



CITY OF OPA-LOCKA, FLORIDA NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City Commission of the City of Opa-locka, Florida will hold public hearings at its Regular Commission Meeting on **Wednesday, February 12, 2025 at 7:00 p.m.**, in the City Commission Chambers at the Opa-locka Government Center, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida, to consider the following items for final adoption:

SECOND READING ORDINANCES / PUBLIC HEARINGS:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO ADOPT A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS, ORDINANCE 15-31, TO PERMIT CONSTRUCTION TRADES & EQUIPMENT/VEHICLE STORAGE; VEHICLE RECOVERY (REPOSSESSION) AND STORAGE; TOW TRUCK AND TOW VEHICLE STORAGE; SHIPPING CONTAINER STORAGE YARD; UTILITY VEHICLES & EQUIPMENT PARKING AND STORAGE USES IN THE I-4 ZONING DISTRICT; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on January 8, 2025).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, CONSIDERING APPROVAL FOR THE RENAMING OF THE CITY OF OPA-LOCKA POLICE DEPARTMENT, TO THE "OPA-LOCKA POLICE DEPARTMENT TIMOTHY HOLMES HEADQUARTERS"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on January 8, 2025).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE III, DIVISION 3, SECTION 2-132(A), ENTITLED "CALLING AND NOTICE"; ARTICLE VI, DIVISION 1, SECTION 2-316(3)(B), ENTITLED "ADMINISTRATIVE POLICIES; POWERS, DUTIES AND FUNCTIONS OF CITY MANAGER"; ARTICLE VI, DIVISION 1, SECTION 2-320.2(D)(1), ENTITLED "CONE OF SILENCE"; CHAPTER 8.5, SECTION 8.5-3(B), ENTITLED "RESOLUTION CALLING ELECTION REQUIRED; CONTENTS; PUBLICATION"; ARTICLE V, SECTION 13-102(A), ENTITLED "SALE OF SEIZED MACHINE; DISPOSITION OF MONIES"; ARTICLE III, SECTION 19-29(B), ENTITLED "PUBLIC HEARING AND NAMING BY CITY COMMISSION; REFERENDUM"; ARTICLE III, DIVISION 1, SECTION 21-110(F), ENTITLED "EXCEPTION FOR INTERIM PACKAGE TREATMENT FACILITIES", TO ELIMINATE THE REQUIREMENT FOR NEWSPAPER PUBLICATION; PROVIDING FOR SEVERABILITY, CONFLICT AND REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on January 8, 2025).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE I, CHAPTER 7, SECTION 7-1 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES AND THE CITY LAND DEVELOPMENT REGULATIONS FOR SECTIONS 22-79, 22-80, 22-81 AND 22-82, TO INCLUDE PROVISIONS FOR "LIMITATIONS AND RESTRICTIONS ON USE OF METAL COVERING (METAL CONTAINERS) FOR BUILDINGS AND ADDITIONS" IF THEY CONFORM IN EVERY RESPECT WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE; PROVIDING FOR REGULATIONS; PROVIDING FOR PENALTIES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN

CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on January 22, 2025).

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ORDINANCE 15-31 OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE IV, SECTION 22-101 (O), RELATED TO THE HISTORIC DOWNTOWN OPA-LOCKA DISTRICT (HDOD) TO INCREASE THE MAXIMUM BUILDING HEIGHTS TO NO HIGHER THAN 105 FEET AND TEN STORIES TO COMPLY WITH FEDERAL AVIATION ADMINISTRATION REGULATIONS, PART 77 TO ENSURE SAFETY AND LIVABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on January 22, 2025).

All interested persons are encouraged to participate and will be heard with respect to the public hearings.

Additional information on the above items may be obtained by contacting the Office of the City Clerk by telephone 305-953-2800 or email jflores@opalockafl.gov. To participate or provide comments virtually, please register on the City of Opa-locka website at www.opalockafl.gov no later than 7:00 p.m. on the scheduled meeting date.

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 for assistance not later than five (5) days prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877) 955-8707 (Creole).

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.*

Joanna Flores, CMC
City Clerk
City of Opa-locka



CITY OF OPA-LOCKA, FLORIDA

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Joanna Flores, CMC
City Clerk
City of Opa-locka

LEGAL NOTICE



NOTICE IS HEREBY GIVEN that on Wednesday, FEBRUARY 12TH, 2025 at 6:00 PM., the City of Hialeah planning and zoning board will hold A Public Hearing in the Council Chambers of City Hall, 3rd Floor, 501 Palm Avenue.

