



MEMORANDUM

AGENDA ITEM #III.G.3

DATE: SEPTEMBER 12, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH ADOPTED COMPREHENSIVE PLAN AMENDMENT #11-1AR

Community Profile

The City of Hialeah incorporated in 1925 and today is a municipality of 224,669 permanent residents according to the U.S. 2010 Census. It is approximately 23 square miles located in northwest Miami-Dade County. The City is bounded by the City of Hialeah Gardens to the south and west; Miami Lakes, Opa-locka, and unincorporated Miami-Dade County to the north; unincorporated Miami-Dade County and a small portion of the City of Miami to the east; and Miami Springs and Medley to the south. A small enclave of unincorporated Miami-Dade County known as Palm Springs North is completely surrounded by the City. It is strategically located between Miami International and Opa-locka Airports, with access to the rail facilities of the Florida East Coast and CSX, and connected to MetroRail. The City's primary job base has traditionally been in manufacturing, but recent trends indicate the service sector is gaining ground. Wholesale, retail, banking and finance, and the health industry constitute almost 80 percent of the business community service sector jobs. Economic development, redevelopment and urban infill are important issues in the City. The general location of the City is shown in Attachment 1.

Amendment Review

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

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

Staff Analysis

City of Hialeah adopted amendment #11-1AR contains two Future Land Use Map amendments. The first amendment, located at 130 E. 34th Street, changes the land use designation of approximately 0.19 acres

from Low Density Residential (12 units per net acre) to Medium Density Residential (24 units per acre). The amendment provides for consistency with the existing zoning classification (See Attachment 2).

The second amendment, located at 10450 NW 168th Terrace, changes the land use designation of approximately 24.24 acres from Industrial and Office to Major Institutions. The City intends to build a Reverse Osmosis Water Treatment Plant at the location (See Attachment 3).

The amendment was adopted as proposed. The proposed amendment package was found to be generally consistent with the *SRPP* at the June 6, 2011 Council meeting.

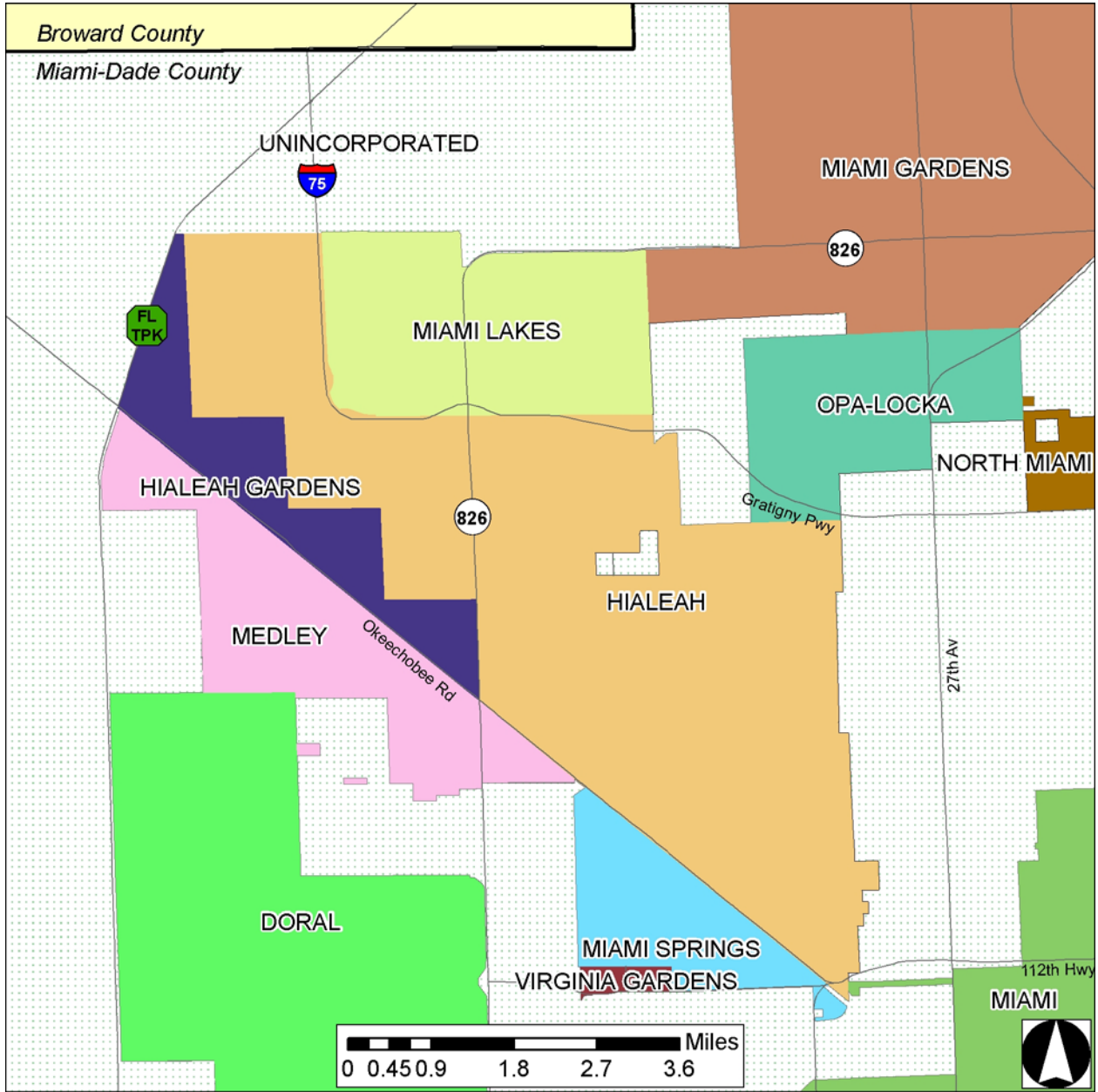
Staff analysis confirms the map amendments are generally consistent with the *SRPP*.

