



MEMORANDUM

AGENDA ITEM #6b

DATE: JUNE 1, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On May 13, 2009, Council staff received proposed amendment #09-1AR to the City of Hialeah Comprehensive Plan (CP) 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 228,157 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.

Summary of Staff Analysis

Proposed amendment package #09-1AR contains text amendments to the Transportation Element. The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than June 12, 2009.

The proposed amendments to the Transportation Element would incorporate the boundaries of the 2004 Hialeah Annexation Area and related transportation improvement projects. The area annexed from Miami-Dade County in 2004 is Hialeah, and is bounded by Graham Dairy Road/NW 138th Street

on the south, NW 170th Street on the north, NW 107th Avenue on the west, and Interstate 75 on the east. The Beacon Countyline Development of Regional Impact is contained within the annexation area.

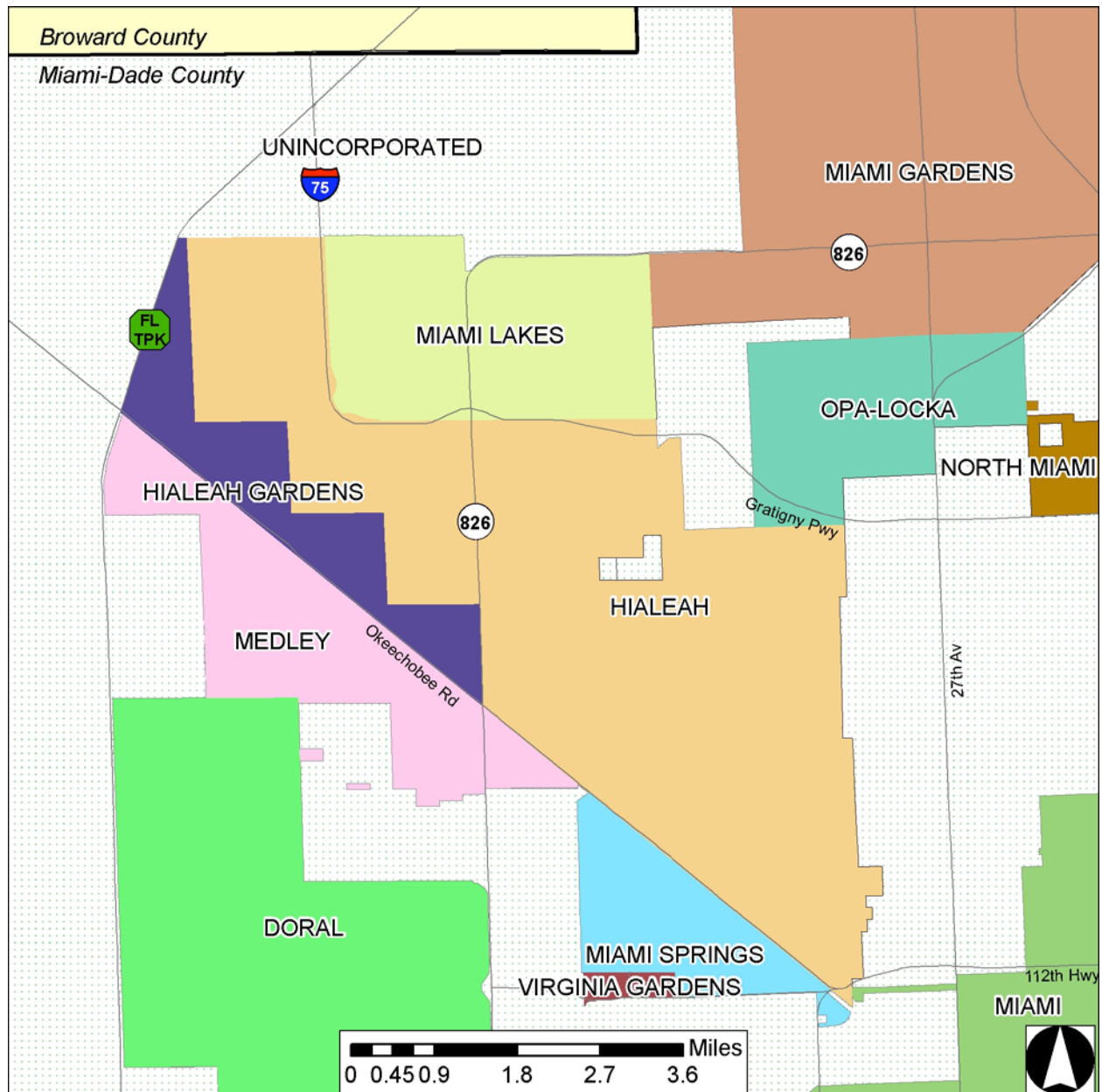
The City of Hialeah Council unanimously approved (7-0) the transmittal of the proposed amendment on May 5, 2009.

Staff analysis confirms that the proposed text amendment is compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find the City of Hialeah proposed amendment #09-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the City, with copies to Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map with

City of Hialeah
Proposed Amendment #09-1AR

Sources: Miami-Dade County, SFRPC.

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