

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.

FINAL
MEETING MINUTES
CITY OF OPA-LOCKA
PLANNING AND ZONING BOARD
MARCH 3, 2026, 6:00 P.M.

CALL TO ORDER

The Planning and Zoning Board meeting was called to order at 6:11 P.M. on March 3, 2026. Board Member Dominquez agreed to serve as Acting Chair.

1. ROLL CALL

The following members of the Planning and Zoning Board were present: Board Member Audrey Dominguez, Board Member Aldo Mata, and Board Member Claudienne Hibbert Smith.

Also in attendance were Planning and Community Development Director Gregory Gay, Zoning Official Gerald Lee, City Attorney Pam Booker (via phone), and Planning and Zoning Board Clerk Romany Branch.

2. INVOCATION

There was no Invocation.

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – November 4, 2025**

Motion made by Board Member Hibbert Smith, seconded by Board Member Mata, to approve the minutes from the November 4, 2025 meeting. In a roll call vote, the **motion** passed unanimously (3-0).

5. PUBLIC HEARING:

- 1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**

Planning and Community Development Director Gay read the Resolution into the record.

Zoning Official Lee presented the project location within an industrial area and identified a total site area of approximately 54,000 square feet. He stated the site plan complied with development standards for setbacks and building height and noted the plan provided twelve (12) off-street parking spaces with required landscaping. Zoning Official Lee stated development included unification of two parcels. He noted a prior warehouse fire and prior unpermitted activity on-site. Zoning Official Lee stated staff supported the project and recommended approval.

Acting Chair Dominguez asked about parking, whether parking would be inside, the timeline for development, and the anticipated opening for business operations. Zoning Official Lee stated the business would operate as a satellite property supporting another site and stated company vehicles would be brought to the site for repair or maintenance. He noted repairs would occur inside the building and stated an office area would support operations. Permitting would follow Planning and Zoning Board and City Commission approvals and development could be substantially underway within one year.

Zoning Official Lee also reconfirmed 12 spaces included spaces for trucks and employees. Acting Chair Dominguez asked if trucks would park outside on the street and Zoning Official Lee responded no.

Board Member Hibbert Smith asked what type of vehicles would be repaired and Zoning Official Lee replied tractors.

Board Member Mata asked if repairs would be limited to company vehicles and Zoning Official Lee confirmed company vehicles only and no public repair service.

Motion made by Board Member Hibbert Smith to approve the Resolution. Board Member Mata seconded the motion. In a roll call vote, the **motion** passed unanimously (3-0).

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE DEVELOPMENT AGREEMENT REQUEST FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

Planning and Community Development Director Gay read the Resolution into the record. Board Member Hibbert Smith noted the project involved new construction and raised an edit regarding use of the word “renovation.” Director Gay clarified renovation language

related to the parking area while the building constituted new construction. He described typical development agreement provisions including development scheduling and job opportunities for City residents, including encouragement of job fair activity.

Motion made by Board Member Hibbert Smith, seconded by Acting Chair Dominguez, to approve the Resolution. In a roll call vote, the **motion** passed unanimously (3-0).

6. ADJOURNMENT

Director Gay apologized for late distribution of packets due to technical difficulties and stated the City planned to move toward paperless distribution of meeting packets via email for Board review on electronic devices. Acting Chair Dominguez asked if a paper copy could be requested and Director Gay affirmed.

Although no motion was made, the meeting was adjourned at 6:27 P.M.

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

ORDINANCE NO. 25-XXXXXXX

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 TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Planning & Community Development Department staff reviewed City zoning designation and determined that amendments were needed, and

WHEREAS, the proposed amendment is to rezone the property at 2301 Atlantic Avenue and identified by folio 08-2122-019-0060 from the current Single Family (R-1) zoning district to the Moderate Density Residential (R-3) zoning district and to amend the city's Zoning Map accordingly to make it consistent with the Comprehensive Master Plan; and

WHEREAS, Planning & Community Development Department staff for the City of Opa-Locka has determined that all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning & Community Development Department staff has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on February 3, 2026, to consider the request for rezoning; and

WHEREAS, the City Commission considered the recommendation from the Planning and Zoning board and reviewed this request for rezoning at a public hearing on _Xxxxx _x, 2026, and hereby recommends to approve or deny the request for rezoning.

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

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.

Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves or denies the request from Single Family (R-1) zoning district to Moderate Density Residential (R-3) zoning district, for the Rezoning of an approximately 12,744 square feet property located at 2301 Atlantic Avenue and identified by folio 08-2122-019-0060.

Section 3. SCRIVENER'S ERRORS.

Sections of this Ordinance 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, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED on First Reading this ____ day of _____, 2026.

PASSED AND ADOPTED on **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

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

PLANNING & ZONING BOARD

APRIL 3RD
2026

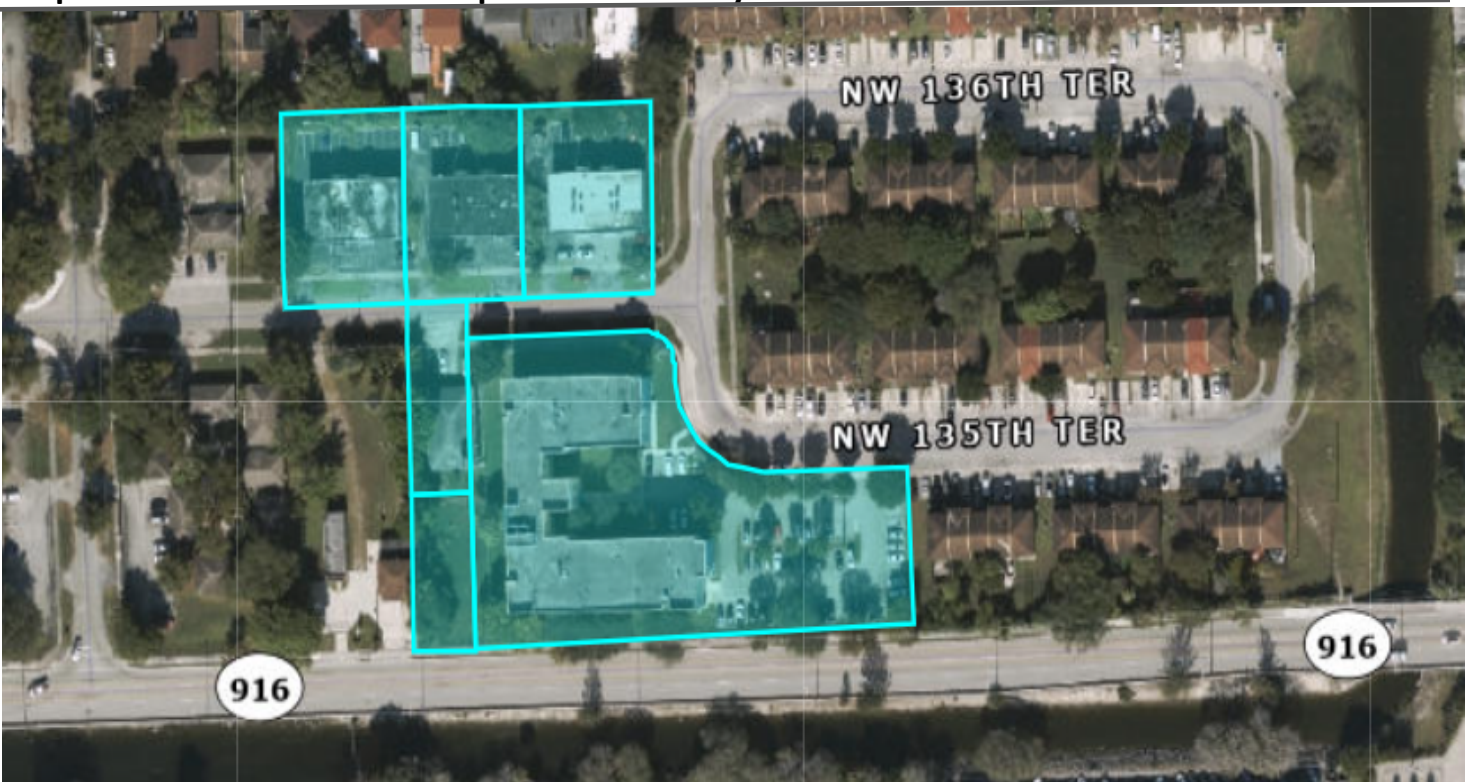


Land Development Regulation: Amendments

STAFF'S REQUEST:

To amend the land development regulations with updated standards and in accordance with the Comprehensive Plan Update for the future development of the City.

STAFF REPORT
Rezoning



SUSTAINABLE OPA-LOCKA

2015 LAND DEVELOPMENT REGULATIONS (ADOPTED)

I. Background

- The City of Opa-locka's Land Development Regulations, updated in 2015, through an RFP process to partner with the Corradino Group to and City Staff to update and make major changes to the zoning code. Through the Evaluation and Appraisal Report process the City again worked in collaborations with the Corradino Group. Now the City will address the adopted Comprehensive Plan policy changes by amending the Land Development Regulations (zoning code) to improve development standards, permitted uses and provide an applicable review process for the development of the City.

II. Details

- **Staff's Intent**

Staff proposes to update the zoning code articles to reflect the current needs and beneficial trends to improve the City's appearance and to amend zoning designations improve functionality and neighborhood zoning consistency in Opa-locka.

1) Zoning Designation Changes:

- a. Change from Single Family Residential (R-1) to Moderate Density Residential (R-3)
 - i). Property at 2301 Atlantic Avenue
 - ii). Property at 2311 Atlantic Avenue
 - iii). Property at 2321 Atlantic Avenue
- b. Change from Residential Townhouse (R-TH) to Moderate Density Residential (R-3)
 - i). Property at 2330 Opa-locka Blvd. (proposed address)
 - ii). Property at 2330 Atlantic Avenue. (Includes 2332 Atlantic; 2334 Atlantic; 2336 Atlantic; and 2338 Atlantic.
 - iii). Property at 2300 NW 136 Street

- **PZAB Rezoning Review Criteria per Ordinance 15-31 Section 22-54 D.**

1. The proposed change is contrary to the established land use pattern.
The proposed change is not contrary to the established land use pattern. The properties surrounding this site are also residential but have different density levels. The property identified historically has a use that has a greater density than what is permitted by the zoning district. This change ensures compliance with density requirements.

