lots through the use of structures and landscaping. Designs that

reduce visibility, especially between Parking Areas and business entrances, shall be discouraged.

(d) Surface Parking Areas shall be obscured from Frontages by a building or Street Screen.

(e) Existing Surface Parking Lots are intended to be reduced, over time, through redevelopment and/or construction of structured parking facilities.

(f) Parking Areas shall not abut street intersections or terminate a street vista. On-street parking shall not be closer than 25 feet to a street intersection, measured from the extended right-of-way lines.

On-Street Parking (Parallel Parking).

(a) On-street parking will be allowed on Opa-locka Boulevard.

(b) On-street parking located adjacent to a building or lot shall not count toward fulfilling the parking requirements for that building or function.

Off-Street Parking

a) *Dwelling, multiple-family*: One space per bedroom with maximum two spaces per dwelling unit for residents. An additional five percent of the total residents' spaces shall be provided for visitors.

b) *Hotels and motels, including clubs:* One parking space for each sleeping room. If, in addition to sleeping rooms, there are other uses operated in conjunction with and/or as part of the hotel/motel, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separate from the hotel/motel to the extent of 35 percent of the off-street parking specified in this article for retail stores, offices, services, establishments, bars, restaurants, dining rooms, night clubs, cabarets, ballrooms, banquet halls meeting rooms, auditoriums.

c) *Commercial uses:* **See LDR Sec. 22-155.**

d) Developments that provide Affordable/ Elderly Housing may be reduced as stated below. In no event shall parking be reduced by more than thirty-five (35%) percent of the spaces required.

e) A maximum 35% reduction in required parking may be permitted within the HDOD pending administrative review.

Shared Parking.

(a) The parking requirements for buildings containing more than one function shall be the total of the amount of parking required for each function.

(b) Shared Parking Areas shall be located no further than one-quarter mile of the building or function utilizing the Shared Parking capacity.

(c) Cross-access easements or similar mechanisms approved by the City Attorney shall be used to provide joint access between Shared Parking Areas.

(d) In a Parking Structure or Garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.

(e) Parking Structures shall have Liner Buildings along primary frontages and landscape bufferyards adjacent to residential properties.

(f) Vehicular entrances to parking lots, Parking Garages, and Parking Structures shall be no wider than 24 feet at the Build-to Line.

(g) Pedestrian walkways shall be integrated, to the extent possible, into the interior and/or perimeter landscaping of parking lots; constructed with brick pavers, stamped concrete or a paved or similarly firm surface, at least six feet in width; and separated from vehicular and Parking Areas by grade, Curbing and/or vegetation, except for necessary ramps.

(h) Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Build-to Line except underground levels which may be exited by pedestrians directly into a building.

(i) Parking facilities and appurtenant driveways shall be designed to maximize the safety and convenience of pedestrians walking between parked cars and business entrances as well as between external points and locations on-site.

Loading and Service Areas.

(a) Loading docks, solid waste facilities, recycling facilities and other service areas shall be located to the rear or side of a building in visually unobtrusive locations.

(b) All trash and recycling service areas shall be enclosed so as not to be visible.

(c) Loading docks and service areas shall be permitted on Frontages only by Administrative Approval.

Amenities. A minimum of one bicycle rack place shall be provided within a Pedestrian Zone for every ten vehicular parking spaces required by this Code within the Mixed-Use High and Mixed-Use Low districts.

Street requirements.

a) Streets in the HDOD are intended to be inviting public spaces and integral components of community design. HDOD streets shall be organized according to a hierarchy based on function, size, capacity, and Design Speed. In descending order of importance, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit, and automobiles. All design elements must consistently be applied to calm automobile traffic and to facilitate pedestrian activity.

b) The hierarchy of streets for the HDOD should adhere to Tables 2A. Public Frontages, 2B. Vehicular Thoroughfares, and 2C—2F. Thoroughfare Assemblies. The proposed hierarchy of streets shall be indicated on the submitted site plan with each street type being separately detailed.

c) Specialty paving required for pedestrian areas and the HDOD entrance is detailed in Tables 2C—2F. Thoroughfare Assemblies.

d) Streets may be comprised of segments. Each segment shall have the characteristic of one street type.

e) The elements that comprise a street within the HDOD are listed below and are depicted in detail in Tables 2C—2F. Thoroughfare Assemblies.

   A. Pedestrian Zone:
      1. Curb and Gutter.
      2. Planting Area.
         (a) Street Trees.
         (b) Shrubs.
         (c) Ground Cover.
      3. Sidewalk.
         (a) Optional Planting Area.
         (b) Pedestrian Accessways, Paths or Passages.
      4. Street Furniture.
      5. Lighting.
   B. Public Utility Equipment or Public Easement (required if determined to be necessary by the Planning & Community Development Director).
   C. On-Street Parking.
   D. Bicycle Lanes.
   E. Travel Lanes.
   F. Landscaped Medians.

f) In the HDOD, Sidewalks in addition to street trees, planting areas and furnishings occur within the Pedestrian Zone, which is comprised of the Build-to Line and the right-of-way.

g) Sidewalks are required on both sides the street except for a street on the undeveloped edge of a HDOD. Sidewalk requirements are listed in Tables 2C-2F. Thoroughfare Assemblies.

h) The primary Facades of all buildings shall contain the primary pedestrian Entry and face a public street.

i) The requirements for placement and types of street trees are specified in Table 4. Public Planting.

j) Street trees shall be planted on both sides of the street except for a street on the undeveloped edge of the HDOD district.

k) Depending on the street type, the planting area may contain the required landscaping, the required street trees, or a combination of both.

l) The required planting area width may be combined with the required Sidewalk to expand the Sidewalk beyond the required width. In this scenario, the street trees must be placed in tree grates.

m) Utilities shall be placed underground and should be located along Rights-of-Way ("ROWs").

n) Curbs and gutters shall conform to the City's Engineering design standards.

o) Parallel on-street Parking Areas (including area of adjacent paved gutter) shall be at least 7 feet wide for Residential streets and at least 7 to 8 feet wide for Primary and Secondary Streets, and at least 22 feet long for all streets.

p) Angled on-street parking may be provided as long as wheel stops or Curbed Sidewalks are provided.

q) On-street parking width shall include the adjacent paved gutter area. Curbed bulb-outs containing streets trees and/or other plantings are encouraged to be built at regular intervals and at all intersections within a dedicated on-street Parking Area.

r) Where provided, Bicycle Lanes shall be at least four feet in width and shall be placed between on-street Parking Areas and travel lanes, or between the Curb and gutter and the travel lanes in the absence of on-street Parking Areas.

s) City approved bus shelters shall be provided by the property owners or the City on all Primary Streets within the HDOD.

Cross reference— Minimum Parking Ratios, section 22-155; Off-street parking facilities; paving and drainage; lighting; landscaping; and minimum number of off-street parking spaces; off-street parking requirements for single-family residential and multifamily zoning districts, section 22-161.

(O) Building height limit.

The maximum building height shall be no higher than 75 feet, no more than seven stories and shall comply with Federal Aviation Administration Regulations, Part 77 and to ensure safety and livability.

(P) Building site area required.

Commercial or office use only, all floors:

The minimum building site area required shall be a lot or parcel of land 10,000 square feet in area.

Mixed use:

Mixed-use building site area will be determined by FAR as specified under subsection (Q).

(Q) Floor area limitations.

All buildings within this category shall be limited to a floor area ratio (FAR) as listed:

Height of Building	Floor Area Ratio
1 story	0.4
2 story	0.6
3 story	0.8
4 story	1
5 story	1.2
6 story	1.4
7 story	1.6
8 story	1.8
9 story or over	2

(R) Maximum Allowable Density and Square Footage Requirements.

Parcels located in the HDOD may be developed as follows:

1. Residential density shall not exceed one hundred and fifty (150) units per acre
2. Nonresidential developments shall be not less than a floor area ratio of 0.15 and shall not exceed a floor area ration of 3.0.

Commercial or office use only, all floors:

The minimum first floor area of a commercial building in this district shall be 1,500 square feet.

Mixed use:

In addition to the floor area required for the first floor of commercial or office use, the minimum square footage requirement for the upper-floor residential dwellings shall be as follows:

a) One bedroom – 550 sq ft. minimum
b) Two bedroom – 725 sq. ft. minimum
c) Studio Units – 450 sq. ft. minimum (Seniors Only) capped at 30 percent

Also, the following maximum percentage allocation of total residential area to ground floor business area, per development, shall apply:

Residential: 67 percent (i.e., a 2:1 ratio between residential and business, respectively.)

Front yard. Front yard required for a building designed for commercial or mixed use. All buildings shall be built to the front property line except as follows:

1. A landscaped setback of 15 feet may be permitted for beautification purposes only, at the option of the property owner.

2. Projections beyond the face of the building (such as upper floors that cantilever beyond the footprint of the lower level) cannot extend beyond the front property line.

Side yard required. No side yard is required for a building designed for either commercial or mixed use, except where required for protective screening, as required in subsection (M) below.

Projections beyond the face of the building (such as upper floors that cantilever beyond the footprint of the lower level) cannot extend beyond the side property lines.

Rear yard required for a building designed for commercial or mixed use. There shall be a rear yard consisting of an area which is not less than 30 percent of the lot or building site to be improved. In order to provide space for drains and other uses, except in those cases where the lot or building site abuts upon a dedicated alley which has a width of not less than 40 feet, in which case the rear yard may be 20 percent of the lot or building site area.

(S) Protective screening.

Where any lot in this district adjoins a residential district, a five-foot strip of land adjoining the boundary of the residential district shall be set aside and used for planting or walls by the owner of the commercial or mixed-use lot at his expense, to form an effective screen for the protection of the residential area. No structure, except the screen or wall, or utilities or drainage facilities, shall be placed or permitted in the area. No vehicular access shall be permitted over the area, except for the installation or maintenance of screening, utilities, and drainage facilities.

(T) Open space and landscaping requirements.

(a) Notwithstanding any provision of this Code to the contrary, each site shall provide a minimum of 12 percent of its net lot area as landscaped open space, except where this requirement is modified per subsection (b) and/or subsection (c).

(b) In-lieu of providing all or a portion of the landscaped open space required by subsection (a), a property owner may choose to aggregate all or a portion of required landscaped open space together on one site within the HDOD. In order to utilize this option, said aggregated space must be readily accessible to the public, must be a minimum of one-quarter acre, and must be approved through the site plan review process. Additionally, where this option is utilized, in whole or in part, to meet the required landscaped open space for residential uses in the HDOD, said space may be counted toward any land dedication otherwise needed to meet the requirements of parks concurrency. When this option is utilized, a covenant running with the land encumbering all properties involved, and in a form acceptable to the City Manager and the City Attorney, shall be recorded among the public records. The burden shall be on the property owner and/or applicant to demonstrate compliance with landscaped open space requirements, and to produce any documentation as necessary. However, notwithstanding the provisions of this subsection, sufficient landscaping shall be provided on-site to appropriately complement building architecture and other functions on each site, as determined through the site plan review process, and to meet other explicit requirements of this Code.

(c) Where a building includes a habitable rooftop, including but not limited to a recreation area or outdoor dining space, said habitable rooftop area shall be counted toward the amount of land required for landscaped open space per subsection (a).

(d) Except as provided in subsection (e), each site shall provide the number of trees, shrubs and other landscape materials as provided in article VII Landscaping and Tree Preservation. However, placement of trees, shrubs and other landscape materials shall be determined through the site plan review process, consistent with the site plan review standards in Section 22-56.

(e) Where all required trees and shrubs cannot be provided on-site, the property owner may choose a cash in-lieu payment to the city instead of providing that portion of trees or shrubs that cannot be provided on-site, subject to approval by the city commission. In order to utilize this provision, the property owner shall provide to the city a good faith estimate, at the prevailing market rate as approved by the City Manager, of the cost to purchase and install that portion of trees and shrubs that cannot be provided on-site, which shall constitute the amount of the required payment. The city may only use these funds in furtherance of projects identified in the adopted Beautification Master Plan that are within the HDOD. If there are no projects in the HDOD for which these funds may be utilized, the city shall not accept the cash in-lieu, and the property owner/developer shall either modify the proposed project to accommodate the required trees and

shrubs, or apply for a variance. However, notwithstanding the provisions of this subsection, sufficient landscaping shall be provided on-site to appropriately complement building architecture and other functions on each site, as determined through the site plan review process, and to meet other explicit requirements of this Code.

(f) If a plaza or courtyard is placed in the front or side street setback between any street type and a building, as provided for in (Q)1, said plaza/courtyard shall remain open to the public except in the case of emergencies or in the case of special events, as approved by the city in accordance with Section 22-135. Said plaza/courtyard may be counted as open space, including as aggregated open space per subsection (b).

(U) Off hours security devices.

The use of shutters, awnings, gates, panels or sheets or any other device meant to provide off hours premises security is prohibited. Notwithstanding the foregoing, the provisions contained in sec. 22-118 of the LDR relating to storm protection, shall remain applicable to all district properties. Exterior mounted security gates or solid roll down metal windows shall not be permitted. Link or grill type security devices shall be permitted only if installed from the inside, within the window or doorframe. Other types of security devices fastened to the exterior walls are not permitted.

PLANNING & ZONING ADVISORY BOARD

October 5th

2021

Land Development Regulations: HISTORIC DOWNTOWN OPA-LOCKA DISTRICT

Staff Report

STAFF'S REQUEST: AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V – CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

I. Background

- In 2011, the City of Opa-Locka adopted the Opa-Locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land.
- In 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Downtown Opa-locka as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength.
- The Historic Downtown Opa-locka District (HDOD) district designation seeks to provide consistent zoning regulations that will redefine the historic center of the city in order to create a unique urban district that will provide a physical place where daily life activities such as shopping, trading, working, governing, faith, the arts and entertainment and dwelling will interact and complement each other into a cohesive whole pattern and network. The zoning district will provide goals and objectives to provide guidance for historic, present and future development with the view toward creating a town center neighborhood that will be a symbol of the community and a reflection of the city's values and aspirations.

II. Details

- **Staff's intent**
  Staff proposes to update article V of the Land Development Regulations to reflect the current momentum towards improving our cities appearance and functionality for a cleaner and more presentable community for our citizens and visitors. With this in mind, the Planning and Community Development Department has developed language establishing the Historic Downtown Opa-locka District for developers and entrepreneurs looking to build and or relocated in the City to provide guidelines and concepts.

III. Overall Analysis

- The current LDR lacks the strength to address many of these issues directly and many times leaves staff to interpret the code which can lead to misrepresentation of city goals and objectives.
- Drafted in 2015, standards have been updated county wide to address many of the aforementioned changes, the updates are a reflection of more progressive municipalities in the county in upgrading our city standards and creating a new narrative for the city moving forward.
- The current Zoning does not address additional uses to allow for the civic engagement opportunities we would like to see in our city. With the passing of this item, it will provide a roadmap and a dialogue to creating an image the citizens can be proud of and to guide future development while developing a new economic driver for Residents and Businesses.

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IV. Staff Recommendation:

Staff recommends approval of the LDR amendments pending the following:

- Review of the Draft Historic Downtown Opa-locka District ordinance amendment

V. Attachments:

- Draft Historic Downtown Opa-locka District ordinance amendment

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VI. Staff Report Updated After the Planning Council Meeting on October 5th, 2021.

Reflected Actions:

I. Planning Council Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Ordinance No.
ORDINANCE OF THE PLANNING COUNCIL, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: ARTICLE V – CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT

WHEREAS, Staff has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ____

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning Council Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

_____
Chairperson or Designee

The Following changes/recommendations are updates based on the Planning Council Meeting discussions in regards to the proposed LDR Amendments

Section 22-101. – HISTORIC DOWNTOWN OPA-LOCKA DISTRICT

(A) Purpose and intent.

The Historic Downtown Opa-locka District (HDOD) district designation seeks to provide consistent zoning regulations that will redefine the historic center of the city to create a unique urban district that will provide a physical place where daily life activities such as shopping, trading, working, governing, faith, the arts and entertainment and dwelling will interact and complement each other into a cohesive whole pattern and network. The zoning district will provide goals and objectives to provide guidance for historic, present, and future development with the view toward creating a town center neighborhood that will be a symbol of the community and a reflection of the city's values and aspirations. The intention of this section is to develop the Historic Downtown Opa-locka District ("district") as defined, recognizable area that is community-oriented, surrounded by historic-natural settings and functional buildings where people can reside, work and entertain. The intent of the city in adopting the Historic Downtown Opa-Locka District Ordinance is to:

(1) Define the boundaries of the historic downtown district:

(2) Expand the economic base of the city, by providing additional employment opportunities and additional revenues to the city and the region by making the area of the district more attractive in ways that can increase commerce and tourism which will assist in the development of specific plans that will allow for large scale social events and activities within the district to consider the city when choosing their sites.

(3) Provide the basis for the continued and expanded support for initiatives that will cause the district to be considered as a destination for large scale events and activities in conformance with the goals and objectives of other city policies.

(4) Enhance the area encompassed by the district through programs that will attract workers, residents and visitors to active public spaces and gathering places and create a pedestrian friendly environment.

(5) Develop programs to further enhance the pedestrian environment through the establishment of unique streetscape design guidelines providing additional signage opportunities.

(B) Establishment of the district.

The Historic Downtown Opa-locka District shall be established as an area of the city where it has been found that programs which will contribute to economic development through the development of a more active streetscape should be undertaken. The district shall have the following territorial boundaries: Starting from a point in the centerline of Northwest 27th Avenue and Ali Baba Avenue, proceeding west along Ali Baba Avenue /the CRX Railroad ROW including the northern portion of Burlington Street to NW 37th Avenue, North towards Sabur Lane and west to Sharazad Boulevard, Historic City Hall –Sherbondy Village Community Center Complex on the north side and curve East to back to NW 27th Avenue.

