

CITY OF OPA-LOCKA

The City of Bright Opportunities



REGULAR COMMISSION MEETING Agenda

**Wednesday, February 25, 2026
6:00 PM**

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

City Commission

**Mayor John H. Taylor, Jr.
Vice Mayor Joseph L. Kelley
Commissioner Sherelean Bass
Commissioner Natasha L. Ervin
Commissioner Luis B. Santiago**

Appointed Officials

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

SPEAKING BEFORE THE CITY COMMISSION

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

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

DECORUM POLICY

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

NOTICE TO ALL LOBBYISTS

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

FLORIDA STATUTES, CHAPTER 285.0105

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

PROCEDURES FOR PUBLIC PARTICIPATION

How to watch the meeting

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

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

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

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

AGENDA
REGULAR COMMISSION MEETING
February 25, 2026
6:00 PM

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **INVOCATION:**
4. **PLEDGE OF ALLEGIANCE:**
5. **AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:**
 - Mayor John H. Taylor Jr.**
A Moment in Black History
 - Vice Mayor Joseph L. Kelley**
Special Award Presentation
6. **APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions)**
7. **APPROVAL OF AGENDA:**
8. **APPROVAL OF MINUTES:**
 - Regular Commission Meeting Minutes — February 11, 2026**
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 ENTER INTO A FACILITY USE AGREEMENT WITH ADC INTERNATIONAL GROUP INC. D/B/A SOCCER STAR ELITE TO UTILIZE SHERBONDY PARK FIELD FOR ITS YOUTH SOCCER PROGRAM; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Santiago **Deferred from 02/11/2026 RCM*****

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

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 ARTICLE V, SECTION 22-116 OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING CERTAIN DEFINITIONS WITHIN SECTION 22-116, TO INCLUDE THE DEFINITION OF "TRAVEL TRAILER" TO REDUCE THE OVERALL BODY LENGTH FROM 40 FEET TO 35 FEET; TO AMEND THE DEFINITION OF "CAMPING TRAILER" TO REMOVE THE WORD "VEHICULAR" AND REQUIRE CAMPING TRAILERS TO BE LOADED ONTO OR AFFIXED TO WHEELS; TO REMOVE THE WORD "TRUCK" FROM "TRUCK CAMPER"; TO AMEND THE WORD "MOTOR HOME" TO REQUIRE A "BUILT ON" REQUIREMENT TO MOTOR VEHICLE CHASSIS; TO AMEND THE DEFINITION OF "SCREENED" TO ADD THE WORDS "THE CONDITION OF BEING" AND EXPAND THE DEFINITION OF SIGNIFICANTLY HIDDEN FROM VIEW TO ENCOMPASS A COMBINATION OF STRUCTURES; TO DELETE "RESIDENTIAL TOWNHOUSE DISTRICT", "MODERATE DENSITY RESIDENTIAL DISTRICT", "HIGH DENSITY RESIDENTIAL DISTRICT" AND CERTAIN RESIDENTIAL MIXED USE DESIGNATIONS BEARING THE PREFIX HDOD, CMU, AND MNMU; TO DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A REGISTRATION PROCESS AND FEE OF \$100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING ALL RECREATIONAL VEHICLES TO DISPLAY CURRENT CITY REGISTRATION TO BE VISIBLE FROM THE STREET; ALLOWING A**

RECREATIONAL VEHICLE NOT EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM \$500.00 TO \$250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Santiago* **Deferred from 02/11/2026 RCM**

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 11, ARTICLE IV, OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES ENTITLED "DUMPSTER ENCLOSURES", AND MORE SPECIFICALLY, SECTION 11-81 TO REQUIRE MULTI-FAMILY UNITS TO USE DUMPSTER ENCLOSURES AND SECTION 11-84 TO INCLUDE AN ADDITIONAL SECTION ENTITLED "PENALTIES"; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT AND REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Bass*

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

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

18. OFFICIAL BOARD REPORTS:

19. MAYOR/COMMISSION REPORTS:

Mayor John H. Taylor, Jr.
* Financial Oversight

Vice Mayor Joseph L. Kelley
* Fiscal Responsibility & Accountability

20. OFFICIAL BOARD APPOINTMENTS:

Civil Service Board

- 1 Individual Appointment (Mayor Taylor)
- 1 Individual Appointment (Commissioner Ervin)
- 1 Individual Appointment (Commissioner Santiago)

Charter Review Board

- 2 At-Large Appointments

Historic Environmental Preservation Board

- 1 Individual Appointment (Commissioner Santiago)
- 2 At-Large Appointments (Alternate Members)

Planning & Zoning Board

- 1 Individual Appointment (Vice Mayor Kelley)

Teen, Young Adult and Community Relations Advisory Board

- 1 Individual Appointment (Mayor Taylor)
- 1 Individual Appointment (Vice Mayor Kelley)
- 1 Individual Appointment (Commissioner Dr. Bass)
- 1 Individual Appointment (Commissioner Ervin)
- 2 At-Large Appointments

21. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES

1. **The City of Opa-locka Mayor & Commission presents Free and Safe Citizenship Drive, Saturday, February 21, 2026 from 10:00 AM - 2:00 PM, Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida. For more infomation, please call or text 1 (888) 600-5762. Hosted by Commissioner Dr. Sherelean Bass**
2. **The City of Opa-locka Parks & Recreation presents Black History Kickball Game, Saturday, February 21, 2026 from 1:00 PM - 4:00 PM, Sherbondy Park, 380 Bahman Avenue, Opa-locka, Florida. Wear your Black History shirts. For more info, call 305.953.2875.**
3. **The City of Opa-locka Mayor & Commission presents City Hall on Wheels, Friday, February 27, 2026 from 9:00 AM - 4:00 PM, Opa-locka Government Center, 780 Fisherman Street, Opa-locka, Florida. Bringing city services and resources directly to the community. Hosted by Mayor John H. Taylor, Jr.**
4. **The City of Opa-locka Mayor & Commission presents the Dominican Republic Independence Day Celebration, Friday, February 27, 2026 at 11:00 AM, at Historic City Hall, 777 Sharazad Boulevard, Opa-locka, Florida. Hosted by Commissioner Luis B. Santiago and co-hosted by Mayor John H. Taylor Jr.,**

Vice Mayor Joseph L. Kelley, Commissioner Dr. Sherelean Bass and Commissioner Natasha L. Ervin

5. **The City of Opa-locka Mayor & Commission presents a Black History Showcase, Friday, February 27, 2026 at 6:00 PM, Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida. Singing, African performances, dancing, music and more.**
6. **Please join the City of Opa-locka for Heart Walk, Saturday, February 28, 2026 at 9:30 AM, Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida. Hosted by Commissioner Natasha L. Ervin**
7. **You're Invited to Centennial Stories, Honoring 100 Years of Miami's Cities, Saturday, February 28, 2026 at 4:30 PM, Historic City Hall, 777 Sharazad Boulevard, Opa-locka, Florida. Free Tickets at openhousemia.org. Limited capacity — RSVP today. Hosted by Mayor John H. Taylor Jr. and Commissioner Dr. Sherelean Bass.**
8. **The City of Opa-locka Mayor & Commission invites you to a Monthly Free Food and Resource Drive, Wednesday, March 4, 2026, from 9:30 AM - 12:30 PM, Sherbondy Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida. First come, first served — while supplies last. Hosted by Vice Mayor Joseph L. Kelley, co-hosted by Mayor John H. Taylor, Jr. Commissioner Natasha L. Ervin, Commissioner Dr. Sherelean Bass and Commissioner Luis B. Santiago**
9. **The City of Opa-locka Mayor & Commission presents Community Chess & Dominoes Monthly Challenge, Saturday, March 7, 2026 from 12:00 PM - 1:30 PM, Sherbondy Park Pavilion, 777 Sharazad Boulevard, Opa-locka, Florida. Hosted by Commissioner Dr. Sherelean Bass and Commissioner Luis B. Santiago**
10. **Join Vice Mayor Joseph L. Kelley for Meet Me Monday, on Monday, March 9, 2026, at 6:00 PM, Helen L. Miller Center, 2331 NW 143 Street, Opa-locka, Florida. Your City. Your Questions. Real Answers.**
11. **The City of Opa-locka Mayor & Commission presents Community Bingo, Friday, March 13, 2026 at 6:00 PM, Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.**

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

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

REGULAR CITY COMMISSION MEETING
Wednesday, February 11, 2026
6:00 PM

1. CALL TO ORDER:

Vice Mayor Joseph L. Kelley called the meeting to order at 6:00 PM on Wednesday, February 11, 2026, at the Opa-locka Government Center, Commission Chamber, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Dr. Sherelean Bass; Commissioner Natasha L. Ervin; Commissioner Luis B. Santiago; Vice Mayor Joseph L. Kelley. Also, in attendance were: Assistant City Manager George Ellis; Assistant City Attorney Candice Cobb; and City Clerk Joanna Flores. Mayor John H. Taylor was not in attendance.

3. INVOCATION:

The invocation was delivered by Vice Mayor Kelley.

4. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Vice Mayor Kelley and recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:

Mayor John H. Taylor Jr.
A Moment in Black History

The Opa-locka Police Explorers presented A Moment in Black History, recognizing the contributions and legacy of an influential African American historical figure, Dr. Gladys West. The Explorers highlighted the individual’s perseverance, impact, and service, and emphasized the importance of honoring Black excellence during Black History Month.

Vice Mayor Joseph L. Kelley
Special Award Presentation

Vice Mayor Kelley did not present the award at this time.

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

Vice Mayor Kelley requested to pull item 13-2.

It was moved by Commissioner Santiago, seconded by Commissioner Ervin, to approve the Consent Agenda.

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

Commissioner Santiago Yes
Commissioner Ervin Yes
Commissioner Bass Yes
Vice Mayor Kelley Yes

7. APPROVAL OF AGENDA:

It was moved by Commissioner Santiago, seconded by Commissioner Ervin, to approve the Agenda.

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

Commissioner Santiago Yes
Commissioner Ervin Yes
Commissioner Bass Yes
Vice Mayor Kelley Yes

8. APPROVAL OF MINUTES:

Commission Workshop Meeting Minutes — January 28, 2026

It was moved by Commissioner Ervin, seconded by Commissioner Santiago, to approve the January 28, 2026 Commission Workshop Meeting Minutes.

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

Commissioner Santiago Yes
Commissioner Ervin Yes
Commissioner Bass Yes
Vice Mayor Kelley Yes

Regular Commission Meeting Minutes — January 28, 2026

It was moved by Commissioner Ervin, seconded by Commissioner Santiago, to approve the January 28, 2026 Regular Commission Meeting Minutes.

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

Commissioner Santiago Yes
Commissioner Ervin Yes
Commissioner Bass Yes
Vice Mayor Kelley Yes

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

There were none.

10. PUBLIC PRESENTATIONS:

Andys Daniel Cubas
ADC International Group, Inc. d/b/a Soccer Star Elite
Re: Soccer Program

Mr. Andys Daniel Cubas presented Soccer Star Elite, a youth soccer academy seeking use of Sherbondy Park Field. He stated the program focuses on youth development and currently operates in Hialeah, with plans to expand into Opa-locka.

Mr. Cubas stated the academy would provide six full scholarships to Opa-locka youth and would coordinate with the City to verify residency. He also indicated the organization would host community events and incorporate the City's logo on uniforms.

Commissioner Santiago requested confirmation that scholarships be reserved for Opa-locka residents. He expressed concern about charging high fees and stated Soccer Star Elite should consider affordability for local families. Mr. Cubas agreed.

Vice Mayor Kelley noted the Facility Use Agreement would be discussed under the pulled consent item.

Diane Quigley
Stantec
Re: Vulnerability Assessment and Adaptation Plan

Ms. Diane Quigley of Stantec provided an update on the City's Resilient Florida grant-funded Vulnerability Assessment and Adaptation Plan. She explained the study evaluates current, 2050, and 2080 flooding scenarios to identify vulnerable areas and critical City assets.

Ms. Quigley stated assets were ranked based on flood exposure and sensitivity, with priority given to emergency facilities, stormwater infrastructure, and key corridors. The Steering Committee identified the top ten assets for adaptation planning, with recommended strategies including drainage and infrastructure improvements. She noted the study supports future grant applications and potential CRS participation.

Commissioner Santiago asked about NW 32nd Street flooding. Ms. Adelina Gross, CIP Manager, confirmed it is already incorporated into an existing stormwater project.

