



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, April 22, 2026, at 6:00 p.m.** at the Opa-locka Government Center, 780 Fisherman Street, 3rd Floor, Opa-locka, Florida, to consider the following items:

RESOLUTIONS / PUBLIC HEARINGS:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE SITE PLAN APPLICATION REVIEW REQUEST FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENERS ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, TO CONSIDER THE DEVELOPMENT AGREEMENT REVIEW REQUEST FOR THE RENOVATION AND CONSTRUCTION OF A 5,250 SQUARE FOOT OFFICE AND MECHANICAL REPAIR BUILDING AND THE RENOVATION OF THE PARKING AREA ON THE PROPERTIES LOCATED AT 14800 NW 24TH COURT AND IDENTIFIED BY FOLIOS 08-2122-025-0510 AND 08-2122-025-0500, IN THE I-2 ZONING DISTRICT AND WITHIN THE INNOVATION DISTRICT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENERS ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

FIRST READING ORDINANCES / PUBLIC HEARINGS:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, DIVISION 5 ENTITLED "WATER AND SEWER IMPACT FEES", SPECIFICALLY AMENDING SECTION 22-379(F) ENTITLED "LEGISLATIVE FINDINGS" TO CHANGE THE NAME OF THE UPDATED RATE STUDY CONSULTANT TO STANTEC CONSULTING SERVICES INC; AMENDING SECTION 22-385 ENTITLED "COMPUTATION OF THE AMOUNT OF WATER AND SEWER IMPACT FEE" TO UPDATE WATER AND SEWER AND RELATED FACILITIES FEES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY;

PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

Deferred from the 04/08/2026 regular commission meeting

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, “IMPACT FEES”, SPECIFICALLY AMENDING, SECTION 22-310(F), ENTITLED “LEGISLATIVE FINDINGS” TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22-316(A) ENTITLED “COMPUTATION OF THE AMOUNT OF PUBLIC SAFETY IMPACT FEE” TO UPDATE THE PUBLIC SAFETY FEE SCHEDULE; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Deferred from the 04/08/2026 regular commission meeting*

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 22, OF THE LAND DEVELOPMENT REGULATIONS, ARTICLE XII, “IMPACT FEES”, SPECIFICALLY AMENDING SECTION 22-344(F) ENTITLED “LEGISLATIVE FINDINGS” TO UPDATE THE METHODOLOGY AND ANALYSIS REPORT TITLE; AMENDING SECTION 22-350(A) ENTITLED “COMPUTATION OF THE AMOUNT OF PARK IMPACT FEE” TO UPDATE THE PARK IMPACT FEE SCHEDULE; AMENDING SECTION 22-351(B) ENTITLED “PAYMENT OF FEE” TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; DELETING SECTION 22-352 ENTITLED “PARK IMPACT FEE DISTRICTS” TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; AMENDING SECTION 22-353(A) ENTITLED “PARK IMPACT FEE TRUST FUNDS ESTABLISHED” TO UPDATE THE AMOUNT OF PARK IMPACT FEE TRUST FUNDS; AMENDING SECTION 22-354 ENTITLED “USE OF FUNDS” TO DELETE REFERENCE TO PARK IMPACT FEE DISTRICTS; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. *Deferred from the 04/08/2026 regular commission meeting*

SECOND READING ORDINANCE / PUBLIC HEARING:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING ARTICLE V, SECTION 22-116 OF THE CITY OF OPA-LOCKA’S LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STORAGE OF RECREATIONAL VEHICLES; AMENDING CERTAIN DEFINITIONS WITHIN SECTION 22-116, TO INCLUDE THE DEFINITION OF “TRAVEL TRAILER” TO REDUCE THE OVERALL BODY LENGTH FROM 40 FEET TO 35 FEET; TO AMEND THE DEFINITION OF “CAMPING TRAILER” TO REMOVE THE WORD “VEHICULAR” AND REQUIRE CAMPING TRAILERS TO BE LOADED ONTO OR AFFIXED TO WHEELS; TO REMOVE THE WORD “TRUCK” FROM “TRUCK CAMPER”; TO AMEND THE WORD “MOTOR HOME” TO REQUIRE A “BUILT ON” REQUIREMENT TO MOTOR VEHICLE CHASSIS; TO AMEND THE

DEFINITION OF “SCREENED” TO ADD THE WORDS “THE CONDITION OF BEING” AND EXPAND THE DEFINITION OF SIGNIFICANTLY HIDDEN FROM VIEW TO ENCOMPASS A COMBINATION OF STRUCTURES; TO DELETE “RESIDENTIAL TOWNHOUSE DISTRICT”, “MODERATE DENSITY RESIDENTIAL DISTRICT”, “HIGH DENSITY RESIDENTIAL DISTRICT” AND CERTAIN RESIDENTIAL MIXED USE DESIGNATIONS BEARING THE PREFIX HDOD; CMU; AND MNMU; TO DELETE THE REQUIREMENT THAT RECREATIONAL VEHICLE PARKING AND STORAGE IS PROHIBITED BUT REQUIRES A REGISTRATION PROCESS AND FEE OF \$100.00 WITH AN ACCOMPANYING AFFIDAVIT THAT THE VEHICLE WILL NOT BE USED FOR OCCUPANCY; REQUIRING ALL RECREATIONAL VEHICLES TO DISPLAY CURRENT CITY REGISTRATION TO BE VISIBLE FROM THE STREET; ALLOWING A RECREATIONAL VEHICLE NOT EXCEEDING 35 FEET IN LENGTH TO BE PARKED IN A SIDE YARD NOT CLOSER THAN 3 FEET FROM THE RESIDENCE WITH ALL EXPANDED PANELS RETRACTED; REQUIRING RECREATIONAL VEHICLES TO BE UNOBSTRUCTED, MOUNTED ON WHEELS AND EASILY MOVABLE; PROHIBITING RECREATIONAL VEHICLES PARKED ON RESIDENTIAL PROPERTY FROM BEING USED FOR LIVING, SLEEPING, COOKING OR STORAGE; ALLOWING NO MORE THAN ONE RECREATIONAL VEHICLE ON SINGLE FAMILY OR DUPLEX PROPERTY; REQUIRING THE RECREATIONAL VEHICLE OWNER TO HOLD A VALID LEASE AGREEMENT WITH THE PROPERTY OWNER; PROHIBITING UTILITY CONNECTIONS EXCEPT THROUGH AN EXTENSION CORD FOR BRIEF MAINTENANCE RELATED ACTIVITIES NOT TO EXCEED 24 HOURS; PROHIBITING PARKING ON TOWNHOUSE AND MULTIFAMILY PROPERTIES; AMENDING CHAPTER VII, ARTICLE 1, SECTION 7-6 OF THE CITY OF OPA-LOCKA’S CODE OF ORDINANCES TO DECREASE THE CIVIL PENALTY FOR NONCOMPLIANCE FINE AMOUNT FROM \$500.00 TO \$250.00 FOR THE FIRST OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE (first reading / public hearing held on February 25, 2026). *Deferred from the 04/08/2026 regular commission meeting*

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

Additional information regarding the above items may be obtained by contacting the **Office of the City Clerk** at **(305) 953-2800** or via email at 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 **6:00 p.m. on the scheduled meeting date**.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this meeting should contact the **Office of the City Clerk** at **(305) 953-2800** for assistance not later than three (3) business 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**