CITY OF OPA-LOCKA

The City of Bright Opportunities

SPECIAL COMMISSION MEETING
Agenda

Friday, November 14, 2025
9:00 AM

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

City Commission
Mayor John H. Taylor, Jr.
Vice Mayor Joseph L. Kelley
Commissioner Dr. Sherelean Bass
Commissioner Natasha L. Ervin
Commissioner Luis B. Santaigo

Appointed Officials
City Manager Sha'mecca Lawson
City Attorney Burnadette Norris-Weeks
City Clerk Joanna Flores, CMC

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 the meeting start time via the City of Opa-locka website at www.opalockafl.gov.

CITY OF OPA-LOCKA

"The City of Bright Opportunities"

AGENDA
SPECIAL COMMISSION MEETING
November 14, 2025
9:00 AM

1. CALL TO ORDER:

2. ROLL CALL:

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE:

5. EMERGENCY ORDINANCE / PUBLIC HEARING:

1. **AN EMERGENCY ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE XIV ENTITLED "LANDLORD PERMIT", SPECIFICALLY AMENDING CHAPTER 13-274(3) ENTITLED "LANDLORD PERMIT REQUIRED" TO DELETE ALL REFERENCES TO THE REQUIREMENT THAT APARTMENT BUILDINGS WITH ONE HUNDRED FIFTY (150) OR MORE UNITS HAVE AN ONSITE PROPERTY MANAGER LIVE ON THE PREMISES; AMENDING SECTION 13-278(b) TO DELETE ALL REQUIREMENTS THAT PERMIT APPLICANTS WITH ONE HUNDRED FIFTY (150) OR MORE APARTMENT UNITS COMPLETE A SEPARATE FORM CONTAINING THE NAME OF THE ON-SITE PROPERTY MANAGER AND ACKNOWLEDGMENT THAT A DAILY LOG BE KEPT CONTAINING THE NAME OF THE ON-SITE ARMED OFF-DUTY POLICE OFFICER BEFORE A PERMIT SHALL ISSUE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by City Commission*

6. ADJOURNMENT:

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

Sponsored by: City Commission

ORDINANCE NO. 2025-XX

AN EMERGENCY ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE XIV ENTITLED "LANDLORD PERMIT", SPECIFICALLY AMENDING CHAPTER 13-274(3) ENTITLED "LANDLORD PERMIT REQUIRED" TO DELETE ALL REFERENCES TO THE REQUIREMENT THAT APARTMENT BUILDINGS WITH ONE HUNDRED FIFTY (150) OR MORE UNITS HAVE AN ONSITE PROPERTY MANAGER LIVE ON THE PREMISES; AMENDING SECTION 13-278(b) TO DELETE ALL REQUIREMENTS THAT PERMIT APPLICANTS WITH ONE HUNDRED FIFTY (150) OR MORE APARTMENT UNITS COMPLETE A SEPARATE FORM CONTAINING THE NAME OF THE ON-SITE PROPERTY MANAGER AND ACKNOWLEDGMENT THAT A DAILY LOG BE KEPT CONTAINING THE NAME OF THE ON-SITE ARMED OFF-DUTY POLICE OFFICER BEFORE A PERMIT SHALL ISSUE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance 2020-20, adopted by the City Commission of the City of Opa-Locka required, among other prerequisites, that apartment buildings with one hundred fifty (150) units or more hire armed off duty police officer security services; and

WHEREAS, due to pressing concerns about the well-being of certain city residents facing an immediate threat from homelessness due to the cost of security services for apartment buildings with one hundred fifty (150) units or more, the City Commission of the City of Opa-Locka desires to repeal certain provisions of the City code related to apartment buildings; and

WHEREAS, pursuant to Section 4.4 of the City of Opa-Locka's Charter pertaining to emergency ordinances, the City may entertain an emergency ordinance "to meet a public emergency affecting life, health, property or the public peace." Further, the City Commission may adopt and emergency ordinance by no less than four members of the commission; and

WHEREAS, the City Commission of the City of Opa-Locka desires to repeal the requirements of Article XIV, Chapter 13 of the City's Code of Ordinances entitled "Landlord Permit", to delete certain language contained within Section 13-274(3) and Section 13-278(b), as more specifically set forth herein; and

WHEREAS, the City Commission has determined that it would be in the best interest of the City to specifically repeal the aforementioned sections of the City's Code of Ordinances.

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

Section 1. Adoption of Representations.

The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and the same are hereby made a specific part of this Ordinance.

Section 2. Amending Article XIV, Chapter 13 of the City of Opa-Locka's Code of Ordinances entitled "Landlord Permit", to specifically delete language contained within Section 13-274(3). The City Commission of the City of Opa-Locka, Florida hereby amends Article XIV, Chapter 13-274(3) of the City's Code of Ordinances entitled "Landlord Permit to read as follows:

Sec. 13-274. - Landlord permit required.