Vice Mayor Kelley inquired about flood insurance. Ms. Quigley explained how the study would assist with the community rating system and could reduce flood insurance.

11. CITIZENS' FORUM:

Assistant City Clerk Floralba Valdes-Wright announced the protocol for public participation at City Commission meetings.

City Clerk Flores stated there were no virtual public comments.

Vice Mayor Kelley opened the Citizens' Forum.

Brian Dennis, 2140 York Street, addressed the Commission and submitted documentation to the City Clerk regarding an ethics complaint filed against the former City Manager and concerns about a development project associated with a company identified as Wellspring. Mr. Dennis requested the City sever ties with the former City Manager and raised concerns regarding past commission actions and documentation.

Vice Mayor Kelley closed Citizens' Forum.

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

1. **[13-2] A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A FACILITY USE AGREEMENT WITH ADC INTERNATIONAL GROUP INC. D/B/A SOCCER STAR ELITE TO UTILIZE SHERBONDY PARK FIELD FOR ITS YOUTH SOCCER PROGRAM; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**
Sponsored by Commissioner Santiago

The above resolution was read by Assistant City Attorney Cobb.

It was moved by Commissioner Santiago, seconded by Commissioner Ervin, to discuss Agenda Item 12-1.

Commissioner Santiago expressed a desire to see the Opa-locka community fully integrated into use of City parks and emphasized accessibility for residents. He requested clarification regarding whether the agreement ensured the City retained priority use of the park if a City-sponsored or Commissioner-led special event conflicted with a rental, and stressed the importance of confirming the City's right to reclaim the facility for official use. City Manager Ellis confirmed he would relay the request to the City Manager.

Commissioner Ervin asked for clarification regarding the proposed program schedule, noting that flag football currently utilizes the field from 5:00 p.m. to 8:00 p.m. She inquired how the soccer academy's activities would be coordinated to avoid scheduling conflicts.

Ms. Zonya Ray, Parks and Recreation Director, explained that park operating hours have been extended and outlined the updated field schedule. She stated that the soccer academy would be assigned designated time slots outside of flag football hours and confirmed that staff would have to manage scheduling to avoid overlap. She further reported that basketball programming had already begun and stated plans were underway to promote baseball, which would be located at Sherbondy Park. Ms. Ray noted that because baseball would only be permitted at Sherbondy Park, scheduling conflicts could arise as additional programming was introduced.

Commissioner Bass departed the meeting at approximately 6:49 PM.

Commissioner Santiago stated that he wished to meet with the City Manager's Office to investigate the scheduling issue and requested that the item be deferred to allow time for clarification. He formally requested deferral of the item to the first Commission meeting in March.

Vice Mayor Kelley confirmed the request for deferral to the first meeting in March.

Commissioner Ervin noted that soccer programming already exists at Ingram Park.

Vice Mayor Kelley confirmed the deferral and stated that Commissioners may meet with the City Manager prior to the March meeting to address any concerns.

13. ADMINISTRATION:

CONSENT AGENDA:

- 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING A BREAKFAST EVENT ON FEBRUARY 27, 2026, CELEBRATING THE DOMINICAN REPUBLIC'S INDEPENDENCE DAY, TO BE HOSTED BY COMMISSIONER LUIS B. SANTIAGO AND CO-HOSTED BY THE CITY COMMISSION, AT HISTORIC CITY HALL WITHIN THE CITY; FURTHER AUTHORIZING THE CITY MANAGER TO ACCEPT DONATIONS TO SUPPORT THE EVENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Santiago***

- 2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A FACILITY USE AGREEMENT WITH ADC INTERNATIONAL GROUP INC. D/B/A SOCCER STARELITE TO UTILIZE SHERBONDY PARK FIELD FOR ITS YOUTH SOCCER PROGRAM; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS;**

PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Santiago*

14. NEW ITEMS:

There were none.

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

There were none.

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 OPALOCKA, FLORIDA, AMENDING ARTICLE V, SECTION 22-116 OF THE CITY OF OPALOCKA'S LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING CERTAIN DEFINITIONS WITHIN SECTION 22-116, TO INCLUDE THE DEFINITION OF "TRAVEL TRAILER" TO REDUCE THE OVERALL BODY LENGTH FROM 40 FEET TO 35 FEET; TO AMEND THE DEFINITION OF "CAMPING TRAILER" TO REMOVE THE WORD "VEHICULAR" AND REQUIRE CAMPING TRAILERS TO BE LOADED ONTO OR AFFIXED TO WHEELS; TO REMOVE THE WORD "TRUCK" FROM "TRUCK CAMPER"; TO AMEND THE WORD "MOTOR HOME" TO REQUIRE A "BUILT ON" REQUIREMENT TO MOTOR VEHICLE CHASSIS; TO AMEND THE DEFINITION OF "SCREENED" TO ADD THE WORDS "THE CONDITION OF BEING" AND EXPAND THE DEFINITION OF SIGNIFICANTLY HIDDEN FROM VIEW TO ENCOMPASS A COMBINATION OF STRUCTURES; TO DELETE "RESIDENTIAL TOWNHOUSE DISTRICT", "MODERATE DENSITY RESIDENTIAL DISTRICT", "HIGH DENSITY RESIDENTIAL DISTRICT" AND CERTAIN RESIDENTIAL MIXED USE DESIGNATIONS BEARING THE PREFIX HDOD, CMU, AND MNMU; TO DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A REGISTRATION PROCESS AND FEE OF \$100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING ALL RECREATIONAL VEHICLES TO DISPLAY CURRENT CITY REGISTRATION TO BE VISIBLE FROM THE STREET; ALLOWING A RECREATIONAL VEHICLE NOT**

EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM \$500.00 TO \$250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Santiago*

The above ordinance was read by Assistant City Attorney Cobb.

It was moved by Commissioner Santiago, seconded by Commissioner Ervin, to discuss Agenda Item 16-A.1.

Commissioner Santiago introduced the item and summarized the year-long effort, including multiple workshops, to develop a balanced solution. He stated the amendment would allow residents to legally park recreational vehicles on their property in compliance with newly established rules.

Vice Mayor Kelley opened the public hearing. Translation was provided for Spanish-speaking residents by Adelina Gross, CIP Manager. Vice Mayor Kelley requested an official interpreter for future meetings.

Mr. Luis Galvez, 1206 Wilmington Street, spoke in Spanish through translation. He thanked the Commission for the opportunity to participate and stated the ordinance reflects ongoing collaboration between residents and the City. He expressed support for the amendment but requested clarification regarding the proposed affidavit requirement, noting it carries legal implications and should be clearly explained prior to adoption.

Mr. Diomedes Taveres, 1309 Jann Avenue, also spoke through translation. He stated he has lived in the city for over 34 years and supports the community's growth and development. He shared a personal experience regarding his RV placement and explained it was not used for business purposes but for family needs. He expressed appreciation for the Commission's efforts.

Mr. Renelson Rodriguez, 946 Superior Street, asked for clarification regarding side-yard placement requirements, particularly for properties without side access. He also requested clarification on penalty ranges for first offenses and how fines would be assessed.

Ms. Lori (last name not provided), 1840 Opa-locka Boulevard, asked whether the \$100 registration fee would be a one-time fee and requested additional clarification regarding lease requirements and the structure of non-compliance penalties. She also raised questions about maintenance requirements necessary to properly store RVs.

Vice Mayor Kelley stated that staff was documenting the questions and would provide clarification.

Vice Mayor Kelley closed the public hearing.

Mr. Gregory Gay, Director of Planning and Community Development, responded to questions raised during public comment. He explained the purpose of the affidavit requirement was to verify ownership of the RV and ensure the vehicle belongs to either the property owner or an authorized individual associated with the property. He clarified the affidavit serves as proof of ownership documentation.

Mr. Gay stated the first violation would carry a \$250 fine, with subsequent violations increasing to \$500 per incident. He explained violations would be issued by the Code Compliance Department and typically cited one at a time.

Mr. Gay further clarified the \$100 registration fee would be assessed annually. Regarding placement, he stated if a property does not have adequate side-yard space, the RV may be stored in the rear yard but would not be permitted in the front yard. He also confirmed that an electrical extension cord would be permitted solely for maintenance and ventilation purposes, not for cooking, habitation, or additional utility connections. No sewer or other utility hookups would be allowed.

Commissioner Santiago thanked Mr. Gay for addressing the questions and reiterated that this was the first reading of the ordinance. He confirmed a second reading would be required before final adoption. Commissioner Santiago suggested simplifying the term “affidavit” to clarify it as proof of ownership, noting residents would already be required to show valid vehicle registration and title documentation through the Department of Motor Vehicles in order to register the RV with the City.

Commissioner Santiago confirmed with Mr. Gay that any electrical connection must comply with proper safety standards and be used only for maintenance purposes.

During the discussion, a disruption occurred within the building related to the fire alarm.

After brief consultation, Assistant City Attorney Cobb advised that the item would need to be deferred to the next meeting.

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

There was none.

C. RESOLUTION(S):

There were none.

17. CITY MANAGER’S REPORT:

Due to the fire alarm, the meeting was adjourned prior to the item

18. OFFICIAL BOARD REPORTS:

The meeting was adjourned prior to the item.

19. MAYOR/COMMISSION REPORTS:

Mayor John H. Taylor, Jr.

- **Financial Oversight**

Vice Mayor Joseph L. Kelley

- **Fiscal Responsibility & Accountability**

The meeting was adjourned prior to the item.

20. OFFICIAL BOARD APPOINTMENTS:

The meeting was adjourned prior to the item.

21. ADJOURNMENT:

It was moved by Commissioner Ervin, seconded by Commissioner Santiago, to adjourn the meeting at 7:45 p.m.

[Minutes prepared by T. Baclawski, Prototype-Inc.]

Sponsored by: Commissioner Santiago

RESOLUTION NO. 26-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A FACILITY USE AGREEMENT WITH ADC INTERNATIONAL GROUP INC. D/B/A SOCCER STAR ELITE TO UTILIZE SHERBONDY PARK FIELD FOR ITS YOUTH SOCCER PROGRAM; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, ADC International Group Inc. d/b/a Soccer Star Elite is a youth soccer program that is dedicated to nurturing young talent in a motivational environment, focusing on skill development and teamwork while fostering a love for soccer. They have successfully transformed hundreds of young players into skilled athletes through their dedicated training programs; and

WHEREAS, the organization desires to utilize Sherbondy Park Field for practices and home games on Saturdays and Sundays between the hours of 9:00am - 2:00pm. Six (6) Opa-Locka residents will be fully sponsored at ADC International Group Inc. d/b/a Soccer Star Elite's expense and all other Opa-Locka residents will receive a discounted rate; and

WHEREAS, the City will not incur any financial costs with this agreement, only in-kind costs for the use of the recreational fields and Courts as stated in the agreement.

WHEREAS, the City of Opa-Locka and ADC International Group Inc. d/b/a Soccer Star Elite desire to enter into a one (1) year facility use agreement to allow the organization to utilize the fields at Sherbondy Park weekly on Saturdays and Sundays between the hours of 9:00am - 2:00pm, with both parties maintaining certain obligations; and

WHEREAS, the City Commission of the City of Opa-Locka desires to authorize execution of a facility use agreement in the form attached hereto as Exhibit "A".

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

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 Resolution.

SECTION 2. AUTHORIZATION

The City Commission of the City of Opa-Locka hereby authorizes the City Manager to enter into a field usage agreement with ADC International Group Inc. d/b/a Soccer Star Elite to allow use of a City park for recreational purposes as set forth in the Field Usage Agreement 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, following review by the City Attorney and without need of public hearing, by filing a corrected copy of same with the City.

SECTION 4. EFFECTIVE DATE.

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

PASSED and ADOPTED this _____ day of _____ 2026.

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	_____



**City of Opa-locka
Agenda Cover Memo**

City Manager:	Sha'mecca Lawson		CM Signature:				
Commission Meeting Date:	2.11.2026		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance		Other
				X			
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
				Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes
						X	
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex:		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
						X	
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
	X						
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input checked="" type="checkbox"/> Communication <input type="checkbox"/>	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
	X						
Sponsor Name	Commissioner Santiago		Department:	City Commission			

Short Title:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIELD USE AGREEMENT WITH SOCCER STAR ELITE TO SERVE AS A SOCCER PROGRAM FOR THE CITY.