2. The proposed change would create “spot zoning”.
The proposed change will not create spot zoning. The property is located adjacent to residential townhouse zoning districts permitting higher density than that for single family districts. This rezoning to multifamily zoning district will address the actual density of the property identified and ensure compliance with density requirements.
3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.
The proposed change will not alter the population or traffic patterns in a way that will negatively impact public facilities such as schools, utilities, or streets. This is a built environment and this zoning change would not impact public facilities such as schools, utilities, streets, etc.
4. The proposed zoning district boundaries would become more illogically drawn.
The proposed zoning district boundaries will not become more illogically drawn. The property’s boundaries will remain the same and, be compatible with the surrounding uses.
5. The proposed change would be in conflict with all or portions of the City’s Comprehensive Plan.
The proposed change will not be in conflict with the City’s Comprehensive Plan. In fact, the change is consistent with the “Moderate Density Residential” Land Use for this property.
6. There is an additional need for uses permitted within the proposed zoning district.
There is an additional need for uses permitted within the proposed zoning district, to allow for more residential units through redevelopment or by combining lots for greater massing and increase the number of units and amenities.
7. The proposed change will adversely affect living conditions in the neighborhood, if applicable.
The proposed change will not adversely affect living conditions in the neighborhood. The property is located in a residential neighborhood that includes single family, townhouse and multifamily designations.
8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will not create or excessively increase traffic congestion or affect public safety. The proposed change would make the current uses compliant with the zoning permitted densities in a built environment.

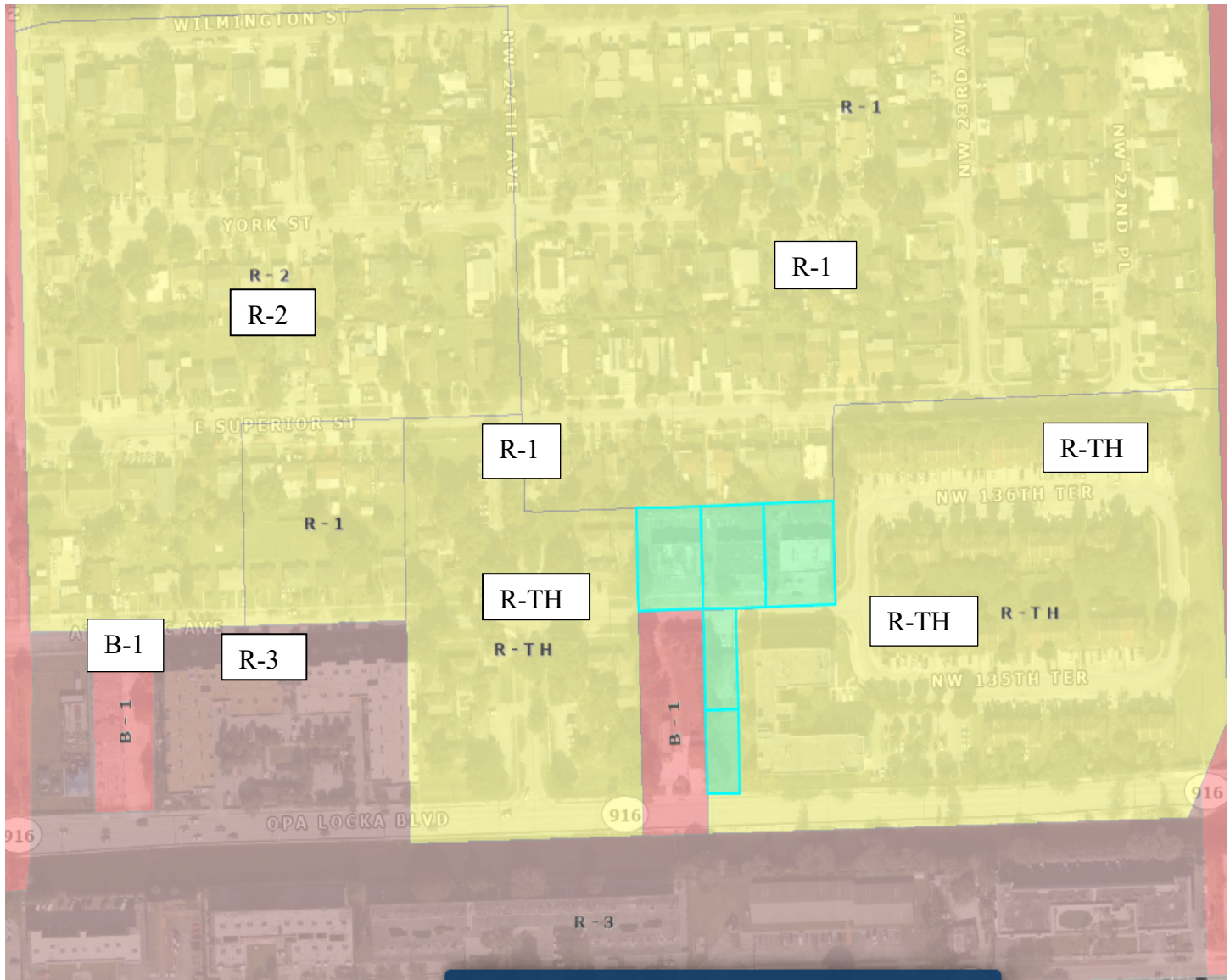
9. The proposed change will create a drainage problem.
The proposed change will not create a drainage problem as this is a built environment which does not include any new development.
10. The proposed change will reduce light and air to adjacent areas.
The proposed change will not reduce light and air to adjacent areas as this is a built environment which does not include any new development.
11. The proposed change will adversely affect property values.
The proposed change will not adversely affect property values. The proposed change will have a positive impact on the surrounding properties and the use is consistent with the zoning designation and in the event of casualty it would be rebuildable.
12. The proposed change will be a deterrent to the improvement or development of adjacent property.
The proposed change will not be a deterrent to the improvement oor development of adjacent properties.
13. The proposed change will constitute a grant of special privilege.
The proposed change will not constitute a grant of special privilege. Rezoning the property to R-3 in order to have consistency with the zoning designation and the CDMP for Land Use. This use has existed for many years with the non-conforming zoning for the existing use. This zoning change creates a conforming use without granting a special privilege.
14. There are no substantial reasons why the property cannot be used in accordance with the existing zoning.
There are substantial reasons why the property should not be used in accordance with the existing zoning. As stated the property has a use that is not consistent with the zoning designation for many years. The use is also inconsistent the CDMP's Land Use Policy designation for this property. This action is the result of the Land Development Regulation changes that address the adopted CDMP policy changes.
15. Whether the change suggested is out of scale with the surrounding neighborhood.
The change is not out of scale with the surrounding neighborhood. This is a built environment and does not include any new developments.
16. It is possible to find other sites already zoned permitting the uses(s) requested.
The rezoning request for this site is in response to the need to make this property

consistent with the Land Development Regulation zoning designation and with the adopted CDMP.

- 17. The proposed rezoning would meet all other regulations.

The proposed rezoning will meet all applicable regulations for density and the permitted use of this property.

Surrounding Zoning Designation Map



III. Overall Analysis

Existing Conditions:

- The Subject Properties are generally surrounded by residential properties in this neighborhood. The zoning is not consistent with the actual use on these parcels.

- These parcels were developed decades ago and were not in compliance with the zoning code and comprehensive plan since 1986 according to zoning records.
- Properties are currently occupied by multi-family uses.
- The Owner's of the developed properties are not requesting site plan review to develop these sites; The City is requesting to rezone to make the zoning designation consistent with the current use.
- Property identified by folio 08-2122-011-0650 is vacant and undeveloped; this property is being rezoned to be compatible with the adjacent R-3 properties in this area.

IV. Staff Recommendation

Staff recommends approval of the rezoning request(s) pending the following:

- **Public Hearing/Community forum before PZAB for public feedback.**
- **Planning & Zoning Board review and recommendation**
- **City Commission review to consider approval if in line with Commission vision per Land Development Regulation, Section 22-54**

Planning and Community Development Department

	Name and Title	Initials
Zoning	Gerald J. Lee, Zoning Official	
Planning	Naomie Payen, City Planner	
Approved by	Gregory D. Gay, Director Planning and Community Development	

ORDINANCE NO. 26-XXXXXXX

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, PROVIDING FOR AN AMENDMENT TO THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Planning & Community Development Department staff reviewed City zoning designation and determined that amendments were needed, and

WHEREAS, the proposed amendment is to rezone the property at 2311 Atlantic Avenue and identified by folio 08-2122-019-0080 from the current Single Family (R-1) zoning district to the Moderate Density Residential (R-3) zoning district and to amend the city's Zoning Map accordingly to make it consistent with the Comprehensive Master Plan; and

WHEREAS, Planning & Community Development Department staff for the City of Opa-Locka has determined that all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning & Community Development Department staff has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on February 3, 2026, to consider the request for rezoning; and

WHEREAS, the City Commission considered the recommendation from the Planning and Zoning board and reviewed this request for rezoning at a public hearing on XXXXXX, 2026, and hereby recommends to approve or deny the request for rezoning.

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

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.

Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves or denies the request for the Rezoning from Single Family (R-1) zoning district to Moderate Density Residential (R-3) zoning district for an approximately 12,744 square feet property located at 2311 Atlantic Avenue and identified by folio 08-2122-019-0080.

Section 3. SCRIVENER'S ERRORS.

Sections of this Ordinance 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, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED on First Reading this ____ day of _____, 2026.

