

**WELCOME TO A MEETING OF THE  
CITY OF OPA-LOCKA CITY COMMISSION**

**October 9, 2019**

**City Commission**

**Mayor Matthew A. Pigatt  
Vice Mayor Chris Davis  
Commissioner Sherelean Bass  
Commissioner Alvin Burke  
Commissioner Joseph L. Kelley**



**Appointed Officials**

**Newall Daughtrey, Acting City Manager  
Burnadette Norris-Weeks, City Attorney  
Joanna Flores, City Clerk**

**SPEAKING BEFORE THE CITY COMMISSION**

**NOTE:** All persons speaking shall come forward and give your 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.

**THANKING YOU VERY MUCH, IN ADVANCE, FOR YOUR COOPERATION**

**SECTION 2-58 DECORUM:** 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 Ordinance No. 91-12 adopted September 11, 1991 requires all persons appearing in a paid or enumerated representative capacity before the city staff, boards, committees and the City Commission to register with the City Clerk before engaging in lobbying activities. A copy of said ordinance is available in the Office of the City Clerk, 780 Fisherman Street, 4<sup>th</sup> Floor, Opa-locka, Florida.

**PURSUANT TO 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."

***NEXT CITY COMMISSION MEETING:  
OCTOBER 23, 2019***

**CITY OF OPA-LOCKA**  
**“The Great City”**

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**AGENDA**  
**REGULAR COMMISSION MEETING**  
**October 9, 2019**  
**7:00 P.M.**  
**Sherbondy Village Auditorium**  
**215 Perviz Avenue**  
**Opa-locka, FL 33054**

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **INVOCATION:**
4. **PLEDGE OF ALLEGIANCE:**
5. **AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:**
6. **APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions):**
7. **APPROVAL OF AGENDA:**
8. **APPROVAL OF MINUTES:**  
  
**Regular Commission Meeting – September 11, 2019**
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:**

*Items listed under the Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion in the form listed below. If discussion is desired, the item(s) will be removed from the Consent Agenda and will be considered separately. All Consent Agenda Resolutions will be read by title.*

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING CHANGE ORDER REQUEST #1 TO REPAIR AREAS A, B, AND C ON ROOF LEVEL #4 AT THE HISTORIC CITY HALL**

**BUILDING IN AN AMOUNT NOT TO EXCEED TWELVE THOUSAND FOUR HUNDRED DOLLARS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

**2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ACCEPTING THE PROPOSAL OF RJ SPENCER CONSTRUCTION, LLC FOR ROOFING SERVICES / INTERIOR AND EXTERIOR REMODELING PURSUANT TO RFP NO. 19-0314100 RELATING TO PROPERTY LOCATED AT 2105 ALI-BABA AVENUE; FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

**3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ACCEPTING THE BID PROPOSAL OF GREAT WASTE AND RECYCLING SERVICES LLC AND WASTE MANAGEMENT OF FLORIDA FOR COMMERCIAL SOLID WASTE PROCESSING AND DISPOSAL SERVICES PURSUANT TO RFP NO. 19-0315100; FURTHER AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TWO LOWEST RESPONSIVE AND RESPONSIBLE BIDDERS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

**14. NEW ITEMS:**

**15. PLANNING & ZONING:**

**A. PUBLIC HEARINGS:**

**1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE SITE PLAN FOR THE CONSTRUCTION OF A RETAIL CENTER ON THE EIGHT PARCEL SITE BOUNDED BY SUPERIOR STREET, NW 27<sup>TH</sup> AVENUE AND OPA-LOCKA BOULEVARD FOR TNJ REALTY, LLC, ON THE PARCELS IDENTIFIED BY FOLIOS 08-2121-007-2680, 08-2121-007-2690, 08-2121-007-2630, 08-2121-007-2650, 08-2121-007-2660, 08-2121-007-2670, 08-2121-013-2010 AND 08-2121-013-2020 IN THE B-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

**2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, DECLARING CERTAIN CITY PROPERTIES AS SURPLUS; AUTHORIZING THE CITY MANAGER TO DISPOSE OF PROPERTY BY SALE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager***

3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE SALE OF THE DECLARED SURPLUS ALLEYWAYS BETWEEN THE PARCELS IDENTIFIED BY FOLIOS: 08-2121-007-2680, 08-2121-007-2690, 08-2121-007-2630, 08-2121-007-2650, 08-2121-007-2660, 08-2121-007-2670, 08-2121-013-2010 and 08-2121-013-2020, IN THE B-2 ZONING DISTRICT, TO TNJ REALTY, LLC, TO ALLOW FOR THE CONSTRUCTION OF A RETAIL CENTER ON THE EIGHT PARCEL SITE BOUNDED BY SUPERIOR STREET, NW 27<sup>TH</sup> AVENUE AND OPA LOCKA BOULEVARD; PROVIDING FOR INCORPORATION OF RECITALS; CONTAINING A REVERTER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A RETAIL CENTER ON THE EIGHT PARCEL SITE BOUNDED BY SUPERIOR STREET, NW 27<sup>TH</sup> AVENUE AND OPA-LOCKA BOULEVARD FOR TNJ REALTY, LLC, ON THE PARCELS IDENTIFIED BY FOLIOS 08-2121-007-2680, 08-2121-007-2690, 08-2121-007-2630, 08-2121-007-2650, 08-2121-007-2660, 08-2121-007-2670, 08-2121-013-2010 AND 08-2121-013-2020 IN THE B-2 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

