



MEMORANDUM

AGENDA ITEM #6b

DATE: DECEMBER 7, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH GARDENS PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On October 26, 2009, Council staff received proposed plan amendment #10-RWSP1 to the City of Hialeah Gardens Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (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

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 138th Street, NW 122nd Street, NW 106th 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 107th 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. 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.

Summary of Staff Analysis

Proposed amendment package #10-RWSP1 includes amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements, related to water supply planning.

Water Supply Planning

The text amendments in this proposed 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 supply (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, Intergovernmental Coordination, Capital Improvements, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

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.

Future land Use Element

The key proposed changes to this Element would require the City to coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.

Infrastructure Element

The proposed changes to this Element include a new Objective and related Policies to comply with the City's Work Plan and incorporate it into the Comprehensive Plan by reference; amend the Comprehensive Plan and Work Plan as required to be consistent with the SFWMD and County plans; and update it at least every 5 years and within 18 months after an update has been approved of *LECWSP*.

Conservation Element

The key proposed changes to this Element would require the City to implement the Work Plan to ensure adequate water supplies and public facilities that will meet the water supply demands of population growth; coordinate the planning of potable water and sanitary sewer facilities with the County and

SFWMD; encourage high water efficiency practices in retrofitted residential and commercial projects and require such practice in new projects; encourage the use of sub-metering for multi-unit residential development and water conservation methods in landscaping; and submit a Water Conservation Plan to the County.

Intergovernmental Coordination Element

The key proposed changes to this Element would include new Policies to coordinate the Comprehensive Plan with other local and regional planning efforts, specially the planning of potable water and sanitary sewer facilities with the County and SFWMD. An additional proposed Policy would provide for the continued coordination with it water service provider, the County, related to population projections, LOS Standards, service area boundaries, and water supply facilities.

Capital Improvements Element

The proposed changes to this Element would ensure that updates to the 5-Year Schedule of Capital Improvements include projects identified in the Work Plan. Additional proposed Policies would provide for the development and adoption of mechanisms with the SFWMD and County to assure adequate water supplies are available to all water users.

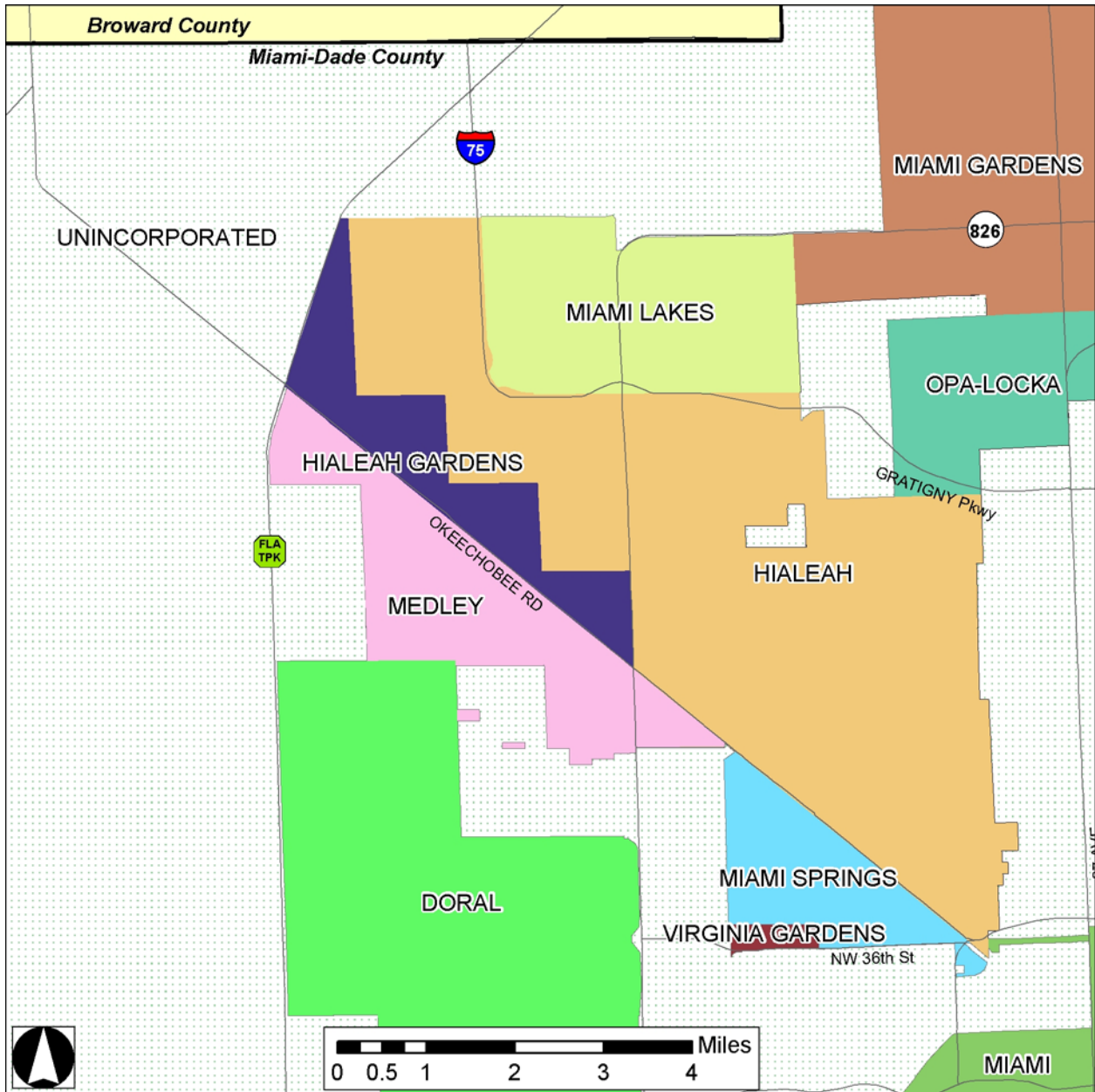
Staff analysis confirms that the proposed amendments are generally consistent with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City of Hialeah Gardens Council unanimously approved the transmittal of the proposed amendments at its October 6, 2009 meeting.