PASSED AND ADOPTED on **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

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

PLANNING & ZONING BOARD

APRIL 3RD
2026

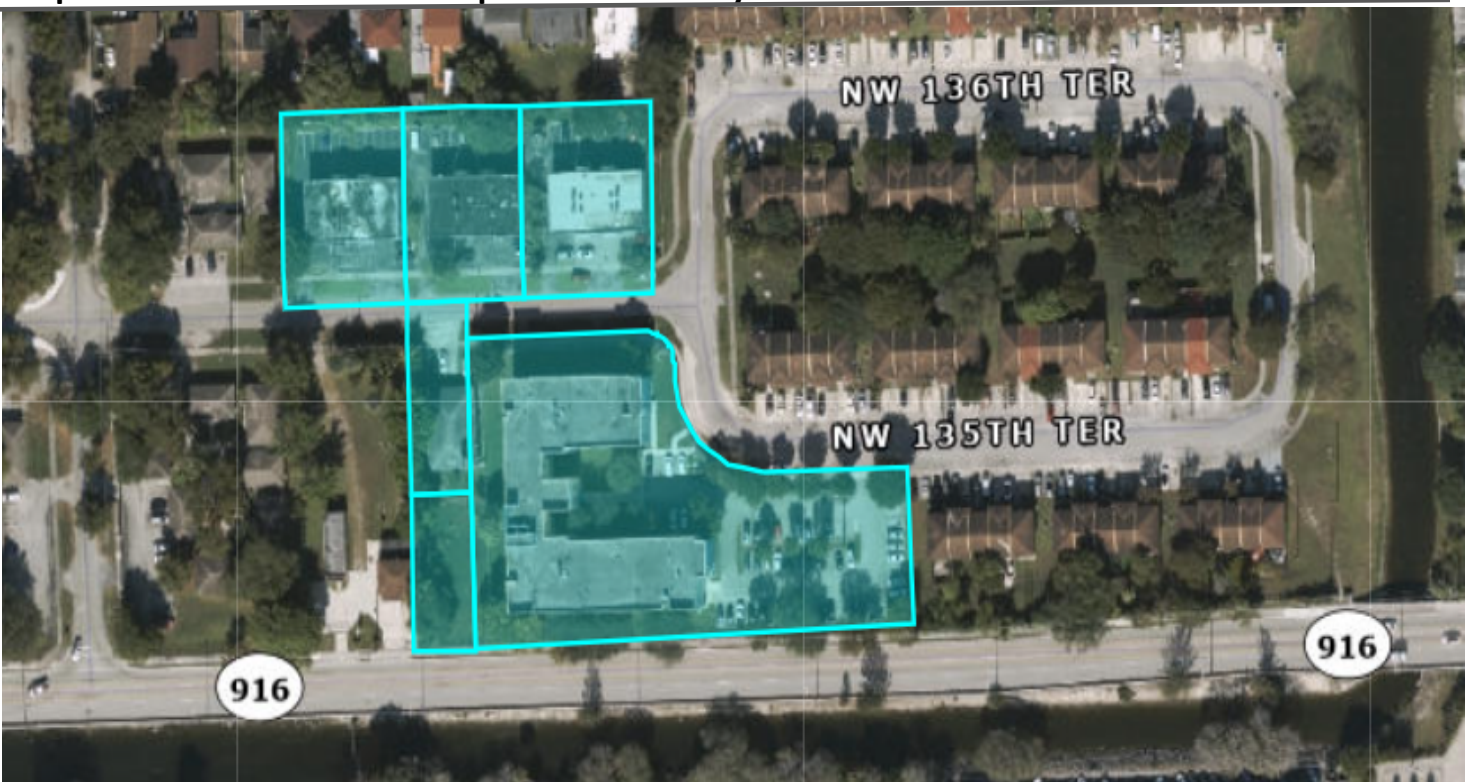


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Rezoning**



SUSTAINABLE OPA-LOCKA

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 - iii). Property at 2300 NW 136 Street

- **PZAB Rezoning Review Criteria per Ordinance 15-31 Section 22-54 D.**

1. The proposed change is contrary to the established land use pattern.
The proposed change is not contrary to the established land use pattern. The properties surrounding this site are also residential but have different density levels. The property identified historically has a use that has a greater density than what is permitted by the zoning district. This change ensures compliance with density requirements.

2. The proposed change would create “spot zoning”.
The proposed change will not create spot zoning. The property is located adjacent to residential townhouse zoning districts permitting higher density than that for single family districts. This rezoning to multifamily zoning district will address the actual density of the property identified and ensure compliance with density requirements.
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The proposed zoning district boundaries will not become more illogically drawn. The property’s boundaries will remain the same and, be compatible with the surrounding uses.
5. The proposed change would be in conflict with all or portions of the City’s Comprehensive Plan.
The proposed change will not be in conflict with the City’s Comprehensive Plan. In fact, the change is consistent with the “Moderate Density Residential” Land Use for this property.
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There is an additional need for uses permitted within the proposed zoning district, to allow for more residential units through redevelopment or by combining lots for greater massing and increase the number of units and amenities.
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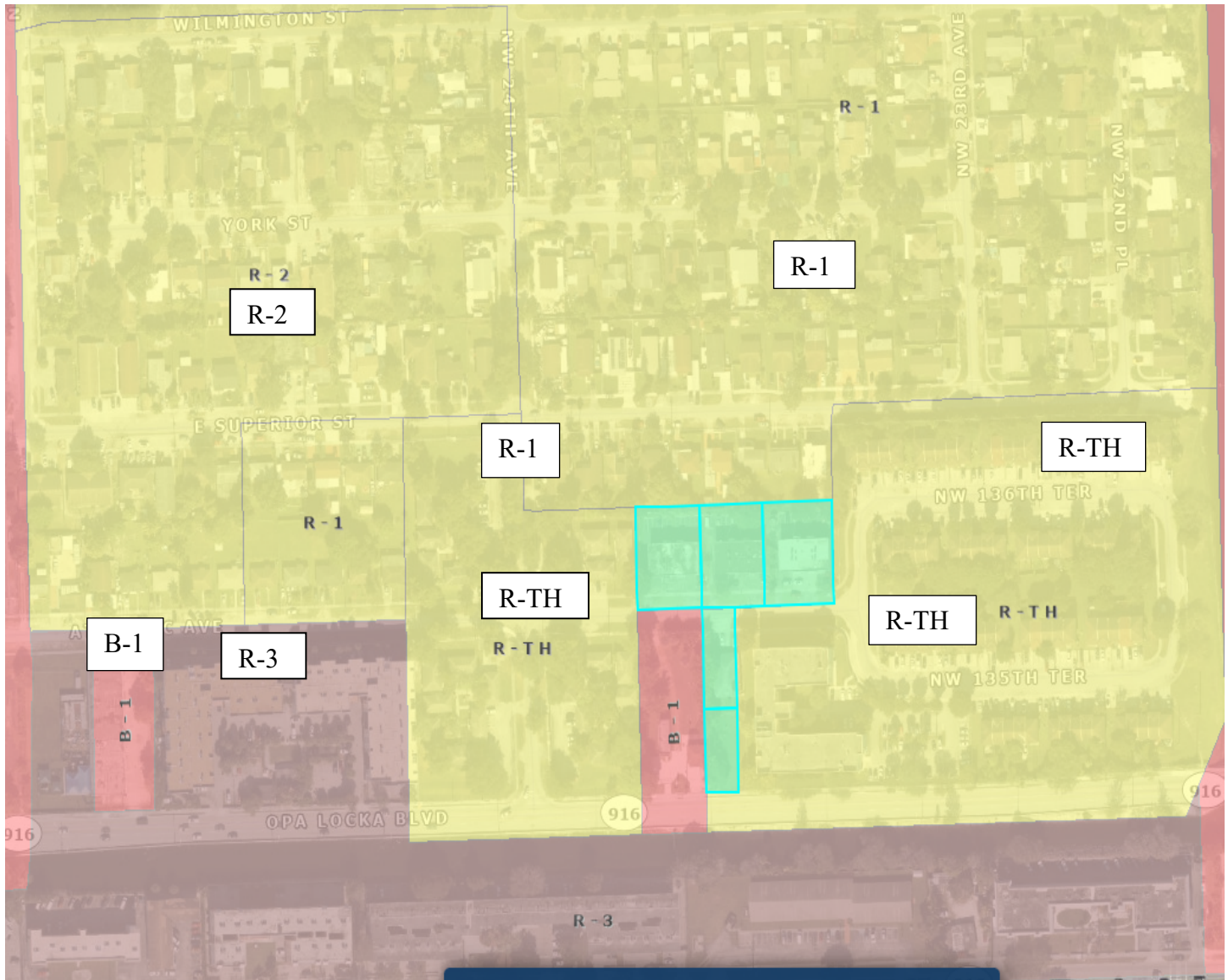
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12. The proposed change will be a deterrent to the improvement or development of adjacent property.
The proposed change will not be a deterrent to the improvement oor development of adjacent properties.
13. The proposed change will constitute a grant of special privilege.
The proposed change will not constitute a grant of special privilege. Rezoning the property to R-3 in order to have consistency with the zoning designation and the CDMP for Land Use. This use has existed for many years with the non-conforming zoning for the existing use. This zoning change creates a conforming use without granting a special privilege.
14. There are no substantial reasons why the property cannot be used in accordance with the existing zoning.
There are substantial reasons why the property should not be used in accordance with the existing zoning. As stated the property has a use that is not consistent with the zoning designation for many years. The use is also inconsistent the CDMP's Land Use Policy designation for this property. This action is the result of the Land Development Regulation changes that address the adopted CDMP policy changes.
15. Whether the change suggested is out of scale with the surrounding neighborhood.
The change is not out of scale with the surrounding neighborhood. This is a built environment and does not include any new developments.
16. It is possible to find other sites already zoned permitting the uses(s) requested.
The rezoning request for this site is in response to the need to make this property

consistent with the Land Development Regulation zoning designation and with the adopted CDMP.

- 17. The proposed rezoning would meet all other regulations.

The proposed rezoning will meet all applicable regulations for density and the permitted use of this property.

Surrounding Zoning Designation Map



III. Overall Analysis

Existing Conditions:

- The Subject Properties are generally surrounded by residential properties in this neighborhood. The zoning is not consistent with the actual use on these parcels.

- These parcels were developed decades ago and were not in compliance with the zoning code and comprehensive plan since 1986 according to zoning records.
- Properties are currently occupied by multi-family uses.
- The Owner's of the developed properties are not requesting site plan review to develop these sites; The City is requesting to rezone to make the zoning designation consistent with the current use.
- Property identified by folio 08-2122-011-0650 is vacant and undeveloped; this property is being rezoned to be compatible with the adjacent R-3 properties in this area.

IV. Staff Recommendation

Staff recommends approval of the rezoning request(s) pending the following:

- **Public Hearing/Community forum before PZAB for public feedback.**
- **Planning & Zoning Board review and recommendation**
- **City Commission review to consider approval if in line with Commission vision per Land Development Regulation, Section 22-54**

Planning and Community Development Department

	Name and Title	Initials
Zoning	Gerald J. Lee, Zoning Official	
Planning	Naomie Payen, City Planner	
Approved by	Gregory D. Gay, Director Planning and Community Development	

ORDINANCE NO. 25-XXXXXXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING THE REZONING REQUEST FOR 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.

WHEREAS, Planning & Community Development Department staff reviewed City zoning designation and determined that amendments were needed, and

WHEREAS, the proposed amendment is to rezone the property at 2321 Atlantic Avenue and identified by folio 08-2122-019-0100 from the current Single Family (R-1) zoning district to the Moderate Density Residential (R-3) zoning district and to amend the city's Zoning Map accordingly to make it consistent with the Comprehensive Master Plan; and

WHEREAS, Planning & Community Development Department staff for the City of Opa-Locka has determined that all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning & Community Development Department staff has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on February 3, 2026, consider the request for rezoning; and

WHEREAS, the City Commission considered the recommendation from the Planning and Zoning board and reviewed this request for rezoning at a public hearing on _____, 2026, and hereby approve or deny the request for rezoning.

