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City of Hialeah
Comprehensive Plan
2015-2025

Future Land Use Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

Prepared For:
City of Hialeah
501 Palm Avenue
Hialeah, Florida 33010-4789

Revised By:
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FUTURE LAND USE ELEMENT

Goal 1: Quality of Life. To effectively manage the land use pattern in the City and enhance the quality of life for its citizens; promote economic vitality; and, accommodate population and development growth in an environmentally acceptable manner.

Objective 1.1: Land Development. To ensure the coordination of future land uses with existing and adjacent land uses; compact urban development patterns; and, the provision of adequate acreage to meet population growth needs, the City shall maintain regulations for land development, including, land use categories and a Future Land Use Map; zoning districts and a zoning map; and maximum densities/intensities.

Policy 1.1.1: Land Use Categories: The City shall maintain regulations for land use categories and a Future Land Use Map to ensure the coordination of future land uses with existing and adjacent land uses. The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in the data and analysis of this element.

SEE TABLE ON NEXT PAGE
<table>
<thead>
<tr>
<th>LAND USE CATEGORIES</th>
<th>INTENSITY STANDARDS*</th>
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</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>Up to 12 dwelling units/net acre</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>Up to 24 dwelling units/net acre property owners in the Neighborhood Business District may request approval of up to 70 units per acre with incentives in a vertical mixed uses environment, and the request may be approved by the City only after compliance with all adopted Level of Service standards is demonstrated through concurrency impact review. The required mix of uses for development and redevelopment in the Neighborhood Business District Overlay is 10% to 20% retail and/or office and 80% to 90% office and/or residential. The maximum density may be increased to 100 units per acre if the subject property is also located in a designated “Corridor Gateway” pursuant to the Future Land Use Element of the Comprehensive Plan.</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>From 25 to 32 dwelling units/net acre up to 40 dwelling units/net acre with incentives. Property owners in the Neighborhood Business District may request approval of up to 70 units per acre with incentives in a vertical mixed-use environment, and the request may be approved by the City only after compliance with all adopted Level of Service standards is demonstrated through concurrency impact review. The required mix of uses for development and redevelopment in the Neighborhood Business District Overlay is 10% to 20% retail and/or office and 80% to 90% office and/or residential.</td>
</tr>
<tr>
<td>Low-Medium Density Residential-Hialeah Heights</td>
<td>From 5 to 9 dwelling units/gross acre</td>
</tr>
<tr>
<td>Commercial</td>
<td>1,000 sf minimum floor area for retail commercial use in the Restricted Retail Commercial and Liberal Retail Commercial Zoning District. Vertical Mixed-Use allowed under the Neighborhood Business District Overlay. Minimum 10 to 20% retail or office required. Pursuant to the land development regulations, variables such as parking and landscape requirements may reduce the maximum F.A.R. achievable on a specific parcel. No minimum floor area, 850 sf maximum floor area in the C-4 Commercial Zoning District. Property owners in the Neighborhood Business District may request approval of up to 70 units per acre with incentives in a vertical mixed use environment, and the request may be approved by the City only after compliance with all adopted Level of Service standards is demonstrated through concurrency impact review. The required mix of uses for development and redevelopment in the Neighborhood Business District Overlay is 10% to 20% retail and/or office and 80% to 90% office and/or residential.</td>
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standards is demonstrated through concurrency impact review. The required mix of uses for development and redevelopment in the Neighborhood Business District Overlay is 10% to 20% retail and/or office and 80% to 90% office and/or residential.

<table>
<thead>
<tr>
<th>District</th>
<th>Commercial Residential</th>
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<tbody>
<tr>
<td>Downtown Mixed Use District range:</td>
<td></td>
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<tr>
<td>70% Residential</td>
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<tr>
<td>20% Office</td>
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<tr>
<td>10% Retail</td>
<td></td>
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<tr>
<td>From 32 to 40 dwelling units/net acre with incentives</td>
<td></td>
</tr>
<tr>
<td>45% maximum lot coverage</td>
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<tr>
<td>45 feet maximum height</td>
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<tr>
<td>Maximum F.A.R. of 1.8.</td>
<td></td>
</tr>
<tr>
<td>Commercial uses only permitted at ground floor</td>
<td></td>
</tr>
<tr>
<td>Property owners in the Neighborhood Business District may request approval of up to 70 units per acre with incentives in a vertical mixed-use environment, and the request may be approved by the City only after compliance with all adopted Level of Service standards is demonstrated through concurrency impact review. The required mix of uses for development and redevelopment in the Neighborhood Business District Overlay is 10% to 20% retail and/or office and 80% to 90% office and/or residential.</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Central Business District</th>
<th>From 32 to 40 dwelling units/net acre with incentives</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% maximum lot coverage</td>
<td></td>
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<tr>
<td>90 feet maximum height</td>
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</tr>
<tr>
<td>Commercial uses permitted up to 4th floor. Above 4th floor only residential allowed.</td>
<td></td>
</tr>
<tr>
<td>Property owners in the Neighborhood Business District may request approval of up to 70 units per acre with incentives in a vertical mixed-use environment, and the request may be approved by the City only after compliance with all adopted Level of Service standards is demonstrated through concurrency impact review. The required mix of uses for development and redevelopment in the Neighborhood Business District Overlay is 10% to 20% retail and/or office and 80% to 90% office and/or residential.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Mixed Use Hialeah Heights</th>
<th>Approximately 63% to 68% Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximately 15% Office</td>
<td></td>
</tr>
<tr>
<td>Approximately 5% to 10% Hotel</td>
<td></td>
</tr>
<tr>
<td>Approximately 12% Affordable Housing (40 units/gross acre)</td>
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<tr>
<td>FUTURE LAND USE ELEMENT</td>
<td>Page 5</td>
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</table>

**Residential Office District- Mixed Use**  
(Intended to buffer residential districts from major roadways or more intensive commercial uses.)

| Residential Office | 7,500 sf minimum lot area  
|                    | 1,000 sf minimum building floor area  
|                    | 35 feet maximum height  
|                    | Maximum lot coverage 35%  
|                    | Maximum F.A.R. of 1.05.  
| Professional services (no more than 2 occupational licenses) within a building that may also be used as a residence. |

**Transit Oriented Development District**  
(Intended to promote and encourage mobility and connectivity within the district as well as to and from transit stations for pedestrians, bicycles and automobiles. Restricted to locations within a half-mile of Tri-Rail stations in the City of Hialeah)

| Vertical and horizontal mixed use development consisting of residential, commercial, entertainment, design, creative, and/or technology uses.  
| Minimum of 25 units/gross acre  
| Minimum of 125 units/gross acre with incentives  
| Minimum Height of four (4) stories  
| Maximum height of 15 stories with incentives  
| Maximum F.A.R. of 3.0 with incentives |

**Industrial**

| Light Industrial may be adjacent to urban scale development and uses only if it is conveniently buffered and compatible with adjacent neighborhood. No minimum floor area. Maximum F.A.R. of 1.5.  
| Heavy Industrial shall be located on Industrial parks. Ten (10) acres, is the minimum area required for the industrial park designation, and the minimum building site for industrial park buildings is 30,000 sf.  
| There is a maximum F.A.R. of 1.5 and maximum F.A.R. average of 0.45 for the area bounded by NW 154th St. to the south, NW 97th Ave to the east, and the HEFT to the northwest.  
| 15,000 sf, minimum building site for industrial park buildings.  
| Maximum lot coverage 50%  
| Property owners in the Neighborhood Business District may request approval of up to 70 units per acre with incentives in a vertical mixed-use environment, and the request may be approved by the City only after compliance with all adopted Level of Service standards is
demonstrated through concurrency impact review. The required mix of uses for development and redevelopment in the Neighborhood Business District Overlay is 10% to 20% retail and/or office and 80% to 90% office and/or residential.

| Commercial Recreation (Pre-planned exception use) | Mixed use zoning district with an associated recreational component offering entertainment for a fee. Maximum density of 440 units at 22 units per acre, overall FAR of 3.0 for the entire site, maximum height of 300 feet (26 stories) for the high rise residential product. This designation is only applicable to the Hialeah Racetrack site. Development or redevelopment of this site shall only occur in accordance with approved and adopted plans. |
| Major Institutions (Includes governmental, educational, religious institutions, fraternal organizations and Hospitals) | Compatible with adjacent neighborhood 40 dwelling units/gross acre for government managed or funded affordable housing. Maximum F.A.R. of 9.0. |
| Recreation and Open Space** | Convenitely buffered and compatible with adjacent neighborhoods. |
| Kennels | District associated with the boarding, racing and exercising of dogs. |

- * Refer to the Code of ordinances, City of Hialeah, Florida, Chapter 98-Zoning, for subclassifications and detailed description of permitted uses.
- ** Refer to Recreation and Open Space Element (page X-3) for number of residents served per park

**Policy 1.1.2: Maximum Density.** The City shall adopt maximum densities for each land use category that encourages economic development while protecting the character of existing neighborhoods as indicated in the above table.

**Policy 1.1.3: Increased Density.** Where excess public infrastructure capacity exists, densities and land use intensities may be increased, consistent with the future land use plan.

**Policy 1.1.4: Zoning Districts.** The City shall maintain zoning districts that correspond to specific land use categories.
Policy 1.1.5: Innovative Design. The City shall encourage innovative land use development techniques through Urban Design Plans, Design Guidelines and Design Standards (including procedures for mixed use pedestrian-friendly and compact development), as further specified in the data and analysis of this Element.

Policy 1.1.6: Housing Diversity. The Future Land Use Map shall contain an adequate diversity of lands for residential uses to meet the future demand for residential densities identified in the Housing Element.

Policy 1.1.7: Recreation and Open Space. Public or private lands may be designated as recreation and open space. If the facility is resourced-based, a maximum of 25% impervious area shall be allowed in areas designated as Recreation and Open Space to ensure resource protection, proper development and future public use and benefit. Urban infill recreation areas, that are not resourced based, may have an impervious surface ratio (ISR) up to 75%. If development occurs in this land use category, it should be for a public benefit.

Policy 1.1.8: Integration of new projects into a coherent urban complex: The City will encourage master planning using Urban Design principles for new developments. The city will present workshops and guidelines to promote the harmony of the different interests and the expression of the natural differences between private and public architecture.

Policy 1.1.9: Restriction of residential uses in the UDB expansion area: Consistent with the intent of the Interlocal Agreement with Miami-Dade County, the area between NW 97th Avenue, NW 107 Avenue, NW 154th Street, and NW 170 Street in Section 17, Township 52, Range 40 shall be restricted to non-residential uses.

Policy 1.1.10: Water Supply in the UDB expansion area: Consistent with the intent of the Settlement Agreement between the State of Florida Department of Economic Opportunity and Miami-Dade County (DCA 06-1-NOI-1301-(A)-(N), for the area between NW 97th Avenue, NW 107 Avenue, NW 154 Street, and NW 170 Street in Section 17, Township 52, Range 40; in no event shall a Certificate of Occupancy (CO) for development in the area be issued until the necessary water supply is available, with the distribution of water from the new reverse osmosis water treatment plant being dedicated first to satisfying the total potable water demand for development of the area, using the Floridian Aquifer as its source.

Objective 1.2: Natural Resource Protection. The City shall maintain land development regulations that protect natural resources (such as, groundwater, surface water, floodplains, wildlife habitat, wetlands and other vegetative communities) from the impact of development. Additionally, the City will limit development in areas that have inadequate soils, topography or other constraints to protect public health and welfare.
Policy 1.2.1: Topography/Soil Conditions. Future Development will be directed to areas where topography and soil conditions are suitable for the type of development proposed.

Policy 1.2.2: Septic Tanks. The City will not allow the use of new septic tanks within the City limits to prevent potential soil and groundwater contamination. Any existing septic tanks shall be phased out.

Policy 1.2.3: Sewer. All new development and redevelopment is required to connect to or extend the central sewer system to provide service to said development.

Policy 1.2.4: Wellheads. Land uses that generate hazardous wastes or use hazardous materials will not be permitted in cones of influence of the potable water wellfields, or on environmentally sensitive lands, and will be subject to stringent requirements of the County’s Department of Environmental Resource Management.

Policy 1.2.5: Floodplains. The City shall maintain a floodplain management ordinance that includes the development standards required for participation in the National Flood Insurance Program.

Policy 1.2.6: Stormwater. The City shall maintain stormwater management requirements as portrayed in the Code of Ordinances. City of Hialeah, Florida. Chapter IV. Stormwater Utility, a public body responsible for the operation, maintenance and governance of a city wide stormwater utility for planning, construction, operation and maintenance of stormwater management systems set forth in the local program required pursuant to F.S. 403.0891(3).

Policy 1.2.7: Stormwater Master Plan. No development orders shall be issued unless the proposed development is determined to be in compliance with the City’s Stormwater Master Plan *.


Policy 1.2.8: Conservation Easements. Areas determined to have environmental resources that need protection will be placed into a permanent conservation easement during final development order approval.

Policy 1.2.9: Lake Buffers/Fill. The minimum upland lake buffer shall be fifty (50) feet. No fill shall be placed in lakes, except as permitted by applicable state, regional and federal agencies.

Policy 1.2.10: Wetlands. Wetlands shall be delineated on the site plan according to Florida Department of Environmental Protection, South Florida Water Management District, and U.S.
Army Corp of Engineers definitions, whichever standard is more restrictive. Wetlands shall mean those areas established as jurisdiction by the above agencies.

**Policy 1.2.11: Wetland Buffers.** A 15-foot minimum, 25-foot average width vegetative cover buffer shall be required upland from all wetlands.

**Policy 1.2.12: Construction.** During and after development, measures will be implemented by private developers to reduce dust and prevent dirt and materials from polluting and falling into water bodies and other environmental degradation.

**Policy 1.2.13: Reclaimed Water.** The City shall continue to coordinate with Miami-Dade County and the South Florida Water Management District in the implementation of programs that utilize reclaimed water for irrigation purposes, in order to reduce the drawdown of groundwater supplies.

**Policy 1.2.14: Wetland impacts on the Annexation area.** The City, in the development of the northwest area, will mitigate the impact of development on wetlands consistent with environmental requirements and development projections.

**Policy 1.2.15: Avoid conflicts between blasting, rock mining and use ancillary to rock mining:** In areas located east of NW 97 Avenue with residential densities of five to 13 units per gross acre, higher residential densities shall be located in the areas farthest removed from blasting, rock mining, and uses ancillary to rock mining that will materially impact residential development.

**Objective 1.3: Concurrency.** The City shall continue to ensure that future development is provided essential services and facilities at acceptable standards through the implementation of its concurrency management system.

**Policy 1.3.1: Level of Service.** The City shall review all development and redevelopment proposals to determine their specific impacts on current Levels of Service (LOS) for all services and facilities addressed in this Comprehensive Plan.

**Policy 1.3.2: Sewer, Water and Transportation.** If a proposed development will result in a degradation of the adopted LOS for sewer, water or transportation, then a development order will be denied unless it can be demonstrated that sufficient improvements will be in place concurrent with the impacts of such development to maintain the adopted minimum LOS standard. The City shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

**Policy 1.3.3: Parks.** Parklands and recreation facilities, necessary to maintain the minimum level of service, must be constructed within one (1) year of the impact of development.
Policy 1.3.4: Public Facilities. Prior to development approval, the Developer will be required to show written proof from agencies providing services, such as, water, sewer treatment, solid waste collection and disposal, electricity, etc., that the agencies will be able to provide the necessary services for the proposed development.

Policy 1.3.5: Financial Resources. The City will continue to seek fiscal resources to extend City services; expand and maintain water and wastewater capacity and efficiency; improve City roadways; and, make other improvements necessary to accommodate growth and maintain services and facilities at adopted standards.

Objective 1.4: Discourage Urban Sprawl and Encourage Redevelopment. The City will maintain regulations and procedures to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas.

Policy 1.4.1: Encourage Infill. The City will encourage infill and redevelopment through incentives within the Downtown Urban Center through the implementation of the HDUC Urban Design Plan adopted by ordinance Nº2000-71 and the Commercial Façades Design Guidelines adopted by ordinance 03-36. The City Urban Planner will assist new developers and outline new guidelines to support and guide the plan implementation and achieve plan goals. Incentives to encourage land development to achieve goals and objectives within the district are described on Code of Ordinances, City of Hialeah, Florida, Chapter 98– Zoning, Division 27, Sec. 98-1579 and include increased density, reduced parking requirements and financial assistance from the City of Hialeah Community Block Grant Program among other incentives. The Enterprise Zone area will continue encouraging redevelopment through the incentive of tax liability or reimbursement of impact fees to businesses that locate or expand in the Enterprise Zone and hire employees who live in the zone. These incentives are under the administration of the Hialeah-Dade Development, Inc. located on the Hialeah City Hall.

Policy 1.4.2: Activity Centers. To provide for more compact development and efficient use of municipal services, places of employment will be clustered in activity centers, such as the enterprise zone, where future employers will be encouraged to locate by means of tax benefits.

Policy 1.4.3: Redevelopment Activities. Future redevelopment activities will be directed to deteriorated and declining areas, consistent with architectural and urban design principles to promote the goals of a healthy and vibrant city, a higher quality natural and built environment and discourage sprawl.

Policy 1.4.4: Effectiveness. The effectiveness of redevelopment will be measured through the annual number of permits requested for the affected areas.

Policy 1.4.5: Redevelopment Plans. If additional blighted or otherwise deteriorated areas develop within the City, the areas shall be targeted for special consideration through a
redevelopment plan and the City shall pursue available federal, state, county and local funds for redevelopment.

**Policy 1.4.6: Relocation Assistance.** The welfare of persons currently residing in deteriorated neighborhoods is the first priority in a redevelopment process, therefore, relocation assistance is encouraged for those persons who are eligible.

**Policy 1.4.7: Rental Rehabilitation Program.** The reuse and rehabilitation of existing housing structures by using the U.S. Department of Housing and Urban Development’s Rental Rehabilitation Program is recommended prior to the construction of new facilities.

**Policy 1.4.8: Enterprise Zone Rehabilitation.** The City will provide incentives for private developers to purchase, upgrade and rehabilitate deteriorated structures located in the Enterprise Zone and continue providing incentives such as State and County tax liability or reimbursement of impact fees to private developers to purchase, upgrade and rehabilitate deteriorated structures located in the Enterprise Zone provided that they hire employees who live in the zone (at least 20% of the labor force shall live within the zone to get the full incentives).

**Policy 1.4.9: Economic Development.** The City shall take measures to provide services that will enhance the predominant industries that support the City and promote new businesses locating in the City that will provide economic vitality for the community.

**Policy 1.4.10: Occupational Licenses.** The City will monitor the number of occupational licenses issued to determine the type and number of new businesses locating in the City and relocating out of the City.

**Policy 1.4.11: Retain Businesses.** The City will promote the retention of existing business establishments that contribute to the quality of life in the community.

**Policy 1.4.12: Enterprise Zone Program.** The City’s Office of Economic and Community Development is encouraged to work with new businesses through the Enterprise Zone Program.

**Policy 1.4.13: Enterprise Zone Economic Growth.** Economic growth in the Enterprise Zone Area will be promoted by the City that is compatible with the character of the community and region.

**Policy 1.4.14: Maintain Neighborhoods.** The City will encourage and support stability, maintenance and improvements of the City’s neighborhoods by providing necessary public services, such as, street sweeping, police and fire protection, and code enforcement.

**Objective 1.5: Land Use Compatibility.** Future development must be consistent with the adopted Future Land Use Map and existing incompatible uses shall not be allowed to expand and shall be eliminated, when feasible. In addition, existing neighborhoods will be protected from incompatible uses.
Policy 1.5.1: Inconsistencies. Proposed land use amendments which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall not be approved by the City.

Policy 1.5.2: Redevelopment/Demolition. The City’s Code of Ordinances shall contain provisions that prohibit the repair or rehabilitation of an inconsistent/incompatible structure that is abandoned or damaged (even if by natural causes) beyond fifty (50) percent of its appraised value and require demolition of the structure. Redevelopment of the property will only be allowed if it is consistent with the Future Land Use Map.

Policy 1.5.3: Conversions. In areas where residences can be converted to commercial uses, the following standards will apply to ensure the protection of established neighborhoods and feasibility of the proposed changes:

- The roadways, utilities and access to the property must be adequate to support the proposed change.
- A land use amendment will be required for the proposed change.
- Adequate parking must be provided for the proposed use of the property, including the standards of the American Disabilities Act.
- Appropriate buffering will be required adjacent to existing residences.
- The size and color scheme for the structure must be consistent with the character of the neighborhood.
- The size, color and lighting of the signage for the proposed use must be consistent with the character of the neighborhood.

Policy 1.5.4: Buffers. Residential areas shall be buffered from intensive commercial and industrial land uses. This will be accomplished by locating less intensive transitional uses in between, or by buffering with berms, walls, fences, trees, or other methods to be included in the Code of Ordinance as deemed appropriate by the City.

Policy 1.5.5: Landscape Ordinance. The City shall maintain a landscape regulation that requires adequate buffering between incompatible uses and provides adequate fences, walls or berms as set forth in the regulations individual zoning districts.

Policy 1.5.6: Minimize New Development Impacts. The City shall maintain site design requirements and subdivision regulations in the Code of Ordinances that adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

Policy 1.5.7: Protect Residential Neighborhoods. The City shall limit signage and the glare from lighting which can be viewed from residential property and restrict the location of signs which interfere with traffic flow and sight distance.
Policy 1.5.8: Protect Residential Neighborhoods. Those activities that infringe on personal property rights, such as excessive noise, noxious odors, flooding and excessive traffic will not be allowed in residential areas.

