

# City of Opa-Locka

## Proposed Comprehensive Plan EAR-Based Amendments

**January 1, 2011**

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## Introduction

This document is the Goals, Objectives and Policies (GOPs) Report for the Opa-Locka EAR-based Comprehensive Plan Amendments. The purpose of this Plan is to set forth the City's long-range comprehensive planning goals as per the requirements of the State of Florida.

The State of Florida's local government comprehensive planning law, Chapter 163, Part 2, Florida Statutes, requires that all local governments throughout Florida maintain a long-range comprehensive plan, and that comprehensive planning should be a continuous and ongoing process. As a part of this process, municipalities are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, and governmental activities. Larger cities and counties must prepare an Evaluation and Appraisal Report (EAR) once every seven years analyzing the progress they have made in implementing the comprehensive plan. The purpose of the EAR is to evaluate and assess the effectiveness of the local adopted comprehensive plan in accomplishing its goals and identify how it should be modified and updated to meet the future needs of the community. Specifically, the EAR process has two steps as given below:

1. Preparation and adoption of an Evaluation and Approval Report (EAR). The City of Opa-Locka EAR was adopted by the City Commission and found sufficient by the State Department of Community Affairs.
2. Adoption of Comprehensive Plan Amendments as recommended in the EAR (EAR-based Comprehensive Plan Amendments). As required by Section 163.3191, F.S. the Evaluation and Appraisal Report presents an analysis and assessment of the City's Comprehensive Plan. It also contains recommendations to amend the City's adopted Comprehensive Plan. It further specifies the procedures and criteria for the preparation, transmittal, adoption and sufficiency review of the City of Opa-Locka's EAR-based comprehensive plan amendments.

### **Organization of the EAR-based Comprehensive Plan Amendments**

The proposed EAR-based Comprehensive Plan Amendments are organized and subdivided into two separate documents as follows.

Part I. – Goals, Policies and Objectives (GOPs) – Updates to currently adopted Goals, Policies and Objectives (GOPs) of the Comprehensive Plan are denoted by underline and ~~striketrough~~. These updates are based on the Evaluation and Appraisal Report (EAR) recommendations and additional community input.

Part II. – Monitoring and Evaluation Procedures. This document contains This document will describe the procedures to conduct a Monitoring and Evaluation Program of the City of Opa-Locka's Comprehensive Plan. This program is the source of information for the "Evaluation and Appraisal Report".

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**GOAL: PROVIDE SAFE AFFORDABLE AND SANITARY HOUSING TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS OF THE CITY OF OPA-LOCKA.**

OBJECTIVE 1: *Assist the private sector in providing ~~230 new dwelling units of various types, sizes and costs by 1994 and an additional 160 new dwelling units by the year 2000-2014~~ to meet existing and projected population housing needs of the City.*

Policy 1.1: A "Status of Housing in the City" report should be annually presented to the city commission in the month of June.

Policy 1.2: Provide information, technical assistance, and zoning incentives to the private sector in an effort to spur housing production sufficient to meet the indicated demand.

Policy 1.3: Develop local government partnerships, by defining and soliciting relationships in a request for proposals, from the private sector to improve the efficiency and expand the capacity of the housing delivery system.

Policy 1.4: Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive paperwork and meeting requirements, and amending or adding other requirements in order to increase private sector participation in meeting the housing needs, while continuing to insure a high quality of housing to promote the health, welfare and safety of the residents ~~by September 1, 1989.~~

Policy 1.5: Review the zoning ordinance and develop zoning variances and incentives for proposed housing developments intended for persons with special housing needs, including the elderly, the handicapped, large families and families with low-moderate incomes.

Policy 1.6: Assist non-profit agencies and other support groups to plan and coordinate arrangements for lower-cost rental housing and other non-housing support services by providing technical assistance and data.

Policy 1.7: Review the zoning and develop zoning incentives for the development of single family homes and other low density housing types by private builders with emphasis on housing for low-moderate income housing.

OBJECTIVE 2: *Reduce by ~~10-5~~ percent the number of households residing in substandard housing by ~~2014 1994~~ and provide for the aesthetic improvement of existing housing and elimination of substandard housing by ~~2000 2020~~ by encouraging the conservation of existing standard housing units and increasing the number of rehabilitated low and moderate income and other dwelling units.*

Policy 2.1 : Increase and improve code enforcement activities, through regular inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities, per the code enforcement program, to provide the techniques and a program of conservation, rehabilitation and demolition.

- Policy 2.2: A survey of housing conditions, specifically detailing substandard housing in the city, shall be conducted annually and data shall be included in the housing report.
- Policy 2.3: Seek federal, state, and county funding to assist in improving substandard housing.
- Policy 2.4: Provide city support for the demolition or rehabilitation of unsafe, substandard housing by providing data to the county and through the implementation of the code enforcement program.
- Policy 2.5: Assist neighborhood upgrading projects by providing code enforcement assistance, removing blighting influences, and concentrating capital and/or operating budget improvements in selected neighborhoods and areas.
- Policy 2.6: Residential owners will be informed and encouraged to participate in "urban homesteading" and other housing rehabilitation programs of higher level governmental agencies.
- Policy 2.7: Assist the local community development corporation in its neighborhood improvement programs by providing technical assistance and data.
- Policy 2.8: Conserve and protect existing sound residential areas through a cont including program of community monitoring and the designation of conservation areas.
- Policy 2.9: Assist elderly and handicapped homeowners in painting and making minor repairs to their homes with community development funds.
- Policy 2.10: The city's housing board will integrate efforts with Miami-Dade County's Code Enforcement Program in the establishment of policies and standards for housing quality to assure that existing and future housing comply with acceptable standards.
- Policy 2.11: The City will increase affordable housing opportunities for extremely low, very low, low, and moderate-income households, including workforce housing options, within reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas.
- OBJECTIVE 3: ~~By 1992 provide~~ Provide relocation housing and adequate sites for housing for low and moderate income households, and overcrowded households, and identify sites to be used to meet future needs by coordinating site locations with the Miami-Dade Housing Authority, community based partnerships, and organizations, not for profit developers, and community development corporations.
- Policy 3.1: By disseminating information and staff interaction, support the efforts of the South Florida Regional Planning Council and assist in its efforts to determine and develop sites and programs for housing for low and moderate-income persons.

- Policy 3.2: By disseminating information and staff interaction, coordinate with higher level government agencies to ensure the equitable distribution of publicly assisted housing throughout the city to provide for a wide variety of neighborhood settings for low and moderate-income households.
- Policy 3.3: Participate in the region-wide fair share housing distribution plan and coordinate housing site locations by using intergovernmental agreements addressing this approach.
- Policy 3.4: The City will review its zoning ordinance and determine zoning variances and zoning incentives for the provision of housing for low and moderate-income families by private developers by September 1, ~~1989~~2015.
- Policy 3.5: The City of Opa-1ocka will meet with and provide data to the Miami-Dade County Department of Housing & Urban Development for the implementation of a relocation housing program, housing strategies and development approaches.
- Policy 3.6: Utilize the 2010 Census to prepare a current inventory of housing conditions.
- Policy 3.7: The City will maintain an inventory of the available sites, the size of the sites, and the number of units available for various classes and income levels of households in need.
- OBJECTIVE 4: *City officials will continue to meet with interested developers and encourage ~~for them to provide construct~~ manufactured housing mobile home sites and other additional housing types which are provided for in the city's zoning ordinances.*
- ~~Policy 4.1: The existing zoning ordinance is to continue to include the provision for use categories mobile home parks and mobile home subdivisions.~~
- Policy 4.1: Allow manufactured homes within residential areas throughout the city, provided they meet design and building standards and are generally compatible with the surrounding residential development.
- ~~Policy 4.2: Continue to cooperate with Dade County via subdivision regulations to allow code-approved mobile homes and industrialized housing.~~
- Policy 4.2: The city will identify adequate sites and distribution of housing for very low, low, moderate income households, and manufactures homes.
- Policy 4.3: The city commission will continue to establish policies t provide supporting infrastructure and public facilities to mobile home subdivisions, and low-moderate income, group homes, and foster care housing facilities after input at public hearings.
- Policy 4.4: The city commission will continue to allow for mobile homes, group homes and foster care facilities guided by land use and land control regulations, for temporary , emergency, or long term dwelling occupancy.

- OBJECTIVE 5: *By 1994 Ensure sites in residential areas for adult congregate living, foster care, and other types of group homes will be allowed by the City at selected locations to ensure that the needs of persons required special needs are met.*
- Policy 5.1: The city shall cooperate with Miami-Dade County in establishing non-discriminatory housing standards and location criteria addressing group homes and foster care facilities funded by the Department of Health and Rehabilitative Services by providing data and attending meetings.
- Policy 5.2: The city shall continue to regulate the location of group homes so that no residential neighborhood has an undesirable concentration of such facilities as defined in the zoning ordinance and city policies and procedures.
- Policy 5.3: Other community-based residential care facilities to serve group homes and their clients shall be provided at convenient, adequate, and non-isolated sites within the residential areas or locations adjacent to residential areas in the city per the city codes.
- Policy 5.4: The city will review the Land Development Regulations to determine if additional regulations are need to address the need for community residential alternatives.
- OBJECTIVE 6: *The City shall protect, preserve, enhance and promote public awareness of historically significant housing in the City of Opa-Locka by 1989.*
- Policy 6.1: The city staff, in concert with county staff and property owners should meet to identify and develop programs for the rehabilitation and adaptive reuse of historically significant housing.
- Policy 6.2: The city shall encourage property owners of historically significant housing to apply for and utilize county, state, and federal assistance programs by providing data and through public meetings and hearings.
- Policy 6.3: The city should adopt a historic preservation ordinance to guide conservation and rehabilitation by September 1, 1989, and the staff should meet with Miami-Dade County with reference to its relationship to the county-wide ordinance.
- Policy 6.4: The City of Opa-Locka will request that Miami-Dade County identify and evaluate historic sites in the City by 2014. The City will promote the cultural importance of these structures.
- OBJECTIVE 7: *By 1994, the The City shall assist Miami-Dade County in the implementation and formulation of housing programs by participating in workshop sessions, programs and on-going staff interaction.*
- Policy 7.1: The city staff shall assist and respond to requests for data from the county's housing agency by providing data or recommendations.
- Policy 7.2: The city shall respond to requested input or critiques to housing programs by attendance at meetings or written responses.

OBJECTIVE 8: *The City will encourage the development of conveniently located affordable and workforce housing opportunities.*

Policy 8.1: *The City will work with developers, by using land use as an incentive for affordable housing and green development, which lowers energy costs and also provides an affordable place to live.*

Policy 8.2: *The City of Opa-Locka will review development incentives to encourage affordable and workforce housing that is high density, mixed use and transit-oriented at or near existing and future transit stations and corridors.*

Policy 8.3: *The City will work closely with the County and private sector to ensure that a wide range of housing choices are made available near transit stations.*

OBJECTIVE 9: *The City will assist the private sector in providing affordable housing opportunities within the city, with new housing available to extremely low, very low, low and moderate-income households, including workforce housing.*

Policy 9.1: *The city will provide technical support to non-profit housing development corporations to construct new housing either for sale or rent to extremely low, very low, low, and moderate-income persons, including workforce housing.*

OBJECTIVE 10: *The city will encourage housing design and developments that are energy efficient and enhance the overall health, safety and general welfare of Opa-Locka residents.*

Policy 10.1: *The City shall promote affordable utility costs for new public housing projects by utilizing the Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition green construction standards, or other acceptable standards, and through the incorporation of alternative energy technologies into low-income weatherization programs.*

Policy 10.2: *The City shall participate in outreach and education campaigns in an effort to encourage new housing projects to be mixed use with medium to high densities, and located adjacent to public transportation.*

Policy 10.3: *The City shall encourage energy efficiency in the design and construction of all new housing. The City shall also encourage the use of renewable energy sources.*



**GOAL : ENSURE THAT ADEQUATE LEI SURE TIME FACILITIES, RECREATIONAL OPPORTUNITIES, AND OPEN SPACE AREAS ARE PROVIDED TO MEET THE HEALTH, SAFETY, AND WELFARE NEEDS OF THE RESIDENTS OF OPA-LOCKA.**

OBJECTIVE 1: *Continue providing a system of parks and recreation facilities that will adequately meet the needs of city residents.*

Policy 1.1: The city shall adopt the following level of service standards:

1.8 acres of park space per every 1,000 persons.

~~1 Tennis court for every 6,000 persons, 12-60 years old~~

~~1 Lighted Baseball Field for every 6,000 persons, 10-40 years old~~

~~1 Shuffleboard court or other senior citizens facility for every 1,000 persons 60 years old and over~~

~~1 Basketball court for every 5,000 persons, 12-19 years old~~

~~1 Tot lot for every 1,000 persons, 3-12 years old~~

~~1 Picnic area for every 6,000 persons, all ages~~

Policy 1.2: The Parks and Recreation Department shall use city budgeted funds, user fees and best management strategies to improve existing deficiencies, preserve and maintain existing parks and manage recreational activities and facilities.

Policy 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 level of service standards.
3. Existing deficiencies and proposals for improving deficiencies.

~~Policy 1.4: The proposed development of the Martin Luther King Park located at the Nile Gardens Area is to commence not later than 1993.~~

Policy 1.4: All park developments estimated to cost \$25,000 or more shall be scheduled in the Capital Improvements Element.

OBJECTIVE 2: *Adequate access to all public recreational facilities shall be continuously provided by 1994.*

Policy 2.1: The city shall improve access to park and recreation sites by providing parking facilities, bicycle racks, pedestrian facilities, and public transportation.

Policy 2.2: Improved access for the handicapped and the elderly shall be implemented by constructing accessways to existing facilities and requiring accessways in new facilities.

Policy 2.3: New recreational sites shall be designed and constructed with accessways which are compatible with the character and quality of adjacent neighborhoods.

- Policy 2.4: The city shall implement information programs and improve signage on roadways and park entrances to increase public awareness of available recreation opportunities.
- Policy 2.5: The City shall complete a survey of park access for disabled persons to ensure that ADA requirements are met.
- OBJECTIVE 3: *By 1994, improved coordination between public and private sectors shall be established by requiring private developers to provide for more open space and recreational facilities in their developments.*
- Policy 3.1: The city shall review its development regulations and determine incentives it shall allow for developers to provide recreational facilities in their developments ~~by September 1, 1989.~~
- Policy 3.2: The city shall improve coordination with Miami-Dade County with regard to the provision of adequate parks and recreational facilities to serve the residents of Opa-Locka by soliciting development funding for city parks, greater use and sharing of Miami-Dade County parks, and through staff meetings.
- Policy 3.3: The city commission shall establish a committee composed of private citizens and members of the Parks and Recreation Department to coordinate public and private sector efforts in meeting the city's recreational demands.
- OBJECTIVE 4: *Improve the existing system of open space areas, ~~through the year 2000,~~ by instituting a systematic maintenance program and improving the aesthetics of the spaces by requesting open space from public and private agencies.*
- Policy 4.1: Coordinate efforts with Miami-Dade County to provide visual/landscaping improvements along selected streets, lakes and canals.
- Policy 4.2: Coordinate efforts with the Florida -- Department of Transportation for the beautification of that segment of State Road 9 and Opa-Locka Boulevard passing through the City of Opa-Locka by requesting joint agreements to improve and maintain the roads.
- Policy 4.3: Improve the existing landscaping along Sharazad Boulevard by a continuous maintenance program.
- Policy 4.4: Coordinate with county and state agencies in maintaining the present condition of landscaping along Douglas Road, Lejeune Road, NW 17th, NW 22nd, NW 27th, and NW 32nd Avenues by requesting joint agreements to improve roads.
- Policy 4.5: The city shall review its land development regulations to determine new open space definitions and standards for pastoral, utilitarian and corridor open space and shall implement the standards ~~by September 1, 1989.~~
- Policy 4.6: The city shall review its land development regulations to determine new open space definitions to determine if it shall adopt incentives for

developers to provide open space areas in future developments by ~~September 1, 1989.~~

Policy 4.7: Open space areas as designed in ~~Table R-2~~ the Land Use Map shall remain functionally intact ~~through the year 2000~~ by coordinating the land use plan and development regulations, and by instituting a systematic maintenance program.

Policy 4.8: The city shall survey the open space and recreation facilities (acreage, facilities, and conditions). This survey shall be revisited annually in a report in order to evaluate improvements.

**GOAL: DEVELOP AND MAINTAIN 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 AND AT THE SAME TIME ENHANCES COMMUNITY CHARACTER AND LIVABILITY, AND REDUCES GREENHOUSE GAS EMISSIONS.**

OBJECTIVE 1: *By 1993 State and County agencies will be requested to assist in correcting existing and/or projected traffic flow deficiencies in the city on the following streets or areas to improve traffic flow.*

- 1) NW 22 Avenue*
- 2) NW 27 Avenue*
- ~~1) NW 17 Avenue~~*
- ~~2) NW 22 Avenue~~*
- ~~3) NW 37 Avenue~~*
- ~~4) NW 42 Avenue~~*
- ~~5) NW 135 Street~~*
- ~~6) Opa-locka Boulevard (those segments under the jurisdiction of the state)~~*
- ~~7) Opa-locka Airport~~*

Policy 1.1: The city shall meet or correspond with state and county agencies with regard to the maintenance and operation of state-and county-owned roadways in order to interface with city streets with state and county roadways.

Policy 1.2: Better access to Opa-Locka Airport should be provided, through the development of access points at any or all of the following streets --- Ali Baba Avenue, Fisherman Street and Sabur Street.

Policy 1.3: The city shall request the county to maintain and improve, traffic signals and traffic control devices to provide for safer traffic flow within the city to reduce accidents .

Policy 1.4: The city shall request state and county agencies to improve traffic flow at the intersection of NW 27 Avenue, Opa-Locka Boulevard and NW 135 Street in order to reduce congestion.

OBJECTIVE 2: *By 1994, needed rights of way shall be formally identified and a program of acquisition or reservation shall be established.*

Policy 2.1: The city adopts the following minimum right-of-way requirements for any new roadways:  
a ) collector roadways -- 100' right-of-way  
b) local roads -- 60' right-of-way ( swale drainage ) ; and 50' right-of-way ( curb and gutter )

Policy 2.2: The city shall require the dedication of rights-of-way as a condition of replatting or development approval.

- Policy 2.3: Existing and future right-of-way requirements shall be reserved or acquired for future transportation improvements as a condition of development approval.
- Policy 2.4: The City shall work with Miami-Dade County to develop a program of ROW acquisition /reservation.
- OBJECTIVE 3: *By 1994, implement a transportation improvement program that will emphasize safe and efficient management of traffic flow.*
- Policy 3.1: The city hereby adopts the following peak hour LOS standards:  
a) arterial roads -- LOS "D"  
b) collector roadways -- LOS "D"
- Policy 3.2: ~~By September 1, 1989, the city shall adopt a local long-range Transportation Year 2000 Plan in a manner consistent with the objectives of this Comprehensive Plan.~~
- Policy ~~3.2~~ 3.3: ~~By 1990, the~~ The public works department shall prepare a maintenance plan for all roadways and transportation facilities.
- Policy ~~3.3~~ 3.4: The public works and policed departments shall prepare an annual report on accident frequency for all local and arterials, including recommendations on design improvements which may alleviate hazardous conditions.
- Policy ~~3.4~~ 3.5: The city shall control vehicular accessibility to major thoroughfares through adopted design standards and procedures which at a minimum address:  
a) Direct access from driveways and local roads.  
b) Adequate storage and weaving areas.  
c) Provision of service roads.
- Policy ~~3.5~~ 3.6: The city shall review all proposed development for its accommodation off adequate vehicle parking which shall not in any way interfere with the safe and convenient movement of on-site traffic flow.
- Policy 3.6: The city shall renew the commitment to work with Florida Department of Transportation, the MPO and the County to mitigate traffic congestion.
- Policy 3.7: ~~Access studies as recommended in Figure T-5 of this element shall be completed by 1994.~~
- Policy 3.7: The city shall continuously work to improve mass transit connectivity.
- Policy 3.8: The city shall not give development approval to any new construction, redevelopment or renovation project that creates a need for new or expanded public capital improvements, unless the needed improvements are to be constructed or cost shared by the developer prior to the completion of said development project and said development has agreed to participate in the cost of said improvements as required by the City

Policy 3.9: As required in s.163.3180 (10), F.S., the following standards established by rule by the Florida Department of Transportation (FDOT), are adopted by Opa-Locka as its minimum LOS standards for Florida Intrastate Highway System (FIHS) roadways in the city:

a. Limited access State highways shall operate at LOS D or better, except where exclusive through lanes exist, roadways may operate at LOS E.

b. Controlled access State highways shall operate at LOS D or better, except where such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E.

c. Constrained or backlogged limited and controlled access State highways operating below the foregoing minimums must be managed to not cause significant deterioration.