(C) Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Block means a combination of building lots, the perimeter of which abuts a public right-of-way or public space.

Block face means the right-of-way line that delineates a block edge.

Building height means a limit to the vertical extent of a building measured in feet above grade. Building height shall be measured in feet from the average elevation of the affronting curb to the eave line.

Civic uses mean premises used primarily for public education, cultural performances, gatherings and displays administered by not-for-profit cultural, educational, governmental and religious organizations.

Carmenes means secluded inner gardens or courtyards with private-public features such as fountains, benches, and ornamental architecture.

Colonnade means a roofed structure, extending over the sidewalk, open to the street except for supporting columns or piers.

Courtyard garden means a grade level garden enclosed on at least three sides, at least two sides by building walls and on its remaining sides by fences or garden walls, with a minimum 30 percent of its area landscaped. The street opening to the courtyard garden shall not exceed the width of the street or square that it fronts.

Curb radius means the curved edge of street paving at an intersection, measured to the inside travel edge of the travel lane.

Easement means an area of private property legally dedicated for public use.

Frontage means the property line or lines of a lot that coincide with a right-of-way or other public space.

Paseo means an easement that allows public pedestrian access traversing private property from one public right-of-way to another.

Public open space means an open space that is accessible to the public all or some of the time, including, public rights-of-way, parks, plazas, squares, canal-walks, alleys, colonnades, carmenes, courtyard gardens, paseos, and other easements.

Square means a public space surrounded on four sides by streets or other vehicular passage. Every corner of a square shall have a street intersection.

Street means a thoroughfare for the movement of pedestrians and vehicles, which may be public open space or private property allowing public passage.

Street wall means the vertical surface of a building or structure that faces public space.

Traffic calming device means a structure or device that is intended to slow the speed of the traffic on a roadway. It is usually constructed at an intersection. Examples of traffic calming devices are traffic circles and roundabouts. Traffic calming devices may include a change of pavement height, texture, and materials to identify an area where speed is to be reduced.

Cross reference— Definitions generally, Sec. 22-238.

(D) Uses.

(A) Allowed uses.

Accounting, bookkeeping, law and other professional offices.

Agency (for employment, travel and/or services to be performed elsewhere).

Art or photographic studio (commercial).

Automobile rental agency, office use only.

Bank or other financial institution.

Business or commercial school.

Catering and delicatessen (including butcher shop) business.

Civic clubs, lodges and fraternal organization facilities.

Conference, meeting facilities or areas of public assemblage for less than 20 people.

Day care center, nursery school or preschool facility.

Dental care and doctor's offices.

Dog grooming only prohibiting a "pet shop" type business or the boarding, maintaining or keeping of dogs on-premises anytime between 7:00 p.m. and 7:00 a.m.

Dry cleaning and laundry, drop-off/pick-up only.

Family restaurant/arcade; so long as the arcade use does not exceed 40 percent of the available business space, alcoholic beverages are permitted on the premises pending administrative review, no gambling games/machines are permitted, the arcade area is continually supervised, and the family nature of the operation is maintained. No more than two family restaurant/arcades shall be permitted in the Downtown District.

Gymnasium, health club, dance studio or other center where "physical activity" lessons are conducted.

Insurance agency.

Laundry—No more than two allowed in the Downtown District.

Lodging (Hotels, Motels, Peer to Peer home sharing services)

Museum.

Mixed-use development of residential uses on upper floors above retail, office and related uses.

Office supply or support (office supplies, copying, printing shop).

Personal services (i.e., barbershops, beauty parlors, physical therapy clinics, etc. No physical therapy clinic shall be open for business between the hours of 10:00 p.m. and 6:00 a.m.).

Pharmacy.

Post office.

Restaurant (and lounge), cafe, cafeteria, bar and grill.

Retail use.

Small appliance sales and/or service.

Sporting goods store: excluding the sale of weapons and related products used for sporting and hunting activities, no outdoor store displays or merchandising activities; no more than one store allowed in the district that sell the described merchandise.

Stereo/video/electronics rental, sales and/or service.

Theater (live) or motion picture house.

Veterinary clinic (excluding short-term boarding, for medical purposes only).

Other enterprises or businesses which are similar in character and impact to enterprises or businesses enumerated herein, and which are consistent with the Comprehensive Plan adopted pursuant to Chapter 163, Florida Statutes. A final determination of similarity with listed uses and consistency with the Comprehensive Plan shall be made by the City Commission, after obtaining a recommendation by the Planning and Zoning Board.

(B) *Prohibited uses.*

Adult bookstore.

Adult-related business.

Gaming, gambling and casino machines, billiard and pool parlors.

Automotive auctions, repair, sales and service facilities.

Bar; Package store

Clinical laboratory.

Funeral home.

Gun range.

Gun shop.

Pawn shop, Thrift store.

Tattoo Parlor.

Large-scale administrative offices, big box retail/wholesale sales operations and service and professional facilities.

Any large or medium-scale aviation or marine-related repair or service facilities.

Open air, tented, or booth-operated flea markets or any retail/wholesale sales operation not contained within a business building, except as otherwise permitted by Florida State Statutes, §§ 110-01 through 110-03 and permitted temporary uses in LDR Sec. 22- 119.

Any industrial or manufacturing operation or facilities.

(E) Goals and objectives.

The overall goal and objective of the district is to provide regulation and development guidelines to contribute to the long-term sustainability and quality of life for the community. Specific goals and objectives include, but are not limited to, the following:

(1) Promote pedestrian-friendly rights-of-way.

(2) Protect public open spaces.

(3) Promote mixed-income housing strategies.

(4) Foster historic preservation.

(5) Improve code compliance and enforcement.

(6) Encourage meaningful development boundaries.

(7) Promote local and regional public transportation.

(8) Pursue public education on redevelopment.

(F) Implementation concepts.

The concepts of the district shall be as follows:

(1) *Make pedestrians a high priority.* Enhance the open network of smaller blocks and provide increased access through new sidewalks, paseos, and public alleys. Provide a tree canopy planted along sidewalks or medians to create shade from the sun and more attractive streets or sidewalks.

(2) *Slow down vehicular traffic.* Reduce lanes or lane widths, expand the median and add on-street parking and trees as traffic calming devices. Use swale areas facing streets and sidewalks for trees and shrubs and encourage property owners to enhance landscaping. Provide parking in the rear areas, hidden from the front view. Reconstruct curbs with smaller radii at intersections. Encourage property owners to provide cross access between their parking lots and that of their neighbors.

(3) *Improve pedestrian corridors.* Improve commercial facades to increase pedestrian comfort and safety through enhanced lighting and landscaping. Improve the network of secondary pedestrian corridors to extend existing patterns of pedestrian travel. Create a sense of enclosure and urban character through street facade.

(4) *Aggregate open space for squares, plazas, passive parks and other public open spaces.* Promote activity and natural surveillance by providing plazas and squares, open to the public and level with the grade of the sidewalk. Create a legible network of open spaces by waiving minimum open space requirements on specific lots or parcels in exchange for a credit to develop larger open public spaces.

(5) *Extend transit, at a variety of scales and modes of travel.* Implement a circulator system, such as a local bus system, to be used for local service and to connect to the regional system. Increase transit ridership to facilitate growth and mobility without unmanageable traffic congestion.

(6) *Attack visual blight.* Promote infill development along the edges of blocks to define street space. Inventory vacant or underutilized lots and provide incentives for development. Utilize code enforcement procedures to compel compliance from property owners who have neglected the appearance of their property. Enforce building codes to ensure applicable minimum standards for older buildings.

(7) *Provide for water retention areas to improve drainage and flooding protection in low-lying areas.* Promote the procurement of vacant or underutilized land that may be reservoirs for additional storage and storm water retention within the district. Provide for a hydric park network to reduce flooding and restore the community's connection to water resources.

(8) *Promote civic uses.* Encourage public access and participation by providing cultural performances, gatherings and displays for education and enlightenment.

(G) Precedence over other zoning and land use regulations.

In addition to the criteria previously provided in the Downtown Mixed-Use Overlay (DMU) land use classification and the Historic Downtown Opa-locka District (HDOD), commercial liberal (B-2), multifamily (R-3), light industrial (I-1), Liberal Industrial (I-3) and civic (C) zoning districts, the requirements provided in this division must also be followed as the requirements of the HDOD shall prevail.

(H) Road classifications in the HDOD district.

To further define the functions of the roads and streets within the district, roads are classified as follows:

(1) *Major roadways* shall mean those roads that are designed for the efficient movement of people and vehicles to and through the district. The roads enable traffic to easily traverse the area as well as provide access to other areas within and outside the City of Opa-locka. NW 27th Avenue, NW 37th Avenue, State Road 9, Ali Baba Avenue, Opa-locka Boulevard are classified as major roadways within this district.

(2) *Minor roadways* shall mean those roads that are designed for ease of access for the movement of people and vehicles through the district. Minor roadways generally provide short distance access to individual properties within the district and to adjoining areas. Ali Baba Avenue, from 17th Avenue to LeJeune-Douglass Connector; Sharazad Boulevard from NW 27th Avenue to Ali Baba Avenue, and Opa-locka Boulevard from NW 27th Avenue to Sharazad Boulevard.

(3) *Local streets* mean those roads in the district that provide access to individual properties that are not designated major or minor roadways.

(I) Zoning regulations.

(a) Mixed Use Residential densities in downtown multifamily R-3, R-4, B-2, I-1 and I-4 zoning districts shall not exceed 150 units per net acre, unless the property owner provides public open space as provided in incentives (2) below, but in no event shall the units per net acre exceed 200 units for affordable/live-work or assisted living. Residential densities outside of the HDOD shall not exceed 150 units.

(b) Landscaping for all property zoned residential or that includes residential uses within the zoning district shall conform to an urban design plan that will be adopted by the city within eight months of the effective date hereof.

(c) The dimensions of squares, plazas, paseos and other open public spaces shall conform to an urban design plan that will be adopted by the city within four months of the effective date of the ordinance from which this section is derived.

(d) The facade and architecture requirements shall conform to a Moorish design plan. The goal of the architectural parameters is to promote creative architectural solutions within an ensemble of basic urban forms that will ensure harmony and continuity without mandating a particular style. Building design shall promote pedestrian safety, comfort and interest for adjoining public spaces. Building design shall promote energy conservation by including self-shading, natural lighting, natural ventilation, outdoor circulation and reduced dependence on artificial lighting and air conditioning.

(e) Street walls shall have pedestrian entrances at maximum intervals of 150 feet. The principal pedestrian entrance of all buildings shall be from the street, courtyard garden or from a paseo.

(f) Street walls, landscape buffers or a building shall be constructed to screen parking from view.

(J) Incorporation of TOD District

A Transit Oriented Development District is generally characterized as a developed environment within a quarter mile of a public transit system, with building characteristics and public amenities that promote the safe movement of pedestrians.

The City of Opa-locka's Transit Oriented Development District is in the HDOD which boundaries stated in item (B).

Opa-locka's Transit Oriented Development District (TODD) is specifically created to facilitate mixed-use development, with access to transit stations or stops along existing and planned high performance transit service corridors.

The TODD Code also encourages commercial functions that include shopfronts at street level, with residential units and office space above, wide pedestrian-friendly and multimodal sidewalks, rear on-site parking, and possibly public parking facilities.

The TODD incorporates the goals of the HDOD efforts with elements from the previous Commercial Liberal ("B-2") and Downtown Mixed-Use Overlay District standards to produce development standards for the TODD. The TODD facilitates mixed-use development, pedestrian-oriented streets, public mobility options, Moorish style architecture, and opportunities for location of work, play, services, and entertainment within walking distance.

General. This designation shall be known as the TODD for the City of Opa-locka. The TODD shall promote the Goals, Objectives and Policies contained of the previous Downtown Mixed Use District designation within the Future Land Use Element of the Comprehensive Plan. Specifically, Objective LU-2 of the Sustainable Opa-locka 20/30 Comprehensive Plan Future Land Use Element are designed to maximize the development potential of Historic Downtown Opa-locka.

The TODD designation supplements the Land Development Regulations ("LDR") provisions within the City of Opa-locka for the area known as the HDOD. The TOCD is generally described as the area bound to the north by Dunand Avenue, to the east by NW 27th Avenue, to the south by NW 135th Street, and to the west by Sesame Street.

Opa-locka's TODD designation is specifically created to encourage compact first-rate projects based upon smart growth principles; to preserve the existing character of neighborhoods surrounding the Historic Downtown Opa-locka core; to regulate for high-quality infill development, and to create a predictable process for developers and the community to meet these goals.

(J) Incentives.

Incentives to encourage land development to achieve goals and objectives within the district are as follows:

(1) Land dedication for sidewalks outside of public right-of-way, passive parks, paseos, public use and open spaces, a natural drainage parkway or land for additional storage and stormwater retention in lieu of payment of a monetary park, recreation

and open space fee will be subjected to Administrative Review or at the recommendation of the City Manager and or the City Commission.

(2) Increased density for residential or mixed-use development for additional units per net acre up to a maximum of 32 units per net acre as provided in the multifamily R-3, R-4 zoning designations in the HDOD zoning districts. Additional units per net acre will be permitted in exchange for land located within the HDOD district, or a monetary contribution equal to the fair market value of the land not to exceed 40 percent of the total donation, donated to the city as a passive park, paseo, public and/or open space or a natural drainage parkway as follows: 1,500 square feet for each of the first two additional units, 1,000 square feet for each of the third, fourth and fifth additional units, and 850 square feet for each additional unit after the fifth additional unit. If land located anywhere within the HDOD district is donated to the city, then the city shall waive the city park, recreation, and open space impact fee for each additional unit.

(3) Financial assistance from the Opa-locka Community Redevelopment Agency to eligible properties for renovation of commercial properties fronting major and minor roadways within the district.

(4) Provide a perpetual easement to the city on private property for construction of an architectural feature at or near the boundaries of the district as a credit toward satisfaction of minimum open space requirements.

(5) Provide a perpetual easement to the city on private property for sidewalks, paths and paseos or natural drainage parkways as a credit toward satisfaction of minimum landscaping and open space requirements.

(6) Contests and prizes offered by a not-for-profit organization or public-private partnership to promote good urban design and innovation for the enhancement and sustainability of the district.

(7) Five thousand dollars to be paid to the city for each parking space below the minimum parking requirements for on-site parking, but in no event shall the deficiency in on-site parking exceed 30 percent of the minimum parking requirements. These funds shall be placed in a designated account and accumulated by the city to finance a parking system within the HDOD that will include a parking garage within a 1,500-foot radius of boundary lines of the property where city hall is located. Affordable housing properties developed and owned by the city are exempt from the provisions in this paragraph.

(8) Provide a minimum 20% total combination of affordable/elderly housing.

(9) The grant of incentives identified in subparagraphs (1), (4), (5), (7) and (8) above, shall require approval of the city commission by ordinance.

(K) Special permit

To be granted a permit for such establishments within this district, the property owners/applicant shall obtain a Special Permit as specified in the Opa-locka LDR/Zoning Code Ordinance, as amended, the zoning ordinance of the City. In reviewing an application for establishments serving alcoholic beverages, the director of Planning and Community development shall apply the following review guidelines criteria in addition to the standard criteria of a Special Permit.

In reviewing an application for the District Permit for a supper club, nightclub, restaurant, coffee shop, or bar, the following additional criteria shall apply:

a. Use requirements and restrictions: To qualify to operate a supper club, nightclub, restaurant or bar & grill, the establishment must have a minimum of 40 seats. To qualify or coffee shop, the establishment must have a max of 20 seats.
b. Operational Plan: An Operational/business plan that address the hours of operation, number of employees, menu items, goals of the business, and other operational characteristic pertinent to the application.
c. Parking: Irrespective of parking requirements specified in the LDR/Zoning Code as amended, the zoning ordinance of the City of Opa-locka, adaptive reuse of existing buildings for this function shall be required to provide additional parking via on street parking or parking agreement with established shared parking arrangement; however, new buildings or facilities shall be required to provide a parking plan which fully describes where and how the parking is to be provided and used, e.g. valet, self-parking, shared parking, after-hour metered spaces, and the manner in which the parking is to be managed. By a Special Permit, 100 percent of the required parking may be located offsite within 500 feet from the subject establishment if the proposed parking is to be self-park, and 1000 feet from the subject establishment if the proposed parking is to be by valet. For restaurants and other dining establishments, as adaptive re-use of an existing structure, any square footage used of the kitchen and/or storage areas will not be counted towards the parking requirements.
d. For establishment proposing capacities of more than 200 persons, an indoor/outdoor crowd control plan that addresses how large groups of people waiting to enter the establishment or already on the premises, will be controlled.
e. A security plan for the establishment and any parking facility.
f. For establishment proposing capacities of more than 200 persons, a traffic circulation analysis and plan that details the impact of projected traffic on the immediate neighborhood and how to mitigate the impact.
g. A sanitation plan, which addresses on-site facilities and off-premises issues resulting from the operation of the establishment.
h. A plan depicting proximity of proposed establishments of residential use

i. If the proposed establishment is within 500 feet of the residential uses, noise attenuation plan is required.

(L) Alcoholic beverage sales within the district.

(a) *Minimum* distance *requirements.* There shall be no minimum distance required between any places of business within the entertainment overlay district licensed by the state to sell alcoholic beverages for consumption on the premises and any other place of business similarly licensed within the district.

(b) *Hours of operation.* The hours and days of sale and consumption of alcoholic beverages are set forth in section 4-3.

(c) *Hours for music and entertainment.* Music, singing and other forms of entertainment whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the district, and in addition music, singing and entertainment shall be permitted outdoors within the district, however, such outdoor music, singing and entertainment shall comply with special events and entertainment regulations as set forth in Section 4-10 of the City of Opa-Locka Code of Ordinances.

