



# MEMORANDUM

AGENDA ITEM #7c

DATE: JANUARY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HIALEAH ADOPTED COMPEHENSIVE PLAN AMENDMENT

## Introduction

On December 3, 2007 Council staff received adopted amendment package #07-2 to the City of Hialeah Comprehensive Plan. Proposed Amendment #07-2 was reviewed at the June 4, 2007 Council meeting and was found to be generally consistent 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 is located in the north central portion of the urbanized area of Miami-Dade County. James H. Bright settled the community in the early part of the 20<sup>th</sup> century for the purpose of creating a year-round dairy. In 1917 Glen H. Curtiss, the pioneer aviator, collaborated with Mr. Bright in the developing of a town. The City was incorporated in 1925 and presently encompasses an area of approximately 20 square miles. Current population estimates put the City at 228,528 (2007), a gain of 0.9% over the 2000 U.S. Census estimate. As the second largest city in Miami-Dade County, Hialeah has a diversified array of land uses and is a place where residents can live and work without long commutes. The City is strategically located between Miami International Airport and Opa Locka Airport and has access to the rail facilities of both the Florida East Coast and CSX Railroads. In addition, the City is well connected to MetroRail and other mass transit. The City's primary job base has traditionally been in the manufacturing sector, but recent trends indicate that manufacturing is losing ground to the service sector. Wholesale, retail, banking and finance, and the health industry constitute almost 80% of the business community jobs in the service sector. Hialeah is a large, highly urbanized, older city with a dynamic work force. Economic development, redevelopment and urban infill are important issues in the City.

Additional information regarding the City or the Region may be found on the Council's website at [www.sfrpc.com](http://www.sfrpc.com).

Summary of Staff Analysis

Adopted Amendment package #07-2 contains five Future Land Use Map Amendments. The general location of the City is exhibited as Attachment 1. The specific locations of the map changes are shown in Attachments 2-5.

Staff analysis of the adopted amendment finds that the area's potable water supply, sanitary sewer capacity, waste disposal services, and recreation and open space capacity are adequate to serve the future needs of the adopted land use designation change.

A summary chart of the adopted Map amendments is found below. The specific locations of the map changes are shown in Attachments 2-5.

**Summary of Future Land Use Map Amendments**

Site Number	From	To	Size	Attachment No.
1	Major Institutions	Medium Density Residential	0.80 Acres	2
2 and 3	Medium Density Residential	Major Institutions	13.72 Acres	3
4	Low Density Residential	High Density Residential	6,750 Square Feet	4
5	Low Density Residential	Medium Density Residential	0.15 Acres	5

