



**City of Opa-locka  
Comprehensive Plan Update**



Prepared by:

**Opa-locka Community Development  
Corporation**

**South Florida Regional Planning Council**

**Reese Fayde & Associates**

## Community Challenge Grant

- Purpose: Rewrite the city's comprehensive plan and zoning codes
- A comprehensive plan is a representation of what a community wants to be in the future.

# Community Challenge Grant



- Expected outcomes:
  - Attract new businesses
  - Create jobs
  - Improve quality of housing
  - Increase the amount of housing
  - Revitalize downtown core

CITY OF OPA-LOCKA SUSTAINABLE COMMUNITIES INITIATIVE: COMPREHENSIVE PLAN UPDATE

# Our Team



**REESE FAYDE & ASSOCIATES**

**MARY MEANS + ASSOCIATES, Inc.**



**CARRAS COMMUNITY INVESTMENT INC.**

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## Comprehensive Planning

- State of Florida
  - Enacted in 1975
  - Local governments must adopt a comprehensive plan:
    - Identify future land uses
    - Adopt capital improvement programs to serve that future development
    - Describe land development regulations
    - Align with the adopted plan

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## Comprehensive Planning

- City of Opa-locka
  - Comprehensive Plan adopted Nov. 14, 1990
  - Revision adopted Sept. 14, 2011
  - Revision based on the City's 2007 Evaluation and Appraisal Report (E.A.R.)

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## Comprehensive Plan

- Proposed Plan phase
  - Proposed plan sent to state and regional entities for review
    - Ensure it meets Florida law
    - Recommend changes if necessary
  - City makes changes if needed
  - City adopts plan

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## Comprehensive Planning

- Adoption phase
  - City formally adopts the plan
    - Planning Council recommends
    - City Council approves plan in vote
  - State can challenge the plan
  - Citizens or property owners have the opportunity to challenge the plan
  - The plan is a dynamic document and can be amended from time-to-time by the city

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## Six Pillars

- Department of Economic Opportunity
- Being used by the State of Florida for its Five-Year Statewide Strategic Plan
- Comprehensive Economic Development Strategies of the 11 Regional Planning Councils align with six pillars
  - Miami-Dade County, “One Community One Goal”
  - Broward County, “Six-Pillars Strategic Plan”
  - Monroe County, “Evaluation and Appraisal Report”

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## Six Pillars

1. Talent Supply & Education
2. Innovation & Economic Development
3. Infrastructure & Growth Leadership,
4. Business Climate & Competitiveness
5. Civic & Governance Systems
6. Quality of Life & Quality Places

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## Activities to Date

- Phase I Community Outreach
- Review Current City Documents
- Five Reports
- Land Use And Comprehensive Plan
- Design Charrette
- Phase II Community Outreach

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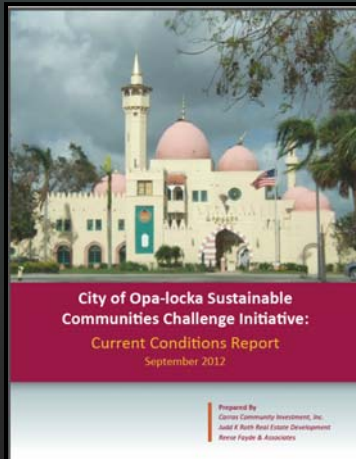
## Community Engagement Phase I



- City Commission presentations
- Sustainable Opa-locka 20/30 process
- Two Charrettes
- Housing Authority member interviews
- Key Opinion Leader interviews
- Community Action Council presentations
- Chamber of Commerce meetings
- Nile Gardens Business Association meetings
- Non-profit advisory meetings
- Dozens of community events
- Church Potluck event
- Pop-Up Park
- Taste of Opa-locka
- Farmer's Market

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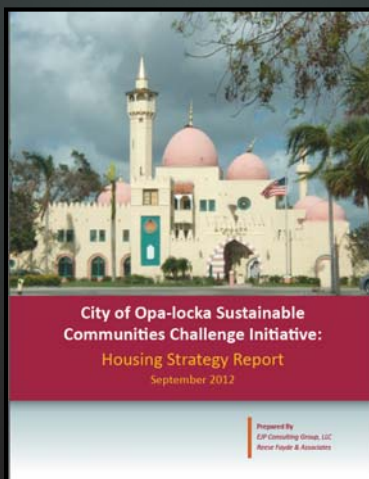
## Current Conditions report



- Transportation
- Community Challenges
- Housing Conditions
- Regional Economic Trends
- Local Economic Trends
- Infrastructure Deficiencies

