



**CITY OF OPA-LOCKA
PLANNING & ZONING BOARD
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a regular meeting of the Opa-locka Planning & Zoning Board will be held on Tuesday, May 6, 2025, at 5:30 p.m., at 780 Fisherman Street, 3rd Floor, Opa-locka, Florida. The purpose of the Planning & Zoning Board Meeting is to discuss and consider the following:

- 1) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE RAFE INVESTMENTS, INC SITE PLAN REVIEW REQUEST FOR THE CONSTRUCTION OF FIFTEEN RESIDENTIAL UNITS, THREE LIVE-WORK UNITS AND TWELVE RESIDENTIAL UNITS ON THE VACANT PARCEL SITE ON ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-2390; 08-2122-003-2400 IN THE B-O ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 2) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE RAFE INVESTMENTS, INC DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE CONSTRUCTION OF FIFTEEN RESIDENTIAL UNITS, THREE LIVE- WORK UNITS AND TWELVE RESIDENTIAL UNITS ON THE VACANT PARCEL SITE ON ALI BABA AVENUE AND IDENTIFIED BY FOLIOS 08-2122-003-2390; 08-2122-003-2400 IN THE B-O ZONING DISTRICT AND WITHIN THE MAGNOLIA NORTH MIXED-USE OVERLAY DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 3) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE SPECIAL EXCEPTION SITE PLAN REVIEW REQUEST TO MODIFY THE SITE TO OPERATE A KINDERGARTEN LOCATED APPROXIMATELY ON THIS SEVEN PARCEL SITE AT 1238 ALI BABA AVENUE, 1244 ALI BABA AVENUE, AND 1290 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08- 2121-002-1870; 08-2121-002-1880; 08-2121-002-1890; AND 08-2121-002-1900 IN THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.**
- 4) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, RECOMMENDING APPROVAL / DENIAL OF THE DEVELOPMENT AGREEMENT REVIEW REQUEST TO MODIFY THE SITE TO OPERATE A KINDERGARTEN LOCATED APPROXIMATELY ON THIS SEVEN PARCEL SITE AT 1238 ALI BABA AVENUE, 1244 ALI BABA AVENUE, AND 1290 ALI BABA AVENUE AND IDENTIFIED BY FOLIO 08-2121-002-1840, 08-2121-002-1850; 08-2121-002-1860; 08-2121-002-1870; 08-2121-002-1880; 08-2121-002-1890; AND 08-2121-002-1900 IN THE HISTORIC DOWNTOWN OPA-LOCKA 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.

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 (ADA), persons with disabilities requiring accommodations in order to participate in this public meeting should contact the Diana Cheng, Planning & Zoning Board Clerk at 305.953.2868 Ext. 1504 no later than two business days prior to such meeting.

**Diana Cheng
Board Clerk**