

CITY OF HIALEAH GARDENS, FLORIDA

2025 Comprehensive Plan



Adopted May 1, 2007 Ordinance 2007-09



Respectfully submitted by:

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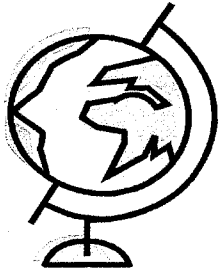
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CHAPTER 1

FUTURE LAND USE ELEMENT

INTRODUCTION

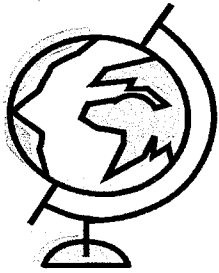
All elements included in this Comprehensive Plan are based on data and analysis contained in a separate document not adopted by the City Council. That supporting document includes data on public school enrollment, utilization, capacity and public education facilities. If data or background information for any Plan element is desired, the reader is referred to Part I, the Comprehensive Plan Support Document.

GOALS, OBJECTIVES AND POLICIES

Goal 1 To maintain and improve the quality of the City of Hialeah Gardens existing and planned neighborhoods, and provide for a well-planned and rationally located mixture of land uses to meet the needs and enhance the quality of life of existing and future residents, businesses, and visitors.

Objective 1.1 Future Land Use Categories

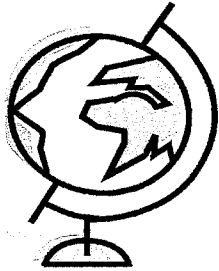
Maintain existing development and achieve new development and redevelopment which: 1) protects and improves residential areas; 2) provides for effective separation of, and buffering between, incompatible uses;



3) provides a mixtures of residential and non-residential uses in order to meet the needs of existing and future residents, businesses, and visitors; 4) enhances the City's tax base; 5) achieves economic development goals; 6) achieves redevelopment goals and reduces slum and blight conditions, and; 7) otherwise coordinates future land uses with the appropriate topography, soil conditions and the availability of facilities and services. This objective shall be measured by implementation of its supporting policies.

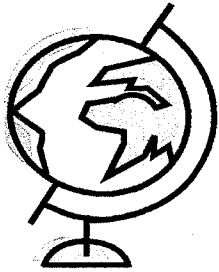
Policy 1.1.1 The City shall enforce Land Development Regulation provisions which are consistent with the Future Land Use Map (Figure 1), including the land uses and the densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in this Future Land Use Element under heading "Description of Future Land Use Categories." The map and the descriptions are incorporated by reference into this Policy 1.1.1.

Policy 1.1.2 The City of Hialeah Gardens is divided into four distinct districts and a series of neighborhoods, each of which has a unique function, character, and mixture of land uses. Within each district (North, Central, South, and Northwest (Annexed Area), the City shall restrict proposed development which is inconsistent with surrounding uses, and incorporate and implement provisions for the elimination or reduction of uses which are inconsistent with the district/neighborhood's character. For the purposes of this Plan, character is established by the existing land uses in the district, and or use which have been defined as appropriate for the district based on adopted City plans. Land uses which are consistent with the district/neighborhood's

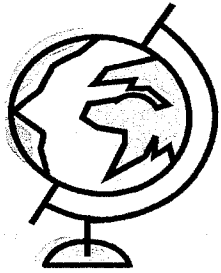


character are shown on the Future Land Use Plan Map and specified in the Description of Future Land Use Categories.

- Policy 1.1.3 When reviewing or enacting amendments to the Comprehensive Plan or Land Use Maps, compatibility of the proposed use with surrounding uses and the district's character as shall be the main determinant.
- Policy 1.1.4 The City shall enact and enforce land development regulations which protect the rights of property owners to continue non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of a non-conforming use for an extended period of time. Land development regulations which require the elimination of non-conforming uses after a period of amortization shall be consistent with this policy and this comprehensive plan in general.
- Policy 1.1.5 City of Hialeah Gardens will implement the future land use plan for the Annexation Area/Northwest District in accordance with the Annexation application adopted by the City and approved by Miami-Dade County.
- Policy 1.1.6 General Business uses within the Central District shall be limited to lands abutting principal arterial or section line roads. Neighborhood Retail uses serving the residential population of the Central District may be permitted at appropriate locations. Such uses will require an amendment to the Future Land Use Plan Map. The desired predominant land use of the Central District shall be changed from commercial or business (except for existing use) to moderate or medium density residential. Additional commercial uses shall not be permitted in the Central District.

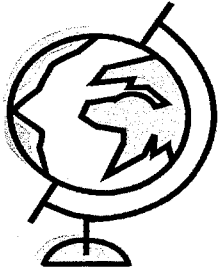


- Policy 1.1.7 Ensure that land development regulations provide for appropriate buffer between incompatible land uses as specified in the “Description of Future Land Use Categories” during the review of future development proposals. Submitted site plans and preliminary plats must evidence compliance with this requirement. Review of development proposals shall also assess the impacts of land uses on the surrounding environment and adopted levels of service, and promote compatibility of adjacent land uses.
- Policy 1.1.8 The City shall encourage the redevelopment or renewal of blighted or unsightly areas through flexibility in the ongoing approval process, the implementation of Land Development Regulations providing for urban design guidelines and development standards, and by seeking federal, State and local funds to implement targeted neighborhood improvement programs.
- Policy 1.1.9 The City shall use code enforcement and its Land Development Regulation to reduce blight, substandard housing or unsafe buildings.
- Policy 1.1.10 The City guidelines for determining the appropriateness of a proposed public school location or extension, in addition to overall consistency with the City Comprehensive Plan, shall be:
1. The proposed location is compatible with present adjacent property.
 2. The site area of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities and allows for adequate buffering of surrounding land uses.



3. Based on the 5-year Capital Improvement Program of the County School Board and the City Comprehensive Plan, there will be adequate public services and facilities to support the public school. [Section 235.193(2), Florida Statutes].
4. There are no significant environmental constraints that would preclude development of a public education facility on the site.
5. The proposed location is well drained and soils are suitable for development or are adaptable for development or, are adaptable for development and outdoor educational purposes with drainage improvements.
6. The proposed location is not in conflict with the City or the County Stormwater Management Plan.
7. The proposed location can accommodate the required parking and anticipated queuing of vehicles on site.
8. The site may be collocated with existing or planned public recreation areas.

Policy 1.1.11 By 2008, the City shall adopt Miami-Dade County's Urban Design Manual, or alternatively shall develop and adopt its own urban design manual, and shall amend its land development regulations accordingly. These guidelines shall provide additional criteria for the review of new residential, commercial and industrial development in the City. Administrative variance procedures and other incentives to developers who



choose to follow these guidelines shall be developed and implemented as part of the land development regulations.

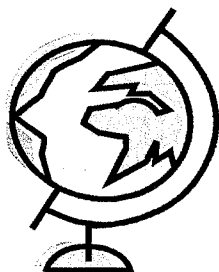
Policy 1.1.12 By 2008, the City shall amend its land development regulations to: 1) create specific zoning districts that implement the Future Land Use Plan Map; 2) establish detailed development standards for the types of development allowed under each zoning district; 3) Establish permit standards, and; 4) establish expedited development review processes, including administrative variance procedures, where appropriate and in compliance with adopted City goals.

Policy 1.1.13 All amendments to the land development regulations, and/or applications to amend the land development regulations, will be evaluated for consistency with the Comprehensive Plan.

Policy 1.1.14 To buffer the Estates Area in the North District from incompatible roadside use when the County upgrades section-line NW 138th Street in unincorporated Miami-Dade from two lanes to five lanes, including median; to increase the City's tax base; to provide delivery of efficient services, including police to that area; to provide for anticipated population growth.

Policy 1.1.15 Utilize the following guidelines where data is known when analyzing the appropriateness and compatibility of an annexation proposal.

- Comparative ability of City and County to provide adopted or proposed levels of service within the proposed area of change, apace with projected development.



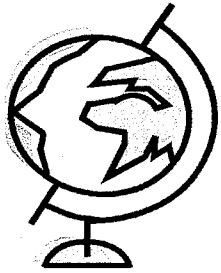
- Comparative City and County governmental costs to owners of typical properties within the proposed area.
- Comparative City and County net fiscal impacts based on analysis of estimates of facilities and services expenditures and major sources of revenue associated with the subject area.
- Consistency of development proposed for the area with City and County comprehensive plans.
- Geographical adjacency and logic of existing and proposed jurisdictional boundaries.

Goal 2 To provide roads, water, sewer, drainage and open space that promote orderly growth, that are in concert with the densities and type of use specified in the Existing and Future Land Use Map and that are concurrent with the impacts of development.

Objective 2.1 Infrastructure Needs

Ensure the availability of suitable land for drainage, water and sewer facilities needed to support planning infrastructure improvements. This objective shall be measured by implementation of supporting policies.

Policy 2.1.1 The City shall enforce Land Development Regulation provisions for sewer lift stations, stormwater facilities and other utility land requirements.



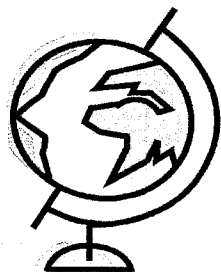
Policy 2.1.2 The City shall not vacate any road rights-of-way without first obtaining an engineering opinion determining that the vacated right-of-way is not necessary to accommodate future storm and/or sanitary sewer facilities, all of which are expected to be needed in the future and can be accommodated in such rights-of-way.

Policy 2.1.3 The City shall retain and/or acquire land necessary to accommodate infrastructure and public works projected needs.

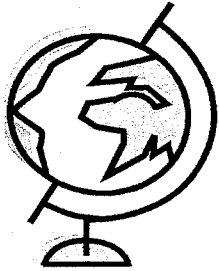
Objective 2.2 Ensure that future land use shall be coordinated with the appropriate topography and soil conditions, that all necessary city facilities and services shall be in place concurrent with the impacts of development. The location, extent and intensity of future land use shall be based, in part, upon the physical and financial feasibility of providing all affected areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Comprehensive Plan. This objective shall be measured by implementation of supporting policies.

Policy 2.2.1 The City shall adopt and review annually a Five-Year Schedule of public capital improvements with priorities which will provide public services to the four planning districts: North, Northwest/Annexed Area, Central, and South.

Policy 2.2.2 The City infrastructure facilities and roads to be provided to the boundary of a proposed private development shall be in place, under construction, or scheduled and funded for construction within six months. Concurrent with approval for the development.



- Policy 2.2.3 Promulgate impact fees or other land development regulations which ensure that future private developments assume an equitable share of the cost of City provided physical facilities and social services occasioned by and related to the magnitude of the development.
- Policy 2.2.4 The City shall enforce as part of the land development regulations a concurrency management system which meets the requirements of 9J-5.0055. (See Capital Improvements Element.) Development orders or permits shall not be issued which result in a reduction of LOS for affected public facilities below the adopted LOS standards of the Plan.
- Policy 2.2.5 Developer provided facilities shall include roads, curbs, parking, street lighting, storm water management and drainage, parks and landscaping, open space, and water and sewer connections.
- Policy 2.2.6 Land Development Regulations shall stipulate that approval of a development permit shall be contingent on the posting of a bond guaranteeing completion of the proposed project within three years.
- Policy 2.2.7 Ensure that future private developments provide for safe and convenient on-site flow and required vehicle parking.
- Policy 2.2.8 The City shall coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380 F.S. and approved by the Governor and Cabinet.



Goal 3 To strengthen the sense of community identify and place by providing additional public facilities, and/or by encouraging other government agencies to provide public facilities, in appropriate locations to meet the needs of existing and future residents, businesses, and visitors.

Objective 3.1 The City shall continue to seek opportunities to expand and enhance public facilities located on the City property at the southwest area of Samari Lake, and to provide public and community facilities to meet the needs of existing and future residents, businesses and visitors. This objective shall be measured by implementation of supporting policies.

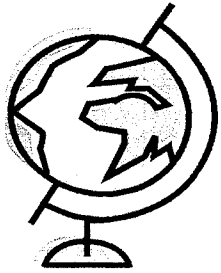
Policy 3.1.1 Support Miami-Dade County in the continued provision of library services through the Hialeah Gardens Branch Library, and in future efforts to expand services at this library.

Policy 3.1.2 Petition Miami-Dade County to provide a new and larger fire station with rescue capabilities to service the projected growth.

Policy 3.1.3 Request the federal government to authorize a City of Hialeah Gardens Post Office to be built or operated by public or private entities.

Policy 3.1.4 Evaluate the need for additional and/or expanded City facilities on an ongoing basis, and include such facilities in the Capital Improvements Element.