Recommendation

Find City of Hialeah Gardens proposed amendment #10-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



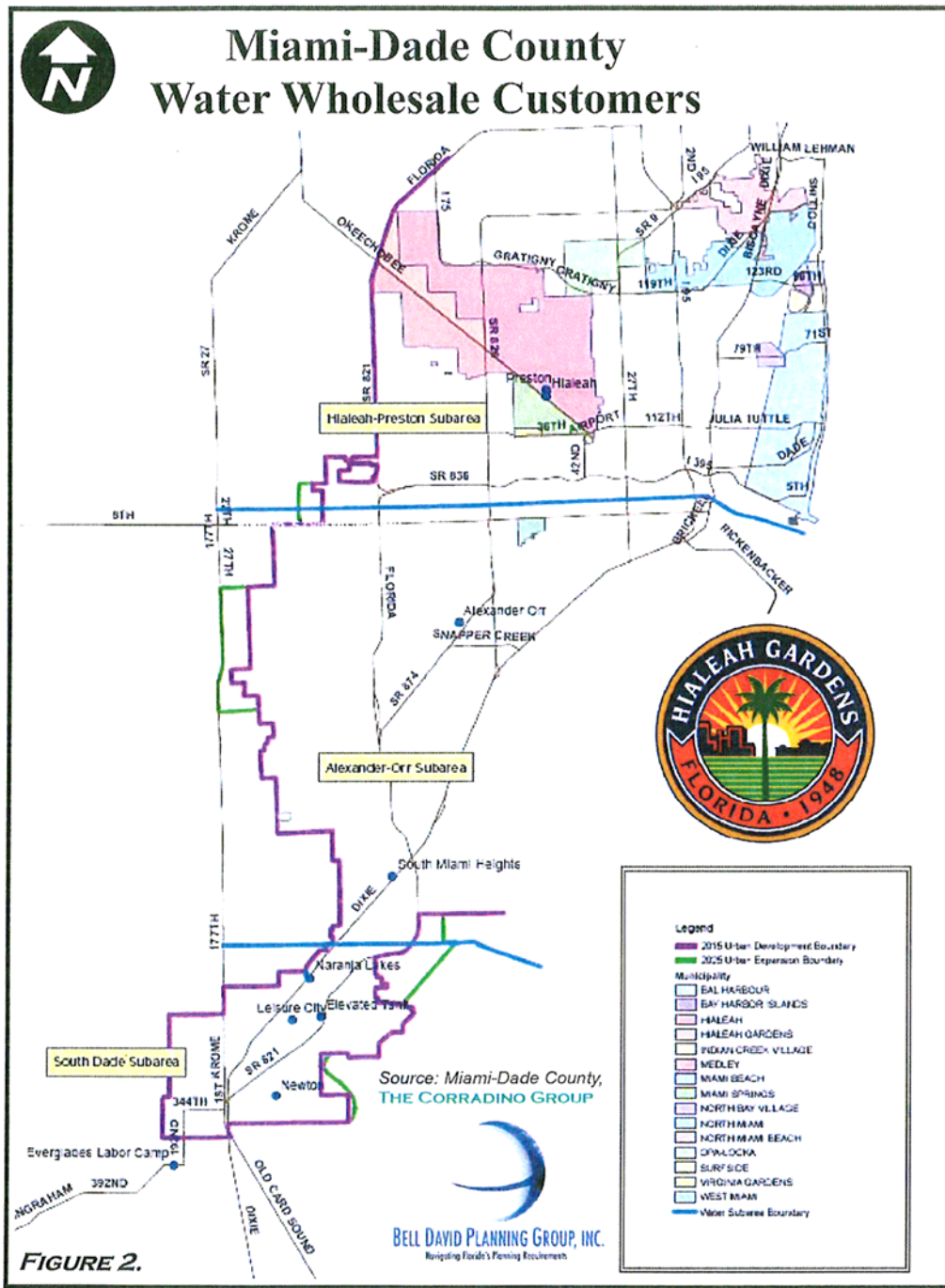
COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Hialeah Gardens
Proposed Amendment #10-RWSP1

Source: Miami-Dade County, SFWMD, SFRPC.

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



COMPREHENSIVE PLAN AMENDMENTS

Miami-Dade County WASD Water Service Area Map

City of Hialeah Gardens
Proposed Amendment #10-RWSP1

Source: Hialeah Gardens Water Supply Facilities Work Plan, 2009.
Note: For planning purposes only. All distances are approximate.