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

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.

Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves or denies the request for the Rezoning from Single Family (R-1) zoning district to Moderate Density Residential (R-3) zoning district for an approximately 14,364 square feet property located at 2321 Atlantic Avenue identified by folio 08-2122-019-0100.

Section 3. SCRIVENER'S ERRORS.

Sections of this Ordinance 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, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka’s Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED on First Reading this ____ day of _____, 2026.

PASSED AND ADOPTED on **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

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

PLANNING & ZONING BOARD

APRIL 3RD
2026

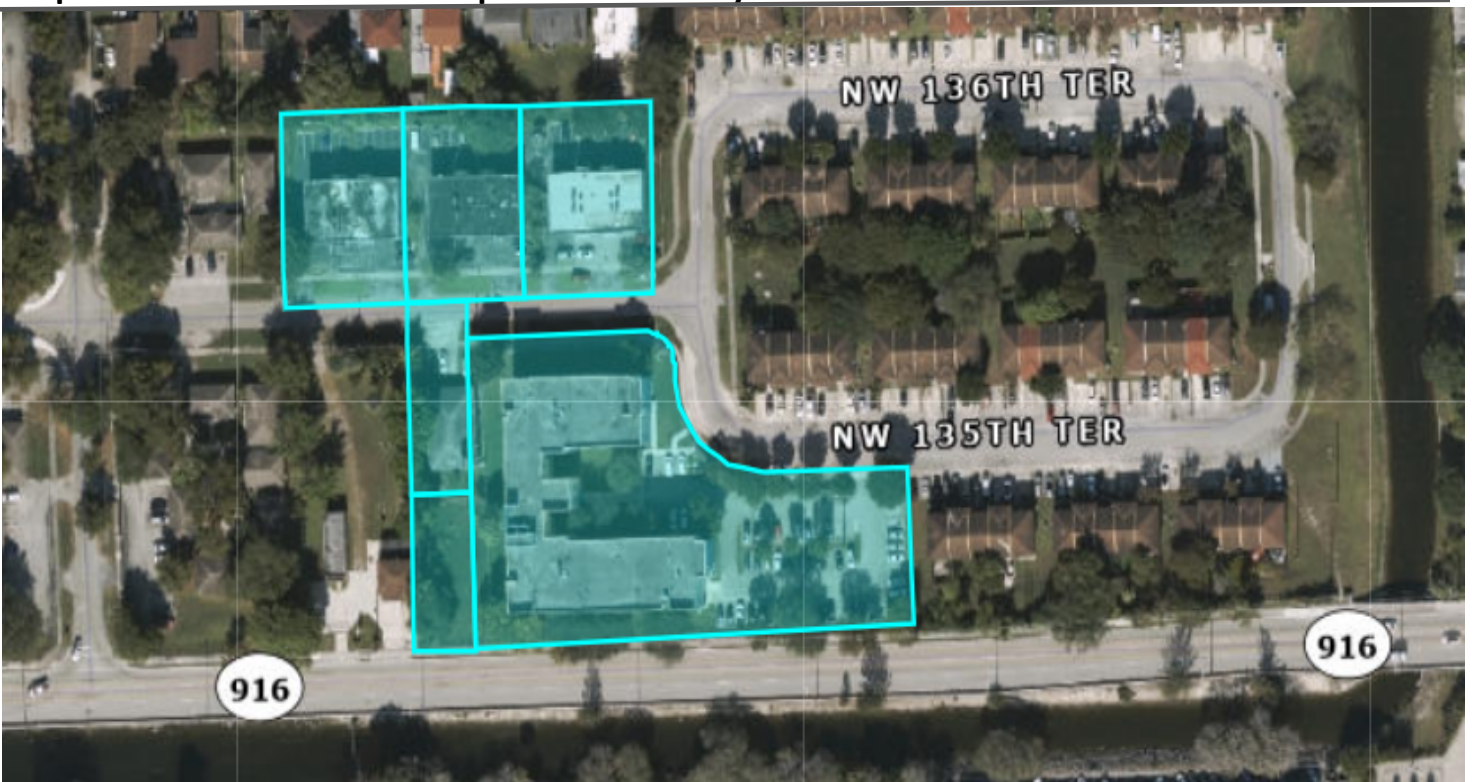


Land Development Regulation: Amendments

STAFF'S REQUEST:

To amend the land development regulations with updated standards and in accordance with the Comprehensive Plan Update for the future development of the City.

STAFF REPORT Rezoning



SUSTAINABLE OPA-LOCKA

2015 LAND DEVELOPMENT REGULATIONS (ADOPTED)

I. Background

- The City of Opa-locka's Land Development Regulations, updated in 2015, through an RFP process to partner with the Corradino Group to and City Staff to update and make major changes to the zoning code. Through the Evaluation and Appraisal Report process the City again worked in collaborations with the Corradino Group. Now the City will address the adopted Comprehensive Plan policy changes by amending the Land Development Regulations (zoning code) to improve development standards, permitted uses and provide an applicable review process for the development of the City.

II. Details

- **Staff's Intent**

Staff proposes to update the zoning code articles to reflect the current needs and beneficial trends to improve the City's appearance and to amend zoning designations improve functionality and neighborhood zoning consistency in Opa-locka.

1) Zoning Designation Changes:

- a. Change from Single Family Residential (R-1) to Moderate Density Residential (R-3)
 - i). Property at 2301 Atlantic Avenue
 - ii). Property at 2311 Atlantic Avenue
 - iii). Property at 2321 Atlantic Avenue
- b. Change from Residential Townhouse (R-TH) to Moderate Density Residential (R-3)
 - i). Property at 2330 Opa-locka Blvd. (proposed address)
 - ii). Property at 2330 Atlantic Avenue. (Includes 2332 Atlantic; 2334 Atlantic; 2336 Atlantic; and 2338 Atlantic.
 - iii). Property at 2300 NW 136 Street

- **PZAB Rezoning Review Criteria per Ordinance 15-31 Section 22-54 D.**

1. The proposed change is contrary to the established land use pattern.
The proposed change is not contrary to the established land use pattern. The properties surrounding this site are also residential but have different density levels. The property identified historically has a use that has a greater density than what is permitted by the zoning district. This change ensures compliance with density requirements.

2. The proposed change would create “spot zoning”.
The proposed change will not create spot zoning. The property is located adjacent to residential townhouse zoning districts permitting higher density than that for single family districts. This rezoning to multifamily zoning district will address the actual density of the property identified and ensure compliance with density requirements.
3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.
The proposed change will not alter the population or traffic patterns in a way that will negatively impact public facilities such as schools, utilities, or streets. This is a built environment and this zoning change would not impact public facilities such as schools, utilities, streets, etc.
4. The proposed zoning district boundaries would become more illogically drawn.
The proposed zoning district boundaries will not become more illogically drawn. The property’s boundaries will remain the same and, be compatible with the surrounding uses.
5. The proposed change would be in conflict with all or portions of the City’s Comprehensive Plan.
The proposed change will not be in conflict with the City’s Comprehensive Plan. In fact, the change is consistent with the “Moderate Density Residential” Land Use for this property.
6. There is an additional need for uses permitted within the proposed zoning district.
There is an additional need for uses permitted within the proposed zoning district, to allow for more residential units through redevelopment or by combining lots for greater massing and increase the number of units and amenities.
7. The proposed change will adversely affect living conditions in the neighborhood, if applicable.
The proposed change will not adversely affect living conditions in the neighborhood. The property is located in a residential neighborhood that includes single family, townhouse and multifamily designations.
8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will not create or excessively increase traffic congestion or affect public safety. The proposed change would make the current uses compliant with the zoning permitted densities in a built environment.

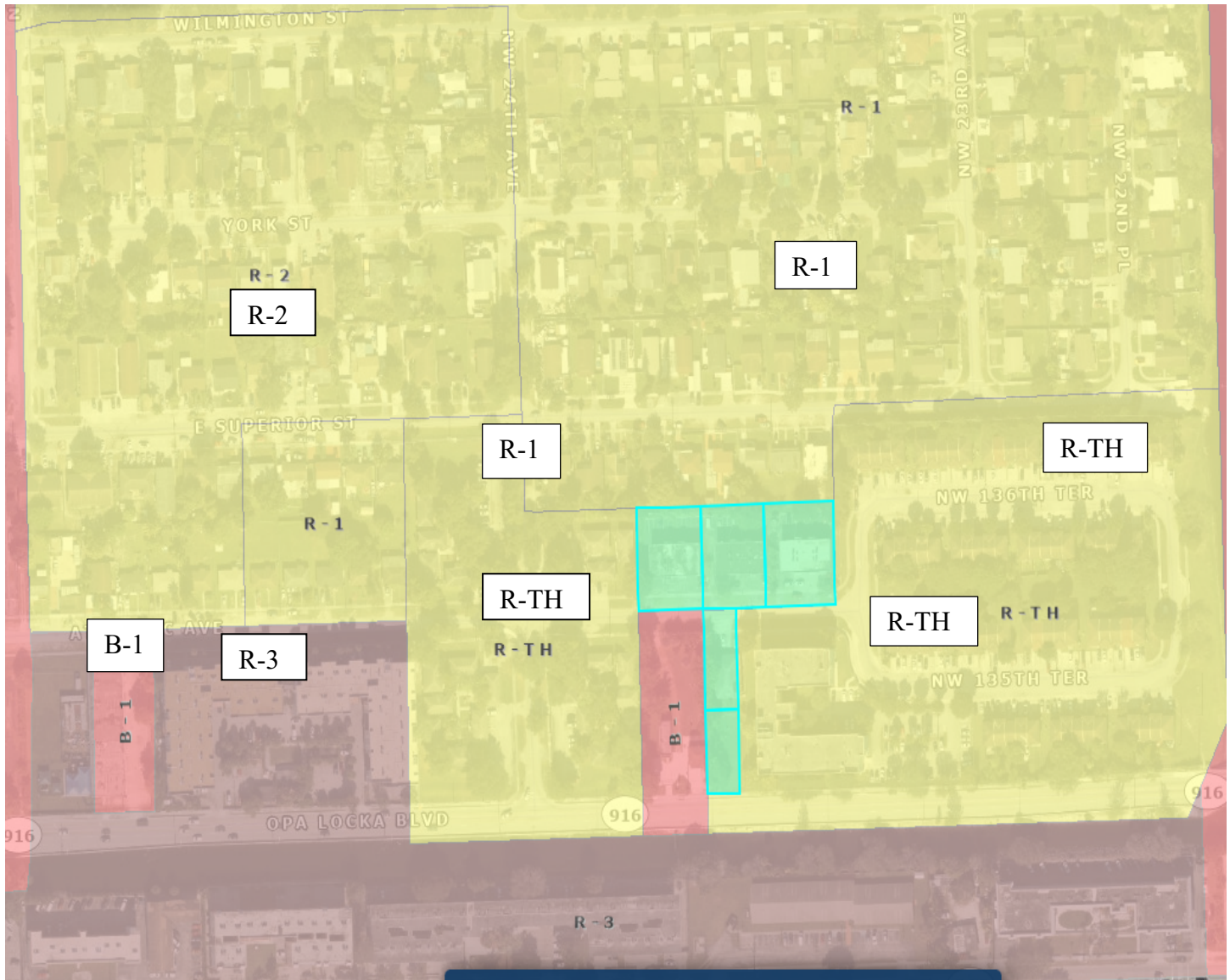
9. The proposed change will create a drainage problem.
The proposed change will not create a drainage problem as this is a built environment which does not include any new development.
10. The proposed change will reduce light and air to adjacent areas.
The proposed change will not reduce light and air to adjacent areas as this is a built environment which does not include any new development.
11. The proposed change will adversely affect property values.
The proposed change will not adversely affect property values. The proposed change will have a positive impact on the surrounding properties and the use is consistent with the zoning designation and in the event of casualty it would be rebuildable.
12. The proposed change will be a deterrent to the improvement or development of adjacent property.
The proposed change will not be a deterrent to the improvement oor development of adjacent properties.
13. The proposed change will constitute a grant of special privilege.
The proposed change will not constitute a grant of special privilege. Rezoning the property to R-3 in order to have consistency with the zoning designation and the CDMP for Land Use. This use has existed for many years with the non-conforming zoning for the existing use. This zoning change creates a conforming use without granting a special privilege.
14. There are no substantial reasons why the property cannot be used in accordance with the existing zoning.
There are substantial reasons why the property should not be used in accordance with the existing zoning. As stated the property has a use that is not consistent with the zoning designation for many years. The use is also inconsistent the CDMP's Land Use Policy designation for this property. This action is the result of the Land Development Regulation changes that address the adopted CDMP policy changes.
15. Whether the change suggested is out of scale with the surrounding neighborhood.
The change is not out of scale with the surrounding neighborhood. This is a built environment and does not include any new developments.
16. It is possible to find other sites already zoned permitting the uses(s) requested.
The rezoning request for this site is in response to the need to make this property