OBJECTIVE 4: *Improvements for the provision of a safe and convenient movement of pedestrians and non-motorized vehicles shall be implemented by ~~1994~~ 2014.*

Policy 4.1: The city shall prepare a Pedestrian Way and Bicycle Plan by ~~1992~~ 2014.

Policy 4.2: ~~By 199,~~ the The city shall designate bicycle and pedestrian-ways for connecting residential areas to recreational areas, schools and shopping areas; and provide adequate pedestrian-ways for access to mass transit facilities.

Policy 4.3: The city shall establish guidelines for the provision of bicycle storage racks in multi-family residences, shopping areas and recreational centers.

Policy 4.4: The city shall review each proposed development for its accommodation of pedestrian and bicycle traffic needs.

Policy 4.5: The city shall require marked at-grade pedestrian ways or request the county to incorporate pedestrian-displays at signal installations on major arterials to reduce the risks of accidents.

Policy 4.6: The city shall request the county to provide more bus shelters at designated stops and to incorporate bus schedules in all stops to facilitate and increase in use and user knowledge.

Policy 4.7: The city shall request the county to provide more frequent bus services especially for those routes that connect to the Metrorail system to increase mass transit use and faster access to other parts of the county.

OBJECTIVE 5: *The ~~Traffic-Circulation~~ Transportation Element shall be coordinated with the future land uses shown on the adopted Land Use Plan map; with the goals, objectives, and policies of the Future Land Use Element; with the FDOT 5-year Transportation Plan and The Miami-Dade Long Range Transportation Plan; with the plans of other state, regional and local jurisdictions by ~~1993~~.*

Policy 5.1: The ~~Traffic Circulation~~ Transportation Element shall be maintained and upgraded so as to be consistent with the Future Land Use Element and the adopted Land Use Plan map.

Policy 5.2: The city shall modify or update this Element in order to be consistent with the FDOT 5-year Transportation Plan.

Policy 5.3: The city shall continue the review of compatibility of the ~~Traffic Circulation~~ Transportation Element and coordinate it with the ~~traffic circulation~~ transportation plans of the South Florida Regional Planning Council, Miami-Dade County and neighboring municipalities.

OBJECTIVE 6: *By ~~1994~~ 2014 implement a transportation improvement program that aims to provide community aesthetic values and enhance neighborhood character.*

Policy 6.1: The city shall adopt design criteria for landscaping and signs along roadways and will maintain and improve existing landscaping on median strips and rights-of-ways.

Policy 6.2: The city shall require landscaping, as a buffer between arterial roadways, residential areas, and off-street parking to improve the visual appearance of transportation alignments within the city.

Policy 6.3: ~~Transportation~~ Corridor improvements at the following areas shall be given priority over other roadway projects:

- a) NW 22nd Avenue
- b) NW 27th Avenue
  
- a) ~~\_\_\_\_\_~~ Niles Garden Area
- b) ~~\_\_\_\_\_~~ Ali-Baba Triangle/ Ingram Park Neighborhood
- c) ~~\_\_\_\_\_~~ Opa-locka CBD Area

OBJECTIVE 7: *The City of Opa-Locka shall seek to limit greenhouse gas emissions through the implementation of strategies that reduce the number of vehicle miles traveled. These strategies may include but not be limited to the promotion of 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; 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.*

Policy 7.1: The city shall encourage all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.

Policy 7.2: The City of Opa-Locka will continue to work with Miami-Dade County to bring a Metrorail Extension to the City.

Policy 7.3: The City will promote higher densities and mixed-uses in and around future transportation hubs, as well as other sites appropriate for transit-oriented development.

Policy 7.4: City will work closely with the County and private sector to ensure that a wide range of housing choices are made available near any Metrorail stations. The station will provide workers without access to an automobile a new chance to take jobs in locations served by the transit system.



POTABLE WATER SUB-ELEMENT

POTABLE WATER SUB-ELEMENT

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## ~~POTABLE WATER SUB-ELEMENT~~

### ~~I. BACKGROUND~~

#### ~~Terms and Concepts~~

~~A potable water supply system is generally comprised of: (1) water supply source; (2) a treatment plant; and (3) a distribution and storage network. The water supply source can be surface water in natural ponds or lakes or man-made reservoirs, or groundwater from wells and natural springs, or some combination of the above-mentioned sources. Most water must be treated to render it suitable for the purposes it is to serve. Polluted and potentially infected water is disinfected; aesthetically unattractive or unpalatable water is treated to make it attractive or palatable, and impurities are removed to improve the quality of the water.~~

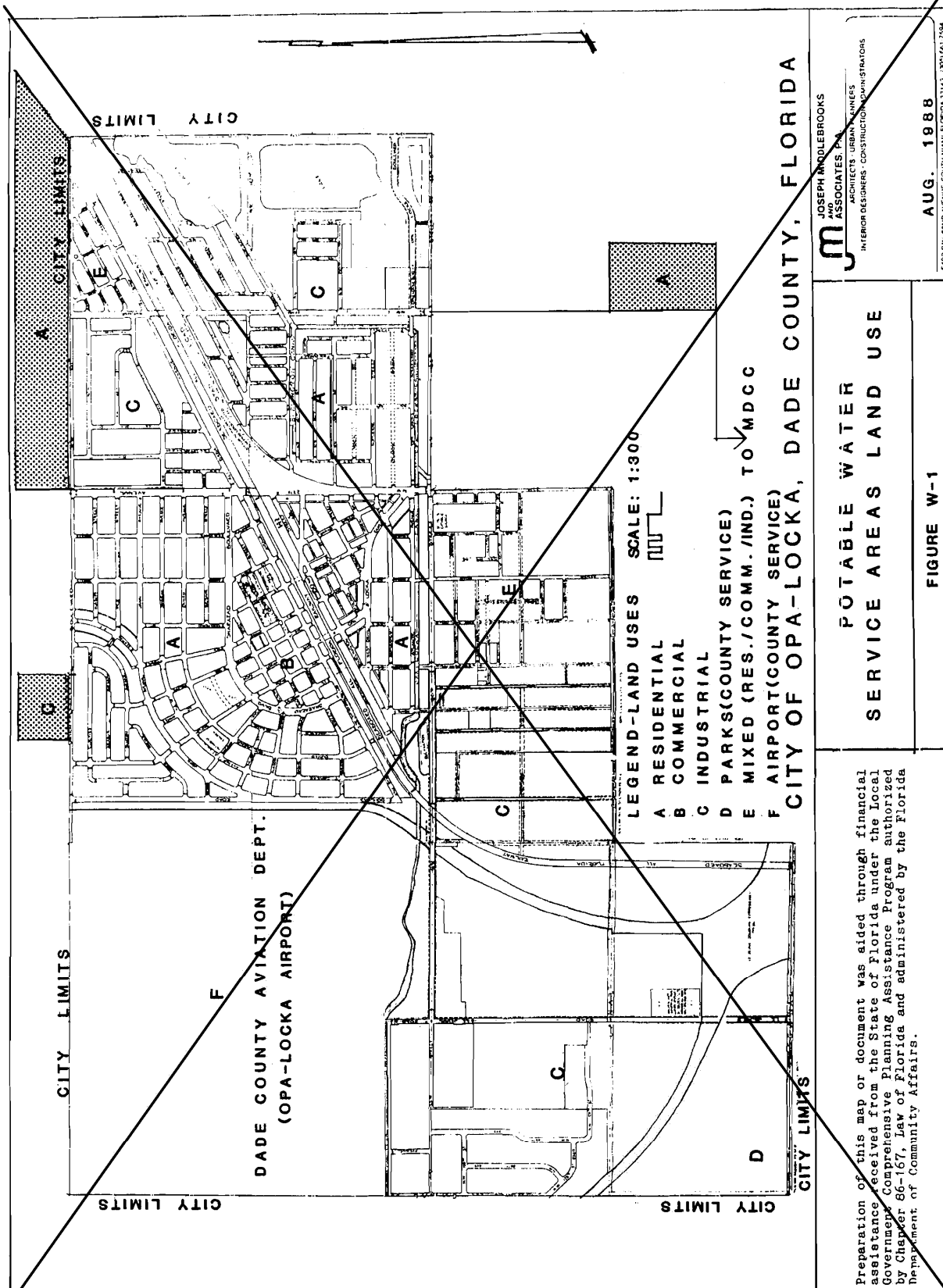
~~After treatment, the distribution system conveys the collected and purified water to the community by way of a network of pipes and storage reservoirs. Large transmission lines, called distribution mains, carry water to major demand areas and interconnect with a network of smaller lines which supply individual establishments.~~

~~Water is delivered under pressure within the distribution system in order to ensure adequate flow to meet demands. Demand fluctuates during each day, exhibiting demand peaks during the morning and early evening hours, corresponding to periods of highest residential use. Localized demand peaks also occur when the system is utilized for firefighting purposes. In order to provide adequate quantities and pressure to meet peak use and fire flow demands, storage tanks are linked with the distribution system at strategic locations. During low demand periods these tanks are filled as water is pumped into the system. During peak demand, water flows from the tanks back into the system to augment flows and maintain pressure. Ground level and elevated storage tanks are both commonly used. Many systems also include auxiliary pumps which operate only during peak demand periods.~~

#### ~~Regulatory Framework~~

##### ~~Federal~~

~~The Federal Government has established quality standards for the protection of water for public use, including operating standards~~



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**POTABLE WATER  
SERVICE AREAS LAND USE**

FIGURE W-1

**JOSEPH MADOLEBROOKS  
ASSOCIATES, P.A.  
AND  
ARCHITECTS - URBAN PLANNERS  
INTERIOR DESIGNERS - CONSTRUCTION ADMINISTRATION**

AUG. 1988

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~~and quality controls for public water systems. These regulations are provided in the Safe Drinking Water Act, Public Law 93-523. This law directed the Environmental Protection Agency (EPA) to establish minimum drinking water standards. The EPA standards are divided into "primary" (those required for public health) and "secondary" (recommended for aesthetic quality) categories.~~

#### ~~State~~

~~In accordance with federal requirements, the Florida Legislature has adopted the Florida Safe Drinking Water Act, Sections 403.850-403.864, F.S. The Florida Department of Environmental Regulation (DER) is the state agency responsible for implementing this act. In this regard, DER has promulgated rules classifying and regulating public water systems under Chapter 17-22 of the F.A.C. The primary and secondary standards of the Federal Safe Drinking Water Act are mandatory in Florida.~~

~~The regional water management district (WMD) is responsible for managing water supplies to meet existing and future demands. Regulation of consumptive use is achieved through a permitting system, through which water resources are allocated among the permitted consumers.~~

#### ~~County~~

~~The Water and Sewer Division of the Dade County Department of Environmental Resources Management (DERM) is responsible for enforcement of the programs required by the DER regulations. DERM regulates and monitors the operation and expansion of all water utilities in Dade County. The Water Supply Section of DERM evaluates and monitors water treatment facilities, approves plans for potable water treatment and distribution facilities, and reviews permit applications for water supply wells. The Plan Review Section of DERM also reviews building permits for code requirements relating to potable water.~~

~~The Dade County Water & Sewer Authority Department (WASAD) is the designated countywide water and sewer utility and has broad powers under Sec 32A-16, Dade County Code. WASAD is empowered to promulgate rules and regulations governing water and sewer utilization, set rates, and enter into agreements with other utilities and entities to facilitate countywide control.~~

#### ~~Local~~

~~The City of Opa-locka has ownership of most of the water system within its boundaries. It owns and operates the water distribution system, under the maintenance of the city's Department of Public Works. The city has adopted policies and regulations regarding water and sewer service connections to ensure compatibility with the countywide system. The city receives its water from WASAD by a contractual agreement.~~

II. EXISTING CONDITIONS

The City of Opa-locka has initiated and participated in efforts to improve its outside source of water supply and upgrade its internal distribution system.

POTABLE WATER

Present System Characteristics: The City of Opa-locka owns and operates the facilities for the distribution of water. The County supplies the water for use by the municipality of Opa-locka and other areas serviced by the municipal distribution

~~system. The city is currently in the process of upgrading its distribution system. The city is currently in the process of upgrading its distribution system. The city is currently in the process of upgrading its distribution system.~~

water distribution system of the City of Opa-locka area of approximately six (6) square miles. located in the vicinity of N.W. 135th Street and In 1967, extensive improvements were made to distribution system through a \$2,000,000 grant. distribution system services approximately 15,000 3,553 connections within the City limits and an customers outside the City's jurisdiction.

capacity amounts to 1.7 million gallons. Three used to supply stored water during peak periods system pressure. Storage tank No. 1 is equipped mp with a rated capacity of 2.88 mgd. Storage 3 are each equipped with a booster pump with of 2.16 mgd and 1.44 mgd respectively.

A level of service standard has been developed Opa-locka. The is based on the historical and expressed in gallons per day. The following i by the Finance Department of the City of Opa- which level of service standards were derived.

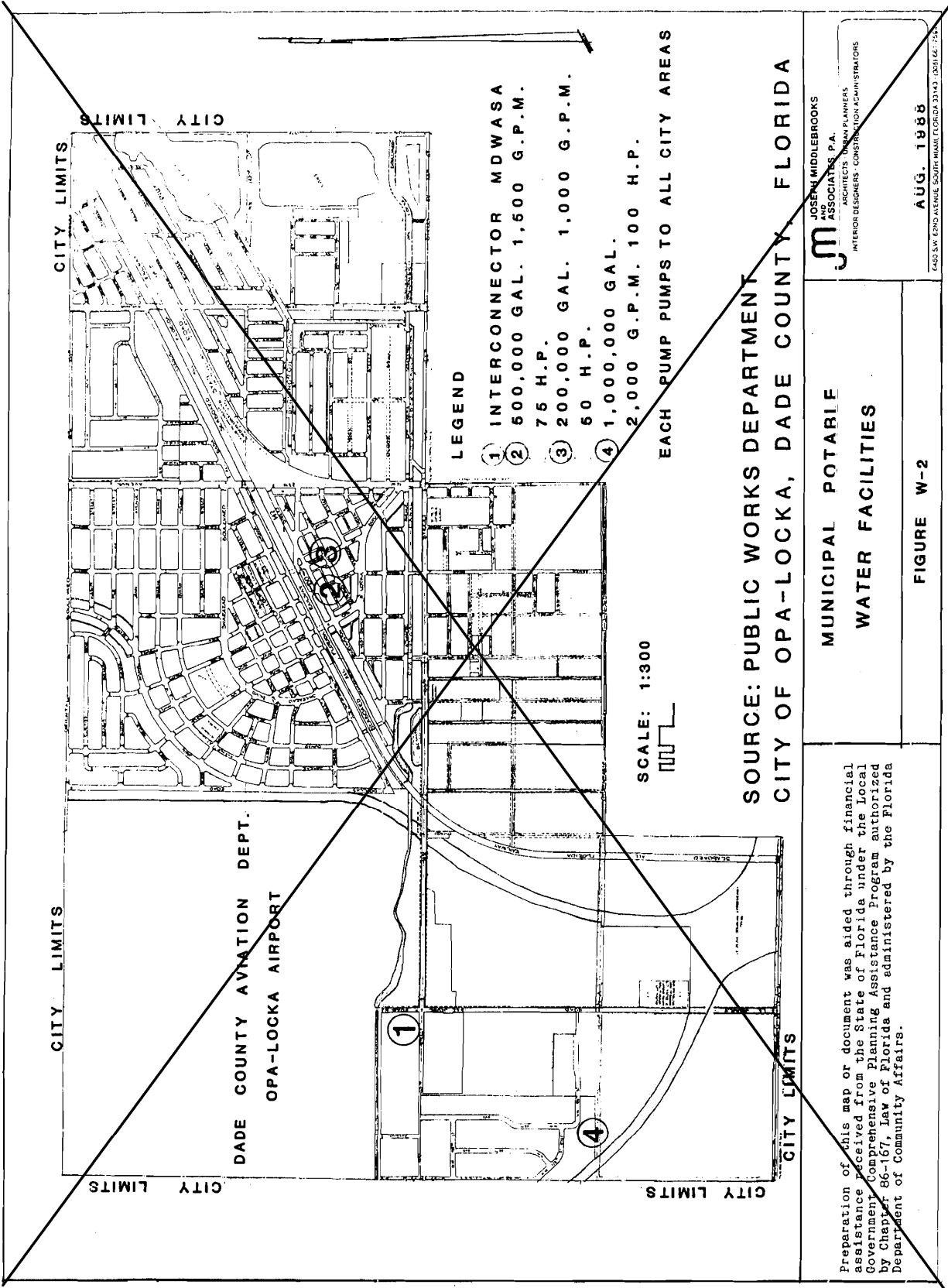
	Water Consumption (gallons)
<del>daily water consumption</del>	3,071,113
<del>water consumption inside</del>	2,538,402
<del>ercial</del>	1,151,487
<del>idential</del>	1,386,920
<del>water consumption outside</del>	532,707
<del>ercial</del>	42,363
<del>idential</del>	356,593
<del>i-Dade Community College</del>	133,750
<del>nections outside city limits</del>	1,237
<del>ercial</del>	80
<del>idential</del>	1,157

Distribution. The Opa-locka services a The main pump is N.W. 32nd Avenue. enlarge the dis Presently, the di customers through additional 1,237

Total storage ca booster pumps are and/or maintain with a booster p tanks Nos. 2 and rated capacities

Level of Service: For the City of average daily dem data was provide Opa-locka, 1988, from

1. Total average
2. Average daily city limits
  - a. comm
  - b. resi
3. Average daily city limits
  - a. comm
  - b. resi
  - c. Miam
4. Number of con
  - a. comm
  - b. resi



JOSEPH MIDDLEBROOKS  
ASSOCIATES, P.A.  
ARCHITECTS, PLANNERS,  
INTERIOR DESIGNERS, CONSTRUCTION ADMINISTRATION

**MUNICIPAL POTABLE  
WATER FACILITIES**

Preparation of this map or document was aided through financial assistance received from the State of Florida under the Local Government Comprehensive Planning Assistance Program authorized by Chapter 86-167, Law of Florida and administered by the Florida Department of Community Affairs.