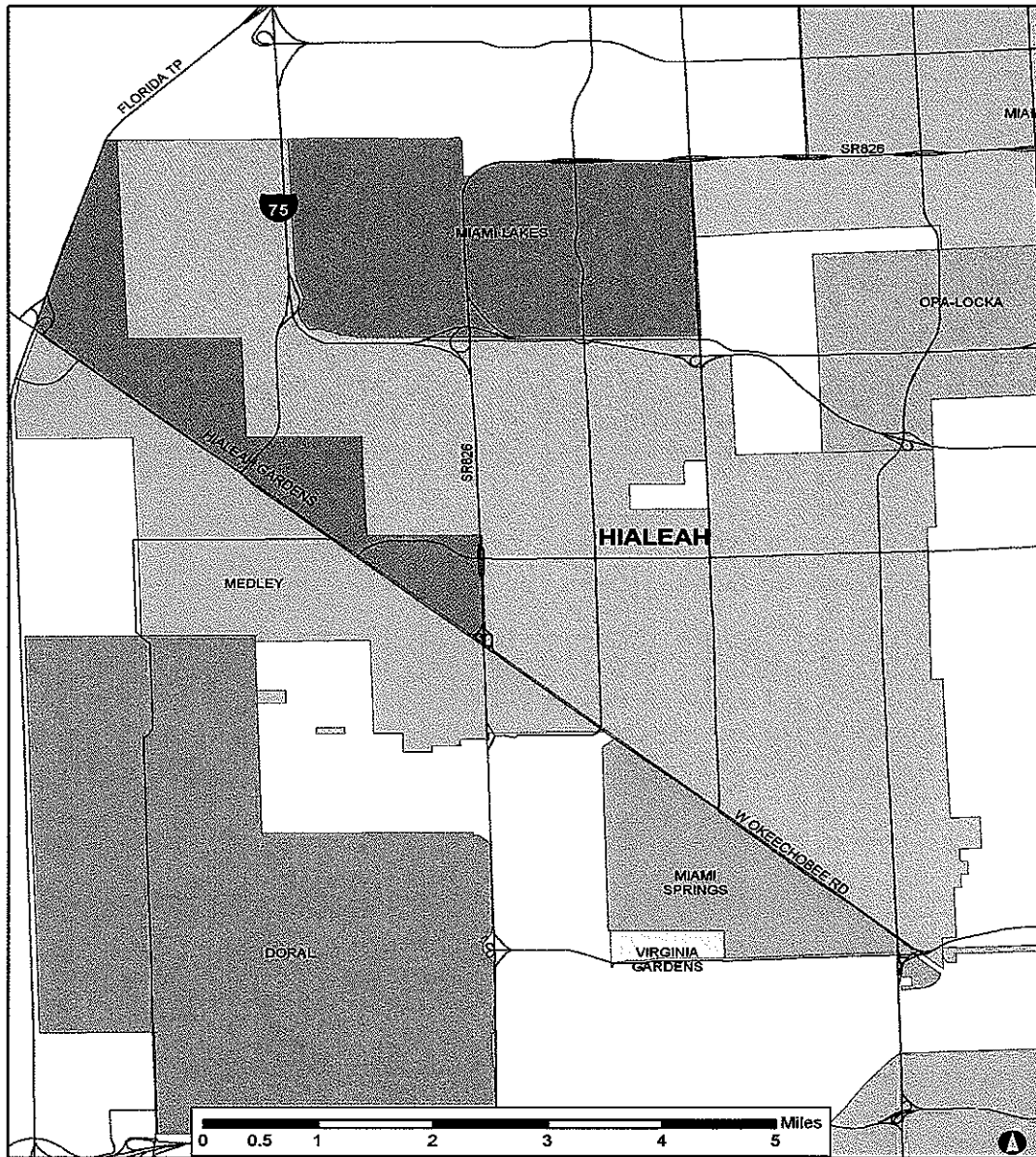
Staff analysis confirms that adopted amendment package #07-2 to the City of Hialeah is generally consistent with and supportive of the goals and policies *Strategic Regional Policy Plan for South Florida*.

The City Council voted 6-0 to adopt the amendments and authorized the transmittal to the Florida Department of Community Affairs at its November 28, 2007 meeting.

Recommendation

Find City of Hialeah adopted amendment package #07-2 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

### Location Map

City of Hialeah  
Adopted Amendment #07-2

Sources: FDEP, SFWMD, Dade County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Hialeah  
Adopted Amendment #07-2, Site Number 1  
From: Major Institutions  
To: Medium Density Residential  
0.80 acres

Sources: FDEP, SFWMD, Dade County, SFRPC.

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

Attachment 3



0 0.125 0.25 Miles

COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Hialeah

Adopted Amendment #07-2, Site Numbers 2 and 3

From: Medium Density Residential

To: Major Institutions

13.72 acres

Sources: FDEP, SFWMD, Dade County, SFRPC.