Policy 3.1.5 Coordinate with the Miami-Dade Public School Board during pre-development program planning and site selection activities, and continue to seek, where feasible and mutually acceptable, to collocate schools with



other public facilities, such as parks, libraries, and community centers to the extent possible. Consider whether a potential site would provide a logical focal point for community activities.

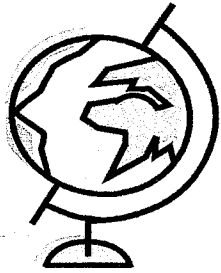
Policy 3.1.6 Allow Public Education Facilities as an allowable use in all Plan land use categories except Estate. Private Educational Facilities may by a special exception be an allowable use in all land use categories except Estate.

Policy 3.1.7 Categorize properties acquired by the Miami-Dade School Board for schools, and other sites designated by the City for future public schools, as Community Facility (CF) and so depict on City land use maps.

Policy 3.1.8 Annually review the School Board's plans for the siting of public schools within City jurisdiction for consistency with the comprehensive plan, both at the staff level and through School Board public hearings for specific site plans. This will include the review of the 5-year facility plan of the School Board as well as responding as needed to site specific plans to locate new schools or expand existing schools.

Goal 4 To preserve and enhance the natural resources of the City of Hialeah Gardens.

Objective 4.1 Residential land use density shall be that shown in the Future Land Use Element and Maps for the North District to protect the cone of influence of the northwest wellfield. This objective shall be measured by implementation of the following policies.



- Policy 4.1.1 Land Development Regulations shall ensure the availability of suitable land for expansion of water and sewer facilities so as to restrict future use of wells or septic tanks.
- Policy 4.1.2 The Technical Review Committee shall review all development applications to assure realistic protection of natural resources such as lakes and canals.
- Policy 4.1.3 The City shall direct inappropriate land uses that are not consistent with the protection and maintenance of natural resource values away from Natural Resources of Regional Significance as may be designated and included in the Strategic Regional Plan for South Florida.

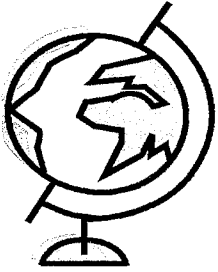
DESCRIPTION OF FUTURE LAND USE CATEGORIES

Estate Residential (EU)

Single family detached estates with a maximum residential density of one dwelling unit (DU) per 1.25 gross acres. This land use category is limited to the North District. This land use designation will be implemented by the Estates 1 Family (E-1) zoning district. The following Future Land Use Categories are hereby defined as appropriate adjacent and transitional uses to EU: Low Density Single-Family Residential (LDR); Parks and Open Space and Water (POS), and; Rights-of-Way.

Low Density Single-Family Residential (LDR)

This low density land use category is intended to provide for one detached dwelling unit (DU) on each parcel of land, except for that area between NW 129th and NW 130th Streets and between NW 102nd and NW 107th Avenues wherein



each parcel may contain one Duplex or twin home (2 DU) provided that in no case shall the density for such parcels exceed 3.75 dwellings per acre (11,500 net square feet per unit). Parcels shall have a minimum of 14,000 square feet, except that existing platted parcels could be as low as 7,500 square feet.

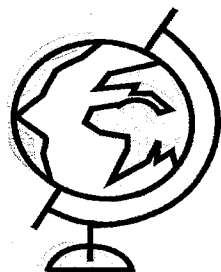
This land use is limited to the North and Central Districts. This land use designation is implemented by the following zoning districts: Single Family Residential – 140,000 sf, (R-1), one- and two-family residential (R-2) (between NW 129th and NW 130th Streets and between NW 102nd and NW 107th Avenues only), and Estate 1 Family (E-1) zoning districts. The following Future Land Use Categories are hereby defined as appropriate adjacent and transitional uses to LDR: Estate Residential (EU); Parks and Open Space and Water (POS); Rights-of-Way; Moderate-Single Family Residential (MOR); Community Facilities (CF); Neighborhood Retail (NR) with buffering, and; General Business (BU) with buffering.

Moderate Single-Family Residential (MOR)

This moderate density land use category is intended to permit zero-lot-line (ZLL) and patio detached single-family du on individually platted lots in addition to other concepts. The principles of the ZLL concept are:

- 1) The efficient use of land as compared with the typical single-family residential, making available needed housing at a more affordable cost.
- 2) The design of dwellings that integrate and relate internal-external living areas that may result in more pleasant and enjoyable living facilities.
- 3) The grouping of outdoor spaces for maximum spatial benefit by placing the dwelling unit against one of the property lines.

In no case shall the density exceed 6.0 dwellings per acre. No zero-lot-line or patio developments shall be permitted in the South District. Neighborhood retail limited to one story and a floor area ratio of .8, general business limited to three stories and a floor area ratio of 1.2, community facilities (CF), and parks and open space may be permitted in a planned unit development with PUD zoning conditioned upon: the total size of the planned unit development is at least five acres;



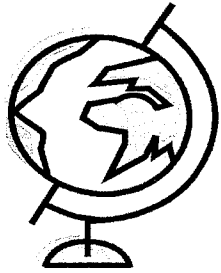
at least 50 percent of the total land area of the Planned Unit Development is Moderate Single Family Residential; any remaining use not exceeding 40 percent of the total; being compatible with adjacent land uses through the application of spatial and buffering techniques, and; the development is designed in accordance Miami-Dade County's Urban Design Manual, or other design guidelines adopted by the City.

This land use designation is implemented by the following zoning districts: Single Family Residential – Zero-Lot-Line 6 Units per Acre (R-1Z), Single Family Patio Detached (R-1P) (8 DU's per acre), Planned Unit Development (PUD), Single Family Residential – 14,000 s.f. (R-1), and Estate 1 Family (E-1) zoning districts. The following Future Land Use Categories are hereby defined as appropriate adjacent and transitional uses to MOR: Low Density Residential (LDR); Parks and Open Space and Water (POS); Rights-of-Way; Medium Density Residential; Community Facilities (CF); Neighborhood Retail (NR) with buffering, and; General Business (BU) with buffering.

Medium Density Residential (MER)

This use group includes townhouses, planned unit developments (PUD) and multi-family dwellings. Residential densities permitted within this category are of an intermediate nature of up to 16 du per acre. Neighborhood retail limited to one story and a floor area ratio of .8, general business limited to three stories and a floor area ratio of 1.2, community facilities, and parks and open space may be permitted in a planned unit development with PUD zoning conditioned upon: the total size of the planned unit development is at least five acres; at least 50 percent of the total land area of the Planned Unit Development is Medium Density Residential; any remaining use not exceeding 40 percent of the total; being compatible with adjacent land uses through the application of spatial and buffering techniques, and; the development is designed in accordance Miami-Dade County's Urban Design Manual, or other design guidelines adopted by the City.

This use is confined to the Central and South District. This land use designation is implemented by the following zoning districts: townhouse (R-TH), Planned Unit Development (PUD), multi-family-16 units per acre (R-M1), Single Family Residential Zero-Lot-Line (R-1Z), Single Family Patio Detached(R-1P), Single Family Residential – 14,000 s.f. (R-1), and Estate 1 Family (E-1) zoning districts. The following Future Land Use Categories are hereby defined as appropriate



adjacent and transitional uses to MER: Moderate Density Residential (MOR); Low Density Residential (LDR); Parks and Open Space and Water (POS); Rights-of-Way; Medium Density Residential (MER); Community Facilities (CF); Neighborhood Retail (NR); General Business (BU), and Mixed-Use (MU).

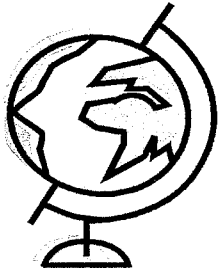
High Density Residential (HDR)

This category includes multi-family residential uses with densities permitted up to 25 du per acre. This use is confined to the South District and to arterial roads in the Central District. Neighborhood retail limited to one story and a floor area ratio of .8, general business limited to three stories and a floor area ratio of 1.2, community facilities, and parks and open space may be permitted in a planned unit development with PUD zoning conditioned upon: the total size of the planned unit development is at least five acres; at least 50 percent of the total land area of the Planned Unit Development is High Density Residential; any remaining use not exceeding 40 percent of the total; being compatible with adjacent land uses through the application of spatial and buffering techniques, and; the development is designed in accordance Miami-Dade County's Urban Design Manual, or other design guidelines adopted by the City. Convenience retail uses may be permitted in apartments with 300 or more units.

This land use designation will be implemented by the following zoning districts: multi-family – 25 units per acre (R-M2), multi-family-16 units per acre (R-M1), two-family residential (R-2), townhouse (R-TH), Planned Unit Development (PUD), Single Family Residential Zero-Lot-Line (R-1Z), Single Family Patio Detached (R-1P), Single Family Residential – 14,000 s.f. (R-1), and Estate 1 Family (E-1) zoning districts. The following Future Land Use Categories are hereby defined as appropriate adjacent and transitional uses to HDR: Medium Density Residential (MER); Parks and Open Space and Water (POS); Rights-of-Way; Community Facilities (CF); Neighborhood Retail (NR); General Business (BU); Commercial (CM), and Mixed-Use (MU).

Neighborhood Retail (NR)

This category is intended to permit convenience retail uses which serve everyday shopping needs. Such uses include grocery stores, drug stores and personal service clinics and service establishments. Professional offices may be

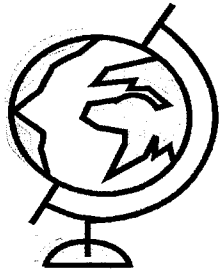


included. Building height is limited to one story, and if located adjacent to a single-family district, should be buffered by decorative walls, landscaping and be compatible with adjacent residential use. Buildings within this category shall be limited to a floor area ratio of 8. General business limited to three stories and a floor area ratio of 1.2, low density residential with a density of 3.75 units per acre, moderate density residential with a density of up to eight units per acre, medium density residential with a density of up to 16 units per acre, high density residential with a density of up to 25 units per acre, community facilities, and parks and open space may be permitted in a planned unit development with PUD zoning conditioned upon: the total size of the planned unit development is at least five acres; at least 50 percent of the total land area of the Planned Unit Development is Moderate Density Residential; any remaining use not exceeding 40 percent of the total; being compatible with adjacent land uses through the application of spatial and buffering techniques, and; the development is designed in accordance Miami-Dade County's Urban_Design Manual, or other design guidelines adopted by the City.

This land use district will be implemented by the neighborhood retail (B-1) and Planned Unit Development (PUD) zoning districts. The following Future Land Use Categories are hereby defined as appropriate adjacent and transitional uses to NR: Estate 1 Family (EU); Low Density Residential (LDR) with buffering; Moderate Density Residential (MOR) with buffering; Medium Density Residential (MER); High Density Residential (HDR); Parks and Open Space and Water (POS); Rights-of-Way; Community Facilities (CF); General Business (BU); Commercial (CM); Mixed-Use (MU), and; Mixed-Use Entertainment (MU-E).

General Business (BU)

This category is intended to permit a broad range of retail, bank, entertainment and office uses separately or in a mixed upper story use to a maximum height of three stories. Medium density residential with a density of up to 16 units per acre, high density residential with a density of up to 25 units per acre, community facilities, and parks and open space may be permitted in a planned unit development with PUD zoning conditioned upon: the total size of the planned unit development is at least five acres; at least 50 percent of the total land area of the Planned Unit Development is Medium



Density Residential; any remaining use not exceeding 40 percent of the total; being compatible with adjacent land uses through the application of spatial and buffering techniques, and; the development is designed in accordance Miami-Dade County's Urban Design Manual, or other design guidelines adopted by the City.

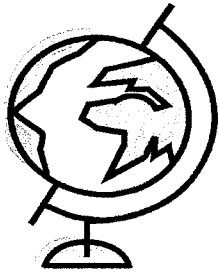
If located adjacent to a single-family district, uses should be buffered by landscaping, including parking areas, and screening of trash or storage areas. Buildings within the category shall be limited to a floor area ratio of 1.2. This land use district will be implemented by the general business (B-2), neighborhood retail (B-1), and Planned Unit Development (PUD) zoning districts. The following Future Land Use Categories are hereby defined as appropriate adjacent and transitional uses to BU: Low Density Residential (LDR) with buffering; Moderate Density Residential (MOR) with buffering; Medium Density Residential (MER); High Density Residential (HDR); Parks and Open Space and Water (POS); Rights-of-Way; Community Facilities (CF); Neighborhood Retail (NR); Commercial (CM); Industrial (IN); Mixed-Use (MU), and; Mixed-Use Entertainment (MU-E).