consistent with the Land Development Regulation zoning designation and with the adopted CDMP.

- 17. The proposed rezoning would meet all other regulations.

The proposed rezoning will meet all applicable regulations for density and the permitted use of this property.

Surrounding Zoning Designation Map



III. Overall Analysis

Existing Conditions:

- The Subject Properties are generally surrounded by residential properties in this neighborhood. The zoning is not consistent with the actual use on these parcels.

- These parcels were developed decades ago and were not in compliance with the zoning code and comprehensive plan since 1986 according to zoning records.
- Properties are currently occupied by multi-family uses.
- The Owner's of the developed properties are not requesting site plan review to develop these sites; The City is requesting to rezone to make the zoning designation consistent with the current use.
- Property identified by folio 08-2122-011-0650 is vacant and undeveloped; this property is being rezoned to be compatible with the adjacent R-3 properties in this area.

IV. Staff Recommendation

Staff recommends approval of the rezoning request(s) pending the following:

- **Public Hearing/Community forum before PZAB for public feedback.**
- **Planning & Zoning Board review and recommendation**
- **City Commission review to consider approval if in line with Commission vision per Land Development Regulation, Section 22-54**

Planning and Community Development Department

	Name and Title	Initials
Zoning	Gerald J. Lee, Zoning Official	
Planning	Naomie Payen, City Planner	
Approved by	Gregory D. Gay, Director Planning and Community Development	

ORDINANCE NO. 26-XXXXXXX

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 7,992 SQUARE FEET OF LAND, LOCATED AT 2330 ATLANTIC AVENUE AND IDENTIFIED BY FOLIO 08-2122-011-0640 AND TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Planning & Community Development Department staff reviewed City zoning designation and determined that amendments were needed, and

WHEREAS, the proposed amendment is to rezone the property 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 (R-3) zoning district and to amend the city's Zoning Map accordingly to make it consistent with the Comprehensive Master Plan; and

WHEREAS, Planning & Community Development Department staff for the City of Opa-Locka has determined that all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning & Community Development Department staff has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on February 3, 2026, to consider the request for rezoning; and

WHEREAS, the City Commission considered the recommendation from the Planning and Zoning board and reviewed this request for rezoning at a public hearing on _Xxxxxx X, 2026, and hereby recommends to approve or deny the request for rezoning.

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

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.

Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves or denies the request to Rezone this 7,992 square feet property from Residential Townhouse (R-TH) zoning district to Moderate Density Residential (R-3) zoning district for property located at 2330 Atlantic Avenue and identified by folio 08-2122-011-0640.

Section 3. SCRIVENER'S ERRORS.

Sections of this Ordinance 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, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED on First Reading this ____ day of _____, 2026.

PASSED AND ADOPTED on **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

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

PLANNING & ZONING BOARD

APRIL 3RD
2026

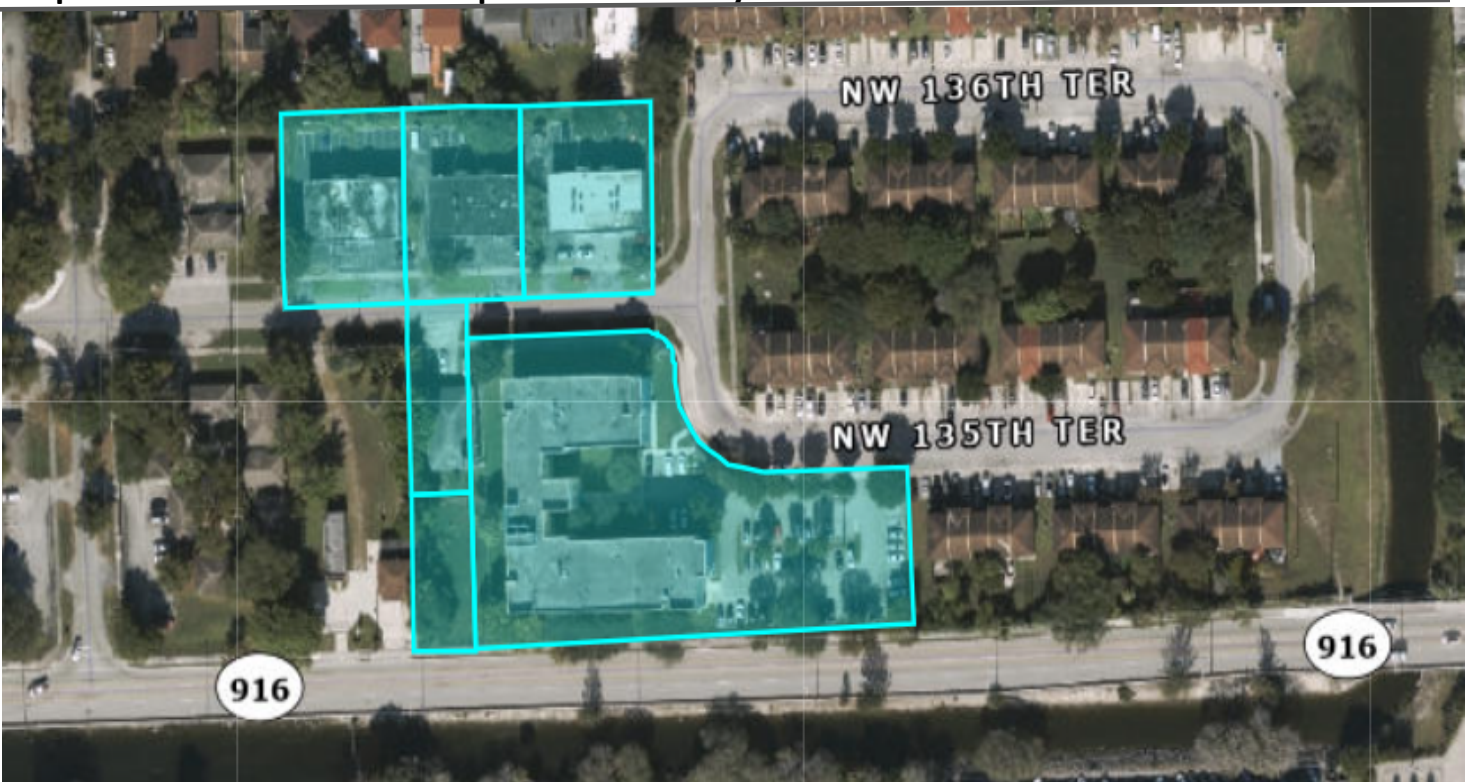


Land Development Regulation: Amendments

STAFF'S REQUEST:

To amend the land development regulations with updated standards and in accordance with the Comprehensive Plan Update for the future development of the City.

STAFF REPORT
Rezoning



SUSTAINABLE OPA-LOCKA

2015 LAND DEVELOPMENT REGULATIONS (ADOPTED)

I. Background

- The City of Opa-locka's Land Development Regulations, updated in 2015, through an RFP process to partner with the Corradino Group to and City Staff to update and make major changes to the zoning code. Through the Evaluation and Appraisal Report process the City again worked in collaborations with the Corradino Group. Now the City will address the adopted Comprehensive Plan policy changes by amending the Land Development Regulations (zoning code) to improve development standards, permitted uses and provide an applicable review process for the development of the City.

II. Details

- **Staff's Intent**

Staff proposes to update the zoning code articles to reflect the current needs and beneficial trends to improve the City's appearance and to amend zoning designations improve functionality and neighborhood zoning consistency in Opa-locka.

1) Zoning Designation Changes:

- a. Change from Single Family Residential (R-1) to Moderate Density Residential (R-3)
 - i). Property at 2301 Atlantic Avenue
 - ii). Property at 2311 Atlantic Avenue
 - iii). Property at 2321 Atlantic Avenue
- b. Change from Residential Townhouse (R-TH) to Moderate Density Residential (R-3)
 - i). Property at 2330 Opa-locka Blvd. (proposed address)
 - ii). Property at 2330 Atlantic Avenue. (Includes 2332 Atlantic; 2334 Atlantic; 2336 Atlantic; and 2338 Atlantic.
 - iii). Property at 2300 NW 136 Street

- **PZAB Rezoning Review Criteria per Ordinance 15-31 Section 22-54 D.**

1. The proposed change is contrary to the established land use pattern.
The proposed change is not contrary to the established land use pattern. The properties surrounding this site are also residential but have different density levels. The property identified historically has a use that has a greater density than what is permitted by the zoning district. This change ensures compliance with density requirements.