(d) *Outdoor sales of* alcoholic *beverages.* Those persons or entities within the district licensed under the state beverage license laws, may sell and serve beers, wines and alcoholic beverages of any type regardless of alcohol content at any location within the district licensed for such sale and under the control of such licensee, including, but not limited to, sidewalk cafes, outdoor areas designed for food or beverage consumption on both adjacent to and operated in concert with a business operated within enclosed premises. Alcoholic beverages can only be consumed on premises of purchase.

(M) Signs. See LDR Sec. 22-229.

(N) Parking Standards and Requirements.

1. In the HDOD contingent on use, shall be required to provide any off-street parking more than the off-street parking that is currently in existence in this "built-out" area of the City and subjected to administrative review or Planning and Zoning board and approval from City Commission.

2. All existing buildings in the HDOD are subjected to administrative review for any use currently allowed in this district to provide any additional off-street parking despite any change of use that might intensify the use of any building and normally require a corresponding increase in the amount of off-street parking.

3. However as a consequence of this provision, any existing building in the HDOD occupied for any currently allowed use as listed under subsection (2) providing any additional off-street parking due to an increase in any intensity of use shall be subjected to administrative review.

4. Nothing contained herein shall be construed to authorize or permit the physical expansion or addition to any existing building in the HDOD over or in any area of established and existing off-street parking prior to administrative review and approval.

5. That the aforesaid provisions shall not be applicable to any of the following:

(a) When an existing building in the HDOD is demolished and subsequently replaced by the construction of a new building on the property.

(b) When an existing building in this district is "effectively demolished" by the razing of more than 51 percent of the square footage of the existing structure and the subsequent reconstruction of that portion of the building previously demolished.

(c) When any additional area of occupancy and use is physically constructed and added onto, or attached to, any existing building in this district.

(d) When a new building is constructed on a previously vacant lot or parcel of property. If any of the foregoing instances occur, all off-street parking requirements and provisions contained in the Code of Ordinances shall remain applicable thereto.

Parking and density calculations.

(a) All parking allocations must be approved by the DRC.

(b) All development in the HDOD may be eligible receive a maximum of 35 percent reduction from the parking standards listed in Section 22-153 "Off Street Parking and Loading Standards" of the LDC pending administrative review and approval or Planning, Zoning and Appeals Board and the City Commission review and approval.

Payment-in-Lieu of Parking Fund. A Payment-in-Lieu of Parking Fund shall be established by the City to provide funding specifically for parking and related improvements within the HDOD. Payment-in-Lieu of Parking Fees will be collected from all applicants for development and uses within the HDOD that do not provide sufficient on-site parking spaces or Shared Parking spaces to meet the minimum parking requirements of the Code. The Payment-in-Lieu of Parking Fee option for compliance with this subsection shall become effective upon adoption by the City Commission of a Resolution which specifies the amount of the Payment-in-Lieu of Parking Fund Fee.

(a) Payment-in-Lieu of Parking Fund Fee Calculation. The amount of a payment to the Payment-in-Lieu of Parking Fund shall be calculated per parking space which is required but not provided via on-site parking spaces or Shared Parking spaces. The amount per parking space shall be determined by the average cost to the City for the construction of a parking space in a Parking Structure on a program wide basis within the HDOD, which shall be determined by the Building Director in coordination with the

Planning & Community Development Director. The average cost shall include actual costs and fees for land acquisition, design and planning, legal fees, engineering, actual construction, and permit review and inspection.

(b) Payment in Full of Payment-in-Lieu of Parking Fee. For property owners opting to pay in full, or applicants not eligible to provide payment through a Payment in Lieu of Parking Agreement as provided in subsection (D), payment of the full amount of the in-lieu fee shall be due prior to the issuance of a building permit for the development, or prior to issuance of a certificate of use for the use for which the payment is required, whichever occurs sooner.

(c) Payment in Lieu of Parking Agreement. In-Lieu of Parking Fee Agreements shall only be made between the City and the owner(s) of the subject property. Applicants for an in-lieu fee which is not paid in full prior to issuance of a building permit, must enter into an In-Lieu of Parking Fee Agreement with the City prior to the issuance of a building permit for the development, or prior to issuance of a certificate of use for the use for which the payment is required, whichever occurs sooner. Such agreement shall be approved by the planning and community development director and shall be recorded at the property owner's expense in the Public Records of Broward County, Florida. The In-Lieu of Parking Fee Agreement shall provide that the obligations imposed by the agreement constitute a restrictive covenant upon the property, and shall bind successors, heirs and assigns, and shall be released by the City upon payment in full of the amount due under the agreement.

(d) Payment in Lieu of Parking Agreement Term. An In-Lieu of Parking Fee Agreement executed by a property owner applicant in accordance with this subsection shall provide that installment payments shall be made over no longer than a 36 month time period in 3 installments. The first installment shall be at least 50 percent of the total fee due, and shall be paid upon signing the agreement, prior to the issuance of a building permit for the development or a certificate of use, whichever occurs sooner. The second installment shall be in the amount of at least 25 percent of the total fee amount due and shall be paid no later than the second anniversary date of the execution of the agreement. A third and final payment of 25 percent of the total fee may be authorized by the agreement and shall be due no later than the third anniversary date of the execution of the agreement. A property owner subject to an In-Lieu of Parking Fee Agreement may make a redemption payment of the remainder of the amount due pursuant to the agreement, at any time prior to the final required payment.

On-Site Parking.

(a) All parking lots, garages, and Parking Structures shall be located at the rear of all buildings.

(b) Parking Areas shall be accessed from side and back streets and from adjacent properties.

(c) Large Surface Parking Lots shall be visually and functionally segmented into several smaller lots using structures and landscaping. Designs that reduce

visibility, especially between Parking Areas and business entrances, shall be discouraged.

(d) Surface Parking Areas shall be obscured from Frontages by a building or Street Screen.

(e) Existing Surface Parking Lots are intended to be reduced, over time, through redevelopment and/or construction of structured parking facilities.

(f) Parking Areas shall not abut street intersections or terminate a street vista. On-street parking shall not be closer than 25 feet to a street intersection, measured from the extended right-of-way lines.

On-Street Parking (Parallel Parking).

(a) On-street parking will be allowed on Opa-locka Boulevard.

(b) On-street parking located adjacent to a building or lot shall not count toward fulfilling the parking requirements for that building or function.

Off-Street Parking

a) *Dwelling, multiple-family*: One space per bedroom with maximum two spaces per dwelling unit for residents. An additional five percent of the total residents' spaces shall be provided for visitors.

b) *Hotels and motels, including clubs:* One parking space for each sleeping room. If, in addition to sleeping rooms, there are other uses operated in conjunction with and/or as part of the hotel/motel, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separate from the hotel/motel to the extent of 35 percent of the off-street parking specified in this article for retail stores, offices, services, establishments, bars, restaurants, dining rooms, night clubs, cabarets, ballrooms, banquet halls meeting rooms, auditoriums.

c) *Commercial uses:* **See LDR Sec. 22-155.**

d) Developments that provide Affordable/ Elderly Housing may be reduced as stated below. In no event shall parking be reduced by more than thirty-five (35%) percent of the spaces required.

e) A maximum 35% reduction in required parking may be permitted within the HDOD pending administrative review.

Shared Parking.

(a) The parking requirements for buildings containing more than one function shall be the total of the amount of parking required for each function.

(b) Shared Parking Areas shall be located no further than one-quarter mile of the building or function utilizing the Shared Parking capacity.

(c) Cross-access easements or similar mechanisms approved by the City Attorney shall be used to provide joint access between Shared Parking Areas.

(d) In a Parking Structure or Garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.

(e) Parking Structures shall have Liner Buildings along primary frontages and landscape buffer yards adjacent to residential properties.

(f) Vehicular entrances to parking lots, Parking Garages, and Parking Structures shall be no wider than 24 feet at the Build-to Line.

(g) Pedestrian walkways shall be integrated, to the extent possible, into the interior and/or perimeter landscaping of parking lots; constructed with brick pavers, stamped concrete or a paved or similarly firm surface, at least six feet in width; and separated from vehicular and Parking Areas by grade, Curbing and/or vegetation, except for necessary ramps.

(h) Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Build-to Line except underground levels which may be exited by pedestrians directly into a building.

(i) Parking facilities and appurtenant driveways shall be designed to maximize the safety and convenience of pedestrians walking between parked cars and business entrances as well as between external points and locations on-site.

Loading and Service Areas.

(a) Loading docks, solid waste facilities, recycling facilities and other service areas shall be located to the rear or side of a building in visually unobtrusive locations.

(b) All trash and recycling service areas shall be enclosed so as not to be visible.

(c) Loading docks and service areas shall be permitted on Frontages only by Administrative Approval.

Amenities. A minimum of one bicycle rack place shall be provided within a Pedestrian Zone for every ten vehicular parking spaces required by this Code within the Mixed-Use High and Mixed-Use Low districts.

Street requirements.

a) Streets in the HDOD are intended to be inviting public spaces and integral components of community design. HDOD streets shall be organized according to a hierarchy based on function, size, capacity, and Design Speed. In descending order of importance, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit, and automobiles. All design elements must consistently be applied to calm automobile traffic and to facilitate pedestrian activity.
b) The hierarchy of streets for the HDOD should adhere to Tables 2A. Public Frontages, 2B. Vehicular Thoroughfares, and 2C—2F. Thoroughfare Assemblies. The proposed hierarchy of streets shall be indicated on the submitted site plan with each street type being separately detailed.
c) Specialty paving required for pedestrian areas and the HDOD entrance is detailed in Tables 2C—2F. Thoroughfare Assemblies.
d) Streets may be comprised of segments. Each segment shall have the characteristic of one street type.
e) The elements that comprise a street within the HDOD are listed below and are depicted in detail in Tables 2C—2F. Thoroughfare Assemblies.
    A. Pedestrian Zone:
        1. Curb and Gutter.
        2. Planting Area.
            (a) Street Trees.
            (b) Shrubs.
            (c) Ground Cover.
        3. Sidewalk.
            (a) Optional Planting Area.
            (b) Pedestrian Accessways, Paths or Passages.
        4. Street Furniture.
        5. Lighting.
    B. Public Utility Equipment or Public Easement (required if determined to be necessary by the Planning & Community Development Director).
    C. On-Street Parking.
    D. Bicycle Lanes.
    E. Travel Lanes.
    F. Landscaped Medians.

f) In the HDOD, Sidewalks in addition to street trees, planting areas and furnishings occur within the Pedestrian Zone, which is comprised of the Build-to Line and the right-of-way.

g) Sidewalks are required on both sides the street except for a street on the undeveloped edge of a HDOD. Sidewalk requirements are listed in Tables 2C-2F. Thoroughfare Assemblies.

h) The primary Facades of all buildings shall contain the primary pedestrian Entry and face a public street.

i) The requirements for placement and types of street trees are specified in Table 4. Public Planting.

j) Street trees shall be planted on both sides of the street except for a street on the undeveloped edge of the HDOD district.

k) Depending on the street type, the planting area may contain the required landscaping, the required street trees, or a combination of both.

l) The required planting area width may be combined with the required Sidewalk to expand the Sidewalk beyond the required width. In this scenario, the street trees must be placed in tree grates.

m) Utilities shall be placed underground and should be located along Rights-of-Way ("ROWs").

n) Curbs and gutters shall conform to the City's Engineering design standards.

o) Parallel on-street Parking Areas (including area of adjacent paved gutter) shall be at least 7 feet wide for Residential streets and at least 7 to 8 feet wide for Primary and Secondary Streets, and at least 22 feet long for all streets.

p) Angled on-street parking may be provided as long as wheel stops, or Curbed Sidewalks are provided.

q) On-street parking width shall include the adjacent paved gutter area. Curbed bulb-outs containing streets trees and/or other plantings are encouraged to be built at regular intervals and at all intersections within a dedicated on-street Parking Area.

r) Where provided, Bicycle Lanes shall be at least four feet in width and shall be placed between on-street Parking Areas and travel lanes, or between the Curb and gutter and the travel lanes in the absence of on-street Parking Areas.

s) City approved bus shelters shall be provided by the property owners or the City on all Primary Streets within the HDOD.

Cross reference— Minimum Parking Ratios, section 22-155; Off-street parking facilities; paving and drainage; lighting; landscaping; and minimum number of off-street parking spaces; off-street parking requirements for single-family residential and multifamily zoning districts, section 22-161.

(O) Building height limit.

The maximum building height shall be no higher than 75 feet, no more than seven stories and shall comply with Federal Aviation Administration Regulations, Part 77 and to ensure safety and livability.

(P) Building site area required.

Commercial or office use only, all floors:

The minimum building site area required shall be a lot or parcel of land 10,000 square feet in area.

Mixed use:

Mixed-use building site area will be determined by FAR as specified under subsection (Q).

(Q) Floor area limitations.

All buildings within this category shall be limited to a floor area ratio (FAR) as listed:

Height of Building	Floor Area Ratio
1 story	0.4
2 story	0.6
3 story	0.8
4 story	1
5 story	1.2
6 story	1.4
7 story	1.6
8 story	1.8
9 story or over	2

(R) Maximum Allowable Density and Square Footage Requirements.

Parcels located in the HDOD may be developed as follows:

1. Residential density shall not exceed one hundred and fifty (150) units per acre
2. Nonresidential developments shall be not less than a floor area ratio of 0.15 and shall not exceed a floor area ration of 3.0.

Commercial or office use only, all floors:

The minimum first floor area of a commercial building in this district shall be 1,500 square feet.

Mixed use:

In addition to the floor area required for the first floor of commercial or office use, the minimum square footage requirement for the upper-floor residential dwellings shall be as follows:

a) One bedroom – 550 sq ft. minimum
b) Two bedroom – 725 sq. ft. minimum
c) Studio Units – 450 sq. ft. minimum (Seniors Only) capped at 30 percent

Also, the following maximum percentage allocation of total residential area to ground floor business area, per development, shall apply:

Residential: 67 percent (i.e., a 2:1 ratio between residential and business, respectively.)

Front yard. Front yard required for a building designed for commercial or mixed use. All buildings shall be built to the front property line except as follows:

1. A landscaped setback of 15 feet may be permitted for beautification purposes only, at the option of the property owner.

2. Projections beyond the face of the building (such as upper floors that cantilever beyond the footprint of the lower level) cannot extend beyond the front property line.

Side yard required. No side yard is required for a building designed for either commercial or mixed use, except where required for protective screening, as required in subsection (M) below.

Projections beyond the face of the building (such as upper floors that cantilever beyond the footprint of the lower level) cannot extend beyond the side property lines.

Rear yard required for a building designed for commercial or mixed use. There shall be a rear yard consisting of an area which is not less than 30 percent of the lot or building site to be improved. To provide space for drains and other uses, except in those cases where the lot or building site abuts upon a dedicated alley which has a width of not less than 40 feet, in which case the rear yard may be 20 percent of the lot or building site area.

(S) Protective screening.

Where any lot in this district adjoins a residential district, a five-foot strip of land adjoining the boundary of the residential district shall be set aside and used for planting or walls by the owner of the commercial or mixed-use lot at his expense, to form an effective screen for the protection of the residential area. No structure, except the screen or wall, or utilities or drainage facilities, shall be placed or permitted in the area. No vehicular access shall be permitted over the area, except for the installation or maintenance of screening, utilities, and drainage facilities.

(T) Open space and landscaping requirements.

(a) Notwithstanding any provision of this Code to the contrary, each site shall provide a minimum of 12 percent of its net lot area as landscaped open space, except where this requirement is modified per subsection (b) and/or subsection (c).

(b) In-lieu of providing all or a portion of the landscaped open space required by subsection (a), a property owner may choose to aggregate all or a portion of required landscaped open space together on one site within the HDOD. To utilize this option, said aggregated space must be readily accessible to the public, must be a minimum of one-quarter acre, and must be approved through the site plan review process. Additionally, where this option is utilized, in whole or in part, to meet the required landscaped open space for residential uses in the HDOD, said space may be counted toward any land dedication otherwise needed to meet the requirements of parks concurrency. When this option is utilized, a covenant running with the land encumbering all properties involved, and in a form acceptable to the City Manager and the City Attorney, shall be recorded among the public records. The burden shall be on the property owner and/or applicant to demonstrate compliance with landscaped open space requirements, and to produce any documentation as necessary. However, notwithstanding the provisions of this subsection, sufficient landscaping shall be provided on-site to appropriately complement building architecture and other functions on each site, as determined through the site plan review process, and to meet other explicit requirements of this Code.

(c) Where a building includes a habitable rooftop, including but not limited to a recreation area or outdoor dining space, said habitable rooftop area shall be counted toward the amount of land required for landscaped open space per subsection (a).

(d) Except as provided in subsection (e), each site shall provide the number of trees, shrubs and other landscape materials as provided in article VII Landscaping and Tree Preservation. However, placement of trees, shrubs and other landscape materials shall be determined through the site plan review process, consistent with the site plan review standards in Section 22-56.

