



The 2035/2045 SUSTAINABLE OPA-LOCKA COMPREHENSIVE DEVELOPMENT MASTER PLAN UPDATE

First Reading: January 10, 2024
Adopted: September 11, 2024

CITY OF OPA-LOCKA PLANNING AND COMMUNITY DEVELOPMENT
PREPARED BY: Calvin, Giordano & Associates and Ebenbach Consulting





Acknowledgements

The Honorable John H. Taylor, Jr.
Mayor

Natasha L. Ervin
Vice Mayor

Dr. Sherelean Bass
Commissioner

Joseph L. Kelley
Commissioner

Veronica J. Williams
Commissioner

Darvin Williams, Interim City Manager

Burnadette Norris-Weeks, City Attorney

Joanna Flores, City Clerk

Gregory Gay, Director
Planning & Community Development
PCD Staff

Planning and Zoning Appeals Board

We would also like to acknowledge the important contributions of all residents and business owners who participated in this important process as well as City Staff.

CITY OF OPA-LOCKA PLANNING AND COMMUNITY DEVELOPMENT
PREPARED BY: Calvin, Giordano & Associates and Ebenbach Consulting



Table of Contents

INTRODUCTION AND EXECUTIVE SUMMARY	5
FUTURE LAND USE ELEMENT	8
EXECUTIVE SUMMARY	8
GOAL:	9
REDEVELOPMENT AND ECONOMIC DEVELOPMENT ELEMENT	58
EXECUTIVE SUMMARY	58
GOAL:	59
TRANSPORTATION ELEMENT	82
EXECUTIVE SUMMARY	82
GOAL:	82
HOUSING ELEMENT	107
EXECUTIVE SUMMARY	107
GOAL:	108
INFRASTRUCTURE ELEMENT	124
EXECUTIVE SUMMARY	124
INFRASTRUCTURE GOAL:	124
AQUIFER RECHARGE GOAL:	132
CONSERVATION ELEMENT	134
EXECUTIVE SUMMARY	134
GOAL:	135
RECREATION AND OPEN SPACE ELEMENT	150
EXECUTIVE SUMMARY	150
GOAL:	151
PUBLIC SCHOOLS AND EDUCATION ELEMENT	159
EXECUTIVE SUMMARY	159
PUBLIC SCHOOL GOAL:	160
EDUCATION GOAL:	173
INTERGOVERNMENTAL ELEMENT	181
EXECUTIVE SUMMARY	181
GOAL:	182
CAPITAL IMPROVEMENTS ELEMENT	188

EXECUTIVE SUMMARY	188
GOAL:	189
PROPERTY RIGHTS ELEMENT	198
EXECUTIVE SUMMARY	198
GOAL:	199

INTRODUCTION AND EXECUTIVE SUMMARY

The great City of Opa-locka's **2035/2045 Opa-locka at 100: Planning for a Resilient Future Comprehensive Development Master Plan Update** embodies the City's vision for its present and future through the year 2045. This vision is summarized as follows:

The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.

The 2035/2045 Comprehensive Development Master Plan Update is comprised of nine required and two optional elements that address key aspects of the City's planning program. These elements are as follows:

- The required **Future Land Use Element**, which addresses land use, development, and redevelopment through each of the planning horizons.
- The optional **Redevelopment and Economic Development Element**, which addresses economic development and focuses neighborhood and community redevelopment strategies through each of the 2035/2045 planning horizons.
- The required **Transportation Element**, which addresses multi-modal transportation needs and strategies through each of the 2035/2045 planning horizons.
- The required **Housing Element**, which addresses the provision of decent, safe, sanitary, and affordable housing for all income levels through each of the 2035/2045 planning horizons.
- The required **Infrastructure and Aquifer Recharge Element**, which addresses how the City will meet its potable water, drainage, sanitary sewer, solid waste collection and disposal, aquifer recharge, and other infrastructure needs through each of the 2035/2045 planning horizons.
- The required **Conservation Element**, which addresses the City's strategy for the protection of local and regional natural resources through each of the 2035/2045 planning horizons.
- The required **Recreation and Open Space Element**, which addresses the City's strategy for providing residents with top notch recreational opportunities and park and open space resources through each of the 2035/2045 planning horizons.
- The optional **Public Schools and Education Element**, which addresses the City's strategy

for providing residents with top notch educational opportunities and facilities through the Miami-Dade County Public Schools planning period.

- The required **Intergovernmental Coordination Element**, which addresses the City's strategy for coordinating with other municipalities and government agencies at the County, State, regional and federal levels through each of the 2035/2045 planning horizons.
- The required **Capital Improvements Element**, which addresses the City's strategy for accomplishing the goals, objectives and policies contained in the other elements of the Comprehensive Plan through the funding and implementation of capital projects.
- The required **Property Rights Element**, which addresses the rights of property owners.

The Goals, Objectives, Monitoring Measures, and Policies are based on the data and analysis, public engagement and leadership interviews that went into preparing these documents and finalizing this Comprehensive Development Master Plan Update.

The 2035/2045 Opa-locka at 100: Planning for a Resilient Future Comprehensive Development Master Plan Update is an update of the City's current adopted Comprehensive Development Master Plan, which had its last substantive update with the adoption of the Evaluation and Appraisal Report-based amendments in 2015. The proposed Comprehensive Development Master Plan Update presents:

- An **amended Future Land Use Element** that presents unique land use strategies for specific neighborhoods and land use districts, while addressing all statutory requirements and the City's vision.
- An **amended Future Land Use Map** that includes any Future Land Use Map amendments since the time of the last Comprehensive Development Master Plan Update.
- An **amended Redevelopment and Economic Development Element** that outlines specific steps that the City and its partners will take to achieve redevelopment and economic development goals.
- An **amended Transportation Element** that outlines new multi-modal transportation strategies to support the City's vision and development, redevelopment and economic development goals.
- An **amended Housing Element** that establishes specific housing and redevelopment strategies based on updated information about housing and economic development needs, and the projected demand for new or renovated units.
- An **amended Recreation and Open Space Element** that expands the Level of Service Standard to call for at least one acre of recreation and open space with $\frac{1}{2}$ mile of all residential areas. This standard will be achieved by requiring the dedication land or fees-

in-lieu as a condition for major development or redevelopment approvals.

- An **amended Public Schools and Education Element** that expands the scope to include adult education and training strategies to support economic development initiatives and goals.
- **Amended Infrastructure and Aquifer Recharge, Conservation, Intergovernmental Coordination and Capital Improvements Elements** that address and align with current statutory requirements and planning horizons.
- A new **Property Rights Element** that provides for the rights of property owners within the City and which aligns with statutory requirements.
- **Monitoring measures** for each Objective.
- An **implementation guide** after each Policy.
- An **updated Map Series** (in GIS).

The **2035/2045 Opa-locka at 100: Planning for a Resilient Future Comprehensive Development Master Plan Update** provides the blueprint and foundation for the City's land development regulations, capital improvements program, and planning, development and redevelopment activities and programs through the year 2045. Any other City plan, program or regulation adopted or implemented during the planning period must be consistent with this adopted Plan, as it may be amended from time to time.

FUTURE LAND USE ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Future Land Use Element reflects its vision for its development and redevelopment through the year 2045. **By 2045, the City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** The Future Land Use Element lays out development and redevelopment strategies to help achieve this vision, while also addressing mandated State planning requirements and ensuring orderly and well-managed growth.

The Future Land Use Element will accomplish its Goal through planning directives and activities aimed at:

- Creating a vibrant mixed-use **Downtown**;
- Revitalizing existing residential **neighborhoods** and commercial and industrial areas;
- Providing ample **shopping** and **services** within **walking distance of residential areas**;
- Establishing **high-quality mixed-use transit-oriented development** as the preferred development pattern along major transportation corridors, and in Downtown;
- Ensuring that all areas of the City are served with a **full range of multi-modal transportation options**, and **excellent infrastructure and services**;
- Improving the **visual quality** of the built environment;
- **Mitigating negative impacts of development and redevelopment**, which can include displacement, increased stormwater runoff, and parking and traffic issues;
- **Mitigating negative impacts of climate change**, including increased frequency of flooding and high heat days;
- Enhancing the **Tax Base**, and, perhaps most importantly;
- Maximizing **economic opportunities** for current and future residents through **job creation and training**, attracting **new and retaining businesses and industry**, and maintaining an **ample supply of economically advantageous land uses** within the City's boundaries.

FUTURE LAND USE ELEMENT

GOAL:

THE CITY OF OPA-LOCKA SHALL BE A SUCCESSFUL AND FINANCIALLY STABLE FULL- SERVICE COMMUNITY THAT PROVIDES: AMPLE EMPLOYMENT AND ECONOMIC OPPORTUNITIES FOR CURRENT AND FUTURE RESIDENTS; AN ACTIVE COMMERCIAL SECTOR IN A VIBRANT DOWNTOWN AND MIXED USE CORRIDORS; A STRONG MANUFACTURING BASE IN WELL-MAINTAINED AND APPROPRIATELY LOCATED INDUSTRIAL AREAS; MULTI-MODAL TRANSPORTATION OPPORTUNITIES FOR RESIDENTS AND VISITORS; DECENT, SAFE, SANITARY AND AFFORDABLE HOUSING IN REVITALIZED RESIDENTIAL AND MIXED USE NEIGHBORHOODS; APPROPRIATE BUFFERING BETWEEN POTENTIALLY INCOMPATIBLE USES; INFRASTRUCTURE AND SERVICES TO MEET CURRENT AND PROJECTED NEEDS, AND; FOR THE PROTECTION AND ENHANCEMENT OF NATURAL AND HISTORIC RESOURCES .

OBJECTIVE LU-1:

The 2035/2045 Future Land Use Map (FLU-1) depicts the City's vision for its existing and future development and redevelopment through the provision and location of specific land use districts. All development and redevelopment in the City shall be in accordance with the Map, as it may be amended from time to time.

Objective LU-1 Monitoring Measures:

1. Enough residentially designated lands to accommodate a projected population of 18,366 persons¹ by 2045.

Notes: Ensure that the City is providing for the development of enough housing to accommodate the needs of current and future residents. The average household size in the City is 2.99 persons/unit. Based on the projected 2045 population, the Future Land Use Plan Map must therefore include enough residentially designated lands to accommodate at least 7,180 units. The residentially-designated areas on the Map can accommodate up to 20,589 units at build-out under adopted development standards.

¹ Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

Table LU-1. Total Residential Capacity in City of Opa-locka

Future Land Use Designations Which Allow Residential	Acreage (acres)	Dwelling Units Permitted (d.u./acre)	Maximum Units Possible (d.u.)
Low Density	297	9	2,673
Low-Moderate Density	38	9 to 18	684
Moderate Density	140	18 to 36	5,040
High Density	0	36 to 64	0
Corridor Mixed Use	496	By underlying use*	2,272
Downtown Mixed Use	75	150 on 80%	9,000
Magnolia North Mixed Use	23	15.1 to 50 on 80%	920
TOTAL BUILDOUT	1,069		20,589

*Corridor Mixed Use Overlay has capacity for 281 d.u. of Low Density Residential, 449 d.u. of Low-Moderate Density Residential, and 1,542 d.u. of Moderate Density Residential.

2. The location of a significant retail center or a concentration of retail uses (20,000 + s.f.) within ½ mile of all residential areas by 2045.

Notes: This measure will indicate progress in efforts to provide adequate opportunities for shopping and services within a walking distance of residential areas, reducing automobile dependence and improving the quality of life for residents.

3. Substantial new commercial and industrial development in the City, with priority given to neighborhood and destination retail, restaurants, and family entertainment venues, and light industry with a clean environmental footprint and oriented to new technologies and market needs.

Note: This objective is intended to provide a linkage between the current and projected population and the related need for shopping, service, and employment opportunities.

4. Approval of at least five new mixed- use development and redevelopment projects between 2020 and 2035, which bring economic activity and revitalization to the Downtown core.

Policy LU-1.1: The City's short-term planning horizon be 12 years (2035), and the long-term planning horizon shall be 22 years (2045).

Implementation:

- Who? The City

- How?
 - Annually update and adjust the Capital Improvements Schedule to adhere to short-term planning and development objectives
 - Update the Comprehensive Plan at least once every five to seven years through the Evaluation and Appraisal process to update projections and maintain and adjust the planning horizons
- When? Annually and as per State statutory deadlines

Policy LU-1.2: In the event that the City's land area increases through annexation or decreases, the projected population will be adjusted accordingly for the short and long-range planning periods.

Implementation:

- Who? The City
- How? Amend the Comprehensive Plan after any changes are made to the City's boundaries
- When? Ongoing

Policy LU-1.3: The Future Land Use Map shall contain an adequate supply of land in each district to meet the demands of the existing and future population through the short, mid- and long-range planning periods. An adequate supply of residential land is defined as sufficient acreage and allowed densities to accommodate the current and projected population. An adequate supply of non-residential land is defined as sufficient acreage and allowed intensities to provide employment opportunities for the current and projected population, as well as multi-modal transportation access to retail, services, cultural and entertainment uses, community facilities, and recreation and open space.

Implementation:

- Who? The City
- How? Only allow development or redevelopment activities that comply with the Future Land Use Plan Map
- When? In considering applications to amend the Future Land Use Map

Policy LU-1.4: The City shall ensure that infrastructure and services are or will be made available to meet the needs of the current and projected population through the short-range planning period through its Concurrency Management Program and the implementation of projects identified in the Five-Year Capital Improvements Schedule.

Implementation:

- Who? The City and other service providers that operate in the City (i.e., the County, the School Board)
- How? Evaluate development proposals to ensure that adequate capacity will exist to serve the development
- When? Prior to issuing a development approval

Policy LU-1.5: The City, through its Future Land Use Map and Land Development Regulations, shall continue to ensure that land uses are located in conjunction with appropriate topographic and soil conditions.

Implementation:

- Who? The City
- How? Only allow development or redevelopment activities that comply with the Future Land Use Plan Map
- When? In considering applications to amend the Future Land Use Map

Policy LU-1.6: The City's Land Development Regulations shall govern the use and development of land in order to:

- a) Regulate the use of land and water as to be consistent with this Element;
- b) Regulate the subdivision of land;
- c) Regulate new development and redevelopment of land;
- d) Regulate character, safety, and components of the built environment;
- e) Provide for drainage and stormwater management;
- f) Provide for building and development incentives to achieve public benefits;
- g) Regulate traffic and public thoroughfares to ensure safety and convenience, and provide for sufficient parking and other transportation-related facilities, and;
- h) Achieve other objectives identified in, or consistent with, this Comprehensive Plan

Implementation:

- Who? The City
- How? The adoption and implementation of Land Development Regulations that are consistent with, and implement, the Comprehensive Plan (see Policy LU-1.7, Zoning Districts column)
- When? Ongoing

Policy LU-1.7: The City's Land Development Regulations shall conform to, and implement, the use, density and intensity standards prescribed for the land use districts provided on the Future Land Use Map (Figure LU-1) and described below (Table LU-2). The ability to achieve the maximum residential density and/or Floor Area Ratio (F.A.R.) on a particular parcel shall be contingent upon, and shall be limited by, the ability to meet adopted Level of Service Standards in accordance with concurrency management requirements as per the Capital Improvements Element and Land Development Code. It is anticipated that development and redevelopment will occur incrementally over a period of time far exceeding the 12-year short range planning period and shall be limited by the ability to achieve the adopted Level of Service standards at the time of development, in accordance with the Concurrency Management System.

Table LU-2. Future Land Use Designations

FLUM District	Zoning Districts	Density	Intensity	Uses
Low Density Residential	R-1, Single Family Residential	Maximum nine (9) dwelling units per acre. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to 36 units per acre.	Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to a maximum FAR of 2.0.	Provides for use and occupancy of one-family detached dwelling units at low densities, essential services and facilities, public and charter schools, and select public and institutional uses. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use in accordance with the regulations for that district. Single family attached twin-homes may be approved in the Magnolia Gardens neighborhood in accordance with the Land Development Regulations.
Low-Moderate Density Residential	R-2, Duplex Residential Zoning District	9 to 18 du/ac. of the Residential CDMP land use category. Areas in the Corridor Mixed Use Overlay Zoning District	Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-	Provides for use and occupancy of one-family attached and two-family dwellings at low-moderate densities, essential services and facilities, public and

		may be developed with residential-commercial mixed use at up to 36 units per acre.	commercial mixed use at up to a maximum FAR of 2.0.	charter schools, and select public and institutional uses. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use in accordance with the regulations for that district.
Moderate Density Residential	R-3 Multiple Family, Moderate Density and R-3A Residential Townhouse District	18 – 36 units/acre. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to 50 units per acre.	Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to a maximum FAR of 3.0.	Provides for use and occupancy of one-family attached and detached, two-family and multiple-family dwellings at moderate densities, essential services and facilities, public and charter schools, and select public and institutional uses. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use in accordance with the regulations for that district.
High Density Residential	R-4 Multiple Family, High Density District	36 – 64 units/acre. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to 150 units per acre.	Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to a maximum FAR of 3.0.	Provides for use and occupancy of single-family attached and multifamily dwellings at higher densities, essential services and facilities, public and charter schools, and select public and institutional uses. Also permits single-family detached and two-family dwellings. Includes accompanying landscaped open space, designed in such a manner as to serve as a transitional land use element between less dense residential uses and more dense and intensive

				multi-family and/or commercial and industrial uses. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use in accordance with the regulations for that district.
Commercial	BO Business Office District, B-1 Commercial Neighborhood Business District, B-2 Liberal Commercial District, B-3 Intensive Commercial District	Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to 150 units per acre.	Maximum FAR of 3.0	Provides locations for a variety of intensities of retail and/or service oriented convenience commercial uses that serve the basic everyday consumer needs, select public and institutional uses, select recreation and entertainment uses, public and charter schools, and places of assembly that are located within, and compatible with, adjacent neighborhoods. Areas in the Corridor Mixed Use Overlay Zoning District that are immediately adjacent to residential districts may be developed with residential-commercial mixed use in accordance with the regulations for that district. Areas in the Corridor Mixed Use Overlay Zoning District that are immediately adjacent to industrial districts may be developed with industrial-commercial mixed use in accordance with the regulations for that district.
Industrial	I-1 Limited	n/a	Maximum FAR	Provides for a wide range

	Industrial, I-2 and I-2A Liberal Industrial Districts, and I-3 Industrial Planned Development District		of 3.0	of land uses including research, assembly, fabrication, manufacturing, repair, service, retail, entertainment, and places of assembly. Implements the industrial CDMP land use category. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with industrial-commercial mixed use in accordance with the regulations for that district.
Civic	C Civic District	n/a	Maximum FAR of 3.0	Publicly-owned and/or operated property.
Airport	C Civic District	n/a	Maximum FAR of 3.0	The Opa-locka General Aviation Airport and similar publicly owned aviation facilities.
Parks	C Civic District	n/a	Maximum FAR of 3.0	Parks, recreation, and open space properties owned by the City.
Utilities	C Civic District	n/a	Maximum FAR of 3.0	Facilities supplying the community with electricity, gas, water, or sewerage.
Water	C Civic District	No development permitted.	No development permitted.	Surface water bodies.
Magnolia North Mixed Use	B-1, BO, R-1, R-2	15.1 – 50 units per acre. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to 100 units per acre.	Maximum FAR of 3.0	Provides for single-family and multiple-family residential dwellings, a wide range of neighborhood-oriented retail and office uses, mixed residential and commercial uses, vertical mixed-use buildings, select public and institutional uses, public and charter schools and places of assembly. Residential uses should make up no more than 80

				percent of the total floor area in any vertical mixed use building. Where feasible, residential uses should be located above street level office, retail or public uses in vertical mixed use buildings.
Downtown Mixed Use	BO, B-1, B-2, R-1, R-2, R-3, R-4, R-TH, P, I-3	Maximum 150 units per acre. Areas in the Corridor Mixed Use Overlay Zoning District may be developed with residential-commercial mixed use at up to 200 units per acre.	Maximum FAR of 3.5	Provides for multiple-family residential dwellings, a wide range of commercial uses, select recreation and entertainment uses, mixed residential and commercial uses, vertical mixed use buildings, select public and institutional uses, public and charter schools and places of assembly. Residential uses should make up no more than 80 percent of the total floor area in any vertical mixed use building. Where feasible, residential uses should be located above street level office, retail or public uses in vertical mixed use buildings.

Implementation:

- Who? The City
- How? The adoption and implementation of Land Development Regulations that are consistent with, and implement, the Comprehensive Plan (see Policy LU-1.7, Zoning Districts column)
- When? Ongoing

OBJECTIVE LU-2:

The area designated Downtown Mixed Use on the 2035/2045 Future Land Use Map (FLU-1) shall be redeveloped as a high quality, design-unified, mixed use transit-oriented downtown for Opa-locka.

Objective LU-2 Monitoring Measure:

1. At least five mixed use development and redevelopment projects and/or Transit Oriented Development projects in the Downtown Mixed Use District by 2035.

Policy LU-2.1: Development and redevelopment in the Downtown Mixed Use District shall be well-designed and provides attractive places to live, work and shop and that are accessible via the full range of transportation options, including transit, automobiles, bicycles, and walking.

Implementation:

- Who? The City, agency partners, and developers
- How?
 - Regulate development in accordance with the Comprehensive Plan
 - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs in the Downtown Mixed Use District
- When? Ongoing

Policy LU-2.2: The City shall seek to implement improved multi-modal transportation access to, from and within the Downtown Mixed-Use District through its Capital Improvements program, Land Development Regulations, and coordination with transportation agencies having jurisdiction over the transportation system.

Implementation:

- Who? The City and transportation agencies with jurisdiction in the City
- How?
 - Include multi-modal transportation improvement projects in the Capital Improvements Schedule
 - Request transportation agencies to implement multi-modal transportation projects in the Downtown District, and assist in these efforts as appropriate and feasible
- When? Ongoing

Policy LU-2.3: The mix of uses and street frontages in the Downtown Mixed-Use District shall be regulated through the Land Development Regulations in order to ensure its redevelopment as a functional and aesthetically cohesive mixed-use downtown area for Opa-locka, and to ensure that a variety of uses and functions are provided within a compact area.

Implementation:

- Who? The City and developers
- How? The regulation of development and redevelopment in accordance with the Land Development Regulations
- When? Ongoing

Policy LU-2.4: New buildings in the Downtown Mixed-Use District shall honor the character of existing Moorish historic buildings in scale, materials, and color, in accordance with the City's preservation ordinance and program.

Implementation:

- Who? The City and developers
- How? Regulation of development and redevelopment in accordance with the Land Development Regulations, and specifically the preservation ordinance.
- When? Ongoing

Policy LU-2.5: The City shall ensure the provision of open space, park space, entrance features, shade trees, focal points, street furniture and fixtures, and public art in the Downtown Mixed-Use District.

Implementation:

- Who? The City, agency partners, and developers
- How?
 - The regulation of development and redevelopment in accordance with the Land Development Regulations
 - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of open space, park space, entrance features, focal points, and public art projects and programs in the Downtown Mixed-Use District
- When? Ongoing

Policy LU-2.6: The City shall promote the development of Live-Work (residential use secondary) and enable the development of Work-Live (work use secondary) spaces at appropriate locations in the Downtown Mixed Use District, Corridor Mixed Use, and Magnolia North Mixed Use districts.

Implementation:

- Who? The City and developers
- How? Promote Live-Work units through the development review process and allow and

provide incentives for Work-Live units in the Land Development Regulations

- When? Within one year of the adoption of this Plan, and on an ongoing basis

Policy LU-2.7: The City shall investigate strategies to retain existing and attract new residents and visitors to the Downtown Mixed-Use District through the provision of increased housing and mobility options, employment opportunities and visitor attractions such as shopping, dining, and entertainment.

Implementation:

- Who? The City, agency partners and developers
- How?
 - Allowing and providing incentives for desired development types in the Land Development Regulations
 - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs
 - Include multi-modal transportation improvement projects in the Capital Improvements Schedule
 - Request transportation agencies to implement multi-modal transportation projects in the Downtown District, and assist in these efforts as appropriate and feasible
- When? Ongoing

Policy LU-2.8: The City shall seek to foster and implement catalytic redevelopment projects in the Downtown Mixed-Use District, including Transit Oriented Development projects.

Implementation:

- Who? The City, agency partners and developers
- How?
 - Allow and provide incentives for desired development and redevelopment in the Land Development Regulations
 - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs
- When? Ongoing

Policy LU-2.9: The City shall support the Community Redevelopment Agency's redevelopment efforts in the downtown core in accordance with the adopted Community Redevelopment Plan, the 2021 Opa-locka Downtown Master Plan, and the Redevelopment and Economic

Development Element of this Comprehensive Plan.

Implementation:

- Who? The City and the Community Redevelopment Agency
- How? Coordination with, and support of, the Community Redevelopment Agency's efforts
- When? Ongoing

OBJECTIVE LU-3:

The areas designated Corridor Mixed Use Overlay on the 2035/2045 Future Land Use Map (FLU-1) shall be redeveloped with retail and commercial development and mixed-income housing in a pedestrian-friendly environment by 2035.

Objective LU-3 Monitoring Measure:

1. At least five mixed use development redevelopment projects in the Corridor Mixed Use Overlay District by 2035.

Note: The implementation of mixed use development and redevelopment projects in the Corridor Mixed Use Overlay District as allowed by and provided for in the Plan is an important component in the City's vision for its development and redevelopment. The "at least three projects" standard balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant impact in implementing the redevelopment vision for the Corridor Mixed Use Overlay District.

Policy LU-3.1: The City shall promote the development of different but compatible uses to be located in close proximity in the Corridor Mixed Use Overlay District in order to create a pedestrian-friendly environment promoting the health and well-being of residents and, increased opportunities for social interactions, and local access to shopping, dining and entertainment.

Implementation:

- Who? The City and developers
- How? Inclusion of incentives for desired development and redevelopment in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and on an ongoing basis

Policy LU-3.2: Development and redevelopment in the Corridor Mixed Use Overlay District shall promote a variety of uses through the provision of ground floor active uses, open space, public

space amenities, transit and pedestrian connectivity, and, as transit use increases, parking requirements.

Implementation:

- Who? The City and developers
- How? Amendment of the Land Development Regulations
- When? Within one year of the adoption of this Plan, and on an ongoing basis

Policy LU-3.3: Retail uses in the Corridor Mixed Use District shall include both neighborhood and destination retail. Neighborhood retail primarily serves employees who work and residents who reside in the surrounding neighborhood. Destination retail includes specialty stores, restaurants and grocery stores that attract customers from a larger area.

Implementation:

- Who? The City and developers
- How? Promotion of incentives for desired retail types in the Land Development Regulations
- When? Ongoing

Policy LU-3.4: Appropriate buffering shall be utilized in the development and redevelopment of mixed-use projects in Industrial/Commercial subareas when the hazardous nature of the industrial use requires spatial separation from retail and/or residential uses and mitigation of air pollution.

Implementation:

- Who? The City and developers
- How? Provide detailed specifications for type and composition of required buffers in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and on an ongoing basis

Policy LU-3.5: Buildings in the Corridor Mixed Use Overlay District shall have a primary entrance facing a public sidewalk.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? Ongoing

OBJECTIVE LU-4:

The City shall proactively take actions within the Magnolia Gardens neighborhood to foster it becoming a stable, cohesive and safe neighborhood with a strong sense of place.

Objective LU-4 Monitoring Measures:

1. At least a five percent annual reduction in the number of substandard housing units and all currently existing sub-standard conditions eliminated by 2035.
2. At least a ten percent annual reduction of outstanding code violations between until 2035 or as soon as violations occur at a manageable and minimal rate.

Policy LU-4.1: The City shall utilize and enhance code enforcement and other strategies to address blighted conditions in the Magnolia Gardens, in an equitable and consistent manner.

Implementation:

- Who? The City
- How? Code enforcement, employing a combination of strategies, including the efforts of the City task force for illegal dumping, County reporting and debris removal requests, designation of residential waste collection sites, condemnation of derelict properties, installation of adequate lighting and monitoring cameras, and community education and collaboration.
- When? Ongoing

Policy LU-4.2: The City shall identify and implement capital improvement projects to improve the quality of the built environment in Magnolia Gardens.

Implementation:

- Who? The City
- How? Inclusion of capital projects in the Five Year Capital Improvement Schedule
- When? Updated annually

Policy LU-4.3: The City shall seek funding through block grant programs and other appropriate sources to assist homeowners in Magnolia Gardens with the rehabilitation of their units.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? Based on the County's annual application cycle

Policy LU-4.4: The City shall seek funding through block grant programs and other appropriate sources to improve the quality of the rental housing stock in Magnolia Gardens.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? Based on the County's annual application cycle

Policy LU-4.5: The City shall seek to eliminate non-conforming uses, and to replace these uses with conforming uses that will assist in achieving the objective of a stable, cohesive and safe mixed-use neighborhood.

Implementation:

- Who? The City
- How? Code enforcement
- When? As necessary

Policy LU-4.6: The City shall promote quality infill development and redevelopment projects on vacant and/or underutilized lots in Magnolia Gardens.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? Ongoing

Policy LU-4.7: The City shall implement strategies to provide for the interim use of vacant and/or underutilized lots in Magnolia Gardens in a manner that will ensure their maintenance, improve the neighborhood, and provide potential new revenue streams.

Implementation:

- Who? The City
- How? Allowing and providing incentives for the interim use of vacant parcels in the Land Development Regulations
- When? Ongoing

Policy LU-4-8: The City shall support the Community Redevelopment Agency's redevelopment efforts in Magnolia Gardens in accordance with the adopted Community Redevelopment Plan,

and the Redevelopment and Economic Development Element of this Comprehensive Plan.

Implementation:

- Who? The City and the Community Redevelopment Agency
- How? Coordination with, and support of, the Community Redevelopment Agency's efforts
- When? Ongoing

Policy LU-4.9: The City shall make improvements that foster a cohesive, safe and comfortable public space in the neighborhood.

Implementation:

- Who? The City, including Capital Improvements and Public Works
- How? Planning and implementation of new sidewalks, roadway resurfacing, provision of shade trees, improved crossings, and signage, as appropriate or needed
- When? Ongoing

OBJECTIVE LU-5:

The area designated Magnolia North Mixed Use on the 2035/2045 Future Land Use Map (FLU-1) shall be redeveloped as a vibrant and economically vital mixed use community that provides a variety of commercial, cultural and entertainment options for residents and visitors.

Objective LU-5 Monitoring Measures:

1. Approval of at least five new mixed use development and redevelopment projects between 2020 and 2035, which bring economic activity and revitalization to the Magnolia North Mixed Use District by 2035.

Note: The implementation of at least five redevelopment projects in the Magnolia North Mixed Use District as allowed by and provided for in the Plan is an important component in the City's vision for the neighborhood's development and redevelopment. This measure balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant impact in implementing the redevelopment vision for Magnolia North.

2. At least five percent annual reduction in the number of substandard housing units until all currently existing substandard conditions are eliminated by 2035.

3. At least ten percent annual reduction of outstanding code violations until 2035 or as soon as violations occur at a manageable and minimal rate.
4. Removal of all road barricades in order to reconnect the Magnolia North neighborhood with the surrounding city.
5. Provision of improvements that foster a cohesive, safe, and comfortable public space in the neighborhood.

Policy LU-5.1: The City shall utilize and enhance code enforcement strategies to address blighted conditions in Magnolia North in an equitable and consistent manner.

Implementation:

- Who? The City
- How? Code enforcement, employing a combination of strategies, including the efforts of the City task force for illegal dumping, County reporting and debris removal requests, designation of residential waste collection sites, condemnation of derelict properties, installation of adequate lighting and monitoring cameras, and community education and collaboration.
- When? Ongoing

Policy LU-5.2: The City shall identify and implement capital improvement projects to improve the quality of the built environment in Magnolia North.

Implementation:

- Who? The City
- How? Inclusion of capital projects in the Five Year Capital Improvement Schedule
- When? Ongoing, updated annually

Policy LU-5.3: The City shall remove existing barricades in order to reconnect the Magnolia North neighborhood with adjacent areas.

Implementation:

- Who? The City and agency partners
- How? The inclusion of this action in capital projects in the Five Year Capital Improvement Schedule, or lobbying other agencies to include this action in their budgets
- When? Immediately and ongoing

Policy LU-5.4: The City shall provide quality public spaces to attract and anchor catalytic redevelopment projects in Magnolia North.

Implementation:

- Who? The City, agency partners and developers
- How?
 - Allow and providing incentives for desired development and redevelopment in the Land Development Regulations
 - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs
- When? Ongoing

Policy LU-5.5: The City shall seek to implement catalytic redevelopment and public art projects in order to foster the revitalization of Magnolia North.

Implementation:

- Who? The City, agency partners and developers
- How?
 - Allow and providing incentives for desired development and redevelopment in the Land Development Regulations
 - Assist agency partners such as the Opa-locka Community Redevelopment Agency and the Ten North Group (Opa-locka Community Development Corporation) in the implementation of redevelopment projects and programs
- When? Within one year of the adoption of this Plan, and on an ongoing basis

Policy LU-5.6: The City shall eliminate non-conforming uses in Magnolia North and seek to replace these uses with conforming uses that will assist in achieving the objective of a stable, cohesive and safe mixed use neighborhood.

Implementation:

- Who? The City
- How? Code enforcement
- When? Ongoing

Policy LU-5.7: The City shall promote quality infill development and redevelopment projects on vacant and/or underutilized lots in Magnolia North, land banking selected properties as appropriate and feasible.

Implementation:

- Who? The City and developers

- How? The Land Development Regulations
- When? Ongoing

Policy LU-5.8: The City shall implement strategies to provide for the interim use of vacant and/or underutilized lots in Magnolia North in a manner that will ensure their maintenance, improve the neighborhood, and provide potential new revenue streams.

Implementation:

- Who? The City
- How? Allowing and providing incentives for the interim use of vacant parcels in the Land Development Regulations
- When? Ongoing

Policy LU-5.9: The City shall support the Community Redevelopment Agency's redevelopment efforts in Magnolia North in accordance with the adopted Community Redevelopment Plan, and the Redevelopment and Economic Development Element of this Comprehensive Plan.

Implementation:

- Who? The City and the Community Redevelopment Agency
- How? Coordination with, and support of, the Community Redevelopment Agency's efforts
- When? Ongoing

Policy LU-5.10: The City shall make improvements that foster a cohesive, safe and comfortable public space in the neighborhood.

Implementation:

- Who? The City, including Capital Improvements and Public Works
- How? Planning and implementation of new sidewalks, roadway resurfacing, provision of shade trees, improved crossings, and signage, as appropriate or needed
- When? Ongoing

OBJECTIVE LU-6:

Protect, maintain, and improve the residential districts, as designated on the Future Land Use Map.

Objective LU-6 Monitoring Measures:

1. At least five percent annual reduction in the number of substandard housing units and all currently existing substandard conditions eliminated by 2035.

At least ten percent reduction of outstanding code violations until 2035 or as soon as violations occur at a manageable and minimal rate.

2. Provision of improvements that foster a cohesive, safe and comfortable public space in the neighborhood

Policy LU-6.1: The City shall utilize and enhance code enforcement and other strategies to address blighted conditions in the residential districts in an equitable and consistent manner.

Implementation:

- Who? The City
- How? Code enforcement, employing a combination of strategies, including the efforts of the City task force for illegal dumping, County reporting and debris removal requests, designation of residential waste collection sites, condemnation of derelict properties, installation of adequate lighting and monitoring cameras, and community education and collaboration.
- When? Ongoing

Policy LU-6.2: The City shall identify and implement capital improvement projects to address infrastructure deficiencies and improve the quality of the built environment throughout the City to ensure capacity to support a revitalized Downtown, industrial zones and residential districts.