2. The proposed change would create “spot zoning”.
The proposed change will not create spot zoning. The property is located adjacent to residential townhouse zoning districts permitting higher density than that for single family districts. This rezoning to multifamily zoning district will address the actual density of the property identified and ensure compliance with density requirements.
3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.
The proposed change will not alter the population or traffic patterns in a way that will negatively impact public facilities such as schools, utilities, or streets. This is a built environment and this zoning change would not impact public facilities such as schools, utilities, streets, etc.
4. The proposed zoning district boundaries would become more illogically drawn.
The proposed zoning district boundaries will not become more illogically drawn. The property’s boundaries will remain the same and, be compatible with the surrounding uses.
5. The proposed change would be in conflict with all or portions of the City’s Comprehensive Plan.
The proposed change will not be in conflict with the City’s Comprehensive Plan. In fact, the change is consistent with the “Moderate Density Residential” Land Use for this property.
6. There is an additional need for uses permitted within the proposed zoning district.
There is an additional need for uses permitted within the proposed zoning district, to allow for more residential units through redevelopment or by combining lots for greater massing and increase the number of units and amenities.
7. The proposed change will adversely affect living conditions in the neighborhood, if applicable.
The proposed change will not adversely affect living conditions in the neighborhood. The property is located in a residential neighborhood that includes single family, townhouse and multifamily designations.
8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will not create or excessively increase traffic congestion or affect public safety. The proposed change would make the current uses compliant with the zoning permitted densities in a built environment.

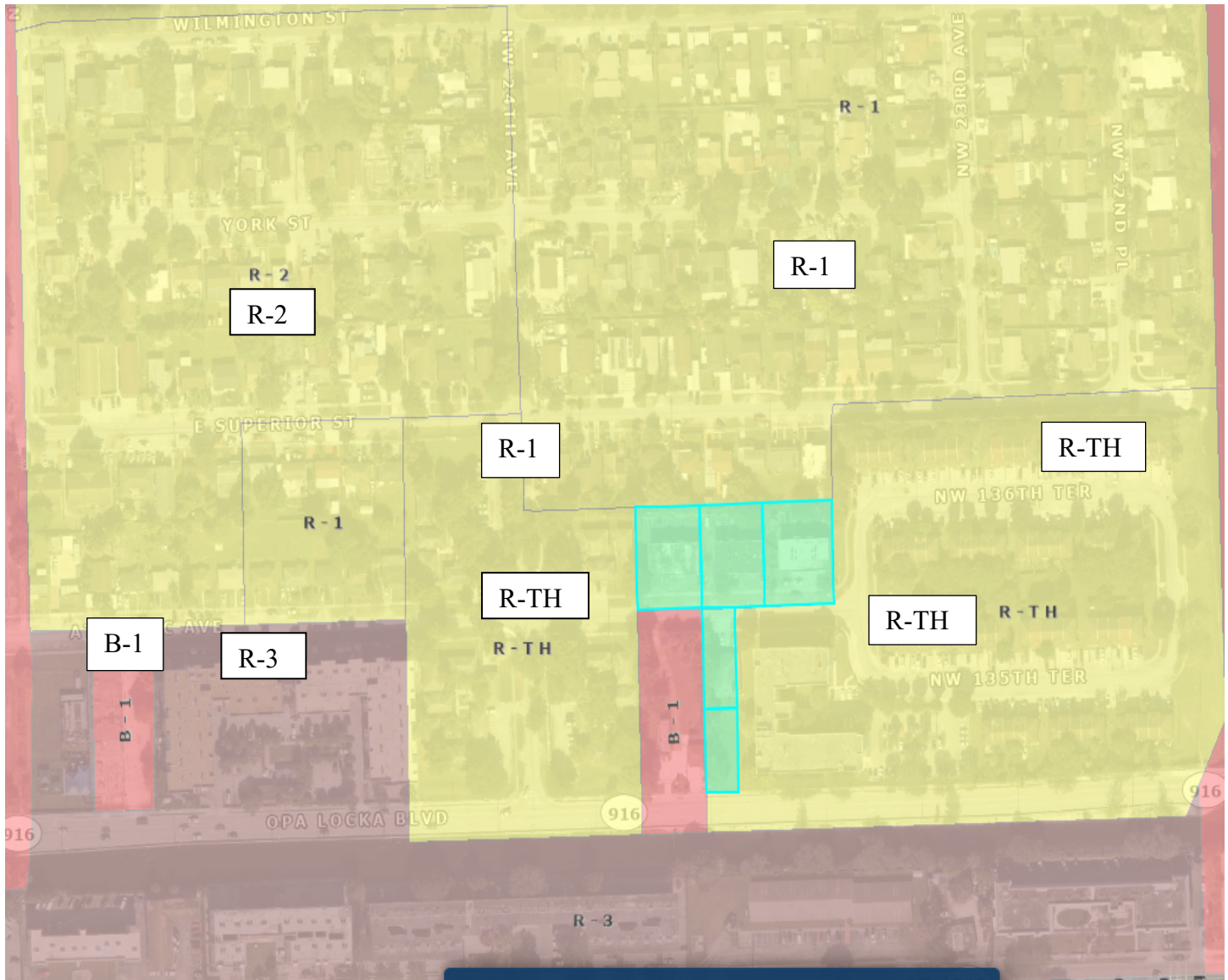
9. The proposed change will create a drainage problem.
The proposed change will not create a drainage problem as this is a built environment which does not include any new development.
10. The proposed change will reduce light and air to adjacent areas.
The proposed change will not reduce light and air to adjacent areas as this is a built environment which does not include any new development.
11. The proposed change will adversely affect property values.
The proposed change will not adversely affect property values. The proposed change will have a positive impact on the surrounding properties and the use is consistent with the zoning designation and in the event of casualty it would be rebuildable.
12. The proposed change will be a deterrent to the improvement or development of adjacent property.
The proposed change will not be a deterrent to the improvement oor development of adjacent properties.
13. The proposed change will constitute a grant of special privilege.
The proposed change will not constitute a grant of special privilege. Rezoning the property to R-3 in order to have consistency with the zoning designation and the CDMP for Land Use. This use has existed for many years with the non-conforming zoning for the existing use. This zoning change creates a conforming use without granting a special privilege.
14. There are no substantial reasons why the property cannot be used in accordance with the existing zoning.
There are substantial reasons why the property should not be used in accordance with the existing zoning. As stated the property has a use that is not consistent with the zoning designation for many years. The use is also inconsistent the CDMP's Land Use Policy designation for this property. This action is the result of the Land Development Regulation changes that address the adopted CDMP policy changes.
15. Whether the change suggested is out of scale with the surrounding neighborhood.
The change is not out of scale with the surrounding neighborhood. This is a built environment and does not include any new developments.
16. It is possible to find other sites already zoned permitting the uses(s) requested.
The rezoning request for this site is in response to the need to make this property

consistent with the Land Development Regulation zoning designation and with the adopted CDMP.

- 17. The proposed rezoning would meet all other regulations.

The proposed rezoning will meet all applicable regulations for density and the permitted use of this property.

Surrounding Zoning Designation Map



III. Overall Analysis

Existing Conditions:

- The Subject Properties are generally surrounded by residential properties in this neighborhood. The zoning is not consistent with the actual use on these parcels.

- These parcels were developed decades ago and were not in compliance with the zoning code and comprehensive plan since 1986 according to zoning records.
- Properties are currently occupied by multi-family uses.
- The Owner's of the developed properties are not requesting site plan review to develop these sites; The City is requesting to rezone to make the zoning designation consistent with the current use.
- Property identified by folio 08-2122-011-0650 is vacant and undeveloped; this property is being rezoned to be compatible with the adjacent R-3 properties in this area.

IV. Staff Recommendation

Staff recommends approval of the rezoning request(s) pending the following:

- **Public Hearing/Community forum before PZAB for public feedback.**
- **Planning & Zoning Board review and recommendation**
- **City Commission review to consider approval if in line with Commission vision per Land Development Regulation, Section 22-54**

Planning and Community Development Department

	Name and Title	Initials
Zoning	Gerald J. Lee, Zoning Official	
Planning	Naomie Payen, City Planner	
Approved by	Gregory D. Gay, Director Planning and Community Development	

ORDINANCE NO. 26-XXXXXXX

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.

WHEREAS, Planning & Community Development Department staff reviewed City zoning designation and determined that amendments were needed, and

WHEREAS, the proposed amendment is to rezone the property at approximately 2330 Opa-locka Boulevard and identified by folio 08-2122-011-0650 from the current Residential Townhouse (R-TH) zoning district to the Moderate Density Residential (R-3) zoning district and to amend the city's Zoning Map accordingly to make it consistent with the Comprehensive Master Plan; and

WHEREAS, Planning & Community Development Department staff for the City of Opa-Locka has determined that all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning & Community Development Department staff has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on February 3, 2026, to consider the request for rezoning; and

WHEREAS, the City Commission considered the recommendation from the Planning and Zoning board and reviewed this request for rezoning at a public hearing on _XXXXX X, 2026, and hereby recommends to approve or deny the request for rezoning.

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

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.

Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves or denies the request for the Rezoning of approximately 6,156 square feet from Residential Townhouse (R-TH) zoning district to Moderate Density Residential (R-3) zoning district for property located approximately at 2330 Opa-locka Boulevard and identified by folio 08-2122-011-0650, and to amend the City's Zoning Map to make it consistent with the Comprehensive Plan.

Section 3. SCRIVENER'S ERRORS.

Sections of this Ordinance 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, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka's Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED on First Reading this ____ day of _____, 2026.

PASSED AND ADOPTED on **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

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

PLANNING & ZONING BOARD

APRIL 3RD
2026



Land Development Regulation: Amendments

STAFF'S REQUEST:

To amend the land development regulations with updated standards and in accordance with the Comprehensive Plan Update for the future development of the City.

