



MEMORANDUM

AGENDA ITEM #6j

DATE: JUNE 7, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1AR (ALTERNATIVE REVIEW)

Community Profile

The City of Hialeah incorporated in 1925 and today is a municipality of 226,605 permanent residents and 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), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Fla. 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.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on May 18, 2010.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than June 17, 2010.

The amendment review will be transmitted to the City and DCA on June 7, 2010.

Staff Analysis

Proposed amendment #10-1AR contains one (1) Future Land Use Map amendment and one (1) text amendment to the City of Hialeah Comprehensive Plan.

1. Future Land Use Map (FLUM) Amendment

The proposed map amendment would change the land use designation of an approximately .176-acre site from Residential Office to Commercial. The property, 535 East 49th Street, is located on the north side of 49th Street and is the fourth lot east of the intersection at East 5th Avenue [see Attachment 2]. The existing use is a single family residence. Adjacent existing land uses include residential to the north, residential and office to the south, and commercial to the east and west. The adopted land uses include Low Residential to the north, Residential Office to the south and west, and Commercial to the east.

The applicant of the FLUM amendment proposes to build 1,600 square feet of commercial building.

Staff analysis confirms that the proposed FLUM amendment is generally consistent with the *Strategic Regional Policy Plan for South Florida*.

The City of Hialeah Council unanimously approved (6-0) the proposed FLUM amendment at its May 4, 2010 meeting.

2. Public Education Facilities Element Text Amendment

The proposed text amendment would incorporate a Public Education Facilities Element into the City's Comprehensive Plan pursuant to Growth Management legislation requiring local governments to implement a school concurrency program and enter into an Interlocal Agreement (ILA) for School Facility Planning with the Miami-Dade County School Board.

The City recently adopted its annual update to the Capital Improvements Element (CIE) which included amendments related to school concurrency. Existing Policies in the Intergovernmental Coordination Element also provide for school concurrency.

Staff analysis confirms that the proposed text amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Hialeah Council unanimously approved (6-0) the proposed FLUM amendments at its May 4, 2010 meeting.

Impact Analysis

Staff analysis confirms City of Hialeah proposed amendment package #10-1AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources

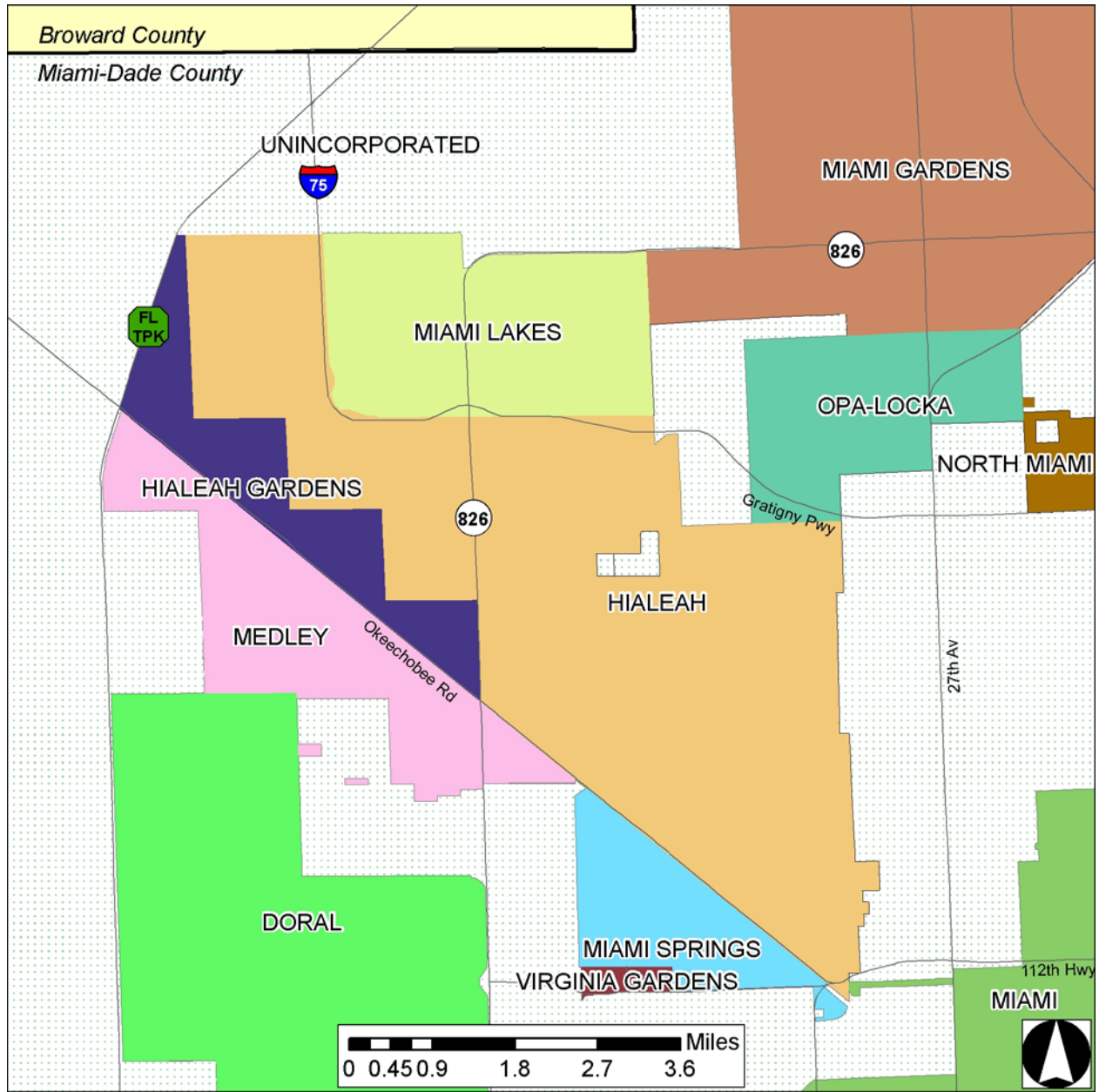
and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find the City of Hialeah proposed amendment package #10-1AR generally consistent with the SRPP. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1