Implementation:

- Who? The City and agency partners
- How? The inclusion of capital projects in the Five Year Capital Improvement Schedule, or lobbying other agencies to include these projects in their budgets
- When? Ongoing, updated annually

Policy LU-6.3: The City shall seek funding through block grant programs and other appropriate sources to assist homeowners in its residential districts with the rehabilitation of their units.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? Based on the County's application cycle

Policy LU-6.4: The City shall seek funding through block grant programs and other appropriate sources to improve the quality of the rental housing stock in its residential districts.

Implementation:

- Who? The City and Miami-Dade County
- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? Based on the County's application cycle

Policy LU-6.5: The City shall implement strategies to provide appropriate transitions between its residential districts and non-residential districts, particularly those allowing heavier commercial and industrial uses, through its Land Development Regulations and other appropriate mechanisms.

Implementation:

- Who? The City and developers
- How? Require and enforce buffers and/or transition zones in the Land Development Regulations
- When? In tandem with new residential and/or industrial developments and maintained/updated on an ongoing basis

Policy LU-6.6: The City shall foster multi-modal transportation access between its residential neighborhoods, downtown and mixed use districts, non-residential districts, and employment centers.

Implementation:

- Who? The City, transportation agencies with jurisdiction in the City, and private partners
- How?
 - Include multi-modal transportation improvement projects in the Capital Improvements Schedule
 - Request transportation agencies to implement multi-modal transportation throughout the City, invite private shared mobility providers to participate, and assist in these efforts as appropriate and feasible
- When? Ongoing

Policy LU-6.7: Development and redevelopment in the residential districts shall be regulated to ensure compatibility with the existing neighborhood, implement the recommendations of neighborhood improvement plans or initiatives that may be adopted, and prevent the encroachment of incompatible uses.

Implementation:

- Who? The City and developers
- How? Land Development Regulations
- When? In tandem with new residential and/or commercial developments and maintained/updated on an ongoing basis

Policy LU-6.8: The City shall coordinate with neighborhood groups and residents in order to develop and implement strategies to tailor comprehensive planning, capital improvement and code enforcement strategies to the needs of specific residential neighborhoods.

Implementation:

- Who? The City and its agency partners
- How? Coordination with neighborhood groups
- When? Ongoing outreach

Policy LU-6.9: The City shall foster development of Work-Live (work use secondary) spaces at appropriate locations in its residential districts.

Implementation:

- Who? The City and developers
- How? Allow and providing incentives for Work-Live units in the Land Development Regulations
- When? Maintained/updated on an ongoing basis

Policy LU-6.10: Residential developments shall be designed to include an efficient system of internal circulation; individual lots shall have direct access to the internal circulation system and lots along the periphery shall be adequately buffered from incompatible uses and shall be measured against the requirements of the subdivision and zoning ordinances.

Implementation:

- Who? The City and developers
- How? Land Development Regulations
- When? Maintained/updated on an ongoing basis

Policy LU-6.11: The City shall make improvements that foster a cohesive, safe and comfortable public space in the neighborhood.

Implementation:

- Who? The City, including Capital Improvements and Public Works

- How? Planning and implementation of new sidewalks, roadway resurfacing, provision of shade trees, improved crossings, and signage, as appropriate or needed
- When? Ongoing

OBJECTIVE LU-7:

Protect, maintain, and improve the commercial and industrial districts, as designated on the Future Land Use Map.

Objective LU-7 Monitoring Measure:

1. Substantial new commercial and industrial development in the City, with priority given to neighborhood and destination retail, restaurants, and family entertainment venues, and light industry with a clean environmental footprint and oriented to new technologies and market needs.

Note: This objective is intended to provide a linkage between the current and projected population and the related need for shopping, service, and employment opportunities.

Policy LU-7.1: The City shall utilize and enhance code enforcement strategies to address blighted conditions in commercial and industrial districts in an equitable and consistent manner.

Implementation:

- Who? The City
- How? Code enforcement, employing a combination of strategies, including the efforts of the City task force for illegal dumping, County reporting and debris removal requests, designation of residential waste collection sites, condemnation of derelict properties, installation of adequate lighting and monitoring cameras, and community education and collaboration.
- When? Ongoing

Policy LU-7.2: The City shall identify and implement capital improvement projects to address infrastructure deficiencies and improve the quality of the built environment in, and the function of, its commercial and industrial districts.

Implementation:

- Who? The City and agency partners
- How? The inclusion of capital projects in the Five Year Capital Improvement Schedule, or lobbying other agencies to include these projects in their budgets

- When? Ongoing, updated annually

Policy LU-7.3: The City shall continue to provide land that allows heavy industrial and commercial uses in appropriate locations, providing that these uses employ best management practices that reduce negative on- and off-site impacts and are appropriately buffered from other potentially incompatible land uses.

Implementation:

- Who? The City
- How? Maintaining areas where heavy industrial and commercial uses are permitted in the Land Development Regulations
- When? Ongoing

Policy LU-7.4: The City, promote Live-Work spaces and allow Work-Live (residential use secondary) spaces at appropriate locations in its commercial and industrial districts.

Implementation:

- Who? The City and developers
- How? Allow and providing incentives for Live-Work and Work-Live units in the Land Development Regulations, and promote the development of both.
- When? Within one year of the adoption of this Plan Update, and on an ongoing basis

Policy LU-7.5: Development and redevelopment in commercial and industrial districts shall be regulated to ensure compatibility with existing development, maintain and improve the local economy, promote job creation and training, and prevent the encroachment of incompatible uses.

Implementation:

- Who? The City and developers
- How? Land Development Regulations
- When? Maintained/updated on an ongoing basis

Policy LU-7.6: The City shall seek funding through block grant programs and other appropriate sources to improve infrastructure and the quality of the built environment in its commercial and industrial districts.

Implementation:

- Who? The City and Miami-Dade County

- How? Apply for block grant funding through Miami-Dade County to implement a housing rehabilitation program
- When? Based on the County's-application cycle

Policy LU-7.7: The City shall implement strategies to provide appropriate transitions between its commercial/industrial, mixed use and residential districts through its Land Development Regulations and other appropriate mechanisms.

Implementation:

- Who? The City and developers
- How? Require and enforce buffers and/or transition zones in the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and on an ongoing basis

Policy LU-7.8: Vacant land in industrially zoned areas shall be developed with public facilities and services to attract compatible industries.

Implementation:

- Who? The City and agency partners
- How? The inclusion of capital projects in the Five-Year Capital Improvement Schedule, or lobbying other agencies to include these projects in their budgets
- When? Ongoing, updated annually

Policy LU-7.9: The City shall participate in Miami-Dade County's Enterprise Zone or Opportunity Zone program to expand the economy in locally distressed areas.

Implementation:

- Who? The City and Miami-Dade County
- How? Intergovernmental coordination with the County, and advising businesses of associated incentives
- When? Ongoing

Policy LU-7.10: Commercial and industrial developments shall include adequate ingress/egress drives, off-street parking and loading facilities and shall be measured against the requirements of the Land Development Regulations during the development process, prior to issuance of a certificate of occupancy.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? Ongoing

Policy LU-7.11: The City shall promote the remediation and redevelopment of identified brownfields sites within the City for new, safe uses, as permitted by the Future Land Use Map and through coordination with, and assistance from, State and federal programs.

Implementation:

- Who? The City and State
- How? Intergovernmental coordination and the development review process
- When? Ongoing

OBJECTIVE LU-8:

Adopt and implement innovative Land Development Regulations in order to foster compatible and high quality development and redevelopment, in accordance with the principals and concepts of this Comprehensive Plan.

Objective LU-8 Monitoring Measure:

1. Check for and assure consistency between the Comprehensive Plan and the Land Development Regulations on a regular basis.

Policy LU-8.1: Development and redevelopment in the City shall provide for pedestrian friendly street design, an interconnected street network and hierarchy to reduce congestion and improve traffic flow, design that promotes the use of non-motorized transportation modes, connectivity to transit, and a range of uses in a compact area to reduce the need for external trips.

Implementation:

- Who? The City and developers
- How? Amendment of the Land Development Regulations, and promotion of incentives
- When? Within one year of the adoption of this Plan Update, and on an ongoing basis

Policy LU-8.2: The City shall promote high quality urban design for development and redevelopment by encouraging developers to incorporate the concepts outlined in the City's adopted design guidelines, Miami-Dade County's most current Urban Design Manual, the City's preservation program materials, and/or other design guidelines that might be developed for the City, into their developments.

Implementation:

- Who? The City and developers
- How? The development review process
- When? Ongoing

Policy LU-8.3: The Land Development Regulations shall promote energy efficient design and water conservation in new development and redevelopment.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? Ongoing

Policy LU-8.4: The City shall require aesthetically pleasing and environmentally sensitive landscaping as part of development and redevelopment projects. To the maximum extent feasible, as defined in the Land Development Regulations, existing on-site native vegetation shall be preserved. Shade trees shall be prioritized for planting where feasible in public and semi-public spaces.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations and Chapter 18A, Landscape Code, Miami-Dade County
- When? Ongoing

Policy LU-8.5: The City shall enforce Land Development Regulations provisions to mitigate negative impacts of development on the surrounding neighborhood and adjacent areas, including but not limited to: distance requirements; scaling and height step-down requirements; the maintenance of view corridors, and; landscape, fencing, and other physical separations.

Implementation:

- Who? The City and developers
- How? Enforcement of the Land development Regulations through the development review process
- When? Ongoing

Policy LU-8.6: The City shall seek to reduce the number of uses that are inconsistent with the Comprehensive Plan and Future Land Use Map, and/or that are incompatible with the character of the surrounding neighborhood.

Implementation:

- Who? The City and developers
- How? Evaluation of applications to amend the Comprehensive Plan and enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-8.7: The City shall ensure that any applications to amend the Comprehensive Plan and/or Future Land Use Map are consistent with the community's vision and available City community planning documents such as the Opa-locka Downtown Master Plan.

Implementation:

- Who? The City and developers
- How? Evaluation of applications to amend the Comprehensive Plan
- When? Ongoing

Policy LU-8.8: The City shall ensure that incentives and/or requirements for new development include provisions to promote affordable housing development, permanent job creation and training for local residents, local business retention, and participation of local entrepreneurs and community leaders in the development review process.

Implementation:

- Who? The City and developers
- How? Amendment of the Land Development Regulations
- When? Within one year of this Plan Update's adoption, and ongoing

Policy LU-8.9: The City shall promote higher densities and mixed-uses in and around potential transportation nodes, as well as other sites appropriate for transit-oriented development.

Implementation:

- Who? The City and developers
- How?-Promotion of incentive provisions of the Land Development Regulations
- When? Ongoing

Policy LU-8.10: The City shall adhere to State statutory requirements to ensure compatibility of new development and redevelopment with the operation of military installations within or within one-half mile of its boundaries.

Implementation:

- Who? The City

- How? Coordination with the U.S. Coast Guard on applications that might impact its operations at Opa-locka Executive Airport
- When? Ongoing

Policy LU-8.11: The City shall ensure the compatibility of development and redevelopment within its boundaries with the function and operations of Opa-locka Executive Airport.

Implementation:

- Who? The City
- How? Coordination with the Miami-Dade Aviation Department
- When? Ongoing

OBJECTIVE LU-9:

Require all new development and redevelopment in the Corridor Mixed Use Area and Downtown to be planned and designed to promote transit use and transit-oriented development (TOD), which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment compatible with transit use.

Objective LU-9 Monitoring Measures:

1. Provision of a *MetroRail* stop within the City by 2035.

Note: A MetroRail stop in the City will provide a great benefit to residents and businesses through improved multi-modal transportation access, and will be key to redevelopment efforts in the Downtown Mixed Use District.

2. At least five Transit Oriented Development projects by 2035.

Note: The implementation of mixed use development and redevelopment projects, as allowed by and provided for in the Plan, is an important component in the City's vision for its development and redevelopment. This measure balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant Citywide impact

Policy LU-9.1: The City shall coordinate with Miami-Dade Transit to ensure the location of a Metrorail station within its boundaries by 2035. The City's preferred location is NW 27th Avenue at the eastern edge of the Downtown Mixed-Use District.

Implementation:

- Who? The City and Miami-Dade Transit
- How? Intergovernmental coordination and lobbying effort
- When? By 2035

Policy LU-9.2: Through its various planning, regulatory and development activities, the City of Opa-locka shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping, and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses, and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance of uses along the subject transit line.

Implementation:

- Who? The City and developers
- How? Creation and promotion of incentive provisions in the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and ongoing

Policy LU-9.3: The City shall accommodate new development and redevelopment around transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, street furniture, fixed trash receptacles, shade trees, awnings, and other weather protection for pedestrians.

Implementation:

- Who? The City and developers
- How? Creation and promotion of incentive provisions in the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and Ongoing

OBJECTIVE LU-10:

Promote energy efficient development and land use patterns which account for existing and

future electrical power generation and transmission systems to minimize urban sprawl and greenhouse gas emissions.

Objective LU-10 Monitoring Measures:

1. Approval of at least five Transit Oriented Development or redevelopment projects between 2020 and 2035, and the total number of vehicle trips into, within and out of the City reduced by approving these developments instead of traditional developments of equal magnitude.
2. At least 50 percent of new development or redevelopment projects approved in the City by 2035 shall be LEED-certified or awarded a comparable green certification. The Land Development Regulations' Green Standards should be amended to require all new housing constructed in the City to have LEED certification or another green building certification by one year after the adoption of this Plan Update.

Policy LU-10.1: The City of Opa-locka shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed- use projects to promote energy conservation, transit use, and community and economic development.

Implementation:

- Who? The City and developers
- How? The Land Development Regulations
- When? Ongoing

Policy LU-10.2: The City shall encourage energy conservation in City-owned facilities through its adopted Green Standards requiring Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards, where feasible.

Implementation:

- Who? The City
- How? Promotion of incentive provisions in the Land Development Regulations
- When? Ongoing

Policy LU-10.3: The City of Opa-Locka shall promote energy conservation in residential development by encouraging builders, remodelers, homeowners, and homebuyers to implement

its Green Standards which support the use of Florida Green Building Coalition, the Leadership in Energy and Environmental Design (LEED) green residential building rating system, or other acceptable environmental standards.

Implementation:

- Who? The City and developers
- How? Utilization of incentives in the Land Development Regulations, and educational outreach about building programs and resources
- When? Ongoing

Policy LU-10.4: The City shall-consider the expansion of incentives within its Green Standards for developers and building owners to incorporate energy efficiency and other conservation measures meet recognized green building standards into the design, construction, or rehabilitation of their buildings

Implementation:

- Who? The City and developers
- How? The inclusion of new incentives in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and on an ongoing basis

OBJECTIVE LU-11:

Ensure the preservation and conservation of natural resources within or proximate to the City.

Objective LU-11 Monitoring Measure:

1. No documented new cases of the contamination of natural resources or net loss in the acreage of natural areas or resources in the City.

Policy LU-11.1: The City shall coordinate the protection of natural resources with the appropriate federal, State, regional and County agencies.

Implementation:

- Who? The City and environment agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy LU-11.2: The City shall utilize its Land Development Regulations and other appropriate mechanisms to ensure that development and redevelopment does not negatively impact natural resources and engage developers in the mitigation of the negative impacts of development.

Implementation:

- Who? The City
- How? Review and amendment of the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and on an ongoing basis

Policy LU-11.3: The City shall utilize its Land Development Regulations and other appropriate mechanisms, including coordination with the appropriate federal, State, regional, and County agencies, to protect surface waters within and proximate to its boundaries.

Implementation:

- Who? The City
- How? Compliance with the Land Development Regulations
- When? Ongoing

Policy LU-11.4: The City shall utilize its Land Development Regulations and other appropriate mechanisms, including coordination with the appropriate federal, State, regional, and County agencies, to protect the quality and quantity of ground water within and proximate to its boundaries.

Implementation:

- Who? The City and other agencies
- How? Compliance with the Land Development Regulations
- When? Ongoing

Policy LU-11.5: The City shall utilize its Land Development Regulations and other appropriate mechanisms, including coordination with the appropriate federal, State and County agencies, to protect air quality.

Implementation:

- Who? The City and other agencies
- How? Compliance with the Land Development Regulations
- When? Ongoing

Policy LU-11.6: The City shall participate in the National Flood Insurance Program, and shall maintain the development standards required for such participation in its Land Development Regulations.

Implementation:

- Who? The City and other agencies
- How? Compliance with the Land Development Regulations
- When? Ongoing

Policy LU-11.7: The City shall utilize its Land Development Regulations to ensure that adequate pervious surface areas are maintained and protected at prime aquifer recharge areas.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-11.8: The City shall utilize its Land Development Regulations to require adequate impervious surface areas by zoning districts.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-11.9: The City, through its Land Development Regulations, shall require that all new development and redevelopment connect to the central potable water and sanitary sewer system, where available. In the event that it is not available, septic tanks and private wells will only be permitted, on an interim basis, and must be replaced by sewer connection by 2030.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-11.10: Land uses that produce hazardous wastes or that are otherwise detrimental to potable water wells shall be separated from well fields through distance criteria established for Well Protection Areas in the Land Development Regulations, by Miami-Dade County DERM, and Chapter 24, Code of Miami-Dade County.

Implementation:

- Who? The City and Miami-Dade County DERM
- How? Land Development Regulations
- When? Ongoing

Policy LU-11.11: The City, through its Land Development Regulations, shall require stormwater management for development and redevelopment, and establish standards for the design of stormwater management systems that maximize on-site groundwater recharge and minimize off-site impacts of runoff.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-11.12: The City shall implement strategies to reduce stormwater runoff from development and redevelopment sites into surface water bodies through standards for the design of on-site stormwater management systems and other appropriate mechanisms.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-11.13: The City shall require developers to identify and mitigate constraints based on soils, topography, and floodplains.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations through the development review process.
- When? Ongoing

OBJECTIVE LU-12:

Continue to protect, preserve, enhance, and promote public awareness of historical resources.

Objective LU-12 Monitoring Measures:

1. The continued identification and evaluation of historic sites.
2. Enforcement of protections specified in the City's adopted preservation program and ordinance to retain features of all registered sites on an ongoing basis.
3. Creation of an education campaign to inform property owners, developers, and residents about the meaning of a "registered landmark" designation.

Policy LU-12.1: The City shall finalize the comprehensive assessment of original structures in the City as performed by the University of Florida Department of Historic Preservation, and use this assessment to further the City's preservation program.

Implementation:

- Who? The City
- How? Integration and enforcement of the preservation ordinance and program's directives during the development review and permitting processes.
- When? Ongoing

Policy LU-12.2: Technical, legal, and financial incentive programs shall be fully executed to encourage residents and business owners in the preservation and protection of historic resources.

Implementation:

- Who? The City
- How? Implementation of the City's restoration grant program according to its criteria
- When? Ongoing

Policy LU-12.3: Public awareness of historic resources shall be promoted through the placement of historic plaques and markers, and the production and dissemination of information on local historic sites.

Implementation:

- Who? The City
- How? Through the City's historic resource preservation program, including its educational component, Discover Opa-locka
- When? Ongoing

OBJECTIVE LU-13:

Determine the feasibility of annexing areas contiguous to the city's boundaries, and pursue annexations that are determined to be feasible and advantageous.

Objective LU-13 Monitoring Measures:

1. Completed Annexation studies.
2. The net increase in the City's land area resulting from annexations, if any.
3. Increase in the tax base and financial feasibility directly attributable to successful annexations, if any.

Policy LU-13.1: In determining the feasibility of an annexation, the City shall consider positive and negative impacts on existing areas within the City, the tax base, current and projected millage rates, and current and projected levels of service.

Implementation:

- Who? The City
- How? By conducting an annexation study
- When? ~~After~~Whenever an annexation is requested by the City, another government agency, or a private applicant

Policy LU-13.2: In determining the feasibility of an annexation, the City shall consider its ability to provide services to the potential annexation area in a manner that will not diminish services provided to existing areas and residents.

Implementation:

- Who? The City
- How? By conducting an annexation study
- When? After an annexation is requested by the City, another government agency, or a private applicant

OBJECTIVE LU-14:

Development and redevelopment, in accordance with the Future Land Use Map, shall be coordinated with the availability of public facilities and services.

Objective LU-14 Monitoring Measure:

1. Continued Achievement of Level of Service Standards for development and redevelopment.

Policy LU-14.1: All development orders shall be contingent upon, at a minimum, the provision of services at or above the Level of Service standards specified in the Capital Improvements Element.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy LU-14.2: The City, through its Land Development Regulations and through a consistent development review and monitoring process, shall require developers to provide for their

proportionate fair share of the cost for the infrastructure and services required to serve their development through impact fees or other appropriate mechanisms.

Implementation:

- Who? The City
- How? Enforcement of the Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy LU-14.3: The City, through its Land Development Regulations and through a consistent development review and monitoring process, shall require developers to provide for necessary on-site and community infrastructure improvements, including: parking; safe and convenient traffic circulation; parks and open space land dedication and facilities; public art; street furniture and fixtures; sidewalks and multi-modal transportation facilities, as appropriate; water and wastewater connections or facilities; and drainage and stormwater management.

Implementation:

- Who? The City
- How? Enforcement of the Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy LU-14.4: The City shall coordinate with the County on the subdivision of properties to ensure the availability of land for adequate public infrastructure.

Implementation:

- Who? The City and County
- How? Intergovernmental coordination
- When? As needed, on an ongoing basis

OBJECTIVE LU-15:

Coordinate with Miami-Dade County Public Schools on an ongoing basis to ensure the provision and availability of adequate school sites and facilities to serve the existing and future population.

Objective LU-15 Monitoring Measure:

1. Continued achievement of the Level of Service Standard for public schools serving the City in accordance with the Public Schools and Education Element.

Policy LU-15.1: Public schools shall be an allowed use in all Future Land Use districts except industrial.

Implementation:

- Who? The City
- How? As per Policy LU-1.7 implementation
- When? Ongoing

Policy LU-15.2: New schools shall not be located adjacent to existing uses that will have negative impacts on the health, safety and welfare of students, teachers, employees, and visitors. Conversely, new uses that will negatively impact the health, safety and welfare of students, teachers, employees, and visitors shall not be located adjacent or proximate to public schools.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination and enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-15.3: New schools will minimize negative impacts on surrounding areas through site location, configuration, access, and development. Conversely, new development and redevelopment shall minimize and/or mitigate negative impacts on existing school facilities.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination and enforcement of the Land Development Regulations
- When? Ongoing

Policy LU-15.4: The location of new schools should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination and enforcement of the Concurrency Management Program in the Land Development Regulations
- When? Ongoing

Policy LU-15.5: New schools shall not have negative impacts on historic or archeological resources, and should be located away from floodplains and environmentally sensitive lands.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination and enforcement of the Land Development Regulations

- When? Ongoing

Policy LU-15.6: To the maximum extent feasible, the City shall coordinate with Miami-Dade County Public Schools to collocate public schools with other public facilities, including the provision of joint park-school sites.

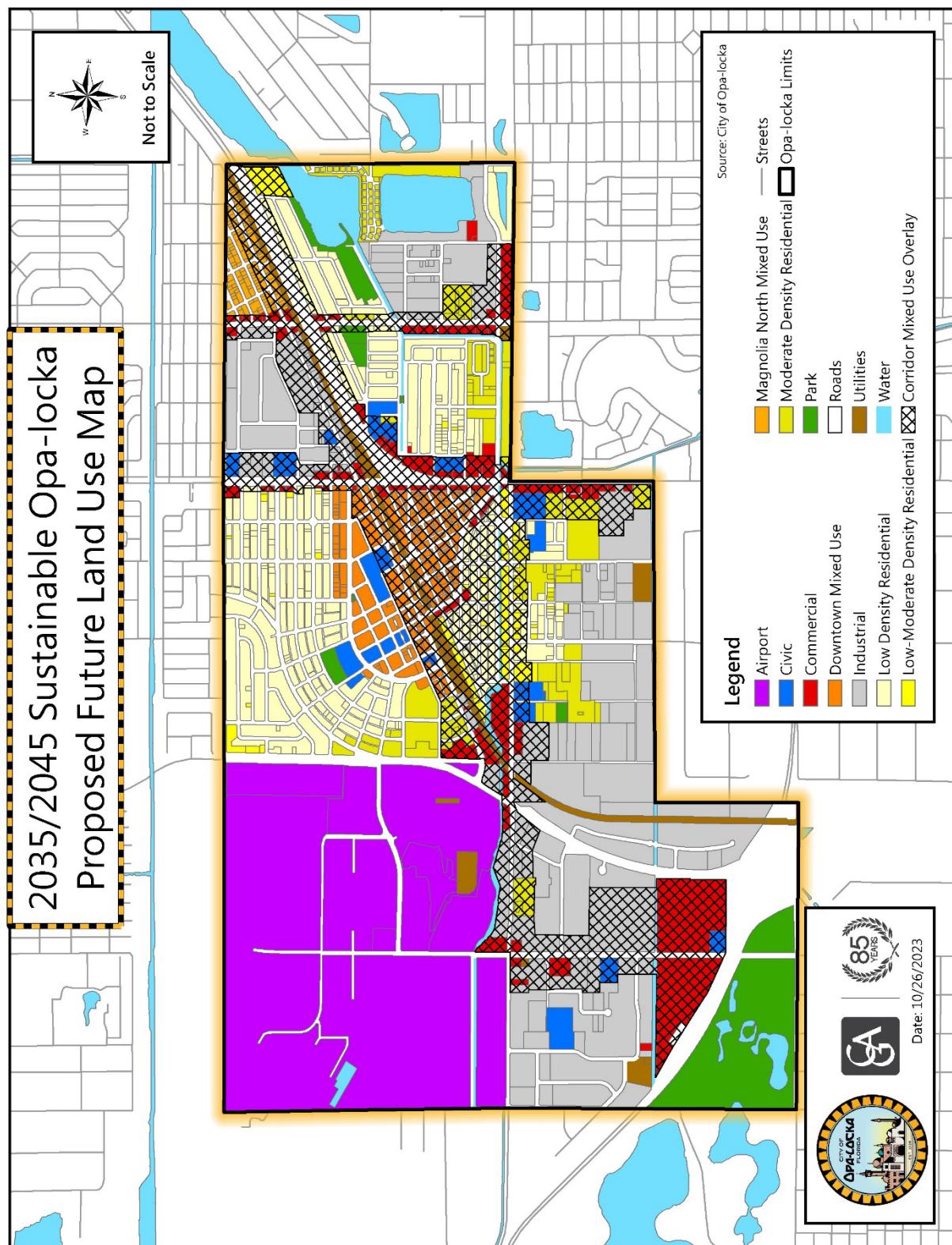
Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Joint Park Schools Agreements
- When? On an ongoing basis

Policy LU-15.7: To the maximum extent feasible new schools should be designed to serve as emergency shelters in the event of an emergency.

Implementation:

- Who? Miami-Dade County Public Schools
- How? Inter-local Agreements
- When? Ongoing