**STAFF REPORT
Rezoning**



SUSTAINABLE OPA-LOCKA

2015 LAND DEVELOPMENT REGULATIONS (ADOPTED)

I. Background

- The City of Opa-locka's Land Development Regulations, updated in 2015, through an RFP process to partner with the Corradino Group to and City Staff to update and make major changes to the zoning code. Through the Evaluation and Appraisal Report process the City again worked in collaborations with the Corradino Group. Now the City will address the adopted Comprehensive Plan policy changes by amending the Land Development Regulations (zoning code) to improve development standards, permitted uses and provide an applicable review process for the development of the City.

II. Details

- **Staff's Intent**

Staff proposes to update the zoning code articles to reflect the current needs and beneficial trends to improve the City's appearance and to amend zoning designations improve functionality and neighborhood zoning consistency in Opa-locka.

1) Zoning Designation Changes:

- a. Change from Single Family Residential (R-1) to Moderate Density Residential (R-3)
 - i). Property at 2301 Atlantic Avenue
 - ii). Property at 2311 Atlantic Avenue
 - iii). Property at 2321 Atlantic Avenue
- b. Change from Residential Townhouse (R-TH) to Moderate Density Residential (R-3)
 - i). Property at 2330 Opa-locka Blvd. (proposed address)
 - ii). Property at 2330 Atlantic Avenue. (Includes 2332 Atlantic; 2334 Atlantic; 2336 Atlantic; and 2338 Atlantic.
 - iii). Property at 2300 NW 136 Street

- **PZAB Rezoning Review Criteria per Ordinance 15-31 Section 22-54 D.**

1. The proposed change is contrary to the established land use pattern.
The proposed change is not contrary to the established land use pattern. The properties surrounding this site are also residential but have different density levels. The property identified historically has a use that has a greater density than what is permitted by the zoning district. This change ensures compliance with density requirements.

2. The proposed change would create “spot zoning”.
The proposed change will not create spot zoning. The property is located adjacent to residential townhouse zoning districts permitting higher density than that for single family districts. This rezoning to multifamily zoning district will address the actual density of the property identified and ensure compliance with density requirements.
3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.
The proposed change will not alter the population or traffic patterns in a way that will negatively impact public facilities such as schools, utilities, or streets. This is a built environment and this zoning change would not impact public facilities such as schools, utilities, streets, etc.
4. The proposed zoning district boundaries would become more illogically drawn.
The proposed zoning district boundaries will not become more illogically drawn. The property’s boundaries will remain the same and, be compatible with the surrounding uses.
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The proposed change will not be in conflict with the City’s Comprehensive Plan. In fact, the change is consistent with the “Moderate Density Residential” Land Use for this property.
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7. The proposed change will adversely affect living conditions in the neighborhood, if applicable.
The proposed change will not adversely affect living conditions in the neighborhood. The property is located in a residential neighborhood that includes single family, townhouse and multifamily designations.
8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will not create or excessively increase traffic congestion or affect public safety. The proposed change would make the current uses compliant with the zoning permitted densities in a built environment.

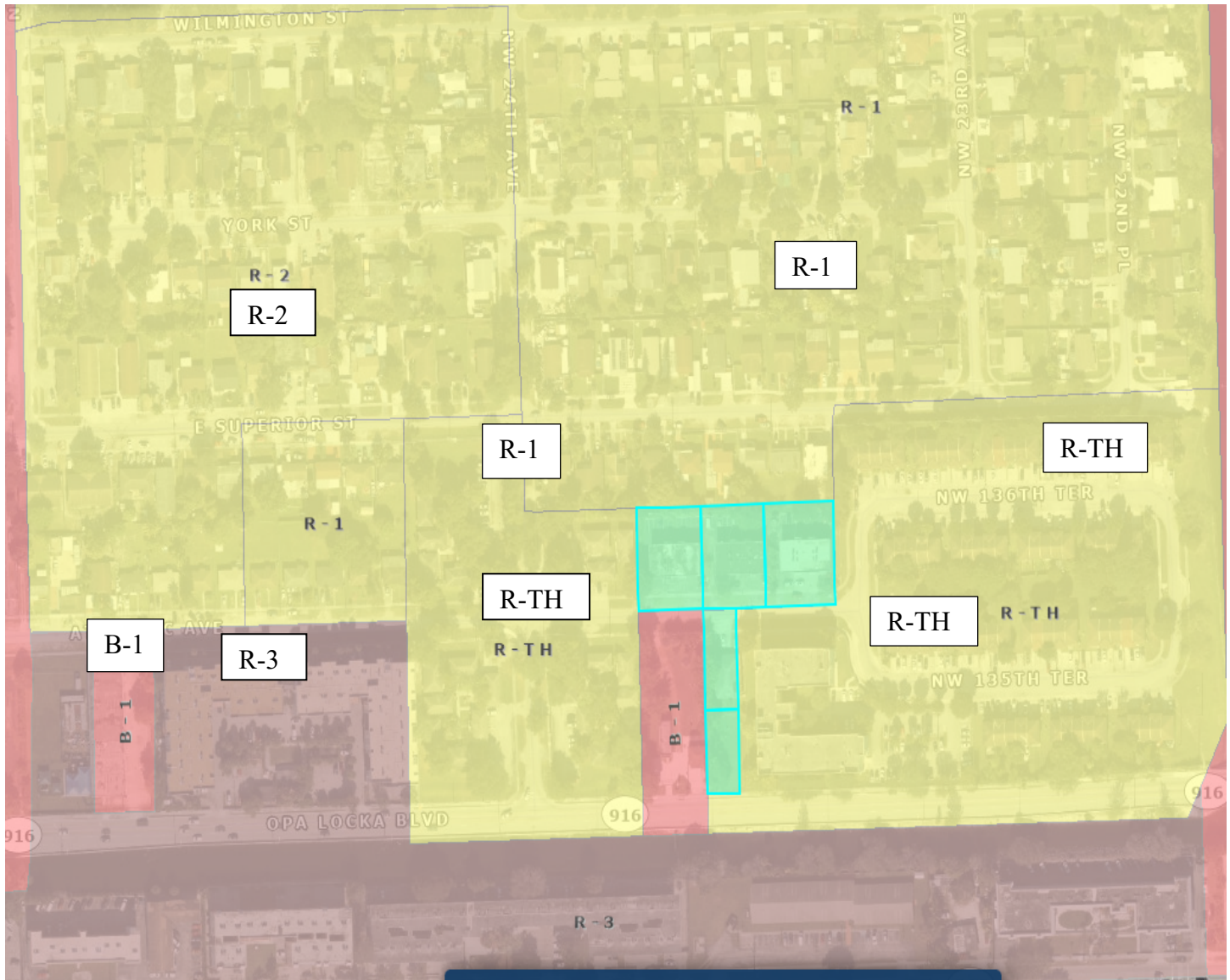
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13. The proposed change will constitute a grant of special privilege.
The proposed change will not constitute a grant of special privilege. Rezoning the property to R-3 in order to have consistency with the zoning designation and the CDMP for Land Use. This use has existed for many years with the non-conforming zoning for the existing use. This zoning change creates a conforming use without granting a special privilege.
14. There are no substantial reasons why the property cannot be used in accordance with the existing zoning.
There are substantial reasons why the property should not be used in accordance with the existing zoning. As stated the property has a use that is not consistent with the zoning designation for many years. The use is also inconsistent the CDMP's Land Use Policy designation for this property. This action is the result of the Land Development Regulation changes that address the adopted CDMP policy changes.
15. Whether the change suggested is out of scale with the surrounding neighborhood.
The change is not out of scale with the surrounding neighborhood. This is a built environment and does not include any new developments.
16. It is possible to find other sites already zoned permitting the uses(s) requested.
The rezoning request for this site is in response to the need to make this property

consistent with the Land Development Regulation zoning designation and with the adopted CDMP.

- 17. The proposed rezoning would meet all other regulations.

The proposed rezoning will meet all applicable regulations for density and the permitted use of this property.

Surrounding Zoning Designation Map



III. Overall Analysis

Existing Conditions:

- The Subject Properties are generally surrounded by residential properties in this neighborhood. The zoning is not consistent with the actual use on these parcels.

- These parcels were developed decades ago and were not in compliance with the zoning code and comprehensive plan since 1986 according to zoning records.
- Properties are currently occupied by multi-family uses.
- The Owner's of the developed properties are not requesting site plan review to develop these sites; The City is requesting to rezone to make the zoning designation consistent with the current use.
- Property identified by folio 08-2122-011-0650 is vacant and undeveloped; this property is being rezoned to be compatible with the adjacent R-3 properties in this area.

IV. Staff Recommendation

Staff recommends approval of the rezoning request(s) pending the following:

- **Public Hearing/Community forum before PZAB for public feedback.**
- **Planning & Zoning Board review and recommendation**
- **City Commission review to consider approval if in line with Commission vision per Land Development Regulation, Section 22-54**

Planning and Community Development Department

	Name and Title	Initials
Zoning	Gerald J. Lee, Zoning Official	
Planning	Naomie Payen, City Planner	
Approved by	Gregory D. Gay, Director Planning and Community Development	

ORDINANCE NO. 26-XXXXXXX

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 136 STREET AND IDENTIFIED BY FOLIO 08-2122-032-0810 TO AMEND THE ZONING MAP TO MAKE IT CONSISTENT WITH THE COMPREHENSIVE MASTER PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Planning & Community Development Department staff reviewed City zoning designation and determined that amendments were needed, and

WHEREAS, the proposed amendment is to rezone the property at approximately 2300 NW 136 Street and identified by folio 08-2122-032-0810 from the current Residential Townhouse (R-TH) zoning district to the Moderate Density Residential (R-3) zoning district and to amend the city's Zoning Map accordingly to make it consistent with the Comprehensive Master Plan; and

WHEREAS, Planning & Community Development Department staff for the City of Opa-Locka has determined that all information required by Section 22-55(I) of the City of Opa-Locka's Land Development Code for proper consideration by the Planning and Zoning Board; and

WHEREAS, the Planning & Community Development Department staff has provided a response to the criteria for rezoning as required by Section 22-54 of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Board reviewed this request at a public hearing on February 3, 2026, to consider the request for rezoning; and

WHEREAS, the City Commission considered the recommendation from the Planning and Zoning board and reviewed this request for rezoning at a public hearing on _XXXXX X, 2026, and hereby recommends to approve or deny the request for rezoning.

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

SECTION 1. RECITALS.

The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL/DENIAL.

Rezoning Request. The City Commission of the City of Opa-Locka, Florida hereby approves or denies the request for the Rezoning of approximately 65,009 square feet from Residential Townhouse (R-TH) zoning district to Moderate Density Residential (R-3) zoning district for property located at approximately 2300 NW 136 Street and identified by folio 08-2122-032-0810 and to amend the city’s Zoning map to make it consistent with the comprehensive master plan.