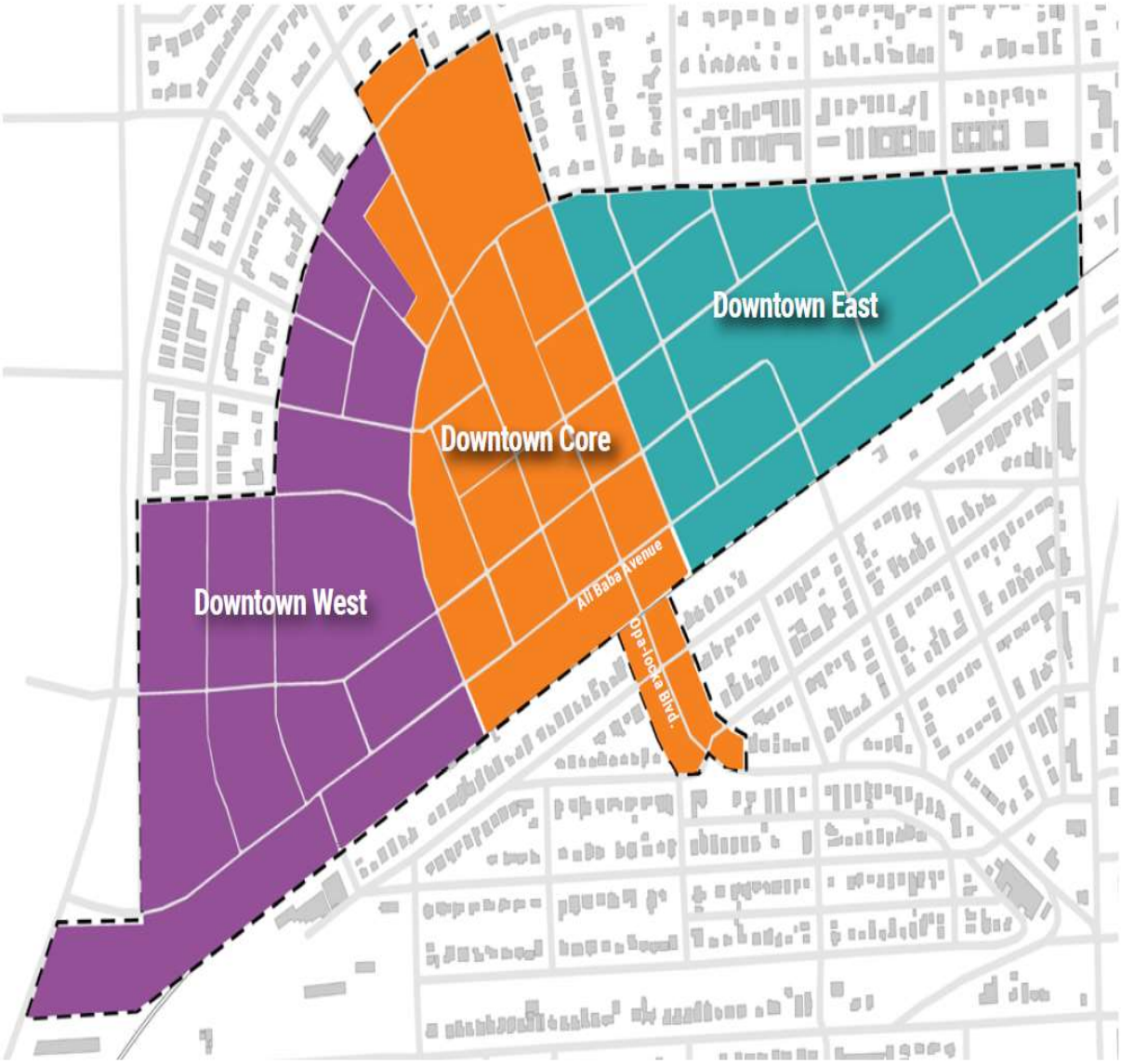
(e) Where all required trees and shrubs cannot be provided on-site, the property owner may choose a cash in-lieu payment to the city instead of providing that portion of trees or shrubs that cannot be provided on-site, subject to approval by the city commission. To utilize this provision, the property owner shall provide to the city a good faith estimate, at the prevailing market rate as approved by the City Manager, of the cost to purchase and install that portion of trees and shrubs that cannot be provided on-site, which shall constitute the amount of the required payment. The city may only use these funds in furtherance of projects identified in the adopted Beautification Master Plan that are within the HDOD. If there are no projects in the HDOD for which these funds may be utilized, the city shall not accept the cash in-lieu, and the property owner/developer shall either modify the

proposed project to accommodate the required trees and shrubs or apply for a variance. However, notwithstanding the provisions of this subsection, sufficient landscaping shall be provided on-site to appropriately complement building architecture and other functions on each site, as determined through the site plan review process, and to meet other explicit requirements of this Code.

(f) If a plaza or courtyard is placed in the front or side street setback between any street type and a building, as provided for in (Q)1, said plaza/courtyard shall remain open to the public except in the case of emergencies or in the case of special events, as approved by the city in accordance with Section 22-135. Said plaza/courtyard may be counted as open space, including as aggregated open space per subsection (b).

(U) Off hours security devices.

The use of shutters, awnings, gates, panels or sheets or any other device meant to provide off hours premises security is prohibited. Notwithstanding the foregoing, the provisions contained in sec. 22-118 of the LDR relating to storm protection, shall remain applicable to all district properties. Exterior mounted security gates or solid roll down metal windows shall not be permitted. Link or grill type security devices shall be permitted only if installed from the inside, within the window or doorframe. Other types of security devices fastened to the exterior walls are not permitted.


Downtown East
Downtown Core
Downtown West
Ali Baba Avenue
Opa-locka Blvd.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2011, the City of Opa-Locka adopted the Opa-Locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land; and

WHEREAS, in 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Opa-Locka Commerce Area (OCA) as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength; and

WHEREAS, both the OLCRP and the SOCDMP advanced the idea of implementing a special district designation in Opa-Locka's Commerce Area in order to revitalize a depressed and underutilized segment of the City; and

WHEREAS, Opa-Locka Commerce Area (OCA) offers an array of commercial and industrial properties, excellent access to regional rail service, major highways and corridors, a mix of uses, and a walkable urban form. However, the area also suffers from disinvestment, high levels of heavy industrial uses such as engine repair and rebuilding; waste management, metalworking, and chemical manufacturing, poor infrastructure, and a handful of other issues, some of which can be partially attributed to Opa-Locka's decade's long issue with zoning and implementation of ordinance issues; and

WHEREAS, PCD staff has been working to expand the uses of the Opa-Locka Commerce Area (OCA) into an Innovation District in which can be a pillar of new job

creation and residential retention in our city. The proposed Opa-Locka Innovation District (The parameters will be between 22nd avenue to the east, 27th avenue to the west, 151st street to the north and Ali Baba Avenue to the south) is a collaborative land-use planning initiative aimed at the redevelopment of the OCA; and

WHEREAS, the City of Opa-Locka is seeking to update zoning regulations that govern the rehabilitation and development that occurs in the OCA. The rezoning would enable more innovative tech based businesses and mixed use commercial development and ensure that land in this area is redeveloped to its a highest and best use, not only improving the area of the OCA but also ensuring the greatest level of fiscal productivity; and

WHEREAS, a new special district designation could be developed for the area utilizing city owned properties (i.e. the former Opa-Locka Police Station) as a cornerstone for the new district, similar to the Wynwood Arts District in Miami and Fat Village Arts District in Ft. Lauderdale; and

WHEREAS, the concept of an Innovation District specifically focuses on the Opa-Locka Commerce Area, a potential economic engine for the city, to ensure that targeted improvements will have far-reaching effects on the economic well-being of the residents of Opa-Locka; and

WHEREAS, the Planning and Zoning Board of the City of Opa-Locka held a public hearing on October 5, 2021, to consider an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption of the Opa-Locka Innovation District and provided a recommendation of approval. The district shall be included within the City's Land Development Regulations as Article IV, Section 22-102.

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

SECTION 1. Incorporation of Recitals.
The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Adoption of the Opa-Locka Innovation District.
The City Commission of the City of Opa-Locka hereby approves an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption and implementation of the Opa-Locka Innovation District, for inclusion within the City's Land Development Regulations as Article IV, Section 22-102. A copy of the code amendment is attached hereto as Exhibit "A".

SECTION 3. Severability.
The provisions of this Ordinance are severable and it is the legislative intention to confer upon the whole or any part of the Ordinance the powers herein provided. If any provision of this Ordinance shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional provision not been included herein.

SECTION 4. Scrivenor's Errors.

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

SECTION 5. Effective Date.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED FIRST READING this ____ day of _____ 2021.

PASSED SECOND READING this ____ day of _____ 2022.

_____
Veronica J. Williams, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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

CITY OF OPA-LOCKA, FLORIDA
NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at the Regular Commission Meeting on **Wednesday, January 12, 2022 at 7:00 p.m.,** at Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES/PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 2, ARTICLE XI, DIVISION 13 OF THE CITY'S CODE OF ORDINANCES ENTITLED "HISTORIC ENVIRONMENTAL PRESERVATION BOARD" TO ESTABLISH MINIMUM STANDARDS FOR MUNICIPAL HISTORIC PRESERVATION PROGRAMS AS SET FORTH IN THE MIAMI-DADE COUNTY HISTORIC PRESERVATION ORDINANCE SECTION 16A-3.1; PROVIDING FOR BOARD ORGANIZATION AND QUALIFICATIONS; BOARD DUTIES AND RESPONSIBILITIES; SCOPE OF REGULATIONS; DEFINITIONS; ADMINISTRATION AND ENFORCEMENT RULES AND REGULATIONS; SITE/DISTRICT/ZONE DESIGNATION PROCESS AND PROCEDURES; DEMOLITION PROCESS AND PROCEDURES; PROCEDURES FOR MAINTENANCE OF DESIGNATED PROPERTIES; CERTIFICATE TO DIG PROCEDURES; AN APPEALS PROCESS; PENALTIES AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; RESCINDING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-04, FOR THE ALI-BABA NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 45 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 151ST STREET, AND ON THE SOUTH BY N.W. ALI BABA AVENUE; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-11, FOR THE EAST-WEST SAFE NEIGHBORHOOD DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 100 ACRES, BOUNDED ON THE EAST BY N.W. 17TH AVENUE, ON THE WEST BY N.W. 22ND AVENUE, ON THE NORTH BY N.W. 141ST STREET, AND ON THE SOUTH BY N.W. 135TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE DISSOLUTION OF A SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT (SPECIAL DISTRICT) IN ACCORDANCE WITH CHAPTER 189.071 FLORIDA STATUTES, AND REPEALING ORDINANCE 88-03 AND ORDINANCE 88-05, FOR THE NILE GARDENS NEIGHBORHOOD IMPROVEMENT DISTRICT WITHIN AN AREA CONTAINING APPROXIMATELY 320 ACRES, BOUNDED ON THE EAST BY N.W. 27TH AVENUE, ON THE WEST BY ALEXANDRIA DRIVE, ON THE NORTH BY N.W. 135TH STREET, AND ON THE SOUTH BY N.W. 128TH STREET; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE THE MOORISH REVIVAL STYLE DESIGN HANDBOOK; PROVIDING FOR DEFINITIONS, PERMIT AND SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-101, CREATING THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES; PROVIDING FOR DEVELOPMENT CRITERIA; PROVIDING FOR SPECIAL PERMIT REQUIREMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS TO INCLUDE ARTICLE IV, SECTION 22-102, CREATING THE OPA-LOCKA INNOVATION DISTRICT, PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE (first reading / public hearing held on December 8, 2021).

RESOLUTIONS/PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE VARIANCE REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA APPROVING THE DEVELOPMENT AGREEMENT REVIEW FOR THE CONSTRUCTION AND OPERATION OF AN INDUSTRIAL WAREHOUSE / DISTRIBUTION & OFFICE SPACE DEVELOPMENT BUILDING LOCATED AT 12805 LE JEUNE ROAD AND IDENTIFIED BY FOLIO 08-2129-000-0061 IN THE I-3 ZONING DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above item may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on Wednesday, January 12, 2022.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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

Joanna Flores, CMC
City Clerk
City of Opa-locka

City of Opa-Locka
Agenda Cover Memo

Department Director:	Gregory Gay			**Department Director Signature:**		
Finance Director:				**FD Signature: Department**		
City Manager:	John E. Pate			**CM Signature:**		
Commission Meeting Date:	12-8-21		**Item Type:** *(Enter X in box)*	**Resolution**	**Ordinance**	**Other**
					X	
Fiscal Impact: *(Enter X in box)*	**Yes**	**No**	**Ordinance Reading:** *(Enter X in box)*		**1st Reading**	**2nd Reading**
					X	
		X	**Public Hearing:** *(Enter X in box)*		**Yes** / **No**	**Yes** / **No**
					X	
Funding Source: *Account#:*	*(Enter Fund & Dept)* Ex: PTP		**Advertising Requirement:** *(Enter X in box)*		**Yes**	**No**
					X	
Contract/P.O. Required: *(Enter X in box)*	**Yes**	**No**	**RFP/RFQ/Bi#: N/A**			
		x				
Strategic Plan Related *(Enter X in box)*	**Yes**	**No**	**Strategic Plan Priority Area:**		**Strategic Plan Obj./Strategy:** *(list the specific objective/strategy this item will address)*	
	X		**Enhance Organizational** ☐ **Bus. & Economic Dev** ■ **Public Safety** ☐ **Quality of Education** ☐ **Qual. of Life & City Image** ☐ **Communcation** ☐			
Sponsor Name	City Manager		**Department:** Planning & Community Development		City Manager	

Short Title:

AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V – CREATING THE OPA-LOCKA INNOVATION DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Opa-locka Commerce Area (OCA) offers an array of commercial and industrial properties, excellent access to regional rail service, major highways and corridors, a mix of uses, and a walkable urban form. However, the area also suffers from disinvestment, high levels of heavy industrial uses such as engine repair and rebuilding; waste management, metalworking, and chemical manufacturing, poor infrastructure, and a handful of other issues, some of which can be partially attributed to Opa-locka's decade's long issue with zoning and implementation of ordinance issues. The City of Opa-locka is seeking to update zoning

regulations that govern the rehabilitation and development that occurs in the OCA. The rezoning would enable more innovative tech based businesses and mixed use commercial development and ensure that land in this area is redeveloped to its a highest and best use, not only improving the area of the OCA but also ensuring the greatest level of fiscal productivity. the concept of an Innovation District specifically focuses on the Opa-locka Commerce Area, a potential economic engine for the city, to ensure that targeted improvements will have far-reaching effects on the economic well-being of the residents of Opa-Locka.

Proposed Action:

Staff has recommended approval of this legislation.

Attachment:

Draft Ordinance LDR Amendment Article V Opa-locka Innovation District.

ORDINANCE NO.

AN ORDINANCE OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V - CREATING THE OPA-LOCKA INNOVATION DISTRICT PROVIDING FOR DEFINITIONS, PROVIDING FOR PERMITTED AND PROHIBITED USES, PROVIDING FOR DEVELOPMENT REGULATIONS AND INCENTIVES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2011, the City of Opa-locka adopted the Opa-locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land; and

WHEREAS, in 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Opa-locka Commerce Area (OCA) as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength; and

WHEREAS, both the OLCRP and the SOCDMP advanced the idea of implementing a special district designation in Opa-locka's Commerce Area in order to revitalize a depressed and underutilized segment of the City; and

WHEREAS, Opa-locka Commerce Area (OCA) offers an array of commercial and industrial properties, excellent access to regional rail service, major highways and corridors, a mix of uses, and a walkable urban form. However, the area also suffers from disinvestment, high levels of heavy industrial uses such as engine repair and rebuilding; waste management, metalworking, and chemical manufacturing, poor infrastructure, and a handful of other issues, some of which can be partially attributed to Opa-locka's decade's long issue with zoning and implementation of ordinance issues; and

WHEREAS, PCD staff has been working to expand the uses of the Opa-locka Commerce Area (OCA) into an Innovation District in which can be a pillar of new job

creation and residential retention in our city. The proposed Opa-locka Innovation District (The parameters will be between 22nd avenue to the east, 27th avenue to the west, 151st street to the north and Ali Baba Avenue to the south) is a collaborative land-use planning initiative aimed at the redevelopment of the OCA; and

WHEREAS, the City of Opa-locka is seeking to update zoning regulations that govern the rehabilitation and development that occurs in the OCA. The rezoning would enable more innovative tech based businesses and mixed use commercial development and ensure that land in this area is redeveloped to its a highest and best use, not only improving the area of the OCA but also ensuring the greatest level of fiscal productivity; and

WHEREAS, a new special district designation could be developed for the area utilizing city owned properties (i.e. the former Opa-locka Police Station) as a cornerstone for the new district, similar to the Wynwood Arts District in Miami and Fat Village Arts District in Ft. Lauderdale; and

WHEREAS, the concept of an Innovation District specifically focuses on the Opa-locka Commerce Area, a potential economic engine for the city, to ensure that targeted improvements will have far-reaching effects on the economic well-being of the residents of Opa-locka; and

WHEREAS, the Planning and Zoning Board of the City of Opa-locka held a public hearing on October 5, 2021, to consider an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption of the Opa-locka Innovation District and provided a recommendation of approval.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

SECTION 1. Incorporation of Recitals.
The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. Adoption of the Opa-locka Innovation District.
The City Commission of the City of Opa-locka hereby approves an amendment to Ordinance 15-31 of the Land Development Regulations for the adoption and implementation of the Opa-locka Innovation District. A copy of the code amendment is attached hereto as Exhibit "A".

SECTION 3. Severability.

The provisions of this Ordinance are severable and it is the legislative intention to confer upon the whole or any part of the Ordinance the powers herein provided. If any provision of this Ordinance shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted had such unconstitutional provision not been included herein.

SECTION 4. Scrivenor's Errors.

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 5. Effective Date.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances and the City of Opa-locka Charter.

PASSED AND ADOPTED this _____ day of _____, 2021.

