

CITY OF OPA-LOCKA

The City of Bright Opportunities



PLANNING & ZONING APPEAL BOARD MEETING Agenda

**Tuesday, April 7, 2026
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 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
PLANNING & ZONING APPEAL BOARD MEETING
April 7, 2026
6:00 PM

1. ROLL CALL:

2. INVOCATION:

3. PLEDGE OF ALLEGIANCE:

4. APPROVAL OF MINUTES:

PZAB Minutes - March 3, 2026

5. PUBLIC HEARING:

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT SINGLE FAMILY (R-1) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT FOR AN APPROXIMATELY 12,744 SQUARE FEET OF LAND, LOCATED AT 2301 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-019-0060, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.
2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT SINGLE FAMILY (R-1) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3), ZONING DISTRICT FOR APPROXIMATELY 12,744 SQUARE FEET OF LAND, LOCATED AT 2311 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-019-0080, AND PROVIDING FOR AN AMENDMENT TO THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.
3. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT SINGLE FAMILY (R-1) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT, FOR AN APPROXIMATELY 14,364 SQUARE FEET OF LAND, LOCATED AT 2321 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-019-0100, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.

4. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FOR APPROXIMATELY 7,992 SQUARE FEET OF LAND LOCATED AT 2330 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-011-0640 FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN AND THE CURRENT USE; PROVIDING FOR AN EFFECTIVE DATE.
5. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-30) ZONING DISTRICT FOR AN APPROXIMATELY 6,156 SQUARE FEET OF LAND, LOCATED APPROXIMATELY AT 2330 OPA-LOCKA BOULEVARD AND IDENTIFIED BY FOLIO 08-2122-011-0650, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.
6. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FROM THE CURRENT RESIDENTIAL TOWNHOUSE (R-TH) ZONING DISTRICT TO THE MODERATE DENSITY RESIDENTIAL (R-3) ZONING DISTRICT FOR AN APPROXIMATELY 65,009 SQUARE FEET OF LAND LOCATED AT 2300 NW 136TH STREET AND IDENTIFIED BY FOLIO 08-2122-032-0810, AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.

6. ADJOURNMENT:

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