Policy 1.5.9: The City shall adhere to Florida statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located inside or within one-half mile of its boundaries in the future.

Objective 1.6: Transportation/Land Use Compatibility. The City will ensure that population densities, housing types, employment patterns, and land uses are consistent with the City’s transportation network.

Policy 1.6.1: Limit Access Points. Curb-cuts and points of access to the traffic circulation system shall be minimized.

Policy 1.6.2: Encourage Cross Access. Shared driveways and cross access between adjacent properties shall be encouraged.

Policy 1.6.3: Land Use Consistency. Proposed transportation improvements shall be consistent with the land use patterns on the Future Land Use Map.

Policy 1.6.4: Level of Service. The City shall prohibit proposed land use amendments that are anticipated to reduce the level of service for transportation facilities below the standard.

Policy 1.6.5: High Traffic Volumes. Land uses that generate high traffic counts shall be encouraged to locate adjacent to arterial roads and mass transit systems.

Policy 1.6.6: Parking. The City shall require an adequate quantity of on-site parking to accommodate land uses, while striving to maintain the groundwater recharge capabilities of the site.

Policy 1.6.7: Parking. Re-adaptive uses of older buildings will be required to demonstrate that sufficient parking exists or can be provided to accommodate the needs of the proposed type of use.

Policy 1.6.8: Traffic Circulation. The City shall require new developments to provide safe and convenient on-site traffic flow that respects pedestrian traffic and other non-vehicular modes of traffic.

Objective 1.7: Adjacent Jurisdictions. The City shall promote compatibility of adjacent land uses with Miami-Dade County and the neighboring cities of Miami Lakes, Opa-Locka, Hialeah Gardens, Medley, Miami Springs and the City of Miami.
Policy 1.7.1: Amendment Coordination. When reviewing land use amendments, the City shall consider the existing and proposed land uses in any jurisdictions that are adjacent to the proposed amendment.

Policy 1.7.2: Planners Technical Committee. The City shall continue intergovernmental coordination through associated technical planning committees with neighboring jurisdictions.

Objective 1.8: Annexation. The City shall pursue a policy of annexation that will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the City and surrounding area.

Policy 1.8.1: Enclaves. In order to reduce land use conflicts and for efficient public service provision, the City shall investigate and the feasibility of annexing county enclaves.

Policy 1.8.2: Utilities. New development proposed within the County in areas that are contiguous to the City shall be annexed into the City and developed to City standards as a condition for the extension of Hialeah public utilities.

Objective 1.9: Historic and Archeological Sites. The City shall identify, designate and protect historically significant housing and significant archeological sites.

Policy 1.9.1: Preservation. The City will protect and preserve its historic sites and properties, buildings, artifacts, and objects of antiquity that have scientific or historic value, or are of significant interest to the public.

Policy 1.9.2: Tax Credits. The rehabilitation, rather than the razing of older, architecturally significant structures is encouraged by the use of rehabilitation tax credits.

Policy 1.9.3: Historic Report. The City shall designate, protect and maintain a list of historic and archeological sites in accordance with Article 46 of its Code of Ordinances. The Historic Preservation Board will monitor the need for historic districts or special development controls related to protecting historic structures.

Policy 1.9.4: Database. The City shall maintain a database that identifies the location of potential archeological and historic sites and review all future development and redevelopment to prevent negative impact to these sites.

Policy 1.9.5: Public Resources. The City shall assure that there shall be no loss of historic resources on City-owned property.

Policy 1.9.6: County Coordination. The City’s Historic Preservation Board will cooperate with the Miami-Dade County Historic Preservation Office in protecting locally significant historic, archaeological and architectural structures.
Objective 1.10: Public Utilities. The City will maintain regulations and procedures in the Code of Ordinances which will require provision of land for utility facilities necessary to support development and will limit land development activities when such land for utility facilities is not available, as specified in the following policies:

**Policy 1.10.1: Utility Systems.** Proposed development shall be evaluated during site plan review in relation to existing and projected utility systems and any land needs of these systems; such as, water and sewer plants; transmission corridors for electric and other utilities; easements for maintenance; and, other requirements.

**Policy 1.10.2: Land Requirements for Utilities.** No development orders shall be issued unless it can be demonstrated that the land required by utility systems serving the City will be preserved.

Objective 1.11: Public Schools. The City shall implement standards for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.

**Policy 1.11.1: Future Land Use.** Public schools shall be allowed in all future land use designations.

**Policy 1.11.2: Zoning Districts.** Public Schools shall be listed in the Zoning Chapter as uses allowed in all zoning districts with the exception of the Industrial and Residential Office zoning districts.

**Policy 1.11.3: Development Proposals.** The City will transmit to the School Board proposed land use amendments, rezonings, developments of regional impact, and other major developments with residential components that may affect student enrollment, enrollment projections, or school facilities.

**Policy 1.11.4: Tentative District Educational Facilities Plan.** The City shall annually evaluate the Miami-Dade County Public Schools Facilities Work Program in accordance with Policy EDU-2F of the Public Education Facilities Element.

**Policy 1.11.5: Educational Plant Survey.** The City annually adopt the Miami-Dade County Public Schools Five-year District Facilities Work Program in accordance with Policy EDU-2F of the Public Education Facilities Element.

**Policy 1.11.6: Public Education Facilities Site Plan Review.** The City shall provide all of their comments to the School Board as expeditiously as feasible, and not later than sixty (60) days after receipt of a complete site plan for all proposed construction or expansion of public educational facilities.
Policy 1.11.7: Population. The City will work with the County and the School Board to coordinate countywide 5-year population projections that are to be updated at least every 2 years.

Policy 1.11.8: School Siting. New school sites must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances that would have a negative impact.

Policy 1.11.9: School Siting. Schools shall be located in close proximity to existing or anticipated concentrations of residential development with the exception for high schools and specialized schools that are suitable for other locations due to their special characteristics.

Policy 1.11.10: School Siting. The City will strive to target and prioritize community development improvements in older and distressed neighborhoods near existing or proposed public schools.

Policy 1.11.11: School Location. New school sites should be well drained and education buildings should be located away from floodplains, wetlands, and other environmentally sensitive lands. Education facilities should not have an adverse impact on historic or archaeological resources.

Policy 1.11.12: School Impacts. New schools should minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through proper site location, configuration, design layout, access, parking, traffic controls and buffers.

Policy 1.11.13: Lot Size. The size of new school facilities and land areas should satisfy the minimum standards established by the School Board of Miami Dade County, whenever possible.

Policy 1.11.14: Public Services. Public utilities, as well as police and fire protection, should be available concurrently with the construction of new school sites.

Policy 1.11.15: Transportation. New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles.

Policy 1.11.16: Collocation with Public Facilities. To the extent possible, during pre-development program planning and school site selection activities, the City shall encourage and coordinate with the School Board of Miami Dade County to collocate public facilities, such as parks, libraries, and community centers, with schools.

Policy 1.11.17: Emergency Shelters. Portions of new schools should be constructed to serve adequately as emergency shelters in case of natural disasters.
**Goal 2: Downtown.** The City of Hialeah seeks to enhance its Downtown Urban Center based upon traditional design standards for development, which will become the identifying focus of the City’s downtown. The primary and fundamental purpose of the Downtown Mixed Use land use category will be to implement the Downtown Urban Center – Urban Design Plan. The Downtown shall be a place where people can reside in a mix of single and multiple family dwellings, and also gather to shop, relax, recreate, be entertained, attend community events, and enjoy the beauty of streetscape, plazas and buildings located in the Downtown.

**Objective 2.1: Master Plan.** The City will maintain a detailed master plan, the Downtown Urban Center – Urban Design Plan, that identifies future land uses and guides growth in the Downtown Urban Center, which may be updated from time to time.

**Policy 2.1.1: Mixed Land Uses.** Through the enactment of creative and flexible land development regulations, permit a variety of mixed-uses consistent, compatible, and in harmony with the Downtown Urban Center – Urban Design Plan, including single family residential, multiple family residential, mixed-use retail/office/residential, retail, offices, entertainment, civic buildings, parks, institutions and educational facilities complementing each other into a cohesive whole pattern and network.

**Policy 2.1.2: Compatibility of Uses.** Through the implementation of land development regulations and the development review process, the City shall require that new land uses within the Downtown Urban Center be compatible with surrounding uses.

**Policy 2.1.3: Density.** Medium and high residential density shall be permitted in the Downtown Urban Center through the adoption of land development regulations, but such density shall not exceed 40 units per acre.

**Policy 2.1.4: Civic Areas.** Sites for public spaces will be chosen because of their uniqueness or existing physical features.

**Policy 2.1.5: Walkable Community.** Tracts of land shall be developed as a whole to provide continuity among the various land uses and to create a compact and walkable living environment and workplace.

**Policy 2.1.6: Prohibited Uses/Future Development.** Conventional strip shopping centers, single use office buildings, and big retail boxes with oversized parking lots in front of the building shall not be permitted within the Hialeah Downtown Urban Center.

**Objective 2.2: Location.** The boundaries of the Downtown Urban Center should be determined based upon the spatial synergy of the City center, as defined in the Urban Design Plan.

**Policy 2.2.1: Boundaries.** The Downtown Mixed Use category is defined in the Downtown Urban Center – Urban Design Plan as bounded by Okeechobee Road and Hialeah Drive in the south,
East 4th Avenue in the east, East and West 9th Street in the north, and West 2nd Avenue to the west.

**Policy 2.2.2: Land Use.** From time to time, the City Council may revise the Future Land Use Map to designate land “Downtown Mixed Use” consistent with the Objective.

**Objective 2.3: Traditional Design Pattern.** Promote and enhance the development of the Downtown Urban Center by allowing a mixed-use higher density/intensity traditional urban pattern.

**Policy 2.3.1: Urban Design Principles.** These principles together with the Downtown Urban Center-Urban Design Plan, Urban Design Guidelines and mixed-use land use categories serving as predictable guides for change, shall contribute to provide a place where daily life activities such as shopping, working, governing, the arts, entertainment and dwelling will interact and complement each other creating a lively and pedestrian friendly setting. Those innovative land development regulations that encourage a mixed-use, higher density/intensity traditional urban downtown are based on the urban design concepts identified below.

- Physical definition of streets and public spaces as places of shared use
- Network of Interconnected Connected Streets and Blocks
- Visibly Different Roadway Hierarchy
- Public transit as an alternative to automobile
- Compact, pedestrian-friendly and mixed use development
- Predictability in Design (Site Layout, Compatible Architecture, and Building Orientation)
- Special Sites and defined character for Civic Buildings and Public Spaces
- Broad range of housing types and price level

**Policy 2.3.2: Encourage Vitality.** Promote pedestrian comfort and permit a variety of places to gather, shop, relax, recreate and enjoy special events in the downtown.

**Policy 2.3.3: Building Location.** Buildings should be located closer together consistent with the Downtown Urban Center – Urban Design Plan to promote a walkable community design.

**Policy 2.3.4: Transitional Areas.** Transitional uses and stepped down building heights may be required to protect pre-existing lower intensity and density uses located adjacent to the downtown.

**Policy 2.3.5: GMAC Review.** All proposed developments within the Downtown Urban Center shall be subject to review by the Growth Management Advisory Committee (GMAC). The GMAC shall have authority, within development review criteria established by the City Council, to recommend approval of all aspects of site planning and exterior architecture implications, traffic and parking impacts, and any other site-specific matters related to development.
Objective 2.4: Infrastructure. The City will coordinate with private developers and prioritize capital improvements to best achieve the goals of the master plan.

Policy 2.4.1: Roadways. The City will implement the transportation maps contained in the master plan that identify future roads and traffic patterns related to the Downtown Urban Center that assure best routes through land while attempting to maximize development potential and opportunities consistent with the master plan.

Policy 2.4.2: Multi-Modal. Alternative modes of transportation shall be encouraged to promote pedestrian circulation and compatibility of land uses.

Policy 2.4.3: Master Stormwater Plan. The City should design and approve a Stormwater Master Plan for the Downtown Urban Center. The Plan should respond to existing runoff concerns, and improve water quality through a system-wide approach.

Policy 2.4.4: Retention Ponds. Retention ponds shall be designed to enhance neighborhood edges and aesthetics and to provide buffering when appropriate.

Objective 2.5: Public/Private Investment. The City should maintain a leadership position to protect the integrity of the Downtown Urban Center and promote public and private investment and growth therein.

Policy 2.5.1: Capital Improvements. To the extent financial resources are available, public money should be spent as a catalyst to encourage private investment within the Downtown Urban Center.

Policy 2.5.2: Capital Improvements. In coordination with private development, the City may undertake capital improvements for public infrastructure (e.g. sewer, water, roads, parks, stormwater) to enhance or assist private development to achieve the master plan.

Policy 2.5.3: Incentives. To the extent financially feasible, the City shall encourage private investment in the Downtown Urban Center by enacting policies to provide economic incentives to private developers building within the downtown, provided such development is consistent with the master plan.

Policy 2.5.4: Incentives. To the extent allowed by law, incentives may include, providing impact fees credits; subsidizing loans; reserving infrastructure capacity; improving rights-of-way; providing public infrastructure; and streamlining the permit processing.

Goal 3: Main Corridors Redevelopment. The City of Hialeah seeks to enhance its main corridors and nodes through an overlay district that includes redevelopment incentives that promote mixed-uses, including increased height and intensity standards for buildings that provide vertical mixed-uses.
Objective 3.1: Master Plan. The City will maintain a detailed master plan, the Neighborhood Business District Overlay-Urban Design Plan that identifies blighted or otherwise deteriorated corridors and nodes, and guides growth while providing incentives for buildings that provide mixed-uses.

Policy 3.1.1: Future Development/Redevelopment. In accordance with the guidelines of the Neighborhood Business District Overlay – urban Design Plan, increased height, and intensity incentives will apply to mixed use buildings that satisfy each of the following requirements: location within an activity node or designated overlay district; a land use designation of industrial, commercial, medium density residential or high density residential, and; the provision of a vertical mix of uses.

Policy 3.1.2: Vertical Mixed Uses. Through the enactment of creative and flexible land development regulations, permit a variety of vertically integrated mixed-uses, consistent with the Neighborhood Business District Overlay - Urban Design Plan, including both residential and non-residential components compatible with surrounding uses.

Policy 3.1.3: Mixed Income Residential Units. In order to address the affordable housing needs of current and future residents, the new development regulations should provide increased height and intensity standards for developments that include affordable residential units.

Policy 3.1.4: Density. A residential density of up to 70 units per acre shall be permitted in the Neighborhood Business District Overlay through the adoption of land development regulations intended to provide mixed residential, retail, office and/or service-oriented uses that promote pedestrian activity, to the extent that the density is consistent with the existing or planned public infrastructure capacity.

Objective 3.2: Location. The geographic area of the Neighborhood Business District Overlay should be determined based upon blighted or otherwise deteriorated conditions along corridors or in activity node areas, respectively defined as major thoroughfares with high vehicular traffic or in the vicinity of public transit routes or corridors, and the intersection of section line roads.

Policy 3.2.1: Boundaries. The Neighborhood Business District Overlay (NBD) shall be comprised of geographic areas identified as main corridors that have been recently improved or that are planned for improvement in the near future. Corridors contemplated for this overlay district are: Palm Avenue, Okeechobee Road, East 4th Avenue, E 9th Street, SE 8th Street and West 16th Avenue. The NBD shall not include the area known as the Hialeah Racetrack, which is comprised of a parcel of land bounded by East 21 Street to the South, East 32 Street to the North, Palm Avenue to the West and East 4th Avenue to the East.

Objective 3.3: Design Standards. Promote and enhance the development of the NBD Overlay by allowing mixed-use and higher density/intensity with appropriate urban design and architectural standards to ensure integration with existing developments while promoting redevelopment.
**Policy 3.3.1:** Compatible Building. Stepped down building heights and densities consistent with pre-existing lower intensity and density uses shall be required to ensure integration with existing developments.

**Policy 3.3.2:** Urban Design Principles. The urban design concept identified below shall be incorporated into the Neighborhood Business District Overlay -Urban Design Plan to generate developments where daily life activities such as shopping, working, entertainment and dwelling interact and complement each other, creating a lively and pedestrian friendly setting:

- Predictability in Design (site layout, compatible architecture and building orientation);
- Compact, pedestrian-friendly mixed use development;
- Broad range of dwelling unit types and price levels;
- Public transit as an alternative to automobiles;
- Physical definition of streets and public spaces as places of shared use.

**Objective 3.4:** Infrastructure. The City will prioritize capital improvements to best achieve the goals of the Comprehensive Plan.

**Policy 3.4.1:** Multi-Modal. Alternative modes of transportation shall be encouraged to promote pedestrian circulation and compatibility of land uses.

**Policy 3.4.2:** Parking. To reduce parking deficiency problems the City shall provide height and density incentives for surplus regular and oversized parking spaces.

**Objective 3.5: Corridor Gateways.** Provide enhanced development and redevelopment incentives for properties in special, highly-visible “Corridor Gateways” (CGs) within the Neighborhood Business District Overlay. CG areas shall be designated under this Objective and are situated along primary entry corridors to the City and designated special areas, especially around the intersection of roadways and fixed rail transit facilities, where surrounding development provides a very important aesthetic impression of Hialeah for visitors, residents and business patrons.

**Policy 3.5.1:** Density. Residential density of up to 100 units per acre shall be permitted in designated Corridor Gateways located within the Neighborhood Business District Overlay to the extent that the density is consistent with existing or planned public infrastructure capacity.”

**Policy 3.5.2:** Designation of Corridor Gateways. The Corridor Gateways described below are hereby designated under this Objective.

1. ‘LEAH District Gateways’ – These two (2) Gateways are major entry points into the City’s Artists Live Work Overlay District, renamed LEAH by the artists. ‘LEAH North’ includes the properties fronting the south side of East 17th Street between East 10th Avenue and CSX Railroad Line, and the north side of East 17th
Street between East 11th Avenue and the CSX Railroad Line. ‘LEAH South’ includes the properties fronting the north and south sides of East 9th Street between East 10th Avenue and the CSX Railroad Line.

2. ‘Market Station Gateway’ – This Gateway area marks the north entrance to the Hialeah Market Station TOD and comprises the area north of Hialeah Drive bounded by East 9th Court, East 1st Street and East 10th Avenue, and properties fronting the north side of Hialeah Drive between East 10th Avenue and the CSX Railroad Line; the properties bounded by Hialeah Drive on the north and SE 5th Street on the south between SE 10th Avenue and the CSX Railroad Line, and the properties on the south side of Hialeah Drive between SE 9th Court and SE 10th Avenue.

3. ‘Okeechobee Station Gateway’ – The Okeechobee Metrorail Station, located at 2005 West Okeechobee Road, is within easy walking distance of this Gateway which is comprised of all properties with frontage on West Okeechobee Road between West 19th Street and West 7th Avenue.

**Policy 3.5.3: Gateway Development Principles.** Development and redevelopment in Corridor Gateways are expected to exhibit the highest level of architectural design and innovation. Aesthetically-distinctive and prominent buildings that ‘announce’ entry into the City and these unique gateway areas are expected. Mixed use, connectivity, healthy neighborhoods, plentiful green spaces, energy conservation, and the active streets are all primary goals in the future growth of these special areas. In addition, Corridor Gateway area projects must adhere to the principles and requirements of Goal 3 (Main Corridors Redevelopment) in this Element and the City’s Neighborhood Business District Overlay.

**Goal 4: Transit Stations Redevelopment.** The Transit Oriented Development District (TOD) is intended for development which enhances and improves mobility and promotes the efficient use of infrastructure and services through the use of innovative design and development techniques. The City of Hialeah seeks to enhance the area adjacent to its two existing Tri-Rail stations through land use and zoning regulations and redevelopment incentives that promote mobility, connectivity more intense and efficient use of land through not only increased densities, but also height and intensity standards for buildings. The uses and development standards, to be implemented by land use and zoning regulations, shall be intended to create a more intense built-up environment through vertical and horizontal mixed-uses that encourage a complete community including a safe and pedestrian environment supported by public transit.

Transit Oriented Development areas shall be designed so as to create vibrant areas, promote convenience, reduce travel distance, and conserve energy. To achieve these objectives, the City’s land development regulations shall include standards encouraging mixed-use development, multi-modal
public transit facilities, pedestrian-oriented amenities, shared parking, high quality building and site design, and other features that foster livability, sustainability, community identity, and civic pride.

**Objective 4.1: Transit Oriented Development (TOD):** The City will designate Transit Oriented Development districts through Future Land Use map changes.

**Policy 4.1.1: Location.** The geographic area of the Transit Oriented Development (TOD) districts should be determined based upon proximity to the two existing Tri-Rail Stations: Market Station and Metrorail Transfer Station. The designated areas should be within a half-mile-radius from each of the stations. The areas of this TOD land use designation may be minimally modified, through specific development approvals, to address the existing street network and ownership boundaries in effect at the time of the adoption of this amendment.

**Objective 4.2: Station Area regulations.** The City will implement land development and zoning regulations, for the Transit Oriented Development (TOD) districts in order to guide redevelopment and to provide incentives for buildings that promote mobility, connectivity and encourage transit ridership. Land development regulations to implement transit oriented development shall specifically take into account citywide needs for the various types and amounts of uses to be permitted. Implementing land development regulations shall also require proposed development projects within TOD areas to provide the City with a proposed phasing plan for construction of the proposed development; and how the proposed development is intended to implement and support the development of the overall TOD areas.

**Policy 4.2.1: Mixed Uses.** Through the enactment of creative and flexible land development regulations permit a variety of integrated mixed-uses, including both residential and non-residential components compatible with surrounding uses.