_____
Elio Guerrero, Chairman

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

PLANNING & ZONING ADVISORY BOARD

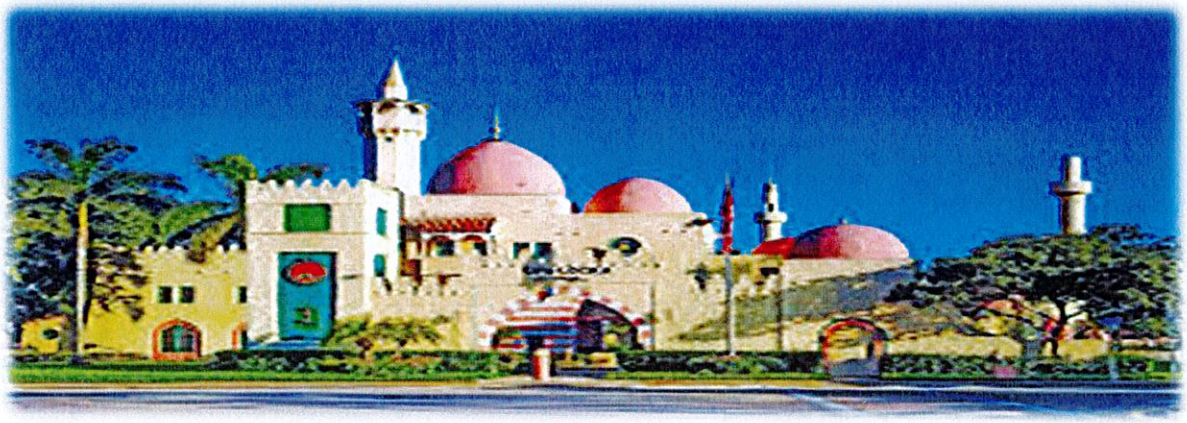
October 5th

2021

Land Development Regulations: Opa-locka Innovation District

Staff Report

STAFF'S REQUEST: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V CREATING THE OPA-LOCKA INNOVATION DISTRICT PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.



I. Background

- In 2011, the City of Opa-Locka adopted the Opa-Locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land.
- In 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Opa-Locka Commerce Area (OCA) as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength. Both the OLCRP and the SOCDMP advanced the idea of implementing a special district designation in Opa-Locka's Commerce Area in order to revitalize a depressed and underutilized segment of the City.
- The City of Opa-locka is seeking to update zoning regulations that govern the rehabilitation and development that occurs in the OCA. The rezoning would enable more innovative tech based businesses and mixed use commercial development and ensure that land in this area is redeveloped to its a highest and best use, not only improving the area of the OCA but also ensuring the greatest level of fiscal productivity. Similar to the Wynwood Arts District in Miami and Fat Village Arts District in Ft. Lauderdale, a new special district designation could be developed for the area utilizing city owned properties (i.e. the former Opa-Locka Police Station) as a cornerstone for the new district.

II. Details

- **Staff's intent**
  Staff proposes to update article V of the Land Development Regulations to reflect the current momentum towards improving our cities appearance and functionality for a cleaner and more presentable community for our citizens and visitors. With this in mind, the Planning and Community Development Department has developed language establishing the Opa-locka Innovation District for developers and entrepreneurs looking to build and or relocated in the City to provide guidelines and concepts.

III. Overall Analysis

- The current LDR lacks the strength to address many of these issues directly and many times leaves staff to interpret the code which can lead to misrepresentation of city goals and objectives.
- Drafted in 2015, standards have been updated county wide to address many of the aforementioned changes, the updates are a reflection of more progressive municipalities in the county in upgrading our city standards and creating a new narrative for the city moving forward.
- The current Zoning only allows for Light to Moderate Industrial and does not address addition uses to allow for innovation we would like to see preserved in our city. With the passing of this item, it will provide a roadmap and a dialogue to creating an image the citizens can be

proud of and to guide future development while developing a new economic driver for Residents and Businesses.

•

IV. Staff Recommendation:

Staff recommends approval of the LDR amendments pending the following:

- Review of the Draft Innovation District ordinance amendment

V. Attachments:

- Draft Innovation District ordinance amendment

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VI. Staff Report Updated After the Planning Council Meeting on July XXth, 2021.

Reflected Actions:

I. Planning Council Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Ordinance No.

ORDINANCE OF THE PLANNING COUNCIL, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF: ARTICLE V CREATING THE OPA-LOCKA INNOVATION DISTRICT

WHEREAS, Staff has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ____

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning Council Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

_____
Chairperson or Designee

The Following changes/recommendations are updates based on the Planning Council Meeting discussions in regards to the proposed LDR Amendments

Sec. 22-101 – Opa-locka Innovation District

A) Intent and Purpose

The Opa-locka Innovation District (OLID) is established in accordance with the 2015 Sustainable Opa-Locka 2030 Comprehensive Development Master Plan to encourage and accommodate the creation and development of technology retail and service, medical technology development, and manufacturing businesses that shall serve as economic drivers for the City of Opa-Locka and the surrounding region. Together with the adjacent Magnolia North (MN) district, the OLID provides a unique area for a mix of employment, housing, and commerce that taps into an existing industrial area for the potential for new commercial, technology, and manufacturing businesses, as well as local institutions of higher learning. The OLID shall support its workforce through access to open space and amenities that encourage walking, biking, and transit, as it becomes available. The district will feature a multi-use pathway system that connects uses within the OLID, the adjacent MN district, and other destinations in the City of Opa-Locka and the region. To create a sense of place that attracts young adults educated in knowledge economy and high tech jobs, high-quality architectural design and natural materials that visually and physically connect to the natural environment are intended. Landscaping elements should be integrated into site design to provide walkable connectivity with the adjoining MN district. High-quality site design and improvements will integrate energy efficient and environmentally sound (green) principles and practices. Development within this district shall include the following additional components:

a. Innovation District Uses. The district will provide an open, campus-like setting for commercial, manufacturing, scientific research and high tech industrial development. The OLID will be an incubator for high-tech businesses and educational institutions. Production will be limited to research, development or evaluation of the merits of products, plans, or designs. The district is intended to accommodate research facilities, pilot plants, prototype production and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. The district will also accommodate a broad range of compatible business uses that can appropriately share infrastructure, parking, and other amenities with technology and research campus developments.

b. Housing. The adjacent Magnolia North district shall be developed to provide high-quality, unique housing in the form of townhomes or other attached or clustered single-family residential units. Live-work units are also encouraged. A variety of housing sizes to accommodate residents of all ages and abilities are desired, from 2-3 bedroom units in the central portion of the district to larger one bedroom units at the edges.

c. Transportation. This district will include a transportation network that supports motorized and non-motorized travel in and around the district, between the OLID and the MN district, and to the surrounding community; accommodations will be made for electric vehicles, autonomous vehicles, bicycle and pedestrian facilities, and integration with mass transit.

d. Parking. Compact development where parking is shared between uses is envisioned, minimizing the amount of land devoted to pavement. Bicycle parking should also be accommodated in safe, convenient, and accessible areas. Car and bicycle sharing are also encouraged. Electric vehicle charging stations are encouraged.

e. Placemaking. The OLID district will be unique due to its integration with the natural environment. Building design and materials will be harmonious with the south Florida environment and the Moorish architecture found in this area. Pathways and multimodal trails will provide opportunities for the workforce and visitors to appreciate the city's unique architecture in a vibrant setting. The public realm will be framed not only by buildings, streets, and sidewalks, but also by the surrounding environment. The resulting spaces will be safe, comfortable and attractive to pedestrians. Civic spaces such as concert lawns, pavilions, or open space may also be incorporated into the district.

f. Sustainability. Development in the OLID will rely on mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff through the use of permeable pavement. Landscaping with native plants, green roofs, living walls, and the incorporation of alternative energy systems, such as solar collectors or geothermal heat pumps into building and site designs, will reinforce the unique natural character of this district. Pursuit of Leadership in Energy and Environmental Design (LEED) certification for individual buildings, and potentially of LEED-ND (LEED-Neighborhood Development) certification for coordinated development, is strongly encouraged.

g. Technology. Given the nature of the district, technology is expected to be both visible as well as invisible and should be incorporated into all aspects of building and site design; educational, experiential, and experimental activities relating to technology are encouraged. Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (2015) shall be a guiding document for development in this district.

B) Goals and Objectives

The overall goal and objective of the district is to provide regulation and development guidelines to contribute to the long-term sustainability and quality of life for the community. Specific goals and objectives include, but are not limited to, the following:

- Provide appropriate transitions between commercial/industrial, and mixed-use districts through its land development regulations and other appropriate mechanisms.
- Dilapidated properties and vacant land in industrially zoned areas shall be developed with public facilities and services to attract compatible industries.
- Redevelopment shall provide for pedestrian friendly street design, an interconnected street network and hierarchy to reduce congestion and improve traffic flow, design that promotes the use of non-motorized transportation modes, connectivity to transit, and a range of uses in a compact area to reduce the need for external trips.
- Promote high quality urban design for development and redevelopment by encouraging developers to incorporate the concepts outlined in Miami-Dade County's Urban Design

Manual, or other design guidelines that might be developed for the City, into their developments.

C) Geographic Area

The Opa-locka Innovation District is located in an area where manufacturing, development, institutional and other complementary high-activity land uses draw patrons from the surrounding region. The OLID shall have the territorial boundaries having the following description: situated between NW 22nd avenue to the east, NW 27th avenue to the west, NW 151st street to the north and Ali Baba Avenue to the south.

D) Definitions

For the purpose of this section, the following definitions shall apply:

A. *Community.* Shall mean the surrounding land area, inclusive of right-of-ways and other public spaces within .25 miles from the outer boundaries of the proposed development.

B. *Development plan.* Shall mean the site plan, design plan and any and all conditions approved by ordinance rezoning to OLID.

C. *Innovative.* Shall mean that the character of the development is such that it utilizes a creative approach that could not otherwise be accomplished under the current LDR regulations to meet the OLID intent, including specific elements.

D. *ID (Innovative Development).* Shall mean a development on land under unified control as established by a recorded document that meets the criteria for an ID as described in this Section (X). Upon adoption of an ordinance approving the site plan and design characteristics that become the specific zoning regulations and standards for the land to which the ID is applicable.

E) Permitted Uses

The OLID is intended to provide a healthful operating environment for light industry and compatible uses, for the protection of light industry and compatible uses. New businesses to be established in existing structures shall be subjected to administration review. The following uses are permitted:

- Administration of Educational Programs
- Artificial intelligence
- Aviation technology
- Computer Manufacturing and Computer Software Stores
- Computer Programming and Data Processing Services
- Craft breweries, bakeries, distilleries and wineries pending administrative review
- Electronic and electrical equipment, systems, components, instruments, and peripherals
- Engineering, Architectural, and Surveying Services
- Indoor theatres

- Interior design studios
- Manufacture of motor vehicle parts and accessories including mechanical, electrical and electronic parts, components and subassemblies, such as braking systems, safety devices, pollution control mechanisms, and electronically controlled fuel systems.
- Medical equipment and supplies
- Museums and Art Galleries
- Research, development, experimental, or testing laboratories
- Restaurants and Drinking Places Including Outdoor Dining
- Retail: Retail must be specific to the products produced on site and any accessory uses
- Recreation establishments (i.e. Indoor rec spec, VR arcade, etc.)
- Robotics
- Studios for Photography, Music. Art, Dance, Drama, and Voice
- E-Commerce warehousing and distribution center
- Wholesale trade
- Other innovation, assembly or limited manufacturing uses, of a similar nature, when located and arranged according to a plan providing for aesthetic or other conditions in harmony with the neighborhood, and approved by the Planning & Zoning Board and City Commission.

F) Implementation concepts

The concepts of the district shall be as follows:

(1) *Make pedestrians a high priority.* Enhance the open network of smaller blocks and provide increased access through new sidewalks, paseos and public alleys. Provide a tree canopy planted along sidewalks or medians to create shade from the sun and more attractive streets or sidewalks.

(2) *Decrease high intensity vehicular traffic.* Reduce lanes or lane widths, expand the median and add on-street parking and trees as traffic calming devices. Encourage small scale shipping operations for less heavy vehicle traffic. Provide parking in the rear areas, hidden from the front view. Reconstruct curbs with smaller radii at intersections. Encourage property owners to provide cross access between their parking lots and that of their neighbors.

(3) *Improve pedestrian corridors.* Improve commercial facades to increase pedestrian comfort and safety through enhanced lighting and landscaping. Improve the network of secondary pedestrian corridors in order to extend existing patterns of pedestrian travel. Create a sense of enclosure and urban character through street facade.

(4) *Aggregate open space for squares, plazas, passive parks and other public open spaces.* Promote activity and natural surveillance by providing plazas and squares, open to the public and level with the grade of the sidewalk. Create a legible network of open spaces by waiving minimum open space requirements on specific lots or parcels in exchange for a credit to develop larger open public spaces.

(5) *Extend transit, at a variety of scales and modes of travel.* Implement a circulator system, such as a local bus system, to be used for local service and to connect to the regional system. Increase transit ridership to facilitate growth and mobility without unmanageable traffic congestion.

(6) *Attack visual blight.* Promote infill development along the edges of blocks to define street space. Inventory vacant or underutilized lots and provide incentives for development. Utilize code enforcement procedures to compel compliance from property owners who have neglected the appearance of their property. Enforce building codes to ensure applicable minimum standards for older buildings.

(7) *Provide for water retention areas to improve drainage and flooding protection in low-lying areas.* Promote the procurement of vacant or underutilized land that may be reservoirs for additional storage and storm water retention within the district. Provide for a hydric park network to reduce flooding and restore the community's connection to water resources.

(8) *Promote civic uses.* Encourage public access and participation by providing cultural performances, gatherings and displays for education and enlightenment. Potential for reuse of City Owned Properties.

(9) *Introduction of Green/Sustainable Infrastructure.* Encourage the implementation of green, sustainable technology and processes for energy efficiency and a positive impact on the environment.

G) Prohibited Uses:

Dwelling units, including hotels and motels, except as provided under "uses permitted"; churches; yards or lots for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage, or secondhand building materials, storage of wrecked and or unregistered automobiles, secondhand automobile parts; salvage yards or junkyards; truck parking and facilities all uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in article (.....) The following use are also prohibited:

- Adult-related business
- Automotive auctions, repair, sales and service facilities
- Bar (Standalone); Package store
- Big box retail operations
- Gun shop, range
- Large Surface Parking Lots
- Motor freight terminals
- Pawn shop, Thrift store
- Towing Service

H) Precedence over other zoning and land use regulations

In addition to the criteria provided in Opa-locka Innovation District (OLID) land use classification and the Commercial Liberal (B-2), Light Industrial (I-1), Industrial Planned (I-2) and Civic (C) zoning districts, the requirements provided in this division must also be followed. To the extent that any conflict may arise between the criteria of this district and the criteria of the OTBD land use classification and the OLID, B-2, I-1, I-2 and C zoning districts, the requirements of the MXUOD overlay zoning district shall prevail.

I) Road classifications in the OLID district

To further define the functions of the roads and streets within the district, roads are classified as follows:

(1) *Major roadways* shall mean those roads that are designed for the efficient movement of people and vehicles to and through the district. The roads enable traffic to easily traverse the area as well as provide access to other areas within and outside the City of Opa-locka. NW 27th Avenue, NW 22nd Avenue, State Road 9, and Ali Baba Avenue are classified as major roadways within this district.

(2) *Minor roadways* shall mean those roads that are designed for ease of access for the movement of people and vehicles through the district. Minor roadways generally provide short distance access to individual properties within the district and to adjoining areas. 151st Street from LeJeune-Douglass Connector to NW 27th Avenue; NW 27th Avenue to Ali Baba Avenue, and 22nd Avenue to Ali Baba Avenue.

(3) *Local streets* mean those roads in the district that provide access to individual properties that are not designated major or minor roadways.

J) Zoning regulations

(a) Commercial and industrial densities in B-2, I-1 and I-2 zoning districts shall not exceed the minimum site area as listed in each respective district, unless the property owner provides public open space as provided in incentives (3).

(b) Landscaping for all property zoned commercial or industrial or that includes the aforementioned uses within the zoning district shall conform to an urban design plan that will be adopted by the city within eight months of the effective date hereof.

(c) The dimensions of open public spaces shall conform to an urban design plan that will be adopted by the city within four months of the effective date of the ordinance from which this section is derived.

(d) The facade and architecture requirements shall conform to a Moorish architectural design plan that will be adopted by the city within four months of the effective date of the ordinance

from which this section is derived. The goal of the architectural parameters is to promote creative architectural solutions within an ensemble of basic urban forms that will ensure harmony and continuity without mandating a particular style. Building design shall promote pedestrian safety, comfort and interest for adjoining public spaces. Building design shall promote energy conservation by including self-shading, natural lighting, natural ventilation, outdoor circulation and reduced dependence on artificial lighting and air conditioning.

(e) Streetwalls shall have pedestrian entrances at maximum intervals of 150 feet. The principal pedestrian entrance of all buildings shall be from the street, courtyard garden or from a paseo.

(f) Streetwalls, landscape buffers or a building shall be constructed to screen parking from view.

K) Incentives

1. Accelerated administrative review
2. Reduction of impact fees subjected to administrative review
3. Relaxed setback requirements for properties which provide public open space areas

L) Signage See LDR Sec. 22-229.

M) Parking standards and requirements

1. In the OLID contingent on use, shall be required to provide any off-street parking in excess of the off-street parking that is currently in existence in this "built-out" area of the City and subjected to administrative review or Planning and Zoning board and approval from City Commission.

2. All existing buildings in the OLID are subjected to administrative review for any use currently allowed in this district to provide any additional off-street parking despite any change of use that might intensify the use of any building and normally require a corresponding increase in the amount of off-street parking.

3. However as a consequence of this provision, any existing building in the OLID occupied for any currently allowed use as listed under subsection (2) providing any additional off-street parking due to an increase in any intensity of use shall be subjected to administrative review .

4. Nothing contained herein shall be construed to authorize or permit the physical expansion or addition to any existing building in the OLID over or in any area of established and existing off-street parking.

5. That the aforesaid provisions shall not be applicable to any of the following:

(a) When an existing building in the OLID is demolished and subsequently replaced by the construction of a new building on the property.

(b) When an existing building in this district is "effectively demolished" by the razing of more than 51 percent of the square footage of the existing structure and the subsequent reconstruction of that portion of the building previously demolished.

