



MEMORANDUM

AGENDA ITEM #III.F.2

DATE: APRIL 4, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF OPA-LOCKA PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1ER

Community Profile

The City of Opa-locka was incorporated in 1938 with an Arabian Nights theme resulting in a prevalence of Moorish Architecture. The City is adjacent to the municipalities of North Miami, Hialeah, and unincorporated Miami-Dade County. The City is approximately four square miles, with a 2010 population of 15,419. The City is home to the Opa-locka Executive Airport and located in close proximity to the North Campus of Miami-Dade College, both of which serve to encourage population growth and development within the area. The City is also in close proximity to Northwest Dade Industrial Area and shares a Flea Market with the City of Hialeah, both of which serve as centers of employment in north Miami-Dade County. Opa-locka has a Tri-Rail station within walking distance of the downtown area.

Opa-locka is primarily a residential community (70 percent), with a small Commercial (16 percent) area. Less than two percent of the land area is developed for Industrial uses. Approximately 391.03 acres of vacant land are within the city. Large scale development of these parcels is not possible because the parcels are scattered. Opa-locka is seeking annexation of an additional 883.2 acres of land in unincorporated Miami-Dade County. A general location of the City is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment package #11-1ER consists of a Future Land Use Element Residential Category text amendment, a Water Supply Facilities Work Plan, a new Public Schools Facilities Element, and Evaluation and Appraisal Report (EAR)-based text amendments. The EAR-based text amendments include new monitoring measures, to the Future Land Use; Transportation; Housing; Potable Water Sub-Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Aquifer Recharge (Infrastructure); Conservation; Recreation and Open Space; Intergovernmental Coordination; and Capital Improvement Elements.

Impact Analysis

Staff analysis confirms the proposed Future Land Use Residential Category text amendments within the City of Opa-locka amendment package #11-1ER is generally inconsistent with the *SRPP*; and

Staff analysis confirms the proposed EAR-based text amendments (including the Public School Facilities Element, Monitoring Measures, and Water Supply Plan) within the City of Opa-locka amendment package #11-1ER is generally consistent with the *SRPP*.

The City of Opa-locka Commission approved the proposed amendment package by a (3-1) vote on February 9, 2011.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find the proposed Future Land Use Residential Category text amendments within the City of Opa-locka amendment package #11-1ER generally inconsistent with the *SRPP*; and

Find the proposed EAR-based text amendments (including the Public School Facilities Element, Monitoring Measures, and Water Supply Plan) within the City of Opa-locka amendment package #11-1ER generally consistent with the *SRPP*.

Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local government name: Opa-locka.
2. Amendment number: 11-1ER.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: March 15, 2011.
5. Date amendment review must be completed and transmitted to DCA: April 14, 2011.
6. Date the amendment review will be transmitted to the DCA: April 8, 2011.
7. Description of the amendments:

EAR-based Comprehensive Plan Text Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide, minimum standards. The Report is not intended to require a comprehensive rewrite of the Elements within the local plan, unless a local government chooses to do so.

The City of Opa-locka's Second Round EAR identified the following local issues to be addressed through EAR-based amendments: Transportation and Connectivity, City and Government Affairs, and Housing. Nine (9) Elements of the Comprehensive Plan would be amended and updated in accordance with the EAR recommendations, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The Housing Element would include new and revised Policies that promote a diversity of new and rehabilitated housing types at various price points, encourage energy efficient designs and construction features, and ensure housing is proximate to transit, employment and needed services.

The Recreation and Open Space Element would include Policy language adopting a revised Level of Service (LOS) Standard for park space, requiring park development more than \$25,000 to be included in the Capital Improvements Element (CIE), requiring a survey of all open space and recreation facilities on an annual basis, and to seek opportunities and consider innovative strategies to meet the City's recreational needs.

The Transportation Element would include new and revised Policies that emphasize the mobility of people, multi-modalism, sustainable and environmentally friendly growth management principles, adopt Florida Department of Transportation LOS Standards as the minimum LOS Standards for Florida Intrastate Highway System (FIHS) roadways in the city, and reflect changes to state transportation concurrency requirements.

The Potable Water Sub-Element would be eliminated and applicable Goals and Policies would be incorporated into the Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater

Aquifer Recharge (Infrastructure), Conservation, Future Land Use, Capital Improvements and Intergovernmental Coordination Elements. These Elements would be consistent with the proposed Water Supply Facilities Work Plan.