AUG. 1958

FIGURE W-2



~~From the above data, the following current levels were derived:~~

~~TABLE W-1A PROJECTED A/D USE~~

<del>Inside City Limits</del>	
<del>Residential (1,386,920 divided by 14,658)</del>	<del>95 gallons per capita per day (gcpd)</del>
<del>- 14,658 is estimated 1985 population</del>	
<del>Commercial and Industrial (1,151,487 divided by 560 acres)</del>	<del>2060 gallons per acre per day (gapd)</del>
<del>- 1987 existing commercial and industrial acreage</del>	
<del>Outside City Limits</del>	
<del>Miami-Dade Community College (133,750 divided by 21,731)</del>	<del>7.0 gallons per capita per day</del>
<del>- 20,000 students + 1,731 employees (1988) data from MDCC</del>	
<del>Residential (356,593 divided by 1157 connections)</del>	<del>308 gallons per connection per day</del>
<del>Commercial (42,363 divided by 79 connections)</del>	<del>536 gallons per connection per day</del>

~~Source: Joseph Middlebrooks & Associates, 1988.~~

~~Based on the above, service levels can be derived as follows:~~

<del>Residential</del>	<del>100 gallons per capita per day</del>
<del>Commercial</del>	<del>2100 gallons per acre per day</del>
<del>Miami-Dade Community College</del>	<del>7.0 gallons per capita per day</del>

~~However, this data is not trend data and is not deemed sufficiently reliable to make projections or establish level of services; no historical records have been maintained to support the derived service levels. Moreover, the city is now receiving (purchasing) water from WASAD, and will rely on WASAD to supply water via the countywide system. Therefore, it is more appropriate to establish service levels based on WASAD data and capacity, which is provided in detail in the Dade County Comprehensive Plan Water, Sewer and Solid Waste Element, April 1988.~~

#### ~~Dade County Water Facilities Plan~~

~~The City of Opa-locka receives its water supply from Dade County facilities. The tie-in to the county system is as shown herein. The water comes from the Hialeah/John E. Preston Water Treatment Plants a component of the countywide system, the location is depicted in Fig. W-3.~~

~~The Miami-Dade Water and Sewer Authority Department (WASAD) which operates the Dade County water facilities does not allocate proportional capacities to each municipality. Rather demand is calculated and projected using service zones. WASAD establishes the average gallon per capita per day (gpcd) consumption. This figure, multiplied by the population served by WASAD gives the minimum capacity of the Hialeah/Preston Water Treatment Plant. The reader is referred to the Dade County Comprehensive Development Master Plan, Water, Sewer and Solid Waste Element, (1988) for further information on performance, capacity, demand, deficiencies, projections, etc., of the countywide system and its components.~~

~~At present, most of the water received at the Hialeah/Preston water treatment complex is supplied by the Northwest Wellfield which supplies raw water of pristine quality. Approximately 159 MGD on the average is pumped at the Northwest Wellfield and a total of 10 MGD from the best of the Hialeah Preston wells. Mixing the water from these two sources in this proportion meets consumer demand and reduces the amount of synthetic chemicals to well below water quality standards and below even detectable limits in most cases.~~

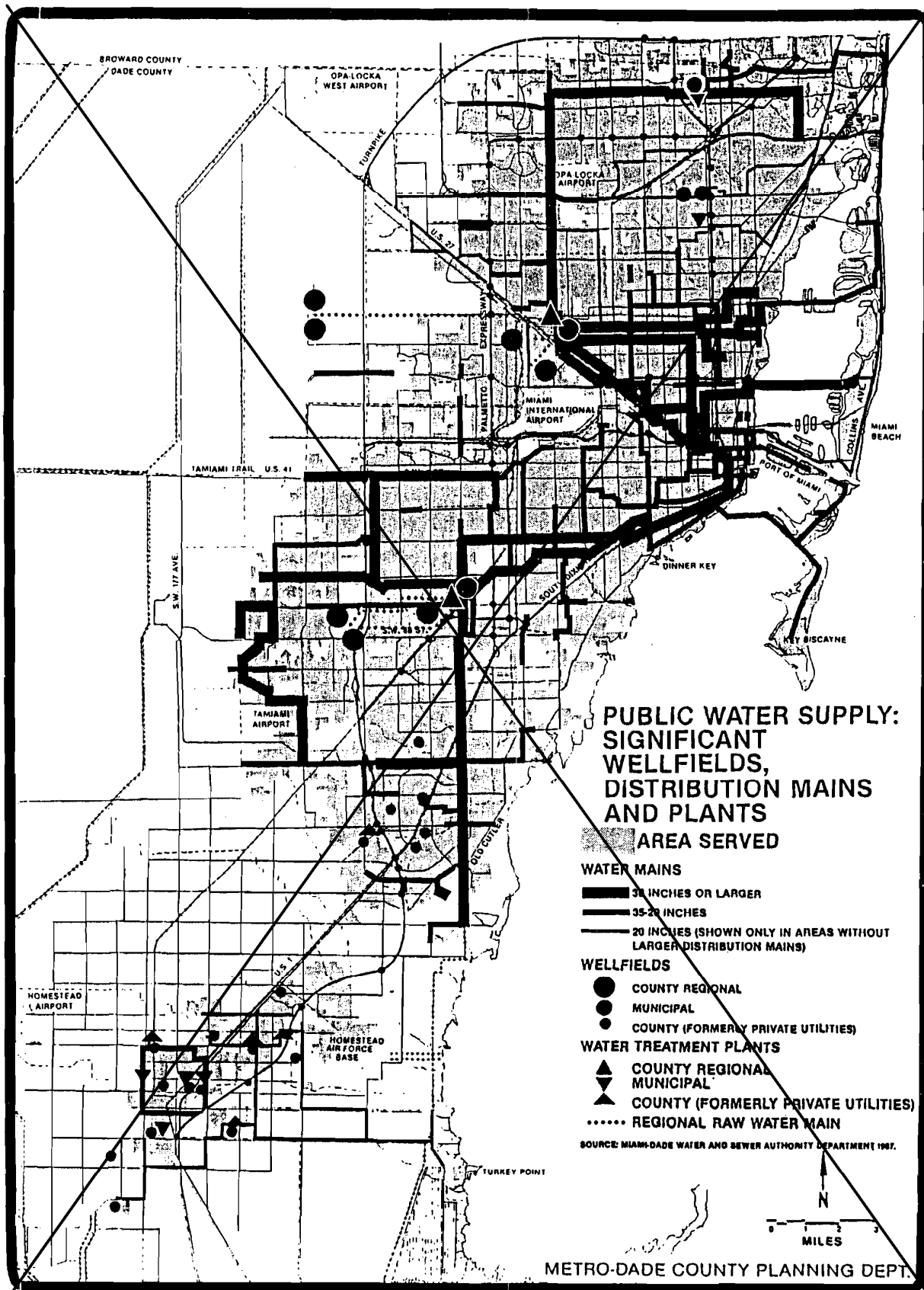


FIGURE W-9

~~III. NEEDS ASSESSMENT~~

Capacity Assessment

~~Future water demand was estimated by applying the level of service standards to the projected population and land use within the municipality in order to project water demand for the planning period. The average flows were then converted to peak flows by applying a peak flow factor of 1.2 (WASAD data).~~

~~Table W-1 shows the projected daily water demand for the years 1994 and 2000.~~

~~TABLE W-1  
PROJECTED AVERAGE AND MAXIMUM DAILY WATER DEMAND~~

	<del>Within</del>		<del>Outside</del>		<del>Total</del>		<del>Peak</del>
	<del>City Limits</del>		<del>City Limits</del>		<del>Average Day</del>		<del>Flow</del>
	<del>Res.</del>	<del>Comm.</del>	<del>Res.</del>	<del>Comm.</del>	<del>College</del>	<del>Demand (mgd)</del>	
<hr/>							
<del>1994</del>							
<del>Pop.</del>	<del>15,675</del>	<del>no change<sup>1</sup></del>		<del>24,547<sup>2</sup></del>			
<del>Acreage</del>	<del>693<sup>3</sup></del>	<del>no change</del>					
<del>Level of</del>							
<del>Service</del>	<del>100</del>	<del>2100</del>	<del>100</del>	<del>2100</del>	<del>7.0</del>		
<del>Flow</del>							
<del>(mgd)</del>	<del>1.57</del>	<del>1.45</del>	<del>0.36</del>	<del>0.042</del>	<del>0.17</del>	<del>3.60</del>	<del>4.32</del>
<hr/>							
<del>2000</del>							
<del>Pop.</del>	<del>15,878</del>	<del>no change<sup>1</sup></del>		<del>27,250<sup>2</sup></del>			
<del>Acreage</del>	<del>808<sup>3</sup></del>	<del>no change<sup>1</sup></del>					
<del>Level of</del>							
<del>Service</del>	<del>100</del>	<del>2100</del>	<del>100</del>	<del>2100</del>	<del>7.0</del>		
<del>Flow</del>							
<del>(mgd)</del>	<del>1.59</del>	<del>1.7</del>	<del>0.36</del>	<del>0.042</del>	<del>0.19</del>	<del>3.88</del>	<del>4.66</del>

- ~~1. Change cannot be predicted nor projected.~~
  - ~~2. Miami-Dade Community College (North Campus) projects a student population of 25,000 for the year 2,000. Student population for 1994 is an extrapolation of 1988 data (20,000) and 2000 data (25,000). Current employee to student ratio is approximately 9:100. Total college population = student + employee population.~~
  - ~~3. To provide a high projection, we assume build-out in year 2000. Thus, industrial and commercial will total 807.55 (see Future Land Use Element). 1994 figure is an extrapolation of 1987 (560.19 acres) and 2000 (808 acres) figures.~~
- ~~Source: Joseph Middlebrooks & Assoc., Inc., Architects & Planners, 1988~~

However, as previously stated these projections are not deemed reliable, and WASAD's projection method is the preferred one -- the city receives service from WASAD.

Currently, 1,700,000 gallons of water can be stored by the City of Opa-locka. Storage of water is effected in clearwells, ground storage tanks and elevated storage tanks. Generally, Dade County Comprehensive plan standards indicate that the total amount of storage available should be able to cover at least fifteen (15) percent of a full day's water supply.

With an existing demand of 3.1 mgd, the storage capacity of the City should be at least 47 million gallons ( 15% of daily

...that in existing fa  
...Projected storage capa  
...daily demand of 3.1 mgd  
...for 1994 and 58 million gallons for 2000.  
...storage capacity will be of sufficient capacity  
year 2000.

rated capacity of  
of 4.3 mgd and 4.7  
booster pumps are  
WASAD provides  
The booster pumping stations have a combined  
6.48 mgd which exceeds maximum daily demands  
mgd for the years 1994 and 2000. As stated,  
only used in emergencies or low pressure period  
the pressure.

#### Existing Needs

is good, and few  
inly flushed to  
nmental Resources  
c water quality  
ss) show that the  
dards.

The quality of potable water in Opa-locka  
problems have been noted. The system is rou  
insure quality. Testing by Dade County Enviro  
Management reveals that tests of four bas  
parameters (iron, color, turbidity and hardne  
City's water is well within all acceptable stan

Public Works, all  
year 2000 except

According to the Director of the Department of  
distribution mains are expected to last to the  
for mains in the following areas:

; will

1. Nichols Subdivision: leaks in mains  
need complete replacement.

replace  
12" to

2. Miami Dade Industrial Park: should  
undersized mains -- change from 6" to  
augment flow.

tribution system was  
is approximately  
1987 some twenty  
6" or larger) and  
. These problems  
going maintenance

According to existing drawings, the water distr.  
completed in 1957, resulting in a system that  
thirty (30) years old. Records show that in  
(20) water breaks occurred in the main lines  
at least fifty (50) water breaks in small pipe:  
will continue to be corrected as part on the on-  
program.

~~As for the storage tanks, the one million gallon tank was constructed in 1975 and is expected to last at least until the year 2000. For the storage tanks located at the water treatment plant, the 200,000 gallon tank is leaking. It is 40 years old and will need maintenance and structural improvements. The 500,000 gallon tank is about 30 years old and might also need repairs in the near future, but is presently acceptable in performance.~~

~~Existing booster pumps at the water treatment plant are approximately 40 years old and might need replacement before the year 2000. Water service is provided to developments via main extension upon request from the present system. As indicated, the present pumping capacity is sufficient to the year 2000, and no new facility along is planned.~~

~~On the basis of the city's pumping capacity and the service capacity of WASAD, the water supply facilities are adequate to meet existing demand. The city's non-trend projection of 95 gpcd for permanent population is below the 200gpcd used by WASAD.~~

~~The city purchases water from Dade County. Therefore, the impact on natural resources resulting from the water system will occur at the county level. In 1981, the Dade County Commission adopted the Potable Water Supply Well Protection Ordinance, Section 24-12.1, Code of Metropolitan Dade County Code, also known as the Wellfield Protection Program. Within "wellfield protection zones" the Wellfield Protection Ordinance restricts the intensity of development which is permitted to occur, prohibits new uses involving hazardous materials, and established stringent performance standards, management practices, and operating permit conditions. The city will cooperate in implementing county policies to protect adjacent natural resources, and water conservation programs.~~

#### Fire Flow

~~Dade County provides fire protection services to the city and regulates all fire prevention requirements within the city. Fire flow is another important measure of the level of service. Flows in water mains sufficient to suppress fires and protect life and property from destruction by fire is also required by Section 2-103 of the County Code. The Dade County Fire Flow Ordinance applies to all public and private water systems Countywide. Where new service is needed, water mains must be sized to accommodate the potential new development that is permitted under existing zoning in the vicinity. Minimum required fire flows for water mains are shown on the following table. In addition, the Fire Flow Ordinance specifies hydrant flows by zoning classification and the required duration of flows.~~

~~The Fire Flow Ordinance is administered by the Dade County Fire~~

~~Department, working closely with the Opa-locka Building Department. Flow measurements are taken when permits for new developments or more intense developments are sought. Based on analyses taken from 1980 to 1987, existing areas with fire flow deficiencies are shown on the Map entitled "Area Needing Fire Hydrants". In some flow cases, particularly in developed areas, it is expensive to provide fire flow to a specific site. In such cases, the developer is required to provide a portion of the cost of installation a new water main as well as an on-site facility, such as a booster pump, which can provide adequate flow to the site.~~

~~According to data provided by the public works department, fire hydrants are installed along N.W. 22, 27, 32 and 42 Avenues, and along Opa-locka Boulevard, Sharazad Boulevard, Perviz Ave., portions of N.W. 151 Street, and in other areas as illustrated on the Map entitled "Existing Fire Hydrant Locations Primary Streets".~~

~~Fire Hydrants will be installed using the same geographic areas as shown in the "Drainage Section" of this element, and the level of fire flow service shall be as established in Table W-2.~~

~~TABLE W-2~~

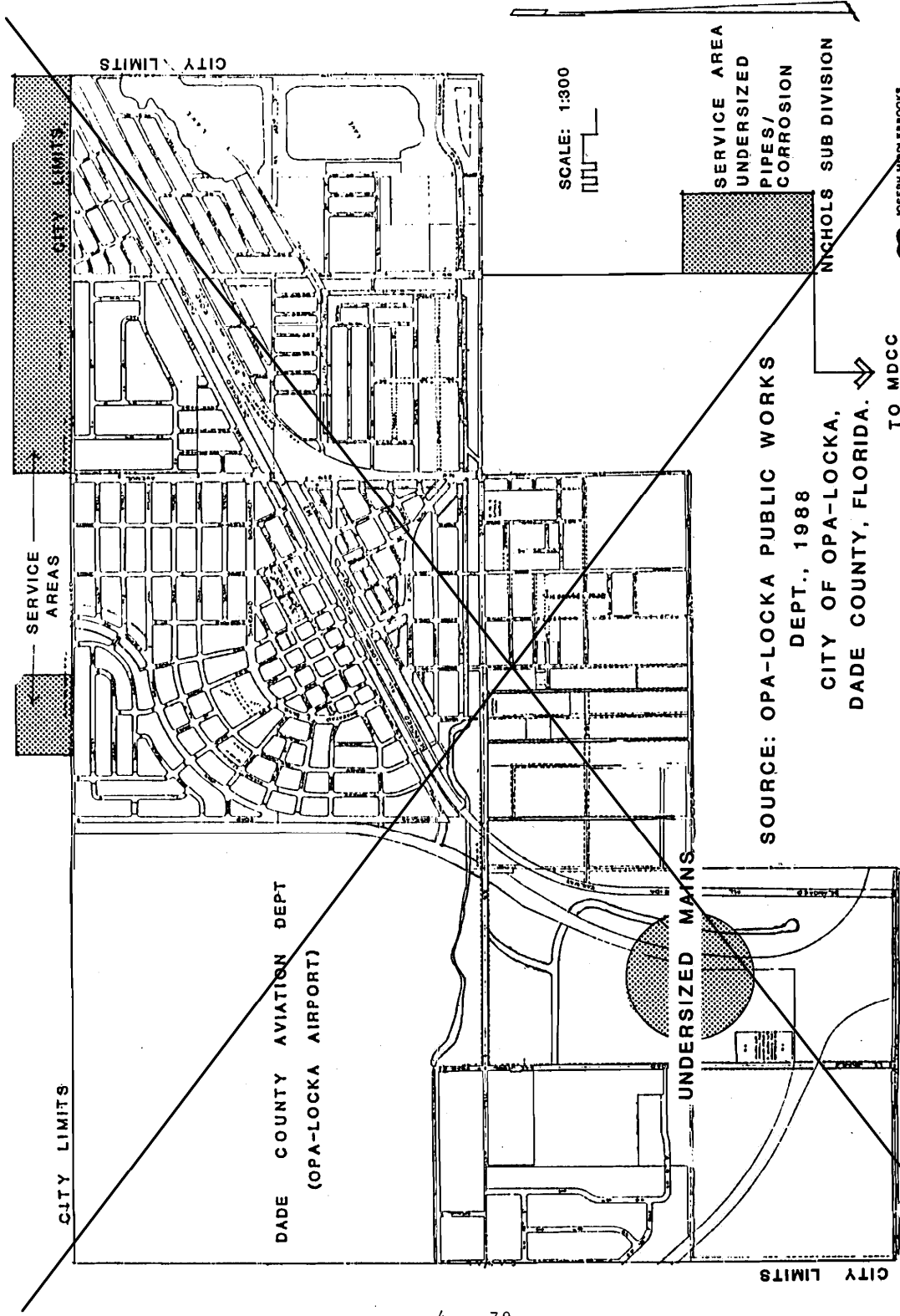
~~Required Fire Flows by Zoning Classification~~

<del>Land Use (Zoning)</del>	<del>System Flow* (Gallons per Minute)</del>
<del>Residential: Single Family and Duplex Minimum lot size - 7500 sq. ft.</del>	<del>750</del>
<del>Residential: Townhouses and Moderate density Apartments -- Maximum density 12.9 units per acre.</del>	<del>1,550</del>
<del>Residential: Apartments and Hotels Maximum Density - 50 units per acre Hotels: 75 units per acre Mixed Use Apartments and Offices</del>	<del>2,000</del>
<del>Semi-professional Offices</del>	<del>1,500</del>
<del>All Business Uses: Office, Retailers, Wholesalers.</del>	<del>3,000</del>
<del>All Industrial Uses</del>	<del>3,000</del>

~~\*Flow is measured at 20 pound per square inch.~~

~~Source: Section 2-103, and Chapter 33 (Zoning Code).  
Code of Metropolitan Dade County.~~





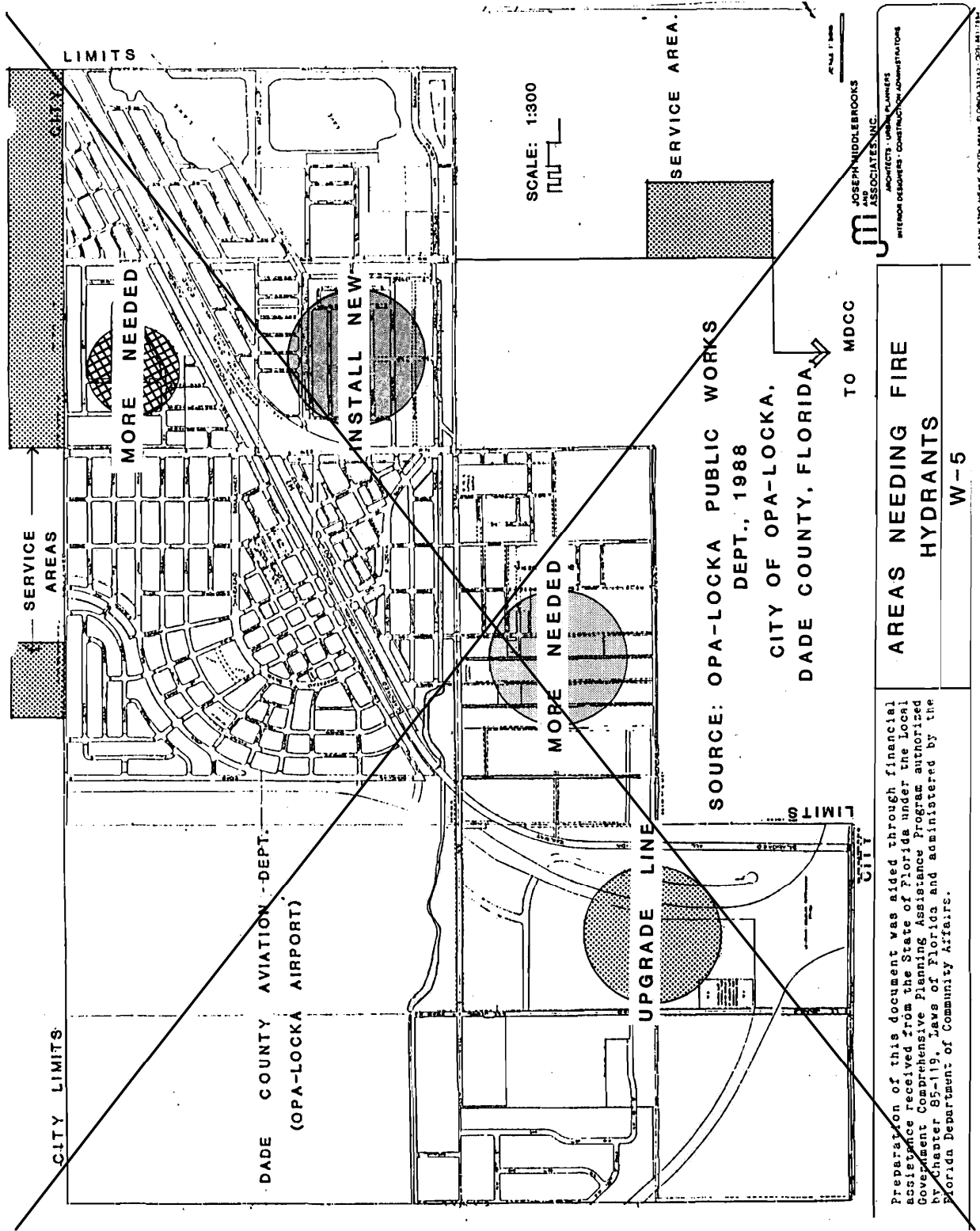
SOURCE: OPA-LOCKA PUBLIC WORKS  
DEPT., 1988  
CITY OF OPA-LOCKA,  
DADE COUNTY, FLORIDA. ↘

TO MDCC

JOSEPH MINERBROOKS  
ASSOCIATES, INC.  
ARCHITECTS - URBAN PLANNERS  
INTERIOR DESIGNERS - CONSTRUCTION ADMINISTRATORS

Preparation of this document was aided through financial assistance received from the State of Florida under the local government Comprehensive Planning Assistance Program authorized by Chapter 85-119, Laws of Florida and administered by the Florida Department of Community Affairs.

