

# **CITY OF OPA-LOCKA**

*The City of Bright Opportunities*



## **PLANNING & ZONING MEETING Agenda**

**Tuesday, May 6, 2025  
5:30 PM**

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

### **Planning and Zoning Board**

**Elio Guerrero, Chairman  
Germane Barnes, Board Member  
Audrey Dominguez, Board Member  
Dorothy Johnson, Board Member  
Dawn Mangham, Board Member  
Aldo Mata, Board Member  
Claudienne Hibbert Smith, Board Member**

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](http://www.opalockafl.gov).

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

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**AGENDA**  
**PLANNING & ZONING MEETING**  
**May 6, 2025**  
**5:30 PM**

1. **ROLL CALL:**

2. **INVOCATION:**

3. **PLEDGE OF ALLEGIANCE:**

4. **APPROVAL OF MINUTES:**

Approval of Minutes PZAB 11/19/2024

5. **PUBLIC HEARING:**

1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE RAFE INVESTMENTS, INC SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF FIFTEEN RESIDENTIAL UNITS, THREE LIVE-WORK UNITS AND TWELVE RESIDENTIAL UNITS ON THE VACANT PARCEL SITE ON ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-2390; 08-2122-003-2400 IN THE B-O ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE RAFE INVESTMENTS, INC DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF FIFTEEN RESIDENTIAL UNITS, THREE LIVE-WORK UNITS AND TWELVE RESIDENTIAL UNITS ON THE VACANT PARCEL SITE ON ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-2390; 08-2122-003-2400 IN THE B-O ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST TO MODIFY THE SITE TO OPERATE A KINDERGARTEN LOCATED APPROXIMATELY ON THIS SEVEN PARCEL SITE AT 1238 ALI BABA AVENUE, 1244 ALI BABA AVENUE, AND 1290 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-**

**2121-002-1890; AND 08-2121-002-1900 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST TO MODIFY THE SITE TO OPERATE A KINDERGARTEN LOCATED APPROXIMATELY ON THIS SEVEN PARCEL SITE AT 1238 ALI BABA AVENUE, 1244 ALI BABA AVENUE, AND 1290 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-2121-002-1890; AND 08-2121-002-1900 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

**6. ADJOURNMENT:**

**For further information, please contact the Office of Planning and Community Development Clerk by email at [Dcheng@opalockafl.gov](mailto:Dcheng@opalockafl.gov) or by telephone at (305) 953-2868 Ext 1504.**