



CITY OF OPA-LOCKA NOTICE OF PLANNING & ZONING BOARD MEETING

NOTICE IS HEREBY GIVEN that a meeting of the Opa-locka Planning & Zoning Board Meeting will be held on **Monday, July 31, 2023, at 5 p.m.**, at **780 Fisherman Street, 3rd Floor, Opa-locka, Florida**. The purpose of Planning & Zoning Board Meeting is to discuss and consider the following:

- 1.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE PALMETTO HOMES OF MIAMI, INC SITE PLAN APPROVAL FOR THE CONSTRUCTION OF SIX RESIDENTIAL LIVE-WORK UNITS ON THE FIVE VACANT PARCEL SITE AT THE NORTH-EAST CORNER OF DUVAL STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530 IN THE R-1 ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 2.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE PALMETTO HOMES OF MIAMI, INC DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION OF SIX RESIDENTIAL LIVE-WORK UNITS ON THE FIVE VACANT PARCEL SITE AT THE NORTH-EAST CORNER OF DUVAL STREET AND ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-1490; 08-2122-003-1500; 08-2122-003-1510; 08-2122-003-1520; 08-2122-003-1530 IN THE R-1 ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 3.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING THE NGE KEY WEST, LLC SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300 IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 4.) A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE NGE KEY WEST, LLC DEVELOPMENT AGREEMENT APPROVAL FOR THE CONSTRUCTION OF A SEVEN STORY, 89 UNIT, MULTI-FAMILY MIXED-USE**

APARTMENT BUILDING ON THE FOUR VACANT PARCEL SITE AT 125 PERVIZ AVENUE, 111 PERVIZ AVENUE, 103 PERVIZ AVENUE, 100 PERVIZ AVENUE AND IDENTIFIED BY FOLIOS 08-2121-004-1260; 08-2121-005-0320; 08-2121-004-1290; 08-2121-004-1300 IN THE B-2 ZONING DISTRICT AND WITHIN THE HISTORIC DOWNTOWN OPALOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

5.) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE OPA-LOCKA COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3177(6)(i), FLORIDA STATUTES (2021); PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Procedures for Public Participation

Planning & Zoning Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Planning & Zoning Board may do so in person or virtually.

To participate virtually, please register online by 5:00 p.m. on the scheduled meeting date via the City of Opa-locka website at www.opalockafl.gov.

How to watch the meeting

Members of the public can watch City of Opa-locka public meetings at <https://www.youtube.com/user/CityofOpaLocka>.

PURSUANT TO FS 286.0105: Anyone who desires to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal may be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at (305) 953-2800 (voice) for assistance at least 24 hours prior to the proceeding. TTY users may call via 711 (Florida Relay Service) prior to the proceeding. For questions and/or additional information, please contact the Planning & Zoning board Clerk by email at khall@opalockafl.gov or by telephone at (305) 953-2800.

**Kinshannta Hall
Planning & Zoning Clerk**