The Infrastructure Element would include new potable water LOS Standards, the coordination of Water Supply Plans of applicable agencies, the provision of adequate water supply and related infrastructure for development approval, and identify and implement alternative water supply, conservation and reuse programs.

The Conservation Element would address current water conservation and environmental protection strategies, and greenhouse gas reduction strategies.

The Future Land Use Element would include new and revised Policies that will evaluate historic sites, determine the feasibility of annexation, encourage economic development, address energy efficient land use patterns by promoting higher densities and mixed-uses near transportation nodes, and include energy conservation strategies.

The Capital Improvements Element would adopt the 2011-2015 Capital Improvements Schedule and ensure included projects are financially feasible.

The Intergovernmental Coordination Element would include new and revised Policy language about the City's coordination efforts with the applicable local, county, and regional agencies on strategies that address water supply, public schools and other planning efforts.

New Public School Facilities Element

The proposed Public School Facilities Element would be incorporated into the City's Comprehensive Plan pursuant to Chapter 163, Florida Statutes. The Element would include Goals and supporting Objectives and Policies to provide for coordination of new residential development with future availability of public school facilities consistent with the adopted LOS Standards for public school concurrency.

Monitoring Measures

The proposed amendment updates existing and creates new measures to monitor Comprehensive Plan Objectives.

Water Supply Plan

City residents and businesses receive potable water directly from the Miami-Dade County Water and Sewer Department (MDWASD), through a wholesale service agreement. The City Work Plan describes its service area relationship with the County; provides data and analysis on current and projected water supply and demand through 2030; discusses the required potable water LOS standards; and supports the conservation and reuse initiatives identified in the County's Work Plan. The County Work Plan was adopted by the Board of County Commissioners on April 24, 2008, and found in-compliance by the Department of Community Affairs (DCA) on July 18, 2008.

Future Land Use Residential Category Text Amendments

Proposed amendment #11-1ER includes changes to two existing residential land use categories on the Future Land Use Map, as recommended in the City's 1995 and 1997 EAR, to increase densities throughout the City's Center (see table on page 3). Approximately 2,037 additional dwelling units could be built within the city.

Residential Land Use	Current Density	Proposed Density	Potential Additional Development
Low - Medium (21 acres)	9 to 13 units/acre	9 to 18 units/acre	+ 105 units
Moderate (161 acres)	13 to 15; or 15 to 18 units/acre	18 to 30 units/acre	+ 1,932 units

The capacity analysis provided by the City for the proposed increase in density for the Low to Medium and Moderate Residential land use categories indicate adequate infrastructure exists for sanitary sewer, potable water, solid waste, and parks and recreation. However, the transportation analysis only outlines the capital improvement projects related to local roadways through 2015 and the current Level of Service (LOS) Standard issues for local arterial and collector roads.

Objection

The transportation analysis does not assess the impacts of an additional 2,037 residential dwelling units on existing roadways, including regional transportation corridors and/or facilities (State Road 924, Gratigny Parkway). At this time, Council staff cannot confirm the proposed amendment would not impact the regional transportation system.

Recommendation

The City should provide data and analysis reflecting the projected number of additional trips to local, state, and regional roads that would result from the increase in residential density.

Impact Analysis

- 8. Is the amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the proposed Future Land Use Residential Category text amendments within the City of Opa-locka amendment package #11-1ER is generally inconsistent with the SRPP; and

Staff analysis confirms the proposed EAR-based text amendments (including the Public School Facilities Element, Monitoring Measures, and Water Supply Plan) within the City of Opa-locka amendment package #11-1ER is generally consistent with the SRPP.

- 9. Applicable SRPP Goals and Objectives:

GOAL 8 Enhance the Region’s mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

Policy 8.1 Maintain the Florida Intrastate Highway System, other state roads, local roadways, and public transportation systems to preserve the Region’s investment in infrastructure; support daily use and needs; enhance the Region’s global competitiveness and economic health; increase safety; ensure emergency access and response; and provide for evacuation purposes.

- 10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP:

The impacts from the proposed Future Land Use Residential Category Text Amendments on the regional transportation system could not be identified.