Commercial (CM)

This category includes warehouse/self-storage use. Also included are automobile sales and repair and service stations, (except truck stops), fast-food establishments and similar uses strongly oriented toward the motoring public which uses shall be confined to the arterial roads. Buildings within this category shall be limited to a floor area ratio of 1.5. This land use district will be implemented by the commercial (B-3), general business (B-2), and neighborhood retail (B-1) zoning districts. Residential uses and planned unit developments are not permitted. The following Future Land Use Categories are hereby defined as appropriate adjacent and transitional uses to CM: High Density Residential (HDR); Parks and Open Space and Water (POS); Rights-of-Way; Community Facilities (CF); Neighborhood Retail (NR); General Business (BU); Industrial (IN), and; Mixed-Use Entertainment (MUE).

Community Facilities (CF)

This category is intended to include those uses enjoyed by the community as a whole, such as governmental administration buildings, churches, schools, police and fire stations and similar uses. An exception could be the proposed



Town Center at Samari Lake where office and retail mixed use on the site with new governmental buildings might be authorized under a joint venture public/private agreement. Community facilities may be permitted in any zoning district except E1, R-1, R-2 and RW. All Future Land Use Categories except for Estate Residential (EU) are appropriate adjacent or transitional uses to CF.

Parks and Open Space and Water (POS)

The parks and open space category is intended to provide for public parks, open space areas, and private recreation facilities. Also included in this group are large bodies of water such as Samari Lake which are considered public open space and recreation facilities. Minor drainage canals are also considered to be open spaces. Parks and Open Space and Water uses are permitted in every zoning district. All Future Land Use Categories are appropriate adjacent or transitional uses to POS.

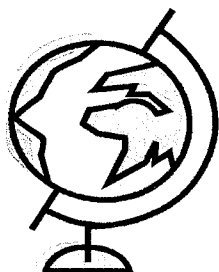
Rights-of-Way

Included are all lands dedicated for arterial, collector or local streets. Rights-of-way will be designated as ROW on zoning maps. All Future Land Use Categories are appropriate adjacent or transitional uses to Rights-of-Way. (For further discussion of the road network and classification system, refer to the Transportation Element.)

Industrial Use

Industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts, and similar uses are permitted in areas designated as Industrial Use. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. Limited commercial uses (less than ten acres) to serve the workers in industrial areas are permitted. Buildings within this category shall be limited to a floor area ratio of 1.5. This land use district will be implemented by the light industrial (IN-1), heavy industrial (IN-2), industrial controlled (IN-C), commercial (B-3), and general business (B-2) zoning districts. Residential uses and planned unit developments are not permitted. The following Future Land Use Categories are hereby

City of Hialeah Gardens, Future Land Use Element

































defined as appropriate adjacent and transitional uses to IN: High Density Residential (HDR); Parks and Open Space and Water (POS); Rights-of-Way; Community Facilities (CF); Neighborhood Retail (NR); General Business (BU); Commercial Business (CM), and; Mixed-Use Entertainment (MU-E).

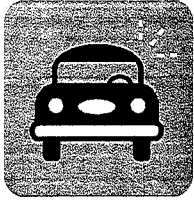
NOTES:

The Future Land Use Map designates no industrial uses, agricultural uses, conservation uses, beaches, estuarine systems or harbors. Non-used water wells are present in the estates area. Hialeah Gardens has no minerals in economic quantities. The City is near but not within the Northwest Wellfield Cone of Influence. There are no areas of critical state concern pursuant to 380.05, F.S. ~~The City does not use a zoning map.~~

City of Haleah Gardens

Future Land Use Category and Zoning District Color Chart

Future Land Use Category	Future Land Use Category and Zoning District Color Chart	Zoning District	Future Land Use Category and Zoning District Color Chart
Estate Residential (EU)		E-1	
Low Density Single-Family Residential (LDR)		R-1 R-2	
Moderate Single-Family Residential (MOR)		R-1Z R-1P	
Medium Density Residential (MER)		R-TH R-M1	
High Density Residential (HDR)		R-M2	
Neighborhood Retail (NR)		B-1	
General Business (BU)		B-2	
Commercial Business (CM)		B-3	
Industrial Use (IN)		IN-1 IN-2 IN-C	
Community Facilities (CF)		CF	
Parks, Open Space & Water (POS)		POS RW	
Rights-of-Way		RW	
=		Planned Unit Development (PUD)	
=		Mixed Use Residential, Commercial (MU) and Mixed Use Entertainment (MU-E)	
Water			



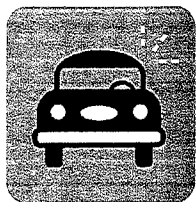
CHAPTER 2

TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

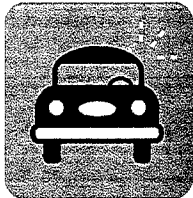
- Goal 1** To establish and maintain a safe, convenient, energy efficient, and integrated multimodal transportation system in Hialeah Gardens that provides ease of mobility to all people and goods, is consistent with land use patterns, and is consistent with all applicable City, County and State transportation plans .
- Objective 1.1** Achieve acceptable levels of service on public roads. This objective shall be made measurable by its implementing policies.
- Policy 1.1.1** The timing of development shall be regulated so as to maintain the following LOS within the city: That level of service adopted by the County MPO for all state and county roads within Hialeah Gardens.
- The minimum acceptable peak hour operating LOS standards for the City roads in Hialeah Gardens shall be as follows:
 - a. Principal Arterials LOS “D”
 - b. Minor Arterials LOS “D”
 - c. Collectors LOS “D”

City of Hialeah Gardens, Transportation Element



- Policy 1.1.2 The City shall implement procedures and requirements for all development, regardless of size, to contribute its proportionate share of transportation facilities, or funds, or land, necessary to accommodate the impact of the proposed development. The City shall investigate the feasibility of instituting City Roadway and Transit impact fees, and of requiring developers to implement and support Transportation Demand Management programs as a condition for development approvals.
- Policy 1.1.3 The City shall utilize peak hour-peak season data to measure the Level of Service Standard on Okeechobee Road, a State Intermodal System roadway, in accordance with Florida Department of Transportation (FDOT) levels of service, and to determine whether level of service deficiencies exist on collector or arterial roadways.
- Policy 1.1.4 The City shall use peak hour levels of service shown in this element to evaluate impacts on future land use, and for issuance of development permits.
- Policy 1.1.5 The Police Department shall compile and analyze accident data involving motorized vehicles, bicycles and pedestrians. Findings of such data will be used as the basis to affect needed changes or improvements.
- Policy 1.1.6 The City shall implement specific and detailed standards, based on roadway functional classifications and land use types, to regulate vehicle access to roadways. Such standards shall be included in the land development regulations.

City of Hialeah Gardens, Transportation Element



Policy 1.1.7

The City shall evaluate the location of driveways and access points as part of its development review process and shall prohibit as excessive numbers of curb cuts and threats to public safety.

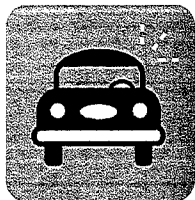
Policy 1.1.8

Intercity arterial, collector and local road planning and design shall be in conformance with County plans and standards: planning and design of all intracity roads contiguous to other municipal boundaries shall be coordinated with the plans of adjacent municipalities and County MPO.

Policy 1.1.9

The City shall determine impacts on transportation by use of the Concurrency Management System given in the Capital Improvements Element and Land Development Regulations. In evaluating impacts on the transportation system, a project determined to have a de minimus impact (an impact that would not affect more than one percent of the maximum volume at the Level of Service Standard) may be exempted from mitigation a cumulative 110% de minimus transportation impact threshold has been reached, and shall submit such documentation as part of its annual updates to the Capital Improvements Schedule, which shall be incorporated into the Comprehensive Plan by amendment. The City shall, by ordinance, include proportionate fair share mitigation options in its concurrency management program, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of transportation impacts through mechanisms that might include, but are not limited to, private funds, public funds, contributions of land, and the construction or contribution of facilities. Transportation facilities or segments identified for improvement through the use of proportionate fair share mitigation options must be included in the CIE, or in the next regularly scheduled update of the CIE.

City of Hialeah Gardens, Transportation Element



Policy 1.1.10

By 2008, the City shall investigate the availability and feasibility of receiving funding from appropriate and available sources in order to conduct a comprehensive Transportation Master Plan. The purpose of this Plan, if conducted, shall be to detail transportation needs and improvements necessary to address the City's transportation needs, and to alleviate current and projected deficiencies. The Plan will consider the need for, and improvements to, the full range of transportation facilities that are available in the City, including pedestrian facilities, bicycle facilities, roadways, parking facilities, and transit stations.

Objective 1.2

Rights-of-way and corridors needed for existing and future facilities as depicted on the Future Land Use Map and or Future Transportation Map shall be designated and reserved or acquired. This objective shall be made measurable by its implementing policies.

Policy 1.2.1

The City shall observe the minimum right-of-way requirements as described in the Code of Miami-Dade County, to ensure countywide continuity of its thoroughfare system.

Policy 1.2.2

The City shall require dedication of the appropriate share of all necessary rights-if-way from all developments at the time of development. Future residential developments shall not contain private roads.

Policy 1.2.3

The City shall utilize land development regulations to protect existing and future rights-of-way, including existing and future right-of way on State Roads, from building encroachment

City of Hialeah Gardens, Transportation Element



Policy 1.2.4

The City shall coordinate reservation of rights-of-way for projects identified in the 5-Year Work Program of the FDOT and Miami-Dade County Metropolitan Planning Organization (MPO) Long-Range Transportation Plan (LRTP).

Policy 1.2.5

The City shall approve no alteration in the existing traffic circulation system that materially reduces the continuity and rights-of-way of arterials or collectors shown on the Future Transportation Map. This policy shall not be interpreted to block closing of local streets to enhance neighborhood security and quietude.

Policy 1.2.6

Implement transportation projects as specified in the Capital Improvements Element and/or as depicted on the Future Transportation Map.

Objective 1.3

Coordinate transportation with land use. This objective shall be made measurable by its implementing policies.

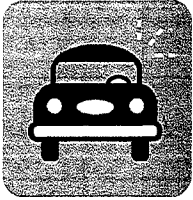
Policy 1.3.1

The Technical Review Committee (TRC) shall coordinate the Transportation Element and transportation projects with desired land uses shown on the Land Use Maps, and Land Development Regulations (LDR).

Policy 1.3.2

Development and improvement of the City's transportation system shall be coordinated with land use to maintain and enhance the character of neighborhoods. The City shall seek to protect neighborhoods from the avoidable intrusion of major roadways, and to discourage inappropriate through traffic in neighborhoods.

City of Hialeah Gardens, Transportation Element



Policy 1.3.3

The City shall implement design criteria for landscaping and signs along new roadways and programs to landscape and maintain existing and designated vehicular rights-of-way and pedestrian and bicycle paths.

Policy 1.3.4

Developers shall be required to install sidewalks as part of any new development. Other opportunities to provide additional sidewalks in existing areas of the City shall be explored.

Policy 1.3.5

The City shall request that FDOT or County install sidewalks and landscape as part of any state or county highway widening or improvement project.

Policy 1.3.6

The City shall continue to seek opportunities to provide pedestrian and bicycle paths in all districts. The City shall seek to provide connectivity between park sites via bicycle and pedestrian paths by 2015.

Policy 1.3.7

The City shall coordinate with the MPO and Miami-Dade County on the provision of bicycle paths.

Policy 1.3.8

The City shall use the criteria specified in Florida Statutes when making decisions on the location and necessity for bicycle paths.

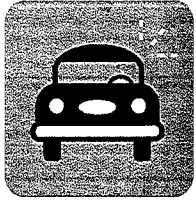
Policy 1.3.9

Site plan applications shall be reviewed to ensure the provision of safe and convenient on-site traffic flow, including bicycle and pedestrian pathways, access to mass transit, and adequate parking (including handicapped) for motorized and non-motorized vehicles. On State roads, this site plan review shall include coordination with FDOT in order to address access management issues.

Policy 1.3.10

New roadways shall be designed to be compatible with the surrounding environment, complementary to adjacent development, and aesthetically pleasing to users and adjacent areas.

City of Hialeah Gardens, Transportation Element



Policy 1.3.11

Speeding and through-traffic on residential streets shall be identified and mitigated wherever necessary so as to make streets and sidewalks as pedestrian friendly as feasible. Various options for speed and traffic controls should be explored. Such options may take the form of stricter enforcement of speed limits, the placement of stop signs and other traffic control devices. Subdivision design shall feature block lengths of 600 feet or less or, curvilinear streets.

Objective 1.4

To provide a safe, energy efficient public transportation system to all residents in order to ensure access to local and County major trip generators and attractions, and accommodate the needs of the transportation disadvantaged. This objective shall be made measurable by its implementing policies.