Staff Summary:

Soccer Star Elite is a youth soccer program that is dedicated to nurturing young talent in a motivational environment, focusing on skill development and teamwork while fostering a love for soccer. They have successfully transformed hundreds of young players into skilled athletes through our dedicated training programs. The organization desires to utilize Sherbondy Park for practices and home games on Mondays, Fridays and Sundays between the hours of 5:00pm- 8:00pm. Six (6) Opa-locka residents will be fully sponsored at Soccer Star Elite's expense and all other Opa-locka residents will receive a discounted rate.

The term agreement shall be in effect for one (1) year.

Financial Impact: The City will not incur any Financial costs with this agreement, only in-kind costs are for the use of the recreational fields and Courts as stated in the agreement.

Proposed Action:

Staff will adhere to the direction of the City Commission.

Attachment:



PARKS AND RECREATION DEPARTMENT
FACILITY USAGE AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 2026 by and between the CITY OF OPA-LOCKA, a political subdivision of the State of Florida, hereinafter referred to as "City" and, ADC International Group Inc. d/b/a Soccer Star Elite hereinafter referred to as "User" for the use of certain park recreational multipurpose fields within the City, as more particularly described herein.

WHEREAS, the City owns and/or operates certain parks and athletic fields, which are intended for recreational purposes; and

WHEREAS, the City desires to offer a wide variety of recreational and sporting activities for residents and the surrounding communities on a year-round basis; and

WHEREAS, the City desires to enter into a written agreement to allow use of the Sherbondy Village Field for recreational purposes as set forth herein; and

WHEREAS, User desires to conduct athletic programs, activities, events, leagues and services at the City's recreational fields and parks during normal operating hours, as determined by the City Manager or his/her designee, and in a professional and responsible manner with due regard for the safety of the participants and others.

NOW THEREFORE, in consideration of the mutual terms and conditions, the Parties agree as follows:

1. The foregoing "Whereas" clauses are hereby confirmed as being true and correct and are hereby incorporated into this Agreement as a part thereof.
2. The City agrees to allow User to utilize the City's field for the time period and event specified in Appendix "A" attached hereto.
3. The parties agree that User shall establish, in conjunction with the Parks and Recreation Director or her designee, a general policy and operational plan.
4. The parties agree that activities sponsored and/or operated by the City's Parks and Recreation Department shall have first priority for use of said facilities, notwithstanding any other provisions of this Agreement.

Obligations of User

5. User shall comply with all statutes, City ordinances, rules, orders, regulations and requirements of the Federal, State, County and City government as may be applicable to the use of such recreational fields and surrounding areas, for the safety of the public and the correction, prevention and abatement of nuisances or other grievances in connection with the use of the parks hereunder.
6. User shall indemnify and hold harmless the City from and against all claims, suits, actions, damages, or causes of action arising during the term of this agreement for any personal injury, loss of life or damage to the property sustained by reason or as a result of the use of the park for which this agreement is entered into, or its agents, employees, invitees, participants and all other persons, and from and against all costs, attorney's fees, expenses and liabilities incurred in or by reason of defense of any such claim, suit or action, and the investigation thereof. Nothing in this agreement shall be deemed to affect the rights, privileges and immunities of cities and counties as are set forth in Section 768.28, Florida Statutes.
7. User shall provide at its own cost and expense, a comprehensive liability insurance policy insuring the City against claims for bodily injury, death and property damage in the amount of no less than One Million Dollars (\$1,000,000.00) for each occurrence, or another amount as determined by the City Manager. The City of Opa-locka shall be named as an additional insured under the terms of the policy and shall be provided with a standard form of certificate of insurance at least seven (7) days before the implementation of this Agreement, which shall contain a requirement for thirty (30) calendar days prior notice of cancellation to the City in the event of cancellation thereof.
8. User shall provide W-9 and E-Verify at least seven (7) days before the implementation of this Agreement.
9. User agrees that it shall be solely responsible for all costs and/or expenses associated with, or as a result of, its operation under this Agreement. User further agrees that it shall be responsible for obtaining any and all licenses, permits, or certificates required to operate under this Agreement, including the costs associated therewith.
10. User agrees that it shall not discriminate against any person on the basis of race, color, religion or gender in its use of the aforementioned facilities.
11. User agrees that it shall not make, or permit to be made, any structural changes or improvements to the aforementioned facilities, except upon written approval of the City. Any changes or improvements made with written approval of the City shall remain as part of the facility at the end of the term of this Agreement.
12. User shall provide at each facility for the duration of each event, as indicated on Appendix "A", a First Aid kit in a form acceptable to the City. Evidence of such provision shall be provided to

the Parks and Recreation Director or his/her designee prior to the commencement of each activity, or as deemed necessary by the Parks and Recreation Director.

13. User shall require that all organization officials, board members, coaches, volunteers and instructors undergo Level 2 background screening prior to supervising children. The background screening shall be performed by a City vendor and paid for by the City.
14. User shall provide the Parks and Recreation Director with a calendar of activities for each specific sports activity. Each calendar shall be due to the director no later than thirty (30) days prior to the opening registration date and shall include (a) beginning and ending registration dates; (b) beginning practice dates; (c) beginning game dates; (d) scheduled end of season; (e) requested tournament dates and approximate number of teams in the appropriate divisions of each activity; (e) notify the City of any special maintenance requirements with at least seven (7) days prior notice.

Obligations of City

15. User will provide daily maintenance of the rented field throughout the regular season, practices and games, as well as tournament preparations and maintenance.
16. City may, in its sole discretion, limit the use of the field to prevent overuse, misuse or abuse of the facility.
17. City reserves the right to determine the suitability of any particular facility for use under this Agreement. City shall bear no responsibility, nor shall User seek any redress, for User's inability to use a facility as provided herein, when, in the reasonable determination of the City, a facility (or facilities) is deemed to be unsuitable for use for any period of time.
18. At all times, City shall administer and enforce all applicable City codes, policies and procedures. City shall take such action as is necessary to prevent misuse of the facilities and/or misconduct by participants.
19. City reserves the right to cancel, reschedule or change the location for any activities held at any of the City's facilities. The City may attempt to provide an alternative location for User if facilities are not available, but City is under no obligation to provide such replacement facilities to User.

Term of Agreement

20. Either party may terminate this Agreement, with or without cause, upon thirty (30) days written notice to the other party.
21. This Agreement shall be effective on a month-to-month basis for a twelve (12) month period to conclude at the end of the program as proposed herein. This Agreement may be renewed or

renegotiated; however, any such modifications shall not be binding upon either party unless made in writing and accepted by both parties. No oral modifications may be made to this Agreement

Additional Provisions

1. User acknowledges and agrees that if any organization official, board member, coach, volunteer or instructor has not successfully passed a Level II background screening prior to working with minors on City of Opa-Locka property, that person will be deemed to be trespassing on City property and may be subject to removal by law enforcement upon request by the City. Further, the City shall have the right, in its sole and absolute discretion, to terminate this Agreement immediately upon notice to the User.
2. Notwithstanding this Agreement, or any Agreement to the contrary, User acknowledges and agrees that in the event City and User desire to use a City facility at the same time, or in the event that any similar usage conflict develops, City shall have priority over User for the use of said facility.
3. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Agreement, the City shall be entitled to recover reasonable attorney's fees, expenses and court costs, including appellate fees incurred in that action or proceeding, in addition to any other relief to which the City may be entitled.
4. This Agreement and its attachments constitute the sole and only Agreement of the parties and sets forth the rights, duties, and obligations of each party. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force or effect.
5. The services to be provided by the User pursuant to this Agreement shall be nonexclusive, and nothing shall preclude the City from engaging other persons or entities to provide similar services at the City's facilities.
6. This Agreement shall be construed and enforced according to the laws of the State of Florida. Venue shall be in Miami-Dade County, Florida.
7. User and its employees and agents shall be deemed to be independent and not City agents or employees. The User, its employees or agents shall not attain any rights or benefits under the City's retirement plan nor any rights generally afforded the City's classified or unclassified employees, nor shall User be deemed entitled to the Florida Workers' Compensation benefits as a City employee.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

CITY OF OPA-LOCKA

ATTEST:

Joanna Flores, City Clerk

BY: _____
Shamecca Lawson, City Manager

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Burnadette Norris-Weeks, P. A, City Attorney

WITNESSES:

Quendry Valladares
ADC International Group Inc. d/b/a
Soccer Star Elite
630 East 4 Avenue
Hialeah, FL 33010

ATTEST:

**APPENDIX “A”
SCOPE OF SERVICES**

User shall utilize Sherbondy Park for practices and home games of its youth soccer program.

Location: Sherbondy Village Field

1. User shall furnish recreational/instructional services in the area of “Youth Sports Programming” through practices, games, and performances and a collaborative logo with the organization and the City’s logo.
2. City will permit the User to utilize the multi-purpose fields, during the following days and times: Saturdays and Sundays between the hours of 9:00am - 2:00pm. User and the City Parks Department will have mutually acceptable schedule that shall be completed thirty (30) days before the 1st session. The proposed start date of this program is February 26, 2026. The on-going program is expected to run throughout February 26, 2027.

(Soccer Ball Rental)
Sherbondy Village
215 Perviz Avenue
Opa-locka, FL 33054

3. City reserves the right, in its sole exclusive discretion, to change the days and times that the City’s facilities may be utilized by the User. In addition, the City reserves the right to establish and enforce limits on the number of hours and number of User’s personnel that will be allowed to conduct services/instructional sessions within the facilities stated herein any particular day and time.
4. All of the User’s clients must be considered positive members of society, in good standing with all laws, of the City, Miami-Dade County and State of Florida. City reserves the right to refuse User services to any client of the User who may be considered a threat of any type to any patron, volunteer, or staff of the City or inconsistent with the sound image of the City.
5. User will utilize its best efforts to promote the City of Opa-Locka in all of their games, practices, and/or performances throughout the State of Florida.
6. Unless otherwise agreed upon in writing by both User and the City, User shall promote and recruit from the residents of the City first and foremost and then spread to beyond the city limits for its Programs. City may position banners at both parks promoting the User’s programs. In such case, User will provide the banners and will be responsible for replacing the banners in case they are lost, stolen, or damaged. City reserves the right to remove the banners in case of any weather threats or because of inadequate signage. All banners must be approved by the City prior to being positioned.

7. User shall register all Program participants and collect and record any fees from Program participants. Six (6) Opa-locka residents will be fully sponsored at ADC International Group Inc. d/b/a Soccer Star Elite's expense and all other Opa-locka residents will receive a discounted rate.
8. All organization's and visitor's vehicles shall be parked in the Park's parking lot. Violation of this condition may result in a fine ranging from \$50 per incident to \$250 or revocation of the permit.
9. User will be responsible for all transportation necessary to any away contests, performances, or other Program activities.
10. User shall be responsible for cleaning all utilized area after usage. Failure to comply will result in an additional cleaning surcharge fee ranging from \$50.00 to \$250.00 per occurrence depending on the severity of the offense.
11. A copy of the additional insured certificate must be made available with the approved facility permit no less than fifteen (15) days prior to the start of any intended programming. Additional requests may be made at the time of permitting by City staff.
12. User shall supply any and all awards for players and volunteers-if applicable.
13. User shall in all best efforts show involvement and active participation in all City events and activities.
14. User agrees to employ City residents, whenever possible, to assist in execution of program services.
15. Any new programs or additional usage requests for different uses must be made in writing and ratified as an amendment to this agreement prior to commencement of said program.
16. Use of alcohol or smoking is prohibited by User or any patrons associated with User's scheduled activity. All City ordinances, rules & regulations must be upheld by the User and program participants at all times.
17. The term of Agreement shall commence upon the date of execution hereof and shall remain in effect on a month-to-month period for until the completion of the program not to exceed twelve (12) months. Program will be evaluated at end of session in consideration for renewal of agreement and/or addition of programs.
18. User will be responsible for any (minor or major) damage to city property such as (assembly halls, concession areas, all-purpose fields, gazebos, fencing, bike path, etc.). User will be billed separately for any repairs needed during this agreement, whether accidental, negligent or any there other. If such action takes place, user will have thirty (30) days from the date of occurrence to make payment for repairs.