COMPREHENSIVE PLAN MAP SERIES**Figure LU-1**

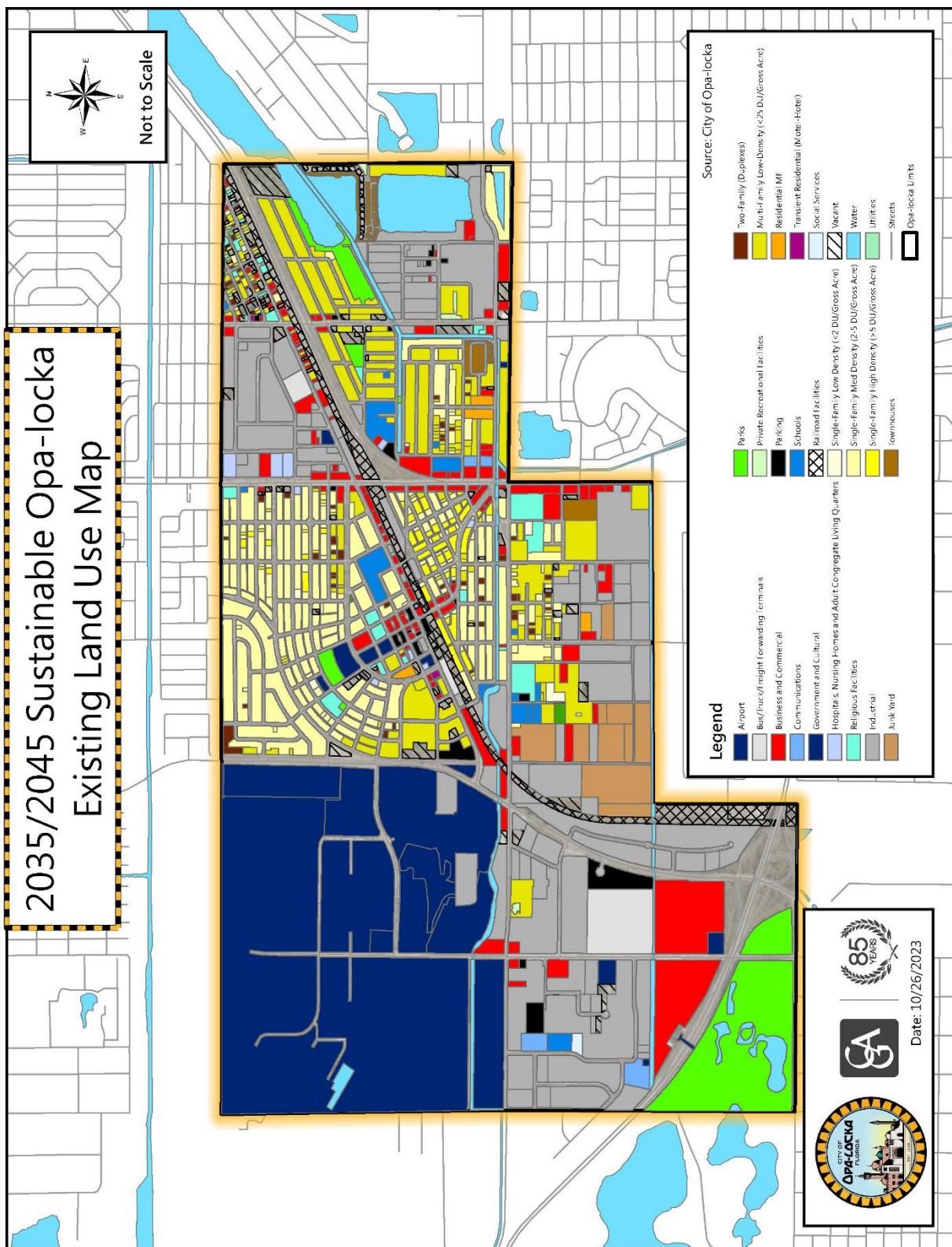


Figure LU-2

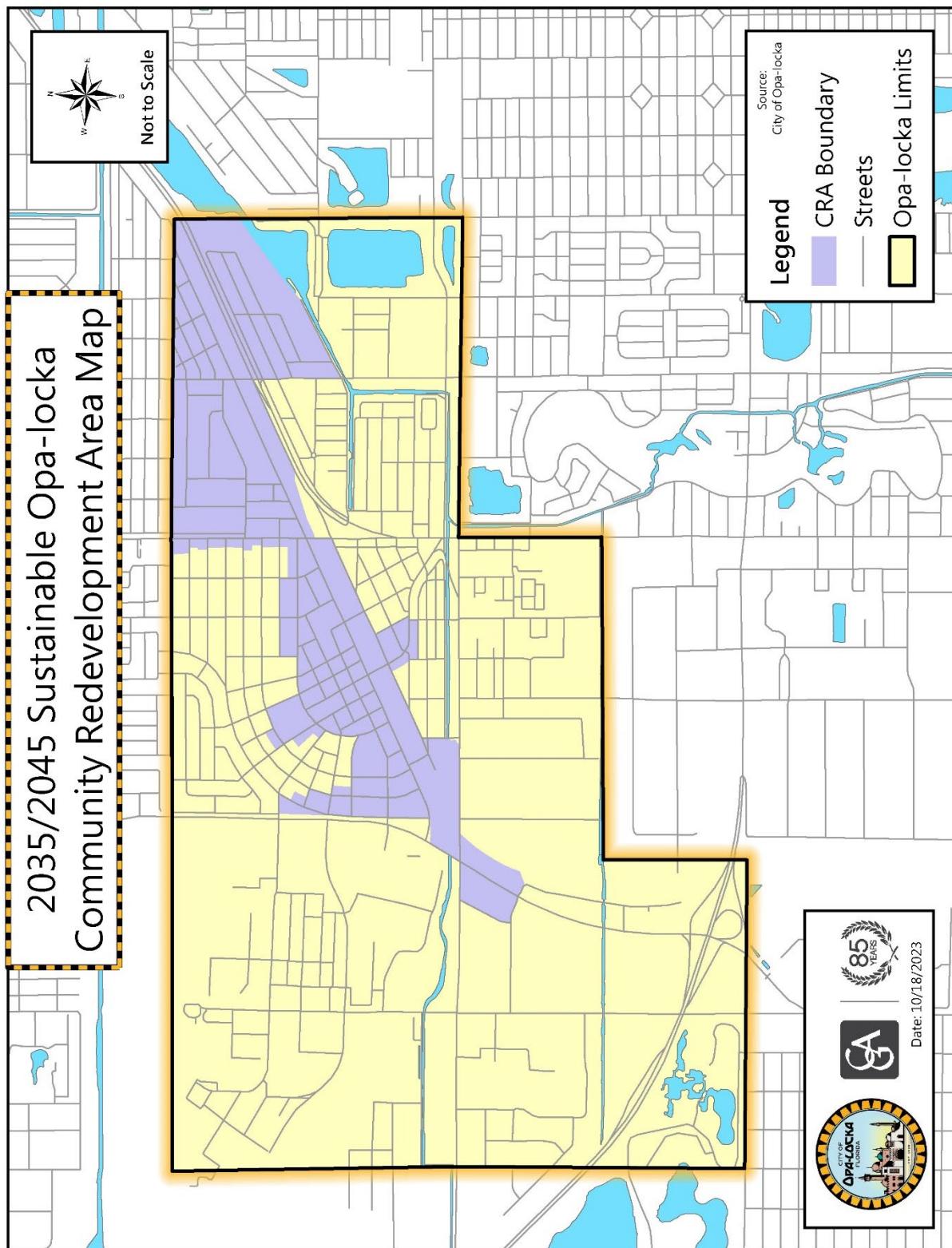


Figure LU-3

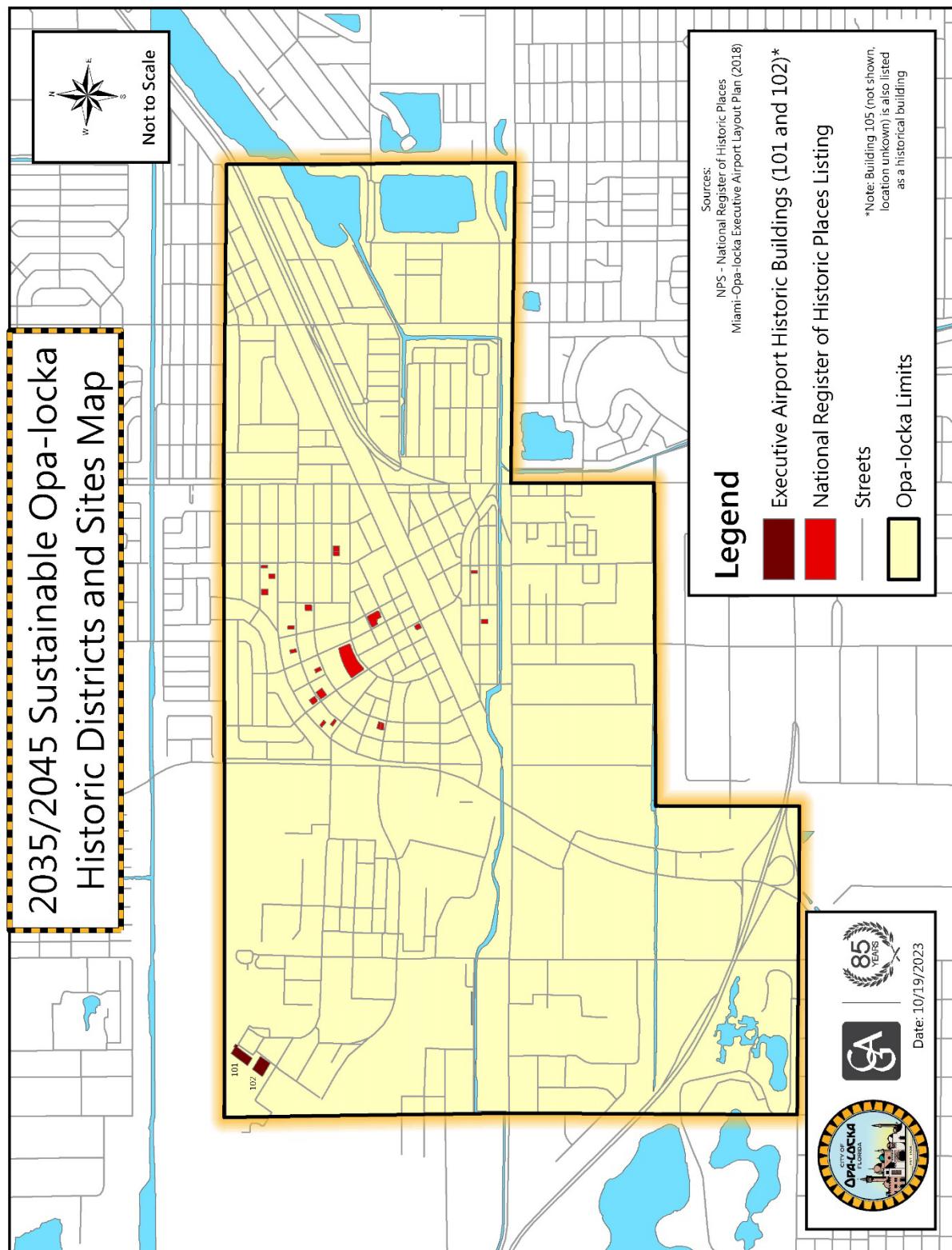
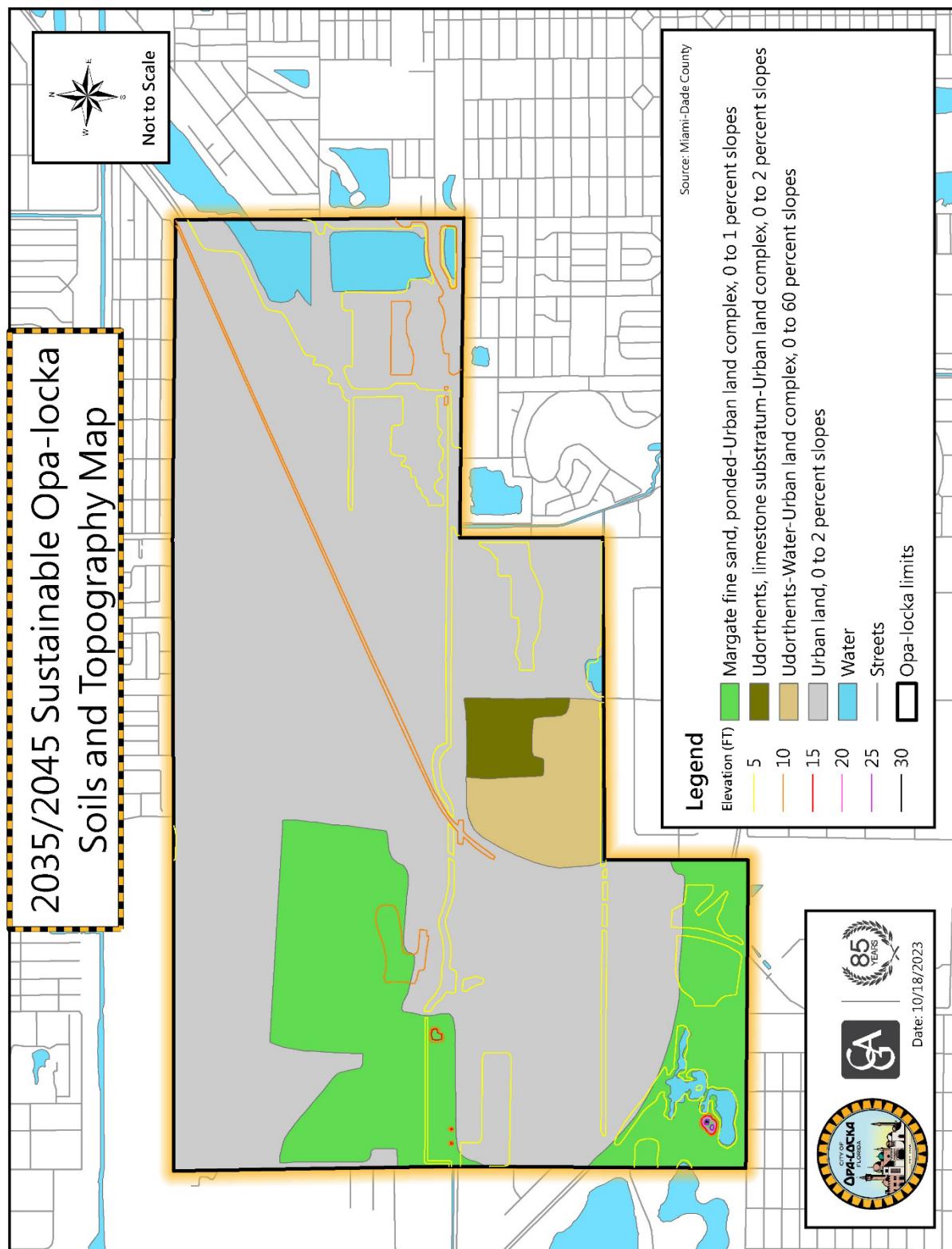
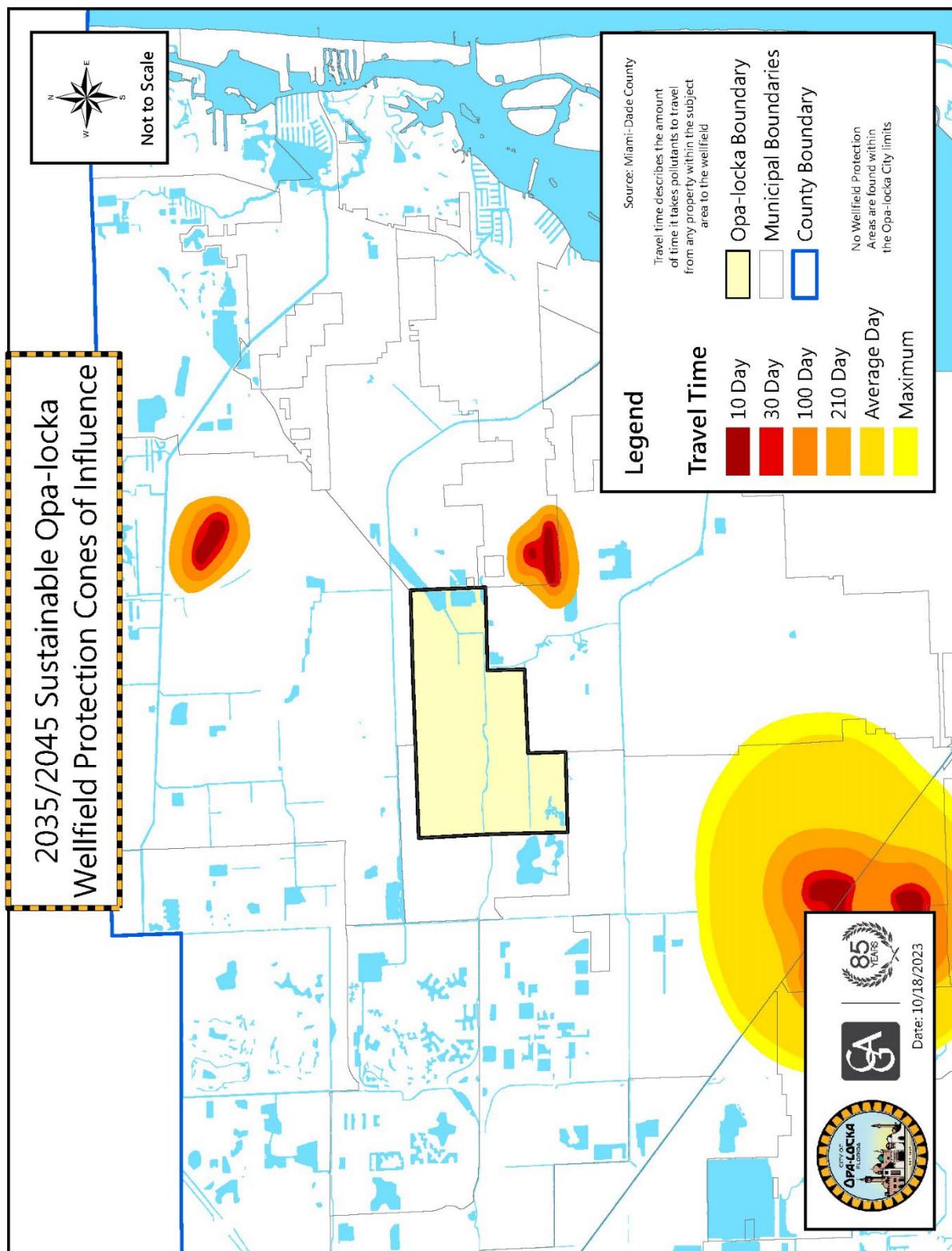
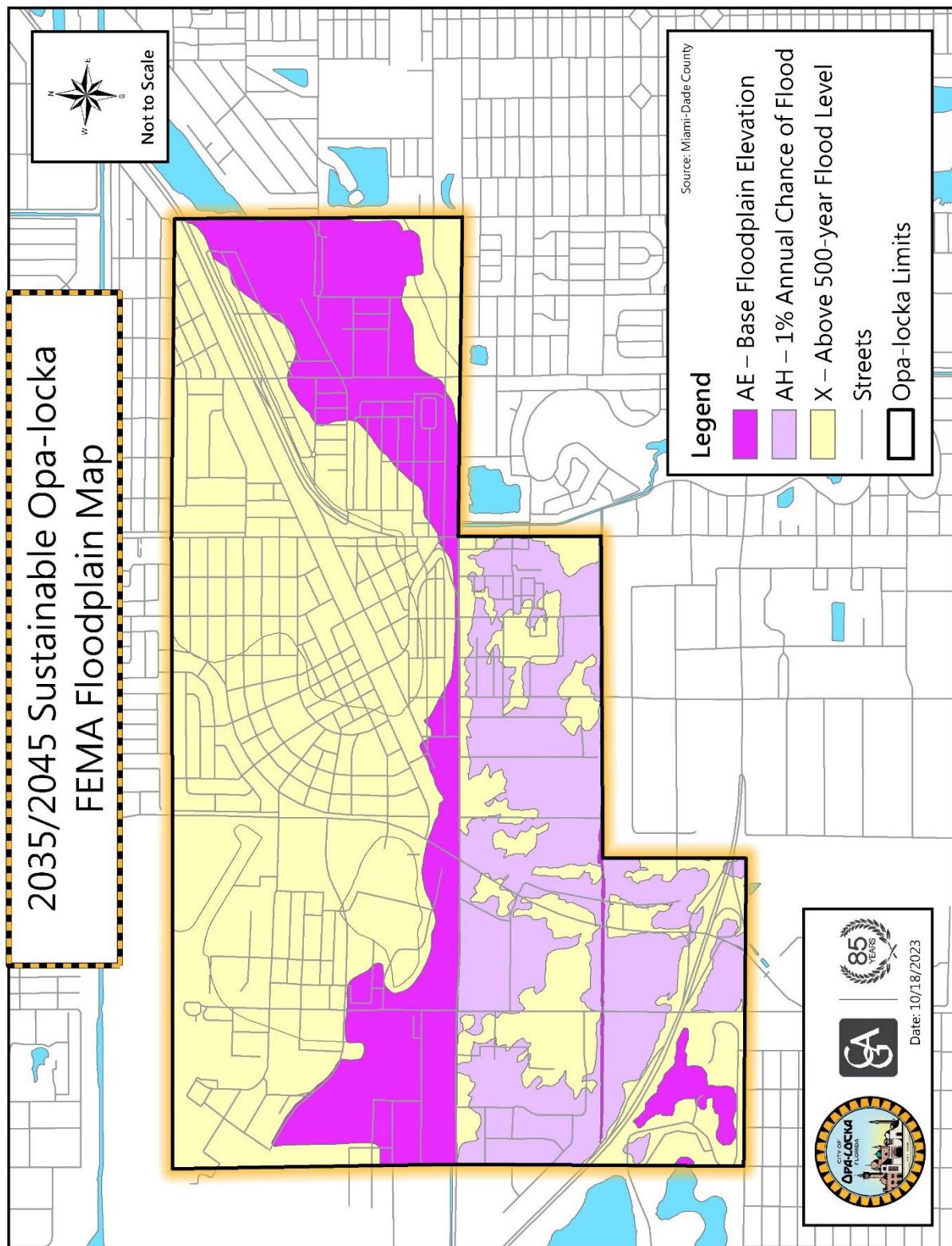


Figure LU-4







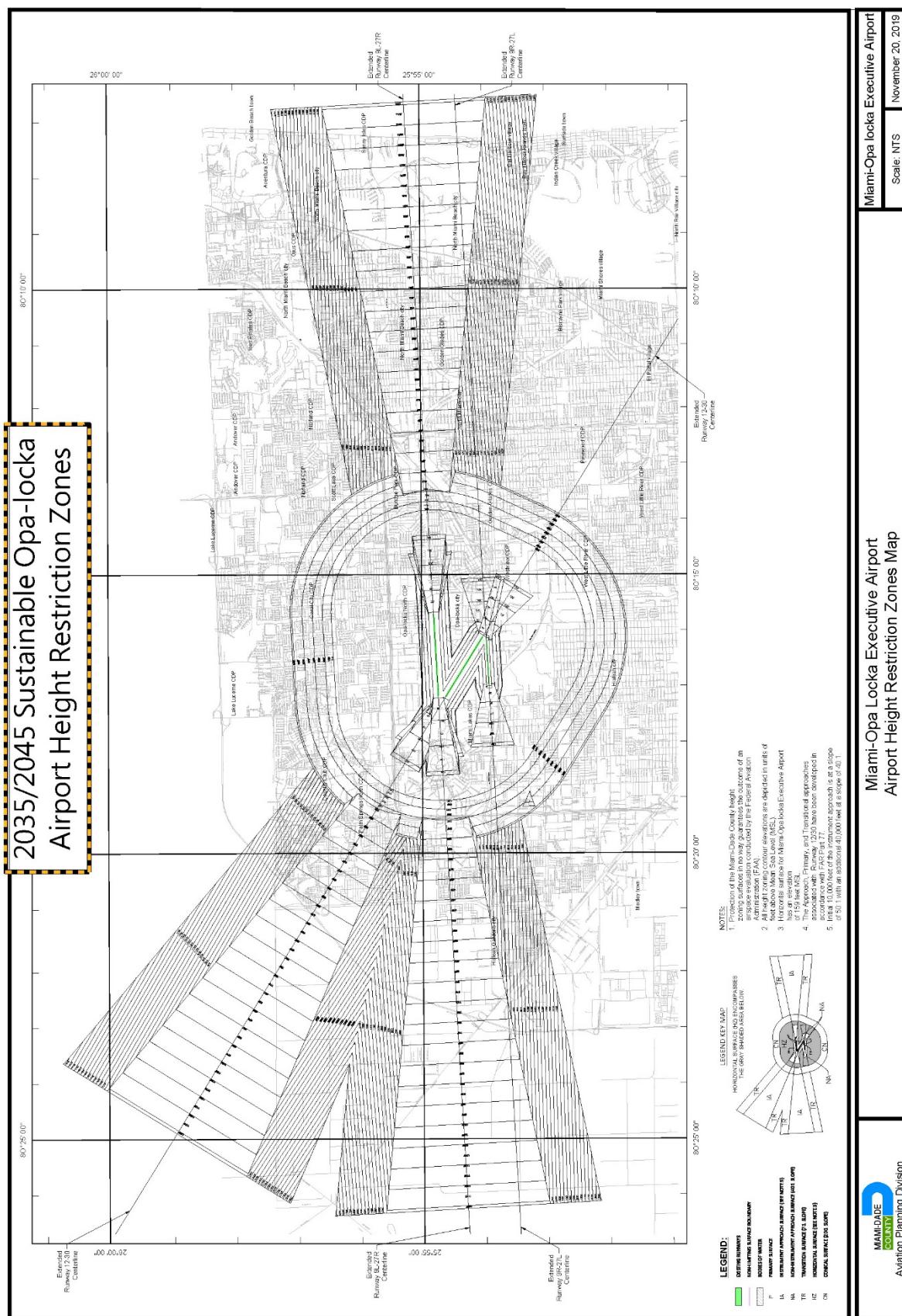


Figure LU-8

REDEVELOPMENT AND ECONOMIC DEVELOPMENT ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Redevelopment and Economic Development Element recognizes the great challenges and unique opportunities that the City will faces in achieving its vision **to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** The Redevelopment and Economic Development Element, an optional Element under Florida's growth management laws, provides a foundation for the development of specific programs and activities to **create jobs** for current and future residents, **alleviate slum and blight**, and **create better neighborhoods.**

The Redevelopment and Economic Development Element will accomplish its Goal through planning directives and activities aimed at:

- **Improving the local economy to create jobs** for residents, and to help **residents and businesses better compete**;
- Creating **distinctive shopping districts, commercial and manufacturing areas**, and **neighborhood focal points**;
- **Reducing slum and blight** and **improving the City's image**;
- Creating new **civic uses, public art, and cultural attractions**;
- Revitalizing **Downtown** as a **regional destination**;
- Providing a **balanced, sustainable economy**;
- Enhancing the **Tax Base**;
- Maximizing **economic opportunities** for current and future residents through **job creation, fostering existing and attracting new businesses and industries**, and maintaining an **ample supply of economically-generating land uses** within the City's boundaries, and;
- Implementing the findings of the 2021 Opa-locka Downtown Master Plan.

REDEVELOPMENT AND ECONOMIC DEVELOPMENT ELEMENT

GOAL:

THE CITY OF OPA-LOCKA WILL BE A STABLE, ATTRACTIVE AND VIBRANT FULL-SERVICE COMMUNITY WHICH PROVIDES EMPLOYMENT AND ECONOMIC OPPORTUNITIES FOR CURRENT AND FUTURE BUSINESSES AND RESIDENTS.

OBJECTIVE RED-1:

Refine, develop, and implement economic development activities to help Opa-locka residents and businesses compete at the local, State, and national levels.

Objective RED-1 Monitoring Measures:

1. A continual upward trend in the number of new business licenses issued by the City through 2045 planning period;
2. A continued reduction in the City's unemployment rate through the 2045 planning period.

Policy RED-1.1: The City shall support the continuation and expansion of existing commercial and manufacturing enterprises at appropriate locations through technical assistance, the provision of incentives, and other appropriate strategies.

Implementation:

- Who? The City and the business community
- How? Providing incentives and assistance to encourage local businesses to expand their operations in the City, and hire City residents
- When? Ongoing

Policy RED-1.2: The City shall support and promote the establishment of new commercial and manufacturing enterprises at appropriate locations, with a particular focus on businesses that will be owned by and/or that will employ City residents, through technical assistance, the provision of incentives, and other appropriate strategies.

Implementation:

- Who? The City and the business community
- How? Providing incentives for targeted businesses to locate their operations in the City, and hire City residents
- When? Ongoing

Policy RED-1.3: The City shall support and promote the establishment, location and/or continued

operation of small businesses, within its boundaries, particularly businesses owned by and/or employing City residents, through technical assistance, the provision of incentives, and other appropriate strategies.

Implementation:

- Who? The City and the business community
- How? Providing incentives and assistance to small business, particularly businesses owned by and employing City residents
- When? Ongoing

Policy RED-1.4: The City shall periodically review its land use plans to ensure an adequate amount of appropriately zoned land to support commercial and manufacturing development.

Implementation:

- Who? The City
- How? Update the Comprehensive Plan at least once every seven years through the Evaluation and Appraisal process evaluate and, if necessary, adjust the amount of commercially and industrially designated lands
- When? As per State statutory deadlines

Policy RED-1.5: The City shall provide technical assistance to new and existing businesses to access capital and incentives, training programs, sales and job tax credits, brownfield redevelopment, Miami-Dade County's Enterprise Zone Program, federal Opportunity Zones, other county, state and federal programs, and amnesty programs to increase compliance with State and local licensing and permitting requirements, and business incubator programs.

Implementation:

- Who? The City and the business community
- How? Providing information and assistance to businesses about existing economic development programs and incentives, and developing new City programs and incentives such as the establishment of incubator space and regulatory barrier reductions
- When? Ongoing

Policy RED-1.6: The City shall utilize its publicly owned vacant parcels to support its economic development and redevelopment efforts through such strategies as allowing their use by designated mobile vendors, providing a location for a business incubator, providing potential locations for targeted businesses, and other strategies as appropriate.

Implementation:

- Who? The City
- How? Identify vacant or underutilized City-owned properties, and make them available for temporary or permanent use through redevelopment that will help fulfill economic development goals
- When? Ongoing

Policy RED-1.7: The City will coordinate economic development activities with partners such as the Beacon Council, Greater Miami Chamber, Minority Chamber of Commerce, Miami-Dade County, and South Florida Workforce.

Implementation:

- Who? The City, Miami-Dade County, and economic development agencies
- How? Interagency coordination
- When? Ongoing

Policy RED-1.8: The City shall maintain an inventory of available properties for rent or development.

Implementation:

- Who? The City
- How? Maintaining and updating land use information and inventory
- When? Ongoing

Policy RED-1.9: The City shall assist new and existing businesses in efforts to capitalize on niche market opportunities and targeted industry sectors, including but not limited to logistics and services.

Implementation:

- Who? The City and the business community
- How? Providing incentives and assistance to targeted industry sectors to encourage their location or expansion in the City
- When? Ongoing

Policy RED-1.10: The City recognizes the value of continuing to provide land that allows heavy industrial and commercial uses, in appropriate locations, that have limited options for locating in other areas of the County and region, providing that these uses employ best management practices that reduce negative on- and off-site impacts and are appropriately buffered from other potentially incompatible land uses.

Implementation:

- Who? The City
- How? Maintaining a supply of lands zoned for heavy industrial and commercial uses through the 2035 and 2045 planning periods, while requiring the use of best management practices that reduce their negative effects
- When? Ongoing

Policy RED-1.11: The City shall support and/or implement efforts to provide education and training to its residents in order to prepare them to work in targeted business sectors and industries, and to become more competitive at the local, regional, State and national levels.

Implementation:

- Who? The City, educational institutions, and workforce development agencies
- How? Coordination with, and the provision of technical assistance to, educational institutions and workforce development agencies that will educate and assist City residents
- When? Ongoing

Policy RED-1.12: The City shall implement programs and provide incentives to attract residents and businesses that will enhance achievement of its redevelopment and economic development goals, such as artist recruitment programs.

Implementation:

- Who? The City
- How? Providing incentives and assistance to encourage artists and businesses that serve and support artists to locate in the City
- When? Ongoing

Policy RED-1.13: The City shall evaluate the feasibility of establishing and maintaining a land bank to assist in attracting and establishing of economic generators.

Implementation:

- Who? The City
- How? Investigate economic development land bank programs used in other communities, particularly ones that are comparable to Opa-locka
- When? Ongoing

Policy RED-1.14: By 2025, the City shall develop procedures to implement competitive application and business licensing fees and development exactions.

Implementation:

- Who? The City
- How? Coordination with the business community to gauge the effects of fees and exactions on economic development efforts, and recommending adjustments to reduce negative impacts
- When? By 2025

Policy RED-1-15: The City shall evaluate and implement the findings of the Opa-locka Downtown Master Plan (2021) to create vibrant activity centers within the proposed Downtown and Innovation Districts of the City.

Implementation:

- Who? The City
- How? Through amended Land Development Regulations and Downtown Master Plan
- When? Ongoing

Policy RED-1.16: The City shall work with the development community to include a community benefits provision in new development agreements for industrial and commercial development.

Implementation:

- Who? The City and development community
- How? Through the Land Development Regulations and development agreements
- When? Ongoing

Policy RED-1.17: The City shall endeavor to redesignate lands from Industrial to other uses to allow for a more balanced distribution of land uses throughout the City.

Implementation:

- Who? The City and development community
- How? Through the Land Development Regulations and development agreements
- When? Ongoing

Policy RED-1.18: The City shall endeavor to remediate, or assist in remediating, brownfields located on publicly or privately owned lands. The city shall seek available funding to accomplish the elimination of brownfields.

Implementation:

- Who? The City, other governmental agencies and development community

- How? Through the Land Development Regulations and development agreements
- When? Ongoing

OBJECTIVE RED-2:

Enhance and promote the City of Opa-locka's unique character and identity by creating distinct shopping destinations, commercial and manufacturing areas, and neighborhood focal points.

Objective RED-2 Monitoring Measures:

1. Approval of at least five mixed use development and redevelopment projects by 2035.
2. At least five new public art installations by 2035.
3. Defining gateway projects at all major arterial entrances into the City by 2035.
4. The establishment of a Cultural Heritage and Tourism program by 2025.

Note: The implementation of mixed use development and redevelopment projects, public art installations, gateway projects, and a cultural heritage and tourism program are key to the City's vision for its development and redevelopment. The numerical standards balance realistic expectations and fiscal constraints with the need for enough projects to have a significant Citywide impact.

Policy RED-2.1: The City shall seek to attract and retain catalytic retail and entertainment anchors and special events within its business districts.

Implementation:

- Who? The City and the business community
- How? Providing incentives and assistance to encourage catalytic retail and entertainment anchors and special events to locate at targeted locations in Downtown and other business districts
- When? Ongoing

Policy RED-2.2: The City shall provide incentives to encourage economic development of retail areas, especially in the Downtown Mixed Use District, by providing incentives such as density bonuses.

Implementation:

- Who? The City and the business community
- How? Providing density and other development bonuses in the Land Development Regulations

- When? Ongoing

Policy RED-2.3: The City shall continue to work with local businesses, residents, and property owners (and their associations) to identify and designate historical landmarks, and install public art works that contribute to the experience of Opa-locka's public realm.

Implementation:

- Who? The City and the business community
- How? Establishment of a Public Art and Cultural Heritage programs
- When? Ongoing, establishment of an Art in Public Places Program by 2025

Policy RED-2.4: The City shall assist in the development and redevelopments of gateways along major arterials in ways that respect existing businesses, create opportunities for new enterprises, and provide an aesthetically appealing welcome to residents and visitors.

Implementation:

- Who? The City
- How? The Land Development Regulations and capital projects
- When? Ongoing through 2035

Policy RED-2.5: The City shall continue to identify key historic properties and other points of interest in the community in order to develop and promote Heritage Tourism and experiences geared toward cultural and heritage travelers.

Implementation:

- Who? The City and Miami-Dade County
- How? Identifying and designating historic sites, and the development and implementation of a Cultural and Heritage Tourism Program
- When? Ongoing

Policy RED-2.6: The City shall coordinate with the Miami-Dade Tourist Development Council to design and implement a cultural and heritage tourism program.

Implementation:

- Who? The City and the Miami-Dade Tourist Development Council
- How? Interagency coordination
- When? By 2030

Policy RED-2.7: The City shall capitalize on its proximity to the Opa-locka Executive Airport and

Miami International Airport by coordinating with the Miami-Dade Aviation Department on its development activities at the two airports and ensuring development adjacent to the Opa-locka Executive Airport supports the development agreements between Miami-Dade Aviation and its private sector partners to ensure compatible land uses with appropriate transitions.

Implementation:

- Who? The City and Miami-Dade County
- How? Interagency coordination and development review
- When? Ongoing

Policy RED-2.8: The City shall identify and implement capital improvement projects to address infrastructure deficiencies and improve the quality of the built environment in, and the function of, its land use districts.

Implementation:

- Who? The City
- How? Capital projects planning
- When? Ongoing

OBJECTIVE RED-3:

Revitalize blighted areas of the community and address and correct identity and image issues that might impede redevelopment and economic development efforts.

Objective RED-3 Monitoring Measure:

1. A 40 percent reduction of blighted conditions between 2015 and 2030.

Note: A 40% reduction in blighted conditions will gauge the success of community redevelopment efforts.

Policy RED-3.1: The City shall require and enforce the orderly appearance of properties through its Code of Ordinances and Land Development Regulations.

Implementation:

- Who? The City
- How? The Land Development Regulations and capital projects
- When? Ongoing

Policy RED-3.2: The City shall continue to work with public and private sector partners to acquire,

improve, and resell substandard or obsolete housing as it becomes available, so it does not languish as vacant or unsold.

Implementation:

- Who? The City and its Community Redevelopment Agency, in coordination with public and private sector housing developers and redevelopers
- How? The implementation of programs to acquire and rehabilitate substandard, ~~and~~ vacant or obsolete housing
- When? Ongoing

Policy RED-3.3: The City shall utilize code enforcement and other strategies to address blighted conditions in commercial and industrial districts.

Implementation:

- Who? The City
- How? Code enforcement
- When? Ongoing

Policy RED-3.4: By 2025 the City shall develop an active feedback and response system to address maintenance issues affecting the public realm, including cracked sidewalks, ~~and~~ missing curbs, streets, drainage, ~~to~~ planting trees and installing street lighting and furniture.

Implementation:

- Who? The City
- How? Establish a program based on successful programs in other communities
- When? By 2025

Policy RED-3.5: The City shall include a review of infrastructure (streets, sidewalk, drainage, lighting) in properties that are slated for demolition to assess the need for improved infrastructure.

Implementation:

- Who? The City
- How? Establish a program based on successful programs in other communities
- When? By 2025

Policy RED-3.6: By 2025 the City shall develop and implement a streetscape improvement plan to prioritize its investments.

Implementation:

- Who? The City
- How? Capital projects planning
- When? By 2025, and on an annual basis

Policy RED-3.7: Through its Land Development Regulations, the City shall ensure the development of open space and attractive building façades and streetscapes in new development and redevelopment.

Implementation:

- Who? The City
- How? Land Development Regulations
- When? Ongoing

Policy RED-3.8: The City shall implement community policing techniques such as creating bicycle patrols, reaching out to students participating in youth activities, empowering the community to partner with law enforcement, and leveraging public private partnerships for security purposes.

Implementation:

- Who? The City and its Police Department
- How? The implementation of community-oriented policing programs and strategies
- When? Ongoing

Policy RED-3.9: The City shall adopt and amend, as necessary, specific design guidelines for all commercial and mixed-use areas.

Implementation:

- Who? The City
- How? Land Development Regulations
- When? Ongoing

Policy RED-3.10: The City shall explore opportunities to provide financial assistance and incentives for businesses to rehabilitate and replace storefronts, acquire equipment, and pursue other activities that encourage revitalization and support of development.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the business community
- How? Providing grants, incentives, and assistance to assist local businesses with physical ~~plant~~ improvements that will increase the visual quality of the built environment

- When? Ongoing

Policy RED-3.11: The City shall assist in reviving and expanding business, social, and fraternal organizations.

Implementation:

- Who? The City and business, social and fraternal organizations
- How? Providing meeting venues and technical assistance to facilitate the establishment and operation of these organizations
- When? Ongoing

Policy RED-3.12: By 2030, reduce the incidence of blight, as defined in Florida Statute, by at least 40 percent.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? Code enforcement, capital projects, and Community Redevelopment Agency programs
- When? Between 2020 and 2030

Policy RED-3.13: The City and Community Redevelopment Agency shall implement “Opa-locka Community Redevelopment Plan: A Blueprint for Economic Development and Empowerment.”

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? Implementation of the referenced plan
- When? Ongoing

OBJECTIVE RED-4:

Foster a balanced, diverse, resilient, and sustainable local economy that contributes to the development of a high quality of life through the improvement of the financial well-being of its residents, and the protection of the City’s ability to provide adequate infrastructure and civil services.

Objective RED-4 Monitoring Measures:

1. A 50% reduction of the foreclosure rate between 2020 and 2035.
2. A 30% increase in the City’s tax base between 2020 and 2035.

Note: A 50 percent reduction in the foreclosure rate and 35 percent increase in the tax base will gauge the effectiveness of the City's economic recovery and redevelopment efforts.

3. Location of fresh food markets within ½ mile of all residential areas by 2030.

Note: The location of a fresh food market within ½ mile of all residential areas will indicate the effectiveness of strategies to increase access to fresh, healthy food choices.

Policy RED-4.1: The City shall update infrastructure plans and regulations on an annual basis.

Implementation:

- Who? The City
- How? Capital projects planning
- When? On an annual basis

Policy RED-4.2: The City, in coordination with business interests, shall work to make the necessary funding available to implement infrastructure improvements.

Implementation:

- Who? The City and the private sector
- How? Capital projects planning and Land Development Regulations that require infrastructure improvements as a condition for development approvals
- When? Ongoing

Policy RED-4.3: The City shall continue to develop and amend a list of citywide strategic improvements needed to support entrepreneurial and business activities, including but not limited to business signage, improving the alignment of streets, customer parking, stormwater management, sidewalk completion, urban greening, street repair, building renovation, and gateways.

Implementation:

- Who? The City and the private sector
- How? The implementation of economic development activities in accordance with the Community Redevelopment Agency Plan
- When? Ongoing

Policy RED-4.4: The City shall implement mechanisms to coordinate housing rehabilitation and new construction programs with its economic development programs.

Implementation:

- Who? The City, its Community Redevelopment Agency, and other agency partners
- How? Seeking grants and other funding sources to implement housing programs
- When? Ongoing

Policy RED-4.65: The City shall seek to reduce of the number of foreclosures occurring annually to achieve its goal of reducing foreclosures by 50% between 2020 and 2030.

Implementation:

- Who? The City and its Community Redevelopment Agency, in association with other agency partners and lending institutions
- How? The implementation of homeowner assistance, financial education, and assisted negotiation programs
- When? Ongoing

Policy RED-4.6: The City shall continue to implement home foreclosure intervention tactics, including but not limited to grants, assisted negotiations, and financial planning education.

Implementation:

- Who? The City and its Community Redevelopment Agency, in association with other agency partners and lending institutions
- How? The continuation of foreclosure intervention tactics
- When? Ongoing

Policy RED-4.7: The City shall seek to reduce the level of unemployment through the provision of education and training opportunities, job placement assistance, the attraction of employment generators, the encouragement of “Hire Local” practices, and other appropriate mechanisms.

Implementation:

- Who? The City and its Community Redevelopment Agency, in association with the private sector, educational institutions, and workforce development agencies
- How? The implementation of economic development, job creation and placement, and educational programs and policies
- When? Ongoing

Policy RED-4.8: The City shall seek to increase its tax base through the implementation of programs to: increase property values; attract additional commercial, industrial and mixed use developments; reduce the percentage of land that is owned by tax-exempt organizations or public entities, and; the development or redevelopment of vacant or underutilized parcels.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? The implementation of economic development and redevelopment programs, and the Land Development Regulations
- When? Ongoing

Policy RED-4.9: The City of Opa-Locka shall seek to have food markets providing fresh and healthy products within ½ mile of all residential areas by 2030.