Policy 1.4.1

The City shall provide transportation disadvantaged citizen's access to designated local facilities and public transit stations.

Policy 1.4.2

The City shall maintain and improve as needed the public transit shelter at the City hall complex.

Policy 1.4.3

The City shall continue to ensure that the special transit needs of its residents are addressed County transit plans, and through the Hialeah/Hialeah Gardens Collector.

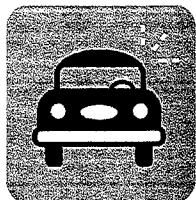
Policy 1.4.4

The City shall encourage the increased provision of transit services and/or of transit stations to the City's commercial areas, community centers, mixed use areas, and medium and high density residential areas. When considering development applications adjacent or in proximity to transit stations, the City shall encourage land use and development design that promotes transit use.

Objective 1.5

Maintain and update an existing and future transportation map series in the Comprehensive Plan. This objective shall be made measurable by its implementing policies.

City of Hialeah Gardens, Transportation Element



Policy 1.5.1

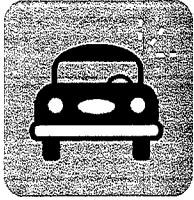
The Existing Transportation Map with Map Series shall depict or identify the following features:

- a. Collector roads, arterial roads, limited and controlled access facilities, significant parking facilities;
- b. Public transit routes or public transit service areas;
- c. Significant bicycle and pedestrian ways;
- d. FDOT functional classification of all roads and maintenance responsibility where other than City;
- e. Number of through lanes for each arterial or collector roadway;
- f. Major public transit generators and attractions;
- g. Designated local facilities for hurricane evacuation; and
- h. Existing peak LOS for roads

Policy 1.5.2

The Future Transportation Map with Map Series shall depict or identify the following proposed features:

- a. Collector, arterial, limited and controlled access facilities, local roads if being used to promote mobility goals, parking facilities required to achieve mobility goals;
- b. Public transit terminals or transfer stations and public transit rights-of-way
- c. Transportation concurrency management areas;
- d. Significant bicycle and pedestrian facilities;
- e. FDOT functional classification for all roads and maintenance responsibility where other than City;
- f. Number of proposed through lanes for each arterial and collector roadway;
- g. Major public transit generators and attractions; and



- h. Projected peak hour LOS for transportation facilities for which LOS are established.

Note: The policies given above are interim and short-term until within one year of completion and publication of the County MPO long-range transportation plan model update, the City shall coordinate with the MPO and FDOT and a more comprehensive transportation analysis shall be published in “Part I, Support Document, Data and Analysis”. Within one year following the transportation analysis, Plan policies shall be revised as appropriate to respond to needs and correct deficiencies found in the City’s transportation system.

9J-5.019 Objective and Policy Requirements Not Applicable to Hialeah Gardens

Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Transportation Element objectives and policies that address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Hialeah Gardens to be inapplicable to Hialeah Gardens:

- 9J-5.019 (4)(c) 9 Establishment of land use, site and building design guidelines for development in exclusive public transit corridors to assure the accessibility of new development to public transit.
- 9J-5.019 (4)(c) 12 A coordinated and consistent policy with the future land use element to encourage land uses which promote public transportation in designated public transportation corridors.
- 9J-5.019 (4)(c) 13 Establishment of strategies to facilitate local traffic to use alternatives to the Florida Intrastate Highway System to protect its interregional and intrastate functions.



- 9J-5.019 (2)(b) 1 Pertaining to significant parking facilities.
- 9J-5.0055 (4) & (5) Pertaining to transportation concurrency management systems and areas.

Chapter 187 State Comprehensive Plan Policies Not Applicable to Hialeah Gardens

- Ch. 187 (20)(b) 2 Pertaining to travel corridors.
- Ch. 198 (20)(b) 9 Providing Access to services, jobs, markets and attractions.
- Ch. 187 (20)(b) 10 Promoting ride sharing by public and private employees.
- Ch. 187 (20)(b) 14 Relating to transportation corridors.

Strategic Regional Policy Plan for South Florida Policies Not Applicable to Hialeah Gardens:

- SRPP 4.1.10 Pertaining to development of an integrated multi-modal regional transportation system.
- SRPP 4.1.11 Pertaining to strategies of the MPO
- SRPP 4.1.12 Pertaining to seaports and airports.
- SRPP 5.1.3 Pertaining to multimodal transportation corridors.
- SRPP 5.1.11 Pertaining to access permits to regionally significant roadways.
- SRPP 5.1.15 Pertaining to use of Transportation Management Organizations and Transportation Demand Management programs.



CHAPTER 3

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

- Goal 1** To preserve and enhance the attractiveness and quality of the City of Hialeah Gardens' residential communities.
- Objective 1.1** Land Development Regulations shall manage growth in order to preserve the natural environment, ensure the provision of services, ensure a safe, sanitary and aesthetically pleasing environment for all present and future residents, and achieve City goals as specified in the Comprehensive Plan. This objective shall be made measurable by its implementing policies.
- Policy 1.1.1** The City shall encourage development and redevelopment that is compatible with the natural environment.
- Policy 1.1.2** The City shall encourage the use of housing design and development alternatives that are aesthetically pleasing, energy efficient, and enhance quality of life.
- Policy 1.1.3** The City shall protect the quality of life in residential neighborhoods, including the existing estates and low density neighborhoods from any adverse impact by new developments.
- Policy 1.1.4** The City shall use detailed and specific standards for the allowable land uses in its Land Development Regulations for the protection of viable neighborhoods from blighting influences in the residential districts.

City of Hialeah Gardens, Housing Element



Policy 1.1.5

The City shall maintain those measures of City aesthetics, such as landscaping, by means of rigorous code enforcement.

Objective 1.2

The City of Hialeah Gardens shall develop and implement programs to reduce the number of substandard housing units in the City, particularly in the Samari Lakes Condominium, by structurally and aesthetically improving rehabilitating, or demolishing such units. It is the City's goal that substandard units should be reduced by 10 percent per year so that there will be no substandard units in the City by 2015. This objective shall be made measurable by its implementing policies and by the reduction of substandard housing units in the City.

Policy 1.2.1

The City shall identify and designate any areas in need of redevelopment that are officially designated as a Community Redevelopment Area as "Redevelopment Special Treatment Zones" on the Future Land Use Map. Such areas shall be the target of revitalization and assistance programs, including installation of needed public infrastructure. The City shall apply for applicable federal, State and local grants in order to implement targeted improvement programs.

Policy 1.2.2

The City will continue its efforts through the Code Compliance Department to eliminate or improve substandard housing conditions. The City shall seek funding from applicable federal, State and local grants in order to assist low and moderate income homeowners with housing improvements designed to meet Code requirements. The City shall ensure that relocation assistance is available before implementing Code enforcement actions or improvement programs that would result in the displacement of low and moderate income households.

City of Hialeah Gardens, Housing Element



- Policy 1.2.3 The City will enforce the provisions of the Land Development Regulations to identify, condemn and demolish unsafe structures for which rehabilitation is not feasible.
- Policy 1.2.4 The City shall enact and enforce the County minimum housing standards code or an appropriate modification enacted by the City Council.
- Goal 2** Increase the supply of decent, safe, sanitary and affordable housing available to low and moderate income residents using public and/or private programs and incentives
- Objective 2.1 The City shall implement or support the implementation of programs to ensure that there is an adequate supply of decent, safe and sanitary housing that is affordable to low and moderate income household. This objective shall be made measurable by its implementing policies
- Policy 2.1.1 The City shall use the data and analysis contained in the University of Florida Shimberg Center for Affordable Housing's most recent "Housing Needs Assessment" and/or other appropriate sources in order to determine the need for and supply of affordable housing.
- Policy 2.1.2 The City shall foster public and private sector efforts to provide an adequate supply of housing units that are affordable to existing and future low and moderate income residents. By 2015, it is the City's goal that 37% of the City's rental units should be affordable to very low income households, 21% of the City's rental units should be affordable to low income households, and 20% of the City's rental units should be affordable to moderate income households. By 2015, it is the City's goal that 11% of the City's homeownership units should be affordable to very low income households, 12% of the City's homeownership units should be

City of Hialeah Gardens, Housing Element



affordable to low income households, and 18% of the City's homeownership units should be affordable to moderate income households.

Policy 2.1.3 Manufactured homes are permitted in the City; mobile homes shall not be permitted anywhere in the City outside of Courtly Manor.

Policy 2.1.4 The City shall apportion the distribution of land use in the Central or South Districts so that adequate and affordable housing is available for the existing and anticipated population, including persons or households with special needs.

Policy 2.1.5 HRS-licensed group homes and foster care facilities will be allowed in MOR, MER and HDR (as a Special Exception) land use districts and, compatible zoning districts, in conformance with the densities and intensities specified in the Future Land Use Element and the Land Development Regulations.

Policy 2.1.6 Adult living facilities (ALFs) which, pursuant to Chapter 400 *Nursing Homes and Related Health Care Facilities*, F.S., are state licensed residential facilities for four or more persons shall be located in accordance with the following principles and criteria:

- 1) An ALF shall be allowed in the Moderate and Medium density land use districts
- 2) An ALF shall be allowed in the High Density land use district as a Special Exception.

Policy 2.1.7 The City shall develop and provide administrative incentives for private sector developers in order to encourage the provision of a broad range of housing options within new developments, including housing that is affordable to low and moderate income households as well as larger housing units on larger lots.

City of Hialeah Gardens, Housing Element



Policy 2.1.8

The City shall provide administrative and technical support, as appropriate, to non-profit housing development corporations to construct new housing for sale or rent to low and moderate income households, and/or to rehabilitate the existing affordable housing stock. The City shall investigate and apply for, or encourage and facilitate non-profit housing corporations in applying for, applicable federal, State and local affordable housing grants.

Policy 2.1.9

Continue existing social programs for the elderly, and seek additional grants to subsidize community residential alternatives for the elderly.



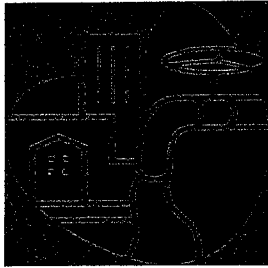
9J-5.010 Objective and Policy Requirements Not Applicable to Hialeah Gardens

Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Housing Element objectives and policies that address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Hialeah Gardens applicable to Hialeah Gardens:

- 9J5-010(1)(g) Pertaining to Historically Significant Housing.

Strategic Regional Plan Policy Plan for South Florida Goals and Policies Not Applicable to Hialeah Gardens:

- SRPP 6.1.1 Pertaining to very low-moderate income housing accessible to employment centers.
- SRPP 6.1.2 Pertaining to priority placement of very low-moderate housing on surplus municipal land.



CHAPTER 4
INFRASTRUCTURE ELEMENT
WASTE WATER AND POTABLE WATER SUBELEMENT

GOALS, OBJECTIVES AND POLICIES

- Goal 1** Provide and maintain the public infrastructure for sewer and water, which will safeguard the public health, safety and quality of life in the City of Hialeah Gardens.
- Objective 1.1** Correct deficiencies and increase capacities of sanitary sewer and potable water facilities. This objective shall be made measurable by its implementing policies.
- Policy 1.1.1** The City shall periodically inspect the potable water system to ensure that exfiltration is reduced and the sanitary system to insure that infiltration is reduced so as to insure the proper functioning of both.
- Policy 1.1.2** The Water and Sewer Department shall prepare a detailed Annual Report consisting but not limited to:
- a. inventory of existing facilities;
 - b. current demand and capacity of facilities;
 - c. general condition and performance of facilities;

City of Hialeah Gardens, Infrastructure Element



- d. facility replacements or change and priorities;
- e. facility expansions and priorities;
- f. financial analysis.

Policy 1.1.3 The Water and Sewer Department shall advise as to the five-year and to the annual review of the schedule of Capital Improvement need; evaluate these and recommend updates.

Policy 1.1.4 The City shall consider the recommendations of the Water and Sewer Department. Authorized improvements exceeding \$25,000 shall be incorporated into the Capital Improvements Program.

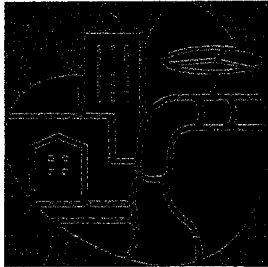
Goal 2 Provide adequate sewage capacity and collections; provide adequate water distribution capability; accommodate existing and future population demand.

Objective 2.1 Serve all residences and businesses within the City, other than the estates and low density residential areas of the North District by sanitary sewer and potable water systems. The City will continue to replace and repair deficient and aging segments of each system as required. This objective shall be made measurable by its implementation policies.