**Policy 4.2.2: Density.** A minimum residential density of 25 units per acre and a maximum density of 125 units per acre, based on incentives, shall be permitted in the Transit Oriented Development district and implemented through the adoption of land development and zoning regulations. These regulations shall be based on incentives intended to provide mixed residential, commercial, entertainment, design, creative and technology uses. The increased density shall be consistent with existing or planned public infrastructure capacity.

**Policy 4.2.4: Open Space.** A minimum of eight percent (8%) of the gross lot area shall be provided as required open space. Increased setbacks intended for the creation of public open spaces such as parkways or greenways that promote an active and walkable urban environment and plazas that provide social gathering places shall count towards the minimum open space requirements.

**Objective 4.3: Design Standards.** Promote and enhance the development and redevelopment within Transit Oriented Development districts by allowing mixed uses and higher density/intensity with...
appropriate urban design and architectural guidelines that promote walking, biking and transit ridership and incorporate greenways and open space for public use.

**Policy 4.3.1: Urban Design Principles.** The concepts identified in 4.3.2 through 4.3.4 shall be incorporated into zoning and development standards which shall support all aspects of daily life such as: shopping, working and entertainment creating a lively and pedestrian friendly setting. Multi-modal transportation (intended as an alternative to automobiles) definition of streets and public spaces as places of shared use by pedestrians, bikes, public transit and automobiles, compact and pedestrian friendly mixed-use development shall be incorporated into both development regulations and approvals within the TOD districts.

**Policy 4.3.2: Connectivity.** Enhanced connectivity for pedestrians, bicycles, automobiles and public transportation shall be an integral part of all new developments and re-developments within the TOD districts, incorporated into all development approvals within the TOD districts and shall be provided concurrently with the development.

**Policy 4.3.3: Walkability.** Develop attractive, safe, and walkable areas that are designed and constructed to be pedestrian friendly limiting dependence on and potential conflicts with automobiles. Development approvals within the TOD districts shall include features such as short blocks, wide sidewalks, tree shaded streets, and buildings that define and are oriented to streets.

**Policy 4.3.4: Existing Industrial Uses.** The City shall encourage the retrofit of existing industrial uses. Any altering, modification or requests for expansion of the intensity of existing industrial uses will be required to meet the standards of the revised land development and zoning regulations implementing the TOD designation. Existing industrial shall mean industrial existing as of the date of this approved land use plan amendment.

**GOAL 5: Commercial Recreation District - Hialeah Park Racetrack Redevelopment.** The Commercial Recreation District is intended for development which enhances and improves mobility and promotes the efficient use of infrastructure and services through the use of innovative design and development techniques. The City of Hialeah seeks to enhance the non-historic portions of Hialeah Park Racetrack through land use and zoning regulations that promote mobility, connectivity, and the more intense and efficient use of land through the incorporation of residential uses to complement the existing commercial and recreational uses. The uses and development standards, to be implemented by land use and zoning regulations, shall be intended to create a more intense built-up environment through vertical and horizontal mixed-uses that encourage a complete community including a safe and pedestrian environment supported by the adjacent Metrorail Station.

The redevelopment of Hialeah Park Racetrack will enhance the economic base of the City, improve the aesthetic quality of the non-historic portion of the site, and provide a range of housing, employment, shopping and entertainment opportunities to accommodate, serve and employ the projected population.
This area shall be designed so as to create vibrant areas, promote convenience, reduce travel distance, and conserve energy. To achieve these objectives, the City’s land development regulations shall include standards encouraging mixed-use development, multi-modal public transit facilities, pedestrian-oriented amenities, shared parking, high quality building and site design, and other features that foster livability, sustainability, community identity, and civic pride.

**Objective 5.1: Commercial Recreation.** Provide a detailed strategy and standards for the potential redevelopment of Hialeah Park Racetrack.

**Policy 5.1.1: Location.** The geographic area of this designation is the Hialeah Park Racetrack.

**Policy 5.1.2: Mixed Uses.** Through the enactment of creative and flexible land development regulations, permit a variety of integrated mixed-uses, including both residential and non-residential components compatible with surrounding uses.

**Policy 5.1.3: Historic Hialeah Park Racetrack.** All redevelopment shall be sensitive to and compatible with the character of the historically significant Hialeah Park Racetrack.

**Policy 5.1.4: Density and Intensity.** A maximum density of 22 units per acre (maximum number of 4,400 dwelling units) with a maximum height for the residential component of 26 stories or 300 feet shall be permitted. The maximum non-residential Floor Area Ratio for the site shall be 3.0. These shall be permitted in the Commercial Recreation district and implemented through the adoption of land development and zoning regulations. These regulations shall be based on the provision of mixed residential, commercial, entertainment, and educational uses. The increased density and intensity shall be consistent with existing or planned public infrastructure capacity.

**Policy 5.1.5: Open Space.** Increased setbacks intended for the creation of public open spaces such as parkways or greenways that promote an active and walkable urban environment and plazas that provide social gathering places shall count towards the minimum open space requirements as set forth in the City’s land development regulations.

**Objective 5.2: Design Standards.** Promote and enhance the development and redevelopment within the Commercial Recreation district by allowing mixed uses and higher density/intensity with appropriate urban design and architectural guidelines that promote walking, biking and transit ridership and incorporate greenways and open space for public use.

**Policy 5.2.1: Urban Design Principles.** These concepts shall be incorporated into zoning and development standards which shall support all aspects of daily life such as: shopping, working and entertainment creating a lively and pedestrian friendly setting.

**Policy 5.2.2: Connectivity.** Enhanced connectivity for pedestrians, bicycles, automobiles and public transportation shall be an integral part of all new development and re-development
within the district, incorporated into all development approvals and, shall be provided concurrently with the development.

**Policy 5.2.3: Walkability.** Develop attractive, safe, and walkable areas that are designed and constructed to be pedestrian friendly limiting dependence on and potential conflicts with automobiles. Development approvals shall include features such as short blocks, wide sidewalks, tree-shaded streets, and buildings that define and are oriented to streets.
City of Hialeah
Comprehensive Plan
2015-2025
Transportation Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

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TRANSPORTATION ELEMENT

Goals, Objectives, & Policies

**Goal:** Within its City limits, the City of Hialeah will maintain, and direct improvements on the development of a multi-modal transportation system which is: safe for all modes, convenient to all users, economical, and efficient in infrastructure utilization. Ease of mobility shall be provided for all persons and goods, and shall be consistent with desired land use patterns and the protection of the natural and built environments.

**Objective 1.1:** Existing and anticipated corridor and roadway deficiencies (facilities not meeting the level of service standards in TE Policy 1.1.2) within the City shall be rectified through intergovernmental coordination, as well as capital and operational improvements to the system.

**Policy 1.1.1:** Level of service criteria for roadways within the City of Hialeah shall be consistent throughout the City such that minimum levels of service are related to the functional classification and physical characteristics of the facilities, independent of roadway jurisdiction.

**Policy 1.1.2:** The City shall adopt the following minimum level of service standards for the peak period defined as the average of the two highest consecutive hours of the day, on roadway facilities within the City limits, except for facilities that are a part of the Florida Intrastate Highway System (FIHS). Facilities that are a part of the FIHS shall adopt minimum level-of-service standards as defined by with Chapter 338.001, F.S. and consistent with Rule 14-19, LOS Standards for FIHS, F.A.C.

**Policy 1.1.3:** The minimum peak hour level of service standard (LOS) for roadways other than FIHS facilities within the Urban Infill Area boundary (east of the Palmetto Expressway) the minimum level of service standard shall be LOS E, with the following exceptions:

- Where mass transit services having headways of 20 minutes or less during the peak period are provided within a 1/2 mile distance, roadways shall operate at no greater than 120% of their capacity (120% LOS E).
- Where exclusive transit services such as commuter rail or express bus service exist, parallel roadways within 1/2 mile shall operate at no greater than 150% of their capacity ($150% LOS E).
• Where roadways located east of the Palmetto Expressway are part of an established transportation corridor as defined in this element, the combined volumes of the corridor roadways shall not exceed the combined allowable volumes of the corridor roadways as established in the previous subsections of this policy.

**Policy 1.1.4:** The minimum peak hour level of service standard (LOS) for roadways other than FIHS facilities outside of the Urban Infill Area (west of the Palmetto Expressway) shall be LOS D, with the following exceptions:

• Where mass transit services having headway of 20 minutes or less during the peak period are provided within a 1/2 mile distance, roadways shall operate at no greater than LOS E.

• Where exclusive transit services such as commuter rail or express bus service exist, parallel roadways within 1/2 mile shall operate at no greater than 120% of their capacity (120% LOS E).

• Where roadways located west of Palmetto Expressway are part of an established transportation corridor as defined in Section 4.1.2 of this element, the combined volumes of the corridor roadways shall not exceed the combined allowable volumes of the corridor roadways as established in the previous subsections of the Policy.

**Policy 1.1.5:** Improvements to City transportation facilities with existing deficiencies over which the City has jurisdiction shall be incorporated into the City’s Capital Improvements Element. The proposed roadway improvements shall be evaluated and ranked in order of descending priority consistent with the following guidelines:

• First priority is given to roadway improvements which are needed to protect the public health and safety, or to improvements that fulfill the City’s legal commitment to provide facilities and services.

• Second priority is for improvements which increase the efficiency or utilization of existing facilities, prevent or reduce future improvement costs, remedy service deficiencies to developed areas, or promote infill development.

• Third priority is for projects which represent a logical extension of facilities and/or services to improve mobility within the City.

With regard to the following transportation improvements necessary to serve Application No. 5 in Miami-Dade County’s Comprehensive Development Plan (CDMP) April 2005-2006 Cycle, in no event shall a building permit for
development within that area be issued until the Miami-Dade County Metropolitan Planning Organization (MPO) Long Range Transportation Plan (LRTP) has been amended to reflect the following changes in priority of the construction phasing of the roadway network.

- 1-75 between Miami-Dade/Broward County Line and SR 826/Palmetto Expressway: from 8 lanes to 10 lanes, advance to Priority 3 (2016-2020)
- SR 826/Palmetto Expressway between NW 103rd Street and NW 154th Street: from 8 lanes to 10 lanes, advance to Priority 3 (2016-2020)
- SR 826/Palmetto Expressway from NW 154th Street to I-95: from 6 lanes to 8 lanes: advance Priority 3 (2016-2020)
- HEFT from SR 836 to Okeechobee Road: 8 lanes + auxiliary lanes, advance to Priority 3 (2016 to 2020)
- HEFT from Okeechobee Road to I-75: 8 lanes + auxiliary lanes, advance to Priority 3 (2016-2020); and
- HEFT from I-75 to Turnpike Mainline: from 4 lanes to 6 lanes, advance to Priority 3 (2016 to 2020)

Policy 1.1.6: The City shall request through formal resolution of the City Council that existing roadway deficiencies which are under the State or County jurisdiction and not listed in the Miami-Dade County Transportation Improvement Program or the Florida Department of Transportation Five-Year Work Program be included in these documents.

Policy 1.1.7: The City shall not degrade transportation system performance where there are existing deficiencies by permitting new development to adversely impacting these segments. Exceptions to this policy are subject to the City’s concurrency management system, and must meet the criteria of one of the following:

- Improvements which remedy deficiencies with the additional impact of the development are listed and funded in either the current Miami-Dade County Transportation Improvement Program, or in the Florida Department of Transportation Five-Year Work Program or in the City of Hialeah Five-Year Capital Improvement Program. These improvements must be operational within one year after the certificates of occupancy are issued for the new development.
- The development order for the proposed development specifically lists transportation system improvements, to be constructed by the developer, which will fully mitigate the additional impacts from the development. These improvements must be operational at the time when certificates of occupancy are issued. If phases are proposed for
the new development, the improvements must be operational prior to the time when the certificate of occupancy is issued for the phase of development which would create the deficiency.

Policy 1.1.8: The City shall maintain a concurrency management system, consistent with and the Capital Improvements Element of this Comprehensive Plan. The City shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

Policy 1.1.9: Vehicle Trips in Area between NW 97 Avenue, NW 107 Avenues, NW 1154 Street and NW 170 Streets. Consistent with the intent of the Settlement Agreement between the State of Florida Department of Community Affairs and Miami-Dade County (DCA 06-1-NOI-1301-(A)-(N), afternoon peak hour trips in the area between NW 97 Avenue, NW 107 Avenue, NW 154 Street, and NW 170 Street shall be capped at 2,582 in coordination with the City of Hialeah Gardens and Miami-Dade County.

Policy 1.1.10: The City shall contribute to preserve the movement function of the Florida Intrastate Highway System and protect its interregional and intrastate character by improving its local collector roadways in accordance with the City’s Capital Improvement Program.

Policy 1.1.11: Vehicle Trips in Area between NW 97th Avenue, NW 107 Avenue, NW 154 Street and NW 170 Street: Consistent with the intent of the Settlement Agreement between the State of Florida Department of Community Affairs and Miami-Dade County (DCA 06-1-NOI-1301(A)-(N), afternoon peak hour trips in the area between NW 97th Avenue, NW 107 Avenue, NW 154 Street, and NW 170 Street shall be capped at 2,582 in coordination with the City of Hialeah Gardens and Miami-Dade County.

Objective 1.2: Projected transportation demands shall be planned for, coordinated with the appropriate agencies and, when financially feasible, scheduled for improvement.

Policy 1.2.1: It is required that each TCMA maintain an areawide Level of Service. Maintenance of this will be a basis for the issuance of development order and permits within each TCMA.

Policy 1.2.2: The City shall annually monitor and report to the appropriate agency, the current performance of transportation facilities within the City but not under the City’s jurisdiction to ensure that the appropriate level-of-service is being maintained.
Policy 1.2.3: Projected Year that are under the City’s jurisdiction will be incorporated and ranked per Policies 1.3 (Parts 1.3.1 through 1.3.3) into the City of Hialeah Capital Improvements Program, and when a funding source is identified the improvements shall be included in the City’s annual budget. The priority of projects to meet future projected needs should be preceded by projects to remedy or mitigate existing deficiencies.

Policy 1.2.4: Projected transportation deficiencies that are under the jurisdiction of Miami-Dade County or the State, and are not listed in either the Florida Department of Transportation Five-Year Work Program or the Miami-Dade County Long Range Transportation Plan will be brought to the attention of the Miami-Dade County MPO or the Florida Department of Transportation for inclusion in the plan via formal resolution of the City Council.

Policy 1.2.5: The City shall review all proposed developments for consistency with Objective 1.2 and evaluate the impacts of those developments to the City’s transportation system.

Policy 1.2.6: The City shall require dedication of sufficient right-of-way for construction of roadways listed in the Capital Improvements Program as a condition of site plan approval for new construction within existing or projected deficiency corridor and roadway segments.

Policy 1.2.7: The City will coordinate access to airport and port facilities with the agencies having jurisdiction over the facilities and enhance coordination for future expansion of the facilities through intergovernmental coordination.

Objective 1.3: The City’s Transportation System will emphasize safe and efficient management of multi-modal transportation with regard to providing protection and utility to motorized vehicle users, non-motorized vehicle users, and pedestrians.

Policy 1.3.1: The City will maintain and improve the system to assure an adequate and safe system for controlling vehicular accessibility to all thoroughfares through adopted design standards and procedures which at a minimum address:

- adequate storage and turning bays
- spacing and design of median cuts
- provision of service roads
- driveway access and
- traffic operations
Local roadways and other roadways (which are characterized by high pedestrian utilization or direct access to residential or community land uses):

- reduction of pedestrian crossing distances
- adequacy of signalization to safely accommodate all modes
- where designated, adequate non-motorized vehicle lanes

Florida Intrastate Highway System:

For parts of the Florida Intrastate Highway System (FIHS), the City will coordinate with the Florida Department of Transportation (FDOT) regarding access permits to the State Highway System, consistent with the Department’s Access Management Rules.

**Policy 1.3.2:** The City shall continue to monitor high accident-frequency locations within the City limits on roadways under its jurisdiction to determine design or operational improvements which may remedy or alleviate hazardous conditions. These recommended improvements will be incorporated into the Capital Improvements Plan.

**Policy 1.3.3:** Existing high accident locations that are under the State or County jurisdictions that are not listed for improvement in the Miami-Dade County Transportation Improvement Program or the Florida Department of Transportation Five-Year Work Program will be brought to the attention of the responsible agency through formal resolution of the City Council.

**Objective 1.4:** The provision of parking for motorized and non-motorized vehicles will be regulated to balance adequate supply for accessibility to land uses.

**Policy 1.4.1:** The City shall review the site plans of all proposed new developments and redevelopment projects and require that adequate parking be provided for motorized and non-motorized vehicles. Adequate parking supply shall be based on the minimum parking requirements as per the City of Hialeah Zoning Ordinances.

**Policy 1.4.2:** The City shall require that all new developments and redevelopment provide bicycle parking, which is sufficient in capacity, design, and location to promote bicycle transportation as a viable alternative.

**Policy 1.4.3:** The City shall require the efficient movement of on-site traffic of all modes by requiring adequate internal vehicle and pedestrian circulation systems to serve new developments and redevelopment.
**Objective 1.5:** The Transportation Element shall continue to be coordinated with the goals, objectives, and policies of the Future Land Use Element of the City’s Comprehensive Plan.

**Policy 1.5.1:** The adopted City of Hialeah Future Land Use Element and Future Land Use Map shall be used to guide the planning of future transportation corridors to ensure the proper coordination between transportation planning and future development patterns. Transportation planning will also be coordinated with: the Miami-Dade County Transportation Improvement Program; the Florida Department of Transportation Five-Year Work Program; the Miami-Dade County Long Range Transportation Plan; the transportation elements of the cities of Miami Springs, Medley, Hialeah Gardens, Opa-Locka, Miami Lakes, Miami, and the master plans of Miami International Airport, and Miami Opa-Locka Executive Airport.

**Policy 1.5.2:** The City Planning Division shall review the documents listed in Policy 1.5.1 on an annual basis in order to modify and update this element as necessary, as well as to assure that these plans are consistent with the City of Hialeah Transportation Element.

**Policy 1.5.3:** All proposed land use amendments shall include a statement of findings and an analysis regarding the impacts of the amendment on the City’s transportation system.

**Policy 1.5.4:** The City shall require that a traffic impact analysis be provided by the Developer for new developments generating more than 3,000 average daily trips.

**Objective 1.6:** Rights-of-way and corridors needed for existing and future transportation facilities which have been designated by the City, Miami-Dade County, or the State shall be reserved and protected from encroachment by building construction or conflicting uses.

**Policy 1.6.1:** The City shall not allow building construction within existing and future rights-of-way. To ensure continuity of the thoroughfare system, these rights-of-way shall at minimum, be consistent with Miami-Dade County requirements.

**Policy 1.6.2:** The City shall coordinate with Miami-Dade County to assure the dedication of the appropriate share of all necessary rights-of-way concurrently with new development and redevelopment. The City shall require the dedication of the appropriate share of all necessary rights-of-way from all proposed developments at the time of development approval.

**Policy 1.6.3:** The City Planning Division shall periodically update the Future Land Use Element to include advanced rights-of-way when they have been identified by the Florida
Objective 1.7: The safe and convenient movement of able pedestrians, physically impaired pedestrians, and non-motorized vehicles shall be provided in the City of Hialeah.

Policy 1.7.1: The City shall promote and assist in the creation of a citywide network of interconnected, continuous pedestrian paths. The planning and design of the pedestrian system shall promote the recommendations of the Florida Pedestrian Safety Plan.

Policy 1.7.2: The planning and design of the pedestrian system shall assure consistency with the requirements of the Americans with Disabilities Act (ADA). The City will assure that these requirements are met, as they are required, for facilities along public rights-of-way, other public facilities, and private developments within the City limits.

Policy 1.7.3: The City shall promote and assist in the creation of a citywide system of interconnected designated bicycle ways. Consistent with the Miami-Dade County Comprehensive Bicycle Plan, the City shall develop and implement a feasible bicycle plan to guide the development of safe, convenient, and contiguous bicycle routes throughout the City. Future non-motorized facilities shall be prioritized as follows:

- Routes linking residential areas and schools within the City limits;
- Routes linking residential areas to activity centers and major transit stations.

Policy 1.7.4: The City shall coordinate with the Miami-Dade County MPO Bicycle Coordinator to identify locations for county bicycle facilities within the City limits. The City will assist with the inclusion of dedicated facilities into the Miami-Dade County Comprehensive Bicycle Plan by reviewing the County’s plans for these facilities and recommending appropriate additions and modifications.

Policy 1.7.5: The City shall require the consideration of incorporating bicycle needs into its plans for any new road construction or improvement project, where these needs are identified by the Miami-Dade County MPO Bicycle Plan.

Policy 1.7.6: The City shall incorporate the construction, expansion, and maintenance of its non-motorized facilities in its Capital Improvements Element.

Policy 1.7.7: The City shall review all plans and development proposals to encourage sufficient provisions to accommodate the safe and convenient movement of
bicycles and pedestrians, as well as safe and sufficient facilities to park and secure non-motorized vehicles.

**Policy 1.7.8:** The City shall assist Miami-Dade County and the State with incorporating pedestrian and bicycle facilities into future motorized transportation improvements by requiring adequate right-of-way dedications for these facilities prior to site plan approval.

**Policy 1.7.9:** The City shall consider the use of utility and infrastructure easements and corridors as locations for bicycle ways linking urban activity centers.

**Objective 1.8:** The City shall plan and develop a transportation system that minimizes adverse air quality impacts, conserves energy and promotes community aesthetic values.