Implementation:

- Who? The City, its Community Redevelopment Agency and other agency partners, and the private sector
- How? Providing incentives and assistance to encourage food markets providing fresh and healthy products to serve the City's residents
- When? On an ongoing basis, through 2030

Policy RED-4.10: The City shall coordinate with the Florida Department of Environmental Protection, Miami-Dade County, the South Florida Regional Planning Council, and the private sector on the assessment, remediation, and redevelopment of brownfields within the City.

Implementation:

- Who? The City, its Community Redevelopment Agency, other governmental agencies and the private sector
- How? Identifying and remediating brownfields, and marketing these sites for redevelopment for targeted uses
- When? Ongoing

OBJECTIVE RED-5:

Redevelop and revitalize downtown Opa-locka to create a mix of uses that position it as a regional destination.

Objective RED-5 Monitoring Measure:

1. At least five mixed use development and redevelopment projects and/or Transit Oriented Development projects in the Downtown Mixed Use District by 2035.

Notes: The implementation of mixed use development and redevelopment projects and Transit Oriented Development as allowed by and provided for in the Plan, is an important

component in the City's vision for its development and redevelopment. The "at least five projects" standard balances realistic expectations and fiscal constraints with the need for enough redevelopment projects to have a significant impact in implementing the redevelopment vision for the Downtown District.

Policy RED-5.1: The City shall maintain enduring collaborative partnerships with the Community Redevelopment Agency and the Opa-locka Ten North Group to facilitate the revitalization of downtown.

Implementation:

- Who? The City, its Community Redevelopment Agency, Ten North Group and agency partners
- How? The implementation of downtown redevelopment and economic development strategies, in accordance with this Plan and the Community Redevelopment Agency Plan
- When? Ongoing

Policy RED-5.2: The Community Redevelopment Agency shall lead on downtown revitalization, including working with property owners, tenant businesses, developers, and contractors to implement strategies for enhancement of the appearance of downtown and gateway corridor buildings and their environs.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? The implementation of downtown redevelopment strategies, in accordance with this Plan and the Community Redevelopment Agency Plan
- When? Ongoing

Policy RED-5.3: The City shall facilitate agreements with the Community Redevelopment Agency and the Ten North Group to share responsibilities, resources, and credit, and to tap the unique talents and capabilities of each.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the Ten North Group
- How? Interagency coordination
- When? Ongoing

Policy RED-5.4: The City shall phase the transformation of downtown, beginning with encouraging building owners to make modest improvements to the exteriors and providing assistance to improve the business practices of existing retailers and restaurateurs.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the business community
- How? Providing grants, incentives, and assistance to assist downtown businesses with physical plant and operational improvements
- When? Ongoing

Policy RED-5.5: The City shall continue executing the plan for landscaping and street furniture improvements along Opa-locka Boulevard from Sharazad Boulevard to the Tri-Rail tracks; along Fisherman Street from Sinbad Avenue to Sharazad Boulevard, and Ali Baba Avenue from Sharazad Boulevard to Sinbad Street.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? Capital projects planning
- When? Through Capital Improvements on an annual basis

Policy RED-5.6: The City shall preserve and maintain historic Moorish Revival buildings, ensuring that new buildings add to this tradition in harmonious contemporary ways.

Implementation:

- Who? The City
- How? Urban design guidelines and development review
- When? Ongoing

Policy RED-5.7: The City shall create and adopt illustrated design guidelines for new or rehabilitated buildings in the downtown area and along major gateway corridors.

Implementation:

- Who? The City
- How? Urban design guidelines and development review
- When? Ongoing

Policy RED-5.8: The City shall encourage owners of historic Moorish buildings, including single-family houses, to restore the exteriors of their buildings. The City shall consider providing design assistance and modest financial incentives to owners for this purpose.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? The provision of grant and other forms of assistance
- When? Ongoing

Policy RED-5.9: The City shall explore options to give priority access to owners of historic Moorish buildings for low-interest financing for interior improvements.

Implementation:

- Who? The City and its Community Redevelopment Agency
- How? The provision of low interest or deferred payment loans, and other forms of assistance
- When? Ongoing

Policy RED-5.10: The City shall require Moorish design elements to be incorporated in new development to the greatest extent possible as adopted by the City and included in the Moorish Design Guidelines adopted in 2021.

Implementation:

- Who? The City and development community
- How? Through the Land Development Regulations and Moorish Design Guidelines
- When? Ongoing

OBJECTIVE RED-6:

Create new civic uses, public art, and cultural events within Opa-locka.

Objective RED-6 Monitoring Measures:

1. At least five new public art installations by 2035.
2. A renovated and iconic City Hall complex by 2025.
3. The establishment of a Cultural Heritage and Tourism program by 2025.

Note: The implementation of public art installations, a renovated City Hall, and a cultural heritage and tourism program are key to the City's vision for its development and redevelopment. The numerical standards balance realistic expectations and fiscal constraints with the need for enough projects to have a significant Citywide impact.

Policy RED-6.1: The City shall restore City Hall as a landmark, community place of encounters, community garden, public building, and city square.

Implementation:

- Who? The City
- How? Capital improvement projects

- When? By 2030

Policy RED-6.2: The City shall designate Ali Baba Avenue and Opa-locka Boulevard as public art corridors, providing large-scale artworks that serve as gateways to the City and will perform simultaneously as architecture and public art, landmarks, and places of encounter.

Implementation:

- Who? The City
- How? The establishment and implementation of a public arts program
- When? By 2035

Policy RED-6.3: The City shall partner with the private sector to produce an annual art exhibit in Downtown timed to coordinate with Art Basel Miami. The exhibit will be promoted heavily in arts media. The City shall evaluate the use of its facilities, such as the Sherbondy Recreation Center, for this annual art exhibit.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Opa-locka Community Development Corporation, and the private sector
- How? Interagency coordination and special events planning
- When? By 2025

Policy RED-6.4: The City shall continue developing a program of annual exhibits and major cultural festivals around Afro-Caribbean and Afro-Hispanic arts and cultural expressions.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Opa-locka Community Development Corporation, and the private sector
- How? Interagency coordination and special events planning
- When? Ongoing

Policy RED-6.5: The City shall implement a Mural Program that incorporates the following guidelines:

- 1) Opa-locka's murals will be of the highest possible quality, executed by accomplished artists;
- 2) The program will be advised by a professional panel of artists and a curator;
- 3) Mural sites will be focused in specific geographic areas and as part of the larger overall

intent of improving the visual appearance of major corridors and the Downtown;

- 4) Artists will be invited to submit proposals 1-2 times a year; artists and sites will be selected by the expert panel and curator;
- 5) Murals will be intentionally temporary (1-3 year life span). Artists should not expect to create permanent works with this program;
- 6) Artists will be encouraged to work and collaborate with students in local schools, developing patterns and training students in the art of mural painting;
- 7) In all cases and to the greatest degree possible, people from the community will be invited to work with the chosen artists in executing each project.

Implementation:

- Who? The City
- How? The establishment and implementation of a public arts program
- When? By 2025

Policy RED-6.6: The City shall continue to develop a series of cultural events to be held year-round using locations such as the proposed Duval Market Street and Downtown.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Opa-locka Community Development Corporation, and the private sector
- How? Interagency coordination and special events planning
- When? By 2025/Ongoing

Policy RED-6.7: The City shall work with community-based organizations, such as the Ten North Group, to develop and implement support mechanism for artists living and working in Opa-locka.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Opa-locka Community Development Corporation, and the private sector
- How? Interagency coordination and the provision of incentives and assistance to artists in the City
- When? Ongoing

Policy RED-6.8: The City shall designate live-work artist housing in the Opa-locka warehouse district along Ali Baba Avenue between NW 22nd Avenue and NW 27th Avenue.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Ongoing

Policy RED-6.9: The City shall create Ali Baba Square at the intersection of Ali Baba Avenue and NW 151st Street and designate it as a civic use. The following guidelines should be used in the development of the Ali Baba Square:

- 1) The perimeter of the square may be defined by small buildings and open air rooms that have community functions such as a community hall, daycare, and a stage for concerts and movies;
- 2) The “landmark” barbecue establishment is incorporated and a tower element on Ali Baba Avenue helps to locate the square from a distance;
- 3) Lines of low growing oak trees provide a backdrop for the sculpture and, along with the perimeter buildings, embrace it.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the Ten North Group
- How? Capital projects and development review
- When? By 2030

Policy RED-6.10: The City shall create the Duval Street Open Room using the following guidelines:

- 1) Create an open room with patterned walls based on the colors of Caribbean flags;
- 2) Provide a terminus to the perspective looking south on Duval Market Street;
- 3) Dedicate half to sports (with a multipurpose athletic court) and half to a community public room to play dominoes, chat, and get together with friends;
- 4) The entrance shall be on Duval Street; and
- 5) Include a community garden.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the Ten North Group
- How? Capital projects and development review
- When? By 2030

Policy RED-6.11: The City shall provide streetscapes along Ali Baba Avenue and Duval Street by instituting a tree planting program and wider and distinctive sidewalk improvements in

conjunction with property owners.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Ten North Group, and property owners
- How? Capital projects and development review
- When? By 2030

Policy RED-6.12: The City shall create the Duval Street Market running from Ali Baba Avenue to Grant Avenue as a continuous light structure to be decorated by the neighborhood according to the event.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Ten North Group, and property owners
- How? Capital projects, development review and special events planning
- When? By 2030

Policy RED-6.13: The Land Development Regulations shall authorize community gardens and shared off-street parking on lots along Duval Street within the Magnolia North Neighborhood.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Ongoing

Policy RED-6.14: The City shall coordinate with the Ten North Group, Miami-Dade Cultural Affairs, and other private and civic organizations to fund and implement the placement of art within the community. The City shall evaluate incentives that could be provided during the land development and review process for projects that include publicly-accessible art.

Implementation:

- Who? The City, its Community Redevelopment Agency, and private and civic organizations and entities
- How? The establishment and implementation of a public arts program
- When? By 2025

Policy RED-6.15: The City shall work with civic organizations and residents to identify the type

and frequency of cultural events and festivals that will be conducted.

Implementation:

- Who? The City, its Community Redevelopment Agency, the Ten North Group, and the private sector
- How? Public engagement and special events planning
- When? Ongoing

OBJECTIVE RED-7:

Minimize commercial displacement due to gentrification and ensure the uniform and equitable treatment of persons and businesses displaced by City-supported redevelopment programs.

Monitoring Measures:

1. Tracking of changes in assessed property values between 2023 and 2045
2. Tracking of U.S. Census data
3. Tracking of commercial property sales, construction, and redevelopment between 2023 and 2045
4. 100% of businesses displaced (if any) provided with technical and financial relocation assistance to mitigate displacement hardship.

Policy RED-7.1: The City shall coordinate with the private sector in ensuring that alternative, affordable sites in comparable commercial facilities are available to businesses displaced through urban redevelopment projects prior to their displacement.

Implementation:

- Who? The City and the private sector
- How? Ensuring that businesses displaced by public sector-supported redevelopment activities are provided with access to comparable, affordable sites, which is facilitated through development agreements
- When? Ongoing

Policy RED-7.2: The City shall minimize unwanted commercial displacement due to urban redevelopment activity by ensuring access to comparable commercial use sites in the new development or elsewhere within the City, or by providing financial relocation assistance as delineated in Policy RED-7.1. Comparable commercial use sites shall be at least as locationally advantageous and affordable as the sites from which business owners are displaced.

Implementation:

- Who? The City and the private sector
- How? Amending Land Development Regulations to ensure that businesses under threat of displacement by new mixed-use or commercial development and redevelopment are provided with access to comparable, affordable commercial use sites on site or elsewhere in the City; implementation of the regulations through the development review process.
- When? Ongoing

TRANSPORTATION ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Transportation Element reflects its strategy for ensuring that residents, businesses, and visitors are provided with the full array of mobility options through the planning period. Providing a safe, convenient, and efficient multi-modal transportation system is key to the City's ability to achieve its vision of being a successful and financially stable, full-service community. The Transportation Element lays out multi-modal transportation strategies to help achieve this vision, while also addressing mandated State planning requirements.

The Transportation Element will accomplish its Goal through planning directives and activities aimed at:

- Meeting and exceeding adopted Level of Service standards for **vehicles, bicycles, and pedestrians**;
- Protecting existing and future **right-of-ways**;
- Improving **traffic circulation**;
- Improving **bicycle and pedestrian facilities**;
- Ensuring the provision of **safe, convenient, and efficient transit**;
- Coordinating **transportation and land use planning** to ensure that all areas of the City are served with a **full range of multi-modal transportation options**;
- **Reducing reliance on fossil fuel-powered vehicles, thereby reducing greenhouse gas emissions**;
- Reevaluating **parking needs** in the Downtown and residential locations, and enforcing **parking restrictions** in public ROWs, swales, and medians.

TRANSPORTATION ELEMENT

GOAL:

THERE WILL BE A SAFE, CONVENIENT, AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM IN THE CITY OF OPA-LOCKA THAT PROVIDES EASE OF MOBILITY TO ALL PEOPLE AND FOR ALL GOODS, ENHANCES COMMUNITY CHARACTER AND LIVABILITY, FOSTERS ECONOMIC GROWTH AND DEVELOPMENT, AND REDUCES GREENHOUSE GAS EMISSIONS.

OBJECTIVE T-1:

Ensure a safe, convenient, and efficient motorized and non-motorized transportation system through maintaining or surpassing level of service (LOS) standards.

Objective T-1 Monitoring Measures:

1. Achievement of Roadway Level of Service standards
2. Achievement of Bicycle and Pedestrian Level of Service standards

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with roadway capacity, and that the City is improving its bicycle and pedestrian infrastructure.

Policy T-1.1: The City hereby adopts the following peak period roadway level of service standards:

LOS D	State roadways and intersections;
LOS E	All other roadways.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Ensuring that adequate roadway capacity is available to serve proposed development; requiring roadway improvements as a condition for development approvals if the Level of Service Standard will not be met
- When? Ongoing

Policy T-1.2: Bicycle Level of Service Standards. The City shall seek to maintain a bicycle Level of Service Standard of B or better on all roadways with designated bicycle lanes in accordance with the flowing definitions:

LOS A -	On and off-street facilities, low level of interaction with motor vehicles, appropriate for all riders
LOS B -	Low level of interaction with motor vehicles, appropriate for all riders
LOS C -	Appropriate for most riders, some supervision may be required, moderate interaction with motor vehicles
LOS D -	Appropriate for advanced adult bicyclists, moderate to high interactions with motor vehicles
LOS E -	Cautious use by advanced adult riders, high interactions with motor vehicles
LOS F -	Generally not safe for bicycle use, high level of interactions with motor

vehicles

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Improvement of existing and provision of new bicycle facilities through capital improvements
- When? Ongoing

Policy T-1.3: Pedestrian Level of Service Standards. The City shall seek to maintain a pedestrian Level of Service Standard of B or better on all roadways with designated pedestrian facilities in accordance with the flowing definitions:

LOS A -	Highly pedestrian oriented and attractive for pedestrian trips, with sidewalks, pedestrian friendly intersection design, low vehicular traffic volume, and ample pedestrian amenities
LOS B -	Similar to A, but with fewer amenities and low to moderate level of interaction with motor vehicles
LOS C -	Adequate for pedestrians, some deficiencies in intersection design, moderate interactions with motor vehicles
LOS D -	Adequate for pedestrians but with deficiencies in intersection design and pedestrian safety and comfort features, may be some gaps in the sidewalk system, moderate to high interactions with motor vehicles
LOS E -	Inadequate for pedestrian use, deficient pedestrian facilities, high interactions with motor vehicles
LOS F -	Inadequate for pedestrian use, no pedestrian facilities, high interactions with motor vehicles

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Improvement of existing and provision of new sidewalks, crossings, and other pedestrian facilities through Capital Improvements.
- When? Ongoing

Policy T-1.4: The City shall continue to endeavor to provide regular resurfacing and restriping of roads where needed, and coordinate the improvement of sidewalks, lighting, street furnishings and fixtures, signage, drainage, swales, and plantings amongst its departments to create Complete Streets.

Implementation:

- Who? The City, including Capital Improvements, Public Works, and Planning and Community Development
- How? Inter-departmental coordination and budgeting
- When? Ongoing

Policy T-1.5: The City shall enforce its mandatory Impact Fee ordinance to assure that roadway dedication and other public benefits are furnished as per private development agreements.

Implementation:

- Who? The City, including Building and Zoning personnel
- How? Maintenance of standard procedures to approve, monitor, and enforce development agreements
- When? Ongoing

Policy T-1.6: The City shall endeavor to ensure that all public streets are kept open and connected and free of barricades that impede circulation, unless necessary for a temporary safety purpose.

Implementation:

- Who? The City, including Public Works
- How? Coordination between residents and City staff to remove existing barricades where possible
- When? Ongoing

OBJECTIVE T-2:

Protect existing and future rights-of-way from encroachment. Monitoring Measures:

1. No new roadways that do not meet the right-of-way requirements;
2. Achievement of the roadway Level of Service Standards

Note: Ensuring that all new roadways meet right-of-way requirements demonstrates progress in achieving policies T-2.1 and T-2.2, while meeting the Level of Service Standard for roadways demonstrates progress in achieving Policy T-2.3.

Policy T-2.1: The City shall continue to maintain and enforce applicable right-of-way requirements for collector and local roads.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Ongoing

Policy T-2.2: The City shall preserve existing rights-of-way and shall enforce standards requiring dedication of roadways for which the need is generated by new development.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Ongoing

Policy T-2.3: The City shall implement a program for mandatory dedication or fees in lieu thereof as a condition of development approval associated with plats, re-plats, PUDs, or site plans where such developments generate a need for new or improved roadways. The purpose and intent of such program shall be to ensure that: 1) adequate road ROW and necessary roadway improvements are dedicated and developed concurrent with the impacts of new development; and 2) the cost of such improvements shall be borne by the developer generating the need for the facilities.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations for new development
- When? Ongoing

OBJECTIVE T-3:

Coordinate with FDOT, Miami-Dade County, and other transportation agencies to attain improvements to State and County roadways required to accommodate future traffic circulation system demands through the short- and long-term planning horizons in the City.

Objective T-3 Monitoring Measures:

1. Achievement of Roadway Level of Service standards
2. All arterial roads function as Complete Streets that meet Level of Service standards for bicycles and pedestrians

Note: Achievement of the adopted Level of Service standards demonstrates that the City is coordinating effectively with transportation agencies to ensure adequate roadway

capacity, and that arterials roads are functioning as “Complete Streets.

Policy T-3.1: Planned FDOT roadway improvements that impact Levels of Service or otherwise further the achievement of the Comprehensive Plan shall be included in the Five Year Capital Improvements Schedule as appropriate.

Implementation:

- Who? The City and transportation agencies
- How? Capital improvements planning, and coordination with County and State transportation agencies
- When? Annually

Policy T-3.2: The City shall continue to coordinate with FDOT, the County and other transportation agencies in order to continually monitor ~~of~~ traffic circulation system needs.

Implementation:

- Who? The City and transportation agencies
- How? Interagency coordination
- When? Ongoing

Policy T-3.3: Between Capital Improvements FY2023/24 and FY2028/29, the City, in coordination with other transportation agencies, shall seek to implement the priority intersection improvements, localized roadway improvements, and roadway reconstruction projects included in its Five Year Capital Improvements Schedule.

Implementation:

- Who? The City and transportation agencies
- How? Capital improvements planning, and coordination with County and State transportation agencies
- When? Between Capital Improvements FY2023/24 and FY2028/29

Policy T-3.4: The City, in coordination with other transportation agencies, shall identify and implement projects and improvements that will transform its arterial roads into Complete Streets that accommodate all modes of travel and enable safe access for all users.

Implementation:

- Who? The City and transportation agencies
- How? Capital improvements planning, and coordination with County and State transportation agencies

- When? Ongoing

Policy T-3.5: The City, in coordination with the County and other transportation agencies, shall seek to maintain and improve traffic signals and traffic control devices to provide for safer traffic flow, and to reduce accidents.

Implementation:

- Who? The City and transportation agencies
- How? Capital improvements planning, and the enforcement of traffic laws
- When? Ongoing

Policy T-3.6: By 2030 the City shall seek to improve access and connectivity to Opa-locka Airport through the development of access points at appropriate locations, including Ali Baba Avenue, Fisherman Street and Sabur Street.

Implementation:

- Who? The City
- How? Capital improvements planning
- When? Annually through 2030

Policy T-3.7: The City shall seek to ensure easy vehicular and transit access into and out of Opa-locka to support Downtown redevelopment, transit-oriented development, projected population growth, and economic development in general.

Implementation:

- Who? The City
- How? Capital improvements planning
- When? Ongoing

OBJECTIVE T-4:

Continued development and upgrade of bicycle and pedestrian facilities throughout the City, utilizing opportunities for funding sources such as State and Federal grants.

Objective T-4 Monitoring Measures:

1. Survey community about transportation hazards and map findings
2. Periodic analysis of pedestrian and bicycling activity and accident data
3. Achievement of Bicycle and Pedestrian Level of Service standards

Note: Achievement of the adopted Level of Service standards demonstrates that the City is

improving its bicycle and pedestrian infrastructure.

Policy T-4.1: By 2030 the City shall adopt a Bicycle and Pedestrian Master Plan, which shall recommend locations and types of bicycle lanes and pedestrian pathways to be added or upgraded, identify spatial constraints, suggest funding resources, and map traffic data on accidents involving bicyclists and pedestrians.

Implementation:

- Who? The City
- How? Developing and adopting the referenced plan
- When? By 2030

Policy T-4.2: The City shall continue to seek funds to improve bicycle and pedestrian ways which safely and conveniently and contiguously connect residential areas to recreational areas, transit stations, and major activity centers, which safely connect bicycle and pedestrian ways along major thoroughfares throughout the City, and which provide a viable, safe alternative to vehicular travel.

Implementation:

- Who? The City
- How? Making applications for grants and identifying other funding sources, and coordination with Parks and Recreation, Capital Improvements, and transit planning by outside agencies
- When? Ongoing

Policy T-4.3: The City shall coordinate bicycle and pedestrian facility improvements with the implementation of other Complete Streets projects such as planting shade-producing street trees, creating or improving landscaped swales and rain gardens, and installment of street furnishings and lighting.

Implementation:

- Who? The City
- How? Making applications for grants, identifying other funding sources, and project prioritization based on the proposed Bicycle and Pedestrian Master Plan, City lighting assessment, and other assessments
- When? Ongoing

Policy T-4.4: The City shall enforce Land Development Regulations requiring that new subdivisions, re-plats, planned unit developments, and site plans accommodate bicycle and

pedestrian traffic needs. Similarly, multiple family residences as well as shopping facilities, recreational areas, schools, and other public uses shall provide storage areas for bicycles. The City shall also offer development bonuses for provision of bicycle route or trail connections, as recommended by the proposed Bicycle and Pedestrian Master Plan.

Implementation

- Who? The City
- How? Amending the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and on an ongoing basis

Policy T-4.5: The City shall require pedestrian and bicycle facility improvements whenever major roadway construction, street resurfacing or restriping occurs, or when shoulder or drainage improvements are made.

Implementation:

- Who? The City and transportation agencies
- How? The Land Development Regulations, capital improvements, and coordination with transportation agencies
- When? Ongoing

Policy T-4.6: The City shall require marked at-grade pedestrian ways-and request the County to incorporate pedestrian-displays at signal installations on major arterials to reduce the risk of accidents.

Implementation:

- Who? The City and transportation agencies
- How? The Land Development Regulations, capital improvements, and coordination with transportation agencies
- When? Ongoing

OBJECTIVE T-5:

Coordinate with Miami-Dade Transit and Public Works, the South Florida Regional Transportation Authority, and other agencies as appropriate to ensure the availability of convenient and accessible transit services that support physical and economic mobility of residents, workers, and visitors.

Objective T-5 Monitoring Measures:

1. Provision of a MetroRail stop within the City by 2030;

2. At least five Transit Oriented Development projects by 2035.
3. Monitoring of transit use data and utilization data on micro-mobility modes of travel to transit.

Note: The location of a MetroRail stop in the City and an increase in the number of transit oriented developments will demonstrate improved access to transit by residents, visitors and businesses.

Policy T-5.1: The City shall coordinate with Miami-Dade Transportation and Public Works, the South Florida Regional Transportation Authority, and other organizations to ensure that residents, workers and visitors have, at a minimum, access to bus mass transit within a five minute walking radius, and access to MetroRail and Tri-Rail through conveniently located stations or shuttle services within or proximate to its boundaries.

Implementation:

- Who? The City and transit agencies
- How? Interagency coordination
- When? Ongoing, full achievement by 2030

Policy T-5.2: The City shall coordinate with Miami-Dade Transportation and Public Works to ensure the location of a Metrorail station within its boundaries by 2030. The City's preferred location is NW 27th Avenue at the eastern edge of the Downtown Mixed Use District.

Implementation:

- Who? The City and Miami-Dade Transit
- How? Interagency coordination and City advocacy
- When? By 2030

Policy T-5.3: Through its various planning, regulatory and development activities, the City of Opa-locka shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land

uses along the subject transit line.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Ongoing

Policy T-5.4: The City shall accommodate new development and redevelopment around transit stations that is well designed, conducive to both pedestrian, bicycle, and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations through the development review process
- When? Ongoing

Policy T-5.5: The City shall request the County to provide more bus shelters at designated stops, and to incorporate bus schedules at all stops to in order to facilitate use and increase user knowledge.

Implementation:

- Who? The City and Miami-Dade Transportation and Public Works
- How? Interagency coordination
- When? Ongoing

Policy T-5.6: The City shall request the County to provide more frequent bus services, especially for those routes that connect to the Metrorail system.

Implementation:

- Who? The City and Miami-Dade Transit
- How? Interagency coordination
- When? Ongoing

OBJECTIVE T-6:

Coordinate City multi-modal transportation system planning with the plans and programs of Miami-Dade County Transportation and Public Works, TPO, the Florida Department of Transportation (FDOT), South Florida Regional Transportation Authority (SFRTA), other transportation agencies as well as the Opa-locka Community Redevelopment Agency.

Objective T-6 Monitoring Measure:

1. Documented, ongoing interagency coordination activities and efforts.

Note: Evaluating the effectiveness of interagency coordination efforts will indicate success in achieving this Objective, and the Policies hereunder.

Policy T-6.1: The City shall initiate reciprocal review of present and future transportation plans and programs of FDOT, Miami-Dade County Transportation and Public Works, SFRTA and other agencies as appropriate in order to establish consistency in area-wide transportation planning. The City shall also work with the Community Redevelopment Agency to maintain consistency between the transportation system and the Community Redevelopment Agency Plan.

Implementation:

- Who? The City, transportation agencies, and the Community Redevelopment Agency
- How? Interagency coordination
- When? Ongoing

Policy T-6.2: The City shall coordinate with the appropriate agencies to determine the impacts of multi-modal transportation system improvements on evacuation routes and emergency management plans.

Implementation:

- Who? The City and transportation agencies
- How? Interagency coordination
- When? Ongoing

Policy T-6.3: The Transportation Element shall be consistent with the Future Land Use Element and the adopted Future Land Use Plan map.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Ensuring that adequate roadway capacity is available to serve proposed

development; requiring roadway improvements as a condition for development approvals if the Level of Service Standard will not be met

- When? Ongoing

Policy T-6.4: The Transportation Element shall be consistent with the FDOT 5-year Transportation Plan, Miami-Dade TPO plans, and the City's Transportation Master Plan.

Implementation:

- Who? The City
- How?
 - Annually update the Capital Improvements Schedule to reflect updates to FDOT's 5-year Transportation Plan
 - Update the Comprehensive Plan at least once every five to seven years through the Evaluation and Appraisal process to reflect updates to the City's Transportation Master Plan, if any
- When? As per State statutory deadlines

Policy T-6.5: The City shall seek to address micro-mobility needs within the City to assure equitable and universal access to bus, Metrorail, and TriRail transit, while also minimizing or mitigating the impacts of mobility strategy implementation on community and neighborhood integrity. The City shall ensure that shuttle service, walking, and bicycling are increasingly safe and accessible circulation options as well as viable alternatives to vehicular travel in the City.

Implementation:

- Who? The City
- How? Analyzing opportunities to expand shuttle service routes, rideshare, bikeshare, e-scooters, and safe pedestrian and bicycle infrastructure, and supporting implementation of these programs; coordination with neighborhood groups
- When? Ongoing

OBJECTIVE T-7:

Coordinate multimodal transportation system improvements and implementing programs with documented shifts in socio-economic conditions, demographic changes, and implications of the goals, objectives, and policies of the Land Use Element, including the Future Land Use Plan Map.

Objective T-7 Monitoring Measures:

1. Achievement of Roadway Level of Service standards

2. Achievement of Bicycle and Pedestrian Level of Service standards

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with roadway capacity, and the availability of multi-modal transportation options.

Policy T-7.1: The City shall continually monitor and evaluate the impacts of existing and proposed future land development on the transportation system in order to achieve integrated management of the land use decisions and transportation impacts.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Ensuring that adequate roadway capacity is available to serve proposed development; requiring roadway improvements as a condition for development approvals if the Level of Service Standard will not be met
- When? Ongoing

Policy T-7.2: The City shall enforce Land Development Regulations which require that future land development comply with the transportation Level of Service standards cited in this Element. Performance criteria shall require that new development bear an equitable share of costs for transportation system improvements necessary to accommodate traffic generated by the proposed new development and redevelopment.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Ongoing

Policy T-7.3: The City shall enforce Land Development Regulations which include performance criteria designed to manage issues surrounding trip generation; design of efficient internal traffic circulation and parking facilities, including minimizing pedestrian and vehicular conflict, off-street parking, and safe and convenient circulation and maneuverability; control of access points; potential need for acceleration/deceleration lanes; adequate surface water management and drainage; and landscaping.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Ongoing

OBJECTIVE T-8:

Limit greenhouse gas emissions through the implementation of strategies that prioritize efficient, low or zero-emission forms of transportation and reduce reliance on fossil fuel-powered vehicles. These strategies may include but not be limited to the promotion of compact mixed use development that provides for a mixture of residential and nonresidential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.

Objective T-8 Monitoring Measure:

1. 50 percent reduction in citywide greenhouse gas emissions by 2035, and 100 percent reduction by 2050, in keeping with the Miami-Dade County target and as can be measured by a citywide greenhouse gas inventory.

Note: Reduction in greenhouse gas emissions will indicate the success of mixed-use development patterns and the increased availability of alternative transportation modes in reducing automobile dependence.

Policy T-8.1: The City shall require all new development and redevelopment in existing and planned transit corridors to be planned and designed to promote transit-oriented development (TOD) and transit use by mixing residential, retail, office, open space, and public uses in a pedestrian-friendly environment.

Implementation:

- Who? The City
- How? Amendment and enforcement of the Land Development Regulations, including a requirement for Transportation Demand Management Programs as a condition for development approvals
- When? Within one year of the adoption of this Plan Update, and

Policy T-8.2: The City shall consider current science and projections for sea level rise and related flooding in planning the design and construction of future roadway improvements.

Implementation:

- Who? The City

- How? Evaluation of relevant data in engineering studies and the development of plans for capital facilities that account for sea level rise and projected increased inland flooding
- When? Ongoing

Policy T-8.3: The City shall utilize best management practices to reduce the heat island effect of roads, parking lots, bike lanes, and sidewalks by employing materials that are of a lighter color and have higher reflectivity, and providing shade via enhanced native tree cover.

Implementation:

- Who? The City
- How? Capital planning and the utilization of best management practices in public works projects
- When? Ongoing

Policy T-8.4: The City shall begin establishing an electric vehicle (EV) municipal fleet with every new vehicle purchased, except where usage or funding precludes such a choice. Alternative fuels shall be prioritized where electric vehicles are not selected for the fleet.

Implementation:

- Who? The City, including Purchasing, Public Works, and other departments
- How? Planned new purchasing and replacement strategies for the municipal fleet, installation of charging facilities for the municipal fleet
- When? Ongoing

OBJECTIVE T-9:

Plan, allocate, and regulate vehicular parking in the City to assure reasonable access to parking, availability of public parking commensurate with greater future transit use and planned Downtown redevelopment, and protection of green infrastructure and park land from the impacts of illegal parking.

Objective T-9 Monitoring Measures:

1. Downtown user satisfaction survey
2. Code enforcement data

Policy T-9.1: Assure reasonable access to vehicular parking according to land use in public and private land development (or redevelopment) and according to needs commensurate with greater projected transit use and anticipated Downtown redevelopment.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Ensuring that parking capacity is available to serve proposed development and allowed by land use; and adapting parking requirements and provision according to anticipated transit use, Downtown redevelopment, and projected shared parking opportunities
- When? Ongoing

Policy T-9.2: Utilize and promote innovative, flexible, and efficient parking solutions in public areas to minimize vehicular congestion and reserve adequate public space for pedestrian and bicycle facilities. The City may evaluate the utility of exchanging Mixed-Use District parking minimums for parking maximums in its Land Development Regulations as transit use increases over time as a result of improved transit facilities, accessibility, and convenience.

Implementation:

- Who? The City, other transportation agencies, and developers
- How? Employing and promoting innovative approaches to parking in public areas, including shared parking agreements and increased shuttle service to nearby lot or garage parking; study of best practices for parking maximums in comparable communities; promotion of City's Green Standards incentive to reduce new development's parking requirements in exchange for bicycle and electric vehicle parking provision.
- When? Ongoing

Policy T-9.3: Protect stormwater drainage, pedestrian access, and public safety by strengthening and enforcing parking restrictions that apply to public swales, park land, sidewalks, stop signs, fire hydrants, and private driveways.

