



MEMORANDUM

AGENDA ITEM #III.F.2

DATE: JUNE 6, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1AR (ALTERNATIVE REVIEW)

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

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

Summary of Staff Analysis

Proposed amendment package #11-1AR consists of a two (2) Future Land Use Map changes to the City of Hialeah Comprehensive Plan.

Impact Analysis

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

The City of Hialeah Council approved the proposed amendment package (7-0) on May 3, 2011.

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

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

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

FORM C-7

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

1. Local government name: Hialeah.
2. Amendment number: 11-1AR.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: May 17, 2011 (Alternative Review).
5. Date amendment review must be completed and transmitted to the City: June 16, 2011.
6. Date the amendment review will be transmitted to the DCA: June 10, 2011.
7. Description of the amendments:

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

The proposed amendment would change the land use designation of approximately 0.19 acres from Low Density Residential (up to 12 units per net acre) to Medium Density Residential (up to 24 units per net acre). The amendment site is generally located on the south side of East 34th Street, east of the intersection of East 1st Avenue (See Attachment 2).

The existing and proposed density changes are shown in the table below.

Land Use Category (acres)	Existing Maximum Density	Proposed Maximum Density	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
Low Density Residential (0.19 acres)	2 units	N/A	N/A	N/A	-2 units	N/A
Medium Density Residential (0.19 acres)	N/A	4 units	N/A	N/A	+2 units	N/A

N/A - Not Applicable

The subject site currently has a single family house and a second structure that is presumably being used as a second unit. The surrounding planned uses include Low Density Residential to the north, west and south, and Medium Density Residential to the east. The property and its surroundings are zoned as Multiple Family Residential District. This amendment would make the land use consistent with the existing zoning classification.

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

Future Land Use Map Amendment | 10450 NW 168th Terrace

The proposed amendment would change the land use designation of approximately 24.24 acres from Industrial and Office to Major Institutions, located at 1045 NW 168th Terrace (See Attachment 3).

The existing and proposed intensity changes are shown in the table below.

Land Use Category (acres)	Existing Maximum Density	Proposed Maximum Density	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
Industrial and Office (24.24 acres)	N/A	N/A	Not defined in Comp Plan	N/A	-24.24 acres	N/A
Major Institutions (24.24 acres)	N/A	N/A	N/A	Not defined in Comp Plan*	+24.24 acres	N/A

N/A - Not Applicable

*A reverse osmosis water treatment plant will be built on the site.

The subject site is currently vacant; however, the site is City-owned and will be the future construction site of the City’s Reverse Osmosis Water Treatment Plant. The surrounding planned uses include Industrial and Office to the north and south, Low and Medium Density Residential to the east, and Miami-Dade County to the west.

Comment

The City should consider defining intensity standards for all land use categories.

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

Impact Analysis

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

Staff analysis confirms the City of Hialeah proposed amendment package #11-1AR is generally consistent with the SRPP.

9. Applicable SRPP Goals and Objectives: *Not Applicable*.

10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable*.

11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable*.

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.

