



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

**NOTICE IS HEREBY GIVEN** that a meeting of the Opa-locka Planning & Zoning Board Meeting will be held on **Tuesday, December 5, 2023, at 7 p.m.**, at 780 Fisherman Street, 3<sup>rd</sup> Floor, Opa-locka, Florida. The purpose of Planning & Zoning Board Meeting is to discuss and consider the following:

- 1.) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE OPA-LOCKA COMPREHENSIVE DEVELOPMENT MASTER PLAN TO INCORPORATE THE ADOPTED 2022 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE AND TO STRENGTHEN THE COORDINATION BETWEEN WATER SUPPLY PLANNING AND LOCAL LAND USE PLANNING BY AMENDING CERTAIN OBJECTIVES AND POLICIES IN THE INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3177(6), FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**
- 2.) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE OPA-LOCKA COMPREHENSIVE DEVELOPMENT MASTER PLAN AS REQUIRED BY AND IN CONFORMITY WITH SECTION 163.3191(1)), FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**
- 3.) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE REZONING REQUEST FOR APPROXIMATELY 7.58 ACRES OF LAND, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 FROM THE CURRENT ZONING DISTRICT RESIDENTIAL TOWNHOUSE (R-TH) TO THE INDUSTRIAL (I-1) ZONING DISTRICT TO ALLOW FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED WITHIN THE CORRIDOR MIXED USE OVERLAY DISTRICT: PROVIDING FOR AN EFFECTIVE DATE.**
- 4.) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FOR A 7.58 ACRE**

**PARCEL, LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170; AMENDING THE LAND USE DESIGNATION FOR THE PROPERTY FROM RESIDENTIAL (R-TH) ALSO LOCATED IN THE MIXED USE OVERLAY CORRIDOR, DESIGNATION TO AN INDUSTRIAL LAND USE DESIGNATION : PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

- 5.) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.**
- 6.) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF TWO COMMERCIAL BUILDINGS ON THE PROPERTY LOCATED AT 1700 SERVICE ROAD AND IDENTIFIED BY FOLIOS 08-2122-005-2170 IN THE R-TH ZONING DISTRICT AND WITHIN THE CORRIDOR MIXED USE OVERLAY; PROVIDING FOR AN EFFECTIVE DATE.**
- 7.) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE SPECIAL EXCEPTION REVIEW REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF NW 17<sup>TH</sup> AVENUE AND OPA LOCKA BOULEVARD AND IDENTIFIED BY FOLIOS 08-2122-018-0200 IN THE R-1 ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 8.) A RESOLUTION OF THE PLANNING & ZONING BOARD OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL OF THE FINAL SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF A TWIN HOME BUILDING ON THE PROPERTY LOCATED AT THE CORNER OF NW 17<sup>TH</sup> AVENUE AND OPA LOCKA BOULEVARD AND IDENTIFIED BY FOLIO 08-2122-018-0200 IN THE R-1 ZONING DISTRICT; 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](http://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 by email at [glee@opalockafl.gov](mailto:glee@opalockafl.gov) or by telephone at (305) 953-2800.

**Joanna Flores, CMC**  
City Clerk