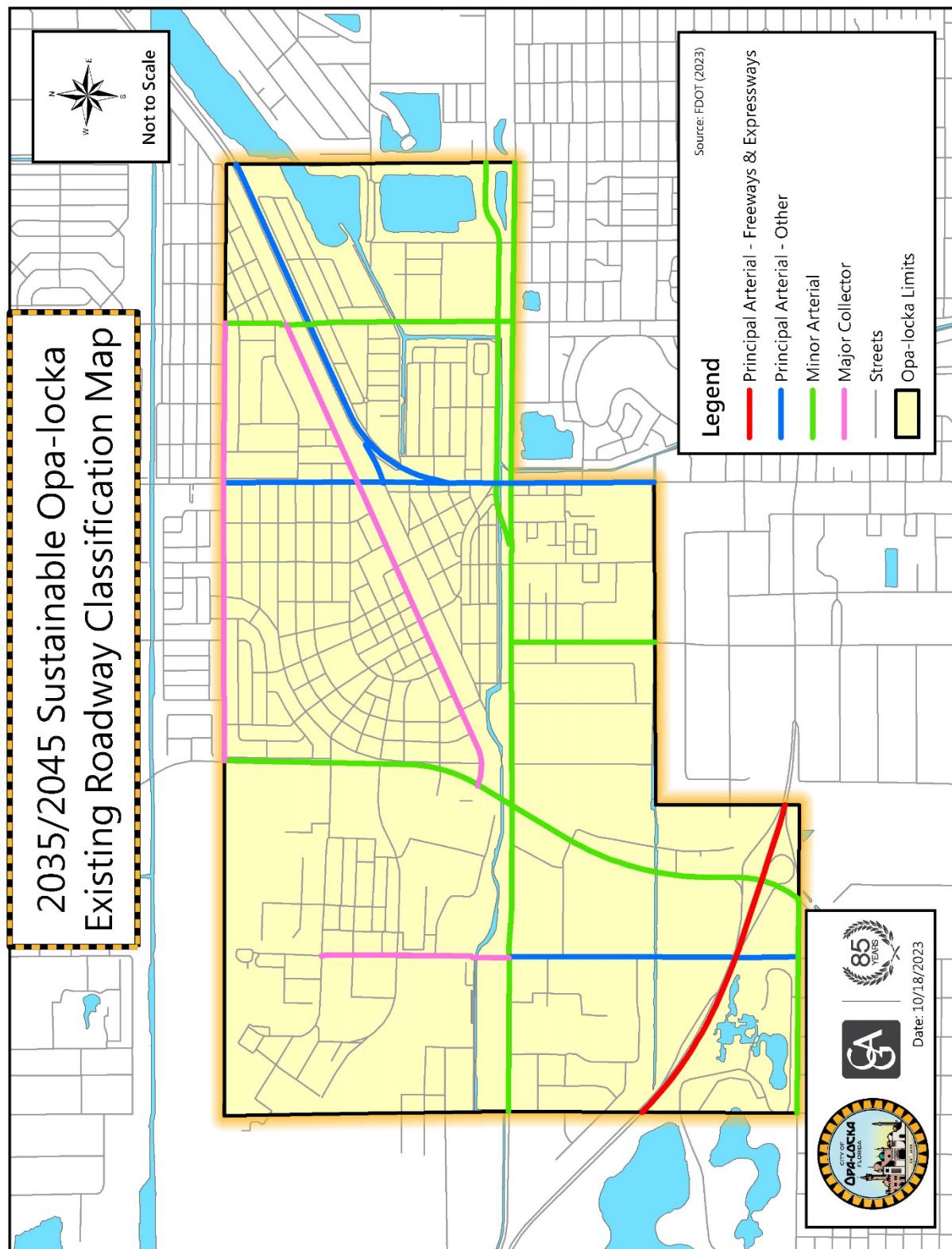
Implementation:

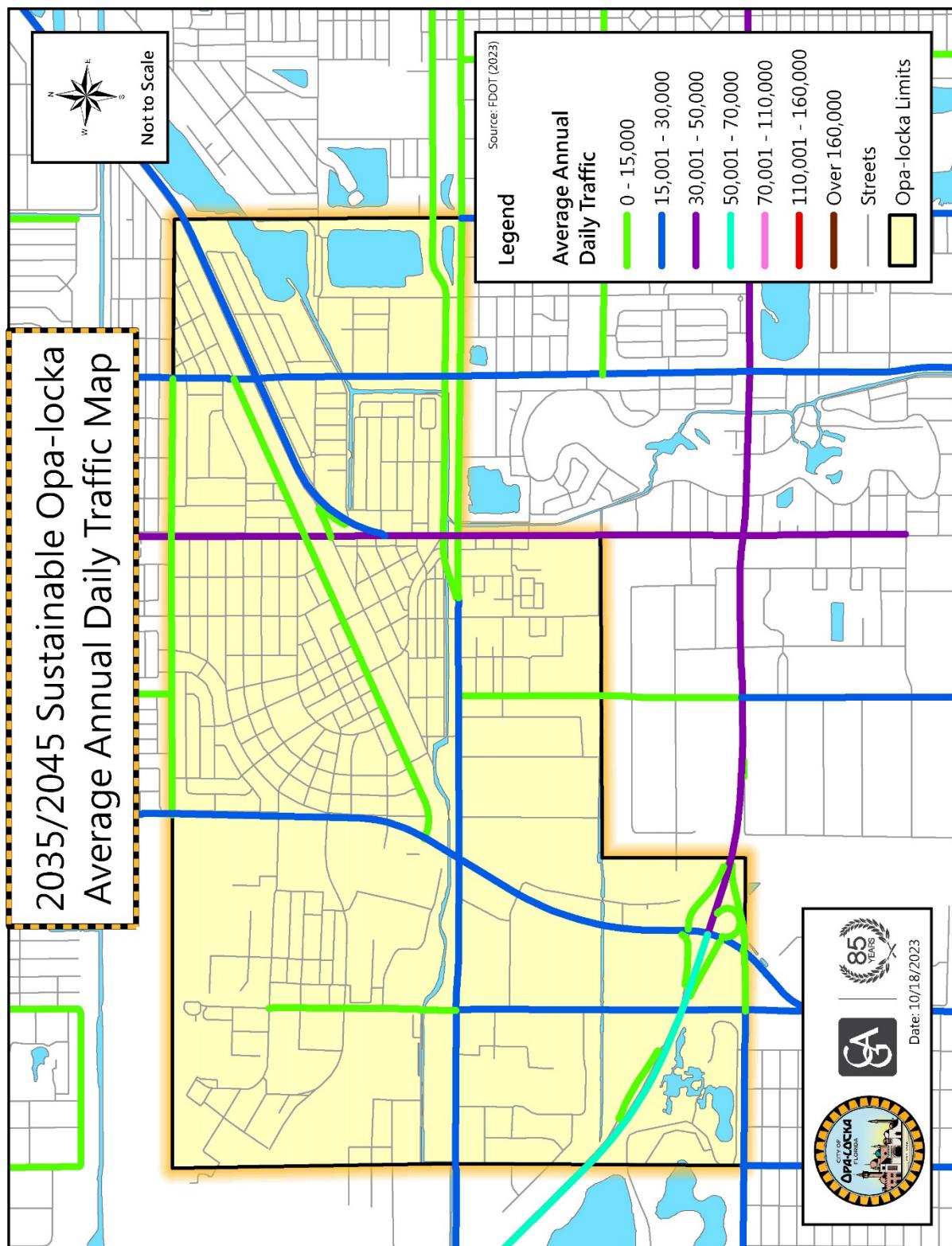
- Who? The City, including Public Works, Police and Code Enforcement
- How? Signage, public outreach, and issuance of warnings and tickets for illegal parking. Strict enforcement of the existing regulations prohibiting the blocking of private driveways as well as prohibiting residents and their guests from parking in locations other than driveways on their private properties
- When? As needed within one year of this Plan Update's adoption, and ongoing

Policy T-9.4: Coordinate public parking siting, design, and total capacity with planning for transit-oriented development, Downtown redevelopment, and increasing use of electric vehicles

Implementation:

- Who? The City, including the Community Redevelopment Agency, Capital Improvements, and Planning and Community Development
- How? Coordinating activities between City departments to accommodate multiple modes of transport, circulation, and parking in the Downtown; Design parking facilities to accommodate micro-mobility connections and electric vehicle charging
- When? Ongoing

TRANSPORTATION MAP SERIES**Figure T-1**



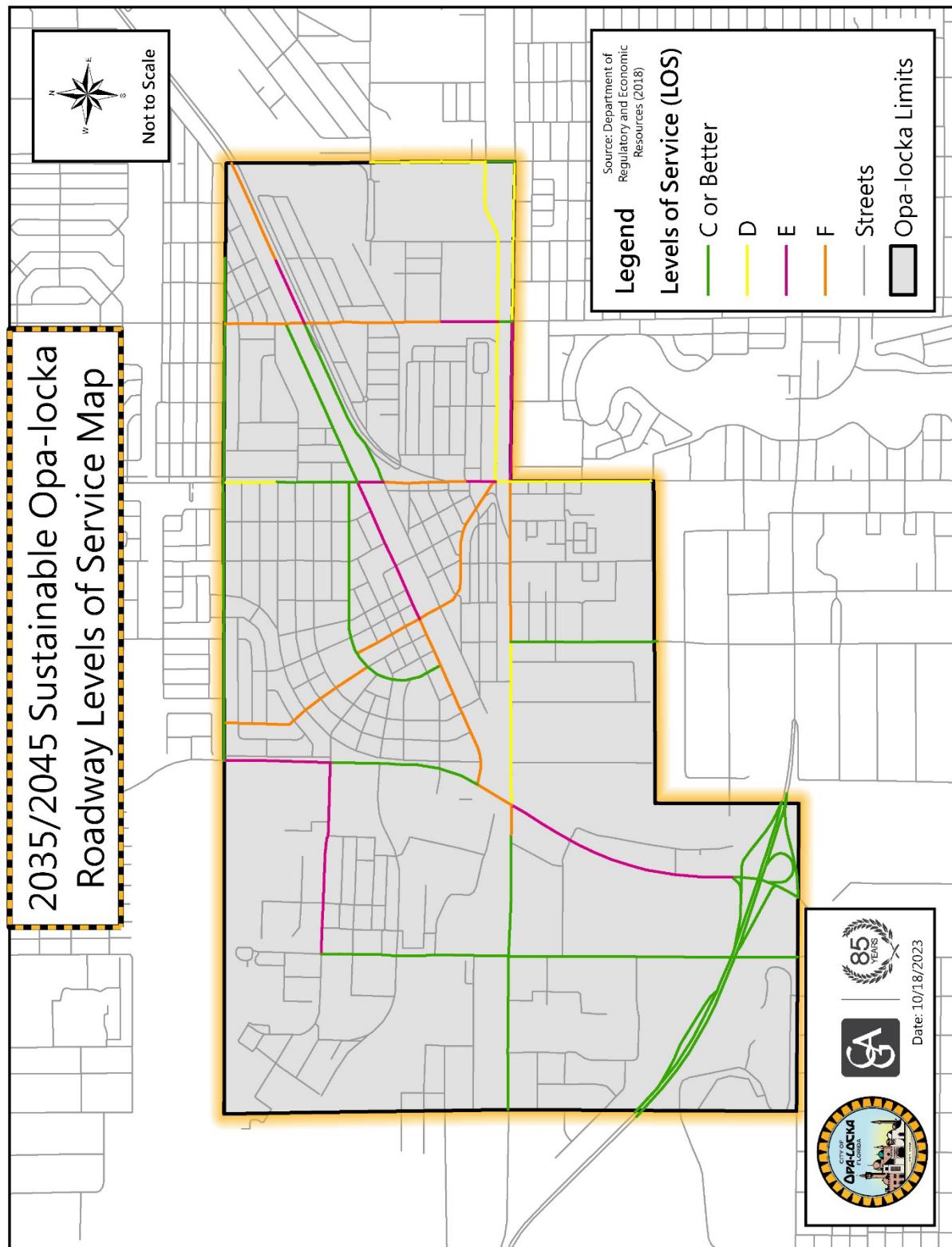
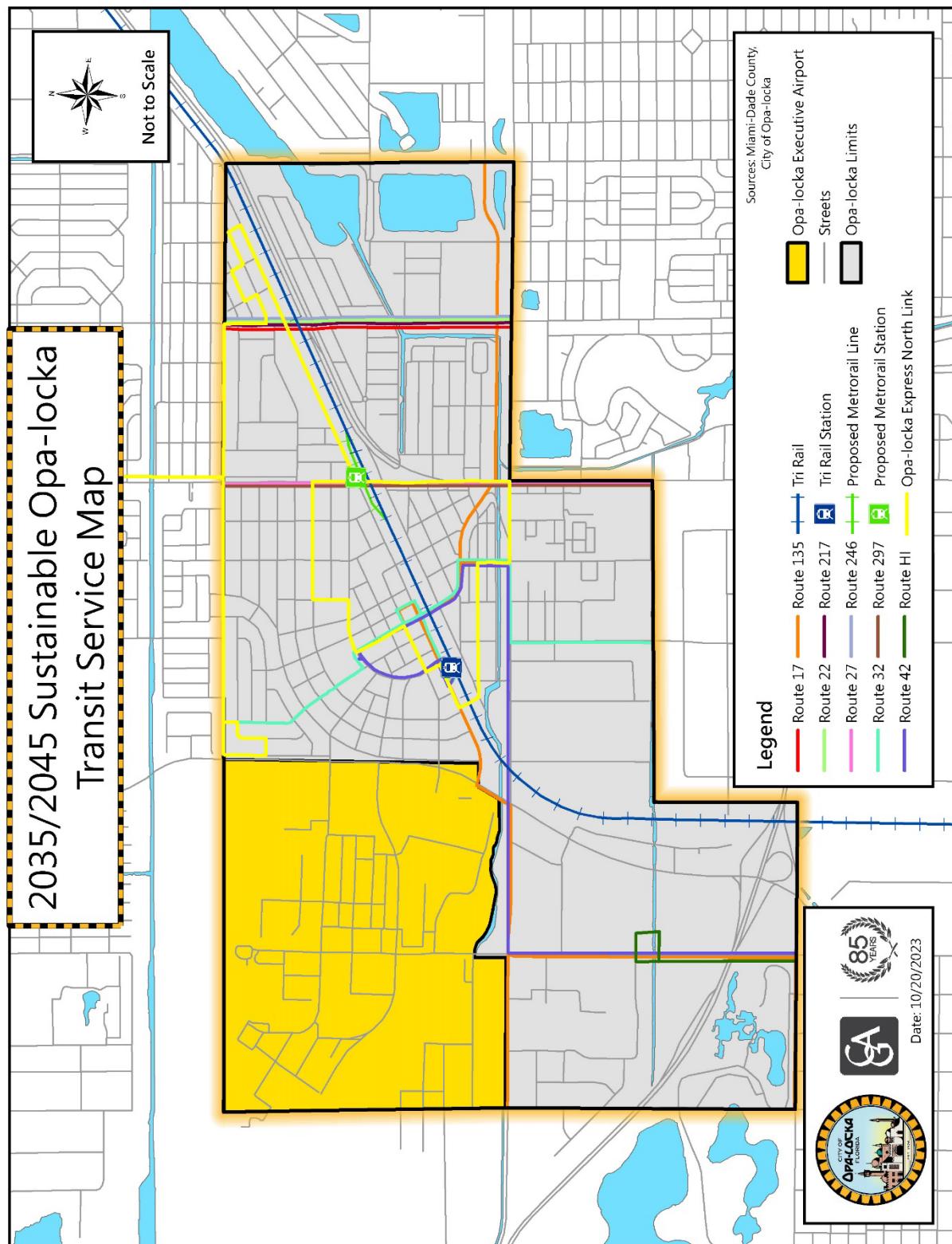


Figure T-3



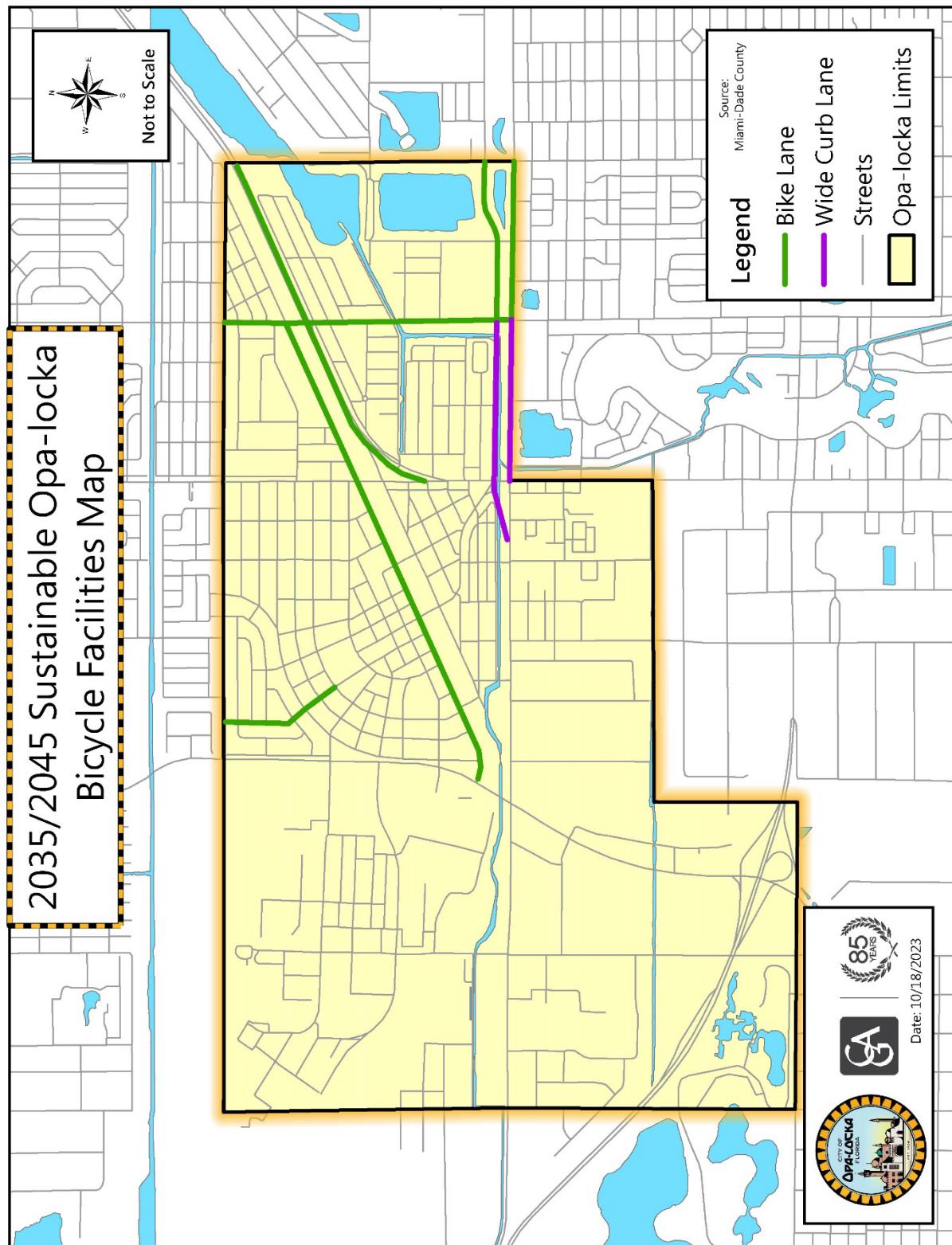


Figure T-5

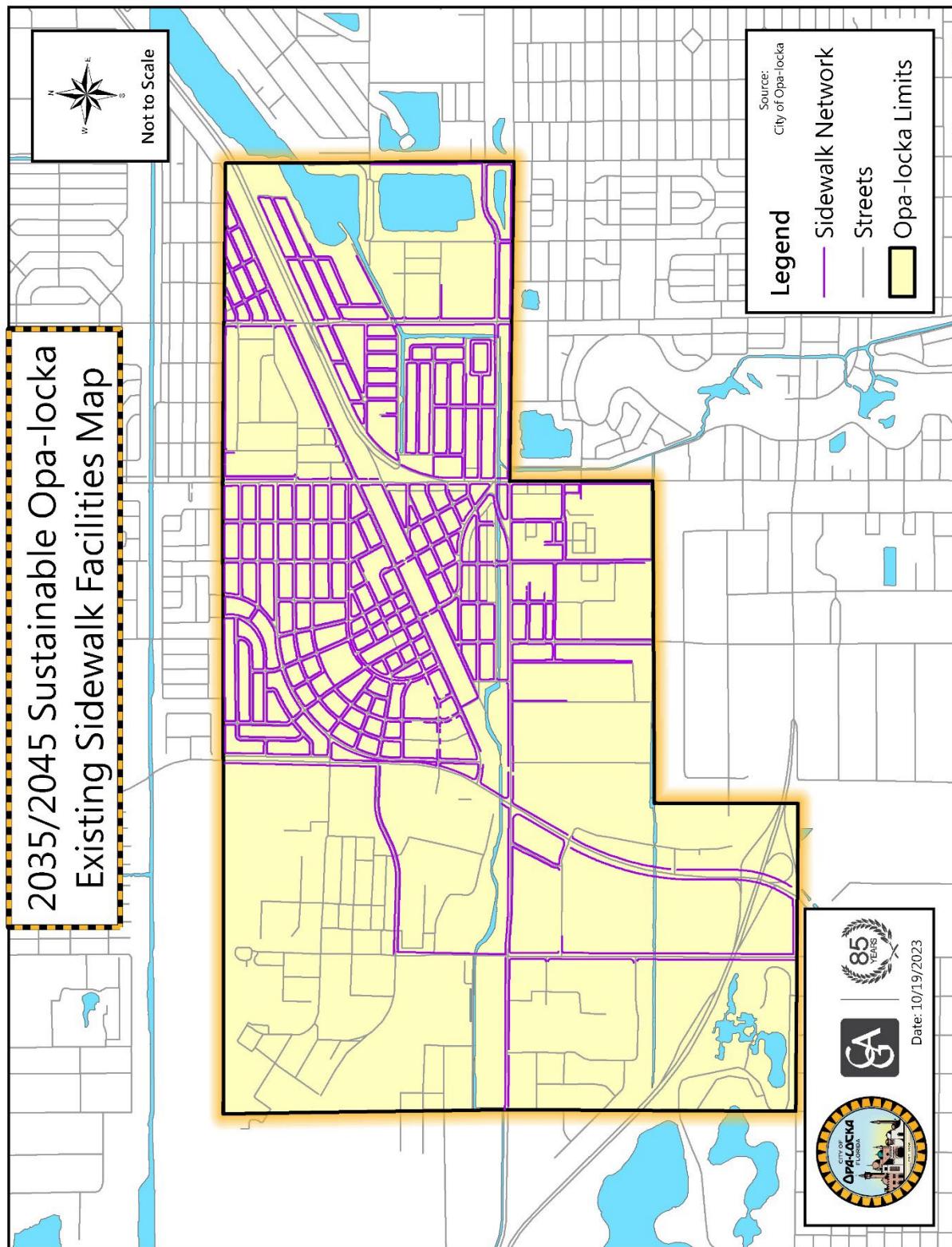
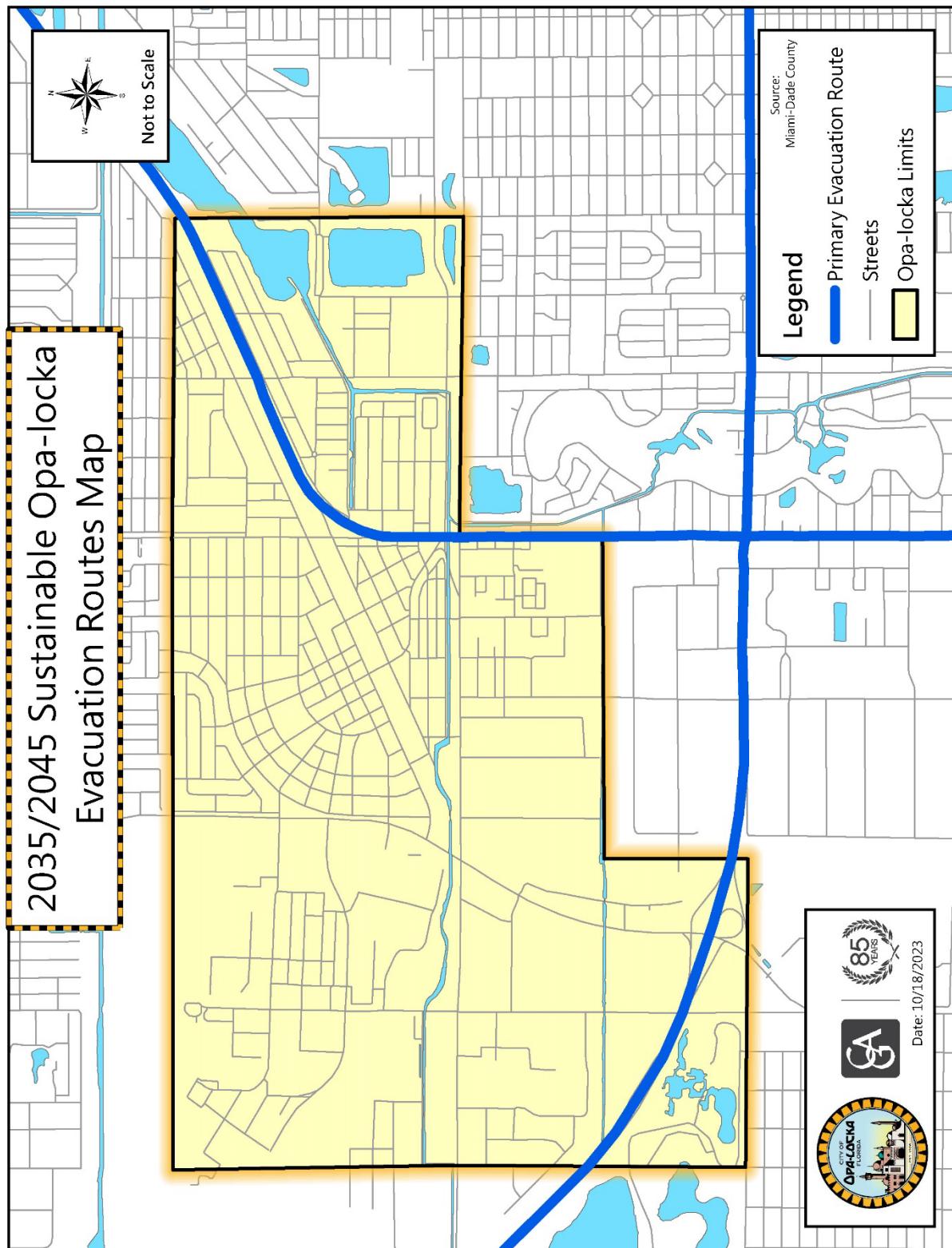


Figure T-6



HOUSING ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Housing Element reflects its strategy for ensuring the provision of decent, safe, sanitary, and affordable housing to current and future residents through the planning period. The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors. Decent, safe, sanitary, and affordable housing is a cornerstone of healthy neighborhoods and quality of life and is key to the attraction of new businesses and residents who will further the City's economic development goals. The Housing Element lays out strategies to ensure that existing and future residents are provided with a full array of housing options that: are affordable and attractive to households of various income levels; meet the needs of different age and special needs groups; reduce the concentration of poverty and assisted housing in certain areas; reduce slum and blighted conditions; and foster the achievement of economic development and redevelopment goals.

The Housing Element will accomplish its Goal through planning directives and activities aimed at:

- Assisting the private sector in providing units **of various sizes, costs, and types** to address **current and projected housing needs**, and further **economic development and redevelopment goals**;
- Eliminating **substandard and dilapidated housing conditions** and **improving neighborhoods**;
- Minimizing **displacement due to gentrification** and providing **relocation assistance** to displaced households;
- Providing for **various housing types** and **group homes** at appropriate locations;
- Positively addressing the **social determinants of health** in housing and neighborhood design;
- Protecting **historically, culturally, and architecturally significant housing**, and;
- Increasing the **energy efficiency** of housing units and reducing carbon emissions in new development or redevelopment.

HOUSING ELEMENT

GOAL:

RESIDENTS OF ALL INCOME LEVELS WILL HAVE ACCESS TO DECENT, SAFE, SANITARY, AND AFFORDABLE HOUSING IN WELL-MAINTAINED RESIDENTIAL AND MIXED-USE NEIGHBORHOODS.

OBJECTIVE H-1:

- A. Streamline inter-departmental coordination, development review processes, bonus incentive provision, and use of public-private partnerships or joint ventures to assist the private sector in providing new dwelling units of various types, sizes and costs that meet existing and projected population housing needs, and long term development and redevelopment goals.
- B. Increase affordable housing opportunities for extremely low, very low, low, and moderate-income households, as defined below by the U.S. Department of Housing and Urban Development (HUD), including workforce housing options, within reasonable proximity to places of employment, mass transit, and necessary public services.
 - 1. Extremely low income household: 30% of area median income or less
 - 2. Very low income household: 30 to 50% of area median income
 - 3. Low income household: 50 to 80% of area median income
 - 4. Moderate income household: 80 to 120% of area median income
- C. Increase affordable housing opportunities for cost-burdened families, defined by HUD as those who pay more than 30% of their income for housing.

Objective H-1 Monitoring Measures:

Table H-1. 2045 Housing and Affordability Need in City of Opa-Locka

Household Income Category	Total D.U. Need	% Total Need	New Need 2022 to 2045
Extreme Low Income	3,636	50.6	632
Very Low Income	1,407	19.6	246
Low Income	849	11.8	150
Moderate Income or higher	1,288	17.9	
TOTAL		100	
Total Low Income Categories		82.3	

Source: University of Florida, Shimberg Center for Affordable Housing, Household Projections by Tenure, Income (%AMI) and Cost Burden, 2010-2050, Owners and Renters, at <http://flhousingdata.shimberg.ufl.edu/population->

[and-household-projections/results?nid=4300&nid=4366](http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4300&nid=4366)

Table H-2. 2045 Projected Cost-Burdened Household Status in Opa-locka

Total 2045 Households Spending in Excess of 30% of Income on Housing	4,016 households	55.9% of total projected 2045 households
--	------------------	--

Source: University of Florida, Shimberg Center for Affordable Housing, Household Projections by Tenure, Income (%AMI) and Cost Burden, 2010-2050, Owners and Renters, at <http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4300&nid=4366>

1. Elimination of cost burdened household status among 50% of such projected Opa-locka households by 2045, as can be measured by the U.S. Census.
2. The provision of 2,600 new or rehabilitated housing units by 2045 to accommodate population growth and housing replaced through redevelopment, including:
 - 375 single family units in areas designated Low Density Residential,
 - 375 units in areas designated Low-Moderate Density Residential, and
 - 1,850 residential units in areas in mixed use districts.
3. 80% of new or rehabilitated housing developed, or 2,080 units, will be affordable to households in low income categories, with the following minimums reflecting the new need shown in Table H-1 as well as housing replacement need following residential site redevelopment:
 - At least 1,000 of the units should be affordable to extremely low income households,
 - At least 350 of the units should be affordable to very low income households, and
 - At least 200 of the units should be affordable to low income households.
 - Approximately 79% of housing affordable to low income households in all categories should be offered as rentals upon completion.
 - Existing City residents shall be informed of the opportunities to buy or rent in redeveloped housing sites, and shall be offered an adequate opportunity to do so before the opportunities are offered to non-residents.
4. The utilization and enhancement of affordable housing bonuses in the Land Development Regulations to ensure the attainment of the housing affordability benchmarks above.

Note: The number of units prescribed in this Objective and in Policies H-1.1 and H-1.2 is approximately 62% of the residential unit development potential that exists on vacant lots in those districts. In other words, there is plenty of land on which to develop housing in the

City. It is estimated that there will be 1,028 additional low income households in the City by 2045². These new households can be accommodated by the proposed 2,080 new units to be affordable to households earning below 80% of the median.

Policy H-1.1: The City shall coordinate with the private sector and/or redevelopment agencies to foster the development of at least 375 new or rehabilitated single family units on vacant areas designated Low Density Residential on the Future Land Use Map. Of these units, at least 40 percent of the total should provide affordable housing opportunities to households earning below 80 percent of the median, while at least 40 percent of the total should provide affordable housing opportunities to households earning between 80 and 160 percent of the median income. The net result should be a variety of developments, including some projects specifically designed to accommodate a mix of incomes.

Implementation:

- Who? The City, its Community Redevelopment Agency, other redevelopment agencies, and private sector housing developers
- How? The provision and enhancement of incentives (i.e., density bonuses, regulatory barrier reduction) in the Land Development Regulations to encourage the construction of desired housing types
- When? Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.2: The City shall coordinate with the private sector and/or redevelopment agencies to foster the development of at least 375 new or rehabilitated multi-family units on vacant areas designated Low-Moderate Density Residential on the Future Land Use Map. Of these units, at least 40 percent of the total should provide affordable housing opportunities to households earning below 80 percent of the median, while at least 40 percent of the total should provide affordable housing opportunities to households earning between 80 and 160 percent of the median income. The net result should be a variety of developments, including some projects specifically designed to accommodate a mix of incomes.

Implementation:

- Who? The City, its Community Redevelopment Agency, other redevelopment agencies, and private sector housing developers
- How? The provision and enhancement of incentives (i.e., density bonuses, regulatory barrier reduction) in the Land Development Regulations to encourage the construction

² University of Florida, Shimberg Center for Affordable Housing, Household Projections by Tenure, Income (%AMI) and Cost Burden, 2010-2050, Owners and Renters, at <http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=4300&nid=4366>

of desired housing types

- When?-Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.3: The City shall coordinate with the private sector and/or redevelopment agencies to foster the development of at least 1,850 new or rehabilitated residential units in units in the Downtown Mixed Use, Corridor Mixed Use, Magnolia North Mixed Use, and Magnolia Gardens Mixed Use districts. Of these units, at least 40 percent of the total should provide affordable housing opportunities to households earning below 80 percent of the median, while at least 40 percent of the total should provide affordable housing opportunities to households earning between 80 and 160 percent of the median income. The net result should be a variety of developments, including some projects specifically designed to accommodate a mix of incomes.

Implementation:

- Who? The City, its Community Redevelopment Agency, other redevelopment agencies, and private sector housing developers
- How? The provision and enhancement of incentives (i.e., density bonuses, regulatory barrier reduction) in the Land Development Regulations to encourage the construction of desired housing types
- When? Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.4: The City shall develop partnerships with, and provide assistance to, the private sector in order to spur housing production that is sufficient to meet the indicated demand and conditions stated above.

Implementation:

- Who? The City and private sector housing developers
- How? The provision and enhancement of incentives (i.e., density bonuses, regulatory barrier reduction) in the Land Development Regulations to encourage the construction of desired housing types
- When? Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.5: The City shall identify and eliminate undue regulatory barriers that inhibit the achievement of housing delivery goals.

Implementation:

- Who? The City and private sector housing developers
- How? The identification and elimination of regulations that unduly inhibit the production of desired housing and housing variety

- When? Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.6: The City shall assist public and private sector housing agencies and providers in the delivery of assisted, low income, and special needs housing through technical assistance and other appropriate mechanisms. The City shall also support the expansion of its Ten North Group's staff capacity as needed to serve current and future low income residents, including through additional staff positions and enhanced collaborations with community groups.

Implementation:

- Who? The City, Miami-Dade County public and private sector housing developers, and the Ten North Group
- How? Applying for federal and State block grant assistance through Miami-Dade County for low income housing development, providing assistance that might be requested by low income housing providers, and supporting expanded capacity of Ten North Group staff
- When? Ongoing

Policy H-1.7: The City shall promote, in its publicly available information and outreach to private and non-profit housing developers, any bonuses and incentives in the Land Development Regulations for building affordable housing, workforce housing, and rental housing in proximity to places of employment, transit, and public services, in accordance with the identified future housing demand and affordability needs stated above.

Implementation:

- Who? The City
- How? The promotion of bonuses and incentives for affordable housing, as afforded by the Land Development Regulations
- When? Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-1.8: The City shall continue to expeditiously acquire properties as feasible through condemnation or fee simple purchase following foreclosure in the interest of establishing a land bank to spur development of live-work mixed use, multi-family, or infill housing through public-private partnerships and/or joint ventures and to meet the projected housing needs identified in this Element.

Implementation:

- Who? The City and Ten North Group
- How? Acquisition of properties as available for redevelopment/land banking purposes

- When? Ongoing

Policy H-1.9: The City may examine and consider adopting an inclusionary zoning ordinance, mandating integration of affordable and/or workforce housing units in proposed development or providing options such as payment in lieu of, with fees payable to a Housing Trust Fund dedicated to the production of affordable housing in the City.

Implementation:

- Who? The City, including Planning and Community Development, the Community Redevelopment Agency, and Ten North Group
- How? Review and evaluation of inclusionary zoning best practices in comparable communities
- When? Ongoing

Policy H-1.10: The City shall endeavor to ensure adequate staffing of its building and development functions as well as of the Community Redevelopment Agency. It shall also effectuate streamlined coordination between all departments and agencies involved in development activities so that redevelopment opportunities are met with responsive action.

Implementation:

- Who? The City, Community Redevelopment Agency, and other departments/agencies
- How? Regular review of personnel needs, active recruitment, and organizational coordination
- When? Ongoing

OBJECTIVE H-2:

Eliminate all substandard and dilapidated housing conditions by 2045 and concurrently implement public space improvements that improve the safety, attractiveness, accessibility, and comfort of neighborhoods.

Objective H-2 Monitoring Measure:

1. At least a 50% reduction of substandard units by 2035, and 100% reduction by 2045.

Note: Although the ultimate objective is to eliminate all substandard units, a 50% reduction by the end of the short-term planning period will indicate substantial progress.

Policy H-2.1: The City shall continue to utilize code enforcement and other strategies to equitably address substandard and dilapidated housing conditions where they exist throughout the City.