19. User will be responsible for any training of volunteers to properly instruct Program participants. Proper training is expected for each sport or activity in accordance with the governing body of such league or sporting organization that the Program is a part of.
20. User will be responsible for City Police Special Detail Fees to cover duration of rental in all occurrences in which attendees exceeds 50 people. User shall submit proof and approval of payment with signed affidavits from City of Opa-Locka Police Department.”
21. City staff will open and close Park entrance gate(s) for User. No key to the Park and/or of the Park facility will be provided to User.
22. This field usage agreement is for the use of the Sherbondy Village Field only. Access to other parts of the Park facility is prohibited. This field usage permit does not include outdoor facilities, to include but not limited to concession stand, announcer’s booth, and storage rooms.
23. All provisions of drinks and food shall be performed in the designated areas.
24. Only persons that undergo the City’s background screening successfully will be allowed in the field to coach or work with the children in the Park at all times.
25. Only persons issued City’s volunteer ID card shall be on the field to coach or work with the children in the Park at all times, violation of this condition shall result in a fine ranging from \$50 per incident to \$250 or revocation of the permit.

ORDINANCE NO. 26-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE V, SECTION 22-116 OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING CERTAIN DEFINITIONS WITHIN SECTION 22-116, TO INCLUDE THE DEFINITION OF "TRAVEL TRAILER" TO REDUCE THE OVERALL BODY LENGTH FROM 40 FEET TO 35 FEET; TO AMEND THE DEFINITION OF "CAMPING TRAILER" TO REMOVE THE WORD "VEHICULAR" AND REQUIRE CAMPING TRAILERS TO BE LOADED ONTO OR AFFIXED TO WHEELS; TO REMOVE THE WORD "TRUCK" FROM "TRUCK CAMPER"; TO AMEND THE WORD "MOTOR HOME" TO REQUIRE A "BUILT ON" REQUIREMENT TO MOTOR VEHICLE CHASSIS; TO AMEND THE DEFINITION OF "SCREENED" TO ADD THE WORDS "THE CONDITION OF BEING" AND EXPAND THE DEFINITION OF SIGNIFICANTLY HIDDEN FROM VIEW TO ENCOMPASS A COMBINATION OF STRUCTURES; TO DELETE "RESIDENTIAL TOWNHOUSE DISTRICT", "MODERATE DENSITY RESIDENTIAL DISTRICT", "HIGH DENSITY RESIDENTIAL DISTRICT" AND CERTAIN RESIDENTIAL MIXED USE DESIGNATIONS BEARING THE PREFIX HDOD; CMU; AND MNMU; TO DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A REGISTRATION PROCESS AND FEE OF \$100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING ALL RECREATIONAL VEHICLES TO DISPLAY CURRENT CITY REGISTRATION TO BE VISIBLE FROM THE STREET; ALLOWING A RECREATIONAL VEHICLE NOT EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON

SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM \$500.00 TO \$250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the current City of Opa-Locka Land Development Regulations, addresses the general storage of a recreational vehicle, of a certain length and width, on single-family or duplex residential zoned property, subject to the conditions listed in Section 22-116; and

WHEREAS, the City Commission of the City of Opa-Locka desires to amend the City's land development regulations pertaining to recreational vehicles on residential zoned properties; and

WHEREAS, the City Commission of the City of Opa-Locka desires to amend Section 22-116 of the City of Opa-Locka's Land Development Regulations, pertaining to recreational vehicles and Article I, Section 7-6 of the City of Opa-Locka's Code of Ordinances related to penalties.

NOW, THEREFORE, BE IT DULY ORDAINED 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. Article V of the Land Development Regulations (pursuant to Ordinance 15-31) is hereby amended and shall read:

Sec. 22-116 Recreational Vehicles.

(a) Definitions

(1) "travel trailer," ~~which is a vehicular portable unit, mounted on wheels and of such a size or weight as not to require special highway movement~~

~~permits~~ ~~when drawn by a motorized vehicle.~~ It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 8 1/2 feet and ~~an~~ a maximum overall body length of no more than 40 35 feet. ~~when factory-equipped for the road.~~

(2) "camping trailer," ~~which is a vehicular~~ portable unit designed to be loaded onto, affixed to, mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel uses.

(3) "truck camper," which is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.

(4) "motor home," ~~which is a self-propelled~~ vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, ~~is a self-propelled~~ and is built on a self-propelled motor vehicle chassis, and is primarily designed ~~to provide for~~ temporary living quarters for recreational, camping, or travel use.

(5) "van conversion," ~~which is a vehicular~~ unit which does not exceed the length and width limitations provided in s. 316.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.

(6) "fifth-wheel trailer," which is a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

(7) The term "screened" means the condition of being significantly hidden from view from grade level by a combination of structures or other means including but not limited to buildings, fences, walls, hedges, and other landscaping material, or any combination thereof.

(8) Residential Zoned Property include any of the following:

i. Single-Family Residential district. Any zoning use district bearing the prefix R-1 or R-2.

ii. Two-Family Residential district. Any zoning use district bearing the prefix R-2.

- ~~iii. Residential Townhouse district. Any zoning use district bearing the prefix R-TH~~
- ~~iv. Moderate Density Residential district. Any zoning use district bearing the prefix R-3.~~
- ~~v. High Density Residential district. Any zoning use district bearing the prefix R-4~~
- ~~Any Residential Mixed Use bearing the prefix HDOD; CMU; MNMU.~~

(b) Recreational Vehicle Storage Requirements

- (1) ~~Recreational Vehicle parking and storage is prohibited on property zoned residential. Use of recreational vehicles as dwelling units is prohibited. To park or store a recreational vehicle on property zoned residential will be a violation the Land Development Regulation, Ordinance 15-31, Section 22-116 as amended. Recreational vehicle owner must register their vehicle annually with the City for a \$100.00 fee and provide an affidavit affirming that the vehicle will not be used for occupancy and will otherwise comply with provisions outlined within the City of Opa-locka's Code of Ordinances.~~
- (2) All recreational vehicles shall display current City registration to be visible from the street. Immediately following the passage of the ordinance from which this section is derived, the city shall use best efforts to engage in a public information campaign to educate residents on the requirements of this section. The public information campaign shall take place up until one hundred eighty (180) ninety (90) days after passage of the ordinance from which this section is derived to address removal of recreational vehicles from properties zoned residential.

~~Any person owning a recreational vehicle that is occupying real property zoned residential within the city as of the passage of the ordinance from which this section is derived, will have up to one hundred eighty one (181) days to remove the recreational vehicle from the city. After the one hundred eighty day public information campaign all violations will be subject to code enforcement action including the assessment of a civil penalty. After receiving a civil penalty, the property owner will have thirty (30) days to cure the violation, i.e., removal of the recreational vehicle from his property or be subject to additional citation and remedies permitted by City Code.~~

A recreational vehicle, not exceeding 35 feet in length, may be parked in a side yard on an improved driveway, not closer than three feet from the residence with all expanding panels retracted as if the vehicle is in travel mode and meet the following criteria:

- a. Shall be fully visible and unobstructed.
- b. Shall be mounted on wheels and remain easily moveable.
- c. Parked recreational vehicles shall not be used for living, sleeping, cooking, or storage.
- d. Residential vehicles not owned by the property owner shall have a valid lease agreement with the property owner where the vehicle is located. The lease agreement shall be submitted with the Recreational Vehicle registration package.
- e. No property owner shall park, or allow to be parked, more than one recreational vehicle on any residential single-family or duplex property.
- f. Recreational vehicles shall not be connected to water, sewer, or electrical lines while parked on residential property. Utility connections for brief maintenance related activities are permitted with the use of an extension cord not to exceed 24 hours. The City reserves the right to suspend water and sewer service after proper notice. The parking of recreational vehicles is prohibited on townhouse or multi-family development properties.

(3) Violations & Penalties

- a. Violations of this section shall result in fines, penalties, or enforcement actions which shall be the responsibility of the property owner.
- b. Fines shall be imposed as follows:
 - a) Illegal placement/storage/parking: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - b) Illegal utility connection: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - c) Illegal use for living space: \$500 \$250 first offense, \$500 for each additional offense thereafter.
 - d) Non-registration: \$500 \$250 first offense, \$500 for each additional offense thereafter.
- c. Additional Remedies: The City may pursue further enforcement, including abatement of nuisances, injunctive relief, permit revocation, and administrative adjudication.

~~(1) Enforcement of the Code. Notwithstanding the provisions of this section, the City may at all times continue enforcement of the City Code through any authorized code compliance methods specified in the Land Development Regulations or any provision of the City of Opa-Locka's Code of Ordinances or other authorized means, including but not limited to, issuance of and Prosecution of a notice of violation or the issuance of a citation. This section shall not be construed or interpreted to serve as a defense against any enforcement action brought by the City~~

~~based on noncompliance with the current requirements of the City Code.~~

Section 3. Chapter 7, Article I, Section 7-6 of the City of Opa-Locka's Code of Ordinances table section 106 is hereby amended to establish additional fees and shall read for 106 as follows:

106. Recreational Vehicle Parking

Code Section	Description of Violation	Civil Penalty
<u>3-1</u>	Erecting, constructing, posting, etc., of a sign without a permit	\$200.00
<u>3-2</u>	Failure to obtain required sign inspection approval	200.00
<u>5-1</u>	Cruelty and fighting:	
	Prohibited generally	
	Tormenting, torturing or inflicting cruelty on an animal, or human being	500.00
<u>5-18</u>	Keeping vicious and howling dogs	500.00
<u>7-3</u>	Permit prerequisite to doing work:	
	Failure of homeowner to get permit	200.00
	Failure of contractor to get permit	500.00
<u>7-9</u>	Duty to clean site:	
	Failure to remove debris, equipment, materials or sheds	200.00

Code Section	Description of Violation	Civil Penalty
9	Excavations and fillings:	
	Illegal excavation	500.00
<u>10-5</u>	Permit required for intentional burning:	
	Setting fire without permit	200.00
	Failure to obtain required permit or violation of conditions of permit	200.00
11	Garbage and trash:	
	Only city or licensed collectors to collect and dispose.	
<u>11-5</u>	Utilizing the waste collection services of an unauthorized waste collection agency by a commercial establishment	500.00
<u>11-7</u>	Offensive or dangerous accumulations:	
	Creating or maintaining fire hazard	200.00
<u>11-10</u>	Removal prohibited except from approved containers:	
	Uncontainerized refuse, rubbish, or solid waste	100.00
<u>11-14</u>	Curbside placement; emergency; improvement of collection procedure; conditions:	

Code Section	Description of Violation	Civil Penalty
	(b) Domestic garbage	
	Hanging waste container at curbside, right-of-way or street edge before or after specific hours of normal collection;	100.00 per day
	(d) Garbage to be differentiated from garden trash and rubbish when placed in receptacles or containers for collection purposes	
	Placement of commingled yard trash at the curbside or other designated trash collection area, by residents for collection and disposal	50.00
	Placement of commingled yard trash at the curbside or other designated trash collection area by commercial multifamily residential establishments, for collection and disposal	100.00
13	Licenses and Business Regulations	
<u>13-2</u>	Tax levied and license required:	
	Failure to obtain a City of Opa-locka occupational license	100.00
14	Nuisances	
<u>14-1</u>	Creation or maintenance of public nuisance prohibited; duties of owners and tenants:	
	Trash, debris, refuse, or garbage on premises	100.00

Code Section	Description of Violation	Civil Penalty
	Excessive growth of weeds, grass, other flowers	100.00
	Failure to exterminate insects, rodents, termites, vermin or other pest	100.00
	Allowing public nuisance to exist	100.00
	Causing a sanitary nuisance	500.00
	Maintaining a sanitary nuisance	500.00
<u>15</u>	Noise:	
	Prohibited generally.	
	Excessive noise violation	100.00
<u>15-137</u>	Adherence to red light traffic control signals:	
	First offense	125.00
	Second offense	250.00
	Each additional offense	500.00
<u>20</u>	Trailers	
<u>20-2</u>	Parking prohibited except in trailer park:	

Code Section	Description of Violation	Civil Penalty
106	Illegal placement or storage or parking of a recreational vehicle	500.00 <u>beyond first offense.</u>
	<u>Illegal placement / storage / parking: \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Illegal Utility Connection. \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Illegal Use for Living Space: \$250.00 first offense. \$500.00 for each additional offense.</u> <u>Non-Registration: \$250.00 first offense. \$500.00 for each additional offense.</u>	<u>250.00 First Offense</u> <u>500.00 each additional</u>

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, are hereby repealed.