Policy 2.1.1 Priorities for replacement, correcting existing facilities and facility expansion shall be as follows:

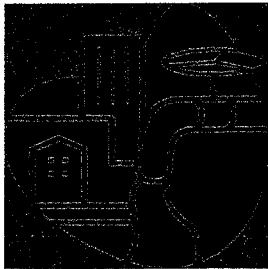
- 1. Correction of identified deficiencies;
- 2. Replacement of facilities to allow for continued operation or design efficiency;
- 3. Expansion of facilities.

City of Hialeah Gardens, Infrastructure Element



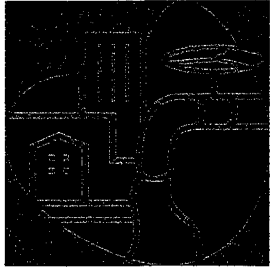
- Policy 2.1.2 Existing septic tank and package treatment plants may remain in service until such time as a centralized service is made available; use of septic tanks for new developments is confined to the estates area and the low density single-family residential area of the North District.
- Policy 2.1.3 When requesting a permit for a new building that will utilize septic tanks, the developer shall provide a soil survey.
- Policy 2.1.4 The City shall support the plans of the Miami-Dade Water and Sewer Department for construction of a new water plant at the Northwest Wellfield site, and to further ensure the availability of potable water sources to serve all areas of the City, including the Northwest District/Annexed Area.
- Policy 2.1.5 The City shall review the water supply facility workplans of Miami-Dade County, as it is adopted and/or periodically updated, in order to identify alternative projects that will increase its water supply, and shall coordinate with Miami-Dade County, as appropriate, in the implementation of these projects. In addition, the City shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements.
- Policy 2.1.6 The City shall coordinate with the Miami-Dade Water and Sewer Department and the City of Hialeah to provide a new water main along NW 138 Avenue, traversing the City of Hialeah, to service the Northwest District/Annexed Area.

City of Hialeah Gardens, Infrastructure Element



- Objective 2.2 Land Development Regulations shall ensure that approval of development or redevelopment will not be granted unless and until there exists adequate wastewater and potable water capacity to serve that development. This objective shall be measurable by its implementing policies.
- Policy 2.2.1 Any proposed development shall be reviewed and evaluated in terms of its impact on infrastructure capacity and performance.
- Policy 2.2.2 The level of service standard for potable water is: peak demand of 150 gallons per day per person, and 1,450 gallons per acre per day commercial. Water shall be delivered to users at a pressure not less than 20 pounds per square inch (psi) and not more than 100 psi.
- Policy 2.2.3 The level of service standard to determine adequate waste water transmission capacity is: 100 gallons per day, per person (GDP) for permanent residents; and 100 GDP for transient residents; and 1,450 gallons per acre, per day for business and commercial land uses.
- Policy 2.2.4 No permits for water or sewer shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility capacity to standard.
- Policy 2.2.5 The City shall determine development impacts on infrastructure by use of the Concurrency Management System given in the Capital Improvement Element.
- Objective 2.3 Since the potable water network is an interconnected, county-wide system, the City Water and Sewer Department and Department of Public Works shall cooperate with Dade County WASD to

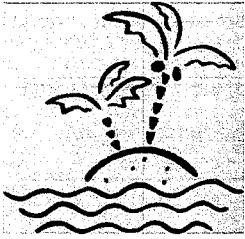
City of Hialeah Gardens, Infrastructure Element



jointly develop methodologies and procedures for conservation of potable water resources by five percent in Hialeah Gardens. This objective shall be made measurable by its implementation policies.

Policy 2.3.1 The City shall coordinate and cooperate with the Miami-Dade County Water and Sewer Department (WASD) in meeting standards of that agency and in providing solutions to area wide sewage collection programs and water distribution programs.

Policy 2.3.2 The City shall enact and enforce water conservation provisions in its Land Development Regulations (LDR) that include: irrigation; plant species requirements derived from appropriate sources; lawn watering; mandatory use of water saving devices for substantial rehabilitation and new construction; and other measures, as feasible.



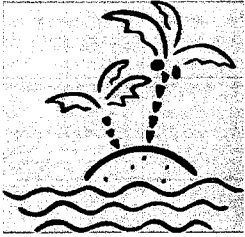
CHAPTER 5

CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

- Goal 1** To conserve, enhance and appropriately manage the natural resources of Hialeah Gardens to ensure the highest environmental quality possible.
- Objective 1.1** The City shall take appropriate actions to achieve or maintain applicable air quality standards as established by the U.S. Environmental Protection Agency. This objective shall be made measurable by its implementing policy.
- Policy 1.1.1** The City shall utilize its land development regulations and development review processes to discourage air-polluting industries from locating in the City.
- Policy 1.1.2** The City shall take appropriate actions to support agencies and their programs that improve air quality.
- Policy 1.1.3** The City shall reduce the potential for vehicular emission pollution within the residential areas of the City by:
- diverting north-south through traffic in all neighborhoods to the peripheral district roads;
 - requiring tree canopies and vegetative buffers for oxygen nourishment along roads;
 - requiring trees and landscaping as part of new private development, and landscape public areas in order to aid in air purification;

City of Hialeah Gardens, Conservation Element



d. promoting alternate transportation modes such as pedestrian and bicycle paths.

Policy 1.1.4

Working with the County, the City shall increase the number and frequency of air quality monitoring stations in the City to the level needed to ensure adequate monitoring of those arterial roads perceived to have the highest potential for air quality problems.

Objective 1.2

The City shall work with appropriate agencies to protect the quality of surface waters and wetlands, ensure that the quality and quantity of water and wetland resources are not degraded, restore degraded wetlands, where appropriate and feasible, and; address water usage. This objective shall be made measurable by its implementing policies.

Policy 1.2.1

The City shall cooperate with WASD and County agencies in protecting the nearby Northwest Wellfield.

Policy 1.2.2

The City shall enforce and implement drainage standards given in the Land Development Regulations, Stormwater Utilities Management Program, and ordinances that prescribe standards for new development on-site drainage facilities that allow for filtration and settling of contaminants.

Policy 1.2.3

The City shall review development applications to ensure that post-development run-off rates, volumes and pollutant loads will not exceed pre-development conditions.

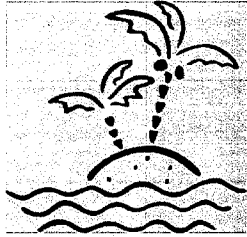
Policy 1.2.4

The City shall work with the City of Hialeah to protect common canals from contamination.

Policy 1.2.5

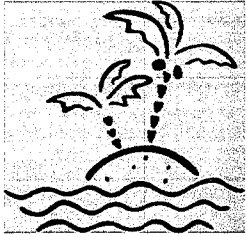
The City shall ensure that development application and any City drainage projects shall use retention, subsurface drains, and other features that are acceptable to the South Florida Water Management District and the County Department of Environmental Resources Management.

City of Hialeah Gardens, Conservation Element



- Policy 1.2.6 The City shall prohibit the disposal of solid waste, industrial waste, including oils, greases and paints, or other contaminants that create a health or environmental hazard upon any vacant lands, parks, lake or canal within the City.
- Policy 1.2.7 The City shall enact and enforce an emergency water conservation ordinance based on both the South Florida Water Management District model ordinance and any specific SFWMD requirements.
- Policy 1.2.8 The City shall work with appropriate agencies to conserve native fresh water fishes in its surface waters.
- Policy 1.2.9 The release of any exotic fish species in Samari Lake or canals shall be prohibited and subject to a substantial fine.
- Policy 1.2.10 Development proposals shall be reviewed for the provision of appropriate vegetative or other buffers around Samari Lake and canals that will control storm water run-off so as to not pollute the fresh water and to meet state water quality standards.
- Policy 1.2.11 When a potential impact to water resources is proposed, the City shall require an inventory of water quality data associated with Samari Lake or canals within the City.
- Policy 1.2.12 Stormwater outfalls into Samari Lake shall fully meet National Pollution Discharge Elimination System (NPDES) standards and the standards of Chapter 17-25, FAC and of Chapter 17-302.500 FAC, or be redirected.

City of Hialeah Gardens, Conservation Element



Objective 1.3

The City shall monitor and enforce provisions for soil preservation, soil replacement and mineral extraction as established in Land Development Regulations. This objective shall be made measurable by its implementing policies.

Policy 1.3.1

The City shall prohibit rock mining or commercial extraction in the City.

Policy 1.3.2

Soils which cannot properly support proposed structures shall be excavated and replaced or shall be otherwise stabilized. Where appropriate, the City shall require preservation of soils according to the Land Development Regulations in order to preserve native vegetative communities.

Objective 1.4

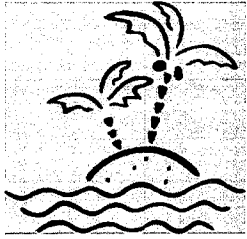
The City shall monitor and enforce provisions for the use of native vegetation in landscaping and the elimination of certain invasive non-native vegetation. This objective shall be made measurable by its implementing policies.

Policy 1.4.1

The City's landscape requirements given in the LDR address the protection and planting of trees with an emphasis upon provision of canopy and climatic comfort, use of appropriate native plant materials; buffering and aesthetic consideration. The City shall strictly enforce these landscape requirements.

Policy 1.4.2

The following plants shall not be propagated or planted within the City. In addition, eradication of these species should be carried out on all sites of new development, and redevelopment in the City:



9J-5.013 Objective and Policy Requirements Not Applicable to Hialeah Gardens

Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Conservation Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Hialeah Gardens to be inapplicable to Hialeah Gardens:

- 9J-5.013 (2)(c)5 Restricting activities to affect endangered wildlife.
- 9J-5.013(2)(c)7 Protecting natural reservations identified in the Recreation and Open Space Element.

Chapter 187 State Comprehensive Plan Policies not Applicable to Hialeah Gardens

- Ch. 187(8)(b)12 Elimination of wastewater discharge and stormwater runoff into state waters.

Strategic Regional Policy Plan Policies not Applicable to Hialeah Gardens

- SRPP 3.2.11 Pertaining to existing outfalls that do not meet criteria and require remedial modification.



- SRPP 3.2.15 Addressing generation of anti-degradation criteria of certain water resources and tributaries.

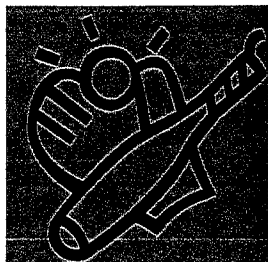
9J-5.010 Objective and Policy Requirements Not Applicable to Hialeah Gardens

Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Housing Element objectives and policies that address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Hialeah Gardens applicable to Hialeah Gardens:

- 9J5-010(1)(g) Pertaining to Historically Significant Housing.

Strategic Regional Plan Policy Plan for South Florida Goals and Policies Not Applicable to Hialeah Gardens:

- SRPP 6.1.1 Pertaining to very low-moderate income housing accessible to employment centers.
- SRPP 6.1.2 Pertaining to priority placement of very low-moderate housing on surplus municipal land.



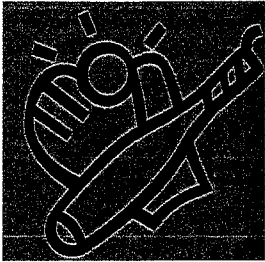
CHAPTER 6

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES

- Goal 1** To provide current and future residents with a comprehensive system of parks and recreational open spaces, thereby giving substance to the City's motto:
"Watch our gardens grow."
- Objective 1.1** The City shall utilize the City's land development regulations and any Recreation Open Space Master Plan that might be adopted, to: establish standards; determine park locations; specify the management, programmatic uses and facilities of each existing and proposed park; ensure public access to identified recreation sites; coordinate public and private resources; corrects or improve existing deficiencies, and; meet the needs of the City's population through the years 2015 and 2025. This objective shall be made measurable by its implementing policies.
- Policy 1.1.1** The City's level of service (LOS) standard for the provision of recreational facilities and open space shall be 2.75 acres of public parks and open space per one thousand (1000) permanent residents.
- Policy 1.1.2** Open space shall be defined in adopted land development regulation as: and land or water not covered by buildings, parking or traffic circulation paving, but not space between buildings.