**Policy 1.8.1:** The City will pursue and support transportation programs that will help maintain or provide necessary improvements in air quality, and that will further the conservation of transportation-related energy. Such programs can include but are not limited to: rapid transit, express buses, rapid transit auxiliary services and ancillary facilities, high occupancy vehicle (HOV) facilities, transportation management organizations (TMOs), carpooling and vanpooling programs, bikeways, and pedestrian ways.

**Policy 1.8.2:** Require adequate future road dedications to allow for linear landscaped open space adjacent to two lane roads and for both medians and linear landscaped open space along four lane roads.

**Objective 1.9:** Mass transit service will be provided within the City of Hialeah with a minimum of one (1) mile spacing and sixty (60) minute headways for areas within the City which have a combined resident and work force population of more than 10,000 persons per square mile.

**Policy 1.9.1:** The City shall provide the county mass transit provider (Miami-Dade Transit) with revised population and employment data for the City whenever available, but no less than once a year.

**Policy 1.9.2:** The City shall provide the county mass transit provider with a copy of the revised Future Land Use Map each time that an amendment to the map is approved.

**Objective 1.10:** Efficient and convenient mass transit service will be provided to the existing and future land uses within the City.

**Policy 1.10.1:** The City Planning Division shall request and review on an annual basis the monitoring reports completed by the county mass transit provider to determine
consistency with the Level of Service adopted in Objective 1.9. In instances where the Level of Service is not in compliance, the City shall formally request additional mass transit service in the form of a formal resolution of the City Council.

**Policy 1.10.2:** The City shall request copies of future Transit Development Program (TDP) reports from the county and review these plans to determine if the Level of Service adopted will be maintained. Where the City deems that this is not the case, recommendations in the form of a formal City Council resolution will be provided to the county mass transit provider for inclusion into the TDP.

**Objective 1.11:** Mass transit services will be accessible to all of the residents within the City of Hialeah.

**Policy 1.11.1:** The City shall coordinate with the county mass transit provider to ensure that bus stops are located in areas that will be accessible to a large portion of the community by reviewing the location of bus stops on an annual basis and suggesting changes to the provider on an annual basis.

**Policy 1.11.2:** The City shall assist the county mass transit provider in identifying residents who are eligible for the special transportation services provided by the county by providing paratransit information at all City owned, operated and maintained facilities, and submitting the names of people requesting additional information directly to the provider.

**Objective 1.12:** Decrease the automobile modal split of the residents of the City of Hialeah by 10 percent between 2015 and 2030.

**Policy 1.12.1:** The City shall expand its existing bicycle facilities near the Metrorail stations in order to provide additional bicycle access to the existing stations.

**Policy 1.12.2:** The City shall provide mass transit service information in the form of transit maps and schedules at all City owned, operated and maintained facilities.

**Policy 1.12.3:** The City shall provide bicycle parking facilities at all City owned, operated and maintained facilities.

**Policy 1.12.4:** The City shall require that all development orders for new or expansions to existing developments include provisions for mass transit service in the form of bus shelters, turnouts, or designated areas for bus stops, and provisions for dissemination of mass transit service information in the form of transit maps and schedules.
Policy 1.12.5:  The City shall require that all development orders for new or expansions to existing developments include provisions for sidewalks and bicycle parking.

Policy 1.12.6:  The City shall work with existing Hialeah employers in providing mass transit service information to their employees provided by the county mass transit provider and to encourage provision of bicycle parking facilities.

Policy 1.12.7:  For all routes within the City of Hialeah the City shall work with MDT to maintain 15-minute headways during the peak period.

Objective 1.13:  The efficiency of mass transit service will be increased by making the existing mass transit terminals safer and more accessible.

Policy 1.13.1:  The City shall require security measures be taken during the evening hours at the Metrorail stations and at major mass transit trip generators such as Westland Mall.

Policy 1.13.2:  The City shall require that existing bus stops be properly illuminated in the evenings.

Policy 1.13.3:  The City shall maintain access to the existing Metrorail stations by not allowing additional curb cuts within 100 feet of the access driveways of these facilities.

Policy 1.13.4:  The City shall promote the development of pedestrian friendly character on the streets linking Metrorail stations with major facilities, such as the courthouse, City Hall and public parks.

Objective 1.14:  Maintain a coordinated and integrated approach to mass transit service provision in conjunction with Miami-Dade County, the Tri-County Rail Organization and the Florida Department of Transportation utilizing the MDT—Transportation Development Plan, the Miami-Dade County Transportation Improvement Program, the Miami-Dade County Long Range Transportation Plan, and the FDOT Five-Year Transportation Plan.

Policy 1.14.1:  The City Planning Division shall review all of the documents listed in Objective 1.14 on an annual basis for consistency and report inconsistencies to the appropriate agencies. This report shall also include recommendations for mass transit improvements within the City of Hialeah.

Objective 1.15:  Newly designated mass transit rights-of-way and existing designated mass transit rights-of-way will be protected from encroachment of building construction.

Policy 1.15.1:  The City shall require the dedication of rights-of-way for bus turn outs and bus shelters as a condition of development approval for major new developments.
Policy 1.15.2: The City shall require dedication of right-of-way as a condition of development approval where a proposed development is adjacent to or a portion of the development lies within a designated transportation right-of-way.

Policy 1.15.3: The City shall not allow building construction within existing and future mass transit rights-of-way.

Policy 1.15.4: The City Planning Division shall periodically update the future land use element to include newly designated mass transit rights-of-way.

Objective 1.16: Vehicle occupancy rates for commuting work trips shall increase by 15% during peak periods by 2030.

Policy 1.16.1: The City shall review its parking standards in the Zoning Ordinances to identify amendments needed to support infill development.

Policy 1.16.2: The City shall support Intelligent Transportation Systems (ITS) strategies on limited access facilities through coordination with the Florida Department of Transportation and the Miami-Dade MPO.

Objective 1.17: The City shall annually coordinate with the Miami-Dade MPO to identify transportation strategies to serve the Miami International Airport, the Port of Miami and other intermodal terminal facilities within the Miami-Dade area.

Policy 1.17.1: The City shall participate in conjunction with the County in the development of strategies to address intermodal terminals and access to airport, rail and seaport facilities.

Objective 1.18: The City shall continue to monitor all proposed expansions of aviation facilities for consistency with the City’s Future Land Use Element and Conservation Element.

Policy 1.18.1: The City shall promote public safety, manage airport-related noise exposure and noise pollution where feasible, and further land use compatibility through the incorporation of locational standards in its zoning ordinances.

Policy 1.18.2: The City shall not permit construction within the designated Miami International Airport clear zones, where applicable, except for appropriate navigational and public benefit facilities.
City of Hialeah
Comprehensive Plan
2015-2025

Housing Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

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HOUSING GOAL 1: Provision of Housing.................................................................2
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GOAL 1: Provision of Housing. To ensure an adequate supply of a wide range of housing types, at various levels of affordability, to accommodate the needs of the residents of Hialeah.

Objective 1.1: Housing Supply. Assist the private sector in providing new dwelling units of various types, sizes and costs necessary to accommodate current and projected demand through the planning horizon.

Policy 1.1.1: The City’s Future Land Use Map shall include adequate amounts of land to accommodate the projected housing growth.

Policy 1.1.2: The City shall encourage the development of housing, including housing that is affordable to very low, low, and moderate-income households, that is readily accessible to employment centers and public transportation.

Policy 1.1.3: Ensure, through the Concurrency Management System, that necessary infrastructure capacity is in place for the new dwelling units, population, and the secondary non-residential development expected from an increase in the housing stock and population.

Policy 1.1.4: The City should continue reviewing ordinances, codes, regulations, and the permitting process to eliminate excessive requirements and to encourage private sector participation in meeting housing needs.

Policy 1.1.5: The City shall, through the land development regulations, encourage the development/redevelopment of housing that will integrate diverse choices of housing across all neighborhoods, minimize adverse environmental effects, enhance public safety, and encourage energy conservation.

Policy 1.1.6: The City shall continue to assist developers of residential dwelling units by providing technical and administrative support regarding permitting and regulations to maintain a housing production capacity level sufficient to meet the demand. Technical assistance includes, but is not limited to, assistance meeting the development review requirements of the City and other regulatory agencies; referral to appropriate agencies for information and assistance in meeting infrastructure standards and requirements imposed by the City; and, provision of data regarding housing needs and conditions.

Policy 1.1.7: The City shall continue to allow mobile homes in certain residential zoning districts where adequate public facilities and services are available. Mobile home parks should be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity; in areas accessible to arterial and collector roads; and, they should be located within reasonable proximity to community facilities.
Policy 1.1.8: The City shall consider allowing modular homes in single-family zoned areas, provided that such housing is compatible with surrounding development and meets applicable building code regulations.

Policy 1.1.9: The City shall encourage Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of housing developments. CPTED is a branch of situational crime prevention, which has as its basic premise that the physical environment can be changed or managed to produce behavioral effects that will reduce the incidence and fear of crime, thereby improving in the quality of life, and enhancing profitability for business.

Policy 1.1.10: The City shall continue providing adequate supporting infrastructure, i.e. paved streets, sanitary sewer, drainage, potable water, etc., throughout the City to enhance and complement the housing stock.

Policy 1.1.11: The City shall continue to use Federal, state, or county programs, to provide incentives to developers to construct housing in their developments for low and moderate-income residents.

Policy 1.1.12: The City shall cooperate with private and non-profit participants involved in the housing production process through the following activities:

- Investigate partnerships, if necessary, with private and non-profit sector housing providers. Such investigation shall include a professional market analysis, cost benefit analysis, impact of the partnership on the private sector housing supply, and cost to taxpayers. Such partnership may include, but is not limited to, impact fee subsidies and density incentives.

- Provide technical assistance, legislative updates, and pertinent housing construction information, and availability of housing construction incentives to the Miami-Dade County building and contracting community.

Policy 1.1.13: Where economically feasible, the City shall utilize renovation and rehabilitation of substandard housing as a method of providing adequate housing in the City.

Objective 1.2: Relocation. The City shall coordinate with the appropriate agencies to offer relocation assistance to city residents who are displaced by Federal, State, or local government programs and projects. The displacing agency shall be responsible for providing assistance, which includes, but is not limited to, financial means and methods.

Policy 1.2.1: When residents are displaced by City actions, though public development or redevelopment, the City shall attempt to ensure the residents are able to relocate to standard, affordable housing.
Policy 1.2.2: The City shall require that zoning or structure use changes be evaluated as to their impact on the surrounding area.

Policy 1.2.3: The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents, before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program which will displace households,
- Costs associated with the displacement of such households, and
- An assessment of the household’s needs and the impact of the relocation on the household, including:
  - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
  - The adequacy of public transit, if applicable, to serve the displaced household.

Objective 1.3: Low and Moderate-Income Households. The City shall encourage and assist the private sector through flexible regulations, appropriate land use designations and zoning categories and by planning infrastructure facilities and services that are adequate to serve future development in the provision of safe, clean and affordable housing for special needs populations of the City, particularly the low and moderate-income households.

Policy 1.3.1: The City will assist in the provision of homebuyer counseling services when feasible.

Policy 1.3.2: When providing financial assistance to homeowners, the City shall give high priority to those in the 51-80% HAMFI (HUD Adjusted Median Family Income) income group.

Policy 1.3.3: The City shall review and revise its land development regulations to remove constraints on the development of low and moderate-income housing projects, where such constraints are not supported by a valid concern for the health, safety, or welfare of the community.

Policy 1.3.4: The City may examine the need to establish a program of density/intensity or development bonuses in return for developer contributions to affordable housing.

Policy 1.3.5: The City shall evaluate all infrastructure charges and fees to determine whether adjustments can be made for low and moderate-income housing projects. In
addition, consideration should be given to providing funds to offset fees in situations where they cannot be reduced. The City should also encourage the County to assist in this effort as the provision of housing needs benefits the larger area as well as the City itself.

Policy 1.3.6: The City shall promote mixed uses, which include provisions for a wide variety of housing types and prices, in large tract developments.

Policy 1.3.7: The City shall continue allowing a wide range of single-family housing types, such as cluster homes, single-family attached, zero lot line homes, through the Code of Ordinances.

Policy 1.3.8: The City shall efficiently plan and operate utility systems to provide for cost effective service operations.

Policy 1.3.9: The City shall continue subsidizing impact fees to development that provide housing for low and moderate-income families.

Policy 1.3.10: The City shall coordinate the provision of affordable housing with other agencies and municipalities in the area.

Objective 1.4: Special Needs Households. The City shall ensure through proper land planning that adequate sites are available for special needs populations, such as the elderly and disabled and continue assisting in the delivery of housing by participating in federal, state and local housing assistance programs.

Policy 1.4.1: The City shall utilize the development review process to review any proposed projects or City Code amendments that impact housing for special need populations.

Policy 1.4.2: The City shall continue to support organizations that assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include technical assistance and alternative design standards and code requirements.

Policy 1.4.3: The City shall continue to ensure compliance with Federal and State laws on accessibility.

Policy 1.4.4: In an effort to address problems of housing for lower income elderly residents and other households with special housing needs, the city shall allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

Policy 1.4.5: The City shall support programs that address elderly housing policies through the area Council on Aging, and State and Federal efforts.
Policy 1.4.6: The City shall maintain a working relationship with the State of Florida Agency for Health Care Administration (AHCA), Miami-Dade County Health agencies, and organizations with an interest in the housing of disadvantaged populations, including consideration of subsidy programs offered by these agencies.

Objective 1.5: Very Low-Income Households. The City shall encourage and assist the private sector on innovative strategies to overcome the future demand of very low income affordable housing.

Policy 1.5.1: The City shall promote mixed uses, which include provisions for a wide variety of housing types and prices including the very low income affordable housing as long as they are designed in a manner that is compatible with the character of the neighborhood.

Policy 1.5.2: The City shall support, through flexible land use regulations, the retrofit of underused areas, such as mall’s or transit station’s parking lots, to encourage mixed use developments that includes very low income affordable housing among a variety of housing types and prices.

Policy 1.5.3 The City shall evaluate all infrastructure charges and fees to determine whether adjustments can be made for very low-income housing projects. In addition, consideration should be given to providing funds to offset fees in situations where they cannot be reduced. The City should also encourage the County to assist in this effort as the provision of housing needs benefits the larger area as well as the City itself.

Policy 1.5.4: The City shall continue subsidizing impact fees to development that provide housing for very low-income families.

Policy 1.5.5: The City shall coordinate the provision of very low income affordable housing with other agencies and municipalities in the area.

Objective 1.6: Effectiveness of housing provision. The effectiveness of housing supply for low and moderate-income households and special needs households will be measured through the annual number of grants and permits requested for this type of housing.

Policy 1.6.1: The City shall continue keeping records of the grants and permits granted for the different types of housing units on an annual basis.

Policy 1.6.2: The City shall evaluate the requested permits and compare them with the housing supply and needs through the planning period.

GOAL 2: Preservation. Encourage the preservation of decent, safe and sanitary housing for the present and future residents of Hialeah.
Objective 2.1: Housing Units. The City shall continue to provide affordable housing assistance through federal, State and local funds and programs administered by or funded through the Department of Grants and Human Services in order to address the affordable housing needs of current and future residents, extend the life of the existing housing stock, stabilize neighborhoods, and create community pride.

Policy 2.1.1: The City’s Code Compliance personnel shall continue enforcing its minimum housing standards to reduce the amount of substandard housing and preserve the available housing stock.

Policy 2.1.2: The City shall use the number of residential demolition permits and the number of residential units participating in the City’s fix-up program to determine the City’s progress in reducing the number of substandard housing units found in the City.

Policy 2.1.3: The City shall continue providing assistance to eligible homeowners to paint and make minor repairs to their homes using county, state, and federal funds and encourage low-income residents to apply for housing rehabilitation assistance.

Policy 2.1.4: The City shall periodically conduct a housing conditions survey to identify any units that may be in need of rehabilitation or demolition.

Policy 2.1.5: The City shall encourage the renovation of substandard housing units so that the number of deteriorated housing units will not increase at a rate greater than 5% of substandard units per year.

Policy 2.1.6: The City shall continue to assist property owners to bring their substandard buildings up to standards according to the requirements of the U.S. HUD Rental Rehabilitation Program.

Policy 2.1.7: The City shall continue to participate in the HUD Community Planning and Development formula programs, more specifically in the following programs:

- Community Development Block Grant (CDBG);
- Emergency Shelter Grant (ESG);
- Home Investment Partnerships (HOME)

Policy 2.1.8: The City shall continue to apply for grant funds and subsidy programs in order to implement housing programs.

Policy 2.1.9: The City shall continuously update its housing conditions survey and conduct the necessary code enforcement inspections to keep the number of substandard and deteriorated units to a minimum.
Policy 2.1.10: The City shall encourage the upgrading and replacement of currently, substandard mobile homes with new mobile home structures.

Policy 2.1.11: By duly adopted procedures, the City shall condemn and require demolition of those units that are determined by the City unsuitable for rehabilitation.

Objective 2.2: Neighborhoods. The City shall promote housing opportunities for new households in already established neighborhoods and ensure the improvement of community identity, interconnection with adjacent neighborhoods and a balanced set of activities including shopping, working, schooling, recreation and dwelling, through the following policies, when applicable.

Policy 2.2.1: Identify neighborhoods that are in need of rehabilitation or are experiencing instability based on any and all of, but not limited to, the following criteria:

- Proliferation of crime,
- A large percentage of substandard housing units,
- Fragmentation of land uses, and
- Poor or deteriorating infrastructure, including water, sewer, and drainage systems and inadequate traffic and pedestrian systems.

Policy 2.2.2: Develop neighborhood plans, and implement programs, which strive to reduce or eliminate destabilizing neighborhood conditions, and include in such plans and programs activities which include, but are not limited to, greater levels of code enforcement, implementing neighborhood watch programs, "Safe Neighborhoods" programs, and Community Development Block Grant programs.

Policy 2.2.3: Provide for a high level of resident and owner participation in any plan or program implemented for the purpose of improving and/or stabilizing neighborhoods.

Policy 2.2.4: The City shall continue enforcing the regulations prohibiting the expansion of non-compatible uses within residential neighborhoods.

Policy 2.2.5: The City shall continue to require, through the City Code, adequate buffering and screening of residential neighborhoods from incompatible uses, which could adversely impact existing neighborhoods. Landscape buffering and transitional uses shall be utilized to further this policy.

Policy 2.2.6: Provide for a balanced set of activities within the neighborhood: shopping, work, schooling, recreation and dwelling.

Objective 2.3: Historic Preservation. As the housing stock begins to age, the City shall implement the process of identifying potential historic properties.
Policy 2.3.1: The City shall continue identifying housing of historical significance, which shall be properly documented and preserved.

Policy 2.3.2: The City shall establish in the City Code standards for rehabilitation and demolition of historic structures.

Objective 2.4: Infill. The City shall promote infill development by supporting alternative development standards consistent with the existing zoning standards, where necessary and feasible.

Policy 2.4.1 The City shall maintain a vacant residential parcel map and database.

Policy 2.4.1: The City shall make available the vacant land database and map to interested developers and/or builders.
City of Hialeah
Comprehensive Plan
2015-2025
Sanitary Sewer Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

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SANITARY SEWER GOAL 1 .......................................................... 2
GOAL 1: To provide an effective system of wastewater collection and transmission to meet the needs of all City residents and non-residential establishments within the City of Hialeah service area while protecting the environment and public health.

Objective 1.1: Wastewater Facilities. Based upon adopted levels of service standards, the City shall annually adopt programs and activities to correct known deficiencies in the central sanitary sewer collection and transmission systems.

Policy 1.1.1: The City’s adopted level of service for sanitary sewer treatment shall be 150 gallons per capita per day.

Policy 1.1.1: When evaluating collection force main and lift station capacity, the City shall use a peak factor of 2.5 times the average daily flows (ADF).

Policy 1.1.3: The City shall maintain an active sanitary sewer system-mapping program and update the model at least annually to prioritize needed replacements.

Policy 1.1.4: The City shall continue its on-going inspection, inflow/infiltration and rehabilitation programs

Policy 1.1.5: The City shall implement the capital improvement schedule to correct known deficiencies and update the schedule annually during the City’s annual budget process.

Policy 1.1.6: All improvements and/or additions to sanitary sewer facilities shall be compatible and adequate to meet the adopted level of service standards.

Policy 1.1.7: All land use amendments shall require an analysis of the impact of such amendment on the adopted level of service standard and existing sanitary sewer facilities.

Policy 1.1.8: Comply with bond covenants to ensure the maintenance and operations of facilities, and to provide recommendations for system maintenance and improvements.

Policy 1.1.9: Encourage continuing education of operating staff to ensure proficiency with respect to optimization of sanitary sewer maintenance and operation processes.

Objective 1.2: Future Wastewater Treatment. The City shall coordinate with Miami-Dade Water and Sewer Department and the Florida Department of Environmental Protection to ensure that the
provision for sanitary sewer treatment service is available to the residents of Hialeah and that the City’s collection and transmission system is adequate to services the future land uses within the City of Hialeah’s service area.

**Policy 1.2.1:** The City shall ensure that an enforceable contract with Miami-Dade Waste and Sewer Department is renewed as needed to ensure continued sanitary sewer treatment service.

**Policy 1.2.2:** The City of Hialeah’s Department of Water and Sewers will maintain close contact with the WASD to insure that any sudden or unexpected changes in either the City’s sewage generation or the County’s plant capacity do not affect the minimum level of service standards.

**Policy 1.2.3:** Regulations for sewer allocation vested rights and the period of vesting will be defined in the City’s Code of Ordinances.