**B. APPEALS:**

**16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:**

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

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 13 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS", ARTICLE XIV ENTITLED "LANDLORD PERMIT", SPECIFICALLY AMENDING SECTION, 13-274 TO ADD NEW SECTION (3) REQUIRING ALL APARTMENT BUILDINGS WITH FORTY (40) UNITS OR MORE TO BE REQUIRED TO HAVE AN ONSITE PROPERTY MANAGER AND ARMED SECURITY SERVICES; AMENDING SECTION 13-278(5)(b) TO REQUIRE PERMIT APPLICANTS WITH FORTY (40) OR MORE APARTMENT UNITS TO COMPLETE A SEPARATE FORM TO BE CREATED BY CITY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by Commissioner Kelley and Co-sponsored by Vice Mayor Davis*

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE CITY OF OPA-LOCKA CODE OF ORDINANCES, ARTICLE VIII, ENTITLED "STREET VENDORS", SECTION 13-160, ENTITLED "LOUD NOISES AND SPEAKING DEVICES" TO PROHIBIT ICE CREAM TRUCK VENDORS FROM OPERATING IN RESIDENTIAL ZONING DISTRICTS BEYOND TEN O'CLOCK PM FOR THE PURPOSE OF VENDING, SELLING OR SERVING

**GOODS, WARES OR MERCHANDISE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.** *Sponsored by Commissioner Kelley*

**B. SECOND READING ORDINANCE(S)/PUBLIC HEARINGS:**

**C. RESOLUTIONS:**

**17. CITY MANAGER'S REPORT:**

**18. OFFICIAL BOARD REPORTS:**

**19. MAYOR/COMMISSION REPORT:**

**20. OFFICIAL BOARD APPOINTMENTS:**

**Historic Environmental Preservation Board  
7 At-Large Appointments**

**Fair Housing and Nuisance Abatement Board  
1 Individual appointment (Mayor Pigatt)**

**21. ADJOURNMENT:**

**SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES**

**A. Got a Concern? Commissioner Kelley invites you to Walk in Wednesdays from 9:00 a.m. – 12:00 p.m., Opa-locka Municipal Complex, 780 Fisherman Street, 4<sup>th</sup> Floor, Opa-locka, Florida. NO APPOINTMENT NEEDED!**

**B. City of Opa-locka is offering free computer classes every Thursdays at 9:45 a.m. (beginners) and 10:45 a.m. (advance), Helen L. Miller Center, 2331 NW 143<sup>rd</sup> Street, Opa-locka, Florida. Hosted by Commissioner Joseph L. Kelley**

**C. City of Opa-locka Community Relations, Recreation and Activities Board Meeting, Monday, October 7, 2019 at 6:30 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida.**

**D. City of Opa-locka Faith Based Meeting, Tuesday, October 8, 2019 at 11:30 a.m., Helen L. Miller Center, 2331 NW 143<sup>rd</sup> Street, Opa-locka, Florida. Hosted by Commissioner Joseph L. Kelley**

**E. City of Opa-locka Planning & Zoning Board of Appeals Meeting, Tuesday, October 8, 2019 at 7:00 p.m., Sherbondy Village Auditorium, 215 President Barack Obama (Perviz) Avenue, Opa-locka, Florida.**

- F. City of Opa-locka Workshop, Thursday, October 10, 2019 at 5:30 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida. The purpose of this workshop is to discuss the State Auditor General's Operational Audit Report and the Five Year Financial Recovery Plan.**
- G. City of Opa-locka Mayor and Commission Food Distribution, Friday, October 18, 2019 at 10:00 a.m., Sherbondy Park, 215 Perviz Avenue, Opa-locka, Florida. Florida Licensing on Wheels (FLOW) mobile offices bring motorist services to the customer. The FLOW team will be at Sherbondy Village. Please stop by and take advantage of the convenient services provided to the public. *Hosted by Commissioner Joseph L. Kelley and Commissioner Alvin E. Burke***
- H. Ingram Park Old School Reunion, Saturday, October 19, 2019 from 12:00 p.m. – 5:00 p.m., Ingram Park, 2100 Burlington Street, Opa-locka, Florida. *Co-sponsored by Commissioner Joseph L. Kelley***
- I. City of Opa-locka Florida City Government Week mock City Commission Meeting with students from Robert B. Ingram Elementary School and Nathan B. Young Elementary School, Thursday, October 24, 2019 from 9:00 a.m. – 12:00 p.m., Sherbondy Village Auditorium, 215 Perviz Avenue, Opa-locka, Florida. *Hosted by Commissioner Joseph L. Kelley***
- J. City of Opa-locka Hispanic Heritage Domino Tournament, Saturday, October 26, 2019 starting at 1:00 p.m., Mama Dolores Café, 1100 Ali-baba Avenue, Opa-locka, Florida. *Hosted by Commissioner Joseph L. Kelley***
- K. City of Opa-locka Hurricane Relief Efforts – The City of Opa-locka is accepting donations to assist with relief efforts. All donations can be dropped off at Sherbondy Village, 215 Perviz Avenue, Opa-locka, Florida, Monday – Friday from 8:00 a.m. – 5:00 p.m. For additional information, please contact Parks & Recreation Director Charles Brown at 305.953.2875, Chief of Police James Dobson at 305.681.1033 or Assistant City Manager George Ellis at 305.953.2821.**