THE PLANNING AND ZONING BOARD WILL CONSIDER THE FOLLOWING REQUESTS:

Petition to close, vacate, and abandon for public use the western portion of the 10-foot utility easement running east and west through portions of lots 5, 6, 7, 8, 9, 10, 11, 20, 21, 22, 23, 24, 25, and 26 of Block 100B of Hialeah 13th Addition as Amended in Plat Book 51 Page 68 of the Public Record of Miami-Dade County, Florida, encompassing approximately 2,804 square feet, more or less, contingent to relocation agreements with the City of Hialeah Public Works, FPL, AT&T, Florida City Gas, and Comcast.

Closing, vacating, and abandoning for public use a portion of the right-of-way located on East 27th Street, east of East 11th Avenue and west of the railroad tracks.

Rezoning properties from R-1 (One-Family District), C-1 (Restricted Retail Commercial District), and C-2 (Liberal Retail Commercial District) to TOD (Transit-Oriented Development District). Properties are located at 2590 East 9th Avenue, 851 East 25th Street, 865 East 25th Street, 879 East 25th Street, 899 East 25th Street, 820 East 26th Street, 824 East 26th Street, 830 East 26th Street, 838 East 26th Street, 846 East 26th Street, 854 East 26th Street, 860 East 26th Street, 866 East 26th Street, 874 East 26th Street, 880 East 26th Street, and 890 East 26th Street, Hialeah, zoned R-1 (One-Family District), C-1 (Restricted Retail Commercial District), and C-2 (Liberal Retail Commercial District).

Rezoning properties from R-1 (One-Family District) and R-2 (One-and Two-Family Residential District) to R-3-3 (Multiple-Family District). Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District (NBD) overlay in relation to a proposed development including 40 residential units. Variance permit to allow residential use only, where mixed use is required; allow 28 units (70%) with total area less than 700 square feet, where 700 square feet is required and only 25% of residential units may have a minimum area of 500 square feet; Variance to waive the building mass and building frontage development standards; allow front setback of 5 feet, where 10 feet built-to-line are required; allow rear setback of 5 feet, where 15 feet are required; allow 42 parking spaces, where 50 parking spaces are required, and allow 14.7% pervious area, where 30% pervious area is the minimum required. Properties are located at 4935 East 8th Avenue and 4955 East 8th Avenue, Hialeah, zoned R-1 (One-Family District) and R-2 (One- and Two-Family Residential District).

Rezoning properties from R-3 (Multiple-Family District) to R-3-3 (Multiple-Family District). Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District (NBD) overlay in relation to a proposed development including 176 residential units; allow 80 units (45%) with total area less than 700 square feet, where 700 square feet is required and only 25% of residential units may have a minimum area of 500 square feet; Variance to waive the building mass and building frontage development standards; allow rear setback of 12.2 feet, where 15 feet are required, and allow 12.2% pervious area, where 30% pervious area is the minimum required. Properties are located at 1155 West 24th Street, 1165 West 24th Street, 1175 West 24th Street, 1150 West 25th Street, 1160 West 25th Street, 1170 West 25th Street, 2415 West 12th Avenue, 2435 West 12th Avenue, 2465 West 12th Avenue, and 2495 West 12th Avenue, Hialeah, zoned R-3 (Multiple-Family District).

Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District (NBD) overlay in relation to a proposed development including 18 residential units; allow 12 units (67%) with a total area of less than 700 square feet, where 700 square feet is required and only 25% of residential units may have a minimum area of 500 square feet; Variance permit to allow front setback of 7.1 feet, where 10 feet are required; allow interior west side setback of 10 feet, where 15 feet required, and to allow 7% of pervious area, where 30% is the minimum required. Properties are located at 167 East 6th Street, and 175 East 6th Street, Hialeah, zoned CBD (Central Business District).

ALL RECOMMENDATIONS MADE AT THIS MEETING WILL BE PRESENTED FOR HEARING TO THE CITY COUNCIL AT ITS MEETING OF TUESDAY, FEBRUARY 25TH, 2025.

Written objections must be filed prior to hearing date with the Hialeah Planning Division, 501 Palm Avenue, Hialeah, Florida 33010. Oral objections will be heard at the hearing. For additional information, please call (305) 883-8075.
HIALEAH PLANNING DIVISION

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.