(c) When any additional area of occupancy and use is physically constructed and added onto, or attached to, any existing building in this district.

(d) When a new building is constructed on a previously vacant lot or parcel of property. If any of the foregoing instances occur, all off-street parking requirements and provisions contained in the Code of Ordinances shall remain applicable thereto.

Cross reference— Off-street parking facilities; paving and drainage; lighting; landscaping; and minimum number of off-street parking spaces; off-street parking requirements for single-family residential and duplex zoning districts, section 22-161.

N) Building height limit

Commercial properties shall have a maximum height of 6 stories or 65 feet. Industrial properties shall have a maximum height of 3 stories or 45 feet.

O) Building site area required

i. Commercial and Industrial properties shall be regulated by the regulations of each base zone with additional regulations provided by the MXUOD.

P) Floor area limitations

All buildings within this category shall be limited to a floor area ratio (FAR) as listed:

Commercial Properties listed as B-2 shall have a FAR of 2.4.

Industrial Properties listed as I-1 shall have an FAR of 3 and I-2 shall have an FAR of 1.0

Q) Square footage requirements

Commercial or office use only, all floors:

The minimum first floor area of a commercial building in this district shall be 1,500 square feet. 5,000 s.f. for existing subdivisions, 10,000 s.f. fo re-plat or new plat

Industrial:

I-1 designation shall have a minimum of 10,000 or a minimum project size of two acres for new industrial flex space. I-2 designation shall have a minimum of two acres which can be divided and sold/leased in lot sizes no less than 20,000 s.f.

R) Outdoor storage and Protective screening

Outdoor storage of materials. Non-hazardous materials used in the operations of a tenant, prototypes, and similar items may be stored outdoors, provided that the following conditions are met:

a. The size of an outdoor storage area shall not exceed 25 percent of the footprint of the principal building.

b. The outdoor storage area shall be screened with a minimum eight-foot, decorative obscuring fence or wall that is architecturally compatible with the principal building. Stored materials shall not exceed the height of the screen wall.

c. The outdoor storage area shall be appropriately surfaced so as to prevent the infiltration of pollutants into the soil.

d. In no instance shall a screening fence include barbed wire, razor wire, or other similar materials.

e. Outdoor storage areas shall not be located in a front or side yard.

f. Outdoor storage areas shall be set back a minimum of 100 feet from any residential district.

Storage of service vehicles. Vehicles owned by a tenant of a non-residential building may store vehicles on site as follows:

a. Vehicles may be stored indoors.

b. Vehicles may be stored in an approved outdoor storage yard.

c. Up to five vehicles not larger than a typical family car, truck, SUV, or van may be stored in the parking area for the use. If the parking area is part of a shared parking agreement, the usage of these spaces for vehicle storage shall be added to the shared parking agreement.

S) Open Space and Landscaping requirements

a. Landscaping shall be provided as per Article 7, Landscape Provisions,

b. *Exterior Lighting:* Pedestrian areas need to be well-marked and well-lit. Exterior lighting shall be an integral part of the architecture and landscape design. Street lighting shall relate in scale to the pedestrian character of the area. Pedestrian lighting shall be provided at a pedestrian scale of three to twelve feet, with the source light being shielded to reduce glare, thereby encouraging safe access to these areas twenty-four hours per day. Overall, lighting and pedestrian zone lighting is needed but shall not create glare or light spillage off site or beyond parking lots and streets.

c. *Open Space:* Open space shall be planted and maintained in accordance with the landscape plan that is approved by the Planning and Zoning Board and City Commission, utilizing the following standards:

(1) Each plot shall provide not less than thirty (30) per cent of its area in landscaped open space.

(2) A landscape strip at least twenty-five (25) feet in width located between the abutting right-of-way and the off-street parking and any other vehicular use area which is exposed to an abutting right-of-way.

(3) On the plot of a building or structure of open lot use providing an off-street parking area or other vehicular use area, a non-stabilized landscaped strip of at least twelve and one-half (12½) feet in width shall be provided to form a visual screen between the off-street parking area or other vehicular use area and any abutting property.

d. Knee walls associated with landscaping shall be required.

e. One 2 inch caliper or higher tree shall be required for each twenty (20) lineal feet of the lot line. Such trees along sidewalks shall be shade trees.

f. Residential/Commercial developments shall have a minimum of one thousand (1000) square feet of common open space and 50 sq. ft. per tenant, or five percent (5%) or the lot area as common open space, whichever is greater.

g. *Tree Protection:* Trees must be adhered to in accordance with Ordinance 10-03 entitled Tree Protection Program.

h. *Street Frontage:* In cases where the Master Site Plan creates a development abutting streets not listed in Section C.b of this article, requirements regarding landscaping, façade, lighting, and other provisions of this Overlay District along right-of-way is expressively required for these rights-of-way.

T) Off hours security devices

The use of shutters, awnings, gates, panels or sheets or any other device meant to provide off hours premises security is prohibited. Notwithstanding the foregoing, the provisions contained in Code of Ordinance 7-23 (C) relating to storm protection, shall remain applicable to all district properties. Exterior mounted security gates or solid roll down metal windows shall not be permitted. Link or grill type security devices shall be permitted only if installed from the inside,

within the window or doorframes. Other types of security devices fastened to the exterior walls are not permitted.

U) Developmental standards.

All developed property shall be landscaped, improved and maintained in full conformity with all applicable requirements of the Land Development Regulations.

All improved land shall be well-graded and free from underbrush and objectionable plant growth. The fifty (50) feet closest to any public right-of-way shall be mowed periodically as necessary to control natural grass growth. The balance of the site shall be kept free of debris and shall not be used for storage or disposal of any objects or materials.

All property shall be kept clean and free from rubbish or debris.

All planted and landscaped areas shall be maintained in a neat, orderly, healthy, growing and properly trimmed condition.

All buildings and structures shall be kept properly painted and protected from deterioration and shall not be permitted to become dilapidated.

All driveways, walkways, parking areas, storage and loading areas of developed property shall be well-graded and surfaced with asphaltic concrete or other equivalent hard, dustless materials.

All electrical, telephone, gas or other utility connections shall be installed underground.

V) Performance standards.

(1) No building or structure, or part thereof, shall be erected, in whole or in part, that is obnoxious, objectionable, a nuisance or a hazard to adjoining properties, as they relate to sound, vibrations, odors, glare, radioactive materials, smoke, chemical and particulate matters.

(2) Building facades facing roadways shall be designed to appear to be the fronts of buildings. This provision shall apply to corner and double frontage lots.

(3) Business related vehicles, equipment, paraphernalia, and accessory structures or uses are prohibited from the fronts and sides of buildings when facing major arterial roadways.

W) Development standards for buildings designed to achieve LEED Silver Certification.

All newly developed and redeveloped properties that contain buildings designed to achieve LEED Silver certification, as determined by the United States Green Building Council, shall be allowed reduced setback and landscaping standards. The qualification of LEED design elements to a LEED Silver certification level shall be subject to the review and approval of a LEED professional as determined by the city manager or his/her designee. The cost associated with said review shall be paid for by the applicant. LEED Silver developments shall be subject to all other development standards identified in this chapter with the exception of the following:

(1) *Setbacks.*

(a) No building or roofed structure shall be located less than fifty (50) feet from any street line that has frontage on a right-of-way greater than sixty (60) feet in width.

(b) No building or roofed structure shall be located less than twenty-five (25) feet from any street line that has frontage on a right-of-way less than or equal to sixty (60) feet in width.

(2) *Landscaping.*

(a) There shall be no minimum required percentage for overall landscaped open space.

(b) Side and rear perimeter landscaping. All plots of land shall provide a minimum five-foot wide, non-stabilized landscape strip along the interior side and rear property lines, beyond the front façade of the building or structure facing a public right-of-way. The side and rear perimeter planters shall be planted with medium-size shade trees and/or approved palm trees, planted so as to create a continuous canopy along the side and rear perimeter of the property.

(c) Landscape islands along perimeter parking rows shall be provided for every ten (10) parking spaces. These parking islands shall measure nine (9) feet in width by sixteen (16) feet in length and shall include one (1) shade tree. In lieu of this requirement, developers may submit plans for approval by the city, showing aggregate clusters of tree planting equivalent to or greater than the total area of all required parking islands.

(d) Landscape islands may be omitted along the perimeter parking areas provided that a minimum ten-foot wide landscape planter is provided along the perimeter of the site.

(e) If a surplus of parking spaces is proposed within a development, any additional landscape islands required as a result of the surplus parking shall be a minimum of twenty-seven (27) feet in width by sixteen (16) feet in depth. Surplus parking is defined as any parking spaces that are in addition to the number of spaces required to be provided by Code based on the total square footage of the building.

(f) Understory planting shall be provided in areas where there exists a substantial grouping of trees as determined by the director of community development.

Memorandum

TO: Mr. Gregory Gay, PCD Director

FROM: Corion DeLaine, City Planner
Gerald Lee, Zoning Official

DATE: January 5th, 2021

RE: Creation of the Taqnia Innovation District/Overlay (Map, Narrative and Amendment attached)

Background:
The 96.6-acre Opa-Locka Commerce Area has long been challenged as the current stock of uses calls for moderate to heavy industrial, however in years past these uses have caused for poor environmental conditions and minimal investment from local stakeholders. The area is rigidly bounded by arterial streets (NW 22nd Avenue and NW 27th Avenue), which keep the incompatible land uses away from residential neighborhoods. Primary uses include engine repair and rebuilding; waste management, metalworking, and chemical manufacturing with scrap and recycling yards have a large presence.

Summary:
The PCD has viewed the long standing issues in this area and have worked diligently to create an alternative narrative for the area in which to maximize the usage of the area and create a cleaner more economically competitive district with the goal of establishing a viable economic engine for the reinvigoration of a long challenged area for the benefit of the City and its residents. Together, the PCD staff has drafted language to provide the zoning regulations that afford the transformation of this area into the Taqnia (Arabic for Technology) Innovation District. It is the intent of the department to establish a corridor which encourages more tech based businesses in which can capitalize on our strategic location for logistics purposes, ample lot sizes, and adaptive regulations. The benefit to the city is an increase in positive business activity, improved local commerce, an increase in tax revenue generated by new businesses, and the incorporation of a small business incubator which will provide educational and career opportunities for the utilization of our residents. To establish such a district within an area as challenged as this is a very delicate task and process. The City must strategically plan a very transparent and inclusive process carrying out this ambitious task. The City must implement legislations appropriate to limiting the current activities, incorporate new standards and establish fruitful relationships with the cooperation of local partners in order to bring about the full realization of this new district. The City must consider the following in order to maintain good public relations by administering and applying the following principles:

- The addition of verbiage for the inclusion of innovative/technology based uses.

- The needs of all current businesses should be assessed such that appropriate advance notice is given and clearly defined alternative options are allotted for redevelopment.

- The cooperation of the various news media should be sought in publicizing the existence of and reasons for such action because news releases can assist in keeping the tenants and residents well informed.

- The needs of abutting property owners, residents, and businesses should be assessed and appropriate accommodations made.

- The incorporation of partnerships in specific areas to create a viable ecosystem for such a district to have a sustainable base in which to thrive.

Therefore, the Planning and Community development is recommending the following to take place in order to proceed with the establishment of the Taqnia Innovation District: amending the City of Opa-locka Land Development Regulations. Article IV. To add the following:

Section 22.101: Taqnia Innovation District *(see attached draft amendment)*

Cc. Gerald J. Lee, Zoning Official

END OF MEMORANDUM

Google Maps Location of Lagrina Innovation District - District Anchors

Imagery ©2019 Google, Map data ©2019 Google 200 ft

* Potential anchors can provide an identity and a core in which the district can evolve into. The aforementioned properties shall act as cornerstones of the district.

JHS – Jackson Hospital (Urgent care facility)
I – OL Police Station (Incubator)
MC – New Development (Medical facilities/Research)
FM – Farmers Market

Planning & Community Development Department

780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

Gregory D. Gay, Director

Phone: (305) 953-2868, Ext. 1503
Fax: (305) 953-3060

September 14th, 2021

RE: Future Projects and Programs from the 2011 OCRA Redevelopment Plan: Technology Innovation District in Opa-locka

BACKGROUND

In 2011, the City of Opa-Locka adopted the Opa-Locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land. In 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Opa-Locka Commerce Area (OCA) as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength. Both the OLCRP and the SOCDMP advanced the idea of implementing a special district designation in Opa-Locka's Commerce Area in order to revitalize a depressed and underutilized segment of the City.

WHY FOCUS ON THE OPA-LOCKA COMMERCE AREA?

Opa-Locka Commerce Area (OCA) offers an array of commercial and industrial properties, excellent access to regional rail service, major highways and corridors, a mix of uses, and a walkable urban form. However, the area also suffers from disinvestment, high levels of heavy industrial uses such as engine repair and rebuilding; waste management, metalworking, and chemical manufacturing, poor infrastructure, and a handful of other issues, some of which can be partially attributed to Opa-Locka's decade's long issue with zoning and implementation of ordinance issues. The concept of an Innovation District specifically focuses on the Opa-Locka Commerce Area, a potential economic engine for the city, to ensure that targeted improvements will have far-reaching effects on the economic well-being of the residents of Opa-Locka.

WHAT IS THE OPA-LOCKA INNOVATION DISTRICT?

PCD staff has been working to expand the uses of the Opa-Locka Commerce Area (OCA) into an Innovation District in which can be a pillar of new job creation and residential retention in our city. The proposed Opa-locka Innovation District (The parameters will be between 22nd avenue to the east, 27th avenue to the west, 151st street to the north and Ali Baba Avenue to the south) is a collaborative land-use planning initiative aimed at the redevelopment of the OCA. The City of Opa-locka is seeking to update zoning regulations that govern the rehabilitation and development that occurs in the OCA. The rezoning would enable more innovative tech based businesses and mixed use commercial development and ensure that land in this area is redeveloped to its a highest and best use, not only improving the area of the OCA but also ensuring the greatest level of fiscal productivity. Similar to the Wynwood Arts District in Miami and Fat Village Arts District in Ft. Lauderdale, a new special district designation could be developed for the area utilizing city owned properties (i.e. the former Opa-Locka Police Station) as a cornerstone for the new district.

EDUCATIONAL AND CAREER DEVELOPMENT OPPORTUNITIES (TECHICAL/VOCATION, SMALL BUSINESS INCUBATOR)

One of our CRA initiatives is to create a small business/technology incubator program to facilitate educational programs as well as entrepreneurship courses and resources, all to promote organic job creation and business retention in our City. PCD/CRA staff has been taking a look at the former Opa-locka police headquarters to propose an adaptive reuse for the facility to promote the creation of a technology and innovation center as part of the initiatives of the Opa-locka Community Redevelopment Agency [OCRA]. Staff has provided supporting documentation on the Former Police HQ, the Innovation District, and the Proposed Innovation Facility information along with this letter. In cultivating educational and entrepreneurial opportunities (Possible STEM Program) in Opa-locka, we are seeking to redevelop the former police headquarters into a Tech Innovation Facility. At current, Opa-locka does not have a Middle School or High School and only two Elementary Schools, in a community that has wrestled with poverty and crime which is a few of the adverse effects of a lack of access to equitable education. PCD staff has previously engaged in healthy conversations with representatives of MDCPS/Miami Dade College, the Opa-locka Community Development Corporation, and the Beacon Council in regards to the possibility of cultivating a technical/vocational training program. An example of a particular program would be one utilizing our vast reserves of Junk Vehicles and Parts which litter our City. The program would serve as a means of not only cleaning up the City's image but providing an opportunity for the students in the area to utilize something negative in their backyard to create products or learn to provide a service.

Please note, we are excited about the prospect of creating new opportunities for our residents and look forward to move this community forward. If you have any questions or concerns, please contact the Planning and Community Development Department for the Innovation District and Facility at 305-953-2868, ext. 1501.

If additional information is needed, please advise.

Thank you for helping make our City Great!

Sincerely,

Gregory D. Gay, Director,
Planning & Community Development Department

CC: Corion J. DeLaine, City Planner
Gerald Lee, Zoning Official
Kinshannta Hall, Administrative Assistant

Planning & Community Development Department

PLANNING & ZONING ADVISORY BOARD

JULY XXth

2021

Land Development Regulations: Taqnia Innovation District

Staff Report

STAFF'S REQUEST: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 LAND DEVELOPMENT REGULATIONS PURUSANT TO ARTICLE V CREATING THE TAQNIA INNOVATION DISTRICT PROVIDING FOR DEFINITIONS, PERMIT AND EVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

I. Background

- In 2011, the City of Opa-Locka adopted the Opa-Locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land.
- In 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Opa-Locka Commerce Area (OCA) as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength. Both the OLCRP and the SOCDMP advanced the idea of implementing a special district designation in Opa-Locka's Commerce Area in order to revitalize a depressed and underutilized segment of the City.
- The City of Opa-locka is seeking to update zoning regulations that govern the rehabilitation and development that occurs in the OCA. The rezoning would enable more innovative tech based businesses and mixed use commercial development and ensure that land in this area is redeveloped to its a highest and best use, not only improving the area of the OCA but also ensuring the greatest level of fiscal productivity. Similar to the Wynwood Arts District in Miami and Fat Village Arts District in Ft. Lauderdale, a new special district designation could be developed for the area utilizing city owned properties (i.e. the former Opa-Locka Police Station) as a cornerstone for the new district.

II. Details

- **Staff's intent**
  Staff proposes to update article V of the Land Development Regulations to reflect the current momentum towards improving our cities appearance and functionality for a cleaner and more presentable community for our citizens and visitors. With this in mind, the Planning and Community Development Department has developed language establishing the Taqnia Innovation District for developers and entrepreneurs looking to build and or relocated in the City to provide guidelines and concepts.

