



# MEMORANDUM

AGENDA ITEM #7c

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DATE: JUNE 1, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

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## Introduction

On May 5, 2009, Council staff received adopted amendment #09-D1AR to the City of Hialeah Comprehensive Plan (CP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the January 5, 2009 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.

## Summary of Staff Analysis

Adopted amendment package #09-D1AR to the City of Hialeah Comprehensive Plan contains one (1) amendment to the Future Land Use Map, related to the Beacon Countyline Development of Regional Impact (DRI).

The adopted 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 4, 2009. The adopted amendment changes the land use designation of an approximately 500-acre site within the Beacon

Countyline DRI from "Industrial and Office" to "Industrial". The property is located at the northwestern corner of NW 154<sup>th</sup> Street and NW 107<sup>th</sup> Avenue, bounded by NW 170<sup>th</sup> Street to the north and NW 97<sup>th</sup> Avenue to the West [see Attachment 2]. The previous "Industrial and Office" land use designation was a Miami-Dade County classification, and not consistent with the City of Hialeah Comprehensive Plan. The adopted change is not expected to impact surrounding uses, which are also "Industrial and Office."

The Beacon Countyline Application for Development Approval (ADA) was found sufficient on December 2, 2008. To date, only one (1) Development Order (DO) Conditions meeting has been held (December 16, 2008).

The adopted amendment was adopted as proposed with minor revisions based on the January 15, 2009, Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs (DCA). In response, the City corrected scrivener's errors to reflect the correct size of the subject property (from approximately 520 acres to 500), and street name boundaries. The City also clarified transportation mitigation methods.

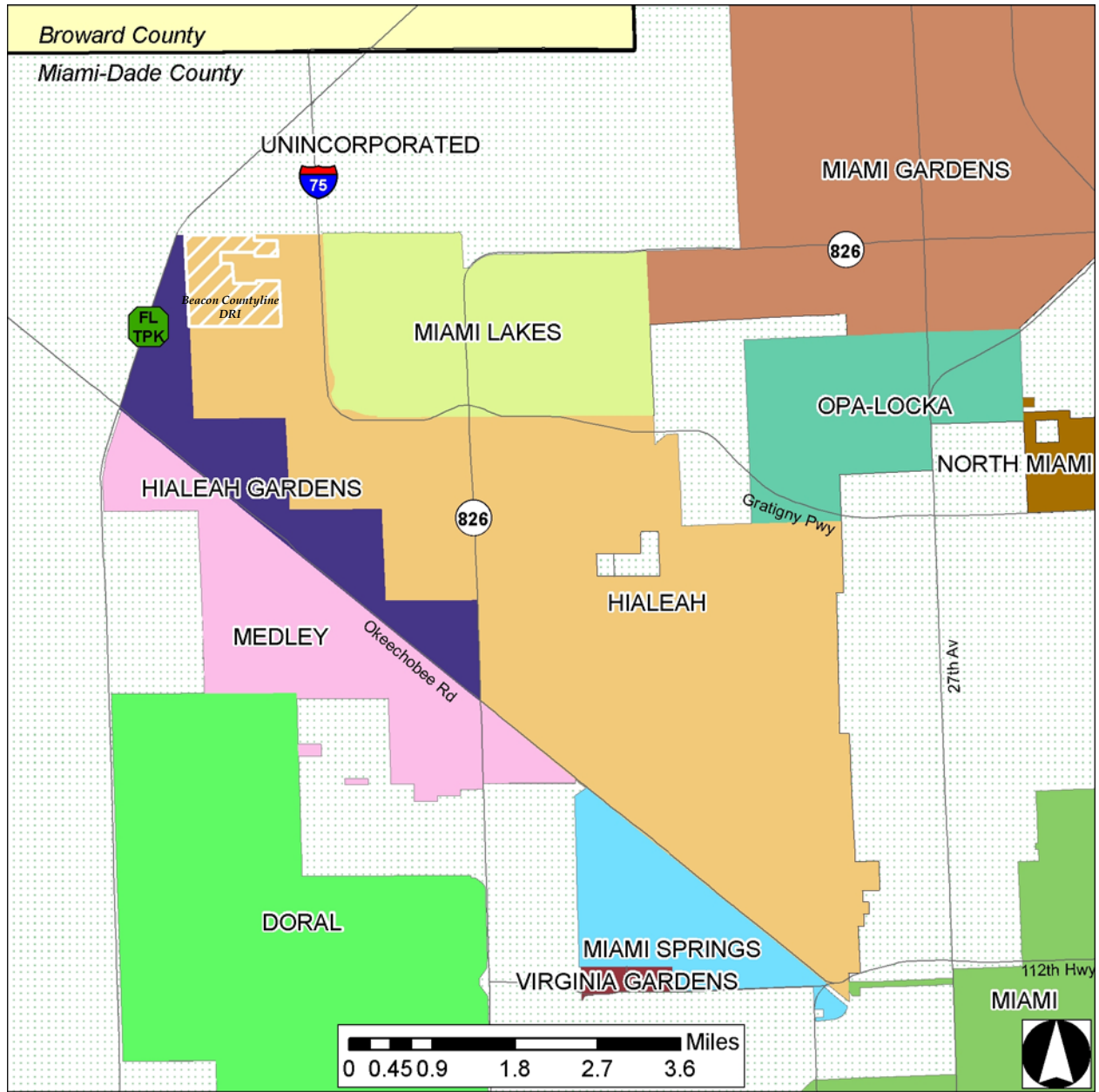
The City of Hialeah Council unanimously approved (7-0) the transmittal of the adopted amendment at its April 28, 2009 meeting.