WATER PROBLEM AREAS



SCALE: 1:300

SOURCE: OPA-LOCKA PUBLIC WORKS  
 DEPT., 1988  
 CITY OF OPA-LOCKA,  
 DADE COUNTY, FLORIDA

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AREAS NEEDING FIRE  
 HYDRANTS  
 W-5

Preparation of this document was aided through financial assistance received from the State of Florida under the Local Government Comprehensive Planning Assistance Program authorized by Chapter 85-119, Laws of Florida and administered by the Florida Department of Community Affairs.

#### IV. Summary and Recommendations

~~From data presented in the "Needs Assessment Section," the existing water supply and distribution system for the City of Opa-locka is meeting the existing demands for industry and businesses.~~

~~It is recommended that a full network of improvements be planned and implemented in order to continue to meet existing and projected maintenance and replacement demands, and to comply with the Dade County Fire flow standards. A Water Supply and Distribution Facilities Plan should be updated to determine improvements, funding availability, schedule of improvements, and needed monitoring programs to be implemented.~~

~~On the basis of capacity, WASAD water supply facilities are more than adequate to meet the existing demand WASAD projections include Opa-locka and are deemed sufficient to meet future city demands.~~

~~With the increase in the WASAD countywide population served since 1979, both maximum and average day water demand has also increased. In 1987, the maximum day demand represented 93.64 percent of the rated capacity of WASAD water treatment plants and the average daily demand represented 77.95 percent of rated capacity. Gallons per capita per day increased from 1979 through 1982, then in 1983 fell to the 1979 level of 107 gallons per day to rise in 1987 to a high of 200 gallons per capita per day.~~

~~WASAD's water demand estimates are based on per capita consumption for the permanent population. Factors which are not taken into account in calculating gallons per capita per day are water use transient and commuter populations. These per capita data are used in projecting future demand.~~

~~WASAD estimates water use by generalized land use categories as follows: residential uses consume 90 percent of total demand; industrial, 1 percent; commercial, 9 percent. At present, there are insufficient historical data on actual water demand by land use to rely on this method for trend analyses or for projections. County Code requires that water be delivered to customers at a pressure of no less than 20 pounds per square inch (psi) and no more than 100 psi. This is the adopted level of service for the city is as per county code.~~

# WATER SUPPLY FACILITIES WORK PLAN

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## **1.0 INTRODUCTION**

The purpose of the City of Opa-Locka Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to amend their comprehensive plans to adopt a Work Plan is August 15, 2008.

Residents of the City of Opa-Locka obtain their water directly from the Miami-Dade County Water and Sewer Department (WASD), which is responsible for ensuring that enough capacity is available for existing and future customers.

The City of Opa-Locka Water Supply Facilities Work Plan (Work Plan) will reference the initiatives already identified in Miami-Dade County's 20-year Work Plan since the City is a wholesale buyer. According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The City of Opa-Locka Work Plan will have the same planning time schedule as Miami-Dade County's 20-year Work Plan.

The City's Work Plan is divided into five sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

Section 5 – Goals, Objectives, Policies

### **1.1 Statutory History**

The Florida Legislature has enacted bills in the 2002, 2004, and 2005 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

### **1.2 Statutory Requirements**

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]

2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S., effective July 1, 2005]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
3. Ensure that adequate water supplies and facilities area 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 [s.163.3180 (2)(a), F.S., effective July 1, 2005]. This “water supply concurrency” is now in effect, and local governments should be complying with the requirement for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts plan amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR).
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the “Infrastructure Element”), within 18 months after the water management district approves an updated regional water supply plan, to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];
  - b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government’s jurisdiction [s. 163.3177(6)(c), F.S.]; and
  - c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6)(c), F.S.]
5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to 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). [s.163.3177 (6)(d), F.S.]

If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (13), F.S.]

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1., F.S.]
8. Address in the EAR, the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (2)(1), F.S.]

## **2.0 BACKGROUND INFORMATION**

### **2.1 Overview**

The City of Opa-Locka, incorporated in 1938 and is located in northwestern Miami-Dade County. The City has a combined area of 3.5 square miles. The City is bounded by NW 151 Street to the north, NW 119 Street to the south, NW 17 Avenue to the east and NW 47 Avenue to the west. The City is located near major transportation roadways including State Road 9, NW 37 Avenue, Gratigny Parkway, NW 27 Avenue, NW 22 Avenue, and NW 135 Street.

The City witnessed a two percent population decrease between 1990 and 2000, when the Census reported 14,951 residents living in the City. The Miami-Dade Water and Sewer Department (August 2010) reports a population of 18,128 persons living in Opa-Locka in 2010.

Near 14% of Opa-Locka's gross acreage is vacant and, as indicated by the current economy, it is unlikely that the City will experience a population boom in the next several years. The potential expansion of the City's current boundaries through annexations is the only factor which might result in significant population increase during the planning period. This could only occur if the City Commission reconsiders their position regarding annexation.

In 2007, an evaluation of existing gross acreage by land uses revealed that 449 acres or 16% of the total gross acreage in the city is dedicated to residential use. The remaining gross acreages are allocated to non-residential such as Commercial (5%), Industrial (14%), Parks and Recreation (4%); Public Buildings and Facilities (2%) and, Utilities (5%). The City does not anticipate substantial increases in land area in the near future, unless the City Commission reconsiders its position on annexation.

### **2.2 Relevant Regional Issues**

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rule making to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

## **3. DATA AND ANALYSIS**

The intent of the data and analysis section of the Work Plan is to describe the information that local governments need to provide to state planning and regulatory agencies as part of their proposed comprehensive plan amendments, particularly those that would change the Future Land Use Map (FLUM) to increase density and/or intensity.

### **3.1 Population Information**

The City's existing and future population figures are derived by Miami-Dade County Planning and Zoning Department and the Shimberg Center's Florida Housing Data Clearinghouse (FHDC). Between 1990 and 2000, the City of Opa-Locka lost population, declining from 15,283 to 14,951 persons. Based on the projections prepared by the Miami-Dade Water and Sewer Department (MDWASD), in 2010 it was estimated that the City's population had increased to 18,128 residents.

Table 1. City of Opa-Locka, Population Projection Comparisons

<u>Year</u>	<u>Shimberg</u>	<u>MDWASD</u>
<u>2010</u>	<u>15,764</u>	<u>18,128</u>
<u>2015</u>	<u>15,868</u>	<u>18,715</u>
<u>2020</u>	<u>16,011</u>	<u>19,302</u>
<u>2025</u>	<u>16,127</u>	<u>19,888</u>
<u>2030</u>	<u>16,211</u>	<u>20,475</u>

Source: Shimberg Center, MDWASD municipal figures revised August 2010.

By 2015, the City's population is anticipated to increase to 18,715; in 2020 it will grow to 19,302; and by 2030 the population is projected to increase to 20,475. From 2010 to 2030, the population is expected to grow by 13%. This population growth is reflective of the fact that the City has future development potential. Please note that the population data obtained from the Miami-Dade Water and Sewer Department was derived from Transportation Analysis Zones (TAZs) and that the Consolidated Water Use Permit Application (No. 040511- 5) submitted to South Florida Water Management District (SFWMD) in July 2005 indicates that the population data presented in this section was accepted by SFWMD for its use in the Lower East Coast (LEC) Plan 2005-2006 update. The Lower East Coast (LEC) Plan 2005-2006 update was approved on February 15, 2007.

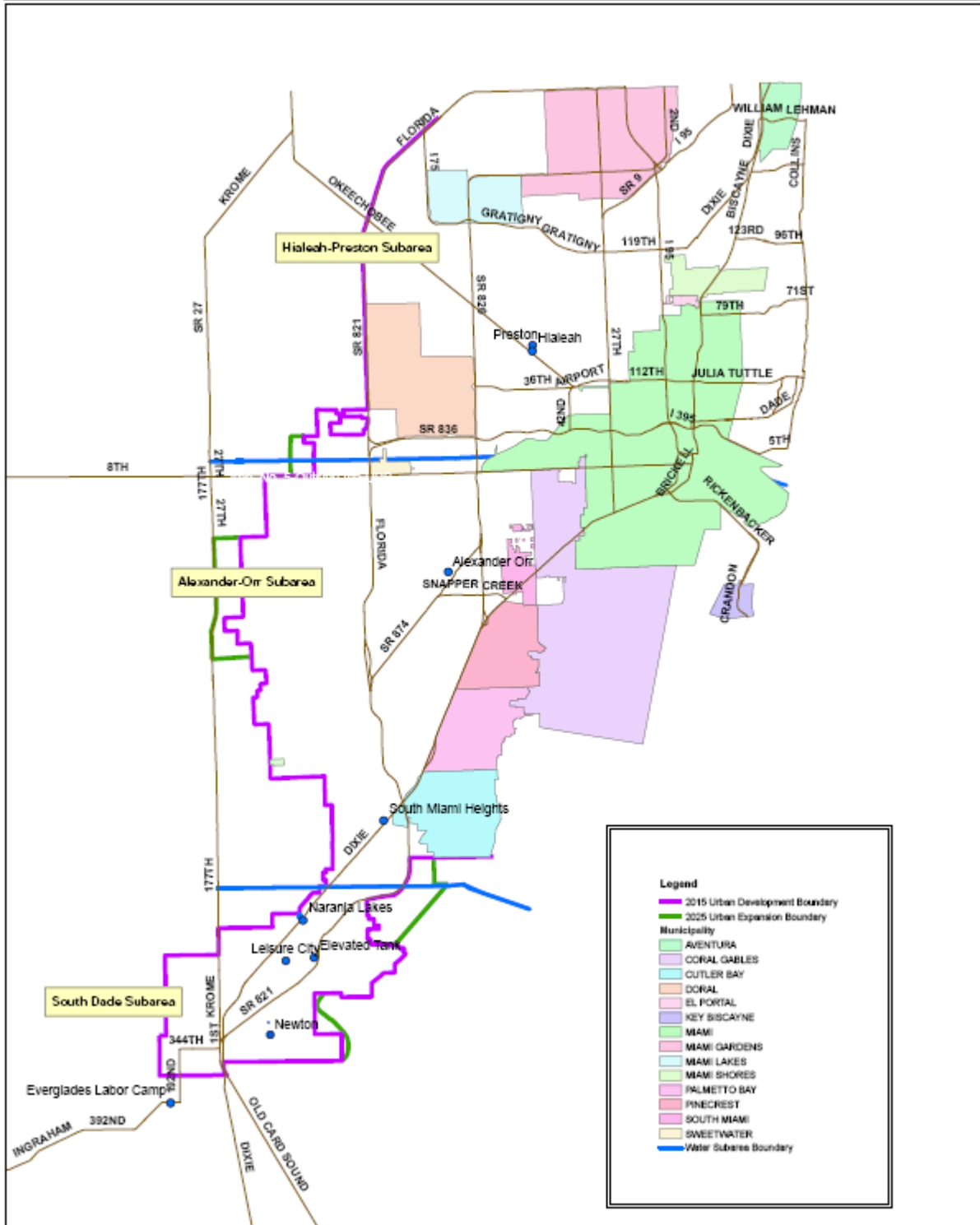
### **3.2 Maps of Current and Future Areas Served**

The City of Opa-Locka is located in the Miami-Dade Water and Sewer Department's Hialeah-Preston Subarea.

The map depicting current and future City boundaries served by the MDWASD are provided in Figure 1.



# Exhibit C-5 Retail Customers by Municipality



April 2008



### 3.3 Potable Water Level of Service Standard

Policy 1.1.1 of the Potable Water Element in the adopted Comprehensive Plan sets the level of service (LOS) standard for potable water at 155 gallons per capita per day. This policy also requires water delivered at a rate between 20 and 100 pounds per square inch. In 2005, the Opa-Locka Water Service Area used 151 gallons per capita per day. Using population and water demand figures provided by the Miami-Dade Water and Sewer Department, the 2010 actual LOS is for the City is 129 gallons per capita per day. WASD uses between 155 and 160 mgd/per capita for the service area between 2008 and 2030.

The Miami-Dade Water and Sewer Department (WASD) is in charge of maintaining the water distribution and treatment facilities which it wholesales to the City of Opa-Locka. Water service is provided through the John E. Preston Water Plant. Currently the potable water system serves all non-residential and residential land uses in Opa-Locka.

The City will revise Policy 1.1.1 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Aquifer Recharge Element , setting the level of service standard to deliver 200 gallons per capita per day. The proposed policy change matches the recommendation by WASD to deliver 155 gallons of potable water per capita per day.

**3.4 Population and Potable Water Demand Projections by Each Local Government or Utility**

<b>WATER SUPPLY UTILITY SERVICE WITHIN WATER DISTRIBUTION SERVICE AREA</b>												
<u>Service Area</u>	<u>Service Area Population(WASD)</u>						<u>WATER SUPPLY DEMAND (MGD)</u>					
<u>Year</u>	<u>2008</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2008</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
<u>Opa-Locka</u>	<u>17,894</u>	<u>18,128</u>	<u>18,715</u>	<u>19,302</u>	<u>19,888</u>	<u>20,475</u>	<u>2.77</u>	<u>2.84</u>	<u>3.00</u>	<u>3.07</u>	<u>3.16</u>	<u>3.25</u>

Service area population projections provide by Miami-Dade Water and Sewer Department 2008 population data. Water Supply Demand calculated by the Metropolitan Center of FIU using WASD ratios published in 2007.

### **3.5 Water Supply Provided by Local Government**

The City of Opa-Locka is a wholesale customer of potable water and has no public water supply storage facilities.

### **3.6 Water Supply Provided by Other Entities**

The Miami-Dade County 20-Year Water Supply Facilities Work Plan is attached as Appendix A. The intent of the County Work Plan is to meet the statutory requirements mentioned in subsection 1.2 of this plan and to coordinate the WASD's water supply initiatives with the SFWMD's Lower East Coast Water Supply Plan Update.

The WASD's service area is all portions of Miami-Dade County within the Urban Development Boundary (UDB), excluding all or portions of North Miami, North Miami Beach, Aventura, Sunny Isles, Biscayne park, Miami Gardens, Homestead and Florida City. The areas within the Urban Expansion are included in the planning horizon after 2015. The following summarizes Miami-Dade County's Work Plan:

- Description of population and water demand projections (Exhibit C-1 and C-2, Water Supply Service Area, Retail and Wholesale Customers, respectively, by Municipality provides municipal population projections and projected AADF "Annual Average Daily Flow" finished water based on 155 gallons per capita per day (gpcd). The population information was derived from Miami-Dade County Department of Planning and Zoning Transportation Analysis Zone (TAZ) 2008 population data. This subsection also provides a brief discussion of WASD's conservation and reuse programs.):
- The Water Supply Facilities Work Plan details the facilities and proposed alternative water supply (AWS) projects that are planned in order to meet the water demands through 2027. These projects are expected to be completed in increments consistent with the projected growth set forth in the Plan. The AWS projects and annual average daily demand (AADD) assumes that all current wholesalers will remain in the WASD system through 2027, except for the City of North Miami Beach. The AWS projects are included in the County's Capital Improvement Element.

In the 20-Year Work Plan, the WASD is committed to meet the water demand for the municipalities within the service area. The City of Opa-Locka is served by the Hialeah-Preston sub-area water treatment plant. The Hialeah-Preston (H-P) subarea is comprised of dedicated low-pressure pipelines, remote storage tanks, pumping facilities and high pressure systems. This system delivers water to Hialeah, Miami Springs, the City of Miami, Opa-Locka and other portions of northeastern Miami-Dade County. According to the Miami-Dade Water Supply Facilities Work Plan (revised April 2008), the "blending of groundwater from the Floridan Aquifer is proposed at the Hialeah- Preston WTPs in 2010."

The Hialeah-Preston subarea water treatment plants are supplied by four water supply wellfields which extract water from the Biscayne Aquifer. The total designed installed capacity from the four wellfields in the Hialeah-Preston subarea is approximately 295 million gallons per day (MGD). The Hialeah-Preston subarea also accesses water from the Floridan Aquifer by five wells that have a design capacity of 12.5 MGD. In addition to these wellfields, four abandoned wells at a Medley wellfield have been rehabilitated and would be available on a stand-by basis in the event of an emergency.

WASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the WASD designed an ultra-violet

(UV) light disinfection system for each ASR site to treat the Biscayne aquifer water before injecting in the Floridan Aquifer.

### **3.7 Conservation**

The City intends to encode in Ordinance water conservation policies found in the Comprehensive Plan. These include policies alerting and educating residents of water conservation and policies the installation of ultra low-volume plumbing fixtures, limiting landscape irrigation hours, and requiring the use of xeriscape landscaping techniques for new development. These policies are consistent with existing policies adopted by Miami-Dade County, Ordinance 91-15 (adopted February 5, 1991).

#### **3.7.1 County-wide Issues**

##### The Miami-Dade Water Use Efficiency Plan

Currently, the WASD is implementing all Best Management Practices (BMPs) included in the 20-year Water Use Efficiency Plan, which was approved by the South Florida Water Management District in May 2007.

##### Water Conservation Plans and Development Codes

In addition, all of the WASD's wholesale customers are required to submit a Water Conservation Plan to its Water Use Efficiency Section as mandated by County Ordinance 06-177, Section 32-83.1 of the Miami-Dade County Code. The Plan will identify BMPs based on population characteristics and type of service for each municipal service area.

In addition, Miami-Dade County has developed recommendations for new development that would achieve higher water use savings than currently required by code. The recommendations were developed by an Advisory Committee and were presented to the Board of County Commissioners (BCC) on June 5, 2007. These water conservation recommendations were adopted by ordinance on February 5, 2008. The Ordinance requires that a manual for implementation of the recommendations be developed by July 2008. These water efficiency recommendations represent an additional 30 percent to the water savings identified in the 20-year Water Use Efficiency Plan. All applicants will be required to comply with these future code requirements. The list of recommendations submitted to the BCC and the ordinance relating to water use efficiency standard are presented in Appendix D of the County Water Supply Facilities Plan.

##### Per Capita Consumption

Furthermore, the WASD will establish per capita consumption for all municipalities including those in its retail customer service area. Based on this data, the WASD will work with the municipalities to address those with higher than average per capita and will target programs for those areas. The County anticipates that the implementation of the BMPs identified in the 20-year Water Use Efficiency Plan will result in an adjusted system wide per capita of 147.82 gpcd by 2027.

#### **3.7.2 Local Government Specific Actions, Programs, Regulations, or Opportunities**

The City will coordinate future water conservation efforts with the WASD and the SFWMD to ensure that proper techniques are applied. In addition, the City will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The City will continue

to actively support the SFWMD and Miami-Dade County in the implementation of new regulations or programs that are design to conserve water during the dry season.

### **3.7.3 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS**

## **3.8 Reuse**

The City of Opa-Locka does not own or maintain wastewater facilities. Reclaimed water is currently not available to the City from Miami-Dade. If reclaimed wastewater irrigation does become available the City will coordinate with MDWASD to promote its use.