Implementation:

- Who? The City
- How? Code enforcement, community outreach and education
- When? Ongoing

Policy H-2.2: The City shall clarify and amend Code Enforcement regulations as needed to ensure easy interpretation and applicability as well as equitable enforcement.

Implementation:

- Who? The City, including Code Enforcement and invited community representatives
- How? Collaborative review of Code Enforcement regulations and amendment as necessary
- When? Within one year of this Plan Update's adoption and on an ongoing basis

Policy H-2.3: The City shall seek funding through block grant programs and other appropriate sources to assist income-qualified homeowners with the rehabilitation of their units.

Implementation:

- Who? The City, Miami-Dade County and qualified homeowners
- How? Applying for federal and State block grant assistance through Miami-Dade County for housing rehabilitation through low interest or deferred payment loans
- When? Ongoing

Policy H-2.4: The City shall seek funding through block grant programs and other appropriate sources to improve the quality of the rental housing stock.

Implementation:

- Who? The City, Miami-Dade County and qualified rental housing providers
- How? Applying for federal and State block grant assistance through Miami-Dade County for rental housing rehabilitation through low interest or deferred payment loans
- When? Ongoing

Policy H-2.5: The City shall coordinate with neighborhood groups and residents in order to evaluate the feasibility of developing and implementing a Neighborhood Planning Strategy to tailor comprehensive planning, capital improvement and code enforcement strategies to the needs of specific residential neighborhoods.

Implementation:

- Who? The City and homeowner or resident groups

- How? Public outreach and the review of best practices from comparable communities
- When? Ongoing

Policy H-2.6: The City shall continue to expedite as possible the condemnation and demolition of dilapidated, unsafe housing units that cannot be feasibly rehabilitated as well as curb vagrancy and illegal drug activity in existing derelict structures.

Implementation:

- Who? The City, including Code Enforcement and Police
- How? Code enforcement requiring that unsafe units be demolished, monitoring by police, monitoring lien requests that represent new ownership of derelict properties
- When? Ongoing

Policy H-2.7: The City shall ensure uniform and commensurate treatment of persons displaced by public actions such as building condemnation, and shall provide a suitable level of technical and financial relocation assistance, as needed.

Implementation:

- Who? The City
- How? 100% of households displaced (if any) offered relocation assistance
- When? Ongoing

Policy H-2.8: The City shall continue to coordinate with the Ten North Group and Community Redevelopment Agency in the implementation of housing improvement programs.

Implementation:

- Who? The City, its Community Redevelopment Agency, and the Ten North Group
- How? Interagency coordination
- When? Ongoing

Policy H-2.9: The City shall protect existing residential areas through community monitoring, prompt response to resident complaints, issuance of citations as appropriate, informational meetings with property owners and residents, and other strategies.

Implementation:

- Who? The City and neighborhood groups
- How? Code enforcement response to complaints as well as outreach to property owners and resident to advise about how to maintain property to remain in compliance with the code

- When? Ongoing

Policy H-2.10: The City shall assist elderly and handicapped homeowners in painting and making minor repairs to their homes with community development funds.

Implementation:

- Who? The City, Miami-Dade County, the Ten North Group, and elderly and special needs homeowners
- How? Applying for federal and State block grant assistance through Miami-Dade County for minor home repair programs targeted to the elderly and special needs groups
- When? Ongoing

Policy H-2.11: The City shall make public space investments as feasible, such as new or replacement sidewalks, road resurfacing, planting of shade trees, improvement of medians and swales, pedestrian crossing enhancements, and signage, to improve the safety, attractiveness, accessibility, and comfort of neighborhoods.

Implementation:

- Who? The City, including Capital Improvements and Public Works
- How? Coordination, budgeting, and implementation of public space improvements
- When? Ongoing

OBJECTIVE H-3:

Minimize residential displacement due to gentrification and ensure the uniform and equitable treatment of persons and businesses displaced by City-supported redevelopment programs.

Objective H-3 Monitoring Measures:

1. Tracking of changes in assessed property values
2. Tracking of U.S. Census household data
3. Tracking of residential property sales, construction, redevelopment, and local buyer/renter information sharing and first option opportunities as contracted in new development
4. 100% of households displaced (if any) provided with technical and financial relocation assistance to mitigate displacement hardship

Policy H-3-1: The City shall coordinate with the private sector in ensuring that alternative, affordable sites in comparable housing or commercial facilities are available to persons or businesses displaced through urban redevelopment projects prior to their displacement.

Implementation:

- Who? The City and the private sector
- How? Ensuring that households displaced by public sector-supported redevelopment activities are provided with access to comparable, affordable housing which is facilitated through development agreements
- When? Ongoing

Policy H-3.2: The City shall minimize involuntary displacement due to higher housing costs caused by urban redevelopment activity by ensuring provision of comparable, affordable housing units within a new residential development for all residents who would otherwise be displaced, or a fee in lieu, payable to a Housing Trust Fund dedicated to affordable housing and relocation assistance provision. Comparable units provided shall be affordable to extremely low, very low, or low income households as reflects the composition on-site or in the surrounding neighborhood. All existing on-site residents shall be informed of opportunities to buy or rent in the new development and shall be given an adequate first option opportunity to buy or rent comparably affordable units in the new development, or offered financial relocation assistance as an alternative.

Implementation:

- Who? The City and the private sector
- How? Amending the Land Development Regulations to ensure that existing residents under threat of displacement by new residential development or redevelopment are offered comparable housing opportunity, or relocation assistance if not accepted. Enforcement of the regulations through the development review and monitoring process.
- When? Ongoing

OBJECTIVE H-4:

Enable, encourage, and incentivize a variety of housing types to meet the affordable and workforce housing needs of current and future City residents, which may include multi-family housing, infill housing, tiny homes, accessory dwelling units, and other cost-efficient home types.

Objective H-4 Monitoring Measure:

1. Tiny homes, accessory dwellings, and/or other efficient home types allowed in the Land Development Regulations.

Policy H-4.1: The City, through its subdivision regulations, shall allow code-approved accessory dwelling units, tiny homes, and other cost-efficient home types to be determined upon further study.

Implementation:

- Who? The City, including Planning and Community Development
- How? Study of home types permitted in comparable communities and amendment of the Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and maintained/updated on an ongoing basis

Policy H-4.2: The City shall ensure, through the Land Development Regulations, that any allowed home types meet design and building standards and are generally compatible with the surrounding residential development.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Within one year of the adoption of this Plan Update, and on an ongoing basis

OBJECTIVE H-5:

Continue to allow adult congregate living, foster care, and other types of group homes at appropriate locations. Positively address the social determinants of health for all City residents by promoting housing and neighborhood design which brings people together and encourages social connection.

Objective H-5 Monitoring Measures:

1. Group homes allowed in the Comprehensive Plan and Land Development Regulations.
2. Implementation of innovative housing designs and arrangements that improve health care coordination and care transition to independent living.

Policy H-5.1: The City shall comply with State laws requiring non-discriminatory housing standards and location and equitable distribution criteria for group homes and foster care facilities within existing residential neighborhoods.

Implementation:

- Who? The City

- How? Review and amendment of the Land Development Regulations as needed
- When? Within one year of this Plan Update's adoption as necessary and on an ongoing basis

Policy H-5.2: The City, through its Land Development Regulations, shall regulate the location of group homes through minimum distance requirements and so that no residential neighborhood has an undesirable concentration of such facilities while also ensuring that at least one residential zoning classification allows group homes.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Within one year of the adoption of this Plan, and on an ongoing basis

Policy H-5.3: The City shall positively address the social determinants of health by promoting housing and neighborhood design which encourages social connection and by supporting innovative housing arrangements that are responsive to health care coordination and care transition needs, such as co-living.

Implementation:

- Who? The City and the Ten North Group
- How? Development review process
- When? Ongoing

OBJECTIVE H-6:

Protect, preserve, enhance, and promote public awareness of historically, culturally, or architecturally significant housing.

Objective H-6 Monitoring Measures:

1. The identification and evaluation of historically, culturally, and architecturally significant housing units by 2025.
2. Development and implementation of a historic resource preservation program by 2030.
3. Support for restoration of historic properties through grantmaking

Note: Implementation of policies H-6.1- H-6.4 demonstrate progress in achieving the Objective. A numerical indicator is not appropriate for this Objective, as the number of units preserved will depend on the number of units identified.

Policy H-6.1: The City of Opa-Locka shall facilitate the finalization of the University of Florida comprehensive assessment of the City's original structures, and use this assessment as a basis for implementing its preservation program and enforcing its preservation ordinance.

Implementation:

- Who? The City, including Code Enforcement and the Historic and Environmental Preservation Board
- How? Coordination of the City's program and regulations with the University of Florida Historic Preservation Department assessment
- When? By 2025

Policy H-6.2: The City shall undertake an educational initiative to increase awareness of the value as well as the redevelopment constraints associated with a registered landmark designation and encourage owners of historically significant housing to apply for its inclusion on the National Register of Historic Places and to utilize county, State and federal assistance programs for property restoration.

Implementation:

- Who? The City, including its Historic and Environmental Preservation Board
- How? Discover Opa-locka and/or similar public information campaigns targeted to neighborhoods with historic structures and creating an accessible, digital archive. Technical assistance and the inclusion of incentives in the program developed as per Policy H-6.3
- When? By 2030

Policy H-6.3: The City shall develop and implement a historic resource preservation program for the protection, management, and adaptive reuse of historically significant housing by 2025, including continuation of a restoration grant program as feasible.

Implementation:

- Who? The City, including its Historic and Environmental Preservation Board
- How? The development of a program modeled after successful programs in other communities
- When? By 2025

Policy H-6.4: The City shall enforce historic property protections required by its preservation ordinance. The City shall also strengthen ordinance provisions as necessary with added penalties

to assure retention of specified architectural features in registered historic properties and ensure that the ordinance adequately facilitates conservation and rehabilitation. The ordinance should be customized to the City's unique and limited inventory of historic structures. In addition, the City shall coordinate with Miami-Dade County in the implementation and enforcement of the Countywide ordinance as it impacts the City.

Implementation:

- Who? The City, including Code Enforcement, and County
- How? Review, enforcement and enhancement of the Land Development Regulations, compliance and enforcement of the County preservation ordinance, and intergovernmental coordination
- When? Ongoing

Policy H-6.5: The City shall maintain an inventory of culturally or architecturally significant housing in the City that may otherwise not qualify for placement on, or have not yet been placed on, the National Register of Historic Places and may deem these properties eligible for restoration grants through its preservation program.

Implementation:

- Who? The City, including its Historic and Environmental Board
- How? Maintenance of a list of properties of historic, cultural, and architectural significance in the City, based upon and expanded as necessary from the University of Florida historic property assessment
- When? By 2025 and on an ongoing basis

OBJECTIVE H-7:

Encourage housing design and developments that are energy efficient, minimize carbon emissions generated by construction processes or embedded in building materials, and enhance the overall health, safety, and welfare of residents. Support mitigation of environmental stressors to the health and safety of City residents, including extreme heat and flooding.

Objective H-7 Monitoring Measures:

1. The Land Development Regulations' Green Standards should be amended to require all new units constructed in the City after 2035 to have LEED or another green building certification.
2. Monitoring of the number of new developments that utilize bonuses afforded by the Land Development Regulations' Green Standards

3. Monitoring of the density and transit accessibility of new housing development

Policy H-7.1: The City shall continue to promote energy and end user cost efficiency in new housing by expediting the review of developments that use Leadership in Energy and Environmental Design (LEED), Florida Green Building Coalition's Green Construction Standards, or other acceptable standards and through the incorporation of alternative energy technologies into weatherization programs.

Implementation:

- Who? The City
- How? Amendment and enforcement of the Land Development Regulations and Building Code to require all new housing units built after 2035 to be LEED-certified or certified by an equivalent green building program
- When? Within one year of the adoption of this Plan Update, and on an ongoing basis

Policy H-7.2: The City shall encourage new, mixed use housing developments with medium to high densities, served by public transit.

Implementation:

- Who? The City
- How? The Land Development Regulations
- When? Ongoing

Policy H-7.3: The City shall prioritize investments in infrastructure that mitigate chronic flooding in residential neighborhoods and support the ability of residents to circulate safely in the community. The City shall also inspect and enforce drainage-related requirements of new development agreements to safeguard adjacent properties from excessive runoff.

Implementation:

- Who? The City, including Capital Improvements, Public Works, and Planning and Community Development
- How? Stormwater management infrastructure investments and development inspections
- When? Ongoing

Policy H-7.4: The City shall assist residents with securing support and resources in the event of extreme temperatures or other weather phenomena that affect the livability of one's home.

Implementation:

- Who? The City
- How? Coordination with Miami-Dade County programs to assist persons with inadequate air conditioning, public outreach about available local sheltering resources
- When? Ongoing, with heightened vigilance for resident weather-related challenges during hotter and/or stormier seasons

INFRASTRUCTURE ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Infrastructure and Aquifer Recharge Element reflects its strategy for ensuring the provision of infrastructure and services at adopted service levels through the planning period. **The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** The provision of adequate infrastructure and services is key to the achievement of this vision, and to support the City's economic development and redevelopment efforts.

The Infrastructure and Aquifer Recharge Element will accomplish its Goal through planning directives and activities aimed at:

- Establishing **Level of Service standards** for **sanitary sewer, fire flow, solid waste, drainage** and **potable water**;
- Ensuring that **adequate infrastructure capacity** will exist to **serve existing and new development and redevelopment**;
- Improving **existing infrastructure and services** through **capital improvements**;
- Maximizing the use of **existing facilities**;
- Conserving **water resources**, and;
- Protecting the **aquifer and groundwater resources**.

INFRASTRUCTURE AND AQUIFER RECHARGE ELEMENT

INFRASTRUCTURE GOAL:

PROTECT SUBSTANTIAL INVESTMENTS IN EXISTING PUBLIC FACILITIES AND PLAN FOR AND FINANCE NEW FACILITIES TO SERVE RESIDENTS AND BUSINESSES IN A TIMELY, ORDERLY, AND EFFICIENT MANNER.

OBJECTIVE I-1:

Establish new or modify existing development review procedures to ensure that existing

deficiencies will be corrected, and to coordinate improvements so that adequate facility capacities will be available to meet future needs and achieve economic development and redevelopment goals.

Objective I-1 Monitoring Measure:

1. Achievement of level of service standards.

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.

Policy I-1.1: The City shall utilize the following level of service standards as the basis for determining facility capacity and the demand generated by development

FACILITY	LEVEL OF SERVICE STANDARDS
Sanitary Sewer Facilities	<p>The wastewater treatment plants shall operate with a physical capacity of no less than the average daily influent sewage flow for the preceding 12 months.</p> <p>Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.</p> <p>The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.</p> <p>The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.</p>

Fire Flow	<p>Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:</p> <table border="1"> <thead> <tr> <th>Land Use:</th><th>Min. Fire Flow (gpm)</th></tr> </thead> <tbody> <tr> <td>Single Family Residential Estate</td><td>500</td></tr> <tr> <td>Single Family and Duplex; Residential on minimum lots of 7,500 sf</td><td>750</td></tr> <tr> <td>Multi-Family Residential (Low Medium Density), Semiprofessional Offices</td><td>1,500</td></tr> <tr> <td>Multi-Family Residential (Medium and High Density)</td><td>2,000</td></tr> <tr> <td>Hospitals, Schools, Business and Industry</td><td>3,000</td></tr> </tbody> </table>	Land Use:	Min. Fire Flow (gpm)	Single Family Residential Estate	500	Single Family and Duplex; Residential on minimum lots of 7,500 sf	750	Multi-Family Residential (Low Medium Density), Semiprofessional Offices	1,500	Multi-Family Residential (Medium and High Density)	2,000	Hospitals, Schools, Business and Industry	3,000
Land Use:	Min. Fire Flow (gpm)												
Single Family Residential Estate	500												
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750												
Multi-Family Residential (Low Medium Density), Semiprofessional Offices	1,500												
Multi-Family Residential (Medium and High Density)	2,000												
Hospitals, Schools, Business and Industry	3,000												
Solid Waste Facilities	Maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system for a minimum of five (5) years.												
Drainage Facilities	<p>1 in 10 year storm event; one day storm event.</p> <p>Structures at or above the minimum flood elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County.</p>												
Potable Water	<p>Regional treatment. System shall operate with a maximum daily rated capacity that is no less than 2% above maximum finished daily flow for the preceding year, accounting for capacity that is reserved for development that is not yet completed ("reserved capacity") and no less than an average daily capacity 2% above the average daily system demand for the preceding 5 years accounting for reserved capacity. The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water flows for the previous 12 months.</p> <p>User LOS. Maintain capacity to produce and deliver 120.26 gallons per capita per day systemwide.</p> <p>Water Quality. Shall meet all county, state, and federal primary potable water standards.</p> <p>Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.</p>												

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy I-1.2: All corrections and improvements for replacements, expansions or increase in capacity of existing public facilities deficiencies shall conform with the adopted level of service standards for facilities and shall be reviewed, approved, and monitored by the Public Works Department to provide for future facility needs.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations, and capital improvements/public works planning
- When? Ongoing

OBJECTIVE I-2:

Coordinate increases in the capacity of potable water, drainage, sanitary sewer, and solid waste services and facilities to meet current and future needs based on the Future Land Use Map and service and facility capacity. Prevent urban sprawl by concentrating resources on existing facilities.

Objective I-2 Monitoring Measures:

1. Achievement of level of service standards.
2. Diversion of at least 30% of solid waste generated in the City from landfills by 2045.

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services. The 30% diversion of solid waste demonstrates compliance with Policy I-2.5

Policy I-2.1: No development order authorizing new developments or expansion to an existing use shall be issued unless existing sanitary sewer, potable water, drainage, and solid waste facilities meet the adopted level of service standards for these facilities or will meet these standards concurrent with the impact of the development, except that if standards are changed, a reasonable time for compliance with new standards shall be allowed.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations, and capital improvements/public works planning
- When? Ongoing

Policy I-2.2: Development review procedures and programs to monitor levels of services for each facility shall be established by the City.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations, and capital improvements/public works planning
- When? Ongoing

Policy I-2.3: The City, in coordination with Miami-Dade County, shall annually review its Wastewater Facilities Plan, Water Supply and Distribution Facilities Plan, Solid Waste Facilities Plan, and the Stormwater Drainage Facilities Plan, as part of the budgeting process, to determine needs, which and as a minimum shall:

- 1) Outline needed improvements for replacement, expansion, or increase in capacity to meet existing facility deficiencies and provide future facility needs;
- 2) Review and indicate funding sources;
- 3) Provide a schedule of improvements and show funding sources;
- 4) Provide a maintenance and monitoring program.

Implementation:

- Who? The City
- How? Annual plan review and capital projects planning
- When? Ongoing

Policy I-2.4: The City of Opa-Locka shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy.

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations, and capital improvements/public works planning
- When? Ongoing

Policy I-2.5: The City shall divert at least 30 percent of its solid-waste stream from landfills/incineration facilities.

Implementation:

- Who? The City
- How? Recycling and waste reduction programs
- When? Ongoing

Policy I-2.6: Proposed facility improvements shall be evaluated and ranked according to the following priority level criteria:

Level One: Includes improvements which are necessary to protect the health, safety and environmental integrity of the community improvements necessary to meet existing deficiencies in capacity and performance; and city's legal commitment to provide facilities and services;

Level Two: Includes improvements to increase efficiency of use of existing facilities; prevention or reduction of improvement costs; extend service to previously underserved developed areas; and promotes infill development;

Level Three: Includes improvements which represent a logical extension of facilities and services within a designated service or zone area.

Implementation:

- Who? The City
- How? Capital improvements planning and budgeting procedures
- When? During annual updates to the Capital Improvements Schedule and Budget

OBJECTIVE I-3:

Improve existing and provide new public facilities through the implementation of projects listed in the Capital Improvements Element.

Objective I-3 Monitoring Measure:

1. Implementation of capital projects in accordance with adopted capital improvement schedules

Note: Implementation of projects in accordance with the adopted schedule, as it is annually updated, will achieve this Objective.

Policy 1.3.1: Potable water, sanitary sewer, solid waste, and drainage facility improvements shall be implemented in conformance with the schedule provided in the Capital Improvements Element and new facilities shall be reviewed and provided for on an annual basis as part of the city's budgeting process and capital budget.

Implementation:

- Who? The City
- How? Capital improvements planning and budgeting procedures
- When? During annual updates to the Capital Improvements Schedule and Budget

Policy 1.3.2: The City shall coordinate scheduled CIP projects to minimize disruption of infrastructure and manage labor costs.

Implementation:

- Who? The City
- How? Capital improvements planning and budgeting procedures
- When? During annual updates to the Capital Improvements Schedule and Budget

OBJECTIVE I-4:

Implement procedures for maximizing the use of facilities, and schedule, maintain and improve existing public facilities on an ongoing basis.

Objective I-4 Monitoring Measure:

1. At least 70 percent of capital improvements funding is allocated to Level One or Two capital projects between 2020 and 2045 (see Policy I-2.6).

Note: A higher percentage of funding to Level One or Two projects demonstrates that improvements to existing facilities are being prioritized.

Policy I-4.1: The City shall maintain a comprehensive preventive maintenance and performance monitoring program for new and existing sanitary sewer, potable water, solid waste, and drainage facilities.

Implementation:

- Who? The City

- How? Capital improvements planning and public works procedures
- When? Ongoing

Policy I-4.2: The City shall promote the rehabilitation and reuse of areas where public facilities already exist as an alternative to new construction by providing incentives such as historic tax credits, reduced impact fees and/or fair share assessments.

Implementation:

- Who? The City
- How? The provision of incentives such as those referenced in the Policy
- When? Ongoing

Policy I-4.3: The City, in coordination with Miami-Dade County, shall implement a maintenance improvement program for water service areas in its boundaries in order to correct existing deficiencies in the water supply and distribution system.

Implementation:

- Who? The City and Miami-Dade County
- How? Capital improvements planning and public works procedures
- When? Ongoing

OBJECTIVE I-5:

Aid in the conservation of potable water resources.

Objective I-5 Monitoring Measure:

1. Achievement of regional water conservation goals.

Note: An evaluation of progress in the achievement of regional goals, as they may be periodically revisited, recognizes the City role as one of many players in the conservation of a regional resource.

Policy I-5.1: The City shall participate in the implementation of regional and County water conservation programs and campaigns.

Implementation:

- Who? The City and regional partners
- How? Participation in, and support of, County and regional water conservation campaigns
- When? Ongoing

Policy I-5.2: The City shall participate in educational programs for residential, commercial, and industrial consumers in order to facilitate the implementation of water conservation strategies and best management practices.

Implementation:

- Who? The City and regional partners
- How? The provision of water conservation information and educational materials to water users in the City
- When? Ongoing

Policy I-5.3: The City shall participate in the implementation of applicable regional and County water conservation programs through its Land Development Regulations and the enforcement of regional moratoriums.

Implementation:

- Who? The City
- How? The consideration of water conservation strategies in the Land Development Regulations, and the enforcement of moratoriums, if any
- When? Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis

AQUIFER RECHARGE GOAL:

PROTECT THE FUNCTIONS OF THE NATURAL DRAINAGE FEATURES AND NATURAL GROUNDWATER AQUIFER RECHARGE AREAS AND PREVENT DEGRADATION OF QUALITY OF RECEIVING WATERS AND GROUNDWATER RESOURCES.

OBJECTIVE AR-1:

Coordinate with the South Florida Water Management District and Miami-Dade County to implement groundwater protection activities.

Objective AR-1 Monitoring Measure:

1. Achievement of regional groundwater protection goals.

Note: An evaluation of progress in the achievement of regional goals, as they may be periodically revisited, recognizes the City role as one of many players in the conservation of a regional resource.

Policy AR-1.1: The City, in coordination with Miami-Dade County, shall protect the integrity of

groundwater within well field protection areas by strict adherence to the Wellfield Protection Ordinances, rigorous enforcement of sanitary sewer requirements, hazardous waste prohibitions, land use restrictions, and all other applicable regulations, and by supporting system improvements which are designed to protect or enhance the raw water supply. Existing and future well fields of exceptional quality, such as the Northwest Well field, shall be particularly addressed in the regulations to prevent degradation of water quality.

Implementation:

- Who? The City and Miami-Dade County
- How? The Land Development Regulations, and other provisions in the Code of Ordinances.
- When? Ongoing

OBJECTIVE AR-2:

Coordinate with the South Florida Water Management District and Miami-Dade County to prevent degradation of the Biscayne Aquatic Preserve by aligning its policies and procedure with those agencies.

Objective AR-2 Monitoring Measure:

1. Achievement of regional non-degradation goals.

Note: An evaluation of progress in the achievement of regional goals, as they may be periodically revisited, recognizes the City role as one of many players in the conservation of a regional resource.

Policy AR-2.1: The Public Works Director shall review drainage policies and procedures to ascertain their compliance with the above agencies and shall initiate corrective measures.

Implementation:

- Who? The City
- How? Public Works management practices and procedures
- When? Ongoing

CONSERVATION ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Conservation Element reflects its strategy for protecting its natural resources, and for supporting the conservation of regional resources, through the planning period. By 2045, the City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors. Protection of the natural environment is key to ensuring the health, safety and welfare of residents and visitors, and to providing a great quality of life.

The Conservation Element Goal, Objectives, Monitoring Measures, and Policies are based on an evaluation of the City's existing environmental conditions and resources, and the intensive leadership interview and community outreach efforts that went into preparing these documents and finalizing this Comprehensive Plan. (They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)).

The Conservation Element will accomplish its Goal through planning directives and activities aimed at:

- Protecting **air quality**;
- Protecting **ground and surface waters**;
- Conserving **potable water resources**;
- Protecting **native wildlife and vegetative communities**;
- Protecting **floodplains** in order to **mitigate flood events**;
- Providing for the safe disposal of **hazardous materials** and **remediation of brownfields**, and;
- Reducing **greenhouse gas emissions**

CONSERVATION ELEMENT

GOAL:

PROVIDE FOR THE PROTECTION, CONSERVATION, AND PROPER UTILIZATION OF NATURAL RESOURCES.

OBJECTIVE C-1:

Assist in the achievement of air quality standards.

Objective C-1 Monitoring Measure:

1. Achievement of regional air quality standards.

Note: An evaluation of progress in the achievement of regional goals, periodically revisited, will demonstrate the City's role as one of many players in the conservation of a regional resource.

Policy C-1.1: The City shall coordinate with County, regional, State, and federal agencies in developing, reviewing, and adopting policies related to air quality protection.

Implementation:

- Who? The City and County, and regional, State, and federal agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy C-1.2: The City shall review and strengthen the specifications of development regulations requiring the use of vegetative buffer zones in industrial land uses to minimize degradation of air quality throughout the City.

Implementation:

- Who? The City
- How? Amendment of the Land Development Regulations, articulating the type and composition of vegetative buffers between industrial and non-industrial uses to ensure sufficient filtration and screening
- When? Within one year of the adoption of this Plan, and on an ongoing basis

Policy C-1.3: The City shall aid in the dissemination of air quality information provided by County, regional, State, and federal environmental regulatory agencies by placement of information at City Hall and other public buildings in the city, and publicized via various media.

Implementation:

- Who? The City and County, regional, State, and federal agencies

- How? The provision of air quality information and educational materials to residents and businesses in the City
- When? Ongoing

Policy C-1.4: The City shall continue its efforts to add native tree canopy and landscaping in public thoroughfares and parks, and when possible add new greenspaces, in order to provide natural shade, air filtration, and improved local air quality.

Implementation:

- Who? The City
- How? Continuation of the City native tree planting program, aided by development agreements and funding partners. Expand the Downtown Master Plan to include strategies for enhancing tree canopy coverage and greenspace in the City's core. Repair the municipal sprinkler system to maintain public landscaping where needed.
- When? Ongoing

OBJECTIVE C-2:

Assist in efforts to protect and conserve the quality and quantity of ground and surface water resources.

Objective C-2 Monitoring Measures:

1. Achievement of regional groundwater and surface water protection goals.
2. No degradation in the quality of surface waters in the City between 2023 and 2045.

Note: An evaluation of progress in the achievement of regional groundwater goals, as they may be periodically revisited, recognizes the City's role as one of many players in the conservation of a regional resource. Periodic monitoring will demonstrate the effectiveness of management practices and development regulations targeted at reducing pollutant runoff.

Policy C-2.1: The City shall coordinate with County and State agencies to develop and implement policies related to ground and surface water quality protection.

Implementation:

- Who? The City and County, regional, and State agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy C-2.2: The City shall coordinate with the Florida Department of Transportation and Miami-Dade County to implement and maintain mechanisms to eliminate or minimize pollutants carried by stormwater runoff from State Road 9 into Lake Ingram, a unique natural resource and wildlife habitat within the City.

Implementation:

- Who? The City, County, and the Florida Department of Transportation
- How? Intergovernmental coordination and best management practices
- When? Ongoing

Policy C-2.3: The City shall coordinate with Miami-Dade County to develop a comprehensive program for the improvement and maintenance of water quality in the various lakes and canals located within its boundaries, and City shall carry out the necessary dredging and cleanup activities to maintain good water quality within these water bodies.

Implementation:

- Who? The City, County, and the Florida Department of Transportation
- How? Intergovernmental coordination and best management practices
- When? Ongoing

Policy C-2.4: The City shall implement an annual street cleaning program aimed at reducing pollutant loads, particularly at the beginning of the rainy season.

Implementation:

- Who? The City's Beautification Department
- How? Street cleaning and maintenance
- When? Ongoing

Policy C-2.5: The City shall curtail illegal dumping to minimize toxic chemical leaching into groundwater.

Implementation:

- Who? The City, including the Illegal Dumping Task Force and Code Enforcement
- How? Creation of designated dump sites for residents, installation of stationery trash receptacles in convenient locations, and enforcement of dumping regulations through surveillance and code enforcement
- When? Ongoing

Policy C-2.6: The City shall assist Miami-Dade County staff in monitoring groundwater quality and

levels.

Implementation:

- Who? The City
- How? Intergovernmental coordination and the provision of requested assistance
- When? Ongoing

Policy C-2.7: The City, through its Land Development Regulations, shall ensure that:

- 1) Site plans for new development identify and include permeable areas for groundwater recharge on-site, and minimize runoff;
- 2) General design and construction standards for on-site drainage systems for new developments provide that post-development run-off rates and pollutant loads do not exceed pre-development conditions.

Implementation:

- Who? The City
- How? Amendment of the Land Development Regulations
- When? Within one year of the adoption of this Plan, and on an ongoing basis

Policy C-2.8: All operational septic tanks located within City limits shall be phased out by the year 2030. (See also Policy C-6.6)

Implementation:

- Who? The City
- How? Requiring all users in the City to hook up to the sanitary sewer system
- When? By 2030

Policy C-2.9: The Public Works Director shall review drainage policies and procedures to ascertain their compliance with the above agencies and shall initiate corrective measures.

Implementation:

- Who? The City
- How? Public Works management practices and procedures
- When? Ongoing

Policy C-2.10: The City shall ensure that its Land Development Regulations are consistent with and address the National Pollutant Discharge Elimination System's Stormwater Pollution

Prevention Plan and the Miami-Dade County Stormwater Management Master Plan.

Implementation:

- Who? The City
- How? Amendment of the Land Development Regulations as needed
- When? Ongoing

OBJECTIVE C-3:

Aid in the conservation of potable water resources.

Objective C-3 Monitoring Measure:

1. Achievement of regional potable water conservation goals.

Note: An evaluation of progress in the achievement of regional goals, as they may be periodically revisited, recognizes the City role as one of many players in the conservation of a regional resource.

Policy C-3.1: The City shall upgrade all aged City water pipes as needed to minimize system water losses and achieve the current and future level of service requirements identified by the City's Water Facilities Work Plan. In this process, the City shall remove all asbestos and lead pipes, which pose health and safety risks.

Implementation:

- Who? The City
- How? Replacement of aged, dangerous and/or leaking water infrastructure
- When? By 2030

Policy C-3.2: The City shall participate in the implementation of regional and County water conservation programs and campaigns.

Implementation:

- Who? The City and regional partners
- How? Participation in, and support of, County and regional water conservation campaigns
- When? Ongoing

Policy C-3.3: The City shall participate in educational programs for residential, commercial, and industrial consumers in order to facilitate the implementation of water conservation strategies and best practices.

Implementation:

- Who? The City and regional partners
- How? The provision of water conservation information and educational materials to water users in the City
- When? Ongoing

Policy C-3.4: The City shall participate in the implementation of applicable regional and County water conservation programs through its Land Development Regulations and the enforcement of regional moratoriums. The City shall correspond or meet with Miami-Dade County for the implementation of a water conservation program, which shall be coordinated with the water conservation programs of regional, State, and local public agencies.

Implementation:

- Who? The City
- How? Intergovernmental coordination and the consideration of water conservation strategies in the Land Development Regulations, and the enforcement of moratoriums, if any
- When? Ongoing

Policy C-3.45: The City shall assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s).

Implementation:

- Who? The City
- How? Update of the Water Supply Facilities Work Plan
- When? As per statutory deadlines

Policy C-3.56: The City shall alert and educate residents and businesses about the benefits of water conservation, and implement policies regarding the installation of ultra-low-volume plumbing fixtures, limitation of landscape irrigation hours, and the use of landscaping techniques for new development.

Implementation:

- Who? The City and regional partners
- How? The provision of water conservation information and educational materials to water users in the City
- When? Ongoing

OBJECTIVE C-4:

Protect native vegetative communities, natural resources, and the natural functions of existing soils in the City.

Objective C-4 Monitoring Measure:

1. No net loss of protected vegetative communities or natural resources in the City, between 2023 and 2045.

Note: No net loss of protected resources, as measured by periodic monitoring, will indicate the effectiveness of management practices and development regulations targeted at resource protection.

Policy C-4.1: The City shall review site plans to ensure they protect soils, topographical and hydrological features, and vegetative communities.

Implementation:

- Who? The City
- How? Development review process
- When? Ongoing

Policy C-4.2: The City shall comply with County, State and federal regulations which pertain to the protection and preservation of native plants and shall lend support to enforcement efforts within its boundaries.

Implementation:

- Who? The City and County, State, and federal agencies
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-4.3: The City shall assist in the implementation of Miami-Dade County's Tree Preservation Program within its boundaries.

Implementation:

- Who? The City and County
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-4.4: The City shall enforce regulations pertaining to landscaping requirements for the protection and appropriate use of native plant materials.

Implementation:

- Who? The City
- How? Enforcement of the Land Development Regulations through the development review process
- When? Ongoing

Policy C-4.5: The City shall coordinate with adjacent municipalities and Miami-Dade County in the conservation, protection, and appropriate utilization of unique vegetative communities.

Implementation:

- Who? The City, other municipalities, and the County, State, and federal agencies
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-4.6: The City shall coordinate with the appropriate regulatory agencies and land owners to stabilize lake and canal banks to prevent erosion and protect and conserve existing soils, fisheries, wildlife habitats, and floodplains.

Implementation:

- Who? The City, regulatory agencies, and land owners
- How? Intergovernmental coordination and best management practices
- When? Ongoing

Policy C-4.7: All soils not suitable for a proposed development shall be excavated and replaced with suitable fill material or otherwise stabilized in order to provide structural integrity for the expected life of the development in accordance with the local building code.

Implementation:

- Who? The City and developers
- How? Enforcement of Building Code requirements
- When? Ongoing

OBJECTIVE C-5:

Assist in the protection and management of fisheries, wildlife, and wildlife habitats.

Objective C-5 Monitoring Measure:

1. No net loss of protected habitats in the City, between 2023 and 2045

Note: No loss of protected resources, as measured by periodic monitoring, will indicate the effectiveness of management practices and development regulations targeted at resource protection.

Policy C-5.1: The City shall support and comply with the efforts of County, State, and federal agencies to restrict activities which adversely affect endangered or threatened wildlife.