Section 7. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

Section 8. 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 _____, 2026.

PASSED SECOND READING this ____ day of _____, 2026.

John H. Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

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



**City of Opa-locka
Agenda Cover Memo**

Department Director:	Gregory D. Gay		Department Director Signature:				
City Manager:	Shamecca Lawson		CM Signature				
Commission Meeting Date:	February 11, 2026		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
					X		
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Resolution Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X		X	X	X	X
			Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
				X		X	
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: N/A		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
	See Financial Impact section below			X			
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
		X					
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input checked="" type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input checked="" type="checkbox"/> Communication <input type="checkbox"/>	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
	X						
Sponsor Name	Commissioner Santiago		Department:	City Commission			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES CHAPTER VII, ARTICLE 1 SECTION 7-6 AND THE LAND DEVELOPMENT REGULATIONS, ARTICLE V, SECTION 22-116 AND ORDINANCE NO. 2024-11 PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING PARKING RECREATIONAL VEHICLES AND COMMERCIAL VEHICLES ON PROPERTY ZONED RESIDENTIAL SINGLE-FAMILY AND DUPLEX; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The City Commission adopted Ordinance 2024-11, legislation that prohibited the parking and or storage of Recreational Vehicles on Residential zoned property in the City of Opa-locka. After engaging in a public information campaign to educate the residents at a workshop held on August 27, 2024, and another workshop held on September 15, 2025, the City Commission has reconsidered and desires to establish a registration program and provide standards governing the parking and storage of recreational vehicles on certain residential zoned properties. The City Commission is also providing standards for the parking of recreational vehicles, which does not include occupancy or any other life-sustaining activities inside the recreational vehicles. On December 11, 2025, a final workshop was held to gather any additional comment from residents and address the lawful RV parking and/or registration of recreational vehicles, and to discuss fines and penalties for non-compliance.

The City Commission desires to provide additional definitions and provide registration fees and establish fines and penalties for non-compliant violators after a 90-day public information campaign. The Planning and Community Development Department has reviewed the amendment to permit recreational vehicle storage in the City of Opa-locka which will require an amendment of Ordinance 15-31, the Land Development Regulations, Article V, Section 22-116, "Recreational Vehicle Storage" and the City Code Chapter VII, Article 1, Section 7-6.

Financial Impact- There is no negative financial impact from the approval of this legislation.

Proposed Action:

Planning and Community Development staff recommends approval of this amendment.

Attachment:

- Draft Ordinance Amendment
- Ordinance 2024-11
- City LDR Section 22-116
- Workshop Summary 9-15-25
- Workshop Summary DRAFT and Agenda 12-11-25
- PowerPoint Presentation

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING ARTICLE V, SECTION 22-116, OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS, PROVIDING RECREATIONAL VEHICLE STORAGE IS PROHIBITED ON PROPERTY ZONED RESIDENTIAL; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO ESTABLISH A CIVIL PENALTY FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the current City of Opa-Locka Land Development Regulations, Ordinance 15-31 address the general storage of a recreational vehicle, of a certain length and width, on single-family or duplex residential zoned property, subject to the conditions listed in Section 22-116; and

WHEREAS, the City Commission of the City of Opa-Locka desires to prohibit the storage of recreational vehicles on residential zoned properties; and

WHEREAS, the City Commission of the City of Opa-Locka desires to amend Section 22-116 of the City of Opa-Locka's Land Development Regulations, pertaining to recreational vehicles.

NOW, THEREFORE, BE IT DULY ORDAINED 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. Article V of the Land Development Regulations (pursuant to Ordinance 15-31) is hereby amended to replace, Section 22-116, as set forth below, and shall have the meanings ascribed and shall be removed and replaced with the following words, terms and phrases and shall read:

Sec. 22-116 Recreational Vehicles.

1. Definitions

(1) "travel trailer," which is a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits

when drawn by a motorized vehicle. It is primarily designed and constructed to provide temporary living quarters for recreational, camping, or travel use. It has a body width of no more than 8-1/2 feet and an overall body length of no more than 40 feet when factory-equipped for the road.

(2) "camping trailer," which is a vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.

(3) "truck camper," which is a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.

(4) "motor home," which is a vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.

(5) "van conversion," which is a vehicular unit which does not exceed the length and width limitations provided in s. 316.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.

(6) "fifth-wheel trailer," which is a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

(7) The term "screened" means significantly hidden from view from grade level by a structure or other means including but not limited to buildings, fences, walls, hedges, and other landscaping material, or any combination thereof.

- (8) Residential Zoned Property include any of the following:
- Single-Family Residential district. Any zoning use district bearing the prefix R-1.
 - Two-Family Residential district. Any zoning use district bearing the prefix R-2.
 - Residential Townhouse district. Any zoning use district bearing the prefix R-TH
 - Moderate Density Residential district. Any zoning use district bearing the prefix R-3

High Density Residential district. Any zoning use district bearing the prefix R-4
Any Residential Mixed Use bearing the prefix HDOD; CMU; MNMU.

2. Recreational Vehicle Storage

~~The place of storage shall be to the rear of the front building line if adequate side setbacks are available. Where the R.V. storage area is located between the residence and a side street property line, the R.V. shall be visually buffered by a six-foot wood privacy fence, masonry wall, trees or shrubs maintained to a height of six feet. The front building line referred to shall be that portion furthest from the street.~~

(1) Recreational Vehicle parking and storage is prohibited on property zoned residential. Use of recreational vehicles as dwelling units is prohibited. To park or store a recreational vehicle on property zoned residential will be a violation the Land Development Regulation, Ordinance 15-31, Section 22-116 as amended.

(2) Immediately following the passage of this Ordinance, the City shall use best efforts to engage in a public information campaign to educate residents on the requirements of this Ordinance. The public information campaign shall take place up to 90 days after passage to address removal of recreational vehicles from properties zoned residential.

Any person owning a recreational vehicle that is occupying real property zoned residential within the City as of the passage of this Ordinance, will have up to 90 days to remove the recreational vehicle from the City. After the 90-day public information campaign all violations will be subject to Code Enforcement Action including the assessment of a civil penalty. After receiving a civil penalty, the property owner will have 30 days to cure the violation, i.e. removal of the recreational vehicle from his property or be subject to additional citation and remedies permitted by City Code.

(3) *Enforcement of the Code.* Notwithstanding the provisions of this section, the City may at all times continue enforcement of the City Code through any authorized code compliance methods specified in the Land Development Regulations or any provision of the City of Opa-Locka's Code of Ordinances or other authorized means, including but not limited to, issuance of and Prosecution of a notice of violation or the issuance of a citation. This section shall not be construed or interpreted to serve as a defense against any enforcement action brought by the City based on noncompliance with the current requirements of the City Code.

Section 3. Chapter 7, Article I, Section 7-6 of the City of Opa-Locka’s Code of Ordinances is hereby amended to add new number 106 to establish a fees concerning recreational vehicle storage violations and shall read:

106. Recreational Vehicle Parking \$500.00

Section 4. Article XI, Division 10, Subdivision 2, Section 2-570.33 of the City of Opa-Locka’s Code of Ordinances is hereby amended to establish a civil penalty for noncompliance for failure to register recreational vehicles as set forth below:

Code Section	Description of Violation	Civil Penalty
<u>3-1</u>	Erecting, constructing, posting, etc., of a sign without a permit	\$200.00
<u>3-2</u>	Failure to obtain required sign inspection approval	200.00
<u>5-1</u>	Cruelty and fighting:	
	Prohibited generally	
	Tormenting, torturing or inflicting cruelty on an animal, or human being	500.00
<u>5-18</u>	Keeping vicious and howling dogs	500.00
<u>7-3</u>	Permit prerequisite to doing work:	
	Failure of homeowner to get permit	200.00
	Failure of contractor to get permit	500.00
<u>7-9</u>	Duty to clean site:	

Code Section	Description of Violation	Civil Penalty
	Failure to remove debris, equipment, materials or sheds	200.00
9	Excavations and fillings:	
	Illegal excavation	500.00
<u>10-5</u>	Permit required for intentional burning:	
	Setting fire without permit	200.00
	Failure to obtain required permit or violation of conditions of permit	200.00
11	Garbage and trash:	
	Only city or licensed collectors to collect and dispose.	
<u>11-5</u>	Utilizing the waste collection services of an unauthorized waste collection agency by a commercial establishment	500.00
<u>11-7</u>	Offensive or dangerous accumulations:	
	Creating or maintaining fire hazard	200.00
<u>11-10</u>	Removal prohibited except from approved containers:	
	Uncontainerized refuse, rubbish, or solid waste	100.00

Code Section	Description of Violation	Civil Penalty
<u>11-14</u>	Curbside placement; emergency; improvement of collection procedure; conditions:	
	(b) Domestic garbage	
	Hanging waste container at curbside, right-of-way or street edge before or after specific hours of normal collection;	100.00 per day
	(d) Garbage to be differentiated from garden trash and rubbish when placed in receptacles or containers for collection purposes	
	Placement of commingled yard trash at the curbside or other designated trash collection area, by residents for collection and disposal	50.00
	Placement of commingled yard trash at the curbside or other designated trash collection area by commercial multifamily residential establishments, for collection and disposal	100.00
13	Licenses and Business Regulations	
<u>13-2</u>	Tax levied and license required:	
	Failure to obtain a City of Opa-locka occupational license	100.00
14	Nuisances	
<u>14-1</u>	Creation or maintenance of public nuisance prohibited; duties of owners and tenants:	

Code Section	Description of Violation	Civil Penalty
	Trash, debris, refuse, or garbage on premises	100.00
	Excessive growth of weeds, grass, other flowers	100.00
	Failure to exterminate insects, rodents, termites, vermin or other pest	100.00
	Allowing public nuisance to exist	100.00
	Causing a sanitary nuisance	500.00
	Maintaining a sanitary nuisance	500.00
<u>15</u>	Noise:	
	Prohibited generally.	
	Excessive noise violation	100.00
<u>15-137</u>	Adherence to red light traffic control signals:	
	First offense	125.00
	Second offense	250.00
	Each additional offense	500.00
<u>20</u>	Trailers	

Code Section	Description of Violation	Civil Penalty
<u>20-2</u>	Parking prohibited except in trailer park:	
106	Illegal placement or storage or parking of a recreational vehicle	500.00

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith, are hereby repealed.

Section 7. This Ordinance shall be codified in the Code of Ordinances when the code is recodified.

Section 8. 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.

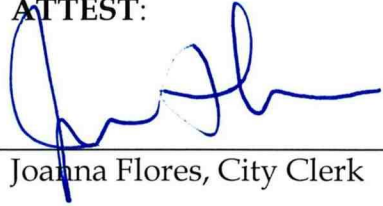
PASSED FIRST READING this 18th day of March 2024.

PASSED SECOND READING this 10th day of April 2024.



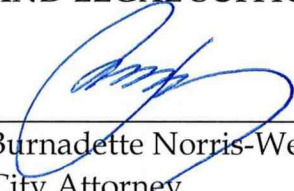
John H. Taylor Jr., Mayor

ATTEST:



Joanna Flores, City Clerk

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



Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: Vice Mayor Ervin

Seconded by: Commissioner Williams

VOTE:	4-0
Commissioner Bass	YES
Commissioner Kelley	ABSENT
Commissioner Williams	YES
Vice Mayor Ervin	YES
Mayor Taylor	YES



**City of Opa-locka
Agenda Cover Memo**

Department Director:	Gregory D. Gay		Department Director Signature:				
City Manager:	Darvin E. Williams		CM Signature				
Commission Meeting Date:	March 13, 2024		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Resolution Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> Ex: N/A		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
	See Financial Impact section below			X			
ILA Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:				
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input checked="" type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input checked="" type="checkbox"/> Communication <input type="checkbox"/>	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
	X						
Sponsor Name	Commissioner Williams		Department: Planning & Community Development	Commissioner Williams			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING ARTICLE V, SECTION 22-116, OF THE CITY OF OPA-LOCKA'S LAND DEVELOPMENT REGULATIONS, PROVIDING RECREATIONAL VEHICLE STORAGE IS PROHIBITED ON PROPERTY ZONED RESIDENTIAL; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES TO ESTABLISH A CIVIL PENALTY FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

The current Land Development Regulations, Ordinance 15-31, Section 22-16 address the general storage of recreational vehicles on residential zoned property subject to the conditions listed in Section 22-116. The City Commission desires to remove legislation to permit parking and storage of

recreational vehicles on property zoned residential and to provide definitions and provide progressive fees to be assessed for violators after a 90-day public information campaign. The Planning and Community Development Department has reviewed the amendment to prohibit recreational vehicle storage in the City of Opa-locka which will require an amendment of Ordinance 15-31, the Land Development Regulations, Article V, Section 22-116, "Recreational Vehicle Storage".