**Policy 1.2.4:** Following a determination of concurrency for sanitary sewer, and to ensure reserved capacity and adequate sanitary sewer facilities are in place with the impact of development, the City shall require payment of applicable sewer impact fees upon development approval prior to application for permits.

**Policy 1.2.5:** The City shall implement the capital improvement schedule to prepare for future development and update the schedule annually during the City's annual budget process.

**Policy 1.2.6:** The City shall coordinate the utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing utility lines, roads and sewers.

**Objective 1.3: Maximize Existing Facilities.** The City shall maximize existing sanitary sewer facilities within its service area and shall promote compact efficient growth patterns.

**Policy 1.3.1:** The City shall require new developments to connect to the central sanitary sewer system where available and to design and construct all sanitary sewer facilities in accordance with the City of Hialeah Land Development Regulations.

**Policy 1.3.2:** The City’s Code of Ordinances shall incorporate means and methods to ensure connection to the City's sanitary sewer system, where available, for those properties that lie within the service area.

**Policy 1.3.3:** Prohibit new development within the service area from utilizing septic tanks and prohibit the use of package wastewater treatment plants.
Policy 1.3.4: Within the City’s municipal boundaries, when existing central sanitary sewer service is determined to be unavailable to new development, the City shall require the new development to extend the central sewer system at the developer’s expense to service subject property.

Policy 1.3.5: Maintain adequate sanitary sewer impact fees and user rates to ensure adequate funding for repair and/or replacement of collection and transmission systems.

Policy 1.3.6: The City shall update the Rate Study every 5 years.

Objective 1.4: Septic Tanks. The City shall mandate connection to the central sewer system, when available, for existing and new residences and non-residential establishments, which are served by septic systems and are deemed to be detrimental to the health, safety, and welfare of the general public.

Policy 1.4.1: “Available” shall mean within 75 feet of a sanitary sewer collection system and accessible by a legally recorded easement or right-of-way.

Policy 1.4.2: Continue to identify areas within the City’s service area, which are served by septic systems, and prioritize areas which may require central sewer service based on soil suitability, density, environmental concerns, public health and environmental health.

Policy 1.4.3: The City shall coordinate with the Miami-Dade County Health Department to ensure that where central sewer service is available, no new septic system permits shall be approved for any new development or any existing systems which have been determined to be inoperable or detrimental to the health, safety and welfare of the general public.
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POTABLE WATER GOAL 1........................................................................................................2
Goal 1: To plan for and ensure an adequate supply of excellent quality potable water to meet the needs of all residential and non-residential uses within the City of Hialeah’s service area throughout the 2035 planning horizon.

Objective 1.1: Potable Water Facilities. Based upon adopted level of service standards, the City shall annually adopt programs and activities to correct known deficiencies in the central potable water distribution system.

Policy 1.1.1: The City’s Level of Service for potable water supply shall be 109.02 gallons per person per day consistent with the standards set by Miami-Dade Water and Sewer Department.

Policy 1.1.2: The City’s central system parameters shall be based on the following:

- The distribution system shall be designed for a minimum of 30 pounds per square inch (psi) delivery pressure during peak day flows, and
- The distribution system shall be designed for a minimum of 20 pounds per square-inch (psi) delivery pressure during peak day plus fire flow conditions.

Policy 1.1.3: The City shall maintain its potable water distribution facilities in optimum condition by implementation of a preventive maintenance program.

Policy 1.1.4: The City shall continue to educate and train the Department of Water and Sewers personnel on the water system’s operations and maintenance programs.

Policy 1.1.5: The City shall maintain a Master Potable Water Distribution System Model, which shall be updated regularly to account for new development, redevelopment and improvements to the distribution system.

Policy 1.1.6: The City shall review and update, as needed, the water fee methodology and user rates during the budget process to ensure adequate funding for the maintenance and operation of the potable water distribution facilities.

Policy 1.1.7: All improvements and/or additions to potable water facilities to correct deficiencies shall be compatible and adequate to meet the established State of Florida Health Department level of service standards. These improvements and/or additions to potable water facilities shall comply, at a minimum, with standards recognized and approved by the Florida Department of
Environmental Protection, specifically including the American Society of Civil Engineers and the American Water Works Association (AWWA).

Objective 1.2: Future Potable Water Facilities. Based upon population projections, the City shall ensure the supply and treatment of safe potable water through the 2035 planning horizon to meet the adopted level of service standards.

Policy 1.2.1: Based upon the adopted level of service, the City will plan for replacement, expansion, and extension of potable water facilities to meet future demands concurrent with new development.

Policy 1.2.2: The City shall coordinate with Miami-Dade Water and Sewer Department for the continued provision of potable water for the residents of Hialeah, which by law will meet all Federal and State drinking water criteria.

Policy 1.2.3: The City shall cooperate with other local government and regional water treatment authorities to plan for future water needs such as strict enforcement of South Florida Water Management District policies and implementation of successful water management and conservation programs from other municipalities.

Policy 1.2.4: The City shall implement the five-year Capital Improvement Schedule for potable water facilities as adopted in the Capital Improvements Element and have the five-year Capital Improvements Plan updated and adopted annually.

Policy 1.2.5: The City will review the Capital Improvement Schedule annually and adopt a City Budget that prioritizes needed potable water improvements to meet the demands of future growth and approved development.

Policy 1.2.6: The City shall adopt and implement a financially feasible plan program for alternate water supplies as defined in section 373.019, Florida Statutes, sufficient to meet the requirements and time frames provided within subsection 163.3177(6)(c), Florida Statutes.

Policy 1.2.7: The City shall review the water supply facility work plans 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.

Objective 1.3: Potable Water Conservation. The City shall maintain initiatives to conserve potable water resources, which will ensure that existing level of service standards for potable water do not fluctuate higher than 20 gallons per person per day.
Policy 1.3.1: The City shall maintain specific requirements for the use of low consumption plumbing devices.

Policy 1.3.2: The City shall adhere to South Florida Water Management District’s emergency water shortage restrictions as mandated by the District.

Policy 1.3.3: The City shall continue to distribute to water customers free informative flyers that contain useful tips on water conservation in the home.

Policy 1.3.4: The City shall continue to promote the use of Xeriscape and native plant materials within landscaping areas.

Policy 1.3.5: The City’s Department of Water and Sewers shall continue with its leak detection program to reduce system leakage.

Policy 1.3.6: The City shall coordinate, as appropriate, with Miami-Dade County to assist in efforts to achieve its Five year Water Efficiency Plan goal of 109.02 gallons per capita per day.

Objective 1.4: Potable Water Service Area. The City shall provide potable water service to all development within its service areas.

Policy 1.4.1: The City shall not approve private wells for potable water use when City potable water facilities are available. When not available, the City may authorize the use of private wells for potable and non-potable purposes by the customer. Any and all alternative uses of private wells must be approved by the City of Hialeah Department of Water and Sewers.

Policy 1.4.2: At such time as the City’s potable water facilities become available to a customer residing within the City limits, the customer:

- Must connect to the City water system for potable and irrigation water purposes and ensure that all connections to City water meters have a Department approved backflow prevention device properly installed, tested and maintained;
- May use existing active wells for agricultural and livestock support purposes, provided that a Department approved backflow prevention device is properly installed, tested and maintained; and
- Must properly abandon all inactive wells, defined as any well that has not been in use for 6 or more months.
Policy 1.4.3:  Potable water facilities shall be considered “available” when they exist within 200-feet of a property. Costs associated with connection to the City’s facilities shall be the responsibility of the landowner and not the City of Hialeah.

Policy 1.4.4:  When reviewing applications for development orders within the City limits, the City shall consider potential impacts on the environment, including the ability to be serviced by the City’s existing water facilities.

Policy 1.4.5:  Water Supply in the UDB expansion area: Consistent with the intent of the Settlement Agreement between the State of Florida Department of Community Affairs and Miami-Dade County (DCA 06-1-NOI-1301-(A)-(N), in no event shall a Certificate of Occupancy (CO) for development in the area between NW 97 Avenue, NW 107 Avenue, NW 154 Street, and NW 170 Street in Section 17, Township 52, Range 40 be issued until the necessary water supply is available, with the distribution of water from the new reverse osmosis water treatment plant being dedicated first to satisfying the total potable water demand for development of the area, using the Floridian Aquifer as its source.

Objective 1.5: Fire Protection. The City shall monitor, evaluate, repair, and replace, if necessary, the existing water delivery and distribution system to ensure that the system can deliver the required flows needed to meet fire protection demands.

Policy 1.5.1:  The City shall maintain an active water distribution system and fire hydrant mapping and numbering program, which shall be updated regularly to account for new development and redevelopment.

Policy 1.5.2:  The City shall prioritize a list of needed capital improvements to correct fire flow deficiencies within the distribution system on an annual basis.

Policy 1.5.3:  Fire flow levels of service shall be based upon a minimum delivery pressure of 20 psi residual and the minimum fire flows for residential and non-residential development as establish by the City’s Code.

Objective 1.6:  The City of Hialeah must adopt by reference the City of Hialeah 2015 20-Year Water Supply Facilities Work Plan Update (Work Plan Update) adopted September 8, 2015, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its 2013 Lower East Cost Water Supply Plan Update on October 10, 2013. The Work Plan Update will continue to be updated, at a minimum, every 5 years. The City’s Work Plan Update is designed to: access current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City’s water demands for a 20-year period.


Monitoring Measure: The Work Plan Update shall remain consistent with the Miami-Dade County 20-Year Water Supply Facilities Work Plan Update, which is compatible with the Miami-Dade County Water Use Permit renewals and with the projects listed in the South Florida Water Management District’s 2013 Lower East Coast Regional Water Supply Plan Update. The Work Plan will continue to be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District’s approval of an updated Lower East Coast Regional Water Supply Plan.
GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

Prepared For:
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SOLID WASTE ELEMENT GOAL 1.................................................................2
SOLID WASTE ELEMENT

GOAL 1: To ensure the efficient and safe disposal of solid waste and to provide collection services for all residential and non-residential establishments within the City of Hialeah municipal boundary in order to protect the environment and public health.

Objective 1.1: Solid Waste Disposal. The City shall continue to ensure satisfactory and economical solid waste management for all City residents through the 2015 – 2030 planning period.

Policy 1.1.1: The City shall maintain a long-term contract with Miami-Dade County regarding the safe and economical disposal of solid waste.

Policy 1.1.2: All solid waste disposal contracted or performed by the City of Hialeah shall be operated in a manner that complies with all applicable city, regional, state and federal solid waste disposal standards.

Policy 1.1.3: The City will work with Miami-Dade County so that procedures are implemented to assure that existing facility deficiencies are corrected and that adequate facility capacity will be available to meet future needs.

Policy 1.1.4: The City will work with Miami-Dade County so that solid waste disposal facilities shall maintain a minimum of 5-years capacity to be available at the generation rate of 7 pounds per capita per day.

Objective 1.2: Solid Waste Collection. The City shall continue to provide efficient and effective solid waste collection services to city residential and non-residential establishments located within Hialeah’s municipal boundary.

Policy 1.2.1: The City will continue to operate and maintain a self-supporting solid waste collection system within the municipal service area.

Policy 1.2.2: The level of service for solid waste collection shall be as follows:

- Residential:
  - Twice per week collection of household solid waste; Once per week recyclable collection; and Once per month bulk trash pickup.
- Non-Residential:
  - Twice or five times per week non-residential 32-gallon garbage can collection; and Two to five times per
week non-residential one to six-yard dumpster container collection.

**Policy 1.2.3:** Solid waste collection shall be mandatory for all residential, commercial and industrial land uses within the City corporate limits through the use of contracted haulers and/or the City.

**Policy 1.2.4:** The City shall require individual commercial/industrial establishments using compactors or roll-off containers over 40 cubic yards to provide solid waste collection service of these containers.

**Policy 1.2.5:** The City shall continue to monitor complaints regarding residential and non-residential solid waste collection by the City and contracted haulers to ensure that the most efficient, orderly, sanitary and environmentally sound service is being provided.

**Policy 1.2.6:** The City shall endeavor to implement programs for the clean up of illegal dumpsites in a timely, efficient and environmentally sound manner.

**Policy 1.2.7:** The City shall endeavor to repair or replace all damaged City owned dumpster and recycle bins within 48 hours of notification.

**Policy 1.2.8:** The City shall establish a code of standard operating procedures for the collection of solid waste within the City.

**Policy 1.2.9:** The City shall evaluate and revise the rate structures for collection services in the Code of Ordinances every 5 years.

**Policy 1.2.10:** The City shall conduct an audit every 5 years of the residential and non-residential collection routes for an evaluation of the effectiveness of the routes being served.

**Policy 1.2.11:** The City will continue to cooperate with the County in reducing yard and tree waste going into landfills by participating in a mulching project.

**Objective 1.3: Recycling.** The City shall reduce the volume of municipal solid waste disposed of in the County’s landfill facilities by maintaining and promoting its recycling program.

**Policy 1.3.1:** The City will promote the efforts of Miami-Dade County towards the reduction of the solid waste stream through the continued implementation of a mandatory recycling program and by educating citizens on recycling.
Policy 1.3.2: The City shall continue to haul collected recyclables to the available Miami-Dade County materials recovery facilities in an effort to reduce the overall solid waste stream while maximize the cost effectiveness to City residents.

Policy 1.3.3: The City shall continue to have a recyclable collection process in place for curbside pickup of acceptable recyclable materials.

Policy 1.3.4: The City shall continue to have a collection process in place for curbside pickup of yard waste.

Policy 1.3.5: The City shall encourage the recycling of materials, where practicable, through public information programs.

Policy 1.3.6: The City will participate in any Miami-Dade County amnesty program for special waste collections.

Objective 1.4: Hazardous Waste. The City shall coordinate with Miami-Dade County to monitor and control the disposal of household hazardous wastes in accordance with State law.

Policy 1.4.1: The City will continue to educate its citizens regarding the proper handling and disposal of household hazardous wastes.

Policy 1.4.2: The City shall coordinate with Miami-Dade County to promote and support the County’s Amnesty Day Programs.

Policy 1.4.3: When on routine assignment, Hialeah’s inspectors will notify the appropriate authorities of potentially hazardous sites.

Policy 1.4.4: The City will support the efforts of DERM, DEP and the EPA on cleaning up hazardous waste sites, where they exist.

Objective 1.5: Litter. Hialeah shall encourage the strict enforcement of the City’s littering laws.

Policy 1.5.1: The Hialeah Police Department will ticket those individuals or firms found to be littering the roads and streets of the city.

Policy 1.5.2: The City encourages maximum fines to be levied on those convicted of littering law violations.

Policy 1.5.3: The City will deal harshly with those persons caught illegally dumping trash and other waste materials, such as construction debris, in the fields and right-of-way of the City.
City of Hialeah
Comprehensive Plan
2015-2025

Drainage Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

Prepared For:
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DRAINAGE GOAL 1.................................................................................................................................2
GOAL 1: Provide a stormwater management system of appropriate capacity to protect the life and property of the citizens of Hialeah, as well as decreasing adverse environmental impacts attributable to stormwater runoff.

Objective 1.1: Development Impacts. The City shall protect natural resources and the existing municipal stormwater network from the impacts of development and construction.

Policy 1.1.1: The City will continue to maintain a stormwater utility fee to provide funding for the maintenance and operations of stormwater facilities within the City of Hialeah. The City shall review/update the stormwater utility fee every 3 to 5 years.

Policy 1.1.2: The City shall review detailed calculations for new projects prepared by a registered professional engineer which show that retention and detention will be accomplished to meet the adopted level of service, and that there will be no negative impacts to downstream water quality or quantity.

Policy 1.1.3: The City shall review the characteristics and limitations of soil types for new projects with regard to percolation and infiltration.

Policy 1.1.4: The City shall review the impact proposed stormwater system shall have on adjacent native vegetation and/or wetlands.

Policy 1.1.5: The City shall require that erosion and sediment control practices be utilized to protect water bodies, wetlands and watercourses from siltation during construction activities.

Policy 1.1.6: The City shall require adequate easements for stormwater system maintenance and conveyance.

Policy 1.1.7: New developments and redevelopment will be required to accommodate upland flow, which presently discharges through the site.

Policy 1.1.8: Necessary measures shall be taken to protect and maintain the natural drainage features within the City limits of Hialeah.

Policy 1.1.9: The cumulative effects of drainage from small developments, as it affects the overall drainage system, will be addressed during the site plan approval phase.

Policy 1.1.10: Drainage from new developments shall not adversely impact the natural drainage features within the City.
Objective 1.2: Stormwater Master Plan. The City shall maintain a Stormwater Master Plan which establishes high water elevations, addresses existing deficiencies, and coordinates the construction of new and replacement facilities.

**Policy 1.2.1:** The City shall maintain a detailed inventory and analysis of the existing drainage facilities within its municipal boundaries in the City’s Stormwater Master Plan.

**Policy 1.2.2:** The City shall maintain a digital map of the drainage facilities within the City and require new developments to provide copies of their stormwater design for incorporation into the City’s digital map.

**Policy 1.2.3:** At a minimum, the City shall utilize the expertise of a professional engineer to run models of the City’s stormwater system based upon critical design storm events and update the Stormwater Master Plan every 5 years. Areas that have been annexed into or adjacent to the City’s Urban Service Area since the time of the last study shall also be included in this analysis.

**Policy 1.2.4:** The Stormwater Master Plan shall include review of stormwater quality discharged into surface water bodies and recommendations for needed improvements.

**Policy 1.2.5:** The Stormwater Master Plan shall establish priorities for stormwater system replacements, insuring correction of existing drainage facility deficiencies, and providing for future facility needs.

**Policy 1.2.6:** The City shall maintain its stormwater utility fund and shall review/update the rate fees every 3 to 5 years to accommodate current inflation and increase construction costs.

**Policy 1.2.7:** Annually, the City shall rely on the Stormwater Master Plan to prepare the City’s annual budget for funding of stormwater facility replacement and deficiency upgrades.

**Policy 1.2.8:** The City shall utilize the Stormwater Master Plan for preparation of the 5-year Capital Improvement Plan to correct existing deficiencies and prepare for future stormwater demands.

**Policy 1.2.9:** New developments shall design stormwater managements systems to meet the rules and criteria established by the Miami-Dade Public Works Department, the South Florida Water Management District, the Florida Department of Transportation (if applicable), the Miami-Dade Division of Environmental Resources Management, and the South Florida Regional Planning Council.

**Policy 1.2.10:** The minimum acceptable Flood Protection Level of Service standards for the City of Hialeah shall be met in order to protect from flooding that would result from a 10-year, 24-hour storm event.
Policy 1.2.11: All structures shall be constructed at, or above the 100-year, 24-hour storm event or the 100-year, 72-hour storm event (SFWMD), whichever is greater.

Objective 1.3: Flood Control. The City shall achieve and maintain the following adopted stormwater management level of service standards that shall meet or exceed state and federal regulations for stormwater quality and quantity.

Policy 1.3.1: New development/redevelopment issued a development order shall meet the standards established within the City’s Code of Ordinance as follows:

- Principal arterial bridges – Protection from 100-year, 24-hour storm event
- Other bridges - Protection from 50-year, 24-hour storm event
- Cross drains - Protection from 25-year, 24-hour storm event
- Storm sewers - Flooding from 10-year, 24-hour storm event
- Detention/retention structures - Protection from 25-year, 24-hour storm event
- Canals, ditches, roadside swales or culverts for stormwater external to developments – Protection from 25-year, 24-hour storm event.
- Canals, ditches, roadside swales or culverts for stormwater internal to developments – Protection from 25-year, 24-hour storm event

Policy 1.3.2: All new development and redevelopment shall provide stormwater retention, infiltration, and/or detention systems.

Policy 1.3.3: At a minimum, the peak post-development runoff rate for stormwater management system shall not exceed the peak pre-development runoff rate for a 25-year/24-hour storm event.

Policy 1.3.4: New development proposing positive outfall drainage facilities shall not be permitted within the City.

Policy 1.3.5: Stormwater treatment shall be required to serve the development through a stormwater treatment system, which is site-specific. Regardless of the area served, the stormwater treatment system must provide a level of treatment, which meets the requirements of the Florida Administrative Code (F.A.C.), the City of Hialeah Code of Ordinance, the Miami-Dade Division of Environmental Resources Management, and the criteria of the South Florida Water Management District.

Policy 1.3.6: Pollutant retardant structures that separate oils and greases from runoff shall be designed for all new commercial and industrial type projects.
Policy 1.3.7: Whenever possible, natural systems shall be used in lieu of structural alternatives.

Policy 1.3.8: At a minimum, the existing stormwater management systems and current levels of service shall be maintained.

Objective 1.4: Intergovernmental Coordination. The City of Hialeah shall educate citizens and coordinate with all applicable jurisdictions to address stormwater issues of mutual concern and to provide adequate levels of service.

Policy 1.4.1: The Stormwater Master Plan shall be developed and updated in coordination with Miami-Dade County and other regulatory agencies, such as the Florida Department of Environmental Protection, the South Florida Water Management District, the Miami-Dade Division of Environmental Resources Management, and the Florida Department of Transportation.

Policy 1.4.2: The Stormwater Master Plan process will include public participation review of the plan by affected citizens and City Advisory Committees.

Policy 1.4.3: The City shall maintain a complaint monitoring system to log complaints and initiate work orders for corrective actions.

Policy 1.4.4: The City will support South Florida Water Management District’s programs and stormwater regulations.

Policy 1.4.5: The City shall coordinate with the County, the Miami-Dade Division of Environmental Resources Management, and the South Florida Water Management District to identify areas that require immediate flood protection and to investigate areas that lack water quality treatment.