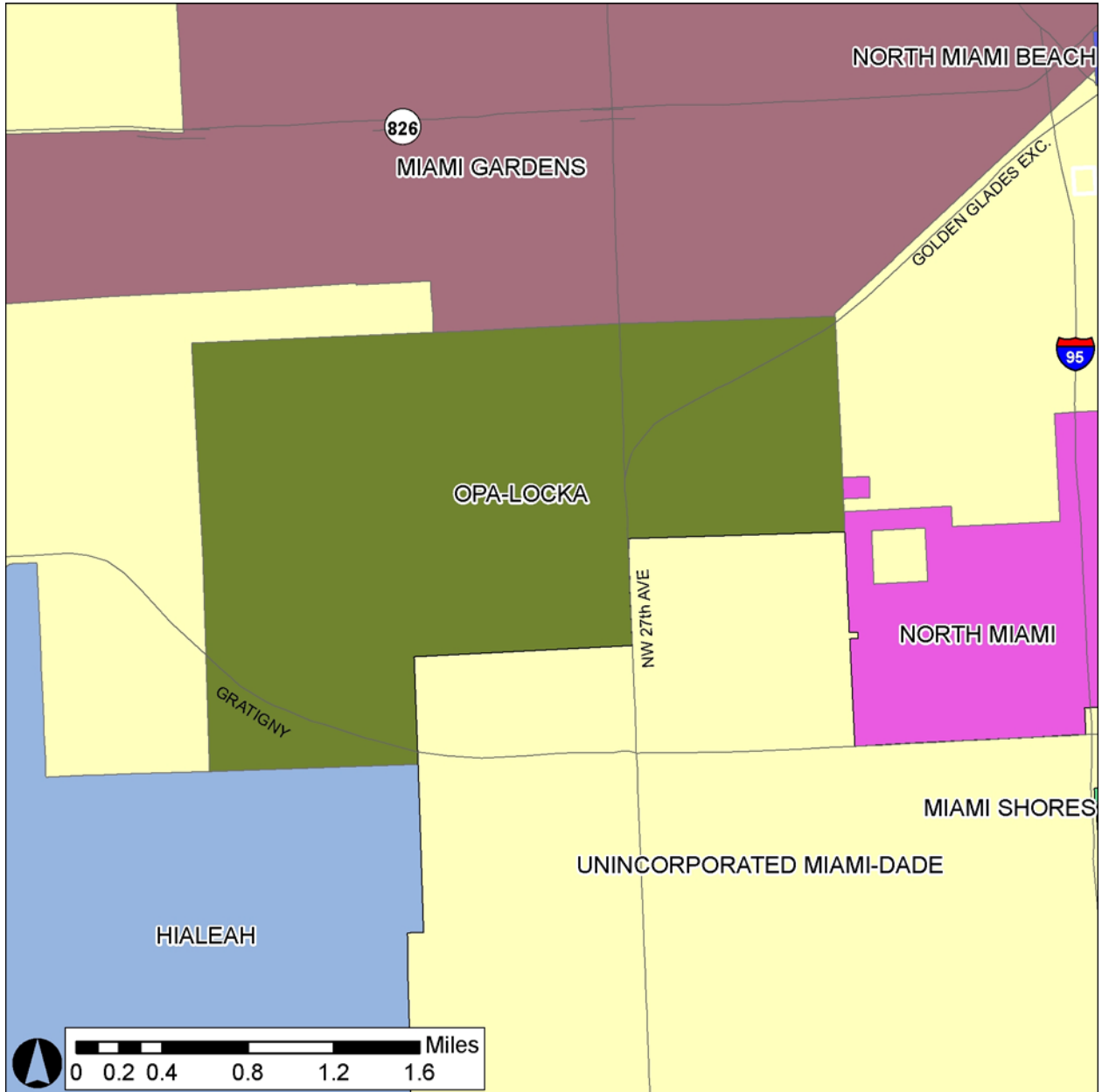
- 11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *See #10*

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.
13. Impacts to significant regional resources and facilities identified in the *SRPP*, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*.
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.
15. Protection of natural resources of regional significance identified in the *SRPP* including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities:

The impacts from the proposed Future Land Use Residential Category Text Amendments on the regional transportation system could not be identified.

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Opa-locka
Proposed Amendment #11-1ER

Sources: Miami-Dade County, SFRPC.

Note: For planning purposes only. All distances are approximate.