



# MEMORANDUM

AGENDA ITEM #7c

DATE: APRIL 5, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH GARDENS ADOPTED COMPREHENSIVE PLAN AMENDMENT  
DCA #10-RWSP1

## Community Profile

Hialeah Gardens is located in the northwest corner of the urbanized area of Miami-Dade County. The City was incorporated in December 1948 as the Town of Hialeah Gardens. The City's configuration is unique and comprised primarily of three angled sections cascading from the northwest to southeast along U.S. Highway 27 (Okeechobee Road). It is bounded by NW 138<sup>th</sup> Street, NW 122<sup>nd</sup> Street, NW 106<sup>th</sup> Street, and the City of Hialeah on the north, the Palmetto Expressway (State Road 826) on the east, U.S. Highway 27 (Okeechobee Road) on the south, and 107<sup>th</sup> Avenue on the west. It is approximately three square miles in size and its estimated population in 2009 was 21,006, representing an increase of 8.9 percent since 2000. The City's population density is about 7,000 persons per square mile. Its location, in the active urban area between the cities of Hialeah and Medley, and adjacent to major roadways, has contributed to its rapid growth in the past decade. The City's land use is mixed, including commercial, general business, community facilities, parks and open space uses, and primarily high and medium density residential development. A map depicting the general location of the City is included 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: March 17, 2010.

The amendment review must be transmitted to DCA on (if applicable): Notice of Intent scheduled for April 28, 2010.

The amendment review will be transmitted to DCA on: April 9, 2010.

### **Water Supply Planning**

The text amendments in this adopted package have been transmitted pursuant to 2005 Growth Management Legislation. Chapter 163.3177(6)(c), F.S., 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.

### **Staff Analysis**

#### Hialeah Gardens Water Supply Facilities Work Plan (Work Plan)

The City of Hialeah Gardens receives potable water from the Miami-Dade County Water and Sewer Department (MDWASD) as a wholesale customer under a 20-year service agreement that was signed in 2007. The City's Water and Sewer Department owns, operates, and maintains the potable water distribution system within the City. 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's Work Plan was found in compliance by the Department of Community Affairs (DCA) on July 18, 2008. A map of the MDWASD service areas is included in Attachment 2.

The City's Work Plan describes its service area relationship with the County, and provides data and analysis on current and projected water supply and demand through 2030. The City has an adopted Level of Service (LOS) Standard for water of 150 gallons per capita per day (gpcd); and the Work Plan supports the conservation and reuse initiatives identified in the County Work Plan and specifies capital improvement projects to be implemented over the next several years.

Adopted amendment package #10-RWSP1 was adopted as proposed without revisions. No comments or objectives were raised by the appropriate review agencies at transmittal.

The City of Hialeah Gardens Council unanimously approved (3-0) the transmittal of the adopted amendments at its January 19, 2010 meeting.

#### Impact Analysis

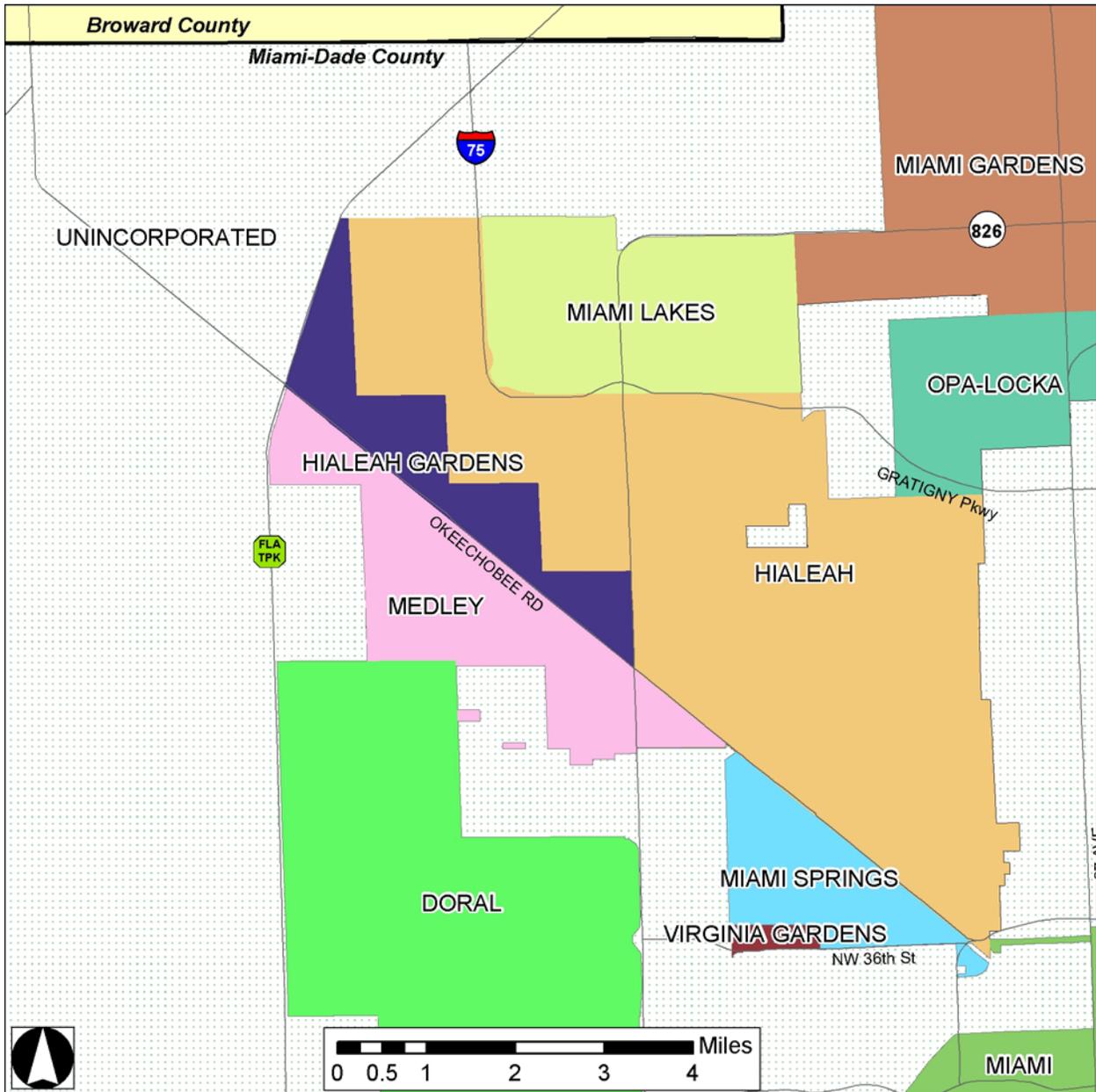
Staff analysis confirms the City of Hialeah Gardens adopted amendment package #10-RWSP1 would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plans and local mitigation strategies.

Since a detailed impact analysis is not applicable to the review of the adopted amendment, 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 City of Hialeah Gardens adopted amendment package #10-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the Florida Department of Community Affairs.**

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Hialeah Gardens  
Adopted Amendment #10-RWSP1

Sources: Miami-Dade County, SFRPC.

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