Objective 1.5: Flood Plain. The City shall restrict development within the 100-year floodplain to those uses, which will not adversely affect the capacity of the floodplain to store water.

Policy 1.5.1: The City Code of Ordinances shall require compensating storage volumes for floodwater displaced by development. Compensating storage volumes shall be provided above the highwater table elevation and below the elevation of the 100-year flood.

Policy 1.5.2: The City shall require the top of bottom floor elevation (lowest floor including basement or enclosure) of all new or substantially improved/damaged residential structures to be a minimum of (8") above; the back of sidewalk, crown (centerline) of road (if there is no sidewalk), highest edge of cross section of road (if there is no pavement), County Flood Criteria (10 yr. Flood), Base Flood (100 yr. Flood), closest Base Flood (if there is no Base Flood) and highest adjacent grade (existing) elevation, whichever is higher. Where the structures
are non-residential, a minimum requirement of four inches (4”) above shall substitute the eight-inch (8”) requirement.

**Policy 1.5.3:** Where feasible, the floodplain shall be reserved for conservation, open space and recreation uses to preserve the natural flow of runoff.
City of Hialeah
Comprehensive Plan
2015-2025

Aquifer Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

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AQUIFER GOAL 1........................................................................................................................................2
GOAL 1: To provide, maintain, and protect the Biscayne Aquifer and ensure that recharge of the natural groundwater aquifer occurs in a manner that supports the quality and quantity regional parameters for raw water supply to meet current and future demands.

Objective 1.1: Groundwater Conservation and Protection. The City recognizes the underlying Biscayne Aquifer as a finite and delicate resource, thereby necessitating Best Management Practices (BMP’s) to promote groundwater conservation.

Policy 1.1.1: To the extent possible, the City will coordinate with Miami-Dade WASD to explore the possibilities of providing reclaimed water service to its citizens as these services become available.

Policy 1.1.2: In an effort to eliminate potential sources of groundwater pollution, the City, in cooperation with the FDEP, will require abandoned or leaking tanks containing substances harmful to the environment (petroleum, pesticides, etc.) to be removed, repaired, or otherwise eliminated by the property owner.

Policy 1.1.3: The City shall continue to prohibit land uses that could have negative impacts on groundwater quality and public water supply wells by continuing imposing the requirements of the Miami-Dade Wellfield Protection Program.

Policy 1.1.4: The City shall prohibit generators of large quantities of hazardous waste, as designated by the U.S. Environmental Protection Agency (EPA) and the FDEP, from within those areas designated as Aquifer Recharge areas, see Error! Reference source not found.

Policy 1.1.5: The City shall maintain a landscape ordinance and shall promote, through educational programs and publications, the use of Xeriscape practices, which include low or no water landscaping, the use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.1.6: The City shall maintain a leak detection and repair program for its potable water distribution facilities.

Policy 1.1.7: The City shall continue to educate residents on the benefits of water conservation and shall expand water conservation efforts.
Policy 1.1.8: The City shall evaluate the need for a restricted irrigation hours and rain sensor device ordinance.

Policy 1.1.9: The City shall maintain ultra-low volume fixture regulations to encourage minimal use of potable water.

Objective 1.2: Groundwater Recharge. The City of Hialeah shall enforce measures for the purpose of maximizing recharge to the underlying aquifer.

Policy 1.2.1: The City shall adhere to regulations established by South Florida Water Management District to protect areas of high recharge.

Policy 1.2.2: The City shall maintain aquifer recharge regulations to control development that overlays prime recharge areas.

Policy 1.2.3: The stormwater management section in the Code of Ordinances shall require retention and recovery by infiltration of stormwater runoff in areas of high groundwater recharge potential in order to maximize groundwater recharge.

Policy 1.2.4: The City shall continue to coordinate with Miami-Dade County, Miami-Dade Department of Environmental and Resources Management, the South Florida Water Management District, and State and Federal agencies to support regional aquifer recharge protection objectives.
City of Hialeah
Comprehensive Plan
2015-2025

Conservation Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

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CONSERVATION GOAL 1.................................................................2
CONSERVATION ELEMENT

Goal: To protect, maintain, and conserve the natural resources of Hialeah for continued environmental quality and the wellbeing of all citizens.

Objective 1.1: Air Quality. The City shall maintain and enhance air quality.

Policy 1.1.1: On an annual basis, the City shall obtain a revised list of any identified air pollution generators in Hialeah from the Florida Department of Environmental Protection.

Policy 1.1.2: The City shall enforce regulations that govern the maintenance of pollutant emissions standards based on federal, state, and local standards.

Policy 1.1.3: The City shall participate in air quality public information programs and shall encourage alternative forms of transportation.

Objective 1.2: Groundwater Resources. The City shall conserve, use best management techniques, and protect future and existing groundwater resources for potable water usage.

Policy 1.2.1: The City shall continue to adhere to the Florida Department of Environmental Protection's wellfield protection standards.

Policy 1.2.2: The City shall enforce the water wellfield protection ordinance, which regulates land use and/or business activity in the vicinity of water supply wells to minimize potential threats to the quality of the groundwater.

Policy 1.2.3: The City shall adhere to regulations established by the South Florida Water Management District to protect areas of high recharge.

Policy 1.2.4: The City shall enforce an aquifer recharge ordinance, which is designed to minimize impervious surfaces in prime recharge areas.

Policy 1.2.5: The City shall enforce the installation of water conserving devices in all new construction, such as water conserving commodes, showerheads, faucets, etc. within its building codes.

Policy 1.2.6: The City shall promote the use of best management techniques by enforcing a local Xeriscape ordinance and shall promote, through educational programs and publications, the use of Xeriscape practices, which include low or no water landscaping, the use of solid waste compost, efficient irrigation systems, and the
prohibition of exotic plant species, which will result in the conservation of water.

**Policy 1.2.7:** The City shall require new developments to utilize on-site lakes and wells as the major source of non-potable water to reduce demands on public potable water supplies.

**Policy 1.2.8:** The City shall adhere to the emergency plans of the South Florida Water Management District in times of water emergencies through enforcement of water shortage regulations.

**Policy 1.2.9:** Implementation of the 2015 20-year Water Supply Facilities Work Plan Update shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the City may experience.

**Policy 1.2.10:** The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Miami-Dade County Water and Sewer Department, Miami-Dade County Department of Environmental Resources Management, South Florida Water Management District, and through the Lower East Coast Water Supply plan Update, as necessary.

**Policy 1.2.11:** If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact WASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue(s) associated with water supply, conservation or reuse.

**Policy 1.2.12:** The City will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all retrofitted residential and commercial projects.

**Policy 1.2.13:** The City will require the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new residential and commercial projects, as required by the Miami-Dade County Water Use Efficiency Standards Ordinance 08-100 (Effective Date January 1, 2009) and Manual and City Ordinance 08-26 (Effective Date July 1, 2008)

**Policy 1.2.14:** The City shall require the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all
major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects.

Policy 1.2.15: The City will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

Policy 1.2.16: The City will participate, when warranted, in the SFWMD’s Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan.

Policy 1.2.17: The City shall submit a water conservation plan to the County as required by the Miami-Dade County Code, Section 32-83.1. Said Plan shall be updated for the County’s approval every five years following submittal and Conserve Florida Guide generated reports shall be filed annually at the close of the fiscal year.

Objective 1.3: Surface Water. The City shall protect surface water from all known and identifiable pollution sources.

Policy 1.3.1: The City shall require that run-off from new developments does not directly enter natural surface waters. Provisions for on-site detention will be maintained within the Code of Ordinances.

Policy 1.3.2: On an annual basis, the City shall identify those components of the Hialeah drainage system that may be contributing to the overall degradation of surface water quality, and develop a priority listing for the refurbishment and/or installation required and incorporate the priorities into the Capital Improvements Schedule.

Policy 1.3.3: The City shall require water discharged to any surface water body to have a Water Quality Index of "Fair" as defined by the Florida Department of Environmental Protection.

Policy 1.3.4: The City shall ensure the protection or enhancement of surface water quality by addressing non-point pollution through enhanced storm water treatment.

Objective 1.4: Floodplains and Floodways. The City shall ensure long-range protection of the functionality of the remaining floodplains and floodways.

Policy 1.4.1: Regulations for development within the floodplains and floodways will be maintained in the City’s Code of Ordinances to prevent flooding.
Policy 1.4.2: New and replacement sanitary sewer systems shall be designed to minimize or eliminate infiltration of floodwaters into the water supply systems and discharge from the systems into floodwaters.

Policy 1.4.3: On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Objective 1.5: Wildlife Protection. The City shall appropriately use and protect fisheries, wildlife, and wildlife habitat.

Policy 1.5.1: The City shall coordinate with the appropriate state and federal agencies for technical assistance in environmental issues regarding fisheries, wildlife, and wildlife habitat.

Policy 1.5.2: The City shall regulate the following activities in areas identified as being environmentally sensitive, or as having within them endangered and/or threatened wildlife, to ensure that such areas are preserved:

- The removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;
- The disturbance of the environmentally sensitive area’s water level or water table by drainage, impoundment, or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography;
- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The conduct of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

Policy 1.5.3: Ensure the preservation of natural communities or listed animal species habitat, where appropriate.

Objective 1.6: Natural Areas. The City shall restore or enhance degraded natural areas, as appropriate.

Policy 1.6.1: Natural communities or hydrology shall be restored, where appropriate.
Policy 1.6.2: Non-native vegetation shall be removed from degraded natural areas, open space and park lands.
City of Hialeah
Comprehensive Plan
2015-2025
Recreation & Open Space Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

Prepared For:
City of Hialeah
501 Palm Avenue
Hialeah, Florida 33010-4789

Revised By:
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RECREATION & OPEN SPACE GOAL 1: Provision of Recreation and Open Space......2
RECREATION AND OPEN SPACE

Goal 1: Provision of Recreation and Open Space. To provide adequate passive and active recreation opportunities which are accessible to all Hialeah residents, regardless of age, sex, race, religion, socio-economic status or physical ability.

Objective 1.1: Level of Service Standards for Parks. To ensure adequate lands are provided for parks, the City shall utilize level of service standards for parks and other criteria specific to population, park size and location. For purposes of implementing this objective, the City may utilize parklands under the jurisdiction of Miami-Dade County, Miami-Dade School Board and parks provided within private residential developments that provide recreation opportunities within a three-mile radius of the City.

The level of service (LOS) standard for parks shall be one acre per 1,000 residents. This standard includes both passive and active City parks and recreational facilities, and includes Community, Neighborhood, Mini-parks, Open Space Parks and Special Use Facilities.

Policy 1.1.1: The City of Hialeah shall utilize the following criteria for determining the type and location for parklands:

- **Community Park** - A facility designed to serve the needs of more than one neighborhood. This facility type shall serve a minimum of 8,000 City residents and is located no greater than three (3) miles from those residents. The minimum size of any new community parks shall be fifteen (15) acres. Typical facilities found in community parks are designed to serve the entire family and include both passive and active recreation opportunities such as playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, swimming pools, and landscaping.

- **Neighborhood Park** - A facility that serves an entire neighborhood or area with a minimum of 2,000 city residents and is located no greater than three-fourths (3/4) of a mile from those residents. The minimum size of a neighborhood park shall be two (2) acres. Typical facilities provided include playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, and landscaping.

- **Mini Park** - Mini Park – A small park serving a concentrated or limited population of 500 to 1,000 residents within a radius of up to six (6) blocks. A minimum size of one fourth (1/4) acre for each stand-alone
A mini-park is recommended. Mini-parks primarily offer passive recreation and typical facilities provided include playground areas, benches, open space, memorials, picnic tables, and landscaping.

**Policy 1.1.2:** The City shall designate locations within projected future growth areas for public park purposes.

**Objective 1.2:** The City shall monitor the active recreational preferences/needs of the City residents, and shall maintain a periodically updated Parks and Recreation Master Plan to identify future additions of activity-based recreational facilities to existing and future parks.

**Policy 1.2.1:** The City shall conduct detailed recreational surveys as needed to monitor recreational preferences/needs.

**Policy 1.2.2** The recreational needs survey shall inquire about recreational preferences in terms of facilities and recreational/educational programs, frequency of use of parks and recreational facilities, location of most frequently used facilities, willingness to pay user fees, location and age profile of respondents, household size, and travel method to preferred/most used parks and recreational facilities.

**Policy 1.2.3:** Based on the results of the parks and recreation survey and the State’s most recent activity-based recreational guidelines, the City shall prepare a Parks and Recreation Master Plan indicating the status of activity-based recreational facilities in and surrounding the City.

**Policy 1.2.4:** The Parks and Recreation Master Plan shall include an implementation plan indicating which activity-based recreational facilities will be added to existing and future parks in the City.

**Objective 1.3: LOS Updates.** The City shall review and, if necessary, update the Parks level of service standards every five years.

**Policy 1.3.1:** The City Parks and Recreation Division of the Public Works Department shall provide a written report every five (5) years justifying or proposing amendments to the level of service standards for park lands and recreation facilities.

**Policy 1.3.2:** The City shall conduct a citizen survey every five (5) years to assess use of existing facilities and recreation preferences.

**Objective 1.4: Park Maintenance.** The City shall maintain and improve all City parks in a manner that is consistent with the recreation needs of the City residents, and maximizing the potential of the individual facilities.
Policy 1.4.1: The City’s parks and recreational facilities shall be renovated and/or upgraded as needed to provide improved recreational opportunities.

Policy 1.4.2: The City shall evaluate the feasibility of providing lights at the various courts and fields. However, no lights shall be installed if they cannot be designed to prevent a negative impact on a residential neighborhood.

Policy 1.4.3: The City shall maintain an inventory of the location, size, condition and amenities available at each public park. This inventory shall be updated every year.

Objective 1.5: Accessibility. Assure that City parks, recreation facilities and open space are accessible to all segments of the population.

Policy 1.5.1: The City, on an ongoing basis, shall ensure that all recreation and open space areas are accessible to all Hialeah residents regardless of physical condition, age, or economic condition as outlined in the Uniform Federal Accessibility Standards.

Policy 1.5.2: As provided in the City’s Transition Plan, existing outmoded and inadequate parks will be rehabilitated and remodeled to meet current American Disabilities Act requirements.

Policy 1.5.3: Any park undergoing renovation shall incorporate wheelchair access.

Policy 1.5.4: All newly constructed parks, recreation facilities and open space will be designed to be accessible to segments of the population.

Policy 1.5.5: Future trails will be designed to connect park, recreation and open space facilities in order to create new or enhanced greenways, ecological corridors or recreational trail systems.

Policy 1.5.6: Provide new or enhanced public access to existing and/or future water bodies, where appropriate.

Objective 1.6: Private Parks and Recreation Facilities. The City shall coordinate the provision of open space by both public and private interests to achieve adopted level of service standards.

Policy 1.6.1: The Code of Ordinances and/or parks and recreation impact fee ordinances and regulations shall include policies and administrative procedures to assess a fee in lieu of contributions.
Policy 1.6.2: Funds received from parks and recreation impact fees will be used by the City to purchase new parklands and recreation facilities, or expand/improve existing park facilities.

Policy 1.6.3: Park dedication requirements for residential development, whether in the form of land or cash in-lieu of land, shall be addressed by the City at the time of the development review process.

Policy 1.6.4: Consistent with the Capital Improvement Schedule, the City of Hialeah shall budget for public acquisition and actively negotiate with private developers to obtain property for open space or preservation of natural areas to ensure adequate park space to meet level of service needs, where appropriate.

Objective 1.7: Joint Use of Facilities. The City shall continue to coordinate with developers and other agencies, such as the County, the YMCA and the School Board, to ensure provisions for joint use of recreation facilities to meet the recreation demands of the City’s citizens.

Policy 1.7.1: The City shall coordinate ways and means for private developers to provide public recreation facilities within their developments.

Policy 1.7.2: The City shall utilize the level of service review to recommend recreation improvements located within private development.

Policy 1.7.3: The City shall continue coordination with the Miami-Dade County School Board, to allow the use of school board recreation facilities by Hialeah residents.

Policy 1.7.4: The City shall review updates of the County’s Parks and Recreation Master Plan, as they are done, and make the necessary updates to this element to achieve consistency, where advisable.
City of Hialeah
Comprehensive Plan
2015-2025
Intergovernmental Coordination Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

Prepared For:
City of Hialeah
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INTERGOVERNMENTAL COORDINATION GOAL 1.................................................................2
INTERGOVERNMENTAL COORDINATION ELEMENT

Goal 1: Intergovernmental coordination will be used to ensure consistency of Hialeah’s Comprehensive Plan with other governments’ plans impacting Hialeah’s area of concern and to implement the City of Hialeah’s Comprehensive Plan.

Objective 1.1: Maintain and improve the coordination among Hialeah’s neighboring governmental entities and governmental agencies within Hialeah’s area of concern to improve the quality of life.

Policy 1.1.1: The Hialeah Planning Division should regularly attend the Miami-Dade Planners Technical Committee to exchange regional, county and local information and gain technical planning support. The Planning Division will be responsible for disseminating any pertinent information gathered from the Planners Technical Committee to other Hialeah divisions.

Policy 1.1.2: Follow coordination mechanisms that are found in the Local Government Comprehensive Planning and Land Development Regulation Act.

Policy 1.1.3: Continue to provide information to surrounding communities on the land use and zoning changes occurring in the City.

Policy 1.1.4: Hialeah shall utilize the South Florida Regional Planning Council’s dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies.

Policy 1.1.5: Encourage the development of a regional data network by providing the necessary data.

Policy 1.1.6: Annexation and other boundary changes will follow the procedure outlined in the Miami-Dade County Charter and Chapter 171, Florida Statutes. Moreover, the City will seek to establish mutually acceptable arrangements with the County for the planning area regarding the delivery of services, coordination of land use issues, and other governmental functions, where efficiency and effectiveness can be enhanced.

Policy 1.1.7: Consider the appropriateness of municipal boundary change proposals through the following actions:

- Comparative ability of City and County to provide adequate levels of service apace with development.
• Comparative analysis of governmental costs and revenues based upon projected service needs.
• Consistency of development proposal for area of boundary change with City and County Comprehensive Plans
• Geographical contiguity and logic of proposed jurisdictional boundary change in accordance with Chapter 171, Florida Statutes.

Policy 1.1.8: Ensure that Hialeah’s Comprehensive Plan is consistent with the State Comprehensive Plan, the South Florida Regional Planning Council Strategic Regional Policy Plan, the Miami-Dade County Comprehensive Development Master Plan and the plans of the Miami-Dade School Board.

Policy 1.1.9: Coordinate with federal, State and local agencies or non-profit organizations in managing natural areas, open space or park lands.

Policy 1.1.10: The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Miami-Dade County WASD, Miami-Dade County Department of Regulatory and Economic Resources, South Florida Water Management District, and the 2013 Lower East Coast Water Supply Plan update, as necessary.

Policy 1.1.11: Identify and ensure the consistency of local level of service standards by annually contacting all local governments to which water service is provided and provide current information, including: populations, level of services, service areas, and water supply facilities, and evaluate if future modification to either the service agreement or level of service standards should be included in subsequent Comprehensive Plan Amendments.

Policy 1.1.12: Negotiate or renew interlocal agreements with water supply providers ensuring contractual agreement of the adopted level of service standards, service area, populations and the time periods for services provided.

Policy 1.1.13: The City will coordinate with the South Florida Water Management District concerning its jurisdictional authority as necessary and support its efforts concerning the 2013 Lower East Coast Water Supply Plan Update, ACCELER8 Everglades and CERP and the Biscayne Bay Coastal Wetlands Project to protect an Outstanding Florida Water – Biscayne Bay. The City hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendments adopted February 4, 2015, the Miami-Dade Water and Sewer Department 20-Year Water Supply Facilities Work Plan (2014-2033) Support Data (November 2014), the 2013 Lower East Coast Water Supply Plan Update
(LEC) approved by the South Florida Water Management District (SFWMD) on October 10, 2013 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use permit which was modified and approved by the SFWMD on February 9, 2015, will now expire on February 9, 2035.

Objective 1.2: Encourage the use of interlocal agreements to improve delivery of services and to coordinate local development.

Policy 1.2.1: Encourage interlocal agreements with government jurisdictions contiguous to Hialeah to require the compatibility of adjacent land uses. Proposed developments in the City, but adjacent to another governmental entity, will be permitted only if they are compatible with the existing developments, both in the City and adjacent to it.

Policy 1.2.2: The City will review the Future Land Use Map to ensure that it is consistent with those of adjacent local governments, including the South Florida Water Management District, Hialeah Gardens, Medley, Opa-Locka, Miami Springs, and Miami-Dade County.

Policy 1.2.3: The City will submit its Comprehensive Plan Amendments for review to adjacent local governments, including the South Florida Water Management District, Hialeah Gardens, Medley, Opa-Locka, Miami Springs, and Miami-Dade County.

Policy 1.2.4: Encourage and maintain interlocal agreements for joint infrastructure service areas and facility planning.

Policy 1.2.5: Protect rights-of-way and transportation corridors noted in state, regional, and city plans by placing the corridors in a reservation status and not permitting them to be developed.

Policy 1.2.6: Coordinate with the Miami-Dade County School Board the comprehensive land use and school facility planning programs as portrayed in the Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami Dade County.

Objective 1.3: Coordinate the establishment of state-mandated Level of Service Standards with other governmental entities having the responsibility to be sure that the standards are compatible with the standards of adjacent cities and towns and applicable agencies.