City of Hialeah Gardens, Recreation and Open Space Element



Policy 1.1.3

By 2008, the City shall evaluate the need for, and financial feasibility of, conducting a comprehensive Recreation and Open Space Master Plan to: revisit and clarify park standards, including the established Level of Service standard for recreation and open space; identify the specific recreation and open space needs of City residents; develop a strategic plan for comprehensive improvements to the existing and planned recreation and open space system; identify additional opportunities to enhance the recreation and open space system through grants or other appropriate sources; identify appropriate staffing levels and community involvement strategies, and; otherwise achieve Objective 1.1. If such a Plan is determined to be necessary and feasible, the Comprehensive Plan and land development regulations shall be amended to comply with the adopted recommendations of the Recreation and Open Space Plan. The Recreation and Open Space Master Plan shall further establish a schedule for its periodic update.

Policy 1.1.4

A community active recreation and passive park site shall be provided in the South District at or adjacent to the Town Center site at Samari Lake.

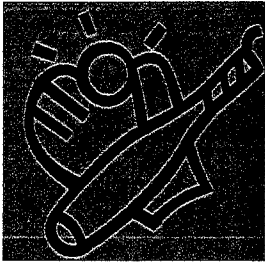
Policy 1.1.5

Standards and criteria recommended by the Department of Public Works and adopted by the City shall be used in the development of vacant lands.

Policy 1.1.6

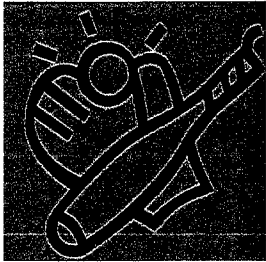
The City shall continue to seek collocation agreements, where feasible, with the Miami-Dade County School Board to make school recreational facilities accessible to the residents of Hialeah Gardens.

City of Hialeah Gardens, Recreation and Open Space Element



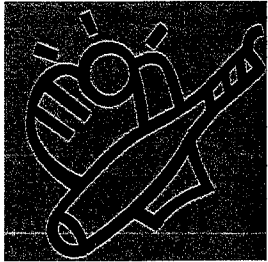
- Policy 1.1.7 All existing dedicated park lands shall be developed into equipped play areas or landscaped sites by 2015. All designated park sites shall be developed into equipped play areas or landscaped sites by 2015.
- Policy 1.1.8 The transportation map shall specify bicycle paths locations in all districts. The City shall seek to provide connectivity between park sites via bicycle and pedestrian paths by 2015. Bicycle access to the elementary school site shall be provided in the Central District. Horseback trails shall be encouraged in the estates neighborhood; horseback riding should be restricted to areas of low vehicular traffic and not be permitted on arterial roads. Specified paths and trails shall be shown on the Transportation Map.
- Objective 1.2 The City ordinance and Land Development Regulations shall require all future developments in all districts to dedicate land for public recreation or to contribute fees in lieu of in a manner that provides equitable recreational opportunities among residential areas of the City. This objective shall be made measurable by implementation of its policies.
- Policy 1.2.1 The City "Park Trust Fund" shall be monitored by the City Finance Officer, who reports to the Mayor.
- Policy 1.2.2 The City shall establish and/or maintain user fees, impact fees, or other charges for use of recreation sites and facilities to defray operation and maintenance cost.
- Policy 1.2.3 The Comprehensive Plan Future Land Use Map shall depict future open space or park sites, and shall designate recreational uses. Public access to the sites shall be ensured.

City of Hialeah Gardens, Recreation and Open Space Element



- Objective 1.3 Minimize the impact of development of vacant lands on the private open space of the City. This objective shall be measurable by its implementing policies.
- Policy 1.3.1 The Land Development regulations shall include specific open space definitions and standards addressing protection of private open space, native vegetation, landscape and restricting signage as well as the provision of use of open space for buffering conflicting and incompatible land use.
- Policy 1.3.2 Negotiate for the acquisition of lakefront or canal sites as public access water-related recreation area.
- Policy 1.3.3 The City shall seek a grant or other aid to landscape the barren strip between Okeechobee Road and Frontage Road in order to create a landscaped Gateway to the City and reduce air pollution, in coordination with the Florida Department of Transportation.
- Policy 1.3.4 The canals bordering the City are valuable resources and shall be considered a green belt and as such shall be preserved, landscaped and maintained.
- Policy 1.3.5 Adopt by reference any and all Dade County Ordinances pertaining to the preservation and cutting of trees.
- Policy 1.3.6 Future Developer provided arterial local and collector roads shall be tree-lined. The developer shall work with City staff through the development review process to ensure that the landscaping is in compliance with City and County ordinances and additional landscaping guidelines that may be adopted by the City.

City of Hialeah Gardens, Recreation and Open Space Element

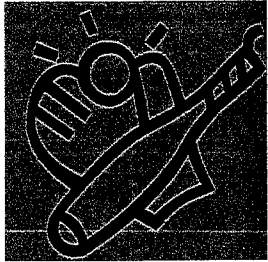


- Policy 1.3.7 Adopt by reference any and all Dade County Ordinances pertaining to the list of plants which shall not be propagated or planted in the County. Eradication of these species shall be carried out on all vacant lands and sites of new development or redevelopment in the City.
- Policy 1.3.8 Prohibit installation of billboards within the City limits; restrict advertising signs adjacent to City streets except those signs directly related to businesses occupying the same premises; observe additional restrictions given in Chapter 154, Signs and Billboards, City Code.

Questions

- What are the key issues that the City of Hialeah Gardens is facing at present, both generally and in terms of park issues?
- Is there an existing recreation and open space location map?
- Is there a recreation and open space inventory list?
- What is the total recreation and open space acreage and do we meet the concurrency standard of 2.75 acres/1000 residents? Goal 1 and Policy 1.1.1
- Is the definition of recreation and open space adequately defined? Policy 1.1.2
- What is the status of the "Park Trust Fund"? Has the City established a schedule of user fees, and impact fees? What are they and how much has been collected? Where have collected funds been allocated? Objective 1.2 and Policies 1.2.1 and 1.2.2

City of Hialeah Gardens, Recreation and Open Space Element



- Has the coordination with M-DCPS been adequate? Policy 1.2.5
- Is there a map which shows planned or designated park sites? Policy 1.2.6
- Were all dedicated park lands been developed by 2000 and designated by 2015? Policy 1.2.7
- Is there a City transportation map that shows bike paths? Policy 1.2.8
- Have policies providing for the protection of private open space been adopted into LDRs? Need a copy of these policies.
Policy 1.3.1
- Has the City negotiated for lakefront or canal sites for public access purposes? Where are these access points provided
(Map?) Policy 1.3.2
- Have grants or other aid been applied for or received to landscape the area between Okeechobee and Frontage Roads?
Policy 1.3.3
- Are canals used as a greenbelt? Policy 1.3.4
- Has the City adopted by reference Dade County Ordinances pertaining to the preservation and cutting of trees? Policy
1.3.5
- Has the City assured that all developer provided arterial local and collector roads be tree lined? Policy 1.3.6
- Has the City adopted by reference Dade County Ordinances pertaining to the list of plants that shall not be propagated
and does the City have an eradication program for these species? Policy 1.3.7
- Has the City enforced the no billboard rule? Policy 1.3.8



CHAPTER 7

INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

- Goal 1** To ensure that the City of Hialeah Gardens' Comprehensive Plan is compatible with the plans of the State, Region, County, and adjacent municipalities so that these plans may be mutually beneficial and further common goals.
- Objective 1.1** Establish formal procedures, and/or implement established procedures, for coordinating City planning and operating functions that are directly related to the City's Comprehensive Plan with the range of County, regional, State and federal agencies that have jurisdiction within the City, and adjacent local governments.
- Policy 1.1.1** The City will continue to monitor and review the plans and projects of appropriate agencies to ensure adequate provision of County, regional, State, and federal facilities.
- Policy 1.1.2** Support Miami-Dade County in the continued provision of library services through the Hialeah Gardens Branch Library, and in future efforts to expand services at this library.

City of Hialeah Gardens, Intergovernmental Coordination



- Policy 1.1.3 The City shall seek an agreement with the United States Postal Service for the establishment of a full service post office.
- Policy 1.1.4 The City will annually review and comment on Miami-Dade County Public School's Tentative District Educational Facilities Plan and the 5-Year Workplan, as provided for in the "Interlocal Agreement for Public School Facility Planning in Miami-Dade County". This review will include an analysis of the Tentative District Educational Facilities Plan and the 5-Year Workplan's consistency with the Comprehensive Plan, and the identification of any necessary Comprehensive Plan amendments.
- Policy 1.1.5 The City shall utilize the procedures called for in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County, Florida Statutes, and the siting criteria in the Land Use Element in order to evaluate the appropriateness of prospective public school sites within the City.
- Policy 1.1.6 The City will utilize population projections provided by the University of Florida Shimberg Center for Affordable Housing unless population projections specific to the City are prepared and made available by the County.
- Policy 1.1.7 The City will forward the population projections used in its Comprehensive Plan to Miami-Dade Public Schools, and utilize procedures prescribed in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County to ensure that Miami-Dade Public Schools considers projected growth and development as it relates to the need for schools to serve the City's existing and future residents.

City of Hialeah Gardens, Intergovernmental Coordination



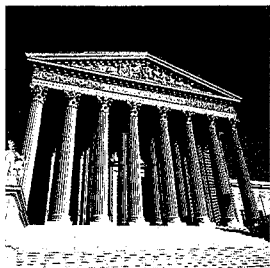
- Policy 1.1.8 The City shall continue to seek, where feasible and mutually acceptable, to collocate schools with other public facilities, such as parks, libraries, and community centers to the extent possible. In evaluating a potential site's appropriateness for collocation, the City shall consider whether it would provide a logical focal point for community activities.
- Policy 1.1.9 The City shall work with, and support, the County's efforts to identify generators of hazardous waste, and to develop and enforce procedures for the proper collection and disposal of hazardous waste.
- Policy 1.1.10 The City shall implement the provisions of the Local Mitigation Strategy (LMS) Guidelines in accordance with the Interlocal Agreement with Miami-Dade County.
- Policy 1.1.11 The City shall coordinate with the County Departments and enter into Interlocal agreements as necessary to ensure the continuance of County services provided the City and shall inform the County of any change in City needs.
- Objective 1.2 Coordinate with State, regional and/or County entities having operational or maintenance responsibility for public facilities within the City for the purpose of establishing and/or maintaining Concurrency and Level of Service standards for such facilities. This objective shall be made measurable by implementation of its policies.
- Policy 1.2.1 Continue to cooperate with the Metropolitan Planning Organization (MPO), State, and County departments of Transportation in improving the quality of traffic circulation on NW 103rd Street, on the section-line collector or arterial roads in or contiguous to the City, and on transit needs.

City of Hialeah Gardens, Intergovernmental Coordination



- Policy 1.2.2 Continue to cooperate with the County in achieving direct access and right to potable water distribution within the City.
- Policy 1.2.3 Coordinate as appropriate with the Miami-Dade Water and Sewer Department for the purpose of determining future needs for potable water and sewers in the City's service area
- Policy 1.2.4 Identify and pursue joint infrastructure funding opportunities with the South Florida Water Management District, County, or other public or private agencies and jurisdictions.
- Policy 1.2.5 The City will cooperate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels of service.
- Policy 1.2.6 The City will coordinate, through the Metropolitan Planning Organization (MPO), the transportation needs of the City with the needs of the remainder of the County and the Florida Department of Transportation (FDOT).
- Policy 1.2.7 The City will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.
- Policy 1.2.8 The City shall coordinate with the Miami-Dade County transit authority staff for the provision of mass transit services.
- Policy 1.2.9 The City will perform an annual review of its level of service, concurrency management methodologies and appropriate land development regulations with the FDOT and Miami-Dade

City of Hialeah Gardens, Intergovernmental Coordination



County, respectively, to encourage compatibility with the appropriate jurisdiction's level of service and access management standards for state and county maintained roadways.

Policy 1.2.10 The City will review the plans and facility reports of service providing Independent Special Districts, including but not limited to Miami-Dade Water and Sewer Authority and South Florida Water Management District.

Objective 1.3 Coordinate the impact of development with other jurisdictions to define and implement mutually beneficial goals, ensure consistency among adjacent land uses, and mitigate negative development impacts. This objective shall be made measurable by implementation of its policies.

Policy 1.3.1 Refer all new developments which are over thresholds prescribed by regional and county agencies to those agencies for review and approval of infrastructure and roads.

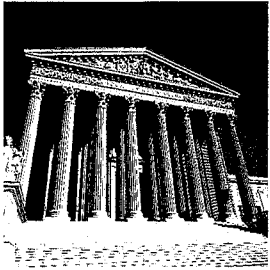
Policy 1.3.2 Continue the cooperation with the City of Hialeah on those mutually beneficial developments of public roads and infrastructure along the borders of the two municipalities.

Policy 1.3.3 Continue the cooperation in joint planning with the Town of Medley regarding bridges over the Miami Canal and infrastructure linkages.