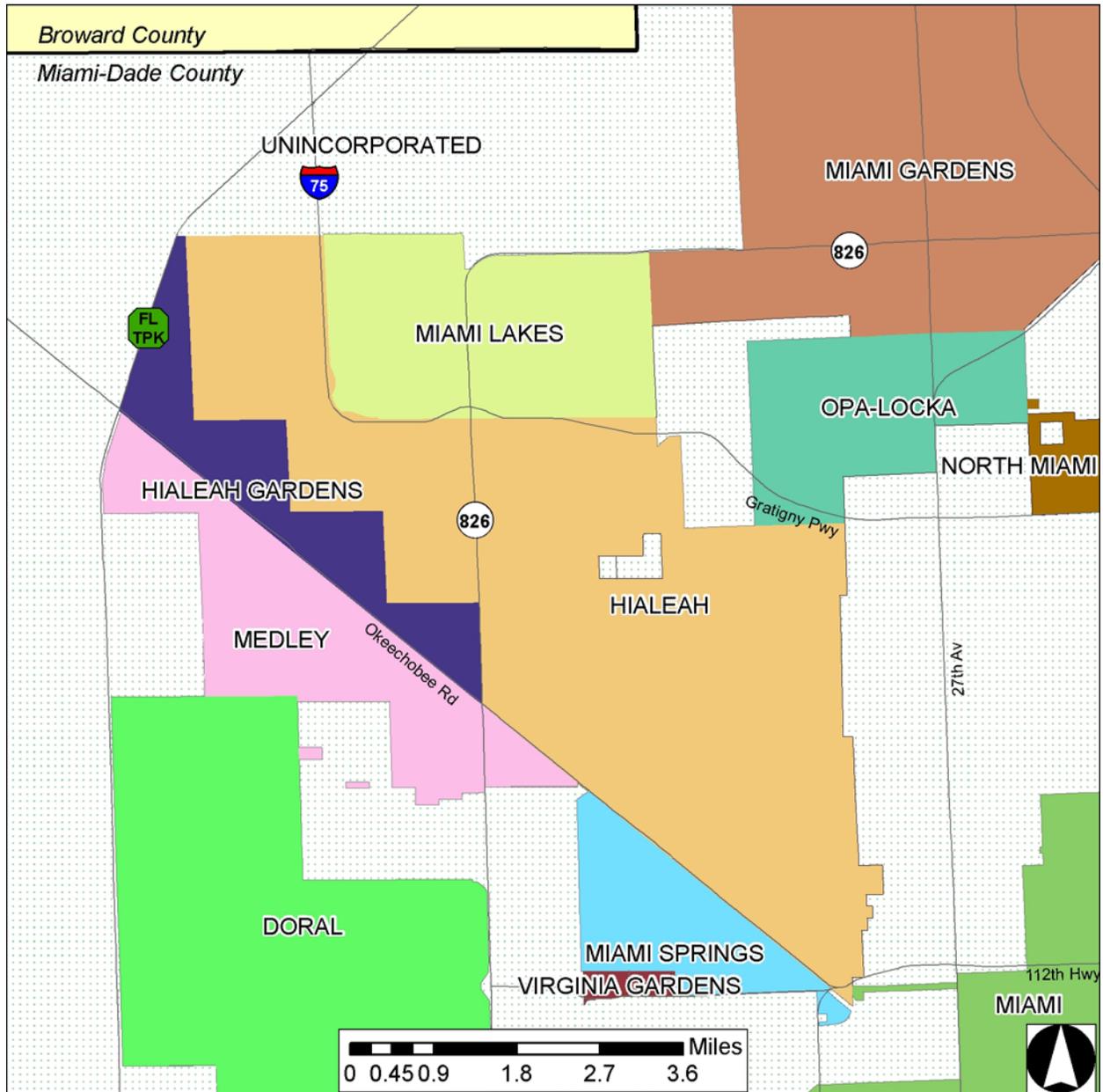
13. Impacts to significant regional resources and facilities identified in the SRPP, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*.

14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.

15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

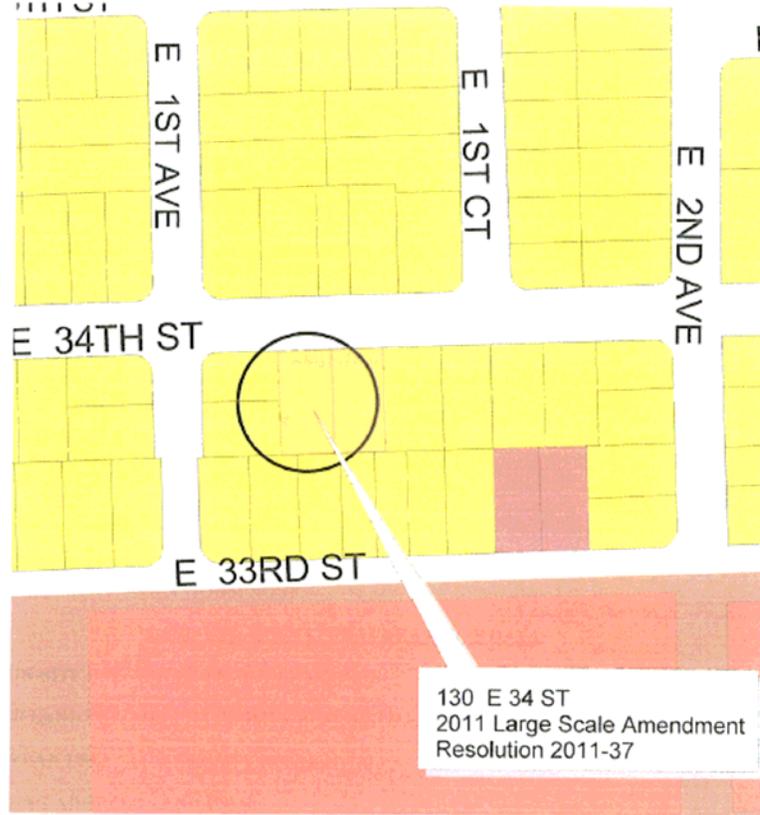
City of Hialeah
Proposed Amendment #11-1AR

Sources: Miami-Dade County, SFRPC.

