

1ST DRAFT
MEETING MINUTES
CITY OF OPA-LOCKA
PLANNING AND ZONING BOARD
April 7, 2026, 6:00 P.M.

CALL TO ORDER

The Planning and Zoning Board meeting was called to order at 6:00 P.M. on April 7, 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

Zoning Official Lee provided the Invocation.

3. PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- **PZAB Minutes – March 3, 2026**

Motion made by Board Member Mata, seconded by Board Member Hibbert Smith, to approve the minutes from the March 3, 2026 meeting. In a roll call vote, the **motion** passed unanimously (3-0).

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.

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

Zoning Official Lee presented Items 1 through 6 together, noting all six involved rezoning properties to bring the zoning map into alignment with long-existing residential uses and the recently updated Comprehensive Master Plan. According to Mr. Lee, staff identified six properties near Atlantic Avenue and Opa-locka Boulevard where zoning designations had remained inconsistent with actual development patterns for more than 20 years. The proposed changes included rezoning 2301 Atlantic Avenue, 2311 Atlantic Avenue, and 2321 Atlantic Avenue from Single-Family Residential (R-1) to Moderate Density Residential (R-3), along with rezoning 2330 Atlantic Avenue, approximately 2330 Opa-locka Boulevard, and 2300 NW 136 Street from Residential Townhouse (RTH) to Moderate Density Residential (R-3).

Zoning Official Lee explained the developed sites already contained multifamily or senior housing uses, while one vacant lot would be rezoned to allow future development compatible with surrounding properties. In reviewing the rezoning criteria, staff found the changes would not create spot zoning, alter traffic or population patterns, create drainage issues, reduce light and air, adversely affect property values, or conflict with the Comprehensive Master Plan.

The rezonings were described as corrective in nature, with no change to the underlying residential land use designation, and were intended to ensure the zoning map accurately reflected both existing conditions and future redevelopment potential.

In response to Acting Chair Dominguez's question, Zoning Official Lee confirmed staff was primarily seeking compliance with existing conditions created in 1972 and 2006 and stated staff had not been informed of any pending redevelopment proposal.

Planning and Community Development Director Gay advised each item should be read into the record and voted on separately.

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

- 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.

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

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

- 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.**

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

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

- 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.**

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

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

- 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.

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

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

- 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 OPALOCKA 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.**

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

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

- 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.**

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

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

Planning and Community Development Director Gay stated staff would continue bringing forward additional zoning cleanup items over the coming months to further align the zoning code with the Comprehensive Master Plan.

6. ADJOURNMENT

It was moved by Acting Chair Dominguez, seconded by Board Member Hibbert Smith, to adjourn the meeting.

There being no further business to come before the Planning and Zoning Board, the meeting was adjourned at 6:31 PM

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