

CITY OF OPA-LOCKA

The City of Bright Opportunities



PLANNING & ZONING BOARD MEETING Agenda

**Tuesday, November 4, 2025
6:00 PM**

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

**Planning and Zoning Board
Audrey Dominguez, 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 Board 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 5:00 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
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November 4, 2025
6:00 PM

1. **ROLL CALL:**

2. **INVOCATION:**

3. **PLEDGE OF ALLEGIANCE:**

4. **APPROVAL OF MINUTES:**

Approval of Minutes: PZAB 5/6/2025

5. **PUBLIC HEARING:**

1. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OR DENIAL OF A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 7.58 ACRE PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY FROM LOW MODERATE DENSITY RESIDENTIAL TO A COMMERCIAL LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**
2. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE REZONING REQUEST FOR APPROXIMATELY 7.58 ACRES OF LAND, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE COMMERCIAL INTENSIVE (B-3) ZONING DISTRICT TO ALLOW FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT: PROVIDING FOR AN EFFECTIVE DATE.**
3. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIO 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.**

4. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL-INDUSTRIAL MIXED-USE BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY: PROVIDING FOR AN EFFECTIVE DATE.**
5. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR THE APPROVAL OF THE SPECIAL EXCEPTION REQUEST FOR THE OPERATION OF A LIQUOR STORE ON THE PROPERTY LOCATED AT 13449 NW 42ND AVENUE AND IDENTIFIED BY FOLIO 08-2129-016-0010 IN THE LIBERAL INDUSTRIAL (I-3) ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED-USE DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
6. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A TEMPORARY USE PERMIT IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT REGULATIONS TO ACTIVATE THE VACANT PROPERTY IDENTIFIED BY FOLIO 08-2120-004-00060 TO ALLOW TRUCK PARKING ON A VACANT PAVED LOT AND TO ALLOW THE OPERATION OF A WINDOW TINTING BUSINESS ON A VACANT IMPROVED LOT AS PROVIDED IN ORDINANCE 17-19 "TEMPORARY USES AND OCCUPANCIES" "PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**
7. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A 43,000 SQUARE FOOT CATERING FACILITY ON THE TWELVE ADJACENT PROPERTIES LOCATED AT 2466 ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370, 08-2122-004-0360, 08-2122-004-0340, 08-2122-004-0350, 08-2122-004-0330, 08-2122-004-0320, 08-2122-004-0310, 08-2122-004-0300, AND 08-2122-004-0290, IN THE I-1 ZONING DISTRICT, WITHIN THE CORRIDOR MIXED USE OVERLAY AND THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
8. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING OR DENYING THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF A 43,000 SQUARE FOOT CATERING FACILITY ON THE TWELVE ADJACENT PROPERTIES LOCATED AT 2466 ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-004-0400, 08-2122-004-0390, 08-2122-004-0380, 08-2122-004-0370, 08-2122-004-0360, 08-2122-004-0340, 08-2122-004-0350, 08-2122-004-0330, 08-2122-004-0320, 08-2122-004-0310, 08-2122-004-0300, AND 08-2122-004-0290, IN THE I-1 ZONING DISTRICT, WITHIN THE CORRIDOR MIXED USE OVERLAY AND THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

6. ADJOURNMENT:

For further information, please contact the Planning and Community Development Department by email at rbranch@opalockafl.gov or by telephone at (305) 953-2868 Ext 1504.