Implementation:

- Who? The City, Miami-Dade County, State, and federal agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy C-5.2: The City shall coordinate with Miami-Dade County in the preservation of fish and wildlife habitats, such as Lake Ingram, which is a seasonal manatee habitat.

Implementation:

- Who? The City and County, State, and federal agencies
- How? Intergovernmental coordination
- When? Ongoing

Policy C-5.3: The City shall assist in the enforcement of, and compliance with, Miami-Dade County, State, and federal regulations pertaining to endangered and rare species.

Implementation:

- Who? The City, other municipalities, and the County, State, and federal agencies
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-5.4: The City shall not issue a development order or permit for an activity known to adversely affect the survival of endangered or threatened wildlife.

Implementation:

- Who? The City

- How? Enforcement of the City's Land Development Regulations and County, State, and federal regulation
- When? Ongoing

OBJECTIVE C-6:

Protect the natural functions of the 100-year floodplain and surface water resources.

Objective C-6 Monitoring Measures:

1. An improved Community Rating System (CRS) rating by 2035
2. Review of comparative citywide flood damage data over the Plan period

Note: An improved Community Rating system ranking indicates progress in flood protection and management, and lowers insurance rates for residents and businesses.

Policy C-6.1: The City shall abide by and administer flood control criteria as adopted by Miami-Dade County and the South Florida Water Management District.

Implementation:

- Who? The City, other municipalities, and the County, State, and federal agencies
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-6.2: The City shall require all new or reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure, to be constructed at or above minimum floor elevations as specified in the Federal Insurance Rate Map for the City of Opa-locka and Miami-Dade County Building Code.

Implementation:

- Who? The City
- How? Implementation of Building Code requirements and the Land Development Regulations
- When? Ongoing

Policy C-6.3: The City shall administer dredge and fill regulations as adopted by federal, State, regional, and Miami-Dade County agencies by requiring the building department to enforce locally required statutes and policies.

Implementation:

- Who? The City

- How? Implementation of Building Code requirements and the Land Development Regulations
- When? Ongoing

Policy C-6.4: The City shall continue to implement stormwater drainage improvement projects to mitigate local flooding, especially in the areas south and east of the historic core where flooding is severe, including the replacement of aged stormwater pump infrastructure as feasible.

Implementation:

- Who? The City
- How? Capital Improvements planning and funding
- When? Ongoing

Policy C-6.5: The City shall regularly inspect and manage its stormwater drainage systems, and plan for future upgrades that are commensurate with forecasted City population and that prevent infiltration of stormwater into the sanitary sewer system.

Implementation:

- Who? The City
- How? Capital Improvements oversight and planning
- When? Ongoing

Policy C-6.6: The City shall facilitate the conversion of remaining operational septic tanks to sanitary sewer connections, especially in the vicinity of Carol Lane and 135th Street, to reduce contamination of groundwater during flood events.

Implementation:

- Who? The City
- How? Capital Improvements and Public Works joint initiatives
- When? By 2030

Policy C-6.7: The City shall protect the capacity of public swales and medians to recharge stormwater into the ground by eliminating illegal parking on and/or paving of these areas, both of which activities render the soil less permeable.

Implementation:

- Who? The City
- How? City ordinance, developer agreements, public education, and code enforcement
- When? Within one year of this Plan's adoption, and ongoing

OBJECTIVE C-7:

Provide for and enforce the proper storage, recycling, collection, and disposal of hazardous wastes, as well as the remediation of brownfields sites.

Objective C-7 Monitoring Measures:

1. No incidents that impact the public health, safety, and welfare due to exposure to hazardous wastes between 2023 and 2045.
2. Number of brownfields sites remediated and redeveloped for a new and safe use within the City by 2045.

Policy C-7.1: The City shall coordinate with the County to implement hazardous waste management programs and regulations.

Implementation:

- Who? The City and the County
- How? Intergovernmental coordination and compliance with/enforcement of applicable regulations
- When? Ongoing

Policy C-7.2: The City shall coordinate with the County to maintain and implement an emergency response plan to handle accidents involving hazardous wastes.

Implementation:

- Who? The City and Miami-Dade County
- How? Maintenance of an emergency response plan
- When? Ongoing

Policy C-7.3: The City shall promote the recycling of hazardous wastes by providing information about approved recyclers and using other strategies as appropriate.

Implementation:

- Who? The City and Miami-Dade County
- How? The provision of hazardous waste disposal information and educational materials to residents and businesses in the City
- When? Ongoing

Policy C-7.4: The City's code enforcement staff shall be trained in the identification and inspection of wastes from industrial and commercial health facilities.

Implementation:

- Who? The City
- How? Code enforcement employee training
- When? Ongoing

Policy C-7.5: The City shall ensure that all industrial and commercial facilities which generate hazardous waste be identified and monitored in coordination with Miami-Dade County.

Implementation:

- Who? The City and Miami-Dade County
- How? Intergovernmental coordination and periodic facility monitoring
- When? Ongoing

Policy C-7.6: The City shall promote the remediation and redevelopment of identified brownfields sites within the City for new, safe use as permitted by the Future Land Use Map and through coordination with, and assistance from, State and federal programs.

Implementation:

- Who? The City and State
- How? Intergovernmental coordination and the development review process
- When? Ongoing

OBJECTIVE C-8:

Reduce greenhouse gas emissions and conserve energy resources to mitigate the impacts of a warming atmosphere.

Objective C-8 Monitoring Measure:

1. 50 percent reduction in greenhouse gas emissions Citywide by 2035

Note: Reduction in greenhouse gas emissions can be measured through a Greenhouse Gas inventory, while conservation of energy can be measured through comparative review of citywide energy consumption rates. The objective can be achieved through promotion of green building standards, reduced dependence on fossil fuel-dependent forms of transportation, increasing tree cover to capture carbon, transit-oriented new development, and selecting building materials with low embedded carbon (produced and transported in

ways that generate low carbon emissions).

Policy C-8.1: The City shall require the implementation of low impact development techniques and green building standards that reduce the negative environmental impacts of, and carbon emissions from, development and redevelopment by. Green building and development standards should be added or expanded to:

- (a) reduce building footprints to the maximum extent feasible, and locate building sites away from environmentally sensitive areas;
- (b) promote the preservation of natural resources;
- (c) provide for on-site mitigation of impacts (i.e., retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems);
- (d) promote energy conservation through passive design, landscaping, and regenerative energy systems;
- (e) incentivize electric vehicle charging station provision within parking areas in multi-family, commercial, industrial, and office facilities;
- (f) promote water conservation through landscaping and building design;
- (g) ensure environmentally friendly building practices (i.e., use of environmentally friendly building materials, recycled materials), and;
- (h) include a green building certification program, with associated regulations, incentives, and standards.

Implementation:

- Who? The City
- How? Amendment of the Land Development Regulations
- When? Within one year of the adoption of this Plan, and updated on an ongoing basis

Policy C-8.2: The City shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce reliance on single user, fossil fuel-dependent vehicles. These strategies may include but are not limited to:

- (a) promoting compact mixed-use development that provides for a mixture of residential and non-residential land uses in a pedestrian-friendly environment with multi-modal transportation connectivity to other areas;
- (b) promoting the use of mass transit, especially as related to existing and planned TriRail, MetroRail, and bus facilities and services within the City;
- (c) conversion of the municipal fleet with every new purchase to alternative fuel vehicles as

feasible;

- (d) provision of electric vehicle charging stations within the City as a public facility and/or as an incentivized element of a development project;
- (e) facilitating the use of non-fossil fuel-dependent transportation modes, such as bicycles and walking, through provision of safe and connected bicycle and pedestrian infrastructure; and
- (f) requiring Transportation Demand Management Programs as a condition for development approvals.

Implementation:

- Who? The City
- How? Amendment or strengthening of the Land Development Regulations, development approval process, municipal operations, and micro-mobility programs for improved transit access; measuring greenhouse gas emissions and energy consumption
- When? Maintained/updated on an ongoing basis

Policy C-8.3: The City shall encourage residents and local businesses to take energy conservation and climate mitigation actions, and will direct residents and businesses as appropriate to outside sources of aid and technical support. The City may, for example, connect residents and local businesses to:

- (a) aid or assistance for business and home weatherization;
- (b) Miami-Dade County emergency resources for extreme heat events;
- (c) federal tax credits for electric vehicle or solar panel purchase;
- (d) employee transit or carpool programs; or
- (e) local community tree planting or other Earth Day community greening events.

Implementation:

- Who? The City
- How? City educational programs and publicity, and intergovernmental coordination
- When? Ongoing

RECREATION AND OPEN SPACE ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Recreation and Open Space Element reflects its intention to provide needed recreational opportunities and park and open space resources to its residents and visitors through the planning period. In 2045, the City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors. The availability of ample recreational opportunities and quality parks and open spaces is vital to the health, safety and welfare of residents and visitors, a great quality of life, and healthy neighborhoods.

The Recreation and Open Space Element Goal, Objectives, Monitoring Measures, and Policies are based on: the data and analysis and background reports contained in Appendix A., Background Documents and Appendix B, Related Studies Links, and; the public engagement and leadership interview processes that went into preparing these documents and finalizing this Comprehensive Plan. They also meet the State requirements for Comprehensive Plan contents (Section 163.31877, Florida Statutes (F.S.)).

The Recreation and Open Space Element will accomplish its Goal through planning directives and activities aimed at:

- Providing residents with a well-maintained **recreation and open space system** that meets current and future needs;
- Providing for parks within a **convenient walking distance of all residential neighborhoods**;
- Improving the **facilities, programming, and equipment at existing parks**,
- Addressing illicit drug activity within parks to make them **safe for all residents**, and;
- Ensuring that **private developers** provide open space and **recreational facilities** in new developments or redevelopment projects.

RECREATION AND OPEN SPACE ELEMENT

GOAL:

ENSURE THAT ADEQUATE LEISURE TIME FACILITIES, RECREATIONAL OPPORTUNITIES, AND GREEN OPEN SPACE AREAS ARE PROVIDED TO MEET THE HEALTH, SAFETY, AND WELFARE NEEDS OF THE RESIDENTS OF AND VISITORS TO OPA-LOCKA.

OBJECTIVE ROS-1:

Provide a system of recreation, green open space, and public art to improve the quality of life and meet the health, safety and welfare needs of City residents.

Objective ROS-1 Monitoring Measures:

1. Maintenance of the adopted acreage standard through the planning period
2. Achievement of the $\frac{1}{2}$ mile walking distance radius standard by 2045

Note: Achievement of the adopted Level of Service standards demonstrates that the City is providing an adequate recreation and open space system that is convenient and accessible to residents.

Policy ROS-1.1: The minimum Level of Service Standard for recreation and open space in the City shall be:

- 1) At least 1.8 acres of park space per every 1,000 persons;
- 2) At least one (1) acre of recreation and open space within a ten-minute walking radius (1/2 mile) of all residential and mixed use areas in the City.

Implementation:

- Who? The City
- How? Enforcement of the Concurrency Management System in the Land Development Regulations, and park planning that is compatible with Capital Improvements/Public Works planning
- When? Ongoing

Policy ROS-1.2: The Parks and Recreation Department shall use City budgeted funds, user fees, developer impact fees, grant funds, and best management strategies to improve existing deficiencies, preserve and maintain existing parks, and manage recreational activities and facilities.

Implementation:

- Who? The City
- How? Coordination of the Parks and Recreation Department, Capital Improvements, and grantwriting support personnel
- When? Ongoing

Policy ROS-1.3: The City shall require the Parks and Recreation Department to submit an annual report detailing the following:

1. Up-to-date inventory of park and recreational facilities;
2. Recreational demand and adequacy of facilities to meet Level of Service standards;
3. Existing deficiencies and proposals for improving deficiencies.

Implementation:

- Who? The City
- How? Parks and Recreation Department monitoring and reporting
- When? Ongoing/annually

Policy ROS-1.4: All park developments estimated to cost \$25,000 or more shall be scheduled in the Capital Improvements Element.

Implementation:

- Who? The City
- How? Capital improvements/park system planning
- When? Ongoing/annually

Policy ROS-1.5: In order to maintain the Level of Service standards for recreation and open space, the City shall enforce its mandatory recreation land dedication, regulation or fee in lieu thereof, proportionate to impact on recreation demand, in its Land Development Regulations as well as promote use of bonus development incentives for additional park space dedication.

Implementation:

- Who? The City
- How? Review, amendment and enforcement of the Land Development Regulations
- When? Within one year of the adoption of this Plan, and on an ongoing basis

OBJECTIVE ROS-2:

Provide all current and future residents with excellent access to park and recreation sites.

Objective ROS-2 Monitoring Measure:

1. All City parks are ADA compliant and accessible by all transportation modes (with the exception of automobile accessibility for small neighborhood parks and open spaces

that serve surrounding neighborhoods), including walking by 2045

Note: It will not always be feasible or desirable to provide vehicle parking for small neighborhood open spaces.

Policy ROS-2.1: The City shall improve access to park and recreation sites by providing parking facilities (where appropriate), bicycle racks, pedestrian facilities, public transportation, accessible curb cuts, and other improvements.

Implementation:

- Who? The City
- How? Capital Improvements/park system planning
- When? Ongoing

Policy ROS-2.2: The City shall provide improved access for the handicapped and the elderly by constructing access ways to existing facilities and requiring access ways in new facilities.

Implementation:

- Who? The City
- How? Capital Improvements/park system planning
- When? Ongoing

Policy ROS-2.3: New recreational sites shall be designed and constructed with access ways which are compatible with the character and quality of adjacent neighborhoods and which connect to neighborhoods via safe and accessible pedestrian infrastructure.

Implementation:

- Who? The City
- How? Capital Improvements/park system planning
- When? Ongoing

Policy ROS-2.4: The City shall implement information programs and improve signage on roadways and park entrances to increase public awareness of available recreation opportunities.

Implementation:

- Who? The City
- How? Capital Improvements/park system planning
- When? Ongoing

Policy ROS-2.5: The City shall complete a survey of park access issues for disabled persons to ensure that ADA requirements are met.

Implementation:

- Who? The City
- How? Visual survey of recreation and open space facilities
- When? By 2025

OBJECTIVE ROS-3:

Provide recreation facilities within or proximate to residential and mixed use developments.

Objective ROS-3 Monitoring Measure:

1. Achievement of the ½ mile walking distance radius standard by 2045.

Policy ROS-3.1: The City shall promote and deploy incentives for developers to provide recreational facilities in their developments in its Land Development Regulations.

Implementation:

- Who? The City
- How? Land Development Regulations
- When? Ongoing

Policy ROS-3.2: The City shall require the dedication of proximate recreation and open space lands, or contribution to a fund to acquire such lands, proportionate to impact on recreation demand as a condition for development approval.

Implementation:

- Who? The City, developers
- How? Land Development Regulations
- When? Ongoing

Policy ROS-3.3: The City shall increase the inventory and distribution of park grounds and facilities, including new pocket parks, throughout the City, prioritizing residential areas where park space is lacking and leveraging new development to dedicate new parkland and to secure environmental remediation funding where appropriate and necessary for land re-use.

Implementation:

- Who? The City, developers
- How? Capital projects, Land Development Regulations
- When? Ongoing

OBJECTIVE ROS-4:

Improve the facilities, equipment, safety, and programming within the existing system of parks and open space areas.

Objective ROS-4 Monitoring Measure:

1. Inventory of new facilities, equipment, tree canopy, buffers, plantings, pedestrian amenities, and programming provided as a result of implementing policies ROS-4.1 to 4.12

Policy ROS-4.1: The City shall complete planned improvements to existing park grounds and facilities, fulfilling its capital improvements commitments to parks and seeking outside funding as needed to assure that all parks will be open for use as soon as possible

Implementation:

- Who? The City
- How? Capital projects
- When? By 2025

Policy ROS-4.2: The City shall add equipment at existing park facilities as soon as feasible in accordance with identified community needs and interests, such as exercise equipment, updated playgrounds, sport courts and fields, shade canopies, and facilities for dog park use and picnicking

Implementation:

- Who? The City
- How? Capital projects and park planning
- When? Ongoing

Policy ROS-4.3: The City shall strive to renovate and restore Ingram Park to be a beautiful, unique lakefront open space resource for the City as a whole, including when feasible to demolish the existing building on site to make room for future facility investments.

Implementation:

- Who? The City
- How? Capital projects
- When? Ongoing

Policy ROS-4.4: The City shall add programming that serves all age groups at existing park facilities, in accordance with community needs and interests, and that is supported by one or more non-profit partners capable of providing enriching programs, fostering physical activity for all age groups, and fulfilling youth sports team needs.

Implementation:

- Who? The City and selected non-profit organization(s)

- How? Coordination through Open Space & Recreation Department
- When? Ongoing

Policy ROS-4.5: The City shall address any illicit drug activity within parks to make them safe for all residents. Multiple strategies should be employed, including expanded police surveillance, coordinated neighborhood watch activities, park programming to increase recreational activity in the parks, and utilization of the City's Report A Crime form.

Implementation:

- Who? The City
- How? Coordination between the Police and Open Space & Recreation Departments
- When? Ongoing

Policy ROS-4.6: The City shall develop a Downtown landscape plan that complements the Downtown Master Plan and includes such elements as shade trees, landscape buffers between pedestrian areas and roadways, and planters and planting beds at key focal points and destinations.

Implementation:

- Who? The City
- How? Coordination between the Open Space & Recreation Department and the Community Redevelopment Agency
- When? By 2025

Policy ROS-4.7: The City shall protect and maintain new trees and landscaping through the practice of consistent landscape maintenance regimens, repair and maintenance of sprinkler systems as needed, and enforcement of no parking rules for swales and medians.

Implementation:

- Who? The City
- How? Coordination between, and staff training for, the Open Space & Recreation and the Public Works Departments
- When? Ongoing

Policy ROS-4.8: The City shall coordinate efforts with Miami-Dade County to provide visual/landscaping improvements along selected streets, lakes, and canals.

Implementation:

- Who? The City and County
- How? Intergovernmental coordination and capital projects
- When? Ongoing

Policy ROS-4.9: The City shall coordinate efforts with the Florida Department of Transportation for the beautification of State Road 9 and Opa-locka Boulevard.

Implementation:

- Who? The City and the Florida Department of Transportation
- How? Intergovernmental coordination and capital projects
- When? Ongoing

Policy ROS-4.10: Improve the existing landscaping along Sharazad Boulevard through a continuous maintenance program and additional plantings as needed.

Implementation:

- Who? The City
- How? Capital projects and landscaping maintenance
- When? Ongoing

Policy ROS-4.11: Coordinate with county and state agencies in maintaining and enhancing landscaping along Douglas Road, LeJeune Road, NW 17th, NW 22nd, NW 27th, and NW 32nd Avenues.

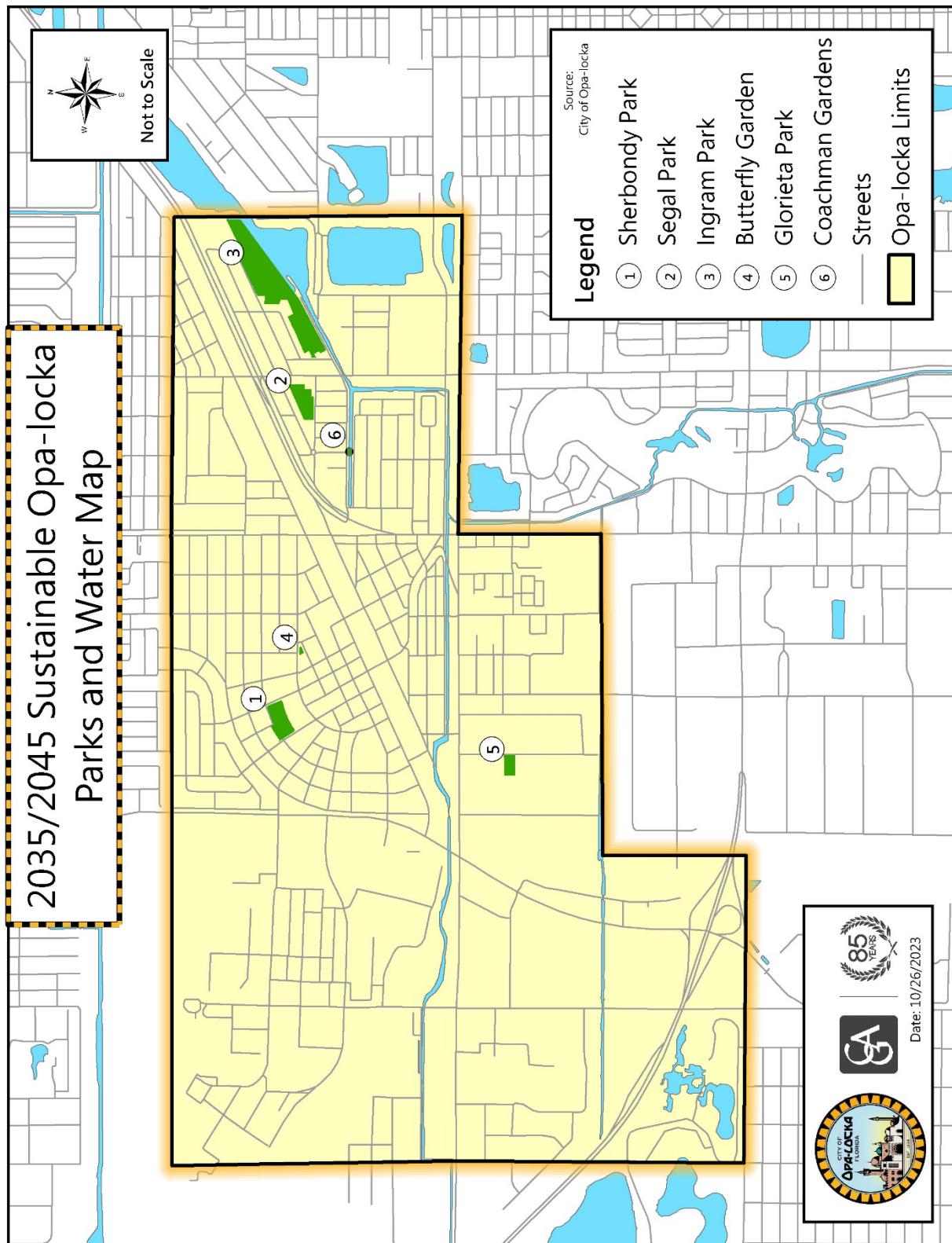
Implementation:

- Who? The City, County and Florida Department of Transportation
- How? Intergovernmental coordination and capital projects
- When? Ongoing

Policy ROS-4.12: The City shall cooperate with other municipalities in providing for proper physical and social linkages between their respective parks and recreational facilities; removing psychological or physical barriers; creating programs which encourage resident interactions and social cohesion; coordinating capital budgets, and; sharing use of parks, recreational programs, and facilities.

Implementation:

- Who? The City and adjacent municipalities
- How? Intergovernmental coordination and capital projects
- When? Ongoing

RECREATION AND OPEN SPACE MAP

PUBLIC SCHOOLS AND EDUCATION ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Public Schools and Education Element reflects its strategy for providing residents with top notch educational opportunities and facilities through the planning period. **The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** Ensuring access to educational facilities and programs such as public schools (K-12), adult education and workforce training is key to providing ample economic opportunities to residents, and to the achievement of economic development goals.

The Public Schools and Education Element will accomplish its goals through planning directives and activities aimed at:

- Reducing **overcrowding**;
- Ensuring the **availability of schools to serve new residential development**;
- Proving **adequate sites for the development and expansion of schools**;
- Improving **school safety**;
- Developing programs to unite **schools and the communities they serve**;
- Enhancing the **effectiveness of the learning environment**, and;
- Proving **continuing education and workforce training opportunities** to residents and businesses.

PUBLIC SCHOOLS AND EDUCATION ELEMENT

PUBLIC SCHOOL GOAL:

COORDINATE WITH MIAMI-DADE COUNTY TO DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF QUALITY PUBLIC EDUCATIONAL FACILITIES AND OPPORTUNITIES.

OBJECTIVE PS-1:

Coordinate with Miami-Dade Public Schools and other jurisdictions to reduce overcrowding while striving to attain an optimum level of service.

Objective PS-1 Monitoring Measure:

1. Achievement of the Level of Service Standard.

Note: Achievement of the adopted Level of Service standards demonstrates success in reducing overcrowding and providing adequate access to student stations for the school age (K-1) population.

Policy PS-1.1: The City shall cooperate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.2: The City shall coordinate the collection of impact fees from new development for transfer to the Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.

Implementation:

- Who? The City
- How? Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy PS-1.3: The City shall cooperate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities such as primary learning centers which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in

so far as funding and rules permit.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.4: The City shall cooperate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County which operate at optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.5: The City shall cooperate with the Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

Implementation:

- Who? The City
- How? Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy PS-1.6: Miami-Dade County Public Schools comments shall be sought and considered on comprehensive plan amendments and other land use and zoning decisions which could impact the school district in order to be consistent with the terms of the adopted Interlocal Agreement for Public School Facility Planning pursuant to Sections 1013.33 and 163.3177, Florida Statues.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.7: Capital improvement programming by Miami-Dade Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the

effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Florida Statutes, where applicable, as modified by Miami-Dade County Public Schools based on development data and agreement with the local governments, the State Office of Educational Facilities, and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends and future populations projections.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-1.8: The City of Opa-Locka shall, through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning, meet the City's obligations pursuant to the Interlocal Agreement and coordinate with Miami-Dade County Public Schools and applicable cities to review annually the Educational Element and school enrollment projections.

Implementation:

- Who? The City, other municipalities, and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-2:

Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Objective PS-2 Monitoring Measure:

1. Achievement of the Level of Service Standard.

Note: Achievement of the adopted Level of Service standards demonstrates success in reducing overcrowding and providing adequate access to student stations for the school

age (K-1) population.

Policy PS-2.1: Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

Implementation:

- Who? The City, other municipalities, and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-2.2: The City and Miami-Dade County Public Schools, through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Concurrency Management System in the Land Development Regulations
- When? Within one year of the adoption of this Plan, and maintained/updated on an ongoing basis

Policy PS-2.3: The Miami-Dade County Public Schools Facilities Work Program shall be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Implementation:

- Who? The City, other municipalities, and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-2.4: The adopted level of service (LOS) standard for public school facilities is 100%

utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy PS-2.5: It is the goal of Miami-Dade County Public Schools, Miami-Dade County, and the City for all public school facilities to achieve 100% utilization of Permanent FISH (No relocatable classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution.

Implementation:

- Who? The City, County and Miami-Dade County Public Schools
- How? Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy PS-2.6: In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

- 1) The development's impact can be shifted to one or more contiguous CSAs that have available capacity, subject to such provisions in the Interlocal Agreement for Public School Facility Planning with Miami-Dade County Public Schools that may limit the shifting of impacts to those facilities, located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, or Southeast – Figures PS 1-4) as the proposed development; or
- 2) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options as defined in Section 163.3180(13)(e)1, and subject to such provisions in the Interlocal Agreement for Public School Facility Planning with Miami-Dade County Public Schools as may further define the available proportionate share mitigation options. The intent of these options is to provide for the mitigation of residential development

impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms such as: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement is subject to approval by Miami-Dade County School Board and the City of Opa-locka and must be identified in the most recent Miami-Dade County Public Schools Facilities Work Program.

- 3) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the above conditions is met, the development shall not be approved.

It is provided, however, that nothing in this element or in the Interlocal Agreement for Public School Facility Planning shall be construed or applied to effect a permanent or temporary taking of private property in violation of the United States Constitution or the Florida Constitution, to result in the unlawful abrogation of vested rights or other violation of law, to require the payment of compensation for impacts on private property, or to modify or eliminate any remedy available to prevent or rectify a taking, abrogation of vested rights, or violation of law.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Concurrency Management System in the Land Development Regulations
- When? Ongoing

OBJECTIVE PS-3:

Coordinate with Miami-Dade County Public Schools to obtain suitable sites for the development and expansion of public educational facilities.

Objective PS-3 Monitoring Measure:

1. Demonstrated coordination with Miami-Dade Public Schools on the location and/or expansion of school facilities in the City, if any.

Note: Achievement of this Objective will depend on whether Miami-Dade County Public Schools determines that it is necessary and feasible to select/acquire sites within the City boundaries for expansion or new facility construction. In the event that it does, the City will provide assistance in accordance with the implementing policies.

Policy PS-3.1: In the selection of sites for future educational facility development, the City shall encourage Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.2: Miami-Dade County Public Schools should seek sites which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.3: The City acknowledges and concurs that, when selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.4: When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and potable water, sanitary sewer, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Implementation:

- Who? The City and Miami-Dade Public Schools

- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.5: When considering a site for possible use as an educational facility Miami Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.6: The City shall encourage and cooperate with the Miami-Dade County Public Schools in their effort for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the Opa-locka at 100: Planning for a Resilient Future Comprehensive Development Master Plan Update. The City shall cooperate with the Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-3.7: The City shall continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-4:

Improve security and safety for students and staff.

Objective PS-4 Monitoring Measure:

1. A 50% reduction in crimes and other safety incidents reported at schools located in or serving the City by 2030.

Note: Although Miami-Dade Public Schools has its own police force that is charged with

ensuring school security, a 50% reduction in reported incidents will indicate the success of its efforts, and the effectiveness of the City's on- and off-site support of these efforts.

Policy PS-4.1: The City shall continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons, and vandalism on school campuses. The City shall encourage the design of facilities which discourages criminal behavior and provides clear sight lines from the street.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-4.2: The City shall continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), Florida Department of Environmental Protection (DEP), and other appropriate sources.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-4.3: The City shall continue to cooperate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-4.4: The City shall coordinate with Miami-Dade County Public Schools and municipalities to provide for pedestrian, bicycle, and traffic safety in the area of schools (Safe Routes to School), and signalization for educational facilities.

Implementation:

- Who? The City, other municipalities, and Miami-Dade Public Schools
- How? Capital improvements and intergovernmental coordination
- When? Ongoing

Policy PS-4.5: The City shall coordinate with the Miami-Dade County Public Schools' Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-5:

Develop programs and opportunities to bring the schools and community closer together.

Objective PS-5 Monitoring Measure:

1. All public schools serving the City are "full service schools" by 2030, and offer community education services and programs.

Note: Demonstrating that the public schools serving the City are "full service schools" by 2030 will indicate progress in achieving this Objective.

Policy PS-5.1: The City shall cooperate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-5.2: The City shall cooperate with the Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities and programs.

Implementation:

- Who? The City and Miami-Dade Public Schools

- How? Intergovernmental coordination
- When? Ongoing

Policy 5.3: The City shall cooperate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-5.4: Cooperate with the Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-6:

Enhance the effectiveness of the learning environment.

Objective PS-6 Monitoring Measure:

1. Demonstrated compliance with policies PS-6.1 – PS-6.3 in the expansion of existing or construction of new school facilities in or serving the City

Note: Demonstrated compliance with the policies is the only feasible monitoring measure for this Objective.

Policy PS-6.1: Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure, and positive about the students' school environment and experiences.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-6.2: Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-6.3: Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

OBJECTIVE PS-7:

Implement mechanisms for on-going coordination and communication to ensure the adequate provision of public educational facilities.

Objective PS-7 Monitoring Measure:

1. Demonstrated coordination with Miami-Dade Public Schools on the location and/or expansion of school facilities in the City, if any.

Note: Achievement of this Objective will depend on whether Miami-Dade County Public Schools determines that it is necessary and feasible to select/acquire sites within the City boundaries for expansion or new facility construction. In the event that it does, demonstrated coordination with the City will be used to measure progress in achieving this Objective.

Policy PS-7.1: The City shall coordinate and cooperate with the Miami-Dade County Public Schools, the State, municipalities, and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.2: The location of future educational facilities shall occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.3: Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of other County and municipal agencies.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.4: The City shall cooperate with the Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.5: Miami-Dade Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal, the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make

recommendations for revisions to the Board of County Commissioners.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

Policy PS-7.6: Miami-Dade County and the Miami-Dade County Public Schools will annually review the Educational Element and the County will make amendments, if necessary.

Implementation:

- Who? The City, Miami-Dade and Miami-Dade Public Schools
- How? Intergovernmental coordination and Comprehensive Plan amendments, when necessary
- When? Ongoing

Policy PS-7.7: The City shall seek to coordinate with the Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination
- When? Ongoing

EDUCATION GOAL:

PROVIDE CONTINUING EDUCATION OPPORTUNITIES TO CITY RESIDENTS AND BUSINESSES TO BETTER PREPARE THE LOCAL WORKFORCE.

OBJECTIVE E-1:

Enhance relationships with local colleges and universities, Miami-Dade County Public Schools, and community-based organizations to improve post-high school matriculation rates.

Objective E-1 Monitoring Measure:

1. At least a fifteen percent (15%) increase in resident education levels by 2030.

Note: A demonstrable (at least 15%) increase in the education level of City residents will

indicate success in the achievement of this Objective, and in the implementation of economic development goals.

Policy E-1.1: The City and its partners shall conduct a survey to determine the factors affecting post-high school matriculation.

Implementation:

- Who? The City and its partners
- How? Conducting a survey
- When? By 2025

Policy E-1.2: The City and its partners shall develop an improvement plan based on survey findings regarding matriculation.

Implementation:

- Who? The City and its partners
- How? Evaluation and analysis of survey findings
- When? By 2030

Policy E-1.3: The City shall develop and implement programs with Miami-Dade Schools and other members of the Academic Leaders' Council to increase the number of residents graduating from higher education institutions.

Implementation:

- Who? The City and its partners
- How? Coordination with Miami-Dade County Public Schools and other education partners
- When? By 2030

OBJECTIVE E-2:

Formalize partnerships to ensure access to adult education, vocational and workforce training and services, and higher education institutions.

Objective E-2 Monitoring Measure:

1. Implementation status resiliency literature and training for K-12, adults, and workforce residents.

Note: A demonstrable increase in the K-12 resilience literacy curriculum and the number of training programs for adults and workforce housing residents will indicate success in

the achievement of this Objective.

Policy E-2.1: The City will continue to foster partnerships with local universities to utilize their expertise on innovative resilience projects that could benefit from academic research.

Implementation:

- Who? The City and local universities
- How? Coordination with local universities
- When? Ongoing

Policy E-2.2: The City shall coordinate with South Florida Workforce, Minority Business Development Agency, Small Business Development Center, and Opa-locka Community Development Corporation Ten North Group to develop and implement programs that further the Local Education Compact, provide adult education and workforce training for Opa-locka residents, and place residents in available targeted industries occupations as identified in The Beacon Council's One Community One Voice Plan.

Implementation:

- Who? The City and its partners
- How? Coordination with Miami-Dade County Public Schools and other education partners
- When? Ongoing

Policy E-2.3: Promote environmental education and understanding of resilience principles.

Implementation:

- Who? The City and Miami-Dade County Public Schools
- How? Coordination with Miami-Dade County Public Schools and other education partners
- When? Ongoing

Policy E-2.4: The City will continue engagement with Miami-Dade County Public Schools to create a K-12 resilience literacy curriculum focused on local climate change impacts and innovative solutions for regional and personal resilience.

Implementation:

- Who? The City and its Miami-Dade County Public Schools

- How? Coordination with Miami-Dade County Public Schools and other education partners
- When? Ongoing

Policy E-2.5: The City will continue to work with existing advocacy organizations and non-profits to improve citywide climate literacy and awareness.