The City of Hialeah Council approved (7-0) the adopted amendment package at its August 9, 2011 meeting.

Recommendation of Consistency with the *Strategic Regional Policy Plan (SRPP)*

Find City of Hialeah adopted amendment package #11-1AR generally consistent with the *SRPP*. Approve this staff report for transmittal to the County, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

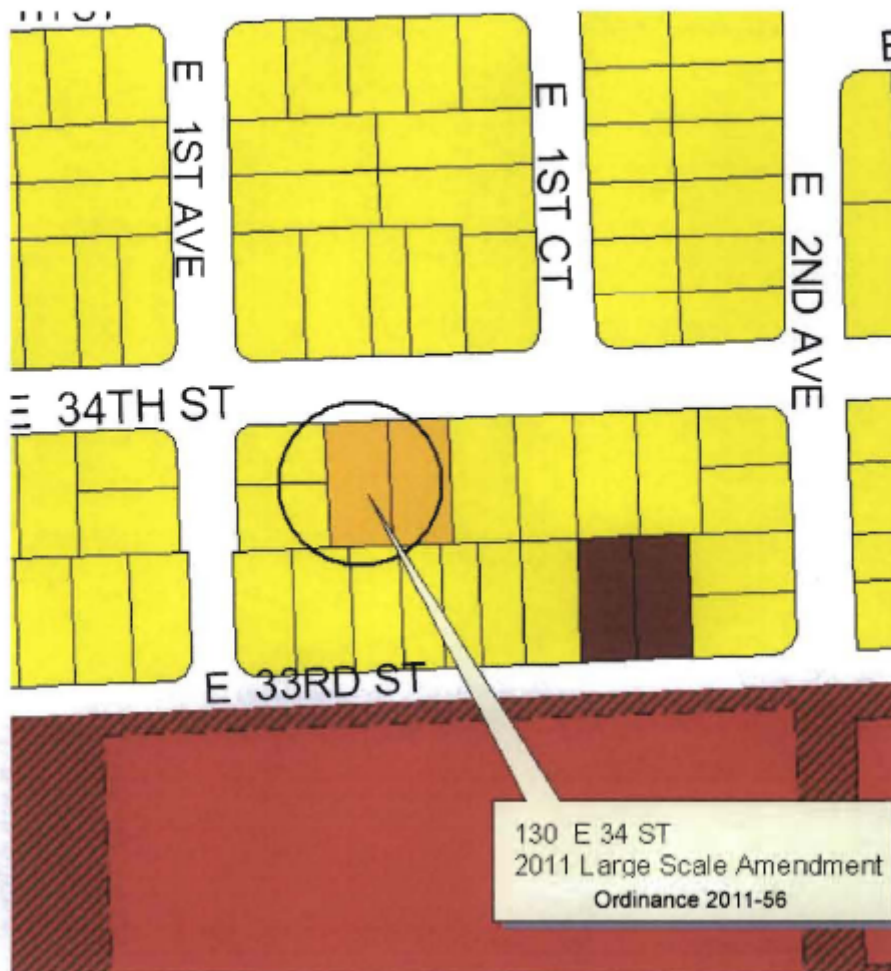
City of Hialeah
Adopted Amendment #11-1AR

Sources: SFWMD, Miami-Dade County, SFRPC.