Policy 1.3.1: For local facilities the City will maintain level of service standards for sanitary sewer, potable water, stormwater, parks and recreation, and roadways within the City’s jurisdictions.
Policy 1.3.2: For area wide services the City will coordinate level of service standards with the entity having the responsibility of establishing level of service standards. For example:

- County, State and federal roads—Miami-Dade County and Florida Department of Transportation
- Drainage—South Florida Water Management District
- Potable Water Supply—South Florida Water Management District and Miami-Dade County Water and Sewer Authority Department.
- Regional policies—South Florida Regional Planning Council
- Schools – Miami-Dade County Public Schools

Policy 1.3.3: For those facilities provided by other governmental entities, the level of service standards, that are consistent with applicable regional policies, are adopted as the City’s level of service standards.

Policy 1.3.4: To provide for the maintenance of the adopted level of service standards, the City will cooperate with the agency responsible for the standard.

Policy 1.3.5: The City will submit appropriate portions of its Infrastructure Element of the Comprehensive Plan for a consistency review to those entities having responsibility for establishing level of service standards.

Policy 1.3.6: The City will review for consistency the Comprehensive Plans of those entities providing services within and adjacent to the City.

Policy 1.3.7: The City will promote the use of interlocal agreements to provide for efficient and effective extra-jurisdictional service delivery.

Policy 1.3.8: The City will work with adjacent municipalities regarding joint infrastructure areas and, if necessary, modify any existing agreements to implement coordinated public facilities planning and service delivery.

Policy 1.3.9: The City will work with the South Florida Water Management District to coordinate its efforts with the Surface Water Improvement Management plans.

Objective 1.4: Coordinate the consistency of public facilities owned and operated by special districts with the Comprehensive Plan.

Policy 1.4.1: Ensure that the intent and purpose of plans to build, improve or expand special district public facilities is evaluated for consistency with Hialeah’s Comprehensive Plan.
Objective 1.5: Coordinate the conservation and preservation of major natural resources that are impacted by multiple jurisdictions.

Policy 1.5.1: Coordinate protection of groundwater and public wellfields with Miami-Dade County, the South Florida Regional Planning Council and South Florida Water Management District.

Policy 1.5.2: Coordinate the protection and maintenance of canals within and traversing the City with the South Florida Water Management District.

Objective 1.6: Ensure adequate and timely shelter for natural disasters by encouraging coordination with other jurisdictions, including the South Florida Water Management District, Hialeah Gardens, Medley, Opa-Locka, Miami Springs, and Miami-Dade County.

Policy 1.6.1: Maintain mutual aid agreements with adjacent jurisdictions to protect the population.

Policy 1.6.2: Promote public information and awareness concerning various types of hazards and emergency procedures.

Objective 1.7: The City will coordinate with governmental agencies within Hialeah’s area of concern regarding population projections.

Policy 1.7.1: The City will coordinate with Miami-Dade County in order to develop countywide population projections that include expected growth for the City and adjacent areas.

Policy 1.7.2: The City will review draft population projections and consider using them in the Comprehensive Plan.

Policy 1.7.3: The City shall coordinate with the School Board to determine appropriate population projections and locate new school facilities consistent with Hialeah’s concurrency management system.

Policy 1.7.4: The City will forward the population projections used in the Hialeah Comprehensive Plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board’s 5, 10, and 20 year facility plans.

Policy 1.7.5: The City allows and encourages the collocation of schools with other governmental facilities, such as libraries, community centers, and parks. (see FLUE Policy 5.7).
Policy 1.7.6: The collocation of certain City facilities with schools has been, and will continue to be, formalized in a master lease agreement that can be extended to included additional properties.

Objective 1.8: The City shall coordinate with Miami-Dade and adjacent jurisdictions to site facilities with countywide significance, including locally unwanted land uses.

Policy 1.8.1: The City will coordinate informally with the County and adjacent municipalities to site facilities with countywide significance and any disagreements will be resolved through the South Florida Regional Planning Council’s dispute resolution process, if necessary to mediate the resolution of conflicts with other local governments and regional agencies.

Policy 1.8.2: The City will coordinate with the MPO, FDOT, and the Miami-Dade County Transit Authority regarding bridges, major transportation facilities, and mass transit.

Policy 1.8.3: The City will forward land use change notices to the South Florida Regional Planning Council and the Miami-Dade County Office of Emergency Management.

Objective 1.9: The City of Hialeah will strive to coordinate between the School Board and Developers regarding the impacts of future growth and development on the public school system and the education provided to the residents of Hialeah.

Policy 1.9.1: The City will submit its Comprehensive Plan Amendments to the School Board for review.

Policy 1.9.2: The City will review School Board plans for consistency with the Hialeah Comprehensive Plan.

Policy 1.9.3: During pre-development program planning and site selection activities, Hialeah shall coordinate with the County and Miami-Dade County School Board to consider reasonable opportunities to collocate new libraries, parks, and other community facilities with public schools, where compatible.

Policy 1.9.4: A Semi-Annual Workshop will be held to discuss issues and formulate recommendations regarding public education in the School District.

Policy 1.9.5: The primary participants of the Semi-Annual Workshop will consist of the Miami-Dade County Mayor/Manager and/or designee, the School Board Superintendent and/or designee and the City Mayor/Manager and/or designee.
Policy 1.9.6: The Semi-Annual Workshop will focus on coordination of land use and school facilities planning, including issues such as population, student projects, development trends, a work program, school needs, collocation and joint use opportunities, and ancillary infrastructure improvements needed to the school and ensure safe student access.

Policy 1.9.7: The Work Program developed during the Semi-Annual Workshop will include five, ten and twenty year intervals and the relationship of the Work Program to the Comprehensive Plan, with particular emphasis on the potential location of school sites on the Future Land Use Map series.

Policy 1.9.8: The City will participate with the School Board, the County and the Regional Planning Council in an Annual Joint Workshop Session organized by the School Board Superintendent.

Policy 1.9.10: The City will enter into letters of agreement with the School Board regarding the timing, location and responsibility for construction and maintenance of on-site and off-site infrastructure improvements to meet school needs.

Policy 1.9.11: The City will invite a School Board representative to attend Development Review Committee meetings to provide input regarding Comprehensive Plan amendments and rezonings that could potentially increase residential densities.

Policy 1.9.12: The City will forward copies of development applications that have the potential to impact schools to Miami-Dade Public Schools and other appropriate agencies.

Policy 1.9.13: The City will continue to explore providing developer incentives to promote collaborative efforts between the School Board and the private sector to develop adequate school facilities in residential neighborhoods.

Policy 1.9.14: The City shall coordinate with neighboring municipalities to address mutual public school impacts and concerns.

Policy 1.9.15: An Agreement between the City and School Board will be implemented for each instance of collocation and shared use of facilities. The agreements, at a minimum, will address legal liability, operating and maintenance costs, scheduling of use, and facility supervision.

Policy 1.9.16: The City will maintain and update its Public Education Facilities Element.

Policy 1.9.17: The City will Interlocal Agreement with Miami-Dade County Public Schools that includes the adopted Concurrency Service Areas and Level of Service Standard for the provision of public school facilities in a financially-feasible manner.
Policy 1.9.18: Ensure that the City of Hialeah and Miami-Dade County Public Schools follow the procedures established in the adopted “Amended and Restated Interlocal Agreement for Public Schools Facilities Planning in Miami-Dade County” and the Comprehensive Plan’s Educational Element and Capital Improvements Element for coordination and collaborative planning and decision making of land uses, public school facility siting, decisions making on population projections, and the location and extension of public facilities subject to concurrency. Coordination of the Interlocal Agreement and the City’s obligations therein, shall be achieved via participation in the established Staff Working Group of the Interlocal Agreement.

Policy 1.9.19: Coordinate with Miami-Dade County Public Schools and other parties to the adopted Interlocal Agreement for Public School Facilities Planning to establish, promote, and achieve level of service standards for public school facilities and any amendments affecting public school concurrency.

Objective 1.10: Support climate change and sea level rise initiatives.

Policy 1.10.1: Support Miami-Dade County Water and Sewer Department, South Florida Regional Planning Council and South Florida Water Management District in any efforts to evaluate the consequences of sea level rise, changing rainfall and storm patterns, temperature effects, and cumulative impacts to existing structures and existing legal uses.

Policy 1.10.2: Participate in the Southeast Florida Regional Climate Change Compact to support regional planning efforts and initiatives to adapt to rising sea level in the LEC Planning Area.

Policy 1.10.3: Work collaboratively with the Miami-Dade County Water and Sewer Department, SFRPC and SFWMD to identify the utility wellfields and other users at potential risk of saltwater intrusion within the LEC Planning Area.

Monitoring Measure: The City shall enact legislation supporting the efforts of Miami-Dade County Water and Sewer Department, SFRPC and SFWMD to evaluate climate change and its impacts.
City of Hialeah
Comprehensive Plan
2015-2025
Capital Improvements Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

Prepared For:
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CAPITAL IMPROVEMENTS GOAL 1

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Goal 1: Provide attainable fiscal means to ensure the timely and necessary installation and maintenance of public facilities needed to meet the demands of residential and non-residential establishments within the City limits of Hialeah.

Objective 1.1: Capital Improvement Schedule. To ensure that the necessary facilities and infrastructure will be in place to meet adopted Levels of Service standards established within the Comprehensive Plan, the City shall formally adopt the Capital Improvement Schedule, identified herein as Table XII-2 and Table XII-2a.

Policy 1.1.1: Capital projects shall be defined as those projects identified within the various elements of the Comprehensive Plan that are necessary to meet established levels of service standards, increase the capacity or efficiency of existing infrastructure, replace failing infrastructure or enhance facilities and infrastructure that generally have a cost exceeding $10,000.

Policy 1.1.2: Capital projects for the following facilities and infrastructure shall be included and funded as part of the City's Capital Improvement Schedule:

- Transportation
- Stormwater Management (Drainage)
- Sanitary Sewer
- Solid Waste
- Potable Water
- Parks and Recreation
- Public Schools

Policy 1.1.3: Capital projects shall be prioritized according to the following criteria:

- Whether the project is necessary to meet established levels of service.
- Whether the project increases the efficiency of existing facilities or infrastructure.
- Whether the project represents a logical extension of facilities within the urban service area.
- Whether the project is coordinated with major projects of other agencies.
- Whether the project implements the policies of the Comprehensive Plan as they pertain to concurrency requirements.
• Whether the project eliminates a public hazard.
• Whether the project is financially feasible.

Policy 1.1.4: The City shall consider giving priority to scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board District Educational Facilities Plan.

Policy 1.1.5: Appropriate mechanisms will be developed and adopted with the South Florida Water Management District and Miami-Dade County in order to assure that adequate water supplies are available to all water uses. Furthermore, the City will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development. Prior to approval of a building permit or its functional equivalent, the City shall consult with WASD to determine whether adequate water supplies to serve new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or is functional equivalent.

Policy 1.1.6: The City shall provide monthly data to the Miami-Dade County WASD, as required by such entity, to track the amount of water to be allocated for new use.

Policy 1.1.7: The City shall incorporate capital improvements affecting City levels of service by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The City Capital Improvement Element Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year 2014/2015 through 2018/2019 planning period.

Objective 1.2: Level of Service (LOS) The City shall utilize level of service criteria defined in the Comprehensive Plan when determining the timing and funding of capital facilities.

Policy 1.2.1: Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period. Beginning January 1, 2008, the adopted LOS standard for all Miami-Dade County Public Schools Facilities is
100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (with Relocatable Classrooms), which shall be calculated on a districtwide basis. LOS standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. LOS standards do not apply to charter schools, however, the capacity of both charter and magnet schools is credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at, or above, 100% FISH capacity. Certification of the availability and commitment of capacity by Miami-Dade County Public Schools during the concurrency review process shall be sufficient to demonstrate that such facilities are available to meet the impacts of a residential development and shall be consistent with the availability standard in Section 163.3180(13)(e), Florida Statutes.

a. The following minimum LOS standards for Transportation facilities are:

The Minimum peak hour level of service standard for roadways other than FIHS facilities within the Urban Infill Area boundary (east of the Palmetto Expressway) the minimum level of service standard shall be LOS E, with the following exceptions:

- Where mass transit services having headways of 20 minutes or less during the peak period are provided within a 1/4-mile distance, roadways shall operate at no greater than 120% of their capacity (120% LOS E). There must be sufficient transit service available in the TCMA to accommodate the projected additional person trips.

- Where exclusive transit services such as commuter rail or express bus service exist, parallel roadways within 1/4- mile shall operate at no greater than 150% of their capacity (150% LOS E).

- Where roadways located east of the Palmetto Expressway are part of an established transportation corridor as defined in II-38 (of the Transportation Element).
• The established level-of-service standard for roadway links within the City and outside of the Urban Infill Area (which includes all areas within the City west of the Palmetto Expressway) is Level-of-Service D, with the following exceptions:
  o Roadways that are within a 1/4-mile of mass transit services characterized by peak travel period headways of 20-minutes or less may operate at the LOS D standard maximum service volumes.
  o Roadways that are within a quarter-mile of, and generally parallel to exclusive mass transit services may operate at volumes up to 120% of the LOS D standard maximum service volumes. Exclusive mass transit services are defined by the FDOT as physically separated rail or roadway lanes reserved for multi passenger use by rail cars or buses serving large volumes of home/work trips during peak travel hours. Exclusive transit facilities do not include downtown people movers, or high occupancy vehicle lanes unless physically separated from other travel lanes. Within the City of Hialeah, Metrorail and Tri-Rail are exclusive transit facilities within the City of Hialeah.

b. The level of service for Sewer is 150.0 gallons per day per capita.

c. The level of service for Solid Waste is 7.0 pounds per day per capita.

d. The per capita consumption for Potable Water is 109.02 gallons day per capita per day.

e. The level of service for total park acreage is 1 acre per 1,000 population.

f. Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period. Beginning January 1, 2008, the adopted LOS standard for all Miami-Dade County Public Schools facilities is 100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be
applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis. LOS standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. LOS standards do not apply to charter schools, however, the capacity of both charter and magnet schools is credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at, or above, 100% FISH capacity. Certification of the availability and commitment of capacity by Miami-Dade County Public Schools during the concurrency review process shall be sufficient to demonstrate that such facilities are available to meet the impacts of a residential development and shall be consistent with the availability standard in Section 163.3180(13)(e), Florida Statutes.

Policy 1.2.2: In coordination with other City departments, the Planning and Development Department shall evaluate land use amendments to determine the compatibility of those amendments with the adopted level of service standards and to ensure adequate funding is available when improvements are necessary pursuant to such land use amendments.

Policy 1.2.3: Capital projects shall use the following thresholds to target initiation and budgeting of construction and/or purchase of capital facilities to meet projected future needs based on adopted level of service (LOS) standards:

- Roadways and Corridors - Volumes are at 90% of adopted LOS capacity.
- Sewer – 75% of available capacity is being utilized.
- Water – 75% of available capacity is being utilized.
- Recreation and Open Space – Park lands when 95% of available land area is utilized or when 90% of the population exists in areas in need of new park acreage.

Objective 1.3: Funding Sources. The City shall pursue adequate funding for the construction of capital projects identified in the Capital Improvement Schedule.
Policy 1.3.1: The following procedures shall be utilized to ensure adequate funding for transportation capital projects:

- The City shall continue to participate in Miami-Dade County MPO committees regarding transportation funding to ensure funding distribution for transportation projects identified in Table XII-2.
- 100% of State revenue sharing motor fuels tax funds shall be reserved specifically for traffic related maintenance and capital improvement projects.
- 100% of net proceeds, after payment of existing bond obligations, of the Miami-Dade County Local Option Gasoline Tax shall be reserved specifically for traffic related maintenance and capital improvement projects.
- 100% of the total proceeds from the Miami-Dade County ½ cent Local Option Sales Tax shall be reserved for traffic related capital projects.

Policy 1.3.2: The following procedures shall be utilized to pursue adequate funding for stormwater management (drainage) capital projects:

- 100% of the total proceeds from the Stormwater Utility Fees shall be reserved for stormwater management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.3: The following procedures shall be utilized to pursue adequate funding for sanitary sewer capital projects:

- Maintain a reserve account restricted for sanitary sewer related capital projects.
- A portion of funds collected from the Utility Tax fund shall be reserved to complete sanitary sewer capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.4: The following procedures shall be utilized to pursue adequate funding for potable water capital projects:

- A portion of funds collected from the Utility Tax fund shall be reserved to complete potable water capital projects.
• Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.5: The following procedures shall be utilized to pursue adequate funding for parks and recreation capital projects:

• Grants shall be pursued and used for the completion of parks and recreation capital projects.
• Impact fees shall continue to be used to ensure new developments contribute their proportionate share of capital project funding necessary to service new development.

Policy 1.3.6: Capital Improvements associated with the construction of public educational facilities are the responsibility of Miami-Dade County Public Schools. The City of Hialeah shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long term planning periods and to ensure that the adopted LOS standard will continue to be achieved and maintained, Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Educational facilities Plan and the 5-Year Facilities Work Program for 2010-2011 through 2014-2015 developed by Miami-Dade County Public Schools and adopted by the Miami-Dade County School Board, is incorporated by reference into the City of Hialeah Capital improvement plan.

Objective 1.4: Capital Improvement Evaluation. All City capital projects shall be evaluated to determine if they meet the prioritization criteria and consistency with adopted level of service standards and/or public need.

Policy 1.4.1: Requests for capital projects shall be evaluated for their consistency with adopted level of service standards by utilizing the following criteria:

• All major capital project requests shall be submitted for comprehensive plan review by the Local Planning Agency by March 31st of each year in order to be included in the following fiscal year capital budget.
• The Planning and Development Department shall prepare a report evaluating the timing, location, and service area for each proposed capital project and whether the project is consistent with the Hialeah Comprehensive Plan.

Policy 1.4.2: The City shall continue to maintain an inventory of any existing hazards within the City by using the hazards analysis and hazards mitigation criteria established within the Miami-Dade County Comprehensive Emergency Management Plan
and shall also identify any grant sources available to mitigate the hazards listed on the hazard inventory.

**Policy 1.4.3:** Requests for capital projects shall be evaluated for their impact on the City budget and the financial feasibility of the project based on the following criteria:

- The Finance Department shall determine if the capital project can be funded from existing cash, future revenues, or through borrowing. In addition, the Finance Department shall assign a revenue source(s) to fund the project.
- The Finance Department shall prepare a report evaluating the funding options, effect of the improvement on future revenues, and the effect of the improvement on operation and maintenance costs.

**Policy 1.4.4:** All capital projects shall be reviewed as to their compatibility and timing in relation to capital projects being implemented or planned by Miami-Dade County, the Florida Department of Transportation, the South Florida Water Management District, the Miami-Dade County School Board, the Florida Department of Environmental Protection, and/or any other government agency. The City should use reasonable methods to track capital projects of any agency, which may be in conflict or may enhance the City's capital projects.

**Objective 1.5: Debt Management.** The City shall adopt policies and procedures which address the management and utilization of debt for the purposes of capital project financing, and the City will use line of credit borrowing or bond anticipation notes for specific construction projects and issue revenue pledged debt at construction completion only if current funds do not provide adequate funding to pay for construction.

**Policy 1.5.1:** The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all funds shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the revenue stream will be a part of the projection process.
- Revenue bonds shall be allowed to fund up to one hundred percent (100%) of the City's total debt. Debt will not be issued to finance normal repairs and maintenance. Debt can be issued to make renovations, updates, modernizations and rehabilitations provided the expenditures extend the useful life of the capital asset.
• The maximum ratio of total debt service (principal and interest) to total revenue shall be that percent deemed most beneficial to the City as determined by the City's Financial Advisors and its Bond Counsel based upon criteria set by the rating agencies and credit enhancement organizations.

• The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring current maintenance of existing infrastructure.

• The impact of bond covenants and restrictions on the City's method of accounting for depreciation, and the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department will not require deferring current maintenance of existing infrastructure.

• Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

• On an annual basis, the City will restrict the amount of cash equivalent to twenty-five percent (25%) of depreciation as reported on the prior year's annual financial statement in enterprise operations to ensure adequate repair and/or replacement of capital facilities.

• Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.

**Policy 1.5.2:** The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

• A five (5) year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the tax revenue stream will be a part of the projection process.

• At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed fifteen percent (15%) of the City's property tax base assessed valuation reported yearly by the Miami-Dade County Property Appraiser's office.

**Policy 1.5.3:** The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirements are provided.
Objective 1.6: Repair and Replacement. All City departments shall prioritize capital projects to provide for the repair and/or replacement of identified facilities.

Policy 1.6.1: As part of the annual budget process, all City departments shall identify and prioritize capital facilities in need of refurbishment or replacement and submit those facilities for funding.

Objective 1.7: New Development. The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted level of service standards, through the assessment of impact fees or developer contributions, dedications, or construction of capital facilities necessary to serve new development as required in other Elements of this Plan.

Policy 1.7.1: All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of new facilities required that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues the development will

Policy 1.7.2: When applicable, the City shall utilize developer's agreements to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and following the procedures set forth in Chapter 163.3220, Florida Statutes.

Policy 1.7.3: To ensure adequate capacity allocations for all developments, the City may require any development to use developer's agreements and/or develop in more than one phase.

Policy 1.7.4: New developments shall be responsible for installing all internal water and sewer systems, traffic circulation systems, and internal recreation/open space facilities within their development. In addition, connections of internal systems to the City's designated major water and sewer trunk systems and traffic circulation network shall be the financial responsibility of the developer.

Objective 1.8: Concurrency Management. The City shall continue to operate a Concurrency Management System for the review of all proposed developments within Hialeah for their impact upon Hialeah municipal services. The concurrency evaluation system shall measure the potential impact of any proposal for a development permit or order upon the established minimum acceptable levels of
service for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities, unless the development permit or order is exempt from the review requirements of this section.