### **3.8.1 Regional and County-wide Issues**

State law supports reuse efforts. For the past years, Florida’s utilities, local governments, and water management districts have led the nation in implementing water reuse programs that increase the quantity of reclaimed water used and public acceptance of reuse programs. Section 373.250(1) F.S. provides that “water reuse programs designed and operated in compliance with Florida’s rules governing reuse are deemed protective of public health and environmental quality.” In addition, Section 403.064(1), F.S., provides that “reuse is a critical component of meeting the state’s existing and future water supply needs while sustaining natural systems.”

The City of Opa-Locka supports water reuse initiatives under consideration by both the SFWMD and Miami-Dade County. The County has committed to implement a total of 170 MGD of water reuse as noted in the County’s 20-year water use permit. In the 20-year Work Plan, the County identified a number of water reuse projects and their respective schedule. According to the Plan, “reuse projects to recharge the aquifer with highly treated reclaimed water will be in place before additional withdrawals over the base condition water use are made from the Alexander Orr and South Dade subarea wellfields. In addition, reuse irrigation projects are anticipated for the North and Central District Wastewater Treatment Plants. These projects will be implemented in the Cities of North Miami and North Miami Beach, and are currently under construction for Key Biscayne.”

### **3.8.2 Local Government Specific Actions, Programs, Regulations, or Opportunities**

The City will support the SFWMD and Miami-Dade County water reuse projects, and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

### **3.8.3 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS**

The City of Opa-Locka is a wholesale customer of the Miami-Dade County Water and Sewer Department and is not financially responsible for the distribution of potable water.

## **4.0 CAPITAL IMPROVEMENTS**

### **4.1 Work Plan Projects**

The City has identified several projects that are to be implemented over the next several years to improve existing utilities. The below Table, reprinted from Miami-Dade County Comprehensive Plan, reflects a list of projects, project costs and the fiscal year in which the cost is anticipated to be incurred.

#### **4.2.1 Capital Improvements Element/Schedule**

The below table lists scheduled County water supply improvements.

Table 1 Alternative Water Supply and Wastewater Reuse Projects 2007- 2030				
Project No/ CIE Table. <sup>1</sup>	Project Name <sup>2</sup>	Project Description	Construction Timeframe	Estimated Cost (\$million)
<b>Alternative Water Supply Projects</b>				
17, Table 12	South Miami Heights WTP and Wellfield (20 mgd)	Reverse osmosis and ultra-filtration membranes provide treatment of 20 mgd of Biscayne aquifer water from 10 wells.	2007-2012	158.7
	Hialeah Floridan Aquifer R.O. WTP	A new upper Floridan aquifer reverse osmosis water treatment plant is to be constructed in the northern part of the County (i.e., Hialeah). The WTP will directly utilize the Floridan Aquifer as the alternative water supply using the RO treatment to remove salt.	2007-2012	83
20D, Table 12	Phase 1 (10 MGD)		2015-2018	25
22, Table 12	Phase 2 (5 MGD)		2025-2028	9.7
23, Table 12	Phase 3 (2.5 MGD)			
20A, Table 12	Floridan Aquifer Blending (and ASR) at Alexander Orr, Jr. Water Treatment Plant (7.4 MGD)	This project uses the brackish Floridan Aquifer water to blend with the fresh Biscayne Aquifer raw water. Also these wells will be used for storage of fresh Biscayne Aquifer water in the Floridan Aquifer during the wet season for extraction and use in the dry season.	2007-2007	6.4
20C, Table 12	Floridan Aquifer Blending at Hialeah-Preston WTP (4.7 MGD)	Construction of two Floridan Aquifer blending wells to supply raw water to the Hialeah-Preston WTP complex. This project will blend Floridan Aquifer water with the raw water supply.	2008-2010	10.3
<b>Wastewater Reclamation Projects</b>				
28, Table 8	North District WWTP Reuse Projects (7.0 MGD)	Five MGD of this reclaimed water (e.g. purple pipe) irrigation project will be pumped to the City of North Miami Beach and 2 MGD will be used to replace current potable water irrigation in the service area.	2007-2012	26.8
29, Table 8	Central District WWTP Reuse Project (1.0 MGD)	This reclaimed water (e.g. purple pipe) irrigation project will replace potable water irrigation at Crandon Park and certain areas of Key Biscayne.	2007-2014 <del>2</del>	15.3
30, Table 8	South District WRP Groundwater Recharge Phase 1 (18.6 mgd)	This Groundwater Replenishment project provides advanced treatment to secondary effluent. Technologies include micro-filtration, reverse osmosis and UV light for disinfection. The highly treated reclaimed water would be piped to areas upgradient of the South Miami Heights wellfield and discharged into the groundwater through underground trenches.	2007-2013	357.5
31, Table 8	West District W.R.P. Canal Recharge Phase 2 (21 mgd)	This water reclamation plant project includes the construction of a new wastewater plant incorporating technologies capable of achieving those	2015-2020	298

<sup>1</sup> CIE Table References are per CIE adopted on March 28, 2007 and revised by Ordinance No 07-73 adopted on June 5, 2007.

<sup>2</sup> Project Names are per Water Use Permit approved November 15, 2007.



Project No/ CIE Table. <sup>1</sup>	Project Name <sup>2</sup>	Project Description	Construction Timeframe	Estimated Cost (\$million)
32, Table 8	West District W.R.P. Canal Recharge Phase 3 (16 mgd)	treatment levels required for canal recharge or any other alternative discharge that may be approved. This plant will be expanded for Phase 3.	2021-2025	217.5
26, Table 8	Biscayne Bay Coastal Wetlands Rehydration (1 mgd)	The Biscayne Bay Coastal Wetland Rehydration program and Aquifer Recharge Pilot studies are projects that will help the County reach its effluent reuse goals. The wetland rehydration process requires thorough removal of nutrients from the reuse water. Results of the pilot project, which will test different treatment technologies and to gain insights into the biological and ecological response of typical wetlands to highly treated effluent, will help to optimize the treatment system and the preferred areas for rehydration to maximize the benefits to the wetlands and to the Bay. The pilot project will lay the foundation for the full scale rehydration project.	2006-2011	19.2
27, Table 8	Aquifer Recharge Pilot Study (20,000 gpd)		2006-2010	1.02
33, Table 8	Biscayne Bay Coastal Wetlands Rehydration Demonstration Project (75.7 mgd)		2010-2021	621

## **5.0 GOALS, OBJECTIVES AND POLICIES**

The following Comprehensive Plan goals, objectives and policies are consistent with the Water Supply Facilities Work Plan.

### Infrastructure Element

**GOAL 1.0: PROTECT THE 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 1.1:** ~~By September 1, 1989, the~~ The city will establish or modify present development review procedures to ensure that existing deficiencies will be increased or corrected or coordinate the extension so that adequate facility capacities will be available to meet future needs.

**OBJECTIVE Policy 1.1.1:** To assure adequate level of service, the following LOS standards are hereby adopted, and shall be used as the basis for determining the facility capacity and the demand generated by a development.

FACILITY	LEVEL OF SERVICE STANDARDS										
Sanitary Sewer Facilities Residential Flows Commercial / Industrial	The system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capita per day.										
	All treatment plants shall maintain the capacity to treat peak demand flow without overflow.										
	Peak demand coefficients shall be as developed by the county; presently 1.2.										
	Infiltration inflow 130 gpcd.										
Fire Flow	<p><del>In accordance with table W-2 of the Potable Water Element, by reference is adopted and included herein.</del>  <u>Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:</u></p> <table border="0"> <tr> <td style="border-bottom: 1px solid black;">Land Use</td> <td style="border-bottom: 1px solid black;">Gallons Per Minute</td> </tr> <tr> <td><u>Low Medium Density Residential</u></td> <td><u>750</u></td> </tr> <tr> <td><u>Moderate Density Residential</u></td> <td><u>1,500</u></td> </tr> <tr> <td><u>Hospitals/Schools</u></td> <td><u>2,000</u></td> </tr> <tr> <td><u>Commercial/Industrial</u></td> <td><u>3,000</u></td> </tr> </table>	Land Use	Gallons Per Minute	<u>Low Medium Density Residential</u>	<u>750</u>	<u>Moderate Density Residential</u>	<u>1,500</u>	<u>Hospitals/Schools</u>	<u>2,000</u>	<u>Commercial/Industrial</u>	<u>3,000</u>
Land Use	Gallons Per Minute										
<u>Low Medium Density Residential</u>	<u>750</u>										
<u>Moderate Density Residential</u>	<u>1,500</u>										
<u>Hospitals/Schools</u>	<u>2,000</u>										
<u>Commercial/Industrial</u>	<u>3,000</u>										
Solid Waste Facilities Residential Commercial/Industrial	Solid waste disposal facilities shall collectively maintain a minimum of 5 years capacity to be available at the generation rate of 7 pounds per capita per day.										

Drainage Facilities	1 in 10 year storm event; one day storm event. Retention of first inch of water at farthest point from drainage system.
	Public Works Manual, Chapter 28, Dade County Code, as amended.
Potable Water Residential Commercial/Industrial Miami-Dade Community	Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.
	The system shall maintain the capacity to produce and deliver <del>200</del> <u>155</u> gallons per capita per day.

Policy 1.1.2: The city shall prepare annual summaries of capacity, demand, and general performance data for sanitary sewer, potable water, drainage, and solid waste facilities.

Policy 1.1.3: 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.

OBJECTIVE 1.2 The city shall coordinate extension of or increase in the capacity of potable water, drainage, sanitary sewers, and solid waste services and facilities to meet future needs based on the land use plan, services and facility capacity and shall use this technique to prevent urban sprawl by concentrating resources on existing facilities.

Policy 1.2.1: ~~By September 1, 1989, no~~ 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.

Policy 1.2.2: Development review procedures and programs to monitor levels of services for each facility shall be established by the agency which issues the development order.

Policy 1.2.3: The city 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.

Policy 1.2.4: The City of Opa-Locka will 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

Policy 1.2.5: The City will divert at least 30 percent of its solid-waste stream from landfills/incineration facilities.

OBJECTIVE 1.3: ~~By September 1, 1989, the~~ The city will improve the existing public facilities through the implementation of those public works projects listed in the Capital Improvements Element.

Policy 1.3.2: 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.

Policy 1.3.3: The city shall coordinate scheduled CIP projects to minimize disruption of infrastructure labor cost by scheduling work assignments.

Policy 1.3.4: The city shall modify the Capital Improvement Element in accordance with 163.3187 and 163.3189 to maintain a financially feasible 5-year schedule.

~~OBJECTIVE Policy 1.4: By 1994, the~~ By 2014, the city shall adopt and implement procedures for maximizing the use of facilities and will schedule existing public facilities on a maintenance improvement plan and allocate funds for the plan.

Policy 1.4.1 The city shall develop a comprehensive preventive maintenance and performance monitoring program for existing sanitary sewer, potable water, solid waste and drainage facilities.

OBJECTIVE 1.5: ~~By 1989, the~~ The city will aid in the implementation of conservation of potable water resources by being a participant in the implementation of regional and county water conservation programs by participating in meetings, reviewing related literature and modifying its development regulations.

Policy 1.5.1: The city will participate in regional conservation campaigns by providing regional information on water conservation strategies to city residents and businesses.

Policy 1.5.2: The city shall participate in educational programs for residential, commercial, and industrial consumers which will encourage the conservation of water by providing county, SFRPC and SFWMD information and literature to city residents and businesses.

Policy 1.5.3: The city will participate in implementing applicable regional and county water conservation programs by modifying its land development regulations and cooperating in enforcing regional moratoriums

Policy 1.5.4: The City shall develop a Water Supply Facilities Work Plan and will coordinate any necessary land use changes with the Miami-Dade County WASD.

GOAL 2.0: 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 2.2: ~~By September 1, 1989, the~~ The city will participate in implementing procedures for the protection of groundwater aquifer recharge areas by attending meetings, using regional policies and information dissemination.

Policy 2.2.3: The City of Opa-Locka shall protect the integrity of groundwater within wellfield protection areas by strict adherence to the Wellfield Protection Ordinances, by 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 wellfields of exceptional quality, such as the Northwest Wellfield, shall be particularly addressed in the regulations to prevent degradation of water quality.

OBJECTIVE 2.3: The City shall coordinate with the SFWMD and Dade County to prevent degradation of the Biscayne Aquatic Preserve by aligning its policies and procedure with those agencies.

Policy 2.3.1: The public works director will review city policies and procedures on drainage to ascertain their compliance with the above agencies and shall initiate corrective measures.

Conservation Element

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

OBJECTIVE 2: ~~By 1989, the~~ The city shall continue to correspond, meet and pass resolutions in support of other public agencies in protecting and conserving the quality and quantity of current/project ground and surface resources, including these that flow into Biscayne Bay Aquatic Preserve. The

city shall coordinate with County agencies and SFWMD to maintain County and State standards for surface and ground water quality by 2014.

OBJECTIVE 3: ~~By 1994, the~~ 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.

Policy 3.1: ~~By 1990, the~~ The city will pass a resolution in support of a county and the SFWMD emergency water conservation programs, and have its staff support such programs.

Policy 3.2: ~~By September 1, 1989, the~~ The City shall require all new developments in industrial parks to ~~be~~ have an approved wastewater use plan.

Policy 3.3: The city shall cooperate with the South Florida Water Management District in conducting water conservation programs by passing resolutions required by the district or providing staff support in enforcing such programs.

Policy 3.4: 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).

Policy 3.5: The city shall alert and educate residents of water conservation. The city will create policies regarding the installation of ultra low-volume plumbing fixtures, limiting landscape irrigation hours, and shall require the use of xeriscape landscaping techniques for new development.

#### Future Land Use Element

Policy 1.4: Development regulations must be adopted to ensure that no development orders or permits will be issued unless it can be shown that there will be no reduction in the level of services for the affected public facilities below the minimum as adopted in this comprehensive plan.

Policy 5.1: The city's land development regulations shall contain provisions that allow the city to limit activities which have the potential for degrading or contaminating water or soil.

Policy 5.2: On-site management of runoff/drainage shall be required for all future development and redevelopment, and shall be in such a manner that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions by the use of surface and sub-surface drainage systems.

Policy 5.3: Development orders in the city shall be consistent with goals, objectives and policies as contained in the Conservation Element of this plan.

Policy 5.4: The City will continue to implement Section 5.20 of the Land Development Regulations.

Policy 7.1: Requests for development and redevelopment shall be coordinated, with the appropriate resource planning and management programs as prepared by Miami-Dade County, the South Florida Regional Planning Council, the South Florida Water Management District, and State and Federal agencies by using their established policies, criteria, data/ techniques attending informational workshops.

OBJECTIVE 8: ~~By September 1, 1989,~~ City public facilities must meet or exceed the minimum level of service standards adopted in the Capital Improvements Element of this Plan before any development orders and permits shall be issued for future development and redevelopment that impact on the adequacy of facilities and services.

Policy 8.2: The development of residential, commercial, and industrial land shall not be permitted unless it can be shown that affected public facilities meet or exceed the minimum level of service standards adopted in the plan.

Policy 8.4: The City of Opa-Locka will collaborate with Miami-Dade County, including WASD and public schools, in accordance with 163.3187 and 163.3189, in order to maintain a financially feasible 5-year Capital Improvement Schedule.

#### Capital Improvements

OBJECTIVE 1: Based on the annually updated 5-year CIP, capital improvements will be provided to meet and correct existing deficiencies, to accommodate desired future growth per the land use plan, to replace deficient or obsolete facilities, to construct Capital Facilities as indicate in the 5-Year Schedule of Improvements of this element.

Policy 1.1: The municipality shall include all projects identified in the other elements of this plan and determined to be of relatively large scale and high cost (\$25,000 or greater), as capital improvements projects for inclusion within the 5-Year Schedule of Improvements of this element; all capital improvements with costs of less than \$25,000 shall be included in the capital improvement program and the annual capital budget.

Policy 1.2: The municipality shall, as a matter of priority, schedule and fund all capital improvement projects in the 5-Year Schedule of Improvements which are designed to correct existing deficiencies listed in the Capital Improvements Element.

Policy 1.3: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a) 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;
- b) 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-fill development; and

c) whether the project represents a logical extension of facilities and services within the municipal service area.

Policy 3.3: The municipality shall continue to adopt a 5-year capital improvement program and annual capital budget as a part of its budgeting process.

Policy 4.1: The municipality shall use the following LOS standards as a measure and insure that no development order or permit results in a reduction in the LOS and that public facilities will meet or exceed the standards below:

Those established in adopted policy 1.1 of the Recreation and Open Space Element.

FACILITY	LEVEL OF SERVICE STANDARDS												
Sanitary Sewer Facilities Residential Flows Commercial / Industrial	The system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capita per day.												
	All treatment plants shall maintain the capacity to treat peak demand flow without overflow.												
	Peak demand coefficients shall be as developed by the county; presently 1.2.												
	Infiltration inflow 130 gpcd.												
Fire Flow	<del>In accordance with table W-2 of the Potable Water Element, by reference is adopted and included herein.</del> <u>Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:</u>  <table border="0"> <tr> <td style="text-align: right;">Land Use</td> <td style="text-align: right;">Gallons Per Minute</td> </tr> <tr> <td colspan="2"><hr/></td> </tr> <tr> <td style="text-align: right;"><u>Low Medium Density Residential</u></td> <td style="text-align: right;"><u>750</u></td> </tr> <tr> <td style="text-align: right;"><u>Moderate Density Residential</u></td> <td style="text-align: right;"><u>1,500</u></td> </tr> <tr> <td style="text-align: right;"><u>Hospitals/Schools</u></td> <td style="text-align: right;"><u>2,000</u></td> </tr> <tr> <td style="text-align: right;"><u>Commercial/Industrial</u></td> <td style="text-align: right;"><u>3,000</u></td> </tr> </table>	Land Use	Gallons Per Minute	<hr/>		<u>Low Medium Density Residential</u>	<u>750</u>	<u>Moderate Density Residential</u>	<u>1,500</u>	<u>Hospitals/Schools</u>	<u>2,000</u>	<u>Commercial/Industrial</u>	<u>3,000</u>
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<u>Hospitals/Schools</u>	<u>2,000</u>												
<u>Commercial/Industrial</u>	<u>3,000</u>												
Solid Waste Facilities Residential Commercial/Industrial	Solid waste disposal facilities shall collectively maintain a minimum of five years capacity to be available at the generation rate of 7 pounds per capita per day.												
Drainage Facilities	1 in 10 year storm event; one day storm event. Retention of first inch of water												



	at farthest point from drainage system.
	Public works Manual, Chapter 28, Dade County Code, as amended.
Potable Water Residential Commercial/Industrial Miami-Dade Community	Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.
	The system shall maintain the capacity to produce and deliver <del>200</del> <u>155</u> gallons per capita per day.
Storage Capacity	Minimum fifteen percent of average day demand.
Traffic	Collector Roadways - LOS "D" at peak hour;
	Arterial Roadways -LOS "D" at peak hour

Policy 4.2: The municipality shall adopt an adequate facilities ordinance to 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 ~~by September 1, 1989.~~

#### Intergovernmental Coordination

Policy 1.4: The City of Opa-Locka will ~~to~~ 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.

Policy 1.5: The City will ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans.

OBJECTIVE 2: ~~By September 1, 1989, the~~ ~~The municipality~~ City will review the impact of development proposals with developments in adjacent municipalities, Miami-Dade County and the regional planning council to ensure consistent land development regulations by providing each with a copy of the city's comprehensive plan and shall have staff interaction.

Policy 3.1: The municipality will coordinate planning activities with agencies such as the school board, units of local governments, Miami-Dade County, the regional planning council and units of public agencies which provide services within the city to ensure that levels of service standards are met.

Policy 3.6: The municipality will meet with and provide data to state, regional county and other agencies that provide service to the municipality and establish level of service standards for public facilities by providing soliciting and obtaining input from the agencies through meeting and staff interaction.

Policy 3.7: Promote the use of interlocal agreements to provide for extra-jurisdictional service deliveries where efficiency and effectiveness can be enhanced.

**GOAL 1.0: PROTECT THE 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 1.1: *By ~~September 1, 1989, the~~ The city will establish or modify present development review procedures to ensure that existing deficiencies will be decreased ~~increased~~ or corrected or coordinate the extension so that adequate facility capacities will be available to meet future needs.*

~~OBJECTIVE~~ Policy 1.1.1: To assure adequate level of service, the following LOS standards are hereby adopted, and shall be used as the basis for determining the facility capacity and the demand generated by a development.

