



MEMORANDUM

AGENDA ITEM #6f

DATE: DECEMBER 1, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On November 10, 2008 Council staff received proposed 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)*. 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. In addition, the City is well connected to MetroRail. The City's primary job base has traditionally been in manufacturing, but recent trends indicate manufacturing is losing ground to the service sector. 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.

Additional information on the City and the Region can be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #09-RWSP1 includes amendments to Future Land Use, Potable Water, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the City of Hialeah Comprehensive Plan related to water supply planning. The general location of the City is shown in Attachment 1.

A summary of the proposed amendments in this package follows.

Water Supply Planning

The text amendments in this proposed 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 of water supply planning.

A summary analysis of the City of Hialeah proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

Work Plan

The City of Hialeah owns, operates, and maintains a central potable water distribution system which supplies water to residents of the city 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's 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.

Future Land Use Element

The key proposed change to this element is a new policy to ensure that the availability of water supply facilities is coordinated with current and future land uses.

Potable Water Element

The key proposed change to this element is the incorporation by reference of the City Work Plan into the Comprehensive Plan with a commitment to comply with the provisions of the Work Plan. Additionally, proposed language will encourage consistency with the County Work Plan and the SFWMD and *LECWSP* when updating the City Work Plan.

Conservation Element

The key proposed changes to this element include several policies to support conservation of water resources and coordination of water supply demands, service, and planning. Other proposed policies encourage the use of Florida Friendly Landscape guidelines and require compliance with the Miami-Dade County Water Use Efficiency Standards Ordinance and Manual beginning in January of 2009.

Intergovernmental Coordination Element

The key proposed changes to this element include coordinating the Comprehensive Plan with the SFWMD, school board, water supply authorities, appropriate county departments, and adjacent municipalities related to planning for potable water and sanitary sewer facilities, water supply sources, demands, and LOS standards.

Capital Improvements Element

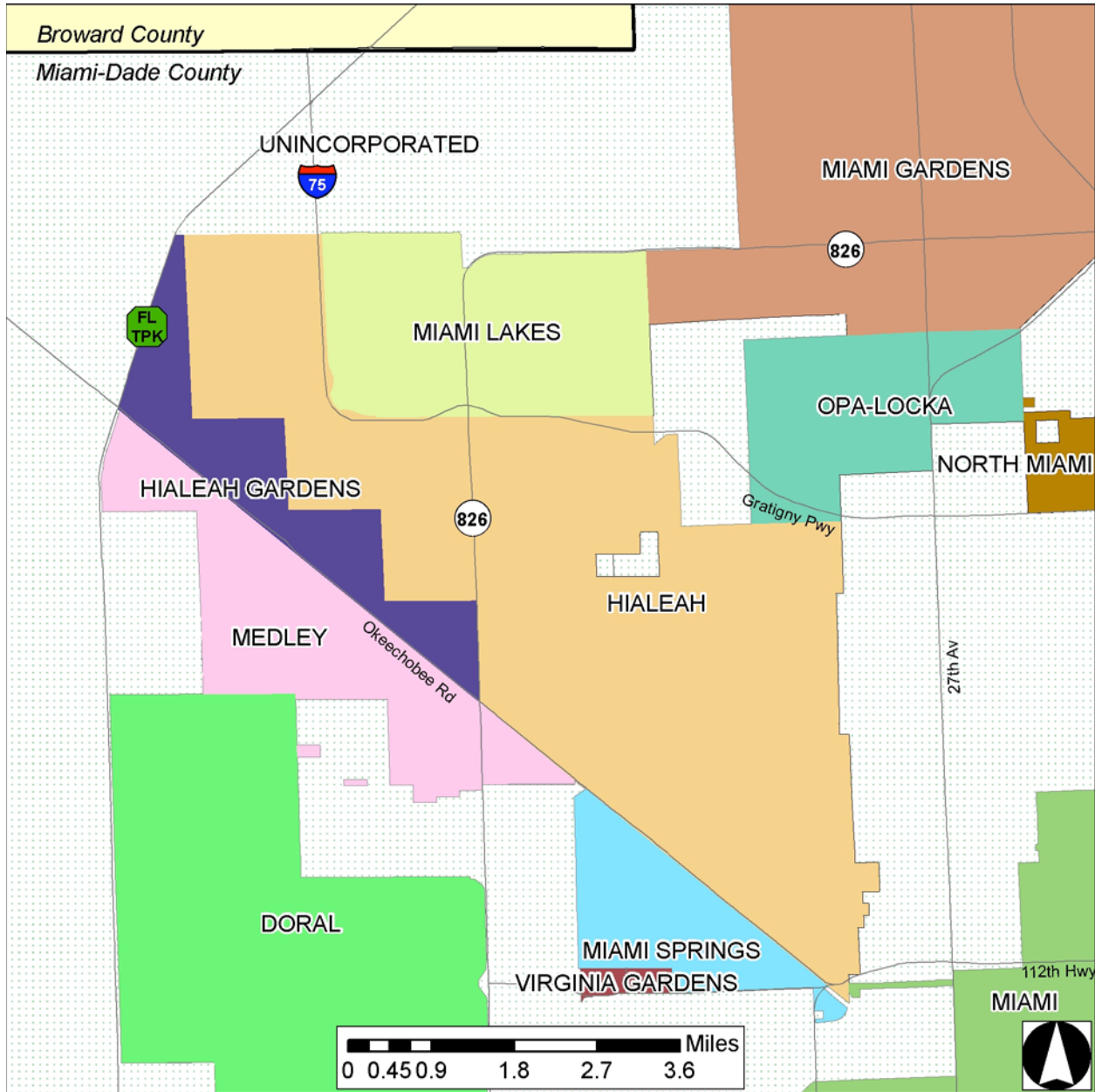
A new policy is proposed to adopt by reference related capital improvement projects identified in the County Work Plan and by other applicable authorities providing service to the City within its' 5-Year Schedule of Capital Improvements. The City also proposes to coordinate planning efforts with the SFWMD and County to monitor the availability of water supplies for new development.

The City of Hialeah Council unanimously approved the transmittal of the proposed amendment at its October 14, 2008 meeting.

Recommendation

Find the City of Hialeah proposed 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

Hialeah
Proposed Amendment #08-RWSP1

Sources: SFWMD, Miami-Dade County, SFRPC.

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