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

Attachment 2

PROPOSED LAND USE PLAN



2011 Large Scale Land Use Amendment
From Low Density Residential
to Medium Density Residential

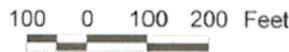


LEGEND

LOW DENSITY RESIDENTIAL (OF 100,000 S.F.)	COMMERCIAL
MEDIUM DENSITY RESIDENTIAL (OF 100,000 S.F.)	COMMERCIAL RECREATION
HIGH DENSITY RESIDENTIAL (OF 100,000 S.F.)	INDUSTRIAL
RESIDENTIAL OFFICE	TRANSPORTATION & UTILITIES
KENNELS	RECREATION / OPEN SPACE
MAJOR INSTITUTIONS	CENTRAL BUSINESS DISTRICT
OFFICE & PROFESSIONAL SERVICES	INDUSTRIAL & OFFICE (MDO)



Source: Hialeah Planning Division
prepared by: A.S. Date: May 2011



COMPREHENSIVE PLAN AMENDMENTS

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

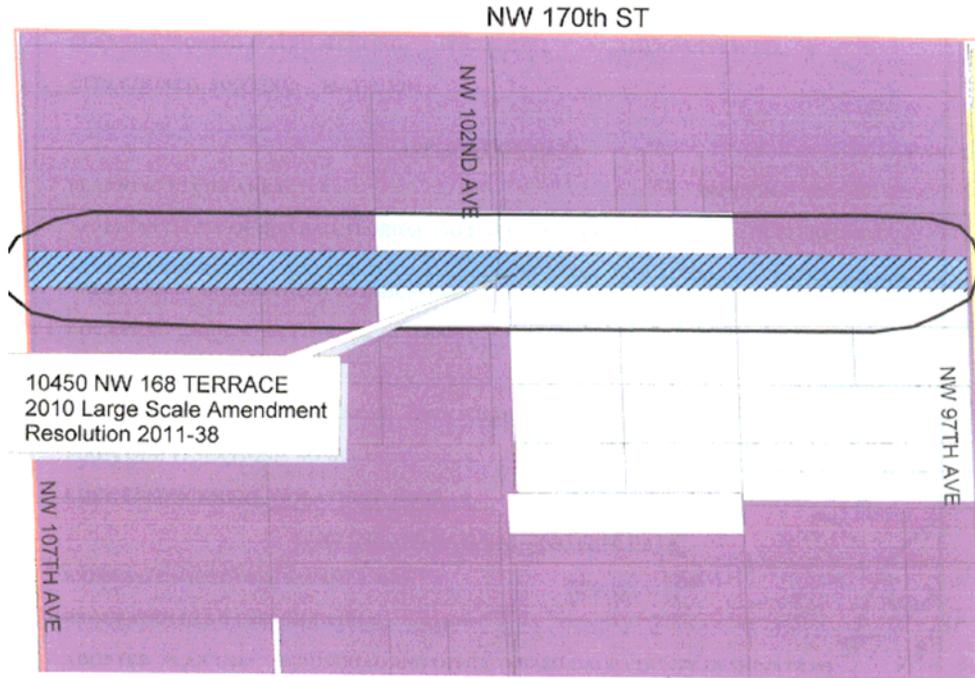
City of Hialeah
Proposed Amendment #11-1AR
From: Low Density Residential
To: Medium Density Residential
(0.19 acres)

Sources: City of Hialeah proposed amendment package #11-1AR.
Note: For planning purposes only. All distances are approximate.

Attachment 3

PROPOSED LAND USE PLAN

MIAMI DADE COUNTY



2011 Large Scale Land Use Amendment
From Industrial & Office (MDC)
to Major Institutions



LEGEND

- | | |
|--------------------------------|----------------------------|
| LOW DENSITY RESIDENTIAL | COMMERCIAL |
| MED. DENSITY RESIDENTIAL | COMMERCIAL RECREATION |
| HIGH DENSITY RESIDENTIAL | INDUSTRIAL |
| RESIDENTIAL OFFICE | TRANSPORTATION & UTILITIES |
| KENNELS | RECREATION / OPEN SPACE |
| MAJOR INSTITUTIONS | CENTRAL BUSINESS DISTRICT |
| OFFICE & PROFESSIONAL SERVICES | INDUSTRIAL & OFFICE (MDC) |



Source: Hialeah Planning Division
Prepared by: A.S. Date: May 2011

COMPREHENSIVE PLAN AMENDMENTS

Future Land Use Map Amendment | 10450 NW 168th Terrace

City of Hialeah
Proposed Amendment #11-1AR
From: Industrial and Office
To: Major Institutions
(24.24 acres)

Sources: City of Hialeah proposed amendment package #11-1AR.
Note: For planning purposes only. All distances are approximate.