FACILITY	LEVEL OF SERVICE STANDARDS										
Sanitary Sewer Facilities Residential Flows Commercial / Industrial	The system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capita per day.										
	All treatment plants shall maintain the capacity to treat peak demand flow without overflow.										
	Peak demand coefficients shall be as developed by the county; presently 1.2.										
	Infiltration inflow 130 gpcd.										
Fire Flow	<del>In accordance with table W-2 of the Potable Water Element, by reference is adopted and included herein.</del> <u>Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:</u>										
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Solid Waste Facilities Residential Commercial/Industrial	Solid waste disposal facilities shall collectively maintain a minimum of 5 years capacity to be available at the generation rate of 7 pounds per capita per day.										
Drainage Facilities	1 in 10 year storm event; one day storm event. Retention of first inch of water at farthest point from drainage system.										
	Public works Manual, Chapter 28, Dade County Code, as amended.										

Potable Water Residential Commercial/Industrial Miami-Dade Community	Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.
	The system shall maintain the capacity to produce and deliver <del>200</del> 155 gallons per capita per day.

Policy 1.1.2: The city shall prepare annual summaries of capacity, demand, and general performance data for sanitary sewer, potable water, drainage, and solid waste facilities.

Policy 1.1.3: 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.

OBJECTIVE 1.2: *The city shall coordinate extension of or increase in the capacity of potable water, drainage, sanitary sewers, and solid waste services and facilities to meet future needs based on the land use plan, services and facility capacity and shall use this technique to prevent urban sprawl by concentrating resources on existing facilities.*

Policy 1.2.1: ~~By September 1, 1989, no~~ 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.

Policy 1.2.2: Development review procedures and programs to monitor levels of services for each facility shall be established by the agency which issues the development order.

Policy 1.2.3: The city 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.

Policy 1.2.4: The City of Opa-Locka will ensure that adequate water supplies and facilities area 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

Policy 1.2.5: The City will divert at least 30 percent of its solid-waste stream from landfills/incineration facilities.

OBJECTIVE 1.3: ~~By September 1, 1989, the~~ *The city will improve the existing public facilities through the implementation of those public works projects listed in the Capital Improvements Element.*

Policy 1.3.1: Proposed facility improvements will 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.

Policy 1.3.2: 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.

Policy 1.3.3: The city shall coordinate scheduled CIP projects to minimize disruption of infrastructure labor cost by scheduling work assignments.

Policy 1.3.4: The city shall modify the Capital Improvement Element in accordance with 163.3187 and 163.3189 to maintain a financially feasible 5-year schedule.

OBJECTIVE Policy-1.4: ~~By 1994, the~~ *By 2014, the city shall adopt and implement procedures for maximizing the use of facilities and will schedule existing public facilities on a maintenance improvement plan and allocate funds for the plan.*

Policy 1.4.1 The city shall develop a comprehensive preventive maintenance and performance monitoring program for existing sanitary sewer, potable water, solid waste and drainage facilities.

Policy 1.4.2: 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.

Policy 1.4.3: ~~The city will develop and initiate a maintenance improvement program for water service areas outside city limits to correct existing deficiencies in the water supply and distribution system.~~

OBJECTIVE 1.5: ~~By 1989, the~~ The city will aid in the implementation of conservation of potable water resources by being a participant in the implementation of regional and county water conservation programs by participating in meetings, reviewing related literature and modifying its development regulations.

Policy 1.5.1: The city will participate in regional conservation campaigns by providing regional information on water conservation strategies to city residents and businesses.

Policy 1.5.2: The city shall participate in educational programs for residential, commercial, and industrial consumers which will encourage the conservation of water by providing county, SFRPC and SFWMD information and literature to city residents and businesses.

Policy 1.5.3: The city will participate in implementing applicable regional and county water conservation programs by modifying its land development regulations and cooperating in enforcing regional moratoriums

Policy 1.5.4: The City shall develop a Water Supply Facilities Work Plan and will coordinate any necessary land use changes with the Miami-Dade County WASD.

**GOAL 2.0: 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 2.1: ~~By September 1, 1989, the~~ The city shall review and amend existing stormwater control items in its development regulations to ensure that existing and future developments will be afforded reasonable protection from flooding and to prevent the degradation of the quality of the receiving body of water.

Policy 2.1.1: ~~By September 1, 1989, the~~ The city shall review its existing regulations to determine their adequacy when measured against county standards and prepare needed amendments to the stormwater control provisions of the city's land development regulations and procedures ensure that:

a) new developments are required to manage runoffs so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions;

b) stormwater engineering, design, and construction standards for on-site systems are provided;

c) erosion and sediment controls are used during development ; and,

d) periodic facility inspection and maintenance, as per the city's code enforcement program, of on-site systems is provided for as a condition of system permitting.

Policy 2.1.2: The city shall assign adopted procedures and regulations to the responsible department to ensure that they are implemented.

OBJECTIVE 2.2: ~~By September 1, 1989, the~~ The city will participate in implementing procedures for the protection of groundwater aquifer recharge areas by attending meetings, using regional policies and information dissemination.

Policy 2.2.1: The city shall cooperate with Miami-Dade County and other public agencies to achieve regional recharge protection objectives through the use of regional codes and policies, and by modifying land development regulations to comply with higher level public agency requirements.

Policy 2.2.2: ~~By September 1, 1989, the~~ The city shall review modify and adopt land development regulations or procedures to protect surface and groundwater quality from intentional disposal and discharge, or accidental release and spillage of hazardous substances, and will use regional regulations as a basis for modifying land development regulations.

Policy 2.2.3: The City of Opa-Locka shall protect the integrity of groundwater within wellfield protection areas by strict adherence to the Wellfield Protection Ordinances, by 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 wellfields of exceptional quality, such as the Northwest Wellfield, shall be particularly addressed in the regulations to prevent degradation of water quality.

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

- OBJECTIVE 1: *By 1990, By 2014, the city shall coordinate and cooperate with other public agencies in meeting air quality standards by reviewing and adopting ~~required~~ ~~countywide and~~ Miami-Dade County, EPA and other agency policies.*
- Policy 1.1: Cooperate with county, regional state and other regulatory agencies in developing policies related to air quality protection by reviewing and adopting required policies .
- Policy 1.2: The city shall review and adopt development regulations requiring the use of vegetative buffer zones in industrial land uses in order to minimize impact on air quality ~~shall be adopted by September 1, 1989 by the city.~~
- Policy 1.3: The city shall aid in the dissemination of information provided by county, regional and state environmental regulatory agencies by placement of information at City Hall and other public buildings in the city .
- OBJECTIVE 2: *~~By 1989, the~~ The city shall continue to correspond, meet and pass resolutions in support of other public agencies in protecting and conserving the quality and quantity of current/project ground and surface resources, including these that flow into Biscayne Bay Aquatic Preserve. The city shall coordinate with County agencies and SFWMD to maintain County and State standards for surface and ground water quality by 2014.*
- Policy 2.1: The city shall correspond and meet with county (DERM) and state regulatory (DER) agencies to develop and implement policies related to ground and surface water quality protection, including those that flow into Biscayne Bay Aquatic Preserve.
- Policy 2.2: ~~By 1990~~ 2014, the city shall pass a resolution or correspond and request assistance from the Florida Department of Transportation or Miami-Dade County to eliminate or minimize pollutants carried by stormwater runoff from State Road No. 9 into Lake Ingram.
- Policy 2.3: ~~By 1990~~ 2014, the city shall pass a resolution or send correspondence to obtain assistance from Miami-Dade County to develop a comprehensive program for the improvement and maintenance of water quality in the various lakes and canals located within the city.
- Policy 2.4: The city shall implement an annual street cleaning program aimed at reducing pollutant loads, particularly at the beginning of the rainy season.
- Policy 2.5: The city will have its code enforcement staff assist Miami-Dade County staff in monitoring groundwater quality and levels.
- Policy 2.6: ~~By September 1, 1989, the~~ The city shall amend, adopt and implement land development regulations and policies to ensure that:



- a ) site plans for new development identifying the location of permeable areas.
- b) site plans that provide measures to assure that water is naturally absorbed in the ground.
- c) general design and construction standards for on site drainage systems for new developments shall ensure that post development run off rates and pollutant loads do not exceed pre-development conditions .

Policy 2.7: All operational septic tanks located within city limits shall be phased out by the year 2010.

Policy 2.8: The city shall vigilantly enforce regulations prohibiting illegal dumping through code enforcement activities.

Policy 2.9: The public works director will review city policies and procedures on drainage to ascertain their compliance with the above agencies and shall initiate corrective measures.

Policy 2.10: The City will update Design Standards, Permitting, Wellfield Protection and Floodplain Management articles in Section 5.20 of the Land Development Regulations in accordance with the National Pollutant Discharge Elimination System's Stormwater Pollution Prevention Plan and the Miami-Dade County Stormwater Management Master Plan.

OBJECTIVE 3: *~~By 1994, the~~ 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.*

Policy 3.1: *~~By 1990, the~~ The city will pass a resolution in support of a county and the SFWMD emergency water conservation programs, and have its staff support such programs.*

Policy 3.2: *~~By September 1, 1989, the~~ The City shall require all new developments in industrial parks to ~~be~~ have an approved wastewater use plan.*

Policy 3.3: The city shall cooperate with the South Florida Water Management District in conducting water conservation programs by passing resolutions required by the district or providing staff support in enforcing such programs.

Policy 3.4: 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).

Policy 3.5: The city shall alert and educate residents of water conservation. The city will create policies regarding the installation of ultra low-volume plumbing fixtures, limiting landscape irrigation hours, and shall require the use of xeriscape landscaping techniques for new development.

OBJECTIVE 4: *~~By September 1, 1989, the~~ The city shall implement programs aimed at protecting native vegetative communities, natural resources and the natural*

*functions of existing soils by reviewing and making needed modifications to land development regulations based on county requirements and information.*

- Policy 4.1: The city shall review site plans to ensure they protect soils, topographic, hydrologic and vegetative communities from destruction from developments.
- Policy 4.2: The city shall pass resolutions in support of compliance with county, state and federal regulations which pertain to the protection and preservation of native plants and shall lend staff support to enforcement within city limits.
- Policy 4.3: The city shall assist in the implementation of Dade County's Tree Preservation Program by enforcing the County Ordinance.
- Policy 4.4: Regulations pertaining to landscaping requirements shall address the protection and appropriate use of native plant materials as the materials are defined in the city ordinance.
- Policy 4.5: The city will have its staff cooperate with adjacent municipalities and Dade County in the conservation, protection, and appropriate utilization of unique vegetative communities, as defined in the city, county and adjacent city codes or plans.
- Policy 4.6: The city shall pass a resolution requesting assistance from Dade county or the state to develop a lakes and canal banks stabilization program to prevent erosion, protect and conserve existing soils, fisheries, wildlife habitats, floodplains.
- Policy 4.7: All soils not suitable for the proposed development shall be excavated and replaced with suitable fill material or shall be stabilized in order to provide structural integrity of the proposed development for the expected live of the development in accordance with the local building code.
- OBJECTIVE 5: ~~By 1990, the~~ *The city shall continue cooperating with county programs aimed at protecting and properly managing fisheries, wildlife and wildlife habitat adopting county required resolutions.*
- Policy 5.1: ~~By 1990, the~~ *The* city shall pass a resolution in support of a countywide ecological ordinance to restrict activities which adversely affect the survival of endangered or threatened wildlife.
- Policy 5.2: The city shall cooperate with Miami-Dade County in the preservation of fish and wildlife habitats, by modifying city ordinances as required by the county.
- Policy 5.3: The city will have its staff assist in the application of and compliance with state and federal regulations pertaining to endangered and rare species and will modify its ordinances as required by the higher level governments.
- Policy 5.4: The city shall consult with the Florida Game and Freshwater Fish Commission or Miami-Dade County prior to the issuance of, and will not issue a development order or permit for an activity known to adversely effect the survival of endangered or threatened wildlife.

- OBJECTIVE 6: *By 1990, the The city shall assist other public agencies in protecting the natural functions of the 100-year floodplain and surface water resources and coordinate in managing and protecting environmentally sensitive lands.*
- Policy 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 through adopted resolution, ordinances and policies .
- Policy 6.2: The city shall require all new structures 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.
- Policy 6.3: The city shall administer dredge and fill regulations as adopted by federal, state regional and county agencies by requiring the building department to enforce locally required statues and policies.
- Policy 6.4: ~~By September 1, 1989, the~~ The city will meet or correspond with Miami-Dade County to identify environmentally sensitive lands located within and adjacent to the municipality requiring protection, and shall pass a resolution to require their definition, designation and protection as environmentally sensitive lands based on county criteria.
- Policy 6.5: ~~By 1994, the~~ The city will pass a resolution in support of continuing cooperation with local governments to conserve, use, or protect unique vegetative communities located in more than one local jurisdiction.
- OBJECTIVE 7: *The city shall assist County agencies in the development and implementation of a hazardous waste management program for the proper storage, recycling, collection and disposal of hazardous wastes ~~by 1992.~~*
- Policy 7.1: The city shall adopt required Miami-Dade County, policies and implement hazardous waste management programs and regulations to protect natural resources.
- Policy 7.2: The city staff shall meet or correspond with County staff to develop an emergency response plan to handle accidents involving hazardous wastes.
- Policy 7.3: The city shall promote the recycling of hazardous wastes by cooperating with agencies which publicize lists of approved recyclers by posting or disseminating the lists.
- Policy 7.4: The city shall implement a code enforcement employee training program to properly identify and inspect wastes from industrial and commercial health facilities by having its code enforcement staff learn more about county procedures.
- Policy 7.5: All industrial and commercial facilities which generate hazardous waste shall be identifies and listed ~~by 1994~~ by the staff of the code enforcement division in a coordinated program with Miami-Dade County.

OBJECTIVE 8: *The city shall seek to reduce greenhouse gas emissions and conserve energy resources.*

Policy 8.1: The city shall encourage the implementation of low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by reducing building footprints to the maximum extent feasible, and locating building sites away from environmentally sensitive areas; promoting the preservation of natural resources; providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems); promoting energy conservation through design, landscaping and building techniques (i.e. solar power, increased tree canopies); promoting water conservation through landscaping and building design; ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials), and; considering the development of a consider the development and implementation of a green building certification program, with associated regulations, incentives and standards.

Policy 8.2: The city shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles traveled. These strategies may include but not be the promotion of 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; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.

**GOAL: MAXIMIZE THE POTENTIAL FOR ECONOMIC DEVELOPMENT AND ENHANCE THE LIVEABILITY AND CHARACTER OF THE CITY THROUGH THE APPROPRIATE LOCATION AND DISTRIBUTION OF LAND USES, WHILE RECOGNIZING THE CONSTRAINTS IMPOSICD BY THE NATURAL AND MAN-MADE ENVIRONMENT.**

OBJECTIVE 1: *The City of Opa-Locka shall review and adopt needed amendments to its land development regulations to ensure that the future growth and development of the city is consistent with the provision of this Comprehensive Plan by September 1, 1989.*

Policy 1.1: Review and adopt needed amendments to regulations which govern the use and development of land, and which as a minimum:

- a) Regulate the use of land and water as to be consistent with this element;
- b) Regulate the subdivision of land;
- c) Regulate signage;
- d) Provide for drainage and stormwater management.
- e) Regulate on-site traffic flow to ensure safety and convenience, and provide for adequate parking facilities.

Policy 1.2: Adopted land development regulations shall be consistent with the standards established in this Element for allowable land uses, and densities and intensities of use for each land use category as identified in the adopted land use map and explained in the text Table L-12 "Generalized Future Land Use Development Criteria", of this element which by reference is made a part of this policy and adopted.

Policy 1.3: Adopted land development regulations shall contain standards for defining and ensuring the compatibility of adjacent uses and which address buffering and open space requirements.

Policy 1.4: Development regulations must be adopted to ensure that no development orders or permits will be issued unless it can be shown that there will be no reduction in the level of services for the affected public facilities below the minimum as adopted in this comprehensive plan.

OBJECTIVE 2: *By 1994, ~~t~~ The city shall continue to develop programs to expand the economic base through planning and development activities to attract new businesses and industries and expand existing business and industries.*

Policy 2.1: The vacant land in the industrial park zoned areas shall be developed with required public facilities and services to attract compatible, light industries.

Policy 2.2: The city shall participate in Miami-Dade County's Enterprise Zone program to expand the economy in locally distressed areas.

Policy 2.3: The city shall provide incentives to encourage economic development of retail areas, especially in the city's downtown district by providing variances, per city ordinance, to the requirements of the ordinance.

- Policy 2.4: The city shall develop a program designed to encourage the formation of local based economic organizations.
- Policy 2.5: The city shall continue to support and fully cooperate and coordinate with the local community development corporation's efforts in fostering economic growth and development by providing technical assistance and supporting resolutions.
- Policy 2.6: By 2014, the city shall develop a Strategic Plan that will detail the implementation measures needed to promote the economic prosperity of existing businesses, attract new business, and improve the quality of life for residents.
- OBJECTIVE 3: ~~By 1993, t~~ *The City shall reduce the amount of land designated as Special Study Areas, through renewal and development efforts.*
- Policy 3.1: The city shall designate areas marked for urban renewal and rehabilitation (Special Study Areas) and these shall be given top priority in the city's development efforts.
- Policy 3.2: Special design studies shall be completed for all areas designated as "Special Study Areas" including the "Downtown" area ~~by 1992~~.
- Policy 3.3: A code enforcement program shall be developed which will be vigilant in reporting and correcting land uses which are not legally conforming to eliminate blighting influences.
- Policy 3.4: A code enforcement program shall be developed which will be vigilant in reporting and correcting building and health code violations.
- Policy 3.5: The city shall initiate or improve programs aimed at increased attention to the condition of public property and which contain provisions for the repair of public property in poor condition, maintenance of public buildings and grounds, and maintenance of streets and sidewalks.
- Policy 3.6: In order to create a sense of community identity, the city shall develop programs aimed at encouraging the formation of community organizations initiate a publicity campaign of improvement programs, and publicize improvements that have actually been implemented.
- Policy 3.7: The city shall provide incentives for property owners to invest in rehabilitation of substandard or deteriorating property by allowing variances, per city ordinance, to the requirements of the ordinance.
- Policy 3.8: The city shall provide incentives for renters of residential and commercial property to contribute to the maintenance of rented property by providing public awards and recognition to well-maintained property.
- Policy 3.9: The city shall review its code enforcement and legal control programs and amend or revise control measures as necessary to help in eliminating blighting influences.

- Policy 3.10: The city shall participate and fully cooperate with Miami-Dade County's community development programs by providing desired data, development proposals and integrating programs.
- Policy 3.11: The city shall participate and cooperate with Miami-Dade County's housing assistance and public housing programs by allowing the county to place the programs within the city and by providing needed data the city possesses.
- Policy 3.12: The city shall give top priority to the elimination of any infrastructural impediments to rehabilitation and renewal of blighted areas by implementing improvement programs or working with public/private sector thrusts.
- Policy 3.13: The city shall cooperate with other municipalities in providing for proper physical and social linkages by providing for streets, parks, and recreational facilities, by removing psychological or physical barriers; through the use of programs which encourage citizen interaction activities, coordination of capital budgets and shared use of parks and recreational programs and facilities.
- Policy 3.14: The City will review existing Study Areas for redevelopment program coordination.
- OBJECTIVE 4: ~~By 1994, t~~ *The City of Opa-Locka shall reduce the number of land uses which are incompatible or inconsistent with uses designated on the adopted Land Use Plan Map and explanatory text.*
- Policy 4.1: Expansion or replacement of land uses which are incompatible with the adopted Land Use Plan shall not be permitted unless it can be shown that proper design solutions can and will be implemented to integrate compatible elements and buffer potentially incompatible elements.
- Policy 4.2: The city's zoning regulations shall be reviewed to determine consistency with the Land Use Plan Map and explanatory text, and amended to remedy inconsistencies.
- Policy 4.3: Adopted land development regulations shall all contain regulations for buffering of incompatible land uses.
- Policy 4.4: 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.
- OBJECTIVE 5: ~~By September 1, 1989 a~~ *All developments and redevelopments shall ensure the protection of natural resources by recognizing the constraints imposed by soil conditions, topography, vegetation and wildlife habitat, and hurricane and other flood hazards.*
- Policy 5.1: The city's land development regulations shall contain provisions that allow the city to limit activities which have the potential for degrading or contaminating water or soil.