Staff analysis confirms that the adopted amendment has minimal impact on public facilities, natural and regional resources, and finds the amendment generally compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

#### Recommendation

Find adopted City of Hialeah amendment #09-D1AR 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



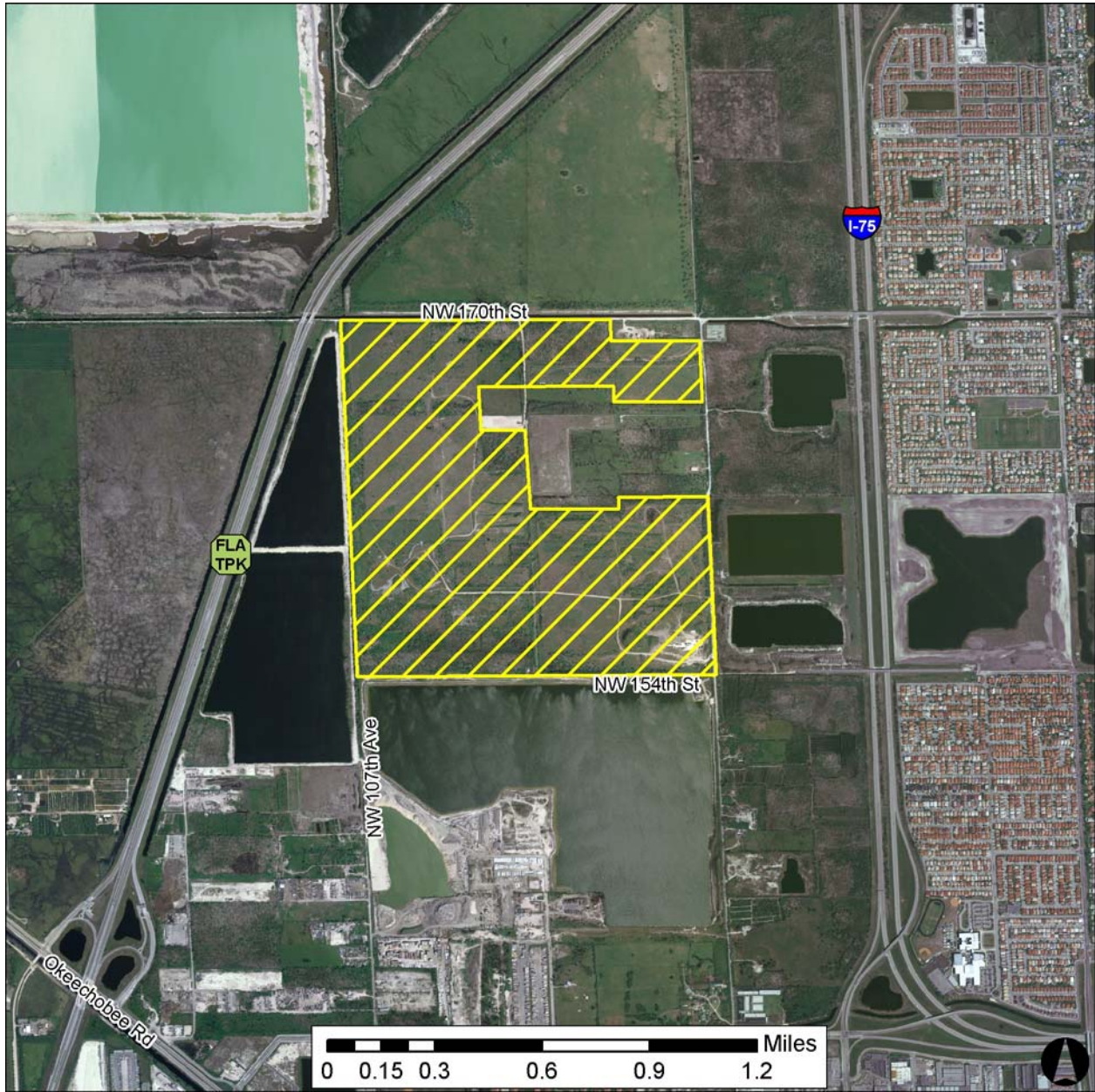
COMPREHENSIVE PLAN AMENDMENTS

General Location Map with Beacon Countyline Site

City of Hialeah  
Adopted Amendment #09-D1AR

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.  
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

**Aerial Map**

City of Hiialeah  
Adopted Amendment #09-D1AR

From: Industrial and Office  
To: Industrial  
500 acres

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

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