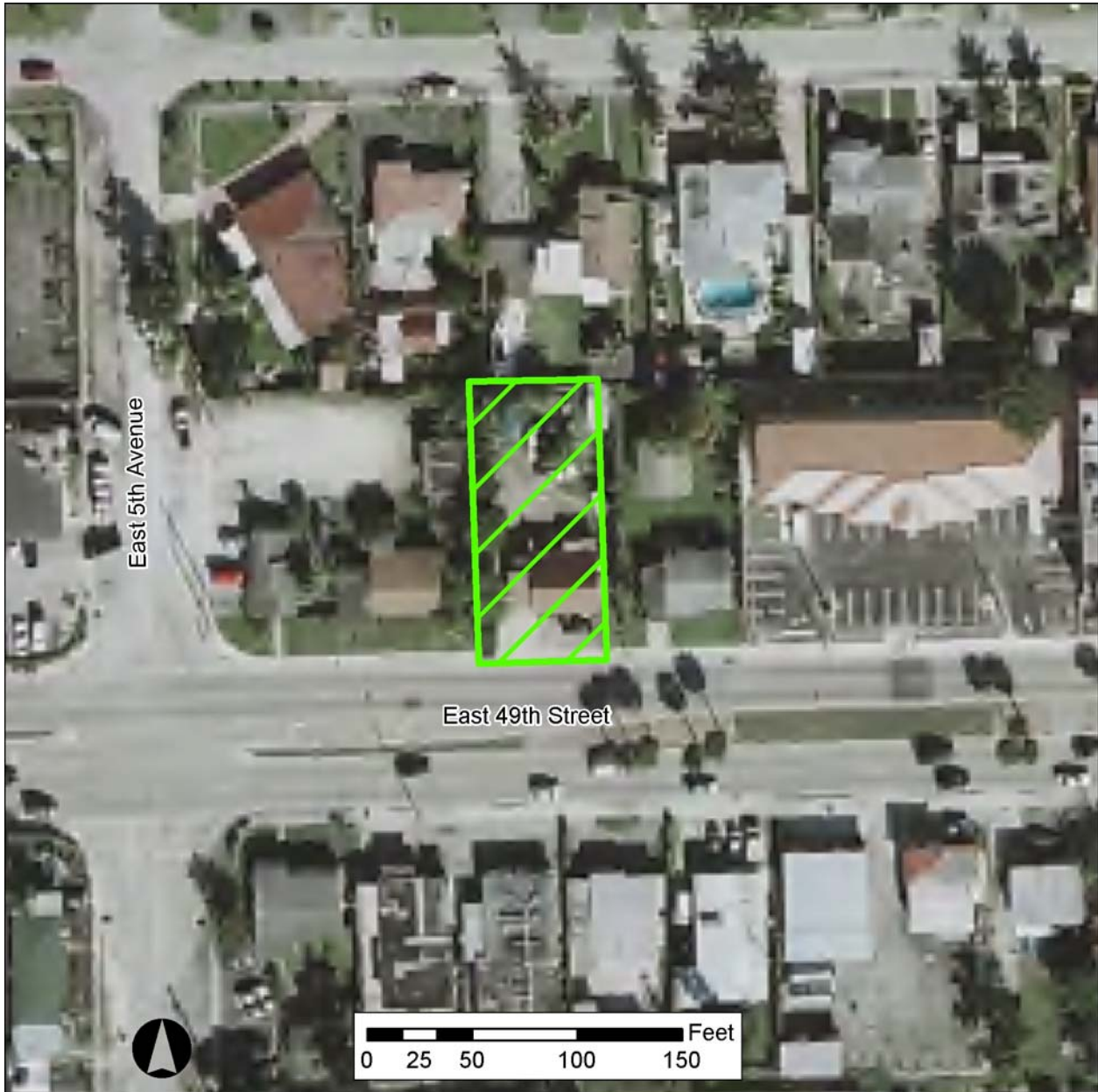


COMPREHENSIVE PLAN AMENDMENTS

General Location Map with
City of Hialeah
Proposed Amendment #10-1AR

Sources: Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

City of Hialeah
Proposed Amendment #10-1AR
Future Land Use Map Amendment

From: Residential Office
To: Commercial
.176-acre site

Sources: Miami-Dade County, SFRPC.

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