III. Overall Analysis

- The current LDR lacks the strength to address many of these issues directly and many times leaves staff to interpret the code which can lead to misrepresentation of city goals and objectives.
- Drafted in 2015, standards have been updated county wide to address many of the aforementioned changes, the updates are a reflection of more progressive municipalities in the county in upgrading our city standards and creating a new narrative for the city moving forward.
- The current Zoning only allows for Light to Moderate Industrial and does not address addition uses to allow for innovation we would like to see preserved in our city. With the passing of this item, it will provide a roadmap and a dialogue to creating an image the citizens can be

proud of and to guide future development while developing a new economic driver for Residents and Businesses.

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IV. Staff Recommendation:

Staff recommends approval of the LDR amendments pending the following:

- Review of the Draft Innovation District ordinance amendment

V. Attachments:

- Draft Innovation District ordinance amendment

Planning and Community Development Department

	Name and Title	Initials
Project Planner	Corion J. DeLaine, City Planner	
Zoning	Gerald J. Lee, Zoning Official	
Approved by	Gregory D. Gay, Director Planning and Community Development	

VI. Staff Report Updated After the Planning Council Meeting on July XXth, 2021.

Reflected Actions:

I. Planning Council Decision: (PLEASE SEE MEETING MINUTES FOR DETAIL DISCUSSIONS)

Ordinance No.
ORDINANCE OF THE PLANNING COUNCIL, OF THE CITY OF OPA-LOCKA, RELATING TO THE APPLICATION OF:

WHEREAS, Staff has appeared before this Board for the request in the application, and all evidence, documents and exhibits have been received and marked pursuant to the Code of Ordinance of the City of Opa-locka.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1) That the request in the application by the applicant be and the same is hereby

a. APPROVED ☐

b. DENIED ☐

c. NOT DETERMINE ☐ until additional consideration at the regular meeting to be held on__ / __ / ____

2) That the following special condition be and they are hereby imposed, conditioning the determination aforementioned:

a.

b.

*** The Planning Council Approval of this request was approved by a - vote***

I HEREBY CERTIFY that the resolution containing the determination of this Board is a true and correct copy as is reflected upon the public records of the City of Opa-locka this day of

_____
Chairperson or Designee

The Following changes/recommendations are updates based on the Planning Council Meeting discussions in regards to the proposed LDR Amendments

Sec. 22-102 – Opa-locka Innovation District

A) Intent and Purpose

The Opa-locka Innovation District (OLID) is established in accordance with the 2015 Sustainable Opa-locka 2030 Comprehensive Development Master Plan to encourage and accommodate the creation and development of technology retail and service, medical technology development, and manufacturing businesses that shall serve as economic drivers for the City of Opa-locka and the surrounding region. Together with the adjacent Magnolia North (MN) district, the OLID provides a unique area for a mix of employment, housing, and commerce that taps into an existing industrial area for the potential for new commercial, technology, and manufacturing businesses, as well as local institutions of higher learning. The OLID shall support its workforce through access to open space and amenities that encourage walking, biking, and transit, as it becomes available. The district will feature a multi-use pathway system that connects uses within the OLID, the adjacent MN district, and other destinations in the City of Opa-locka and the region. To create a sense of place that attracts young adults educated in knowledge economy and high-tech jobs, high-quality architectural design and natural materials that visually and physically connect to the natural environment are intended. Landscaping elements should be integrated into site design to provide walkable connectivity with the adjoining MN district.
High-quality site design and improvements will integrate energy efficient and environmentally sound (green) principles and practices. Development within this district shall include the following additional components:

a. Innovation District Uses. The district will provide an open, campus-like setting for commercial, manufacturing, scientific research, and high-tech industrial development. The OLID will be an incubator for high-tech businesses and educational institutions. Production will be limited to research, development, or evaluation of the merits of products, plans, or designs. The district is intended to accommodate research facilities, pilot plants, prototype production and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. The district will also accommodate a broad range of compatible business uses that can appropriately share infrastructure, parking, and other amenities with technology and research campus developments.

b. Housing. The adjacent Magnolia North district shall be developed to provide high-quality, unique housing in the form of townhomes or other attached or clustered single-family residential units. Live-work units are also encouraged. A variety of housing sizes to accommodate residents of all ages and abilities are desired, from 2–3-bedroom units in the central portion of the district to larger one-bedroom units at the edges.

c. Transportation. This district will include a transportation network that supports motorized and non-motorized travel in and around the district, between the OLID and the MN district, and to the surrounding community; accommodations will be made for electric vehicles, autonomous vehicles, bicycle and pedestrian facilities, and integration with mass transit.

d. Parking. Compact development where parking is shared between uses is envisioned, minimizing the amount of land devoted to pavement. Bicycle parking should also be accommodated in safe, convenient, and accessible areas. Car and bicycle sharing are also encouraged. Electric vehicle charging stations are encouraged.

e. Placemaking. The OLID district will be unique due to its integration with the natural environment. Building design and materials will be harmonious with the south Florida environment and the Moorish architecture found in this area. Pathways and multimodal trails will provide opportunities for the workforce and visitors to appreciate the city's unique architecture in a vibrant setting. The public realm will be framed not only by buildings, streets, and sidewalks, but also by the surrounding environment. The resulting spaces will be safe, comfortable, and attractive to pedestrians. Civic spaces such as concert lawns, pavilions, or open space may also be incorporated into the district.

f. Sustainability. Development in the OLID will rely on mitigating stormwater runoff through bioretention systems such as rain gardens and bioswales, and alleviating concentration of runoff using permeable pavement. Landscaping with native plants, green roofs, living walls, and the incorporation of alternative energy systems, such as solar collectors or geothermal heat pumps into building and site designs, will reinforce the unique natural character of this district. Pursuit of Leadership in Energy and Environmental Design (LEED) certification for individual buildings, and potentially of LEED-ND (LEED-Neighborhood Development) certification for coordinateddevelopment, is strongly encouraged.

g. Technology. Given the nature of the district, technology is expected to be both visible as well as invisible and should be incorporated into all aspects of building and site design; educational, experiential, and experimental activities relating to technology are encouraged. Sustainable Opa-locka 2030 Comprehensive Development Master Plan (2015) shall be a guiding document for development in this district.

B) Goals and Objectives

The overall goal and objective of the district is to provide regulation and development guidelines to contribute to the long-term sustainability and quality of life for the community. Specific goals and objectives include, but are not limited to, the following:

- Provide appropriate transitions between commercial/industrial, and mixed-use districts through its land development regulations and other appropriate mechanisms.
- Dilapidated properties and vacant land in industrially zoned areas shall be developed with public facilities and services to attract compatible industries.
- Redevelopment shall provide for pedestrian friendly street design, an interconnected street network and hierarchy to reduce congestion and improve traffic flow, design that promotes the use of non-motorized transportation modes, connectivity to transit, and a range of uses in a compact area to reduce the need for external trips.
- Promote high quality urban design for development and redevelopment by encouraging developers to incorporate the concepts outlined in Miami-Dade County's Urban Design

Manual, or other design guidelines that might be developed for the city, into their developments.

C) Geographic Area

The Opa-locka Innovation District is in an area where manufacturing, development, institutional and other complementary high-activity land uses draw patrons from the surrounding region. The OLID shall have the territorial boundaries having the following description: situated between NW 22nd avenue to the east, NW 27th avenue to the west, NW 151st street to the north and Ali Baba Avenue to the south.

D) Definitions

For the purpose of this section, the following definitions shall apply:

A. *Community.* Shall mean the surrounding land area, inclusive of rights-of-way and other public spaces within .25 miles from the outer boundaries of the proposed development.

B. *Development plan.* Shall mean the site plan, design plan and any and all conditions approved by ordinance rezoning to OLID.

C. *Innovative.* Shall mean that the character of the development is such that it utilizes a creative approach that could not otherwise be accomplished under the current LDR regulations to meet the OLID intent, including specific elements.

D. *ID (Innovative Development).* Shall mean a development on land under unified control as established by a recorded document that meets the criteria for an ID as described in this Section (X). Upon adoption of an ordinance approving the site plan and design characteristics that become the specific zoning regulations and standards for the land to which the ID is applicable.

E) Permitted Uses

The OLID is intended to provide a healthful operating environment for light industry and compatible uses, for the protection of light industry and compatible uses. New businesses to be established in existing structures shall be subjected to administration review. The following uses are permitted:

- Administration of Educational Programs
- Artificial intelligence
- Aviation technology
- Computer Manufacturing and Computer Software Stores
- Computer Programming and Data Processing Services
- Craft breweries, bakeries, distilleries, and wineries pending administrative review
- Electronic and electrical equipment, systems, components, instruments, and peripherals
- Engineering, Architectural, and Surveying Services
- Indoor theatres

- Interior design studios
- Manufacture of motor vehicle parts and accessories including mechanical, electrical, and electronic parts, components and subassemblies, such as braking systems, safety devices, pollution control mechanisms, and electronically controlled fuel systems.
- Medical equipment and supplies
- Museums and Art Galleries
- Research, development, experimental, or testing laboratories
- Restaurants and Drinking Places Including Outdoor Dining
- Retail: Retail must be specific to the products produced on site and any accessory uses
- Recreation establishments (i.e., Indoor rec spec, VR arcade, etc.)
- Robotics
- Studios for Photography, Music. Art, Dance, Drama, and Voice
- E-Commerce warehousing and distribution center
- Wholesale trade
- Other innovation, assembly, or limited manufacturing uses, of a similar nature, when located and arranged according to a plan providing for aesthetic or other conditions in harmony with the neighborhood and approved by the Planning & Zoning Board and City Commission.

F) Implementation concepts

The concepts of the district shall be as follows:

(1) *Make pedestrians a high priority.* Enhance the open network of smaller blocks and provide increased access through new sidewalks, paseos, and public alleys. Provide a tree canopy planted along sidewalks or medians to create shade from the sun and more attractive streets or sidewalks.

(2) *Decrease high intensity vehicular traffic.* Reduce lanes or lane widths, expand the median and add on-street parking and trees as traffic calming devices. Encourage small scale shipping operations for less heavy vehicle traffic. Provide parking in the rear areas, hidden from the front view. Reconstruct curbs with smaller radii at intersections. Encourage property owners to provide cross access between their parking lots and that of their neighbors.

(3) *Improve pedestrian corridors.* Improve commercial facades to increase pedestrian comfort and safety through enhanced lighting and landscaping. Improve the network of secondary pedestrian corridors to extend existing patterns of pedestrian travel.Create a sense of enclosure and urban character through street facade.

(4) *Aggregate open space for squares, plazas, passive parks, and other public open spaces.* Promote activity and natural surveillance by providing plazas and squares, open to the public and level with the grade of the sidewalk. Create a legible network of open spaces by waiving minimum open space requirements on specific lots or parcels in exchange for a credit to develop larger open public spaces.

(5) *Extend transit, at a variety of scales and modes of travel.* Implement a circulator system, such as a local bus system, to be used for local service and to connect to the regional system. Increase transit ridership to facilitate growth and mobility without unmanageable traffic congestion.

(6) *Attack visual blight.* Promote infill development along the edges of blocks to define street space. Inventory vacant or underutilized lots and provide incentives for development. Utilize code enforcement procedures to compel compliance from property owners who have neglected the appearance of their property. Enforce buildingcodes to ensure applicable minimum standards for older buildings.

(7) *Provide for water retention areas to improve drainage and flooding protection in low-lying areas.* Promote the procurement of vacant or underutilized land that may be reservoirs for additional storage and storm water retention within the district. Provide for a hydric park network to reduce flooding and restore the community's connection to water resources.

(8) *Promote civic uses.* Encourage public access and participation by providing cultural performances, gatherings and displays for education and enlightenment. Potential for reuse of City Owned Properties.

(9) *Introduction of Green/Sustainable Infrastructure.* Encourage the implementation of green, sustainable technology and processes for energy efficiency and a positive impact on the environment.

G) Prohibited Uses:

Dwelling units, including hotels and motels, except as provided under "uses permitted"; churches; yards or lots for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage, or secondhand building materials, storage of wrecked and or unregistered automobiles, secondhand automobile parts; salvage yards or junkyards; truck parking and facilities all uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in section V of this article. The following use are also prohibited:

- Adult-related business
- Automotive auctions, repair, sales, and service facilities
- Bar (Standalone); Package store
- Big box retail operations
- Gun shop, range
- Large Surface Parking Lots
- Motor freight terminals
- Pawn shop, Thrift store
- Towing Service

H) Precedence over other zoning and land use regulations

In addition to the criteria provided in Opa-locka Innovation District (OLID) land use classification and the Commercial Liberal (B-2), Light Industrial (I-1), Industrial Planned (I-2) and Civic (C) zoning districts, the requirements provided in this division must also be followed.To the extent that any conflict may arise between the criteria of this district and the criteria ofthe OTBD land use classification and the OLID, B-2, I-1, I-2 and C zoning districts, the requirements of the MXUOD overlay zoning district shall prevail.

I) Road classifications in the OLID district

To further define the functions of the roads and streets within the district, roads are classified as follows:

(1) *Major roadways* shall mean those roads that are designed for the efficient movement of people and vehicles to and through the district. The roads enable traffic to easily traverse the area as well as provide access to other areas within and outside the City of Opa-locka. NW 27th Avenue, NW 22nd Avenue, State Road 9, and Ali Baba Avenue are classified as major roadways within this district.

(2) *Minor roadways* shall mean those roads that are designed for ease of access for the movement of people and vehicles through the district. Minor roadways generally provide short distance access to individual properties within the district and to adjoining areas. 151st Street from LeJeune-Douglass Connector to NW 27th Avenue; NW 27th Avenue to Ali Baba Avenue, and 22nd Avenue to Ali Baba Avenue.

(3) *Local streets* mean those roads in the district that provide access to individual properties that are not designated major or minor roadways.

J) Zoning regulations

(a) Commercial and industrial densities in B-2, I-1 and I-2 zoning districts shall not exceed the minimum site area as listed in each respective district, unless the property owner provides public open space as provided in incentives (3).

(b) Landscaping for all property zoned commercial or industrial or that includes the aforementioned uses within the zoning district shall conform to an urban design plan that will be adopted by the city within eight months of the effective date hereof.

(c) The dimensions of open public spaces shall conform to an urban design plan that will be adopted by the city within four months of the effective date of the ordinance from which this section is derived.

(d) The facade and architecture requirements shall conform to a Moorish architectural design plan that will be adopted by the city within four months of the effective date of the ordinance

from which this section is derived. The goal of the architectural parameters is to promote creative architectural solutions within an ensemble of basic urban forms that will ensure harmony and continuity without mandating a particular style. Building design shall promote pedestrian safety, comfort, and interest for adjoining public spaces. Building design shall promote energy conservation by including self-shading, natural lighting, natural ventilation, outdoor circulation and reduced dependence on artificial lighting and air conditioning.

(e) Street walls shall have pedestrian entrances at maximum intervals of 150 feet. The principal pedestrian entrance of all buildings shall be from the street, courtyard garden or from a paseo.

(f) Street walls, landscape buffers or a building shall be constructed to screen parking from view.

K) Incentives

1. Accelerated administrative review
2. Reduction of impact fees subjected to administrative review
3. Relaxed setback requirements for properties which provide public open space areas

L) Signage See LDR Sec. 22-229.

M) Parking standards and requirements

1. In the OLID contingent on use, shall be required to provide any off-street parking more than the off-street parking that is currently in existence in this "built-out" area of the City and subjected to administrative review or Planning and Zoning board and approval from City Commission.

2. All existing buildings in the OLID are subjected to administrative review for any use currently allowed in this district to provide any additional off-street parking despite any change of use that might intensify the use of any building and normally require a corresponding increase in the amount of off-street parking.

3. However, as a consequence of this provision, any existing building in the OLID occupied for any currently allowed use as listed under subsection (2) providing any additional off-street parking due to an increase in any intensity of use shall be subjected to administrative review.

4. Nothing contained herein shall be construed to authorize or permit the physical expansion or addition to any existing building in the OLID over or in any area of established and existing off-street parking.

5. That the aforesaid provisions shall not be applicable to any of the following:

(a) When an existing building in the OLID is demolished and subsequently replaced by the construction of a new building on the property.

(b) When an existing building in this district is "effectively demolished" by the razing of more than 51 percent of the square footage of the existing structure and the subsequent reconstruction of that portion of the building previously demolished.

(c) When any additional area of occupancy and use is physically constructed and added onto, or attached to, any existing building in this district.

(d) When a new building is constructed on a previously vacant lot or parcel of property. If any of the foregoing instances occur, all off-street parking requirements and provisions contained in the Code of Ordinances shall remain applicable thereto.

Cross reference— Off-street parking facilities; paving and drainage; lighting; landscaping; and minimum number of off-street parking spaces; off-street parking requirements for single-family residential and duplex zoning districts, section 22-161.

N) Building height limit

Commercial properties shall have a maximum height of 6 stories or 65 feet. Industrial properties shall have a maximum height of 3 stories or 45 feet.

O) Building site area required

i. Commercial and Industrial properties shall be regulated by the regulations of each base zone with additional regulations provided by the MXUOD.

P) Floor area limitations

All buildings within this category shall be limited to a floor area ratio (FAR) as listed:

Commercial Properties listed as B-2 shall have a FAR of 2.4.

Industrial Properties listed as I-1 shall have an FAR of 3 and I-2 shall have an FAR of 1.0

Q) Square footage requirements

Commercial or office use only, all floors:

The minimum first floor area of a commercial building in this district shall be 1,500 square feet. 5,000 sq.ft. for existing subdivisions, 10,000 sq.ft. for re-plat or new plat

Industrial:

I-1 designation shall have a minimum of 10,000 or a minimum project size of two acres for new industrial flex space. I-2 designation shall have a minimum of two acres which can be divided and sold/leased in lot sizes no less than 20,000 sq.ft.