- Policy 5.2: On-site management of runoff/drainage shall be required for all future development and redevelopment, and shall be in such a manner that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions by the use of surface and sub-surface drainage systems.
- Policy 5.3: Development orders in the city shall be consistent with goals, objectives and policies as contained in the Conservation Element of this plan and Section 5.20, "Surface Water Management", of the Land Development Regulations.
- OBJECTIVE 6: *The City shall protect, preserve, enhance and promote public awareness of historical resources in the City of Opa-Locka ~~by 1989.~~*
- Policy 6.1: Historic buildings/places shall be regulated by a new Historic Preservation Ordinance by 1989 (per Section 163,3202 (1) , F.S.).
- Policy 6.2: ~~By 1990, the~~ The City of Opa-Locka shall develop a historic resource preservation program for the protection, management and adoptive reuse of historic resources.
- Policy 6.3: The city shall continue to identify, protect, and seek appropriate designation of historic resources by reviewing built facilities and the adoption of a preservation ordinance.
- Policy 6.4: Technical, legal and financial incentive programs should be developed to encourage participation by the private sector in the preservation and protection of historic resources.
- Policy 6.5: Public awareness of historic resources shall be promoted through the placement of historic plaques and markers and production and dissemination of publications on local historic sites.
- Policy 6.6: The City of Opa-Locka will request that Miami-Dade County identify and evaluate historic sites in the City by 2014. The City will promote the cultural importance of these structures.
- OBJECTIVE 7: *~~By 1990, all~~ All development and redevelopment shall be coordinated with the appropriate resource planning and management plans as prepared by Miami-Dade County and/or other affected agencies pursuant to Chapter 380, F.S. and approved by the Governor and Cabinet.*
- Policy 7.1: Requests for development and redevelopment shall be coordinated, with the appropriate resource planning and management programs as prepared by Miami-Dade County, the South Florida Regional Planning Council, the South Florida Water Management District , and State and Federal agencies by using their established policies, criteria, data/ techniques attending informational workshops.
- Policy 7.2: The city shall regulate areas subject to seasonal or periodic flooding by requiring compliance with the subdivision regulations zoning ordinance,



Miami-Dade County's county wide related policies on flooding, the SFWMD and the SFRPC policies.

- OBJECTIVE 8: *By September 1, 1989, City public facilities must meet or exceed the minimum level of service standards adopted in the Capital Improvements Element of this Plan before any development orders and permits shall be issued for future development and redevelopment that impact on the adequacy of facilities and services.*
- Policy 8.1: Higher densities and intensities of development shall be located in areas where public facilities are available and can adequately handle projected increases in service demand accruing from the development and shall be measured against the land use plan and the minimum service standards in this plan.
- Policy 8.2: The development of residential, commercial, and industrial land shall not be permitted unless it can be shown that affected public facilities meet or exceed the minimum level of service standards adopted in the plan.
- Policy 8.3: The management of public facilities shall maximize the efficiency of services provided, minimize cost and minimize impacts on the natural environment through siting, proper design, on-site placement and coordination with land uses.
- Policy 8.4: The City of Opa-Locka will collaborate with Miami-Dade County, including WASD and public schools, in accordance with 163.3187 and 163.3189, in order to maintain a financially feasible 5-year Capital Improvement Schedule.
- OBJECTIVE 9: *By 1994, future development and redevelopment shall be based on sound planning principles and shall be consistent with the goals, objectives and policies (GOPs) contained within this plan, and the desired community character.*
- Policy 9.1: Innovative land use development patterns such as cluster zoning and other mixed land use development techniques shall be have been reviewed to become part of the zoning ordinance to regulate land development.
- Policy 9.2: In the Nile Gardens redevelopment area, professional offices and selected services may be permitted within areas designated for (apartment) residential development provided that it can be shown that these activities are compatible with the land use plan, are adequately buffered, or are presented as an integral development.
- Policy 9.3: Commercial developments shall include adequate ingress/egress drives, off-street parking and loading facilities and shall be measured against the requirements of the zoning ordinance.
- Policy 9.4: 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.

- Policy 9.5: Applications for amendments to the Land Use Plan map shall be evaluated on the basis of their consistency with the goals, objectives, and policies of all elements within this plan, and compatibility with the desired community character and other timely issues.
- Policy 9.6: The City of Opa-Locka shall utilize, but not be limited exclusively to design guidelines established in the Miami-Dade County urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in Opa-Locka.
- OBJECTIVE 10: *The City shall continue to provide adequate and suitable land for utility facilities and other necessary public services to support proposed development.*
- Policy 10.1: All land designated for public buildings and utilities as indicated in the adopted Land Use Map shall remain intact ~~through the year 2000.~~
- Policy 10.2: The city shall acquire additional lands for public facilities and services to meet inadequacies and increased demand for services.
- Policy 10.3: The City of Opa-Locka will continue to enforce rules established in Land use Development Regulations (Ordinance 86-8) to ensure suitable land available for facilities.
- Objective 11: ~~The City shall coordinate with the SFWMD and Dade County to prevent degradation of the Biscayne Aquatic Preserve by 1989 by aligning its policies and procedure with those agencies.~~
- Policy 11.1: ~~The public works director will review city policies and procedures on drainage to ascertain their compliance with the above agencies and shall initiate corrective measures.~~
- OBJECTIVE ~~12~~ 11: ~~By 1989 the~~ The City shall review its development regulations to encourage the use of innovative Land Use development regulations which may include provisions for planned unit developments and other mixed land use development techniques.
- Policy ~~12.1~~ 11.1: The community development department shall review the zoning ordinance and platting process to determine how planned unit developments, zero lot line developments and other innovative zoning concepts can be included in the zoning ordinance to respond to the development of mixed uses on vacant land areas in the city.
- Policy ~~12.2~~ 11.2: The community development department shall review the mixed land use areas in the city and determine how a mixed use concept can be designed and become a part of the zoning ordinance.
- OBJECTIVE 12: The City of Opa-Locka shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.

Policy 12.1: The City of Opa-Locka will continue to work with Miami-Dade County to bring a Metrorail Extension to the City.

Policy 12.2: 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 in the range of existing and planned land uses along the subject transit line.

Policy 12.3: 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, shade trees, awnings, and other weather protection for pedestrians.

Policy 12.4: Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- a) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- b) Enhance or impede provision of services at or above adopted LOS Standards;
- c) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- d) Enhance or degrade environmental or historical resources, features or systems of County significance; and

Policy 12.5: The Department of Planning and Zoning shall review land development regulations to identify reforms that would invite, and not impede, transit-oriented development in the station areas.

OBJECTIVE 13: The City of Opa-Locka shall determine the feasibility of annexing areas contiguous to the city's boundaries.

- Policy 13.1: The City should review the analysis provided in the Evaluation and Appraisal Report regarding the annexation of two areas: Annexation Area A – covering NW 135<sup>th</sup> Street to Gratigny Parkway and NW 47<sup>th</sup> Avenue; Annexation Area B – covering NW 127<sup>th</sup> Street to NW 107<sup>th</sup> Street and NW 137<sup>th</sup> Avenue to NW 27<sup>th</sup> Avenue.
- OBJECTIVE 14: *The City will encourage the development of affordable and workforce housing opportunities.*
- Policy 14.1: The City will work with developers, by using land use as an incentive for affordable housing and green development, which lowers energy costs and also provides an affordable place to live.
- Policy 14.2: The City of Opa-Locka will review development incentives to encourage affordable and workhouse housing that is high density, mixed use and transit-oriented at or near existing and future transit stations and corridors.
- OBJECTIVE 15: *The City will promote energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.*
- Policy 15.1: 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.
- Policy 15.2: The City shall encourage energy conservation by adopting Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards for City-owned facilities, where feasible.
- Policy 15.3: The City of Opa-Locka shall promote energy conservation by encouraging builders, remodelers, homeowners and homebuyers to implement Florida Green Building Coalition, the Leadership in Energy and Environmental Design (LEED) green building rating system, or other acceptable environmental standards.
- Policy 15.4: The City shall investigate incentives for developers and building owners to incorporate energy efficiency and other conservation measures that meet recognized green building standards into the design, construction or rehabilitation of their buildings.

**GOAL: THE MUNICIPALITY SHALL UNDERTAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE NEEDED TIMELY AND EFFICIENT PUBLIC FACILITIES TO ALL RESIDENTS WITHIN ITS JURISDICTION IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY COMPACT URBAN GROWTH THROUGH SOUND PUBLIC POLICIES.**

OBJECTIVE 1: *Based on the annually updated 5-year CIP, capital improvements will be provided to meet and correct existing deficiencies, to accommodate desired future growth per the land use plan, to replace deficient or obsolete facilities, to construct Capital Facilities as indicate in the 5-Year Schedule of Improvements of this element.*

Policy 1.1: The municipality shall include all projects identified in the other elements of this plan and determined to be of relatively large scale and high cost (\$25,000 or greater), as capital improvements projects for inclusion within the 5-Year Schedule of Improvements of this element; all capital improvements with costs of less than \$25,000 shall be included in the capital improvement program and the annual capital budget.

Policy 1.2: The municipality shall, as a matter of priority, schedule and fund all capital improvement projects in the 5-Year Schedule of Improvements which are designed to correct existing deficiencies listed in the Capital Improvements Element.

Policy 1.3: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a) 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;
- b) 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-fill development; and
- c) whether the project represents a logical extension of facilities and services within the municipal service area.

OBJECTIVE 2: *Future development will bear the full or a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS standards. ~~by September 1, 1989.~~*

Policy 2.1: The municipality shall adopt special taxing districts in order to assess new development a pro rata share of the costs required to finance improvements and services.

Policy 2.2: The municipality shall implement a program for mandatory dedications or fees-in-lieu-of as a condition of plat approval for the provision of streets,

parks/recreation, and open space in accordance with the land use plan and service and criteria herein.

- OBJECTIVE 3: *The municipality will manage its fiscal resources, policies and coordinate land use decisions to ensure the installation of improvements per the capital improvement schedule by providing for coordination with previously issued development orders and shall provide for future development, and redevelopment ~~by September 1, 1989~~, to maintain the adopted Level of Service Standards.*
- Policy 3.1: Prior to the issuance of certificates of occupancy, the municipality shall assure public facilities needed to serve developments for which development orders were previously issued by requiring through negotiation each development to provide the development in a time certain ~~by September 1, 1989~~.
- Policy 3.2: In providing capital improvements, the municipality shall limit the maximum ratio of outstanding indebtedness to no greater than 25% of the property tax base.
- Policy 3.3: The municipality shall continue to adopt a 5-year capital improvement program and annual capital budget as a part of its budgeting process.
- Policy 3.4: The City Manager shall research sources and file applications to secure public grants to finance the provision of capital improvements and shall seek private funds as an alternative.
- Policy 3.5: The municipality shall reserve enterprise fund surpluses for major capital expenditures ~~beyond the year 1995~~ and shall use these funds for capital expenditures.
- Policy 3.6: 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 (a) modifying the level of service standard for the facility or service for which funding cannot be obtained, (b) adjusting the schedule by removing projects which have the lowest priority, (c) delaying projects until funding can be guaranteed, (d) not issuing development orders that would continue to cause a deficiency based on the public facility's adopted level of service standard, (e) transferring funding from a funded by not deficient public facility in order to fund an identified deficient public facility or service, (f) requiring developments to pay the full costs of services/facilities, (g) special taxing districts, and (h) a more intensive maintenance program to extend the life of facilities.
- OBJECTIVE 4: *~~By September 1, 1989~~, The City shall make sound decisions on needed improvements, and the issuance of development orders and permits will be based upon coordination of the development requirements included in other elements of this plan, the land development regulations, availability of necessary public facilities as required by previous or future development orders to ensure that funds are provided, and the City will require the provision of needed capital facilities concurrent with the development.*

Policy 4.1: The municipality shall use the following LOS standards as a measure and insure that no development order or permit results in a reduction in the LOS and that public facilities will meet or exceed the standards below:

Those established in adopted Policy 1.1 of the Recreation and Open Space Element.

FACILITY	LEVEL OF SERVICE STANDARDS										
Sanitary Sewer Facilities Residential Flows Commercial / Industrial	The system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capita per day.										
	All treatment plants shall maintain the capacity to treat peak demand flow without overflow.										
	Peak demand coefficients shall be as developed by the county; presently 1.2.										
	Infiltration inflow 130 gpcd.										
Fire Flow	<p><del>In accordance with table W-2 of the Potable Water Element, by reference is adopted and included herein.</del>  <u>Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:</u></p> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Gallons Per Minute</th> </tr> </thead> <tbody> <tr> <td>Low Medium Density Residential</td> <td>750</td> </tr> <tr> <td>Moderate Density Residential</td> <td>1,500</td> </tr> <tr> <td>Hospitals/Schools</td> <td>2,000</td> </tr> <tr> <td>Commercial/Industrial</td> <td>3,000</td> </tr> </tbody> </table>	Land Use	Gallons Per Minute	Low Medium Density Residential	750	Moderate Density Residential	1,500	Hospitals/Schools	2,000	Commercial/Industrial	3,000
Land Use	Gallons Per Minute										
Low Medium Density Residential	750										
Moderate Density Residential	1,500										
Hospitals/Schools	2,000										
Commercial/Industrial	3,000										
Solid Waste Facilities Residential Commercial/Industrial	Solid waste disposal facilities shall collectively maintain a minimum of five years capacity to be available at the generation rate of 7 pounds per capita per day.										
Drainage Facilities	1 in 10 year storm event; one day storm event. Retention of first inch of water at farthest point from drainage system.										
	Public works Manual, Chapter 28, Dade County Code, as amended.										
Potable Water Residential Commercial/Industrial Miami-Dade Community	Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.										
	The system shall maintain the capacity to produce and deliver <del>200</del> <u>155</u> gallons per capita per day.										
Storage Capacity	Minimum fifteen percent of average day										

	demand.
Traffic	Collector Roadways - LOS "D" at peak hour;
	Arterial Roadways -LOS "D" at peak hour

Policy 4.2: The municipality shall adopt an adequate facilities ordinance to 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 ~~by September 1, 1989.~~

Policy 4.3: Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed actions:

- a) 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.
- b) exacerbate to an unacceptable level an existing facility deficit as described in the Traffic Circulation Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element; and Recreation and Open Space Element.
- c) generate public facility demands that may not be accommodated by capacity increases planned in the capital schedule of improvements concurrent with development.
- d) conform with future land uses as shown on the future land use map of the Future Land Use Element, and areas or zones as described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground-water Recharge Element.
- e) accommodate public facility demands based upon adopted LOS standards, if public facilities are developer-provided.
- f) demonstrate financial feasibility, subject to this element if public facilities are provided, in part or whole, by the municipality; and
- g) affect state agencies' and water management districts' facilities plans.

Policy 4.5: The City shall use fiscal policies to direct expenditures for capital improvements which recognize the policies of the other comprehensive plan elements by using those elements policies and needs statements as a basis for selecting facilities to be provided or improved.



Policy 4.6:

The city shall review prior outstanding development orders to determine their impact and ability to meet the adopted LOS, and shall meet with the developer to resolve discrepancies.

TABLE CI-2

## REVENUE PROJECTIONS AFFECTING CAPITAL IMPROVEMENTS

FUND	1990	1991	1992	1993	1994	1995
GENERAL FUND	2,768,285	2,823,651	2,880,124	2,937,727	2,996,481	3,056,411
CAPITAL IMPROVEMENTS FUND	355,816	362,933	370,191	377,595	385,147	392,800
ENTERPRISE FUNDS						
Spec. Law Enforcement	67,105	68,447	69,816	71,213	72,637	74,090
Sanitary Sewer	1,196,470	1,220,399	1,244,807	1,269,703	1,295,098	1,321,000
Solid Waste	871,116	888,538	906,309	924,435	942,924	961,783
Potable Water	1,419,116	1,477,498	1,476,448	1,505,977	1,536,096	1,566,818

Source: Opa-locka city Manager's Office, 1988

Five-Year Schedule of Improvements, 2011 - 2015

<u>Funding Source</u>		<u>Prior Yr</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>Total</u>	<u>Unfunded</u>	<u>Total Cost</u>	<u>Funding Status</u>
<u>Public Works Projects</u>											
<u>PW-1 NW 128th Street Drainage Improvements</u>	<u>Special Revenue Funds</u>	<u>\$0</u>	<u>\$0</u>	<u>\$781,458</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$781,458</u>	<u>\$883,000</u>	<u>\$1,664,458</u>	<u>Planned</u>
<u>PW-2 NW 139th Street Drainage Improvements</u>	<u>Special Revenue Funds</u>	<u>0</u>	<u>8,995</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,995</u>	<u>1,465,000</u>	<u>1,473,995</u>	<u>Committed</u>
<u>PW-3 NW 143rd Street Drainage Improvements</u>	<u>Special Revenue Funds</u>	<u>0</u>	<u>368,070</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>368,070</u>	<u>760,000</u>	<u>1,128,070</u>	<u>Committed</u>
<u>PW-4 Rutland Street Improvements</u>	<u>Special Revenue Funds</u>	<u>60,830</u>	<u>60,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>120,830</u>	<u>1,260,000</u>	<u>1,380,830</u>	<u>Committed</u>
<u>PW-5 NW 147th Street Improvements</u>	<u>Special Revenue Funds</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,500,000</u>	<u>2,500,000</u>	<u>Planned</u>
<u>PW-6 Cairo Lane Improvements</u>	<u>Special Revenue Funds</u>	<u>0</u>	<u>0</u>	<u>100,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100,000</u>	<u>3,200,000</u>	<u>3,300,000</u>	<u>Planned</u>
<u>PW-7 Ali-Baba Avenue Improvements</u>	<u>Special Revenue Funds</u>	<u>200,000</u>	<u>207,882</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>407,882</u>	<u>0</u>	<u>407,882</u>	<u>Committed</u>
<u>PW-8 City Wide Sidewalk Construction and Repair</u>	<u>PTP Funds</u>	<u>0</u>	<u>196,205</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>596,205</u>	<u>2,000,000</u>	<u>2,596,205</u>	<u>Committed</u>
<u>PW-9 Street Resurfacing Program</u>	<u>General Fund</u>	<u>0</u>	<u>0</u>	<u>90,000</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>180,000</u>	<u>0</u>	<u>180,000</u>	<u>Committed</u>
<u>PW-10 Street Lighting Improvement</u>	<u>General Fund</u>	<u>0</u>	<u>0</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>75,000</u>	<u>0</u>	<u>75,000</u>	<u>Planned</u>

<u>Program</u>												
<u>PW-11 General Fleet Replacement Program</u>	<u>General Fund</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Planned</u>
<u>PW-12 NW 30th Ave Roadway &amp; Drainage Improvements</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>600,000</u>	<u>600,000</u>		<u>Planned</u>
<u>PW-13 NW 132nd Street &amp; NW 38th Ave Improvements</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,600,000</u>	<u>1,600,000</u>		<u>Planned</u>
<u>PW-14 Public Works Facility Improvements</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>500,000</u>	<u>500,000</u>		<u>Planned</u>
<u>PW-15 NW 131st Street Improvements</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>850,000</u>	<u>850,000</u>		<u>Planned</u>
<u>Public Utility Projects</u>												
<u>PU-1 Waste Water Collection Ext West of Le Jeune Road</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,000,000</u>	<u>3,000,000</u>		<u>Planned</u>
<u>PU-2 Water Distribution Improvements</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>300,000</u>	<u>300,000</u>	<u>300,000</u>	<u>900,000</u>	<u>2,500,000</u>	<u>3,400,000</u>		<u>Planned</u>
<u>PU-3 Drainage Improvement Program</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>100,000</u>	<u>100,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>350,000</u>	<u>0</u>	<u>350,000</u>		<u>Committ ed</u>
<u>PU-4 Water Meter Replacement Program</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>0</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>120,000</u>	<u>0</u>	<u>120,000</u>		<u>Planned</u>
<u>PU-5</u>	<u>Water &amp; Sewer Funds</u>											
<u>PU-6 Wastewater Improve - Pump St 11A</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>450,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>450,000</u>	<u>0</u>	<u>450,000</u>		<u>Committ ed</u>
<u>PU-7 Wastewater</u>	<u>Water &amp;</u>	<u>0</u>	<u>125,000</u>	<u>125,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>250,000</u>	<u>0</u>	<u>250,000</u>		<u>Committ</u>