Financial Impact

Account	Description	Available	Project	Remaining Balance

There is no negative financial impact from the approval of this legislation.

Proposed Action:

PCD Staff recommends approval of this text amendment.

Attachment:

Draft Ordinance
Amended Land Development Regulation-

Sec. 22-116. ~~Recreational Vehicle Storage~~

~~The place of storage shall be to the rear of the front building line if adequate side setbacks are available. Where the R.V. storage area is located between the residence and a side street property line, the R.V. shall be visually buffered by a six foot wood privacy fence, masonry wall, trees or shrubs maintained to a height of six feet. The front building line referred to shall be that portion furthest from the street.~~

Parking of recreational vehicles on property zoned residential.

- (a) A recreational vehicle not exceeding 33 feet in length, will be allowed to park in either the side yard of property zoned residential on an improved driveway only; provided that such recreational vehicle is parked no closer that three feet from the side property lines.

- (b) A recreational vehicle not exceeding 24 25 feet in length will be allowed to park in the front yard of property zoned residential only when sufficient vehicular parking is available; provided that such recreational vehicle is parked no closer than 3 feet from the front or side property lines and is parked perpendicular to the right of way on an improved driveway. (without violating lot coverage percentage)

- (c) At all times, a recreational vehicle shall have current license plates and registration that are clearly visible from the street. The owner of the recreational vehicle shall register the vehicle with the City and shall furnish to the City an affidavit indicating the recreational vehicle shall not be offered for occupancy as described in paragraph (d) of this Section.(Below)

(d) A recreational vehicle, while parked on property zoned residential shall not be offered for occupancy or use by the owner or tenant or any third parties or occupied or used for living, sleeping, cooking or any other life-sustaining activities or for storage purposes by the owner, tenant, person in possession, or to any third party who is not the owner or tenant of the residence at which the recreational vehicle is parked. For purposes of this Code Section, tenant or person in possession occupying the property must have a current valid lease or rental agreement with the property owner of the residential property which is to be promptly made available to the City.

(a.) A property owner, tenant or person in possession or control of the property shall provide access to the property, upon request, for the city inspector to conduct an inspection to determine the location of a parked recreational vehicle and compliance with this legislation. Failure to provide access for an on-site inspection, upon reasonable notice, is a violation of this section and subject to immediate removal of the Recreational Vehicle from the property.

(f) No property owner shall park, or allow to be parked, more than one recreational vehicle on a property zoned residential.

(g) Recreational vehicles shall not be connected to water and/or sewer lines. The City shall reserve the right to cancel or pause water and sewer service to the property, after notice is afforded as prescribed by applicable Florida Law(s), if a violation of this paragraph is found.

4. Parking of commercial vehicles, recreational vehicles, boats or vessels shall be prohibited on property developed as townhouse, or multi-family.

A first violation of this Section shall be a warning with the violator having (the number of days as per City Code) 60-days to fully correct the violation.

If the violation remains after 60 days, (as per City Code) fines may be imposed pursuant to Section ____ of the City Code.

CITY OF OPA-LOCKA RECREATIONAL VEHICLE ORDINANCE



PCD STAFF

December 11, 2025



Purpose and Intent

2

City leadership intends to:

- ❑ Beautify the City.
- ❑ Maintain a positive image for residential properties.
- ❑ Maintain the integrity of residential neighborhoods.
- ❑ Conserve and increase taxable value.
- ❑ Promote public safety.
- ❑ Reduce unauthorized strain on sewer, water, and electrical systems.
- ❑ Reduce financial burden on residents for system upgrades.

Recreational Vehicles-Definitions



3

- ❖ Travel Trailer-a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle.
- ❖ Camping Trailer-a vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.
- ❖ Truck Camper-a truck equipped with a portable unit designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping, or travel use.



Recreational Vehicles-Definitions cont'd

4

- ❖ Motor Home-a vehicular unit which does not exceed the length, height, and width limitations provided in s. 316.515, is a self-propelled motor vehicle, and is primarily designed to provide temporary living quarters for recreational, camping, or travel use.
- ❖ Van Conversion-a vehicular unit which does not exceed the length and width limitations provided in s. 315.515, is built on a self-propelled motor vehicle chassis, and is designed for recreation, camping, and travel use.
- ❖ Fifth-Wheel Trailer-a vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed 400 square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axel.



Recreational Vehicles-Definitions cont'd

5

- ❖ Screened-means significantly hidden from view from grade level by a structure or other means including but not limited to buildings, fences, walls, hedges, and other landscaping material, or any combination thereof.
- ❖ An RV should be FULLY VISIBLE and should not be screened from view.
- ❖ Residential Zoned Property-where an RV will be permitted include:
 - ❖ Single-Family Residential district. Any zoning use district bearing the prefix R-1.
 - ❖ Two-Family Residential district. Any zoning use district bearing the prefix R-2.



Introduction/History

6

The City Zoning Code is a Fluid Document

- ❑ Ordinance 15-31, Section 22-116 addressed the general storage of a Recreational Vehicle, of a certain length and width, on single-family or duplex zoned property.
- ❑ This legislation was adopted on October 28, 2015.
- ❑ In recent years there has been a major increase in Recreational Vehicles in Opa-locka without compliance with the Zoning Code.
- ❑ On April 10th, 2024, the City Commission adopted Ordinance 2024-11 and amended Section 22-116 to prohibit the storage of Recreational Vehicles on residential zoned properties.



Introduction/History

7

The City Zoning Code is a Fluid Document

- ❑ On August 27, 2024, a workshop was held with the residents and property owners concerning Ordinance 2024-11 which prohibited parking and storage of Recreational vehicles.
- ❑ As a consequence of the workshop, the City Commission desires a reasonable amendment to Ordinance 2024-11.



Community Concerns at Workshop

- Residential Feedback if RV parking is allowed:
 - Financial Burden for Homeowners – possible depreciation of property value.
 - Concerns - turning neighborhoods into trailer parks.

Recreational Vehicles

9





Support and Opposition

10

- New Amendment Opposition:
 - Homeowners concerned about property values being reduced and neighborhood aesthetics.
 - City Officials tasked with the effective management of resources, water, sewer, and electricity.
 - That Owners allow Multiple RV's on their property
 - Additional parking needed for RV tenants

- New Amendment Supporters:
 - Resident's RV can be parked on their property and not incur additional monthly parking rental expense.
 - RV's will not be used for rental income – No new parking challenges



Amend Ordinance 2024-11

11

The following conditions are required:

- **Amendment to permit RV parking in R-1 & R-2 Dist.:**
 1. Allow one recreational vehicle **not exceeding 35 feet in length** may be parked in a **side yard** on an improved driveway, or paved surface no closer than **three feet** from the side property lines, provided sufficient parking is available and lot coverage limits are not exceeded.
 2. Recreational Vehicle must be fully visible, unobstructed and must remain mounted on tires.
 3. All recreational vehicles must display DMV **current registration and license plates** visible from the street.
 4. Recreational vehicle owners must register their vehicle **annually** with the City for a **\$150 fee** and provide an affidavit affirming the vehicle will **not be used for occupancy** and will comply with all provisions outlined in the Ordinance.
- **Occupancy Prohibition & Utility Restrictions**
 5. Recreational vehicles parked on residential property are prohibited from being used for occupancy, living, sleeping, cooking, or storage.
 6. A tenant or occupant must hold a **valid lease** or rental agreement with the property owner, available to the City upon request.
 7. Violations may result in **finest, penalties, or enforcement actions** as prescribed in the municipal code.



Amend Ordinance 2024-11

“The following conditions are required” Cont’d:

□ **Inspection & Enforcement**

- Upon request, property owners must provide access for **City inspections** to verify compliance. Failure to provide access may result in **immediate removal** of the recreational vehicle **at the owner’s expense**.
- No property owner shall park, or allow to be parked, **more than one** recreational vehicle on residential property.
- **Utility connections prohibited:** Recreational vehicles **shall not** be connected to **water, sewer, or electrical lines**. If violations are found, the City reserves the right to **suspend** water and sewer service after notice per **Florida law**.

□ **Parking Restrictions for Townhouse & Multi-Family Properties**

- Parking of **recreational vehicles**, is **prohibited** on **townhouse or multi-family developments**.



Amend Ordinance 2024-11

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“The following conditions are required” Cont’d:

❑ **Violations & Penalties**

- ❑ **(a) Warning Period:** First-time violators will receive a **warning** and must correct the violation within **7-30 days**.
- ❑ **Fines & Enforcement:** If uncorrected, fines may be imposed per the **City Code**:
 - ❑ **Illegal placement/storage/parking: \$500**
 - ❑ **Illegal utility connection: \$500**
 - ❑ **Illegal use for living space: \$500**
 - ❑ **Non-registration: \$500**
- ❑ **Additional Remedies:** The City may pursue further enforcement, including **abatement of nuisances, injunctive relief, permit revocation, and administrative adjudication.**



Implementation Plan

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□ Steps:

Public awareness campaign.

Workshops:

- 1 August 27, 2025
- 2 September 15, 2025
- 3 December 11, 2025

▣ Enforcement strategy.

- 1 Amendment 1st Reading January 2026
- 2 Amendment 2nd Reading February 2026

▣ Support programs for affected residents.



Conclusion and Q & A

15

- Ordinance 2024-11
 - Banned the parking and or storage of recreational vehicles on residential property;
 - The amendment will permit storage, require RV registration, prohibits living in the unit, prohibit connection to city utilities and gives penalties for violations of this legislation to live in the RV.
 - Provides for fines for violations.

Recreational Vehicles

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CITY OF OPA-LOCKA RECREATIONAL VEHICLE ORDINANCE



December 11, 2025

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

PUBLIC WORKSHOP – RECREATIONAL VEHICLES
Monday, September 15, 2025
6:00 PM

1. WELCOME AND INTRODUCTIONS:

Mayor John H. Taylor, Jr. called the public workshop to order at 6:06 PM on Monday, September 15, 2025, at the Opa-locka Government Center, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

The following members of the City Commission were present: Mayor John H. Taylor, Jr.; Vice Mayor Joseph L. Kelley; Commissioner Natasha L. Ervin; Commissioner Luis B. Santiago; and Commissioner Dr. Sherelean Bass.

2. PRESENTATION BY CITY STAFF:

a. Summary of existing regulations related to Recreational Vehicles / Proposed Changes

Commissioner Santiago welcomed attendees in English and Spanish, noting the purpose of the meeting was to review regulations related to recreational vehicles (RVs) and hear community input. He introduced Planning Director Gregory Gay, Zoning Official Gerald Lee, and Economic Development Specialist Sol Bankole, who would present proposed amendments.

Mr. Gay explained the background of RV regulations, noting an ordinance adopted in April 2024 prohibited RV parking on residential property. He stated the purpose of the workshop was to review opportunities to amend the ordinance to better balance community needs with neighborhood integrity.

Mr. Lee presented definitions of recreational vehicles, including travel trailers, camping trailers, truck campers, motor homes, van conversions, and fifth-wheel trailers. He explained prior code required RVs to be screened from street view, but proposed amendments would allow visible parking on residential lots under new conditions.

Proposed amendments included:

- Allowing one RV per single-family (R-1) or duplex (R-2) property.
- RVs must be parked on an improved driveway or paved surface, at least three feet from side property lines, not exceeding 30 feet in length.
- RVs must remain on tires, fully visible, and display valid DMV registration and license plates.
- Owners must register the RV annually with the City at a fee of \$150 and submit an affidavit affirming it will not be occupied.
- Occupancy, sleeping, cooking, and storage in RVs were prohibited.

- RVs could not connect to water, sewer, or electrical utilities.
- Property owners must allow inspection access; failure could result in immediate removal of the RV at the owner's expense.

Mr. Lee added that violations could result in fines: \$500 for illegal parking/storage, \$500 for unauthorized utility connections, and \$500 for illegal use as living space. First-time offenders would receive a warning and 7–30 days to correct violations.