Section 3. SCRIVENER'S ERRORS.

Sections of this Ordinance 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, without the need of a public hearing by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka’s Code of Ordinances, Land Development Regulations and the City of Opa-Locka Charter.

PASSED on First Reading this ____ day of _____, 2026.

PASSED AND ADOPTED on **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

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass

Commissioner Ervin

Commissioner Santiago

Vice Mayor Kelley

Mayor Taylor

PLANNING & ZONING BOARD

APRIL 3RD
2026

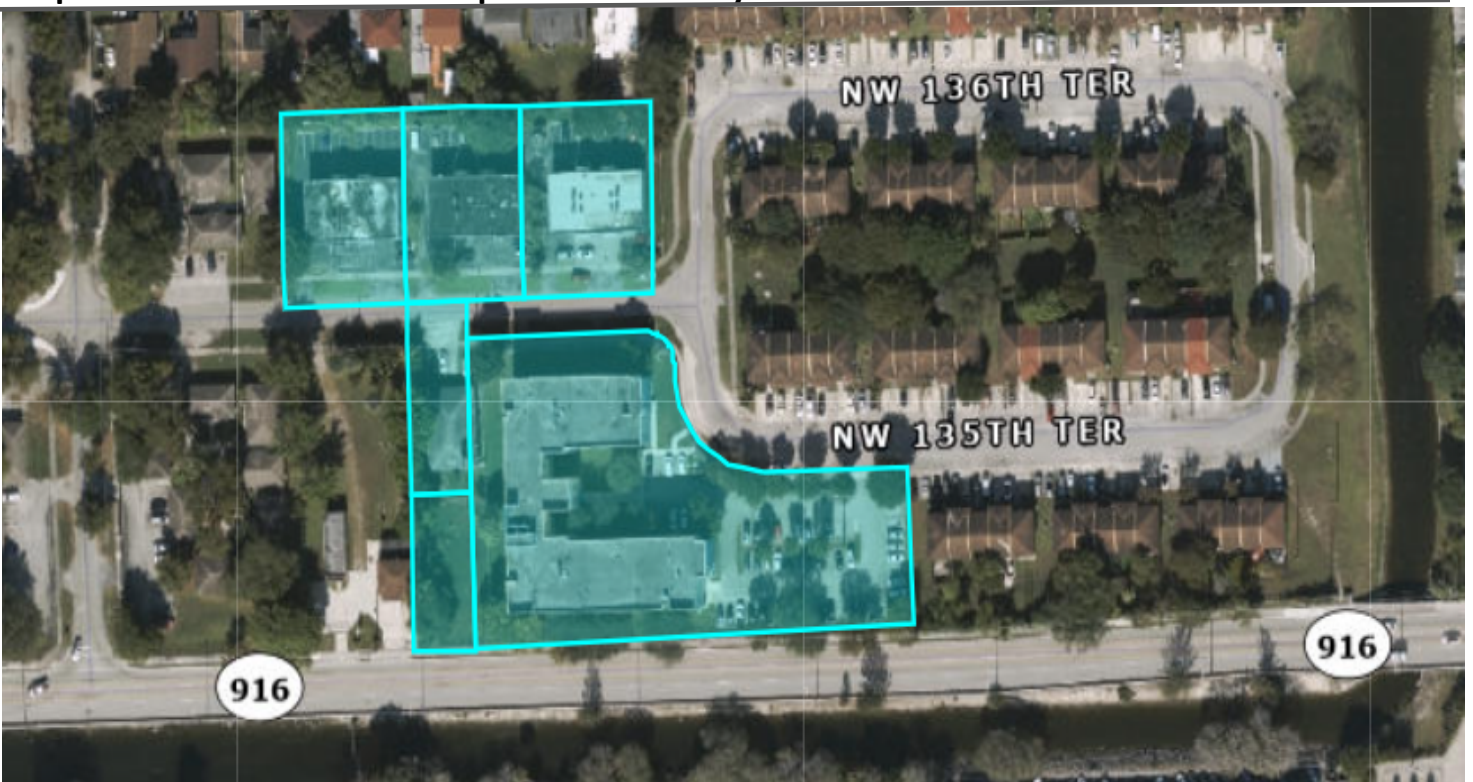


Land Development Regulation: Amendments

STAFF'S REQUEST:

To amend the land development regulations with updated standards and in accordance with the Comprehensive Plan Update for the future development of the City.

**STAFF REPORT
Rezoning**



SUSTAINABLE OPA-LOCKA

2015 LAND DEVELOPMENT REGULATIONS (ADOPTED)

I. Background

- The City of Opa-locka's Land Development Regulations, updated in 2015, through an RFP process to partner with the Corradino Group to and City Staff to update and make major changes to the zoning code. Through the Evaluation and Appraisal Report process the City again worked in collaborations with the Corradino Group. Now the City will address the adopted Comprehensive Plan policy changes by amending the Land Development Regulations (zoning code) to improve development standards, permitted uses and provide an applicable review process for the development of the City.

II. Details

- **Staff's Intent**

Staff proposes to update the zoning code articles to reflect the current needs and beneficial trends to improve the City's appearance and to amend zoning designations improve functionality and neighborhood zoning consistency in Opa-locka.

1) Zoning Designation Changes:

- a. Change from Single Family Residential (R-1) to Moderate Density Residential (R-3)
 - i). Property at 2301 Atlantic Avenue
 - ii). Property at 2311 Atlantic Avenue
 - iii). Property at 2321 Atlantic Avenue
- b. Change from Residential Townhouse (R-TH) to Moderate Density Residential (R-3)
 - i). Property at 2330 Opa-locka Blvd. (proposed address)
 - ii). Property at 2330 Atlantic Avenue. (Includes 2332 Atlantic; 2334 Atlantic; 2336 Atlantic; and 2338 Atlantic.
 - iii). Property at 2300 NW 136 Street

- **PZAB Rezoning Review Criteria per Ordinance 15-31 Section 22-54 D.**

1. The proposed change is contrary to the established land use pattern.
The proposed change is not contrary to the established land use pattern. The properties surrounding this site are also residential but have different density levels. The property identified historically has a use that has a greater density than what is permitted by the zoning district. This change ensures compliance with density requirements.

2. The proposed change would create “spot zoning”.
The proposed change will not create spot zoning. The property is located adjacent to residential townhouse zoning districts permitting higher density than that for single family districts. This rezoning to multifamily zoning district will address the actual density of the property identified and ensure compliance with density requirements.
3. The proposed change would alter the population or traffic patterns and thereby negatively impact public facilities such as schools, utilities, streets, etc.
The proposed change will not alter the population or traffic patterns in a way that will negatively impact public facilities such as schools, utilities, or streets. This is a built environment and this zoning change would not impact public facilities such as schools, utilities, streets, etc.
4. The proposed zoning district boundaries would become more illogically drawn.
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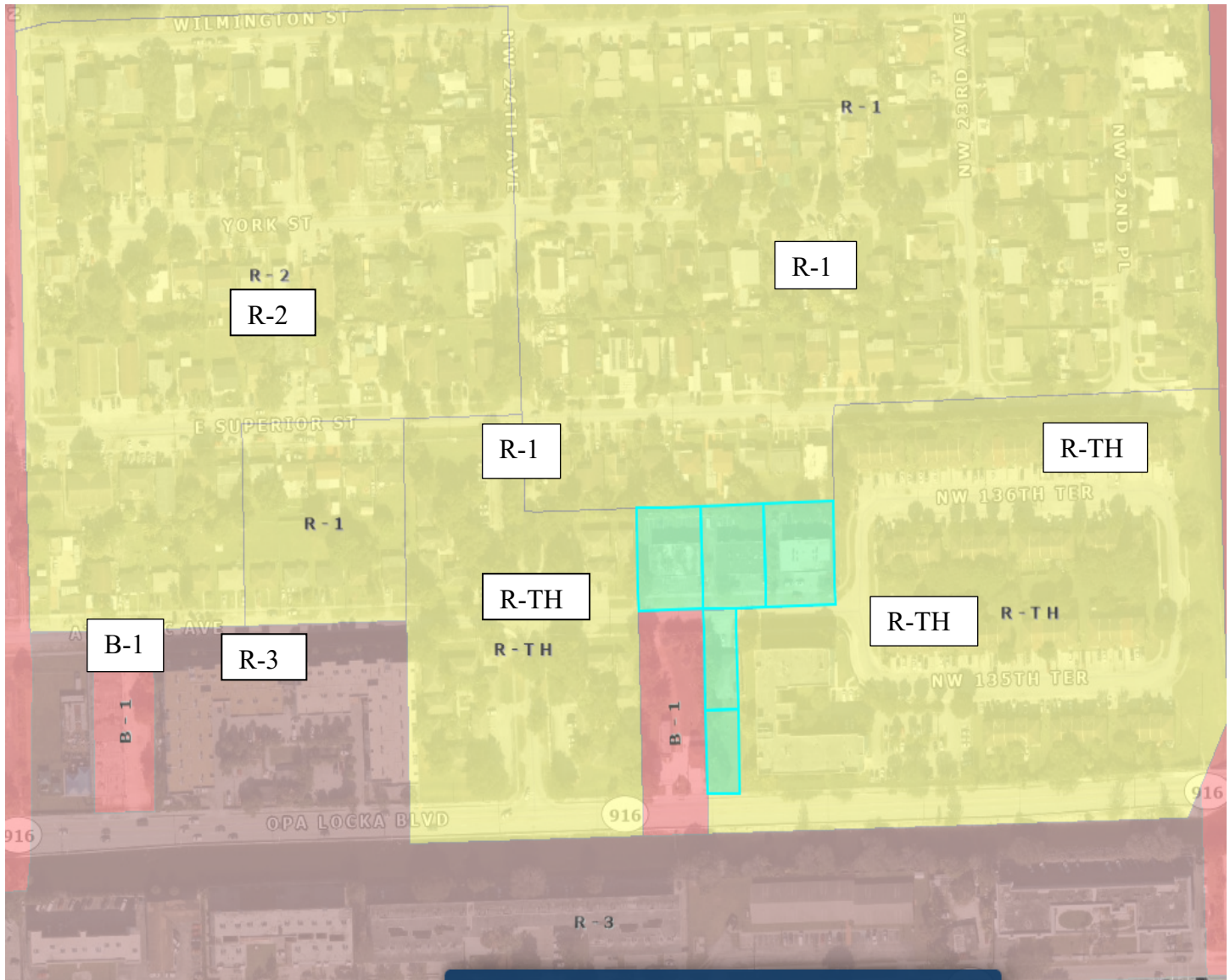
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