R) Outdoor storage and Protective screening

Outdoor storage of materials. Non-hazardous materials used in the operations of a tenant, prototypes, and similar items may be stored outdoors, provided that the following conditions are met:

a. The size of an outdoor storage area shall not exceed 25 percent of the footprint of the principal building.

b. The outdoor storage area shall be screened with a minimum eight-foot, decorative obscuring fence or wall that is architecturally compatible with the principal building. Stored materials shall not exceed the height of the screen wall.

c. The outdoor storage area shall be appropriately surfaced to prevent the infiltration of pollutants into the soil.

d. In no instance shall a screening fence include barbed wire, razor wire, or other similar materials.

e. Outdoor storage areas shall not be located in a front or side yard.

f. Outdoor storage areas shall be set back a minimum of 100 feet from any residential district.

Storage of service vehicles. Vehicles owned by a tenant of a non-residential building may store vehicles on site as follows:

a. Vehicles may be stored indoors.

b. Vehicles may be stored in an approved outdoor storage yard.

c. Up to five vehicles not larger than a typical family car, truck, SUV, or van may be stored in the parking area for the use. If the parking area is part of a shared parking agreement, the usage of these spaces for vehicle storage shall be added to the shared parking agreement.

S) Open Space and Landscaping requirements

a. Landscaping shall be provided as per Chapter 7 of the Land Development Regulations, Landscape and Tree Preservation,

b. *Exterior Lighting:* Pedestrian areas need to be well-marked and well-lit. Exterior lighting shall be an integral part of the architecture and landscape design. Street lighting shall relate in scale to the pedestrian character of the area. Pedestrian lighting shall be provided at a pedestrian scale of three to twelve feet, with the source light being shielded to reduce glare, thereby encouraging safe access to these areas twenty-four hours per day. Overall, lighting, and pedestrian zone lighting is needed but shall not create glare or light spillage off site or beyond parking lots and streets.

c. *Open Space:* Open space shall be planted and maintained in accordance with the landscape plan that is approved by the Planning and Zoning Board and City Commission, utilizing the following standards:

(1) Each plot shall provide not less than thirty (30) per cent of its area in landscaped open space.

(2) A landscape strip at least twenty-five (25) feet in width located between the abutting right-of-way and the off-street parking and any other vehicular use area which is exposed to an abutting right-of-way.

(3) On the plot of a building or structure of open lot use providing an off-street parking area or other vehicular use area, a non-stabilized landscaped strip of at least twelve and one-half (12½) feet in width shall be provided to form a visual screen between the off-street parking area or other vehicular use area and any abutting property.

d. Knee walls associated with landscaping shall be required.

e. One 2-inch caliper or higher tree shall be required for each twenty (20) lineal feet of the lot line. Such trees along sidewalks shall be shade trees.

f. Residential/Commercial developments shall have a minimum of one thousand (1000) square feet of common open space and 50 sq. ft. per tenant, or five percent (5%) or the lot area as common open space, whichever is greater.

g. *Tree Protection:* Trees must be adhered to in accordance with Ordinance 10-03 entitled Tree Protection Program.

h. *Street Frontage:* In cases where the Master Site Plan creates a development abutting streets not listed in Section C of this article, requirements regarding landscaping, façade, lighting, and other provisions of this Overlay District along right-of-way is expressively required for these rights-of-way.

T) Off hours security devices

The use of shutters, awnings, gates, panels or sheets or any other device meant to provide off hours premises security is prohibited. Notwithstanding the foregoing, the provisions contained in Code of Ordinance 7-23 (C) relating to storm protection, shall remain applicable to all district properties. Exterior mounted security gates or solid roll down metal windows shall not be permitted. Link or grill type security devices shall be permitted only if installed from the inside,

within the window or doorframes. Other types of security devices fastened to the exterior walls are not permitted.

U) Developmental standards.

All developed property shall be landscaped, improved, and maintained in full conformity with all applicable requirements of the Land Development Regulations.

All improved land shall be well-graded and free from underbrush and objectionable plant growth. The fifty (50) feet closest to any public right-of-way shall be mowed periodically as necessary to control natural grass growth. The balance of the site shall be kept free of debris and shall not be used for storage or disposal of any objects or materials.

All property shall be kept clean and free from rubbish or debris.

All planted and landscaped areas shall be maintained in a neat, orderly, healthy, growing and properly trimmed condition.

All buildings and structures shall be kept properly painted and protected from deterioration and shall not be permitted to become dilapidated.

All driveways, walkways, parking areas, storage and loading areas of developed property shall be well-graded and surfaced with asphaltic concrete or other equivalent hard, dustless materials.

All electrical, telephone, gas or other utility connections shall be installed underground.

V) Performance standards.

(1) No building or structure, or part thereof, shall be erected, in whole or in part, that is obnoxious, objectionable, a nuisance or a hazard to adjoining properties, as they relate to sound, vibrations, odors, glare, radioactive materials, smoke, chemical and particulate matters.

(2) Building facades facing roadways shall be designed to appear to be the fronts of buildings. This provision shall apply to corner and double frontage lots.

(3) Business related vehicles, equipment, paraphernalia, and accessory structures or uses are prohibited from the fronts and sides of buildings when facing major arterial roadways.

W) Development standards for buildings designed to achieve LEED Silver Certification.

All newly developed and redeveloped properties that contain buildings designed to achieve LEED Silver certification, as determined by the United States Green Building Council, shall be allowed reduced setback and landscaping standards. The qualification of LEED design elements to a LEED Silver certification level shall be subject to the review and approval of a LEED professional as determined by the city manager or his/her designee. The cost associated with said review shall be paid for by the applicant. LEED Silver developments shall be subject to all other development standards identified in this chapter except for the following:

(1) *Setbacks.*

(a) No building or roofed structure shall be located less than fifty (50) feet from any street line that has frontage on a right-of-way greater than sixty (60) feet in width.

(b) No building or roofed structure shall be located less than twenty-five (25) feet from any street line that has frontage on a right-of-way less than or equal to sixty (60) feet in width.

(2) *Landscaping.*

(a) There shall be no minimum required percentage for overall landscaped open space.

(b) Side and rear perimeter landscaping. All plots of land shall provide a minimum five-foot wide, non-stabilized landscape strip along the interior side and rear property lines, beyond the front façade of the building or structure facing a public right-of-way. The side and rear perimeter planters shall be planted with medium-size shade trees and/or approved palm trees, planted so as to create a continuous canopy along the side and rear perimeter of the property.

(c) Landscape islands along perimeter parking rows shall be provided for every ten (10) parking spaces. These parking islands shall measure nine (9) feet in width by sixteen (16) feet in length and shall include one (1) shade tree. In lieu of this requirement, developers may submit plans for approval by the city, showing aggregate clusters of tree planting equivalent to or greater than the total area of all required parking islands.

(d) Landscape islands may be omitted along the perimeter parking areas provided that a minimum ten-foot-wide landscape planter is provided along the perimeter of the site.

(e) If a surplus of parking spaces is proposed within a development, any additional landscape islands required because of the surplus parking shall be a minimum of twenty-seven (27) feet in width by sixteen (16) feet in depth. Surplus parking is defined as any parking spaces that are in addition to the number of spaces required to be provided by Code based on the total square footage of the building.

(f) Understory planting shall be provided in areas where there exists a substantial grouping of trees as determined by the director of community development.

Memorandum

TO: Mr. Gregory Gay, PCD Director

FROM: Corion DeLaine, City Planner
Gerald Lee, Zoning Official

DATE: January 5th, 2021

RE: Creation of the Taqnia Innovation District/Overlay (Map, Narrative and Amendment attached)

Background:
The 96.6-acre Opa-Locka Commerce Area has long been challenged as the current stock of uses calls for moderate to heavy industrial, however in years past these uses have caused for poor environmental conditions and minimal investment from local stakeholders. The area is rigidly bounded by arterial streets (NW 22nd Avenue and NW 27th Avenue), which keep the incompatible land uses away from residential neighborhoods. Primary uses include engine repair and rebuilding; waste management, metalworking, and chemical manufacturing with scrap and recycling yards have a large presence.

Summary:
The PCD has viewed the long standing issues in this area and have worked diligently to create an alternative narrative for the area in which to maximize the usage of the area and create a cleaner more economically competitive district with the goal of establishing a viable economic engine for the reinvigoration of a long challenged area for the benefit of the City and its residents. Together, the PCD staff has drafted language to provide the zoning regulations that afford the transformation of this area into the Taqnia (Arabic for Technology) Innovation District. It is the intent of the department to establish a corridor which encourages more tech based businesses in which can capitalize on our strategic location for logistics purposes, ample lot sizes, and adaptive regulations. The benefit to the city is an increase in positive business activity, improved local commerce, an increase in tax revenue generated by new businesses, and the incorporation of a small business incubator which will provide educational and career opportunities for the utilization of our residents. To establish such a district within an area as challenged as this is a very delicate task and process. The City must strategically plan a very transparent and inclusive process carrying out this ambitious task. The City must implement legislations appropriate to limiting the current activities, incorporate new standards and establish fruitful relationships with the cooperation of local partners in order to bring about the full realization of this new district. The City must consider the following in order to maintain good public relations by administering and applying the following principles:

- The addition of verbiage for the inclusion of innovative/technology based uses.

- The needs of all current businesses should be assessed such that appropriate advance notice is given and clearly defined alternative options are allotted for redevelopment.

- The cooperation of the various news media should be sought in publicizing the existence of and reasons for such action because news releases can assist in keeping the tenants and residents well informed.

- The needs of abutting property owners, residents, and businesses should be assessed and appropriate accommodations made.

- The incorporation of partnerships in specific areas to create a viable ecosystem for such a district to have a sustainable base in which to thrive.

Therefore, the Planning and Community development is recommending the following to take place in order to proceed with the establishment of the Taqnia Innovation District: amending the City of Opa-locka Land Development Regulations. Article IV. To add the following:

Section 22.101: Taqnia Innovation District *(see attached draft amendment)*

Cc. Gerald J. Lee, Zoning Official

END OF MEMORANDUM

Google Maps Location of Taqnia Innovation District - District Anchors

Imagery ©2019 Google, Map data ©2019 Google 200 ft

* Potential anchors can provide an identity and a core in which the district can evolve into. The aforementioned properties shall act as cornerstones of the district.

JHS – Jackson Hospital (Urgent care facility)
I – OL Police Station (Incubator)
MC – New Development (Medical facilities/Research)
FM – Farmers Market

Planning & Community Development Department

780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

Gregory D. Gay, Director

Phone: (305) 953-2868, Ext. 1503
Fax: (305) 953-3060

September 14th, 2021

RE: Future Projects and Programs from the 2011 OCRA Redevelopment Plan: Technology Innovation District in Opa-locka

BACKGROUND

In 2011, the City of Opa-Locka adopted the Opa-Locka Community Redevelopment Plan (OLCRP), a conceptual plan prepared by Carras Community Investment, Inc. in conjunction with Urban Revitalization Solutions. The OLCRP sought to capitalize on the area's assets while redressing enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land. In 2015, the OLCRP was followed by more advanced planning effort that culminated in the Sustainable Opa-Locka 2030 Comprehensive Development Master Plan (SOCDMP), an implementation strategy prepared by the Corradino Group. In the OLCRP it identified the Opa-Locka Commerce Area (OCA) as a challenged economic area in need of revitalization to promote a thriving wealth-creating and job-generating business center with regional strength. Both the OLCRP and the SOCDMP advanced the idea of implementing a special district designation in Opa-Locka's Commerce Area in order to revitalize a depressed and underutilized segment of the City.

WHY FOCUS ON THE OPA-LOCKA COMMERCE AREA?

Opa-Locka Commerce Area (OCA) offers an array of commercial and industrial properties, excellent access to regional rail service, major highways and corridors, a mix of uses, and a walkable urban form. However, the area also suffers from disinvestment, high levels of heavy industrial uses such as engine repair and rebuilding; waste management, metalworking, and chemical manufacturing, poor infrastructure, and a handful of other issues, some of which can be partially attributed to Opa-Locka's decade's long issue with zoning and implementation of ordinance issues. The concept of an Innovation District specifically focuses on the Opa-Locka Commerce Area, a potential economic engine for the city, to ensure that targeted improvements will have far-reaching effects on the economic well-being of the residents of Opa-Locka.

WHAT IS THE OPA-LOCKA INNOVATION DISTRICT?

PCD staff has been working to expand the uses of the Opa-Locka Commerce Area (OCA) into an Innovation District in which can be a pillar of new job creation and residential retention in our city. The proposed Opa-locka Innovation District (The parameters will be between 22nd avenue to the east, 27th avenue to the west, 151st street to the north and Ali Baba Avenue to the south) is a collaborative land-use planning initiative aimed at the redevelopment of the OCA. The City of Opa-locka is seeking to update zoning regulations that govern the rehabilitation and development that occurs in the OCA. The rezoning would enable more innovative tech based businesses and mixed use commercial development and ensure that land in this area is redeveloped to its a highest and best use, not only improving the area of the OCA but also ensuring the greatest level of fiscal productivity. Similar to the Wynwood Arts District in Miami and Fat Village Arts District in Ft. Lauderdale, a new special district designation could be developed for the area utilizing city owned properties (i.e. the former Opa-Locka Police Station) as a cornerstone for the new district.

EDUCATIONAL AND CAREER DEVELOPMENT OPPORTUNITIES (TECHICAL/VOCATION, SMALL BUSINESS INCUBATOR)

One of our CRA initiatives is to create a small business/technology incubator program to facilitate educational programs as well as entrepreneurship courses and resources, all to promote organic job creation and business retention in our City. PCD/CRA staff has been taking a look at the former Opa-locka police headquarters to propose an adaptive reuse for the facility to promote the creation of a technology and innovation center as part of the initiatives of the Opa-locka Community Redevelopment Agency [OCRA]. Staff has provided supporting documentation on the Former Police HQ, the Innovation District, and the Proposed Innovation Facility information along with this letter. In cultivating educational and entrepreneurial opportunities (Possible STEM Program) in Opa-locka, we are seeking to redevelop the former police headquarters into a Tech Innovation Facility. At current, Opa-locka does not have a Middle School or High School and only two Elementary Schools, in a community that has wrestled with poverty and crime which is a few of the adverse effects of a lack of access to equitable education. PCD staff has previously engaged in healthy conversations with representatives of MDCPS/Miami Dade College, the Opa-locka Community Development Corporation, and the Beacon Council in regards to the possibility of cultivating a technical/vocational training program. An example of a particular program would be one utilizing our vast reserves of Junk Vehicles and Parts which litter our City. The program would serve as a means of not only cleaning up the City's image but providing an opportunity for the students in the area to utilize something negative in their backyard to create products or learn to provide a service.

Please note, we are excited about the prospect of creating new opportunities for our residents and look forward to move this community forward. If you have any questions or concerns, please contact the Planning and Community Development Department for the Innovation District and Facility at 305-953-2868, ext. 1501.

If additional information is needed, please advise.

Thank you for helping make our City Great!

Sincerely,

Gregory D. Gay, Director,
Planning & Community Development Department

CC: Corion J. DeLaine, City Planner
Gerald Lee, Zoning Official
Kinshannta Hall, Administrative Assistant

Planning & Community Development Department

OFFICIAL BOARD APPOINTMENTS

Joanna Flores

From: noreply@civicplus.com
Sent: Tuesday, June 8, 2021 9:16 PM
To: Joanna Flores
Subject: Online Form Submittal: Board Application Form

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Board Application Form

Select the Board/Committee which you are applying for	Planning and Zoning Appeals Board
First Name	Dorothy (Dottie}
Last Name	Johnson
Home Address	13724 NW. 22nd Pl.
City	Opa Locka
State	Florida
Zip	33054
Email Address	Dreamteam777@aol.com
Home Phone Number	305-688-7350
Mailing Address	13724 NW. 22nd Pl.
Cell Phone Number	305-303-2718
Business Phone Number	N/A
Length of Residency in Opa-locka	40 years
Employer	USPS
Occupation	Retired
Professional Activities	Mediator, public speaker, workshop facilitator

Volunteer Activities	Volunteer chaplain DCF,, Office Assistant JPMCI
Why do you wish to serve on this board/comittee?	To assist will architect layout through planning development of the community at large in accordance with the city charter and procedures.
What areas of concern would you like to see addressed by this board/committee?	Art district with pop up vendors, dining and entertainment. .In addition I would like to see the city become haven to work live and have funny
Qualifications for serving	Former committee member as well as former elected official with numerous community initiatives that are currently being used
Other municipal or county boards/committees or non-profits on which you are serving	Member, Healthy Miami Gardens, Former Vice chair for the CAA Miami Dade County, Chair, DEEAC MDCPS, Founder/CEO TPOE, executive administrator Estate of Jessie Shannon,, CEO, ENO Family Trust

List three local personal references and phone numbers (References must be non-related and non-city employees)

Name	Woodrow Connor
Phone Number	954-629-9560
Name	Winnie Tang
Phone Number	305-753-8791
Name	Rachel Tourgeman
Phone Number	786-281-1000

Application is effective for one year from date of completion. If you have any questions, please call the City Clerk's Office at 305.953.2800/2801

Conflict of Interest

If a board member believes he/she has a conflict or potential conflict of interest on a particular issue, that member should state these beliefs to the other member of his/her respective board during a public meeting. The member should state the nature of the conflict, detailing that he/she has a separate, private or monetary interest, either direct or indirect, in the issue under consideration. The member should then excuse himself/herself from voting on the matter. Florida Sunshine Law applies to all city boards. Financial Disclosure form is required, of appointed to serve.

I, the applicant for this board application, warrant the truthfulness of the information provided in this application.

Electronic Signature	Dorothy Dottie Johnson

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the Terms of Acceptance.*

Response	Agree

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