



MEMORANDUM

AGENDA ITEM #7b

DATE: NOVEMBER 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On October 9, 2009, Council staff received adopted 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)*. The proposed amendment was reviewed at the June 1, 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 was 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 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. A map depicting the general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Adopted 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. Pursuant the AR process, comments must be submitted to the City no later than November 8, 2009.

The amendment incorporates the boundaries of the 2004 Hialeah Annexation Area and related transportation improvement projects. The area was annexed from Miami-Dade County, and is bounded by Graham Dairy Road/N.W. 138th Street on the south, N.W. 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 amendment was adopted as proposed with minor revisions based on the June 11, 2009 Objections, Recommendations, and Comments (ORC) Report, issued by the Department of Community Affairs (DCA). In response, the City revised the timeframe for the Transportation Map Series to 2015. The City also clarified policy language regarding future functional classification and LOS Standards for the Florida Intrastate Highway System.

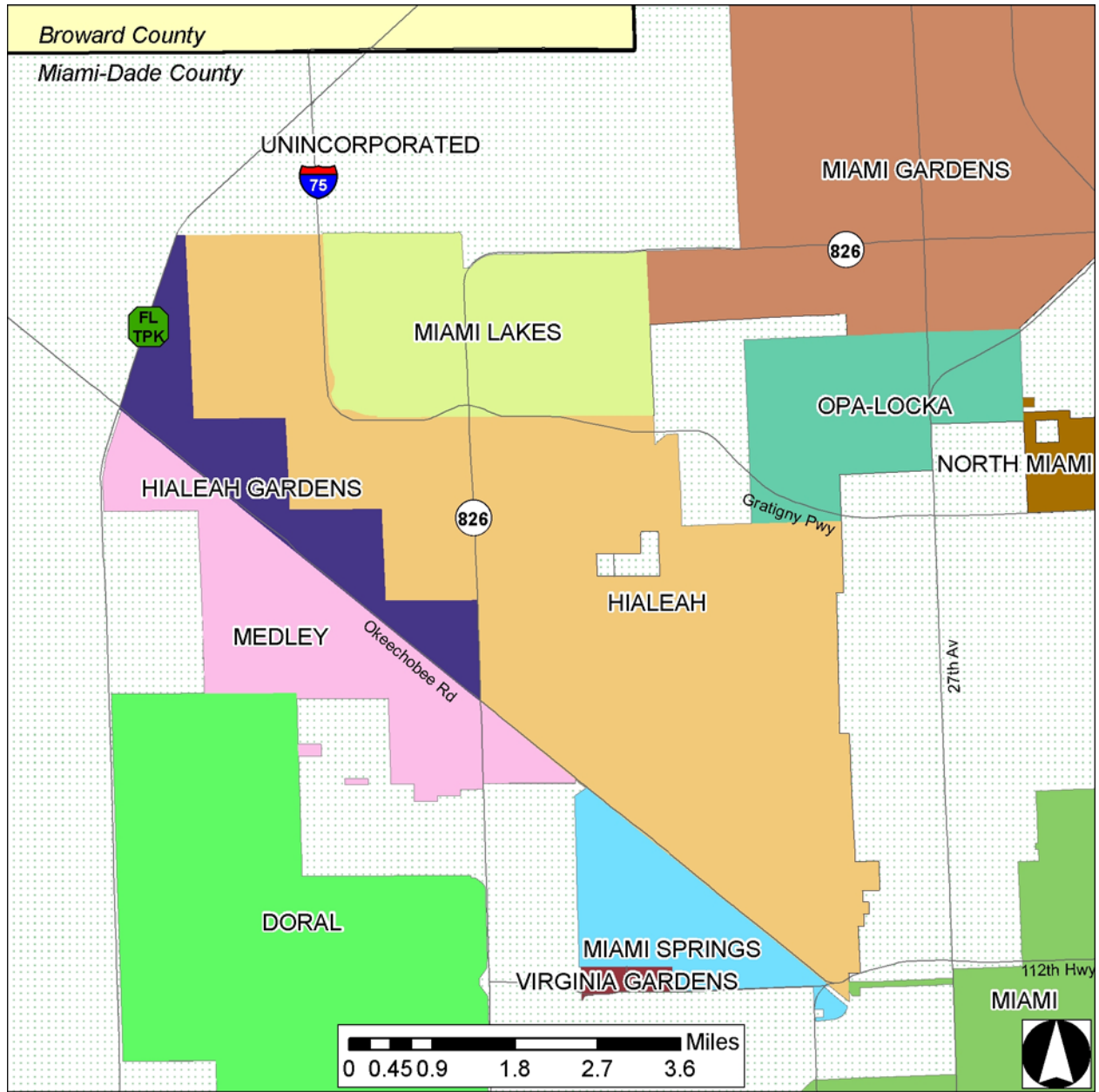
The City of Hialeah Council unanimously approved (7-0) the transmittal of the adopted amendment at its September 22, 2009 meeting.

Staff analysis confirms that the adopted amendment continues to be generally compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find the City of Hialeah adopted 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
Adopted Amendment #09-1AR

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