Mr. Gay clarified that inspections would confirm proper placement, no utility connections, and current DMV registration. A decal would be issued upon approval. The inspection fee was included in the \$150 registration. Staff noted the fee may be waived during an initial 30–45-day education period following adoption.

3. PUBLIC ENGAGEMENT:

Manny Cruz opposed the \$150 annual fee, noting state trailer registration costs only \$38.50. He suggested temporary permits for visiting RVs. Staff acknowledged his concerns and said temporary parking would be considered.

Sarah Allen, 600 Sharar Avenue, asked about RVs parked at businesses or churches. Staff explained the proposed amendments only addressed single-family and duplex properties, not commercial or industrial areas. Commissioners noted business concerns could be considered before adoption.

Lori Novell, 1840 Opa-locka Boulevard, asked about inspection. Mr. Gay responded that a compliance report and decal would be issued annually.

Luis Gálvez supported inspections of vehicles but objected to granting inspectors access to his property. Commissioners referred the question to the City Attorney for clarification. Mr. Gay emphasized residents should not use RVs for permanent living.

The City Commission recessed at approximately 7:14 PM.

The City Commission reconvened at approximately 7:26 PM.

Suleimi Correa asked what to do if her RV was parked on dirt rather than pavement. Staff stated proposed amendments would require a paved or improved surface, which was not previously addressed.

Mayor Taylor encouraged anyone not able to ask their questions to submit them via writing at the back of the room.

Mayor Taylor emphasized that nothing was final at this stage. He explained that recreational vehicles were currently banned in the City of Opa-locka but noted that the prohibition was not being enforced. He clarified that the ordinance was being amended based on the feedback and

suggestions received and would be brought back to the City Commission for further consideration.

Mayor Taylor stated that residents would be notified when the ordinance returned for City Commission consideration so that the discussion could continue at the appropriate time during a regular meeting.

Commissioner Ervin stated she would not support eliminating the registration fee but invited discussion on a reasonable amount. She emphasized the need for inspections to prevent illegal occupancy and utility connections.

Vice Mayor Kelley thanked residents for attending and sharing concerns. He stated the Commission paused enforcement of the ordinance so the issue could be addressed properly and commended Commissioner Santiago and Mayor Taylor for holding the workshop. He noted the \$500 fine was not enforced to allow the community to be heard.

Commissioner Santiago thanked residents for their participation, emphasizing unity between the community, City Commission, City Manager, and staff.

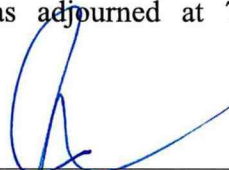
4. NEXT STEPS:

5. CLOSING REMARKS:

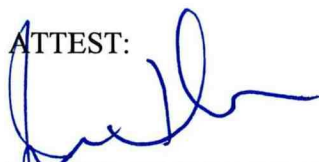
Mayor Taylor concluded by thanking attendees, reaffirming the City was not yet enforcing the ordinance, and encouraging residents to continue providing feedback. He stated staff would remain available for private questions after adjournment.

6. ADJOURNMENT:

There being no further business, the public workshop was adjourned at 7:38 PM.



John H. Taylor, Jr.
Mayor

ATTEST:


Joanna Flores
City Clerk

[Minutes prepared by T. Baclawski, Prototype-Inc.]

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

CITY COMMISSION WORKSHOP
Thursday, December 11, 2025
6:00 PM

1. CALL TO ORDER:

Mayor John H. Taylor, Jr. called the workshop to order at 6:07 PM on Thursday, December 11, 2025, at the Opa-locka Government Center Commission Chambers, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Natasha L. Ervin; Commissioner Luis B. Santiago; and Mayor John H. Taylor, Jr. Also in attendance were City Manager Sha'mecca Lawson, and City Clerk Joanna Flores. Commissioner Dr. Sherelean Bass arrived at 6:36 PM.

3. PRESENTATION BY CITY STAFF:

The workshop was conducted bilingually, with remarks delivered in English and translated into Spanish throughout.

Mayor Taylor explained that the purpose of the workshop was to review the City’s recreational vehicle ordinance, outline existing regulations, present proposed amendments, and receive resident feedback on changes developed in response to prior community input.

Commissioner Santiago stated that the workshop was intended to resolve outstanding concerns before the ordinance proceeded to formal readings.

Planning and Development Director Gregory Gay outlined the goals of the proposed amendments, including protecting neighborhood character, property values, public safety, and infrastructure. He reviewed the recreational vehicle types addressed by the ordinance. He explained that the amendments would allow one recreational vehicle on single-family (R-1) and duplex (R-2) properties, subject to conditions. The vehicle could not exceed thirty-five feet in length and would be required to park on an improved surface, remain visible, mounted on wheels, display current registration, and be registered annually with the City for a proposed \$50 fee. Owners would be required to submit a sworn affidavit confirming compliance and non-habitation.

Director Gay stated that recreational vehicles would be prohibited from use as living space and from connections to utilities. Only one recreational vehicle would be permitted per residential property, and recreational vehicles would remain prohibited in multifamily developments. Violations could result in code enforcement actions, including fines.

Director Gay reviewed enforcement procedures, stating that property owners would receive a warning period of approximately seven to thirty days, followed by fines for continued violations. Inspections would occur annually upon registration or in response to complaints or observed violations.

Mayor Taylor departed the workshop.

Commissioner Bass joined the dais at approximately 6:48 PM.

Commissioner Ervin raised concerns regarding cumulative fines and repeat offenders and asked whether payment options would be available. City Manager Lawson stated that violations would be addressed through code enforcement, with the opportunity to appear before a Special Magistrate. Commissioner Ervin requested a plan and process for repeat offenders.

Commissioner Santiago stated that the ordinance sought to balance property rights with neighborhood protections and acknowledged resident concerns regarding affidavits, inspections, fees, and utility restrictions.

Public comment was opened.

Haydel Neyra, 1060 Sultan Avenue, questioned why recreational vehicles would be permitted to park in front yards while boats were allowed greater flexibility. He stated that recreational vehicles were more visually intrusive when parked in front of homes and objected to the requirement for a sworn affidavit, stating that it pressured homeowners to self-incriminate. He opposed utility shutoffs as an enforcement tool and raised concerns regarding inspections and entry onto private property.

Luis Gálvez, 1206 Wilmington Street, stated concern regarding inspections of private property and described the home as a private space. Mr. Gálvez disputed claims that recreational vehicles reduced property values and stated that values in the area had increased. He expressed support for law and order but urged the City Commission to continue refining the ordinance prior to adoption.

Director Gay addressed questions regarding inspections and code compliance. He stated that recreational vehicle inspections would not occur routinely, but would take place annually upon registration or in response to verified complaints or observed violations. He explained that inspections would be conducted by the City's Code Compliance Division.

Code Compliance Supervisor Wilma Wilcox further clarified that an initial inspection would occur when a recreational vehicle was registered with the city. Additional inspections would occur only if a complaint was received or if code compliance officers observed a violation during routine patrols, including indications of occupancy or utility connections. Staff emphasized that inspections were complaint-driven or observation-based and not conducted on a recurring monthly basis.

Guillermina Gomez requested clarification regarding the maximum allowable recreational vehicle length. Ms. Gomez objected to paying a registration fee to park a recreational vehicle on private property and questioned whether similar fees existed elsewhere in Florida. She stated that the City faced broader challenges and urged the City Commission to consider the community's working- and middle-class character when regulating recreational vehicles.

Commissioner Bass disagreed with requiring an affidavit but supported inspections.

4. NEXT STEPS:


Commissioner Santiago stated that registration fees, affidavit language, inspection authority, emergency allowances, and utility restrictions would be refined before the first reading.

5. CLOSING REMARKS:

Commissioner Santiago thanked participants and announced that the first reading was scheduled for January 14, 2026.

6. ADJOURNMENT:

There being no further business to come before the City Commission, the workshop was adjourned at 7:47 PM.



John H. Taylor, Jr., Mayor

ATTEST:



Joanna Flores, City Clerk

[Minutes prepared by T. Baclawski, Prototype-Inc.]

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 11, ARTICLE IV, OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES ENTITLED "DUMPSTER ENCLOSURES", AND MORE SPECIFICALLY, SECTION 11-81 TO REQUIRE MULTI-FAMILY UNITS TO USE DUMPSTER ENCLOSURES AND SECTION 11-84 TO INCLUDE AN ADDITIONAL SECTION ENTITLED "PENALTIES"; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICT AND REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka ("City") desires to create a more uniform system of requirements for the utilization of dumpsters within the City; and

WHEREAS, Article VIII, Section 2 of the Florida Constitution and Chapter 166 of Florida Statutes, the City of Opa-Locka has been granted a broad exercise of home rule powers granted by the constitution which includes the power and authority to enact regulations for valid governmental purposes that are not prohibited by general or special law; and

WHEREAS, the City Commission desires to amend Chapter 11, Article IV, of the City of Opa-Locka's Code of Ordinances entitled "Dumpster Enclosures", and more specifically, Section 11-81 to require multi-family units to use dumpster enclosures and Section 11-84 to include an additional section entitled "Penalties"; and

WHEREAS, the City Commission finds that establishing and enforcing a more uniform system of requirements for the utilization of dumpsters within the City.

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, Chapter 11, Article IV, of the City of Opa-Locka’s Code of Ordinances entitled “Dumpster Enclosures” and more specifically, Section 11-81, entitled “Purpose” to require multi-family units to use dumpster enclosures and shall read:

Sec. 11-81. - Purpose.

The purpose of this article is to provide a uniform system of requirements for utilization of dumpsters in multi-family dwelling units, commercial industrial and business districts within the City of Opa-locka, Florida, thereby enhancing the aesthetics of the city and protecting its citizenry from potential health hazards.

Amending, Chapter 11, Article IV, of the City of Opa-Locka’s Code of Ordinances entitled “Dumpster Enclosures” and more specifically, Section 11-84, to add a new Section, entitled “Penalties” to provide for penalties for violation of this Article and shall read:

Section 11-84 Penalties.

(a) Any person, firm, corporation, property owner, or other entity violating any provision of this Article shall be subject to enforcement by the City’s Code Enforcement Department pursuant to Chapter 162, Florida Statutes, and the City of Opa-Locka Code of Ordinances, as may be amended.

(b) Violations of this Article shall constitute civil infractions and shall be prosecuted through the City’s Code Enforcement procedures. Upon a finding of violation by the Code Enforcement Special Magistrate, as applicable, monetary penalties shall be imposed at a minimum of \$250 up to \$500 per occurrence for any violation.

Section 3. **Conflict & Repealer.**

All ordinances, parts of ordinances or code provisions in conflict herewith ordinance are hereby repealed.

Section 4. **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 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 5. 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 6. Effective Date.

This Ordinance shall take effect immediately upon its adoption on second reading.

PASSED FIRST READING this ____ day of _____ 2026

PASSED SECOND READING this ____ day of _____ 2026.

John Taylor, Mayor

ATTEST:

Joanna Flores, City Clerk

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

Burnadette Norris-Weeks, P.A.
City Attorney

Sponsored By: Commissioner Bass

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass _____

Commissioner Santiago _____

Commissioner Ervin _____

Vice Mayor Kelley _____

Mayor Taylor _____



**City of Opa-locka
Agenda Cover Memo**

City Manager:	Sha'mecca Lawson		CM Signature:				
Commission Meeting Date:	2.25.2026		Item Type: <i>(Enter X in the box)</i>	Resolution	Ordinance	Other	
				X			
Fiscal Impact: <i>(Enter X in the box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in the box)</i>	1st Reading		2nd Reading	
	X		Public Hearing: <i>(Enter X in the box)</i>	Yes	No	Yes	No
					X		X
Funding Source: <i>Account#:</i>	<i>(Enter Fund & Dept.)</i> See Financial Impact Section		Advertising Requirement: <i>(Enter X in the box)</i>	Yes		No	
							X
Contract/P.O. Required: <i>(Enter X in the box)</i>	Yes	No	RFP/RFQ/Bid#:	N/A			
		X					
Strategic Plan Related <i>(Enter X in the box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organization <input type="checkbox"/> Bus. & Economic Development <input type="checkbox"/> Public Safety <input checked="" type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input checked="" type="checkbox"/> Communication <input type="checkbox"/>	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>			
		X					
Sponsor Name:	Commissioner Bass		Department:	City Commission			

Short Title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AUTHORIZING THE AMENDMENT OF CHAPTER 11, ARTICLE IV SECTION 11-81 ENTITLED "PURPOSE" TO REQUIRE MULTI-FAMILY UNITS TO USE DUMPSTER ENCLOSURES AND TO INCLUDE AN ADDITIONAL SECTION ENTITLED "PENALTIES."

