

# **CITY OF OPA-LOCKA**

*The City of Bright Opportunities*



## **PLANNING & ZONING MEETING Agenda**

**Tuesday, June 2, 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](http://www.opalockafl.gov).

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

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**AGENDA**  
**PLANNING & ZONING MEETING**  
June 2, 2026  
6:00 PM

1. **ROLL CALL:**

2. **INVOCATION:**

3. **PLEDGE OF ALLEGIANCE:**

4. **APPROVAL OF MINUTES:**

Minutes of April 7, 2026

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 DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
2. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE DEVELOPMENT AGREEMENT APPLICATION FOR THE DEVELOPMENT OF A CONCRETE BATCHING PLANT WITH THE REQUIRED PARKING AND LANDSCAPING ON THE PROPERTY LOCATED AT 13060 CAIRO LANE AND IDENTIFIED BY FOLIO 08-2128-003-0620, IN THE I-4 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
3. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PERTAINING TO ACCESSORY DWELLING UNITS; AMENDING ARTICLE V, SECTION 22-145, OF THE CITY OF OPA-LOCKA’S LAND DEVELOPMENT REGULATIONS, PROVIDING DEFINITIONS, PROVIDING FOR STANDARDS FOR ACCESSORY DWELLING UNITS, PROVIDING FOR A REVIEW PROCESS; AMENDING CHAPTER V, SECTION 22-145 OF THE CITY OF OPA-LOCKA’S CODE OF ORDINANCES TO ESTABLISH A \$100 FEE FOR ACCESSORY DWELLING UNIT CERTIFICATE OF USE AND A CIVIL PENALTY FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.**
4. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER A SMALL SCALE COMPREHENSIVE PLAN**

**AMENDMENT TO THE FUTURE LAND USE MAP AND TO AMEND THE LAND USE DESIGNATION FOR THE PROPERTIES FROM COMMERCIAL LAND USE TO AN INDUSTRIAL LAND USE DESIGNATION, FOR A 1.6 ACRE OR 71,370 SQUARE FOOT, SITE CONSISTING OF THREE PARCELS, LOCATED AT 3570 NW 135TH STREET, 3530 NW 135TH STREET, 3450 NW 135TH STREET, AND IDENTIFIED BY FOLIOS 08-2128-003-0391; 08-2128-003-0390, AND 08-2128-003-0380; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

5. **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER A REZONING REQUEST FOR APPROXIMATELY 1.6 ACRES OF LAND, LOCATED AT 3570 NW 135TH STREET, 3530 NW 135TH STREET, 3450 NW 135TH STREET, AND IDENTIFIED BY FOLIOS 08-2128-003-0391; 08-2128-003-0390, 08-2128-003-0380; FROM THE CURRENT COMMERCIAL INTENSIVE (B-3) ZONING DISTRICT TO THE LIBERAL INDUSTRIAL STORAGE AND SALVAGE (I-4) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**6. ADJOURNMENT:**

**For further information, please contact the Planning & Zoning Appeal Board Clerk by email at [rbranch@opalockafl.gov](mailto:rbranch@opalockafl.gov) or by telephone at (305) 953-2868 Ext 1504.**