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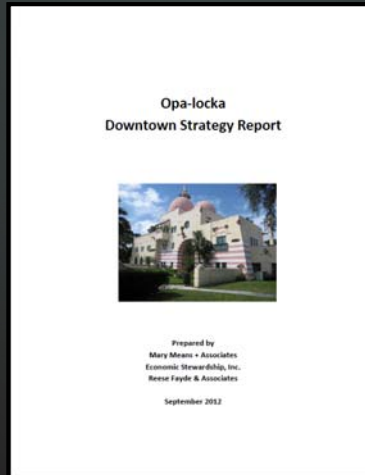
## Housing report



- Facing immediate demographic barriers
- Serious challenges with existing housing stock
- Sales prices have plummeted
- Identified effective intervention strategies

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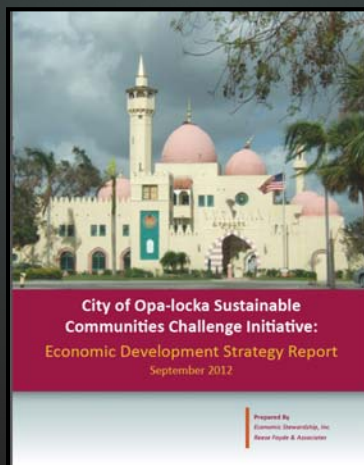
## Downtown report



- Make the downtown area an art destination
- Preserve historic character
- Bring thriving businesses downtown
- Improve media coverage
- Make residents and visitors feel safe
- Create an enduring partnership
- Connecting mass transit and Tri-Rail

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## Economic Development report

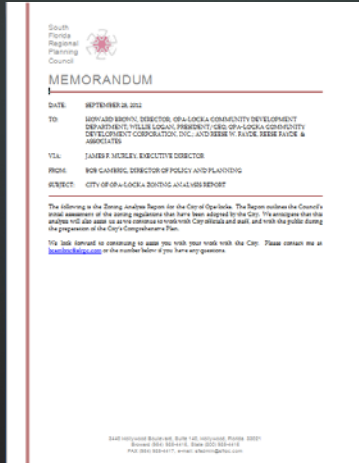


- Facing considerable reputation issues
- Traditional economic development services
- Build on Opa-locka's assets
- Address image and identity issues

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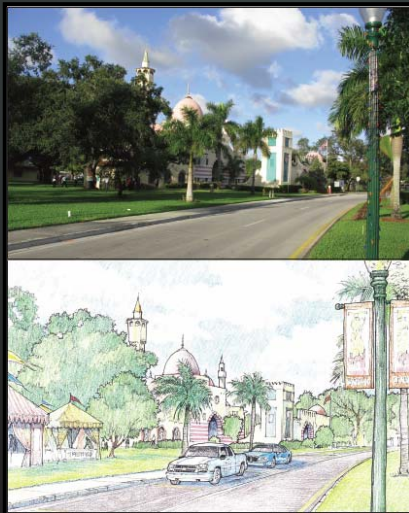
# Zoning Analysis report



- Review preliminary findings
- Rewrite the City's comprehensive plan, its blueprint for growth and development.
- Revised plan will be vetted among elected and appointed officials, community-based organizations, property and business owners, and citizens.
- Identify emerging land development regulations.

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# Land Use & Comprehensive Plan



- Link back to findings and recommendations in the zoning report
- Physically guides what you can put where and how much
- Present implementation strategies

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## Design Charrette



- Major initiative from the University of Miami
- Barracks master plan
- Provide design standards for workforce housing
- Develop design strategies for 27<sup>th</sup> avenue, Opa-locka boulevard, Ali Baba commercial corridors
  - Form based code
  - Architectural standards

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## Community Engagement Phase II

- Engaging residents and stakeholders
  - Official City meetings
  - One Voice Initiative events
  - Existing community events and activities
  - Crime watch meetings
  - Church events and activities
  - Local workshops
- Outreach materials and resources:
  - Telephone hotline
  - Program brochure (bilingual)
  - Update flyers (bilingual)
  - Utility bill notices
  - Paid ad in The Flyer, Miami Times and SF Times
  - Earned media outreach
  - City television channel
  - Facebook and website updates
  - YouTube video

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## Next Steps

DATE	ACTIVITY
March	Planning Council meeting
March	City Commission meeting (present initial draft)
March – June	Community Engagement Process
April	Planning Council meeting (present initial draft)
May 24-29	SFRPC submits draft report
June	Planning Council meeting (presentation of plan)
June	Presentation to City Commission
July - Forward	City of Opa-locka Community Development staff will secure approvals and coordinate hearings and formal adoption process

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## Q&A

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THANK YOU

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