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

## Attachment 4



### COMPREHENSIVE PLAN AMENDMENTS

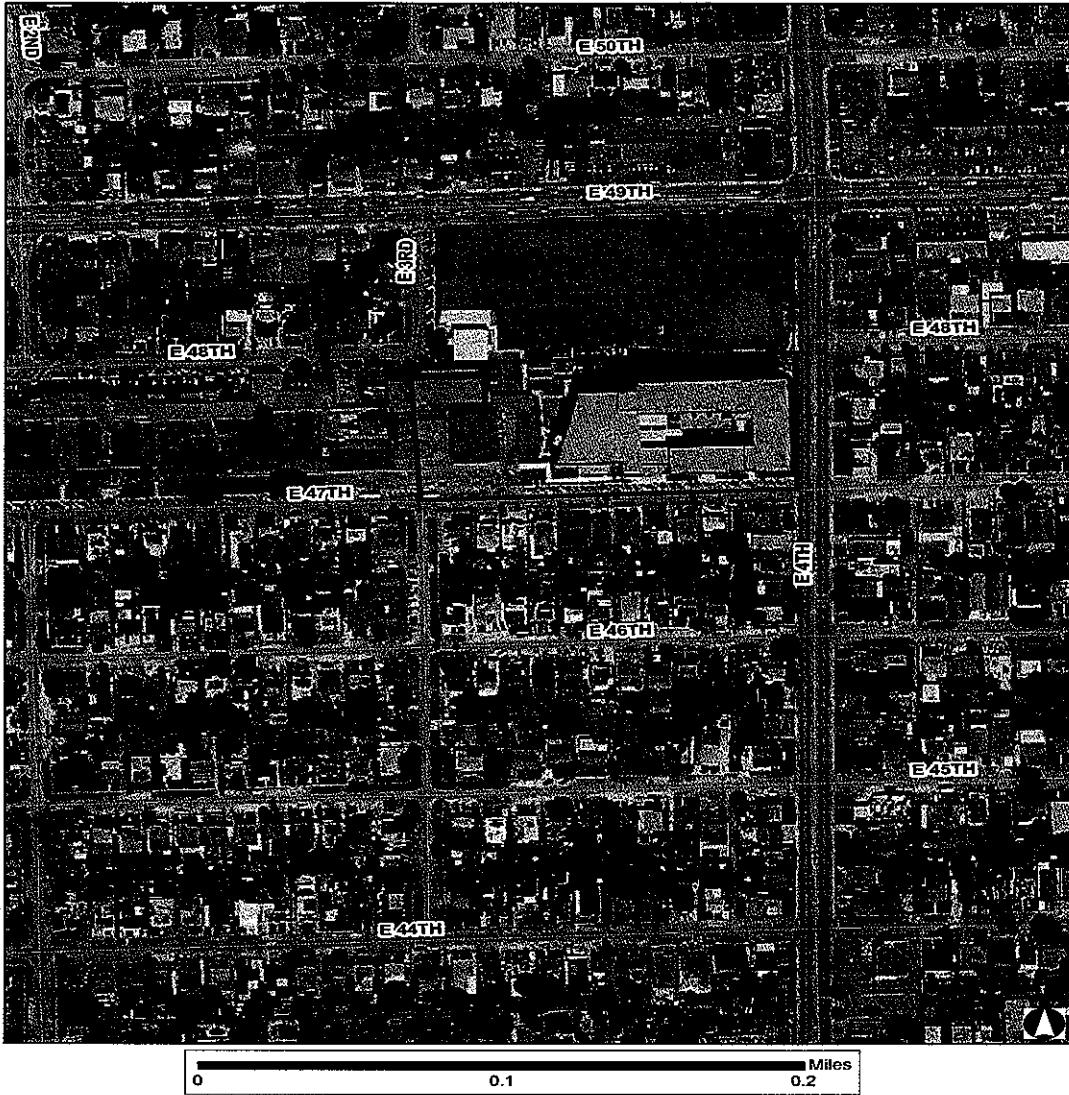
#### Aerial Map

City of Hialeah  
Adopted Amendment #07-2, Site Number 4  
From: Low Density Residential  
To: High Density Residential  
6,750 square feet

Sources: FDEP, SFWMD, Dade County, SFRPC.

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

## Attachment 5



### COMPREHENSIVE PLAN AMENDMENTS

#### Aerial Map

City of Hialeah  
Adopted Amendment #07-2, Site Number 5  
From: Low Density Residential  
To: Medium Density Residential  
0.15 acres

Sources: FDEP, SFWMD, Dade County, SFRPC.

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