



MEMORANDUM

AGENDA ITEM #7h

DATE: APRIL 6 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On March 17, 2009, Council staff received adopted plan amendment #09-RWSP1 to the City of Hialeah Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment #09-RWSP1 was reviewed at the December 1, 2008, Council meeting and found to be generally consistent with the *SRPP*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Hialeah incorporated in 1925 and today is a municipality of more than 236,000 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. Hialeah is a place where residents can live and work without long commutes with an array of land uses. It is strategically located between Miami International and Opa-locka Airports, with access to the rail facilities of the Florida East Coast and CSX. The City is also well 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.

Water Supply Planning

The text amendments in this adopted package have been transmitted pursuant to 2005 Growth Management Legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their Comprehensive Plan within 18 months after the jurisdictional Water Management District approves a regional Water Supply Plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) 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 adopt a Work Plan was August 15, 2008.

The Work Plan is intended for local governments to identify and plan for water supply facilities and sources needed for existing and new development or population. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as promote coordination among local governments, the SFWMD, and water supply utilities within and across local government jurisdictions. The Work Plan should address the following, related to water supply planning: regional and local issues; current and projected population, water supply, and demand; Level of Service (LOS) standards; conservation and reuse; alternative water supplies (AWS); and capital improvement updates for implementation.

The Goals, Objectives, and Policies (GOPs) of a local government's Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency with water supply planning.

City of Hialeah Work Plan

The City of Hialeah owns, operates, and maintains a central, potable water, distribution system that supplies water to City residents and portions of unincorporated Miami-Dade County. The City receives the potable water it distributes from Miami-Dade County Water and Sewer Department (MDWASD) through a wholesale customer agreement. In addition, MDWASD serves approximately 90 percent of County residents within the Urban Development Boundary (UDB). Since the City is dependent upon MDWASD for current and future water supply needs, the City's Work Plan has been drafted for consistency with the Miami-Dade County Water Supply Facilities Work Plan (2008). The County Work Plan was adopted by the Board of County Commissioners on April 24, 2008 and found in compliance by the Department of Community Affairs (DCA) on July 18, 2008.

The City Work Plan describes its service area relationship with the County, provides data and analysis on current and projected water supply and demand through 2030, and supports the conservation and reuse initiatives identified in the County Work Plan.

Summary of Staff Analysis

Adopted amendment package #09-RWSP1 was adopted as proposed with minor revisions based on the January 13, 2009, Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs (DCA). In response, the City developed a new Policy to annually review and revise the Capital Improvements Element and its Five-Year Schedule of Capital Improvements. Changes to the City Work Plan included an expanded description of the Reverse Osmosis water treatment plant and adopted potable water LOS standards for non-residential land uses.

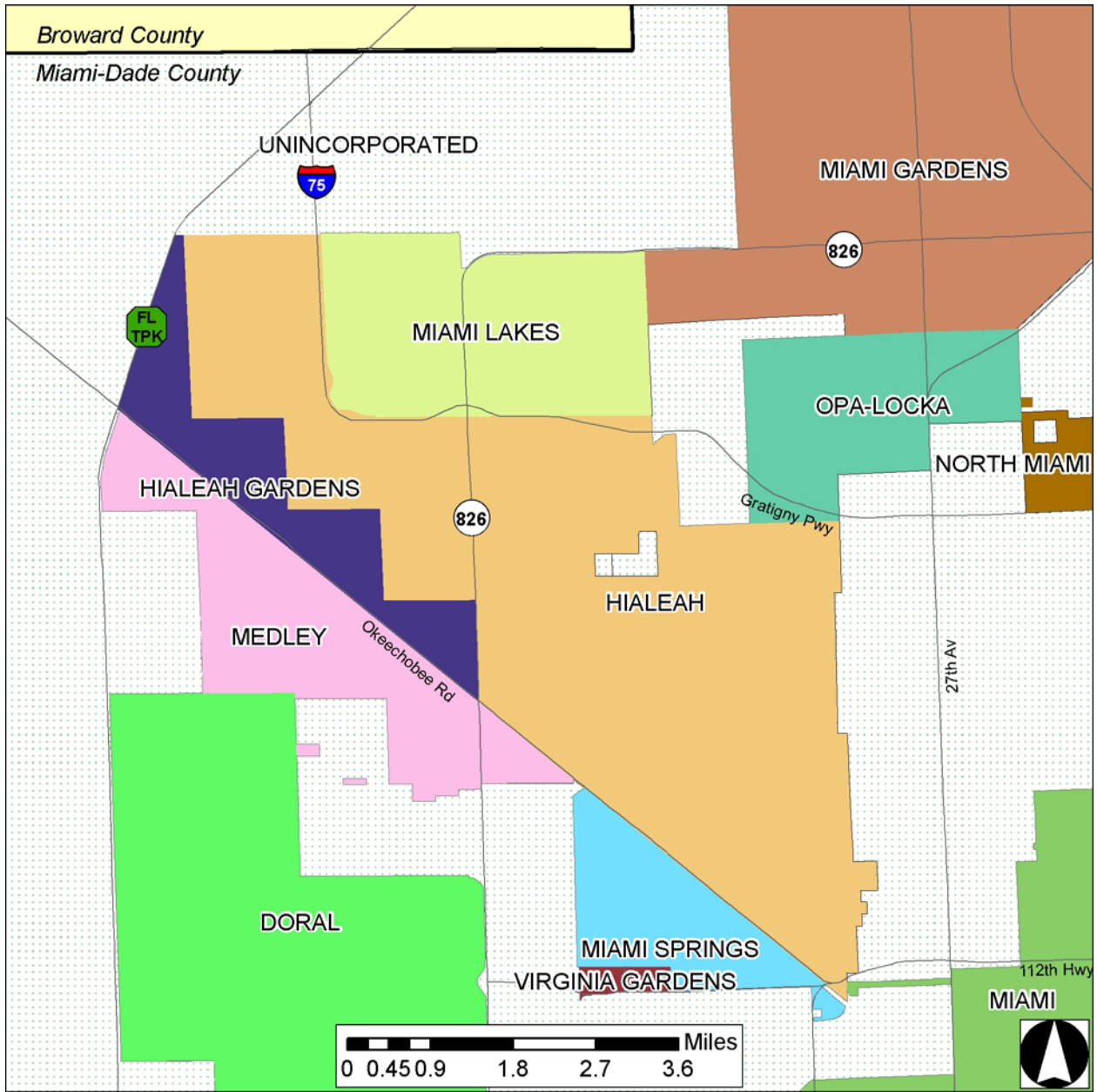
Staff analysis confirms that the adopted amendments are generally compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Hialeah Council unanimously approved the transmittal of the adopted amendments at its February 24, 2009 meeting.

Recommendation

Find City of Hialeah adopted amendment #09-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Hialeah
Adopted Amendment #09-RWSP1

Sources: FDEP, Miami-Dade County, SFRPC.

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