Staff Summary:

Chapter 11, Article IV entitled "Dumpster Enclosures" enforces the use and requirements of a dumpster enclosure. Section 11-81 states *"The purpose of this article is to provide a uniform system of requirements for utilization of dumpsters in commercial industrial and business districts within the City of Opa-locka, Florida, thereby enhancing the aesthetics of the city and protecting its citizenry from potential health hazards."* The City Commission finds it's in the best interest of the City to revise the language as follows:

*"The purpose of this article is to provide a uniform system of requirements for utilization of dumpsters in **multi-family dwelling units**, commercial industrial and business districts within the city thereby enhancing the aesthetics of the city and protecting its citizenry from potential health hazards."*

An additional section shall be created to include the enforcement of penalties, in the event of non-compliance as follows:

Section 11-84 Penalties.

Monetary penalties shall be imposed at a minimum of \$250 up to \$500 per occurrence for any violation.

Financial Impact: There is no cost associated with the passage of the Resolution however; the City may see additional Revenue for non-compliance once the amended ordinance takes effect.

Proposed Action:

Staff recommends approval by the City Commission to authorizing the amendment of Chapter 11, Article IV Section 11-81 entitled "Purpose" to require multi-family units to use dumpster enclosures and to include an additional section entitled "Penalties."

Attachment(s):

Sec. 11-81. Purpose.

The purpose of this article is to provide a uniform system of requirements for utilization of dumpsters in *multi-family dwelling units*, commercial industrial and business districts within the city, thereby enhancing the aesthetics of the city and protecting its citizenry from potential health hazards.

(Code 1983, § 11-81; Ord. No. 15-16, § 2, 7-8-2015)

Sec. 11-82. Dumpster enclosure required.

- (a) Dumpsters shall be maintained in an enclosure with the service and access gate closed except when being serviced by a collector or when being used to access the dumpster.
- (b) Dumpster lids shall be kept closed at all times when the dumpster is not being used or serviced.
- (c) Garbage and trash shall be placed inside the dumpster and not on or around the dumpster or the enclosure. Loose garbage and trash in plain view is a violation of code, a health hazard, and aesthetically undesirable. The property owner shall be responsible for keeping the enclosure and surrounding area litter-, garbage- and trash-free at all times. It shall be a violation of this Code to allow the dumpster to be filled to over-capacity so that the dumpster lid is prevented from closing on top of the garbage bags.
- (d) Dumpster enclosure shall be kept in good repair at all times.
- (e) Location on site of a dumpster enclosure shall require the prior approval of the director and the building official.

(Code 1983, § 11-82; Ord. No. 15-16, § 2, 7-8-2015)

Sec. 11-83. Dumpster enclosure specifications, materials, location.

- (a) *Placement.* A dumpster shall be kept in a place easily accessible to authorized collection vehicles at all times and no service shall be given to those placing or permitting objects, ground level or overhead obstructions, or vehicles, to hinder in any way whatsoever the servicing of bulk container purposes of collection only, all dumpsters shall be placed within an approved enclosure.

It shall be unlawful for any person to place or store, or allow to be placed or stored, a dumpster upon or in any public street, alley or right-of-way; provided, however, that such container or receptacle may be placed in the public right-of-way during the collection/emptying process.

- (b) *Dumpster space designation and enclosure requirement.* All real property in a commercial, industrial or business zoning classification utilizing dumpsters shall provide an enclosure of a size that would permit the moving in or out of the dumpster without damage to the enclosure and shall be a minimum of twelve (12) inches above the dumpster.
- (c) *Approved enclosure.* All enclosures shall consist of walls; fencing shall be of wood, plastic lumber or chainlink. Wood or plastic lumber shall be a minimum of one and one-half (1 ½) inches thick. Enclosures shall have a gate for collection equipment access and may also have a gate for pedestrian access. All gates shall be totally opaque, and the enclosures shall be constructed of one (1) of the following materials:
 - (1) *Masonry walls.* All exterior faces of the wall shall be finished and of professional quality such as stucco, prefinish blocks, stacked block and struck joints, shadow blocks, painted or similarly installed in a workmanlike manner and meeting with the approval of the building, department of planning and community development.

-
- (2) *Concrete walls.* Pre-cast concrete walls of quality deemed acceptable to the department of building, planning and zoning.
- (3) *Wood fencing.* Substantial wood fencing or durable species incorporated architectural design features to enhance appearance, of quality and design acceptable to the director of the department of buildings and licenses or his/her designee. In making this determination, consideration shall be given to:
- a. The thickness of the wood, which must be a minimum of one and one-half (1 ½) inches;
 - b. Whether the wood is pressure treated or has a finish that protects the wood from the elements; and
 - c. Minimum six (6) inches by six (6) inches corner post and four (4) inches by four (4) inches intermediate posts of pressure treated materials.
- (d) *Maintenance.* Approved enclosures shall be maintained in good condition, repair and appearance at all times so as to allow for collection of materials and to eliminate odors.
- (e) *Gates.* Dumpster enclosure gates shall be constructed of a metal frame with wood or metal slats or other facing materials. Servicing gates, upon opening, may not swing into the right-of-way and shall incorporate gate stops that are functional in the full open and closed positions. Hinge assemblies shall be strong and durable such that access and servicing gates shall be no more than forty-eight (48) inches in width and no less than thirty-six (36) inches in width. Enclosure gates shall be closed at all times except for the time necessary to service the bulk container. Maze-style openings shall be permitted in place of a pedestrian access gate. A maze-style opening is an opaque wall or fence that can be located no more than forty-eight (48) inches and no less than thirty-six (36) inches from the enclosure opening and must be a minimum length of one and one-half (1 ½) times in length of the opening and shall be centered upon the opening. Enclosure openings shall be no more than forty-eight (48) inches in width and no less than thirty-six (36) inches in width.
- (f) *Setback.*
- (1) All dumpster enclosure walls and/or fences shall be located a minimum of five (5) feet from adjoining commercial areas and ten (10) feet from adjoining residential uses unless not physically possible; and
 - (2) A minimum of five (5) feet from public and private rights-of-way unless not physically possible.
- (g) *Garbage containers.* All receptacles and bulk containers which receive garbage, liquid waste or food from food-handling operations, including, but not limited to, bakeries, meat-processing plants, restaurants, or any business establishment where it is determined that garbage, liquid waste of food will be accumulated, shall have a poured-to-grade-level concrete slab. If available, the dumpster site shall have facilities for washing containers and ability to drain to an acceptable sanitary disposal system. If the aforementioned facilities are available, or can be reasonably installed, then the dumpster shall have wash-out plugs. For purposes of this article, storm drains shall not be considered as an acceptable sanitary disposal system.
- If no suitable drain, grease trap or sanitary disposal system is available, the dumpster containers shall be sealed so that no liquid gets on the pad or ground. Dumpster collection shall be frequent enough so as to keep odors to a minimum. Odors shall also be kept at a minimum through artificial means such as masking agents or whatever products are available to handle odors. Containers shall be constructed in accordance with the provisions of the Florida Building Code, Miami-Dade County Edition and must be approved by and meet the state department of health requirements.
- (h) *Compliance with article.* All dumpsters and trash receptacles must comply with this article except for the following:

-
- (1) Dumpster/receptacles located in properly screened service yards. (Those screened from public ways with a minimum six (6) foot-high fence and/or suitable dense landscaping, as approved by one (1) building department.) The dumpsters/receptacles must not be visible from the public's view.
 - (2) Dumpsters/receptacles located at permitted construction sites.
 - (3) Dumpsters/receptacles properly screened with suitable dense landscaping or not visible from the public right-of-way, residential areas or the public's view.
- (i) *Placing for curbside pickup and removal of receptacles.* Residential trash, trash and garbage receptacles may not be placed for curbside pickup more than twenty-four (24) hours before pickup and all receptacles must be removed from the curbside within twenty-four (24) hours after pickup.

(Code 1983, § 11-83; Ord. No. 15-16, § 2, 7-8-2015)

Secs. 11-84 Penalties.

Monetary penalties shall be imposed at a minimum of \$250 up to \$500 per occurrence for any violation.

Business Impact Estimate

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA AUTHORIZING THE AMENDMENT OF CHAPTER 11, ARTICLE IV SECTION 11-81 ENTITLED "PURPOSE" TO REQUIRE MULTI-FAMILY UNITS TO USE DUMPSTER ENCLOSURES AND TO INCLUDE AN ADDITIONAL SECTION ENTITLED "PENALTIES."

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Opa-locka hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

THE PURPOSE OF THIS ARTICLE IS TO PROVIDE A UNIFORM SYSTEM OF REQUIREMENTS FOR UTILIZATION OF DUMPSTERS IN MULTI-FAMILY DWELLING UNITS, COMMERCIAL INDUSTRIAL AND BUSINESS DISTRICTS WITHIN THE CITY THEREBY ENHANCING THE AESTHETICS OF THE CITY AND PROTECTING ITS CITIZENRY FROM POTENTIAL HEALTH HAZARDS.”

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

FOR A MULTI-FAMILY RESIDENCE WITH A DUMPSTER WITHOUT AN ENCLOSURE, THE ESTIMATED COST TO CONSTRUCT AN ENCLOSURE IS AS FOLLOWS:

- 2 CUBIC YARD DUMPSTER \$1,550 TO \$2,350**
- 4 CUBIC YARD DUMPSTER \$2,575 TO \$3,700**
- 6 CUBIC YARD DUMPSTER \$3,950 TO \$5,850**
- 8 CUBIC YARD DUMPSTER \$6,050 TO \$8,880**
- 16 CUBIC YARD DUMPSTER \$9,050 TO \$15,000**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible;

NONE OTHER THAN A PENALTY OF \$250 TO \$500 PER OCCURRENCE FOR ANY VIOLATIONS

(c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

THIS WILL BE WITHIN THE SCOPE OF NORMAL CODE COMPLIANCE ACTIVITIES AND NOT CREATE ANY INCREMENTAL COST. A SURVEY OF CITY OF OPA-LOCKA MULTI-FAMILY RESIDENCES WITH DUMPSTERS INDICATES MOST HAVE ENCLOSURES, RESULTING IN A MINOR CODE COMPLIANCE EFFORT REQUIRED TO BRING THE REMAINDER OF THE MULTI-FAMILY RESIDENCES INTO COMPLIANCE.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **15**

4. Additional information the governing body deems useful (if any):

UNDER THE CITY'S LAND DEVELOPMENT REGULATIONS, THE MINIMUM NUMBER OF UNITS FOR A MULTI-FAMILY STRUCTURE IS THREE. A REVIEW OF THE MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE INDICATES THAT THERE ARE 49 MULTI-FAMILY RESIDENCES IN THE CITY OF OPA-LOCKA WITH TEN OR MORE RESIDENTIAL UNITS AND ANOTHER 156 MULTI-FAMILY RESIDENCES IN THE CITY WITH THREE TO NINE RESIDENTIAL UNITS.

A DRIVE-BY SURVEY WAS CONDUCTED WITH THE FOLLOWING RESULTS.

A. FOR THOSE MULTI-FAMILY RESIDENCES HAVING TEN OR MORE RESIDENTIAL UNITS THAT WERE SURVEYED, 11% DIDN'T HAVE ENCLOSURES. CONSEQUENTLY, APPROXIMATELY FIVE OF THESE LARGER RESIDENTIAL COMPLEXES WILL BE REQUIRED TO INSTALL ENCLOSURES IN ACCORDANCE WITH THIS ORDINANCE.

B. FOR THOSE MULTI-FAMILY RESIDENCES HAVING LESS THAN TEN RESIDENTIAL UNITS THAT WERE SURVEYED, MOST WERE USING 96-GALLON TRASH CONTAINERS. SOME HAD DUMPSTERS WITH ENCLOSURES. OF THOSE SURVEYED, 6% HAD DUMPSTERS WITHOUT ENCLOSURES. CONSEQUENTLY, APPROXIMATELY NINE OF THESE SMALLER RESIDENTIAL COMPLEXES WILL BE REQUIRED TO INSTALL ENCLOSURES IN ACCORDANCE WITH THIS ORDINANCE.