<u>Improve - Pump St 14</u>	<u>Sewer Funds</u>										<u>ed</u>
<u>PU-8 Wastewater Improve - Pump St 11B</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>350,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>350,000</u>	<u>0</u>	<u>350,000</u>	<u>Committ ed</u>
<u>PU-9 Wastewater Improve - Pump St 8</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>340,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>340,000</u>	<u>0</u>	<u>340,000</u>	<u>Committ ed</u>
<u>PU-10 Wastewater Improve - Pump St 7</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>315,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>315,000</u>	<u>0</u>	<u>315,000</u>	<u>Committ ed</u>
<u>PU-11 Wastewater Improve - Pump St 9</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>315,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>315,000</u>	<u>0</u>	<u>315,000</u>	<u>Committ ed</u>
<u>PU-12 Wastewater Improve - Pump St 11C</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>700,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>700,000</u>	<u>0</u>	<u>700,000</u>	<u>Committ ed</u>
<u>PU-13 Wastewater Improve - Pump St 1</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>315,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>315,000</u>	<u>0</u>	<u>315,000</u>	<u>Committ ed</u>
<u>PU-14 Wastewater Improve - Pump St 2</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>315,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>315,000</u>	<u>0</u>	<u>315,000</u>	<u>Committ ed</u>
<u>PU-15 SSES Phase III</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>500,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>500,000</u>	<u>2,000,000</u>	<u>2,500,000</u>	<u>Planned</u>
<u>PU-16 New Sewer Atlas Phase I</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>75,000</u>	<u>200,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>275,000</u>	<u>0</u>	<u>275,000</u>	<u>Committ ed</u>
<u>PU-17 Control and Monitoring System /SCADA</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>90,000</u>	<u>90,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>180,000</u>	<u>0</u>	<u>180,000</u>	<u>Committ ed</u>
<u>PU-18 Fire Hydrant &amp; Valve Repair/Replacement Program</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>55,000</u>	<u>20,000</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>165,000</u>	<u>0</u>	<u>165,000</u>	<u>Committ ed</u>
<u>PU-19 New Water Atlas Phase I</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>75,000</u>	<u>200,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>275,000</u>	<u>0</u>	<u>275,000</u>	<u>Committ ed</u>
<u>PU-20 Leak Detection Program</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>40,000</u>	<u>20,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>90,000</u>	<u>0</u>	<u>90,000</u>	<u>Committ ed</u>
<u>PU-21 Rain Peak Flow Study</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>25,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>	<u>Committ ed</u>
<u>PU-22 Water Distribution</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>900,000</u>	<u>900,000</u>	<u>Planned</u>

<u>Improvements (Nichols)</u>											
<u>PU-23 Collection Influent/Transmission Flow Correction</u>	<u>Water &amp; Sewer Funds</u>	<u>0</u>	<u>0</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>400,000</u>	<u>0</u>	<u>400,000</u>	<u>Planned</u>

Source: City of Opa-Locka

**GOAL: THE MUNICIPALITY WILL CONTINUE TO ESTABLISH AND DEVELOP SHORT-TERM AND LONG-TERM OBJECTIVES AND POLICIES WHICH ARE INTENDED TO FOSTER BETTER INTER-GOVERNMENTAL COORDINATION.**

- OBJECTIVE 1: ~~By September 1, 1989, the~~ The city will meet with or review policies of the various levels of government which include Miami-Dade County, the South Florida Regional Planning Council, the Dade County Board of Public Instruction School Board, and other agencies as are identified in Table I-1 adjacent municipalities and the city will coordinate the comprehensive plan with the plans of the above agencies and other levels of government by reviewing those plans and policies to insure consistency.
- Policy 1.1: The city will review policies, meet or exchange information through staff level interaction and formed committees with the various levels of government to include the county, the South Florida Regional Planning Council, the Dade County ~~Board of Public Instruction~~ School Board, Dade County HUD Miami-Dade Public Housing Authority, Miami-Dade County OCED and the various other agencies that as identified in Table I-1 which have regulatory authority to review the use of land and other elements in the comprehensive plan.
- Policy 1.2: The city shall compare the comprehensive plan with the plans of school boards, other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, the county, and the regional planning council to assess compatibility between the plans or any plan amendments.
- Policy 1.3: The municipality will review all development proposals to ensure that they are compatible with the city's existing comprehensive plan and the comprehensive plans of adjacent local governments by comparing the developments with the comprehensive plans.
- Policy 1.4: The City of Opa-Locka will 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.
- Policy 1.5: The City will ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans.
- Policy 1.6: The City will coordinate with the Miami-Dade County Public Schools through the implementation of the Educational Element of the Comprehensive Development Master Plan.
- OBJECTIVE 2: ~~By September 1, 1989, the~~ The municipality City will review the impact of development proposals with developments in adjacent municipalities, Miami-Dade County and the regional planning council to ensure consistent land development regulations by providing each with a copy of the city's comprehensive plan and shall have staff interaction.

- Policy 2.1: The municipality will coordinate its development efforts with those of adjacent municipalities, the county, and the South Florida Regional Planning Council by information exchange and staff interaction to ensure that proposed developments do not adversely impact them without their knowledge and to allow them to make input to the municipality with reference to proposed developments.
- Policy 2.2: A "Development Review Committee" shall review proposed developments to ensure that they are not inconsistent and do not adversely effect the existing comprehensive plans of adjacent local governments by comparing the development with the plans.
- Policy 2.3: The South Florida Regional Planning council will be requested in writing to provide for an informal mediation process which will be utilized to resolve conflicts.
- Policy 2.4: The city shall invite proximate cities to provide comments on Opa-Locka's planning.
- OBJECTIVE 3: *The municipality will have established coordination procedures to review any proposed "impact development " and provide data and information to agencies in order to coordinate policies, ensure coordination of public facility, level of service standards, development activities, and procedures ~~by September 1, 1989, and~~ on an on-going basis.*
- Policy 3.1: The municipality will coordinate planning activities with agencies such as the school board, units of local governments, Miami-Dade County, the regional planning council and units of public agencies which provide services within the city to ensure that levels of service standards are met.
- Policy 3.2: The municipality will disseminate information on land development review programs, proposed land developments, and building construction services to other affected public governments and quasi-public agencies through staff interaction and by mail-outs of the information.
- Policy 3.3: The city manager's office will coordinate annexation efforts with adjacent municipalities, the regional planning council and the affected area of local governments by arranging meetings and providing information, and in all instances the municipality will abide by county and state procedures for annexation, and the city sha11 request by resolution Miami-Dade County's assistance in reviewing, resolving and approving annexation issues and procedures.
- Policy 3.4: The municipality will have developments in the area reviewed by two "Development Review Committee" (which shall meet monthly) established by the city to review the relationship of proposed developments in the area to the existing comprehensive plans of adjacent local governments.
- Policy 3.5: The Development Review Committee shall review developments proposed against the comprehensive plan and indicate proposed development relationships to the existing comprehensive plans of adjacent local governments, and shall communicate negative aspects of developments or relationships to the affected local government.



- Policy 3.6: The municipality will meet with and provide data to state, regional county and other agencies that provide service to the municipality and establish level of service standards for public facilities by providing soliciting and obtaining input from the agencies through meeting and staff interaction.
- Policy 3.7: Promote the use of interlocal agreements to provide for extra-jurisdictional service deliveries where efficiency and effectiveness can be enhanced.
- Policy 3.8: Make use of formal and informal mediation processes when possible to resolve disputes arising from amendments to the City of Opa-Locka Comprehensive Plan.
- Policy 3.9: The City recognizes that certain vested development rights may exist for property within the City. The City will consider such claims after petition is made to the City and, after due public hearings, the City Commission may grant approval to the request. The documentation for a claim shall follow the procedures found in Section 2-114.1, Code of Metropolitan Dade County, Florida.
- OBJECTIVE 4: ~~By September 1, 1989, and on~~ On an on-going basis, the municipality will review developments and compare them to determine their consistency with county and regional policies.
- Policy 4.1: The municipality will meet with the county region, state agencies via committees and inter-agency workshops to ensure that operational and maintenance responsibilities for facilities are developed and in place.
- Policy 4.2: The municipality will review proposals submitted to it and proposals submitted to other adjacent governmental entities, to measure compliance with the comprehensive plan.
- Policy 4.3: The City shall regularly solicit input from the adjacent cities and airport prior to conducting public meetings.

**GOAL: THE CITY OF OPA-LOCKA WILL COORDINATE WITH MIAMI-DADE COUNTY TO DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF PUBLIC EDUCATION BY MIAMI-DADE COUNTY PUBLIC SCHOOLS, AND WILL STRIVE TO IMPROVE THE QUALITY AND QUANTITY OF PUBLIC EDUCATIONAL FACILITIES AVAILABLE TO THE CITIZENRY OF CITY OF OPA-LOCKA AND MIAMI-DADE COUNTY, FLORIDA.**

OBJECTIVE 1: *Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public Schools, while striving to attain an optimum level of service. Provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools will meet state requirements for class size by September 1, 2010.*

Policy 1.1: The City of Opa-Locka will cooperate with the 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.

Policy 1.2: The City of Opa-Locka will 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.

Policy 1.3: The City of Opa-Locka will cooperate with the 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.

Policy 1.4: The City of Opa-Locka will cooperate with the 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.

Policy 1.5: The City of Opa-Locka will 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.

Policy 1.6: The Miami-Dade County School Board (School Board) comments may 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 state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Policy 1.7: Capital improvement programming by the 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 Section 216.136, Florida Statutes, where

available, as modified by the School Board 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 population projections.

Policy 1.8: The City of Opa-Locka will through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning coordinate with Miami-Dade County Public Schools, and applicable Cities to review annually the Educational Element and school enrollment projections.

OBJECTIVE 2: *The City of Opa-Locka shall 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.*

Policy 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.

Policy 2.2: The County 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.

Policy 2.2: The Miami-Dade County Public Schools Facilities Work Program will 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.

Policy 2.3: 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 the 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.

Policy 2.4: It is the goal of Miami-Dade County Public Schools and Miami-Dade County and the City of Opa-Locka for all public school facilities to achieve 100% utilization of Permanent FISH (No relocatable classrooms) by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. 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. By December 2010, the City of Opa-Locka in coordination with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (no relocatable classrooms) for all CSAs.

Policy 2.5: 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:

- a) 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, see Figure 1A through 1D) as the proposed development; or
- b) 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, Florida Statutes, 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 Miami-Dade County Public Schools Facilities Work Program.
- c) 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.

OBJECTIVE 3: *The City of Opa-Locka will coordinate with Miami-Dade County Public Schools to obtain suitable sites for the development and expansion of public educational facilities.*

Policy 3.1: In the selection of sites for future educational facility development, the City of Opa-Locka encourages the 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.

Policy 3.2: The 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.

Policy 3.3: The City of Opa-Locka acknowledges and concurs that, when selecting a site, the 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.

Policy 3.4: When considering a site for possible use as an educational facility, the 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 portable water, sanitary sewers, 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.

Policy 3.5: When considering a site for possible use as an educational facility the Miami Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Policy 3.6: The City of Opa-Locka 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 City of Opa-Locka Comprehensive Plan. The City of Opa-Locka 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.

Policy 3.7: The City of Opa-Locka will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.

OBJECTIVE 4: *Miami-Dade County Public Schools, in conjunction with the City of Opa-Locka and other appropriate agencies, will strive to improve security and safety for students and staff.*

Policy 4.1: Continue to cooperate with the 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.

Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.

Policy 4.2: Continue to cooperate with the 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), and other appropriate sources.

Policy 4.3: Continue to cooperate with the Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

Policy 4.4: Coordinate with the Miami-Dade County Public Schools and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.

Policy 4.5: 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.

OBJECTIVE 5: *The City of Opa-Locka will coordinate with Miami-Dade County Public Schools to develop programs and opportunities to bring the schools and community closer together.*

Policy 5.1: Cooperate with the Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.

Policy 5.2: 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.

Policy 5.3: Cooperate with the 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.

Policy 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.

OBJECTIVE 6: *Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.*

Policy 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.

Policy 6.2: The 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.

Policy 6.3: The 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.

OBJECTIVE 7: *The School Board, the City of Opa-Locka, and other appropriate jurisdictions shall establish and implement mechanisms for on-going coordination and communication, to ensure the adequate provision of public educational facilities.*

Policy 7.1: The City of Opa-Locka 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.

Policy 7.2: The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Policy 7.3: The Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of other County and municipal agencies.

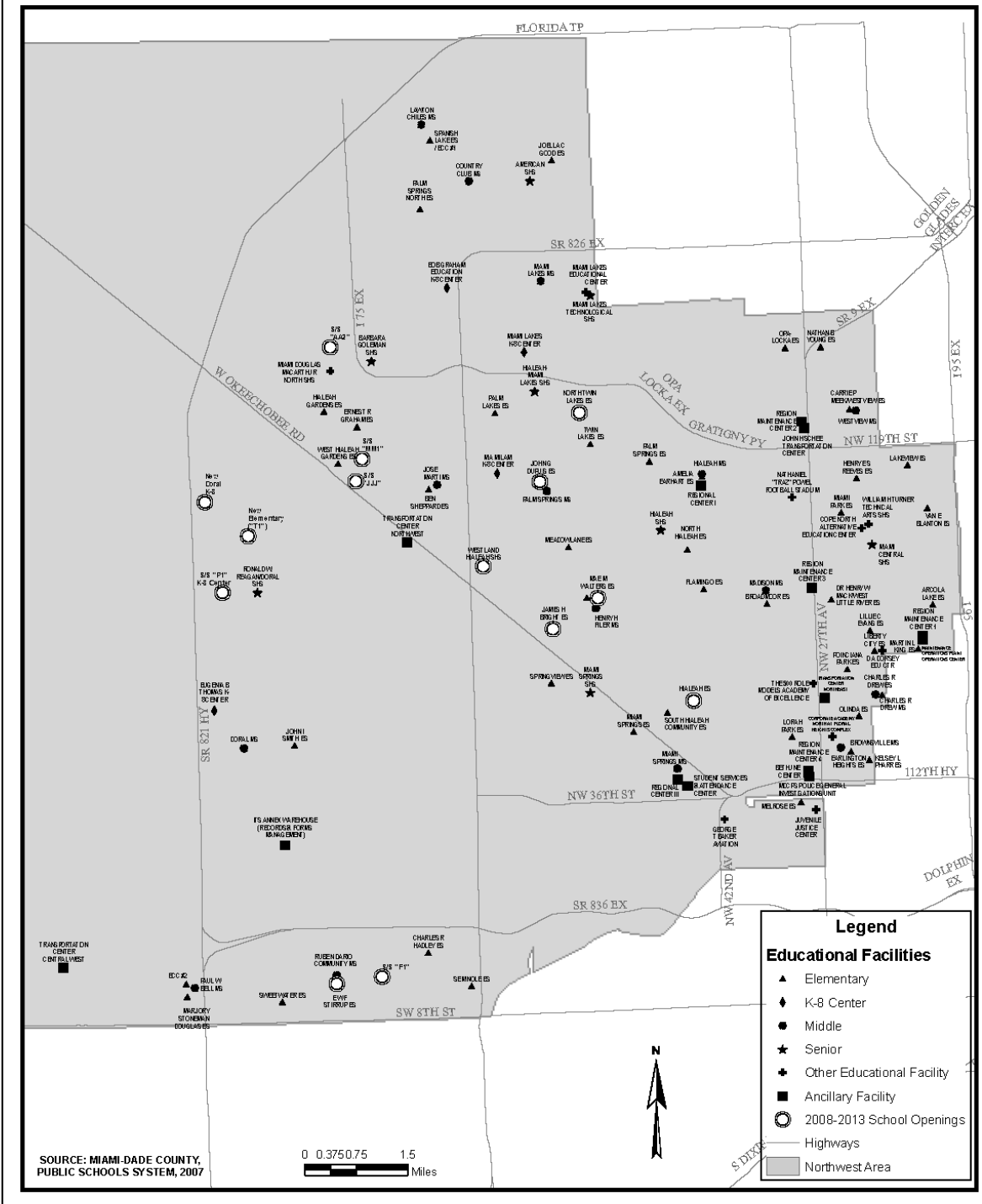
Policy 7.4: The City of Opa-Locka shall cooperate with the Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.

Policy 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 Agreement, 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.

Policy 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.

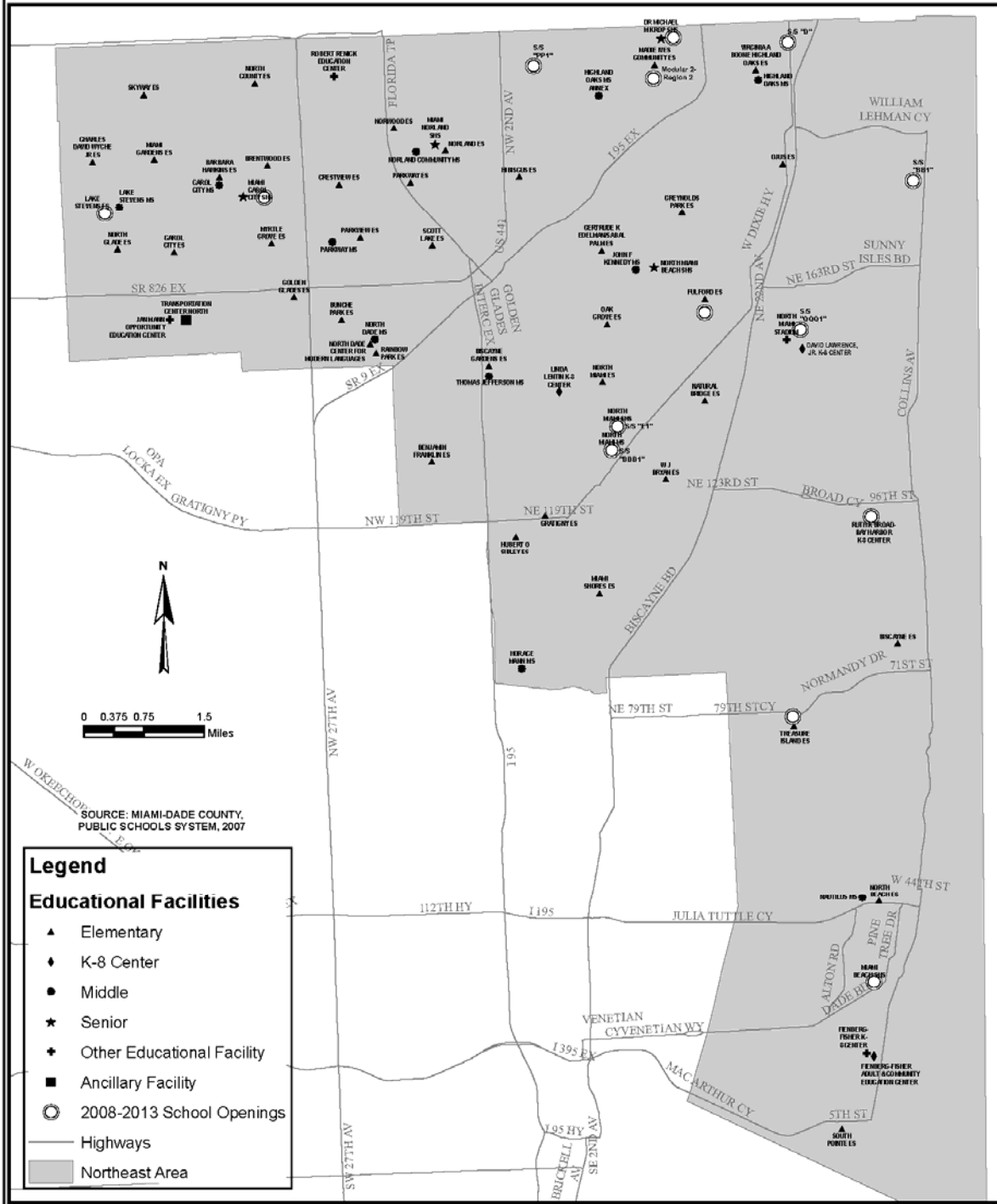
Policy 7.7: The City of Opa-Locka shall seek to coordinate with the Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.

**Figure 1A - Proposed, Existing, and Ancillary Educational Facilities Located in the Northwest Area - 2008-2013**





**Figure 1B - Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2008-2013**





**Figure 1D - Proposed, Existing, and Ancillary Educational Facilities Located in the Southeast Area - 2008-2013**