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

Attachment 2

ADOPTED LAND USE PLAN



COMPREHENSIVE PLAN AMENDMENTS

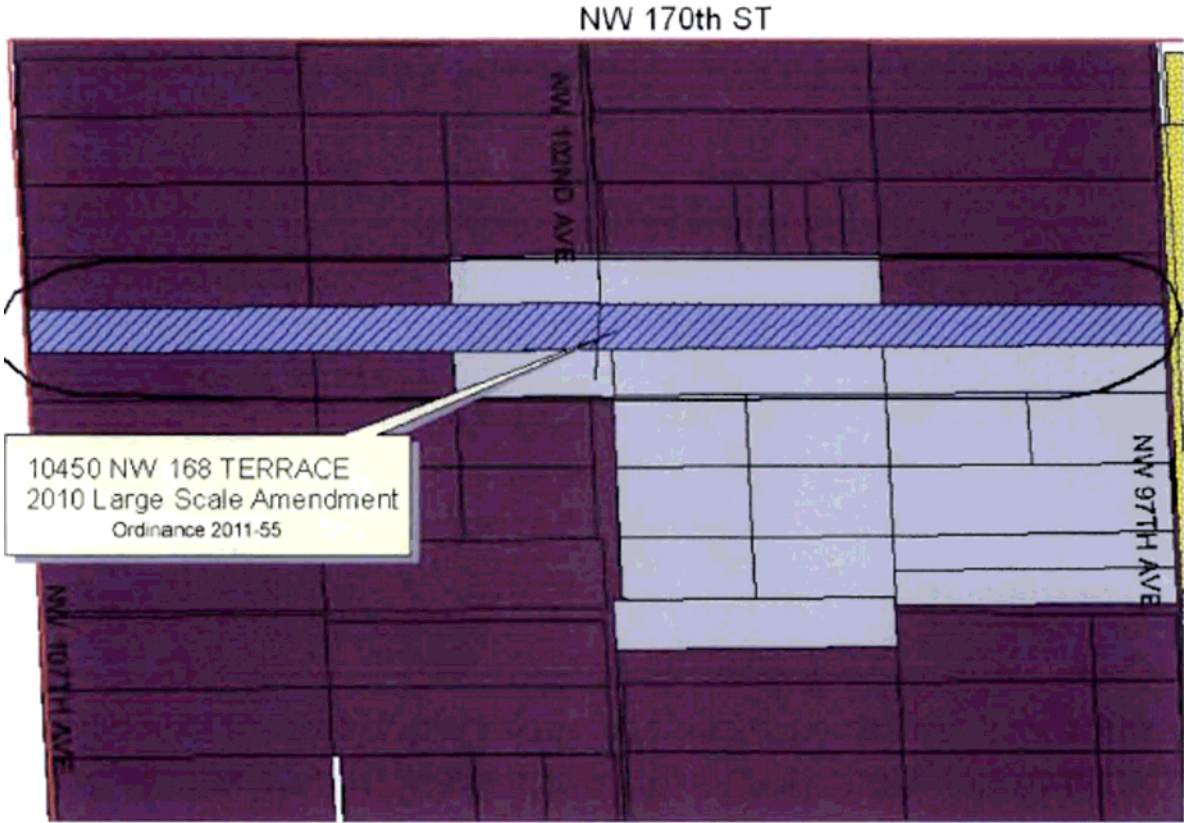
Future Land Use Map Amendment | 130 E. 34th Street

City of Hialeah
Adopted Amendment #11-1AR
From: Low Density Residential
To: Medium Density Residential
(0.19 acres)

Sources: City of Hialeah adopted amendment package #11-1AR.

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

ADOPTED LAND USE PLAN



<p>COMPREHENSIVE PLAN AMENDMENTS</p> <p>Future Land Use Map Amendment 10450 NW 168th Terrace</p> <p>City of Hialeah Adopted Amendment #11-1AR From: Industrial and Office To: Major Institutions (24.24 acres)</p> <p>Sources: City of Hialeah adopted amendment package #11-1AR. Note: For planning purposes only. All distances are approximate.</p>
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