Policy 1.3.4 The City shall coordinate with the City of Hialeah to improve the landscaping and water quality of the canals that establish a common border.

Policy 1.3.5 The City shall request copies of the Comprehensive Plan of Miami-Dade County, Town of Medley and the City of Hialeah and shall furnish these entities copies of its plan. Proposed developments in the

City of Hialeah Gardens, Intergovernmental Coordination



City shall be reviewed in the context of the other plans, as applicable, to determine what adverse impacts, if any, may eventuate.

Policy 1.3.6 Address, if applicable, the impact of annexation of unincorporated county lands and the proposed development therein on the region, County and adjacent municipalities.

Policy 1.3.7 Notification of capital projects identified in the Schedule of Capital Improvements and proposed within $\frac{1}{4}$ mile of the City's perimeter will be forwarded to the neighboring jurisdiction and those within $\frac{1}{4}$ mile of a public school to the School Board for comments pertaining to the proposed action in relationship to their respective plans; the City will consider comments received from each agency or local government in their review process.

Policy 1.3.8 Provide for exchange of notification and information regarding requests for change of zoning within $\frac{1}{4}$ -mile of municipal boundaries or unincorporated Miami-Dade County. Notice of requested zone changes and applications to amend the Hialeah Gardens Plan Land Use Map shall be provided to adjacent local governments and the Count in accordance with applicable City procedures.

Policy 1.3.9 In the conduct of its infrastructure and service planning and development function, including transportation, water, sewer, and solid waste disposal functions, Hialeah Gardens shall consider entering into cooperative agreements with adjacent municipalities and the County where such arrangements are operationally, financially or environmentally beneficial.

City of Hialeah Gardens, Intergovernmental Coordination



Policy 1.3.10

Ensure that the costs of implementing projects and programs in the Capital Improvements Element will be equitably shared by affected local, county, or regional government agencies.

Policy 1.3.11

The City will participate in local, Countywide, or regional efforts to develop and/or implement guidelines to coordinate the location of problematic land uses.

Goal 2

The City shall establish and/or implement the guidelines needed to ensure continuing coordination and cooperation with federal, state, regional, and county agencies, and adjacent municipalities.

Objective 2.1

Identify mechanisms and communication channels to facilitate the exchange of information on decisions or actions that may impact other units of government, including joint processes for collaborative planning. This objective shall be made measurable by implementation of its policies.

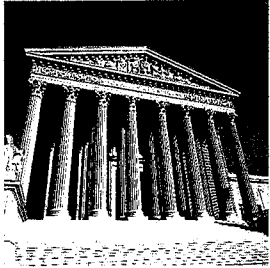
Policy 2.1.1

The City shall implement the development review processes prescribed in the Land Development Regulations, including convening the Technical Review Committee (TRC) to review development applications. As per the Interlocal Agreement for Public School Facility Planning in Miami-Dade County, the City shall invite a Miami-Dade Public Schools representative to participate as a non-voting member of the appropriate boards and/or committees in the review of development requests that impact public school enrollment.

Policy 2.1.2

The City shall submit to the County data and analysis pertaining to a proposed annexation area in accordance with the Code of Miami-Dade County. For the subject area, the City shall seek mutually

City of Hialeah Gardens, Intergovernmental Coordination



acceptable arrangements with the County, which may include contractual or other agreements regarding the delivery of public services, conduct or coordination of land use planning or development regulatory activities, or other governmental functions, consistent with the City Charter.

Policy 2.1.3

The City shall utilize the dispute resolution process of the South Florida Regional Planning Council to mediate the resolution of conflicts with other local governments, Miami-Dade County and regional agencies. The City may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.317(4), F.S., or other non-judicial approaches.

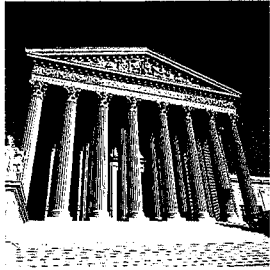
Policy 2.1.4

The City will seek informal agreements as appropriate with Miami-Dade County and adjacent municipalities for a collaborative planning and decision making process to resolve findings and implement recommendations resulting from City review of County or municipality proposed plans or programs affecting Hialeah Gardens.

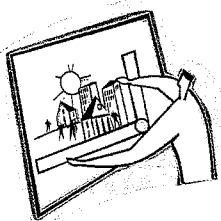
9J-5.015 Objective and Policy Requirements Not Applicable to Hialeah Gardens

Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Conservation Element objectives and policies that address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Hialeah Gardens to be inapplicable to Hialeah Gardens:

City of Hialeah Gardens, Intergovernmental Coordination



- 9J-5.015(3)(b)4 Ensure coordination in the designation of new dredge spoil disposal sites for counties and municipalities located in the coastal area.
- 9J-5.015(3)(c)6 Address consistent and coordinated management of certain bays, estuaries and harbors that fall under the jurisdiction of more than one local government.
- 9J-5.015(3)(c)8 Address the provision for or identifying dredge spoil disposal sites.
- 9J-5.015(3)(c)9 Pertaining to resolving conflict between agencies seeking a dredge disposal site.



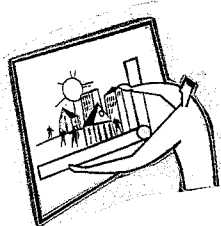
CHAPTER 8

CAPITAL IMPROVEMENTS ELEMENT (CIE)

GOALS, OBJECTIVES AND POLICIES

- Goal 1** To ensure that needed public facilities and infrastructure as required by the City Comprehensive Plan Elements, Land Use and Transportation Maps are provided and managed in order to adequately serve current and new residents in a prudent manner which protects investments in existing facilities and promotes efficient land development goals, objectives and policies.
- Objective 1.1** The City shall provide for necessary replacement of existing obsolete facilities, correction of existing deficiencies and ensure the new facility investments that are needed and affordable as indicated in the 5-Year Schedule of Improvements of this element. This objective shall be made measurable by implementation of its policies.
- Policy 1.1.1** Capital expenditures of large scale identified in an annual review of the other elements of this plan shall be specified in the 5-Year Schedule of Improvements; capital improvements costing less than \$25,000 shall be included in an annual capital budget; a capital budget shall be adopted as part of the annual budgeting process.
- Policy 1.1.2** Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:
- a. the elimination of public hazards;

City of Hialeah Gardens, Capital Improvement Element



- b. the elimination of existing capacity deficits;
- c. local budget impact;
- d. locational needs based on projected growth patterns;
- e. the accommodation of new development and redevelopment facility demands;
- f. financial feasibility;
- g. plans of County, state agencies and the SFWMD that provide public facilities within the City's jurisdiction.

Policy 1.1.3 Land use decisions shall be made in the context of available fiscal resources so that scheduling and providing new capital facilities will not degrade current and adopted service levels.

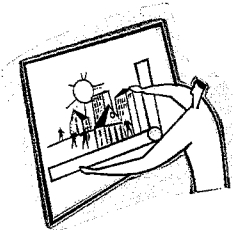
Policy 1.1.4 The City Finance Director, reporting to the Mayor, shall be responsible for monitoring and evaluating the implementation of the CIE, and making recommendations for the 5-Year Schedule of Improvements and its annual update.

Policy 1.1.5 Future development shall bear a proportionate share of the total cost of facility improvements necessitated by the development. (Part of the total cost may be paid by, or through, grants or entitlements or public facility dedication by state or county governments). Future developments proportionate share shall be based in part upon insuring the provision of services that meet or exceed the adopted LOS standards. The following LOS standards shall be used in reviewing the impacts of any development upon public facilities:

- Sanitary Sewer

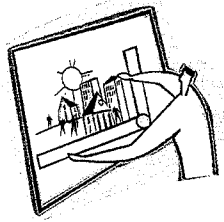
All Districts 1,450 gallons per acre per day commercial;

City of Hialeah Gardens, Capital Improvement Element



- All Districts 100 gpcd transient;
- All Districts 100 gpcd residential;
- Potable Water
 - a) Residential 150 gpcd;
 - Retail, Service 150 gpcd;
 - Commercial 1,450 gallons per acre per day commercial.
 - Industrial 1,450 gallons per acre per day
 - b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Minimum fire flow pressures shall be maintained as follows:
 - Estate Single Family 500 gal. per minute (gpm);
 - Low Density Single Family 750 gpm;
 - Medium Density Residential 1200 gpm;
 - Moderate Density Residential 1000 gpm;
 - Multi-Family Residential 1500 gpm;
 - Professional Offices 1500 gpm;
 - Business 3000 gpm;
 - Commercial 3000 gpm;
 - Industrial 3000 gpm;
- Traffic Circulation
 - Arterial Roadways = LOS "D" at peak hour;

City of Hialeah Gardens, Capital Improvement Element



Collector Roadways= LOS "D" at peak hour.

- Solid Waste

Solid waste collection services shall be available at the generation rate of 7 pounds per capita per day.

- Drainage Stormwater

The minimum acceptable flood protection LOS standard shall be protection from the degree of flooding that would result during a five-year return frequency of 24 hours duration. If a different LOS standard is established in the Stormwater Utility Management Plan, then within six months the City shall amend this policy to incorporate the new LOS.

- Recreation

Recreational open space shall be provided at the minimum rate of 2.75 acres of parks per 1,000 permanent resident populations.

Policy 1.1.6

Public facilities and infrastructure shall be available concurrent with development. (See Concurrency Management System).

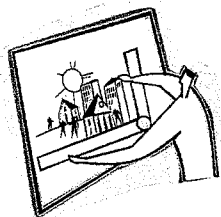
Policy 1.1.7

The City shall continue to implement its program for mandatory dedications or fees in lieu as a condition of plat approval for the provision of recreation and open space.

Policy 1.1.8

As a priority, previously approved development will be properly served prior to new development approvals under the provisions of this Plan.

City of Hialeah Gardens, Capital Improvement Element



Objective 1.2

Allocation of fiscal resources for provision of capital requirements shall be made in a coordinated fashion, considering all functional elements of the plan and financial feasibility. This objective shall be made measurable by implementation of its policies.

Policy 1.2.1

In providing capital improvements, the City shall limit the maximum ratio of its outstanding long-term indebtedness to no greater than 20% of the property tax base.

Policy 1.2.2

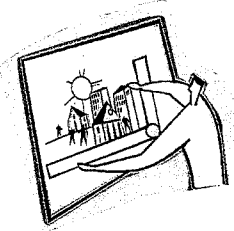
Each year during the annual budget update, prioritization among types of facilities shall be re-determined by reaffirming or revising standards for LOS, within the constraints of available restricted revenues.

Policy 1.2.3

If for any reason the City cannot secure or increase the level or amount of revenue sources by referendum or adopt one or more of the revenue sources identified in the 5-Year Schedule and said revenue sources are identified as needed funding for specific projects within the adopted Schedule of Capital Improvements one or more of the following actions shall be taken:

- Remove through a plan amendment facility improvements or new facilities from the adopted Schedule of Capital Improvements that exceed the adopted levels of service for new growth during the next five (5) fiscal years.
- Remove from the adopted Schedule of Capital Improvements through a plan amendment facility improvements or new facilities that reduce the operating cost of providing a service or facility but do not provide additional facility capacity.
- Where feasible, transfer funds from a funded Non-Capital Improvement Element capital project in order to fund an identified deficient Capital Improvement element public facility. The resulting

City of Hialeah Gardens, Capital Improvement Element



revision to the Capital Improvement Element revenue projections shall be reflected in the required annual updates.

- Lower the adopted level of service standard through a plan amendment for the facility for which funding cannot be obtained.
- Do not issue development orders that would continue to cause a deficiency based on the facility's adopted level of service standard.
- Where feasible, raise ad valorem taxes, impact fees or other taxes.

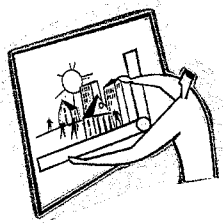
Objective 1.3

The City will establish provisions by which developers will bear a proportionate cost of facility improvements necessitated by such development to adequately maintain level of service standards. This objective shall be measurable by implementation of its policies.

Policy 1.3.1

When assessing a pro rata share of costs associated with providing public facilities and services, the city shall use the following guidelines, unless otherwise specifically waived by the City Council due to the hardship relief or development concessions intended to promote other goals and objectives of this Plan:

1. Developers shall be required to provide adequate water, sewer, drainage, street lights, roadways and parking for all residential, business, commercial, institutional, or other development intended for human occupancy. Such facilities shall be constructed to the City standards as specified in the Land Development Regulations of this Plan. Upon approval of the City Council, developers may provide funds in lieu of construction if such funds are in an amount at least equal to actual costs of providing facilities.