Implementation:

- Who? The City and its partners
- How? Coordination with existing advocacy organizations and other partners
- When? Ongoing

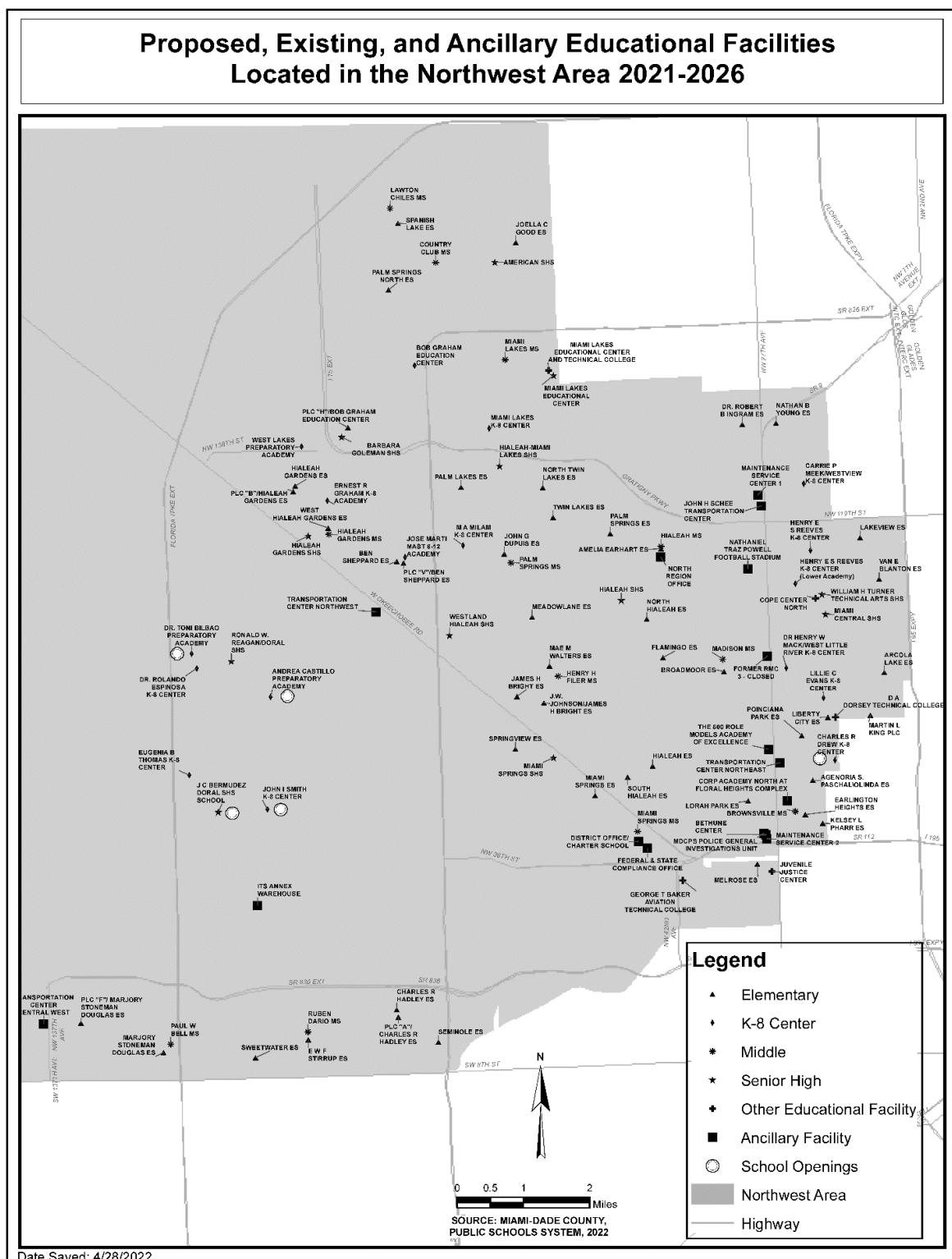
PUBLIC SCHOOLS MAP SERIES**Figure PS-1**

Figure PS-2

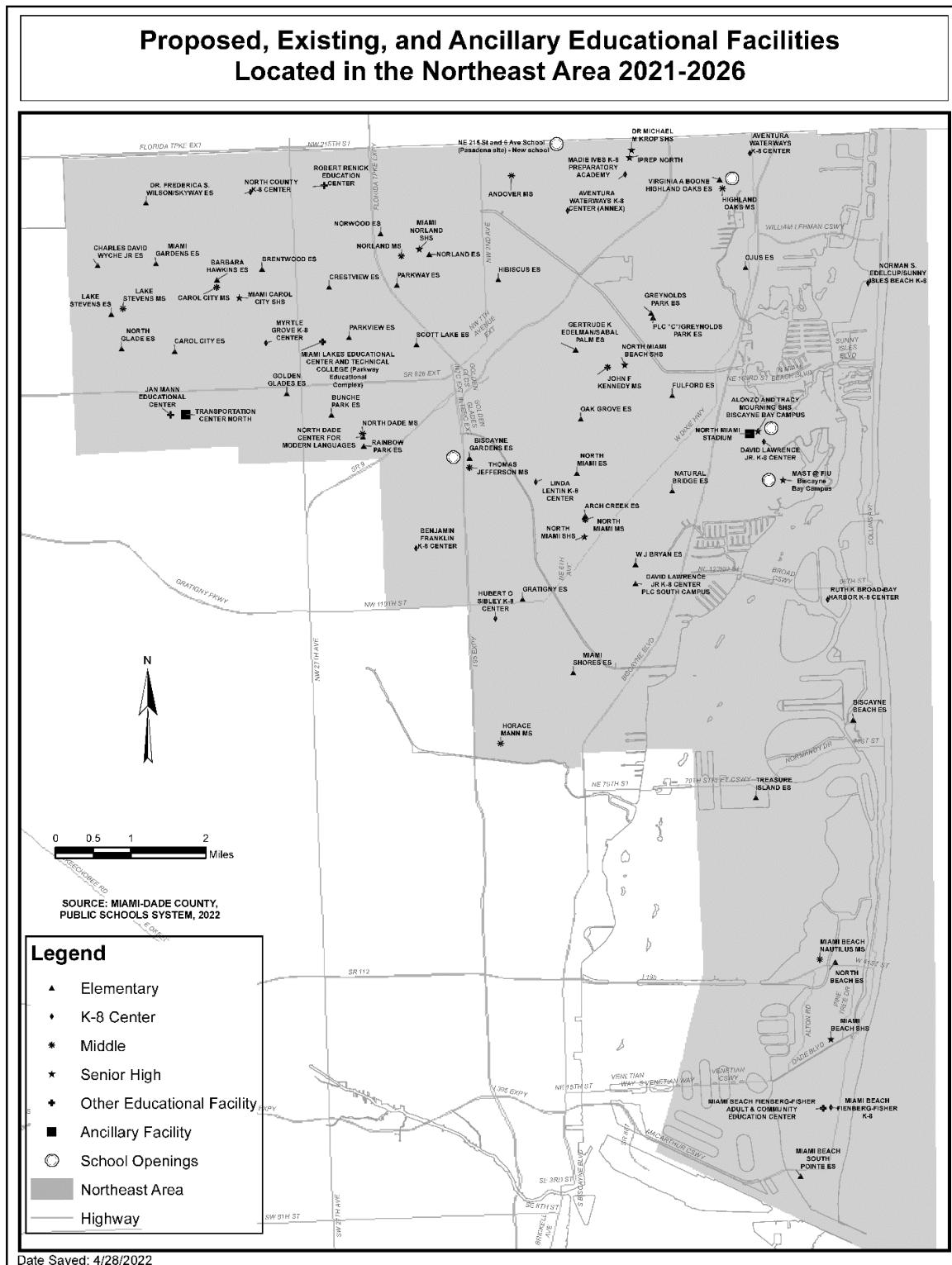


Figure PS-3

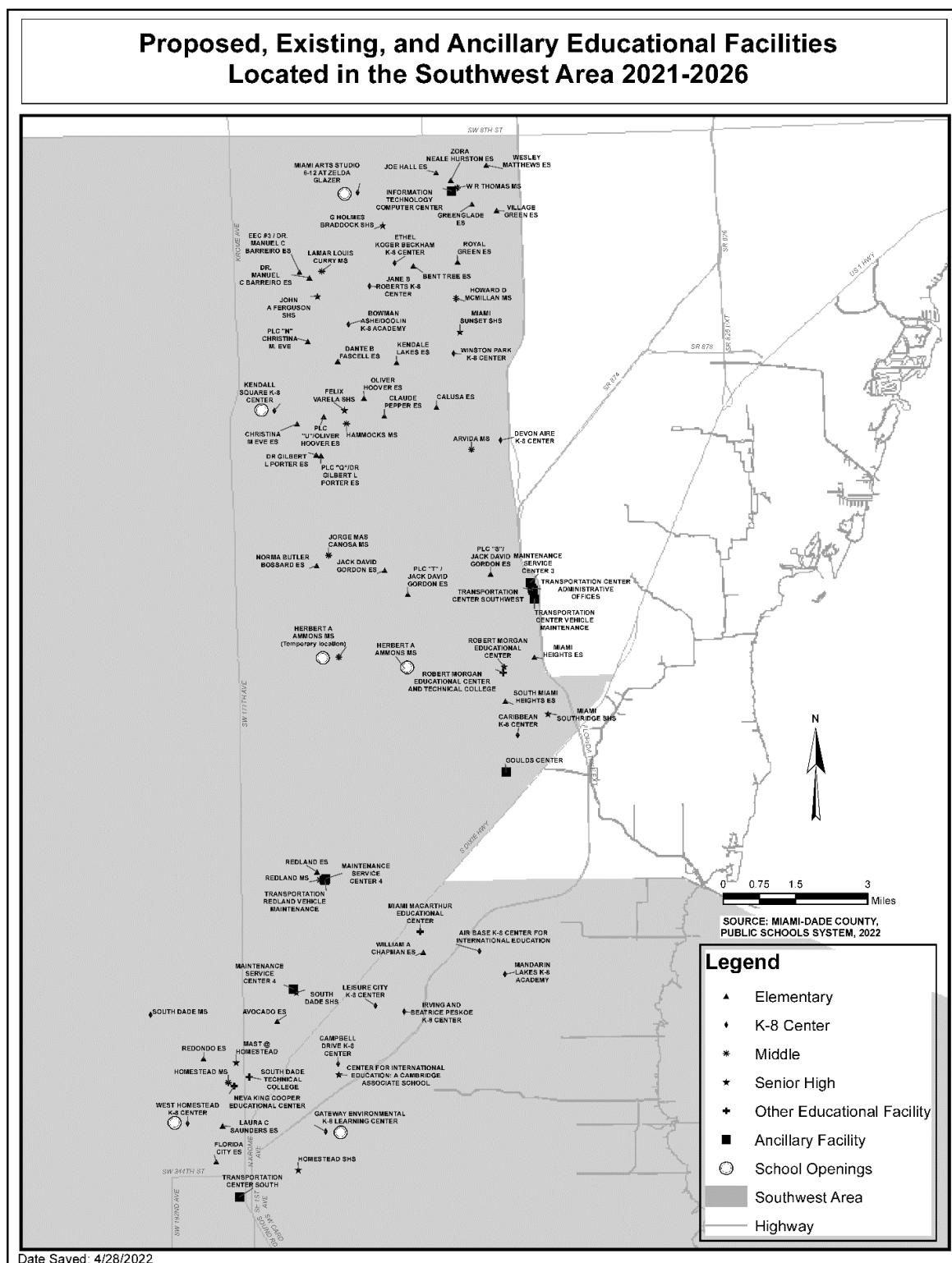
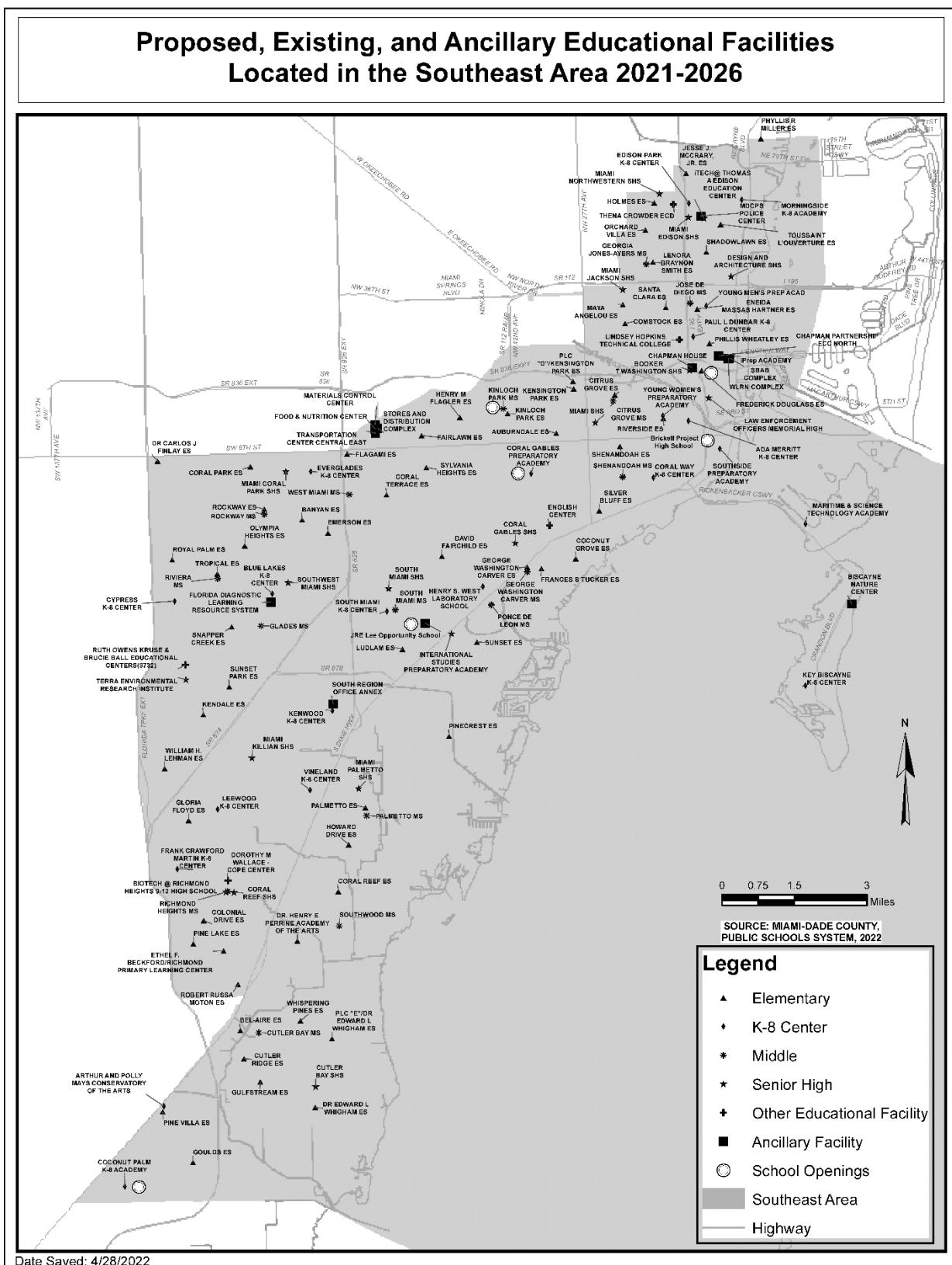


Figure PS-4



INTERGOVERNMENTAL ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Intergovernmental Coordination Element reflects its strategy for coordinating with other municipalities and government agencies at the County, State, regional and federal levels to achieve shared objectives and goals through the planning period. **The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses and visitors.** In order to achieve this vision, the City will need the support of its agency partners, and to better realize its potential as an important and unique part of the Miami metropolitan area and South Florida region.

The Intergovernmental Coordination Element will accomplish its Goal through planning directives and activities aimed at:

- **Coordinating the Comprehensive Plan with the plans of other agencies;**
- Providing for the **mutual review of plans and proposed developments;**
- Coordinating with other agencies to ensure that **level of service standards** are met, and;
- Achieving **shared local, County, regional, State and national goals.**

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL:

FOSTER AND ENGAGE IN BETTER INTERGOVERNMENTAL COORDINATION

OBJECTIVE IC-1:

Coordinate the Comprehensive Plan with the relevant plans of other agencies and jurisdictions by reviewing those plans and policies to insure consistency.

Objective IC-1 Monitoring Measure:

1. Demonstrated compliance with policies IC-1.1 – 1.68 (ongoing participation in intergovernmental coordination efforts).

Note: Demonstrated compliance with the policies is the only feasible monitoring measure for this Objective.

Policy IC-1.1: The City shall participate in staff level interaction and coordination efforts with the various levels of government including Miami-Dade County, the South Florida Regional Planning Council, Miami-Dade County Public Schools, South Florida Water Management District, adjacent jurisdictions, and other agencies with the regulatory authority to review the use of land and other elements in the Comprehensive Plan.

Implementation:

- Who? The City and other government agencies
- How? Active participation in coordination activities (i.e., Planner's Technical Committee, M-DCPS Staff Working Group)
- When? Ongoing

Policy IC-1.2: The City shall compare this Comprehensive Plan with the plans of Miami-Dade County Public Schools, Miami-Dade County, the South Florida Regional Planning Council, and other relevant agencies and adjacent jurisdictions to assess compatibility between the plans and any plan amendments.

Implementation:

- Who? The City and other government agencies
- How? Providing copies of this Plan and any future amendments to the agencies, and reviewing any proposed amendments to their plans
- When? Ongoing

Policy IC-1.3: The City shall review all development proposals to ensure that they are compatible with the City's Comprehensive Plan by comparing the developments with the comprehensive plans.

Implementation:

- Who? The City and other government agencies
- How? Providing copies of development applications to potentially affected municipalities and agencies for review, and reviewing development applications in other jurisdictions that might have City impacts
- When? Ongoing

Policy IC-1.4: The City shall coordinate with the South Florida Water Management District (SFWMD) and Miami-Dade Water and Sewer Department in its water supply and management planning and permitting processes concerning the sharing and updating of information to meet ongoing water supply needs, the establishment of Level of Service standards and resource allocations, changes in service areas, potential for annexation, and implementation of alternative water supply projects.

Implementation:

- Who? The City, SFWMD and Miami-Dade Water and Sewer Department
- How? Coordinated efforts to ensure that the City's potable water needs are met
- When? Ongoing

Policy IC-1.5: The City shall revise its Water Supply Facilities Work Plan within 18 months of updates to the Lower East Coast Water Supply Plan.

Implementation:

- Who? The City, SFWMD and Miami-Dade Water and Sewer Department
- How? Preparation and adoption of the Water Supply Plan
- When? In accordance with statutory deadlines

Policy IC-1.6: The City shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards within the Miami-Dade County Water and Sewer Department, Department of Regulatory and Economic Resources, the South Florida Water Management District, and the 2018 Lower East Coast Water Supply Plan Update.

Implementation:

- Who? The City, SFWMD and Miami-Dade Water and Sewer Department
- How? Preparation and adoption of the Water Supply Plan Update
- When? In accordance with statutory deadlines

Policy IC-1.7: The City will coordinate with the South Florida Water Management District concerning its jurisdictional authority as necessary and support its efforts concerning the *20138 Lower East Coast Water Supply Plan Update*, ACCELER8 Everglades and CERP and the Biscayne Bay Coastal Wetlands Project to protect an Outstanding Florida Water – Biscayne Bay. The City hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendments adopted January 19, 2023, the Miami-Dade Water and Sewer Department 10-year Water Supply Facilities Work Plan, the *2018 Lower East Coast Water Supply Plan Update* (LEC) approved by the South Florida Water Management District (SFWMD) on November 8, 2018 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use Permit which was modified and approved by the SFWMD on March 8, 2022, will now expire on December 27, 2065.

Implementation:

- Who? The City, SFWMD and Miami-Dade Water and Sewer Department
- How? Preparation and adoption of the Water Supply Plan Update
- When? In accordance with statutory deadlines

Policy IC-1.8: The City shall coordinate with the Miami-Dade County Public Schools through the implementation of the Public Schools Element.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? As directed in the Public Schools and Education Element
- When? Ongoing

OBJECTIVE IC-2:

Mutually review relevant plans, proposed developments, and annexation proposals with adjacent municipalities, Miami-Dade County, the South Florida Regional Planning Council, and other agencies and jurisdictions as appropriate.

Objective IC-2 Monitoring Measure:

1. Demonstrated compliance with policies IC-2.1 – IC-2.6 (ongoing participation in intergovernmental coordination efforts).

Note: Demonstrated compliance with the policies is the only feasible monitoring measure for this Objective.

Policy IC-2.1: The City shall coordinate its development efforts with those of adjacent municipalities, Miami-Dade County, Miami-Dade County Public Schools, the South Florida Regional Planning Council, and other agencies as appropriate through such mechanisms as information exchange and staff interaction.

Implementation:

- Who? The City and other government agencies
- How? Providing and requested input in development efforts to further the achievement of local, County, and regional goals
- When? Ongoing

Policy IC-2.2: The City shall participate in the South Florida Regional Planning Council's informal mediation process for conflict resolution, if needed.

Implementation:

- Who? The City, other relevant party(ies), and South Florida Regional Planning Council (SFRPC)
- How? Requesting SFRPC mediation assistance, if needed
- When? If/as needed

Policy IC-2.3: The City shall disseminate information on land development review programs, proposed land developments, and building construction services to other affected public governments and quasi-public agencies.

Implementation:

- Who? The City
- How? The dissemination of relevant information
- When? Ongoing

Policy IC-2.4: The City shall coordinate any annexation efforts with adjacent municipalities, Miami-Dade County, the South Florida Regional Planning Council, and other affected parties, and comply with County and State annexation procedures and policies.

Implementation:

- Who? The City and other affected agencies
- How? Coordinated efforts as per County requirements

- When? Ongoing

Policy IC-2.5: The City shall coordinate with the Florida Department of State, Miami-Dade County, and the private sector in order to preserve the existing National Register properties in the City, and assist in the identification and registering of any new or additional properties.

Implementation:

- Who? The City, County, State, and private sector
- How? Identifying and designating historic sites and establishing a historic resource preservation program
- When? Ongoing

Policy IC-2.6: The City shall coordinate with the Florida Department of State, Miami-Dade County, and the private sector in order to establish art in public spaces programs and cultural events.

Implementation:

- Who? The City and the business community
- How? Establishment of a Public Art and Cultural Heritage programs
- When? On an ongoing basis

OBJECTIVE IC-3:

Coordinate with agencies such as Miami-Dade County Public Schools, adjacent municipalities, Miami-Dade County, the South Florida Regional Planning Council, and other service providers to ensure that levels of service standards are met.

Objective IC-3 Monitoring Measure:

1. Achievement of adopted level of service standards.

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.

Policy IC-3.1: The City shall coordinate with the South Florida Water Management District and Miami-Dade County on maintaining stormwater management systems within the City.

Implementation:

- Who? The City, SFWMD and Miami-Dade County
- How? Coordinated efforts to ensure that the City's drainage/flood protection needs are met

- When? Ongoing

Policy IC-3.2: The City shall coordinate with Miami-Dade County on the conservation, preservation, and management of environmentally-sensitive lands.

Implementation:

- Who? The City and County
- How? Coordinated resource protection efforts
- When? Ongoing

Policy IC-3.3: The City shall coordinate with the Florida Department of Transportation, South Florida Regional Planning Council, South Florida Regional Transportation Authority, and Miami-Dade County on the planning and maintenance of the transportation network, including transit services and bicycle/pedestrian facilities.

Implementation:

- Who? The City and the named agencies
- How? Coordinated transportation planning efforts
- When? Ongoing

CAPITAL IMPROVEMENTS ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Capital Improvements Element reflects its strategy for accomplishing the goals, objectives and policies contained in the other elements of this Comprehensive Plan within the short- and long-range (ten and twenty year) planning periods through the funding and implementation of capital projects. These projects, and their funding sources, are annually updated by the City through the budget process. The Capital Improvements Schedule that is included in this Element will therefore be updated annually to reflect current information. **The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** It is understood that full achievement of this vision will require more funds than the City has available, and that the identification of additional funding sources will be a challenging, ongoing process.

The Capital Improvements Element will accomplish its Goal through planning directives and activities aimed at:

- Providing **capital improvements to correct deficiencies and accommodate growth;**
- Developing **innovative strategies** to implement needed projects;
- Meeting **Level of Service standards** to address current conditions and future growth, and;
- **Achieving the City's Comprehensive Plan** through the short-, mid- and long-range planning periods.

CAPITAL IMPROVEMENTS ELEMENT

GOAL:

PROVIDE NEEDED, TIMELY AND EFFICIENT PUBLIC FACILITIES TO ALL RESIDENTS IN A MANNER THAT PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY COMPACT URBAN GROWTH.

OBJECTIVE CI-1:

Provide capital improvements to meet and correct existing deficiencies, accommodate desired future growth, replace deficient or obsolete facilities, and construct other projects as indicated in the Capital Improvements Schedule.

Objective CI-1 Monitoring Measure:

1. Achievement of level of service standards.

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.

Policy CI-1.1: The City shall include all projects identified in the Plan and determined to be of relatively large scale and high cost (\$25,000 or greater) in the Capital Improvements Schedule and updated annually.

Implementation:

- Who? The City
- How? Annually update the Capital Improvements Schedule to include projects that meet the identified criteria
- When? Ongoing

Policy CI-1.2: The City shall, as a matter of priority, schedule and fund all capital improvement projects in the adopted Capital Improvements Schedule.

Implementation:

- Who? The City
- How? Annually update the Capital Improvements Schedule to reflect the funding status of capital projects
- When? Ongoing

Policy CI-1.3: Proposed capital improvement projects shall be evaluated and ranked in order of

priority according to the following guidelines:

- 1) whether the project is needed to protect public health and safety, to fulfill the municipality's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- 2) whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-f ill development; and
- 3) whether the project represents a logical extension of facilities and services within the municipal service area.

Implementation:

- Who? The City
- How? Utilizing the above-stated guidelines in ranking capital projects
- When? Ongoing

Policy CI-1.4: In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to no greater than 25% of the property tax base.

Implementation:

- Who? The City
- How? Budgeting practices and procedures
- When? Ongoing

Policy CI-1.5: The City shall continue to adopt a 5-year capital improvement program and annual capital budget as a part of its budgeting process.

Implementation:

- Who? The City
- How? Annually adopting the five year capital improvements schedule and budget
- When? Annually and as per State statutory deadlines

Policy CI-1.6: The City shall research sources and file applications to secure public grants to finance the provision of capital improvements, and/or shall seek private funds as an alternative.

Implementation:

- Who? The City
- How? Grants writing and seeking innovative funding sources
- When? Ongoing

Policy CI-1.7: The City shall reserve enterprise fund surpluses for major capital expenditures.

Implementation:

- Who? The City
- How? Budgeting practices and procedures
- When? Ongoing

Policy CI-1.8: The City shall amend the Comprehensive Plan if one or more of the revenue sources identified in the Five-Year Schedule of Capital Improvements is not available when needed to fund a particular project, and this will be accomplished by: modifying the level of service standard for the facility or service for which funding cannot be obtained, and/or; adjusting the schedule by removing projects which have the lowest priority, and/or; delaying projects until funding can be guaranteed, and/or; not issuing development orders that would continue to cause a deficiency based on the public facility's adopted level of service standard, and/or; transferring funding from a funded but not deficient public facility in order to fund an identified deficient public facility or service, and/or; requiring developments to pay the full costs of infrastructure/facilities, and/or; special taxing districts, and/or; a more intensive maintenance program to extend the life of facilities.

Implementation:

- Who? The City
- How? Annually updating the five year capital improvements schedule and budget.
- When? Ongoing.

Policy CI-1.9: When constructing capital infrastructure improvements, the City shall include an Action Plan for these improvements to provide for clear project schedules, monitoring progress, providing updates to the City Commission and the public and providing a post completion report.

Implementation:

- Who? The City
- How? Through the Action Plan
- When? Ongoing

OBJECTIVE CI-2:

Implement innovative financing policies, public-private partnerships, and multi-unit government financing to ensure that adequate infrastructure, open space and recreational areas, and civic assets are available to support development.

Objective CI-2 Monitoring Measures:

1. Demonstrated compliance with policies CI-2.1 – CI-2.4

Note: Demonstrated compliance with the policies is the only feasible monitoring measure for this Objective.

2. Implementation status of policies CI-2.1 – CI-2.4.

Policy CI-2.1: The City may adopt special taxing districts or other mechanisms in order to assess all new developments a pro-rata share of the costs required to finance improvements and services.

Implementation:

- Who? The City
- How? Adopting special taxing districts or other mechanisms to fund needed, targeted improvements
- When? Ongoing

Policy CI-2.2: The City shall implement a program for dedications of fees-in-lieu-of proportionate to demand as a condition of plat approval for the provision of streets, parks/recreation, open space, and other services and amenities.

Implementation:

- Who? The City
- How? Development approval processes and the Land Development Regulations
- When? Ongoing

Policy CI-2.3: The City, in its Land Development Regulations, shall implement a program for exactions, dedications, and/or fees-in-lieu-of as a condition of plat approval for the provision of streets and civic assets in accordance with the Comprehensive Plan.

Implementation:

- Who? The City
- How? Development approval processes and the Land Development Regulations
- When? Ongoing

Policy CI-2.4: In order to achieve the Level of Service standards for recreation and open space, the City shall include a mandatory recreation land dedication, regulation or fee-in-lieu-thereof in

its Land Development Regulations.

Implementation:

- Who? The City
- How? Development approval processes and the Land Development Regulations
- When? Ongoing

OBJECTIVE CI-3:

Establish new or modify existing development review procedures to ensure that existing deficiencies will be corrected, and to coordinate improvements so that adequate facility capacities will be available to meet future needs and achieve economic development and redevelopment goals.

Objective CI-3 Monitoring Measure:

1. Achievement of level of service standards.

Note: Achievement of the adopted Level of Service standards demonstrates that development approvals are being coordinated with facilities and services.

Policy CI-3.1: The City shall utilize the following level of service standards as the basis for determining facility capacity and the demand generated by development.

FACILITY	LEVEL OF SERVICE STANDARDS
Sanitary Sewer Facilities	<p>The wastewater treatment plants shall operate with a physical capacity of no less than the average daily influent sewage flow for the preceding 12 months.</p> <p>Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.</p> <p>The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.</p>

	The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.												
Fire Flow	<p>Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:</p> <table border="1"> <thead> <tr> <th>Land Use:</th><th>Min. Fire Flow (gpm)</th></tr> </thead> <tbody> <tr> <td>Single Family Residential Estate</td><td>500</td></tr> <tr> <td>Single Family and Duplex; Residential on minimum lots of 7,500 sf</td><td>750</td></tr> <tr> <td>Multi-Family Residential (Low Medium Density), Semiprofessional Offices</td><td>1,500</td></tr> <tr> <td>Multi-Family Residential (Medium and High Density)</td><td>2,000</td></tr> <tr> <td>Hospitals, Schools, Business and Industry</td><td>3,000</td></tr> </tbody> </table>	Land Use:	Min. Fire Flow (gpm)	Single Family Residential Estate	500	Single Family and Duplex; Residential on minimum lots of 7,500 sf	750	Multi-Family Residential (Low Medium Density), Semiprofessional Offices	1,500	Multi-Family Residential (Medium and High Density)	2,000	Hospitals, Schools, Business and Industry	3,000
Land Use:	Min. Fire Flow (gpm)												
Single Family Residential Estate	500												
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750												
Multi-Family Residential (Low Medium Density), Semiprofessional Offices	1,500												
Multi-Family Residential (Medium and High Density)	2,000												
Hospitals, Schools, Business and Industry	3,000												
Solid Waste Facilities	Maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system for a minimum of five (5) years.												
Drainage Facilities	<p>1 in 10 year storm event; one day storm event. Retention of first inch of water at farthest point from drainage system.</p> <p>Structures at or above the minimum flood elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County.</p>												
Potable Water	Regional treatment. System shall operate with a maximum daily rated capacity that is no less than 2% above maximum finished daily flow for the preceding year, accounting for capacity that is reserved for development that is not yet completed ("reserved capacity") and no less than an average daily capacity 2% above the average daily system demand for the preceding 5 years accounting for reserved capacity. The maximum finished water daily flow shall be determined by calculating the average												

	<p>of the highest five single day finished water flows for the previous 12 months.</p> <p>User LOS. Maintain capacity to produce and deliver 120.26 gallons per capita per day systemwide.</p> <p>Water Quality. Shall meet all county, state and federal primary potable water standards.</p> <p>Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.</p>
Traffic	<p>State Roadways and Collectors - LOS "D"</p> <p>All other roads – LOS E</p>
Recreation and Open Space	<p>At least 1.8 acres of park space per every 1,000 persons</p> <p>At least one (1) acre of recreation and open space within a (1/2 mile) of all residential and mixed use areas in the City.</p>

Implementation:

- Who? The City
- How? The inclusion of a Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy CI-3.2: The City shall ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Implementation:

- Who? The City
- How? The Concurrency Management System in the Land Development Regulations
- When? Ongoing

Policy CI-3.3: Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed actions:

- 1) contribute to a condition of public facility deficiencies with reference to hazards as in the

Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element;

- 2) exacerbate to an unacceptable level an existing facility deficit as described in the Transportation Element, Infrastructure Element, and Recreation and Open Space Element;
- 3) generate public facility demands that may not be accommodated by capacity increases planned in the Capital Improvements Schedule concurrent with development;
- 4) conform with the Future Land Use Plan Map, and topographic and soil conditions;
- 5) accommodate public facility demands based upon adopted LOS standards, if public facilities are developer-provided;
- 6) demonstrate financial feasibility, subject to this Element if public facilities are provided, in part or whole, by the City; and;
- 7) affect State agencies and the South Florida Water Management District's facilities plans.

Implementation:

- Who? The City
- How? Evaluation of development requests and proposed amendments to ensure that levels of service will be met
- When? Ongoing

Policy CI-3.4: The City shall use fiscal policies to direct expenditures for capital improvements in accordance with the Comprehensive Plan and its adopted goals, objectives, and policies.

Implementation:

- Who? The City
- How? Budgeting practices and procedures
- When? Ongoing

Policy CI-3.5: The City shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public schools (Public Schools and Education Element Objective PS-2 and policies hereunder).

Implementation:

- Who? The City
- How? The Concurrency Management System
- When? Ongoing

Policy CI-3.6: Miami-Dade County Public Schools 5-Year District Facilities Work Program is

incorporated by reference into the City's Capital Improvement Plan, as applicable. The City shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the short- and long-term planning horizons, and to ensure that the adopted level of service standard will continue to be achieved and maintained. The City, through its updates of the Capital Improvements Element and Program, shall incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City of Opa-Locka and Miami-Dade County Public Schools shall coordinate their planning efforts prior to and during the City's Comprehensive Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. The Miami-Dade County Public Schools Facilities Work Program shall be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Implementation:

- Who? The City and Miami-Dade Public Schools
- How? Intergovernmental coordination and the Concurrency Management System
- When? Ongoing

PROPERTY RIGHTS ELEMENT

EXECUTIVE SUMMARY

The City of Opa-locka's Property Rights Element reflects its strategy to consider property owners' rights in all decision-making. **The City aspires to be a successful and financially stable full-service community that offers ample economic opportunities to its residents, boasts a vibrant and distinctive Downtown and healthy neighborhoods, and provides excellent services and a great quality of life to residents, businesses, and visitors.** Ensuring that a property owner has the right to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

PROPERTY RIGHTS ELEMENT

GOAL:

CONSIDER THE RIGHTS OF PROPERTY OWNERS IN ALL LOCAL DECISION-MAKING.

OBJECTIVE PR-1:

Apply rules, ordinances, and regulations with sensitivity for judicially acknowledged and constitutionally protected private property rights.

Policy PR-1.1: In local decision-making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy PR-1.2: In local decision-making, the City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy PR-1.3: In local decision-making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy PR-1.4: In local decision-making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.



Adopted: September 11, 2024

CITY OF OPA-LOCKA PLANNING AND COMMUNITY DEVELOPMENT
PREPARED BY: Calvin, Giordano & Associates and Ebenbach Consulting