Every owner of a dwelling or dwelling unit within the city, is required to apply for an annual landlord permit from the city manager or his/her designee prior to leasing, subleasing, renting or otherwise allowing the occupancy of any dwelling or dwelling unit for the purpose of tenancy of unit to another natural person or other natural persons, whether or not for consideration. In the case of multiple owners of any such dwelling or dwelling unit, it shall be sufficient for any one (1) of the owners to have obtained a permit on the dwelling or unit. The application shall be in writing and on a form provided by the city.

(1)It is hereby deemed unlawful for any person to lease, sublease, rent or allow the occupancy of any dwelling or dwelling unit for the purpose of tenancy, whether or not for consideration, without first obtaining the required landlord permit.

(2) No structure, single-family dwelling, two (2) family dwelling, three (3) family dwelling, four (4) family dwelling, multiple-family dwelling, rooming house, dormitory or other dwelling or dwelling unit used for the purpose of tenancy or leasing, subleasing, or rental shall be occupied by anyone other than an owner or his/her family member, without first obtaining a landlord permit therefor, from the city as may be required herein.

~~(3) All apartment buildings within the city with one hundred fifty (150) of more units shall be required to have an onsite property manager who shall live on the premises and be responsible to residents for addressing life, health and safety issues. In addition, armed off-duty police officer security shall be required to protect the life, health, and safety of tenants.~~

Section 3. Amending Article XIV, Chapter 13, Section 13-278 entitled "Application Procedures". The City Commission of the City of Opa-Locka, Florida hereby amends Article XIV, Chapter 13 entitled "Licenses and Business Regulations", specifically Section 13-278(b), entitled "Application Procedures" to delete all requirements that applicants with one hundred fifty (150) or more apartment units maintain a daily log containing the name of the on-site armed off-duty police officer to read as follows:

Sec. 13-278. - Application procedures.
(a) No landlord permit shall be issued or granted to any person unless an application is filed with the city manager, or his/her designee, on forms provided for that purpose, disclosing the following:

(1) The landlord's name, address and telephone number, and any other emergency contact information. Any changes in such information during the period for which the landlord permit is issued shall be made to the city manager or his/her designee in writing.

(2) If the applicant is a corporation or partnership, the full name and address of the corporation or partnership and the state of incorporation. Applicant must submit a copy of the articles of incorporation.

(3) If the property is mortgaged, the name and address of the mortgagee.

(4) The number of dwelling units and number of bathrooms and bedrooms in each

unit.

(5)Whether the applicant and/or its principals has ever been cited for, or found in violation of, any required housing standards and, if so, the date, jurisdiction, nature of violation and disposition of violation.

(b) All applicants and permits shall be assigned a number, which may be an individual's social security number, a corporation's federal tax number, or such other uniform method of numbering selected by the city manager or his designee. ~~For all applications involving apartment buildings within the city with one hundred fifty (150) or more units, a separate form, to be created by the city, shall be completed by the applicant containing the name of the on-site property manager and an acknowledgment that a daily log will be kept containing the name of the on-site armed off-duty police officer before a permit shall issue.~~

(c) Statement of accuracy. The application form shall contain the following language:

"The undersigned has carefully reviewed this application and all facts, figures, statements contained in this application are true, correct, and complete. The applicant also acknowledges and understands that the issuance of the city landlord permit is contingent upon a compliance inspection and in conjunction with the issuance of a certificate of occupancy. The undersigned understands that failure to comply with the city's ordinances may result in revocation of said landlord permit."

(d) The applicant shall print and sign his or her name on the application immediately after the statement required in subsection (c) of this section. In the case of a corporation, an officer shall be required to sign the application in his individual capacity and not solely as a corporate agent.

(e) Dwelling or dwelling units that are required to obtain a certificate of occupancy pursuant to section 110 of the Florida Building Code, must do so prior to the issuance of a landlord permit. The city shall honor any certificate of occupancy issued by the county, provided that the occupancy for which the certificate was issued remains the same.

(f) State license, certification, registration required. All premises regulated by the state must submit a copy of their current state license, certification, and/or registration prior to the issuance of their landlord permit and thereafter each year at time of renewal. Only the state license itself or receipt therefor shall constitute proof of current state license.

(g) Landlord permits shall not be issued unless:
(1)There has been a site inspection of the dwelling or dwelling unit by the city.

(2)The city has verified compliance with all applicable laws and regulations and has collected all applicable fees due to the city.

SECTION 4. 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 5. Conflict and Repealer. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

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 General 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.

S**ECTION 7. Scrivener's Errors.** Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent as 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 8. 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 _____ 2025.

PASSED SECOND READING this __ day of _____ 2025.

_____

John Taylor, Mayor

ATTEST:

_____
Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____
Commissioner Santiago	_____
Commissioner Ervin	_____
Vice Mayor Kelley	_____
Mayor Taylor	_____