2. Developers or development activities that cause deficiencies in levels of service below minimum adopted standards shall provide funds to correct such deficiencies. The specific amount of such funds shall be based upon the actual cost of correcting level of service deficiencies as determined by the City.

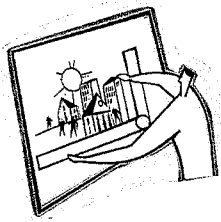
Policy 1.3.2

The City shall charge fees and rates for user activities in sufficient amounts so as to meet applicable bond obligations and maintain adequate funds for operation, repair and replacement of facilities.

9J-5.016 Objective and Policy Requirements Not Applicable to Hialeah Gardens

Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Conservation Element objectives and policies that address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Hialeah Gardens to be inapplicable to Hialeah Gardens:

- 9J-5.016(3)(b)2 Limiting public expenditures that subsidize development in high hazard coastal areas.
- 9J-5.016 (3) (c)5 Pertaining to facilities for development authorized prior to plan adoption.



SCHEDULE OF IMPROVEMENTS

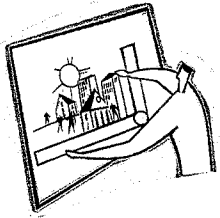
The following 5-Year Schedule of Improvements is the heart of the CIE. It lists the capital projects forthcoming from and consistent with each functional element for the period 2007 - 2011 along with cost, location, priority and expected funding source.

The capital improvements listed herein fall into three phases of implementation. First there are those higher priority projects meeting existing deficiencies, second are those accommodating growth, third are those postponed until a larger population is achieved. Often, a project combines deficiency correction with future capacity addition.

The 2007-2008 first phase of the 5-Year Schedule of Improvements, estimated to total \$13,110,100 is adopted. In order to determine the financial feasibility of the Comprehensive Plan and Capital Improvements Schedule, the extent to which the City will meet its Level of Service standards through the five, ten and 20 year planning periods must be determined. As noted in the EAR, the City is meeting its Level of Service standards for potable water, sanitary sewer, recreation and open space, stormwater drainage, and solid waste, and anticipates that it will continue to do so through the planning period.

Although the City is currently meeting its Level of Service standard for roadways, Miami-Dade County's Long Range Transportation Plan indicates that a number of segments in the City will become deficient during the planning period. In addition to the funded roadway improvements identified in the Capital Improvements Schedule, the Long Range Transportation Plan identifies a series of projects that, when implemented, will improve the City's ability to meet its Level

City of Hialeah Gardens, Capital Improvement Element

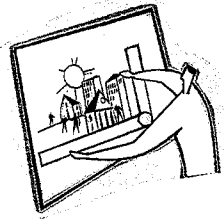


of Service Standard for roadways. The City will coordinate as appropriate with Miami-Dade County, the Florida Department of Transportation, and other agencies to advocate for the implementation of these projects, which are summarized as follows:

- Project H89, widening the Palmetto Expressway from eight to ten lanes south of NW 103 Street;
- Project No. H369, widening NW 107 Ave. from Okeechobee Road to NW 138 Street;
- Project H370, widening NW 122 Street from two to five lanes between Okeechobee Road and NW 87 Avenue;
- Project No. H381, a new two lane road between NW 138 Street and 170 Street to improve mobility on NW 107 Avenue;
- Project No. H395, a new bridge over NW 138 Street;
- Project No. H493, widening Florida's Turnpike to eight lanes from Okeechobee Road to Interstate 75, and;
- Project No. H538, an expressway extension from SR 924 to Okeechobee Road.¹

¹ *Miami-Dade County 2030 Long Range Transportation Plan*, Miami-Dade County MPO, 2007

City of Hialeah Gardens, Capital Improvement Element



FIVE -YEAR SCHEDULE OF IMPROVEMENTS
CITY OF HIALEAH GARDENS, FLORIDA

SCHEDULE OF CODES

Code	Source of Funds	Code	Type of Improvement
A	Special Assessment (Property Owners)	P	Paving
GO	General Obligation	G	Grading
SF	Special Revenue Fund	D	Drainage
GF	General Fund Contribution	W	Potable Water
C	County		
D	Developer (Private Funds)		
G	Grants (Federal or State)		
E	Stormwater Management Enterprise Fund		
H	Park Trust Fund (Developer, Donors)		

Source: Harold Lewis Malt Associates, 1998

City of Hialeah Gardens, Capital Improvement Element

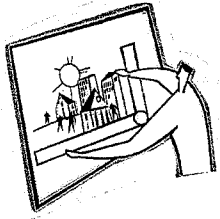


TABLE 1. CAPITAL IMPROVEMENTS - CITY

Project Category	Project Name/ Location	Prior Years Expenditures	06/07	07/08	08/09	09/10	10/11	Future Year	Total	Funding Source
1(D), 1(S), 1(W), 3	NW 107 Ave. Improvements b/w NW 137 St. and Frontage Rd.	0	\$550,000	0	0	0	0	0	\$550,000	G/D/E
3	NW 138 Street Improvements b/w NW 107 Ave. and NW 97 Ave.	0	0	\$7,500,000	0	0	0	0	\$7,500,000	G/D/HIA
1(D), 3	NW 137 Street Improvements b/w NW 102 Ave. and NW 97 Ave.	\$210,000	0	\$423,600	0	0	0	0	\$633,600	PWS/E
1(D), 3	NW 135 Street Improvements b/w NW 102 Ave. and NW 97 Ave.	\$210,000	\$423,600	0	0	0	0	0	\$633,600	PWS/E

City of Hialeah Gardens, Capital Improvement Element

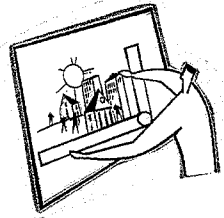


TABLE 1. CAPITAL IMPROVEMENTS – CITY

Project Category	Project Name/ Location	Prior Years Expenditures	06/07	07/08	08/09	09/10	10/11	Future Year	Total	Funding Source
1(D), 3	NW 133 Street Improvements b/w NW 99 Ave. and NW 97 Ave.	0	\$70,000	\$87,500	0	0	0	0	\$157,500	G/D
1(W), 1(S), 3	NW 131 Street Improvements b/w NW 99 Ave. and NW 97 Ave.	0	\$160,000	\$160,000	0	0	0	0	\$320,000	PWS/E
1(D), 1(W), 3	NW 99 Ave. Improvements b/w NW 137 St. and NW 130 St.	0	\$680,000	\$800,000	\$900,000		0	0	\$2,380,000	PWS/E
1(D), 3	NW 122 Street Improvements b/w Frontage Rd. and NW 87 Ave.	0	0	0	\$1,500,000	0	0	0	\$1,500,000	PWS/E
1(D), 3	NW 98 Ave. Improvements b/w Frontage Rd. and NW 122 St.	0	0	0	\$316,000	0	0	0	\$316,000	PWS/E

City of Hialeah Gardens, Capital Improvement Element

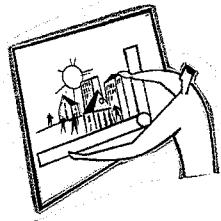


TABLE 1. CAPITAL IMPROVEMENTS - CITY

Project Category	Project Name/ Location	Prior Years Expenditures	06/07	07/08	08/09	09/10	10/11	Future Year	Total	Funding Source
1(D), 1(S), 3	NW 92 Ave. Improvements b/w NW 119 St. and NW 114 St.	0	\$800,000	0	0	0	0	0	\$800,000	G/D
1(D), 3	NW 119 Street Improvements b/w NW 89 Ave. and NW 87 Ave.	0	\$317,000	0	0	0	0	0	\$317,000	PWS, E
1(D), 3	Land Acquisition for Canal Reservation/ Central District/ D	0	\$500,000	0	0	0	0	0	\$500,000	SFWMD Grant
1(D), 3	Central District Drainage Improvements b/w NW 108 Street, NW 107 Street, MW 87 Ct. and NW 92 Ave.	0	0	\$800,000	\$800,000	0	0	0	\$1,600,000	PWS/E
1(S), 3	Force Main Extension/Northwest	0	\$867,000	0	0	0	0	0	\$867,000	BBC
1(R), 3	Passive Park Improvements/Citywide	0	\$30,000	0	0	0	0	0	\$30,000	BBC
1(R), 3	Bernie Wilson Park Improvements/South District/ ROS	0	\$80,000	0	0	0	0	0	\$80,000	BBC
3	Northwest Police Station/ Northwest District	0	\$2,000,000	0	0	0	0	0	\$2,000,000	G

City of Hialeah Gardens, Capital Improvement Element

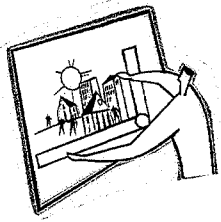


TABLE 1. CAPITAL IMPROVEMENTS – CITY

Project Category	Project Name/ Location	Prior Years Expend.	06/07	07/08	08/09	09/10	10/11	Future Year	Total	Funding Source
3	Land Acquisition for New Library/ Police substation/North District	0	\$1,500,000	0	0	0	0	0	\$1,500,000	County
3	New Library/ Police substation/North District	0	0	\$2,000,000	0	0	0	0	\$2,000,000	County
Total		\$420,000	\$8,607,600	\$11,771,100	\$4,316,000	0	0	0	\$25,114,700	

City of Hialeah Gardens, Capital Improvement Element

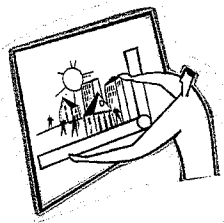


TABLE 2. MIAMI-DADE TRANSPORTATION IMPROVEMENT PROGRAM PROJECTS

Project Category	Project Name/ Location/ Scope	Prior Years Expenditures/	06/07	07/08	08/09	09/10	10/11	Future Year	Total
1(T), 3	Add Turn Lanes/Okeechobee Rd. at NW 116 Way/T	\$0	\$48,000	0	0	0	0	0	\$48,000
1(T), 3	Intersection Improvements, NW 103 Street/T	\$0	\$691,589	0	0	0	0	0	\$691,589
Total		\$0	\$739,589	0	0	0	0	0	\$739,589

City of Hialeah Gardens, Capital Improvement Element

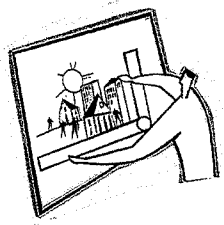
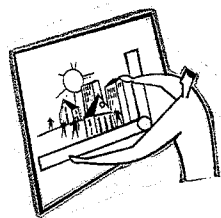


TABLE 3. COUNTY SANITARY SEWER AND POTABLE WATER PROJECTS

Project Category	Project Name/ Location/ Scope	Prior Years Expenditures/	06/07	07/08	08/09	09/10	10/11	Future Year	Total
1(S), 3	North District Upgrades / Wastewater Treatment Plant (2575 NE 151 Street)/S	\$3,123,000	\$30,000	\$99,000	\$1,710,000	0	0	0	\$7,230,000
1(S), 3	North Miami- Dade Wastewater Transmission Mains & Pump Stations (North District)/ S	\$14,760,000	\$2,190,000	0	0	0	0	0	\$16,950,000
1(W), 3	Water Treatment Plant – Hialeah Preston Improvements/ W	\$3,220,000	\$1,820,000	\$1,240,000	\$9,950,000	\$7,730,000	\$4,560,000	0	\$28,520,000
Total		\$6,357,760	\$4,040,000	\$1,339,000	\$11,660,000	\$7,730,000	\$4,560,000	0	\$52,700,000

City of Hialeah Gardens, Capital Improvement Element



Schedule Codes:

PROJECT CATEGORY CODES

- 1(T) = Project will achieve and/or maintain Level of Service Standard for roadways
- 1(D) = Project will achieve and/or maintain Level of Service Standard for stormwater drainage
- 1(S) = Project will achieve and/or maintain Level of Service Standard for sanitary sewer
- 1(W) = Project will achieve and/or maintain Level of Service Standard for potable water
- 1(R) = Project will achieve and/or maintain Level of Service Standard for recreation and open space
- 2 = Project will achieve and/or maintain Level of Service Standard for optional elements
- 3 = Project will otherwise further the achievement of the Comprehensive Plan and its goals, objectives and policies
- 4 = Project will otherwise support the achievement of Level of Service Standards

FUNDING SOURCE

- G = GENERAL FUND FOR CAPITAL OUTLAY
- PWS = PUBLIC WORKS
- E = STORMWATER ENTERPRISE
- D = DEVELOPER
- BBC = BUILDING BETTER COMMUNITIES BOND
- P = PARKS TRUST FUND
- W = WATER AND SEWER
- HIA = CITY OF HIALEAH
- COUNTY = MIAMI-DADE COUNTY