**Policy 1.8.1:** All requests for development order approval shall undergo a concurrency review in accordance with adopted regulation.

**Policy 1.8.2:** No development permit or order which contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation set forth in this section.

**Policy 1.8.3:** The Planning and Zoning Division shall maintain an inventory of the available capacity within the roads, potable water, sanitary sewer, solid waste, and parks and recreation public facility categories. Capital improvements associated with the construction of public educational facilities are the responsibility of Miami-Dade County Public Schools. Those capital improvements for educational facilities as listed in the Miami-Dade County Public Schools 5-Year District Facilities Work Program for 2010-2011 through 2014-2015 developed by Miami-Dade County Public Schools and adopted by the Miami-Dade County School Board, are incorporated by reference into the Capital Improvements Element and 5-Year Schedule of Capital Improvements. After the adoption of the Education Element, the City of Hialeah will submit to Miami-Dade County Public Schools the applicable proposed developments, for concurrency review.

**Policy 1.8.4:** Each year, the Planning and Development Department shall prepare a report for the City Commission containing the current capacity within each public facility category, including any encumbrances or deficiencies. This annual report shall also identify any public facilities that will require improvements to maintain adopted levels of service and recommend a schedule of improvements to avoid any reduction in the approval of development orders.

**Policy 1.8.5:** The City shall undertake planning for multi-modal transportation mobility improvements on an ongoing basis.

**Policy 1.8.6:** The City shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

**Policy 1.8.7:** Public school facility improvements programmed in the first three years of the Miami-Dade County Public Schools Facilities Work Program shall be counted as available capacity for purposes of concurrency. The necessary public school
facilities must be in place or under actual construction within three years after issuance of the final site plan approval.

**Objective 1.9: Public Schools.** The City of Hialeah and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the City’s Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved and maintained throughout the planning period.

**Policy 1.9.1:** The City of Hialeah shall update its Capital Improvements Element and Program annually, to include the annual update of the Miami-Dade County Public Schools 5-year District Facilities Work Plan. The City of Hialeah, through its annual updates of the 5-year Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities.

**Policy 1.9.2:** The City in coordination with Miami-Dade County Public Schools shall include proportionate share mitigation methodologies and options for public schools facilities in its concurrency management program and the Updated and Restated City of Hialeah and Miami-Dade County School Board Interlocal Agreement for Public School Facility Planning, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public facilities through Public School Mitigation Agreements that provide one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of mitigation bank for the right to sell capacity credits.
City of Hialeah
Comprehensive Plan
2015-2025
Educational Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

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EDUCATIONAL ELEMENT

Goal: Support a system of public education by Miami-Dade County Public Schools in cooperation with the City of Hialeah and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of the City of Hialeah, Florida.

Objective 1.1: Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 1.2. Provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools will meet state requirements for class size by September 1, 2010.

Policy 1.1.1: Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.

Policy 1.1.2: Collect impact fees from new development to Miami-Dade County Public Schools for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.

Policy 1.1.3: Cooperate with the Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Policy 1.1.4: Cooperate with the Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

Policy 1.1.5: Cooperate with the Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.
Policy 1.1.6: The Miami-Dade County School Board (School Board) comments shall be sought and considered on comprehensive plan amendments and other land use and zoning decisions which could impact the school district, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Policy 1.1.7: Capital improvement programming by the Miami-Dade Public Schools shall be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends and future population projections.

Policy 1.1.8: The City of Hialeah will through the Staff Working Group of the Interlocal Agreement for Public School Facility coordinate with Miami-Dade County Public Schools, and applicable Cities and the County to review annually necessary revisions to the Educational Element and school enrollment projections.

Objective 1.2: The City of Hialeah shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Policy 1.2.1: Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.
The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis. LOS standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools that are required to serve the residential development within their established Concurrency Service Area. LOS standards do not apply to charter schools, however, the capacity of both charter and magnet schools is credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at, or above, 100% FISH capacity. Certification of the availability and commitment of capacity by Miami-Dade County Public Schools during the concurrency review process shall be sufficient to demonstrate that such facilities are available to meet the impacts of a residential development and shall be consistent with the availability standard in Section 16 3.3180(13)(e), Florida Statutes.

**Policy 1.2.2:** Although not the established LOS standard, it is the goal of Miami-Dade County Public Schools and the City for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility, and in the event of a disaster or emergency which prevents the School Board from using a portion of the affected school facility. However, the LOS standard for concurrency purposes remains as established in Policy 1.2.1. Beginning January 1, 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018. By December 2010, the City in coordination with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (No Relocatable Classrooms) for all CSAs.
Policy 1.2.3: In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Area (Northwest, see Figure IA) as the proposed development; or

b) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e) 1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement is subject to approval by Miami-Dade County School Board and the City Council of the City of Hialeah and must be identified in the Miami-Dade County Public Schools Facilities Work Program.

c) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the above conditions is met, the development shall not be approved.

Policy 1.2.4: Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve
the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

**Policy 1.2.5:** The City of Hialeah through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

**Policy 1.2.6:** The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period. The City will correct existing deficiencies and address future needs through the identification of adequate sites for future schools and through annual update of the Capital Improvements Element and schedule, to add a new fifth year. The Miami-Dade County Public Schools Five-Year District Facilities Work Program will be adopted by the City on an annual basis, including a new fifth year.

**Policy 1.2.7:** Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Educational Facilities Plan and Five-Year Work Program for 2009-2010 through 2013-2014 developed by Miami-Dade County Public Schools and adopted by Miami-Dade County School Board, is incorporated by reference into the City's Capital Improvement Plan as applicable. The City of Hialeah shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program and/or concurrency service area maps to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted LOS standard will continue to be achieved and maintained. The City of Hialeah, through its annual updates of the 5-year Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City of Hialeah, Miami-Dade County Public Schools, and other local governments will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work program. The Miami-Dade County Public Schools
Facilities Work Program will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved and maintained throughout the planning period.

**Objective 1.3:** Obtain suitable sites for the development and expansion of public education facilities.

**Policy 1.3.1:** In the selection of sites for future educational facility development, the City of Hialeah encourages the Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.

**Policy 1.3.2:** Where possible, the Miami-Dade County Public Schools should seek sites which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.

**Policy 1.3.3:** The City of Hialeah acknowledges and concurs that, when selecting a site, the Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

**Policy 1.3.4:** When considering a site for possible use as an educational facility, the Miami-Dade County Public Schools will review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

**Policy 1.3.5:** When considering a site for possible use as an educational facility, the Miami Dade County Public Schools will consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

**Policy 1.3.6:** The City of Hialeah shall cooperate with the Miami-Dade County Public Schools in their effort for public school siting, to help accomplish the objectives and policies of this element and other elements of the CDMP. The
City of Hialeah shall cooperate with the Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.

**Policy 1.3.7** The City of Hialeah will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.

**Objective 1.4:** Miami-Dade County Public Schools, in conjunction with the City of Hialeah, Miami-Dade County and other appropriate agencies, will strive to improve security and safety for students and staff.

**Policy 1.4.1:** Continue to cooperate with the Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.

**Policy 1.4.2:** Continue to cooperate with the Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protections Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.

**Policy 1.4.3:** Continue to cooperate with the Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

**Policy 1.4.4:** Coordinate with the Miami-Dade County Public School, Miami-Dade County and other appropriate agencies to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.

**Policy 1.4.5:** Coordinate with the Miami-Dade County Public Schools' Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

**Objective 1.5:** Continue to develop programs and opportunities to bring the schools and community closer together.
Policy 1.5.1: Cooperate with the Miami-Dade County Public Schools in their efforts to provide “full service” schools, parent resource centers, adult and community schools and programs as appropriate.

Policy 1.5.2: Cooperate with the Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.

Policy 1.5.3: Cooperate with the Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.

Policy 1.5.4: Cooperate with the Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

Objective 1.6: The City of Hialeah will continue to support Miami-Dade County Public Schools enhancement effectiveness of the learning environment.

Policy 1.6.1: Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences.

Policy 1.6.2: The Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as media centers and science laboratories.

Policy 1.6.3: The Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.

Objective 1.7: The School Board, the City of Hialeah, and other appropriate jurisdictions shall establish and implement a mechanism for on-going coordination and communication to ensure the adequate provision of public educational facilities.
Policy 1.7.1: The City of Hialeah shall coordinate and cooperate with the Miami-Dade County Public Schools, the State, Miami-Dade County, municipalities and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 1.7.2: The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Policy 1.7.3: The Miami-Dade County Public Schools will coordinate school capital improvement plans with the planned capital improvement projects of other County and municipal agencies.

Policy 1.7.4: The City of Hialeah shall cooperate with the Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.

Policy 1.7.5: The City and Miami-Dade Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the City and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners.

Policy 1.7.6: Miami-Dade County and the Miami-Dade County Public Schools will annually review the Educational Element and the City of Hialeah will make the related amendments, if necessary.

Policy 1.7.7: The City of Hialeah shall coordinate with the Miami-Dade County Public Schools, the County and other local governments to eliminate infrastructure deficiencies surrounding existing school sites.

Policy 1.7.8: The City of Hialeah, the County and the Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.
Policy 1.7.9: The City and the Miami-Dade County Public Schools shall coordinate the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.

Policy 1.7.10: The City of Hialeah will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.

Policy 1.7.11: Coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvement attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.

Objective 1.8: Monitor, evaluate, and implement public school-related provisions in the Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Policy 1.8.1: Coordinate with Miami-Dade County Public Schools with reference to the monitoring, evaluation, and implementation of the Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element, in accordance with Florida Statutes and the Interlocal Agreement.

Objective 1.9: Include and adopt a countywide future conditions map series which depicts the planned general location of proposed educational facilities.

Policy 1.9.1: The map series depicting the existing locations of public school facilities by type and the existing location of ancillary plants, as well as future conditions map or map series which depicts the existing locations of public school facilities by type and the existing location of ancillary plants in Miami-Dade County is hereby adopted as part of the supporting documents, data, and analysis associated with the adoption of this element, and shall be updated as needed.

MONITORING AND EVALUATION PROGRAM

In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) as required by Section 163.3191, Florida Statutes (F.S.), and rule 91-5.0053, F.A.C., this section will outline the procedures for the monitoring and evaluating of the Element and its implementation.

Monitoring Requirements
The primary mechanism to monitor progress in achieving the objectives and policies in this Element is the collection and update of appropriate baseline data. Further, as required by the State Requirements for Educational Facilities, at least once every five (5) years the School Board shall arrange for an educational plant survey to be conducted. This plant survey will include data regarding existing facilities and a five (5) year projection of student population.

The written report from this survey shall include the following:

- **Inventory**: An inventory of existing ancillary and educational plants and auxiliary facilities.
- **Student Population**: An analysis of past and projected student population.
- **Capital Outlay**: An analysis of expenditures and projected capital outlay funds.
- **Facilities**: Statements of proposal types of facilities, grade structure, and list student capacity.
- **Funding**: A proposed funding plan.

The information obtained from the educational plant survey will be used to generally monitor the progress of the objectives and policies contained in the Educational Element and will provide specific indicators for Objective 1.1 and Objective 1.4.

The enforcement or adoption of interlocal agreements shall be explored as a means to help implement components of the Educational Element, and to coordinate the efficient provision of public educational facilities. The performance of any agreements related to objectives of this element will be monitored as they are set in place.

**Objective 1.1** policies relating to the maintenance and improvement of specific level of service for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, the Miami-Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.

**Objective 1.2** will be measured through an annual review of the latest adopted Miami-Dade County Public Schools Facility Work Program to determine if the adopted concurrency level of service standard is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed.

**Objective 1.3** will be monitored through the annual inventory and assessment by the Miami-Dade County Public Schools of School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.
Objective 1.4 will be monitored through the review and analysis of the statistics relating to school safety, as compiled annually, by the Miami-Dade County Public Schools' Division of Police. A review and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.

Objective 1.5 shall be monitored by the Miami-Dade County Public Schools by reporting and reviewing the progress and number of new and existing community oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational programs.

Objective 1.6 shall be monitored by the Miami-Dade County Public Schools by reporting the number of educational facility enhancements such as media centers, art/music suite, and science laboratories.

Objective 1.7 will be addressed through participation in inter-agency meetings that serve to expedite the provision or enhancement of public educational facilities.

Monitoring methods may be added or deleted as circumstances and criteria evolve. Any significant modifications to the monitoring process will be dealt with, as appropriate, through the Comprehensive Development Master Plan amendment process.

Evaluation

Available data regarding the various public educational facilities will be used to assess progress on specific objectives. In order to evaluate the level of service being provided, student capacity totals will be reviewed in comparison to student enrollment to determine the status of the current level of service being provided. Similarly, performance in terms of achieving other objectives can also be analyzed by tracking the number of completed capital projects, as well as the development and implementation of other programs associated with each objective. Results of these calculations and measures will be analyzed and changing circumstances and opportunities will be considered.

Any actions, changes or modifications to the Goal, Objectives, and Policies will be explained in accordance with the results of this process of continued monitoring and evaluation. Any necessary changes will be made through the comprehensive Development Master Plan amendment process.

Future Conditions Maps

Consistent with Section 163.3177(12) (g), Florida Statutes, maps showing proposed, existing and future conditions are included in the element. A map series (Figures 1A through 1D) have been included which indicates the location of public schools and ancillary facilities in the City of Hialeah and Miami Dade County over the planning period (2015 through 2020). Public schools are depicted
using four areas of the County that are generally equivalent to the proposed Educational Impact Fee Benefit District. Figures 1A through 1D indicate the current public school and ancillary facility locations, and the location of public school and ancillary facilities anticipated by December 31, 2020. Map locations of future public school facilities are general and do not prescribe a land use on a particular parcel of land.
Proposed, Existing, and Ancillary Educational Facilities
Located in the Northeast Area - 2015-2020

Legend
- Elementary
- K-8 Center
- Middle
- Senior High
- Other Educational Facility
- Ancillary Facility
- School Openings
- Highways
- Northeast Area

Source: Miami-Dade County, Public Schools System, 2010
City of Hialeah
Comprehensive Plan
2015-2025
Health Element

GOALS, OBJECTIVES, AND POLICIES

October 10, 2017

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Table of Contents

Health Element Goal 1........................................................................................................................................1
GOAL: PRESERVE AND IMPROVE THE HEALTH OF THE CITY OF HIALEAH’S RESIDENTS AND WORKERS BY PROVIDING A WELL-PLANNED, LIVABLE AND SAFE URBAN ENVIRONMENT, INCREASING HEALTHY LIVING OPPORTUNITIES, AND IMPROVING ACCESS TO HEALTH CARE.

Objective 1.1 Land Use and Urban Design. Implement land use and development patterns that promote healthy lifestyles.

Policy 1.1.1: The City shall foster mixed use development and redevelopment in areas served by transit and infrastructure in order to reduce automobile dependence, increase walkability, provide more opportunities for social interaction, and achieve other positive physical and social/emotional health outcomes.

Policy 1.1.2: The City shall maintain and preserve existing, and seek to provide new, open space and recreational areas in order to provide urban relief and increased recreational opportunities.

Policy 1.1.3: The City, through its Land Development Regulations and development review processes, shall seek to provide for the development and redevelopment of complete communities that provide access to goods and services within walking or biking distance from homes, schools, and workplaces, including:

- neighborhood retail and community services within a walkable distance of residential areas;
- active parks, plazas, greenways and open spaces, and;
- pedestrian and bicycle connections between and within neighborhoods.

Policy 1.1.4: The City, through its Land Development Regulations and development review processes, shall promote pedestrian-friendly development and redevelopment that include such features as reduced intersection conflicts, short blocks, wide sidewalks, street furniture, shade trees, and buildings that are properly oriented to the sidewalk and streets.

Policy 1.1.5: The City shall seek to be a full service community for a lifetime by addressing the unique needs and challenges of residents and households at all stages of
life, and ensuring access to individuals of varying abilities and stages of life to housing, public spaces, community facilities, places of employment and commercial establishments.

**Policy 1.1.6:** The City shall seek to ensure timely access to health care facilities by providing for the location of such facilities within its boundaries, and implementing economic development strategies to foster the development, location or relocation of existing or new health care related industries and facilities.

**Policy 1.1.7:** The City shall consider the public health implications of development and redevelopment proposals in its review and planning processes.

**Policy 1.1.8:** Appropriate buffering shall be utilized in development and redevelopment projects when the hazardous nature of a proposed use requires spatial separation from other potentially incompatible uses.

**Policy 1.1.9:** The City shall promote the use of building design principles that promote health through techniques such as enhanced internal circulation, accessibility, healthy building materials, and green building standards.

**Objective 1.2 Complete Streets and Active Transportation System.** Provide a safe, convenient and active transportation system.

**Policy 1.2.1:** The City, in coordination with other transportation agencies, shall identify and implement projects and improvements that will transform its roads into “Complete Streets” that accommodate all modes of travel and enable safe access for all users. The planning, design and construction of all transportation project shall consider complete street features appropriate to the context of the transportation corridor.

**Policy 1.2.2:** The City and its transportation partners shall continue to implement strategies to improve bicycle and pedestrian ways which safely and conveniently connect residential areas to recreational areas and major activity centers, and which safely connect bicycle and pedestrian ways along major thoroughfares throughout the City.
Policy 1.2.3: The City shall enforce Land Development Regulations requiring that new subdivisions, re-plats, planned unit developments, and site plans accommodate bicycle and pedestrian traffic needs. Similarly, multiple family residences as well as shopping facilities, recreational areas, schools, and other public uses shall provide storage areas for bicycles.

Policy 1.2.4: The City shall require pedestrian and bicycle facility improvements whenever major roadway construction, street resurfacing or restriping occurs, or when shoulder or drainage improvements are made.

Policy 1.2.5: The City shall require marked at-grade pedestrian ways or request the County to incorporate pedestrian-displays at signal installations on major arterials to reduce the risks of accidents.

Policy 1.2.6: The City shall support activities such as public outreach and informational campaigns, increased enforcement of traffic safety rules, and advances in intelligent transportation system infrastructure to reduce the incidence of automobile accidents, and/or conflicts between automobiles and other transportation modes.

Objective 1.3 Recreation and Physical Activity. Provide ample opportunities for physical activity and recreation for residents at all stages of life, and for of all needs groups.

Policy 1.3.1: The City shall seek to provide at least one (1) acre of recreation and open space within a five minute walking radius (1/4 mile) of all residential and mixed use areas.

Policy 1.3.2: The City shall encourage the location of recreational facilities in proximity to employment centers, existing neighborhoods, and community facilities.

Policy 1.3.3: The City shall promote a community health through a system of active parks and recreation programs.

Policy 1.3.4: The City shall support the development of parks and recreational programs for residents of all stages of life and abilities, including senior citizens, youth, and persons with disabilities.

Policy 1.3.5: The City shall continue to support the collocation of parks and schools at appropriate locations, and the collocation of parks and other appropriate public facilities.

Objective 1.4 Food Access. Promote access to healthy and affordable food to all residents.
Policy 1.4.1: The City shall promote public health and food security by encouraging locally-based food production, distribution, and choice.

Policy 1.4.2: The City shall support the expansion of urban agriculture by promoting home and community gardens, encouraging the use of vacant parcels as community gardens, allowing small-scale urban agriculture in the appropriate zoning districts, and encouraging the use of available public lands for growing food.

Policy 1.4.3: The City shall seek to have food markets providing fresh and healthy products located within ¼ mile of all residential areas.

Policy 1.4.4: The City shall promote the location of Farmer’s Markets at appropriate locations, particularly in areas that are underserved by food markets serving fresh and healthy food.

Objective 1.5 Healthy Housing. Promote public health through the provision of access to decent, safe and sanitary housing for all residents.

Policy 1.5.1: The City shall encourage the identification and abatement of common sources of unhealthy housing conditions, including mold, toxic substances and building materials, contaminants, pests, and substandard and deteriorated conditions.

Policy 1.5.2: The City shall continue to implement programs to eliminate substandard and deteriorated housing conditions through code enforcement, rehabilitation programs, and other appropriate mechanisms.

Policy 1.5.3: The City shall encourage and regulate the design and construction of new or redeveloped residential buildings to minimize or eliminate hazardous conditions, provide healthy indoor air quality, and otherwise maximize healthy living conditions.

Objective 1.6 Public Safety/Crime Prevention. Improve public safety through crime prevention and other strategies to increase safety in neighborhoods and the public realm.

Policy 1.6.1: The City shall encourage the inclusion of Crime Prevention through Environmental Design (CPTED) principles into development and redevelopment projects, and the design of all public spaces.

Policy 1.6.2: The City shall promote strategies to provide safe passages through high-crime areas.

Policy 1.6.3: The City shall support the use of business improvement districts to reduce crime in affected neighborhoods.
Policy 1.6.4: The City shall continue to foster and support neighborhood watch programs.

Policy 1.6.5: The City shall continue to support and implement community policing strategies, as well as efforts to improve real and perceived safety concerns in communities.

Policy 1.6.6: The City shall continue to foster and support after-school activity programs, including access to recreation and work opportunities.

Objective 1.7 Health Care Delivery System. Ensure that City residents are provided with access to quality health care.

Policy 1.7.1: The City shall coordinate with local, County, State and national health programs, and health care providers, to ensure and facilitate the delivery of health care services.

Policy 1.7.2: The City shall seek to ensure that its residents are informed of the full range of health care coverage options, and are provided with needed assistance in obtaining appropriate coverage.

Policy 1.7.3: The City shall promote the location of health programs and services in areas served by and convenient to transit, and underserved areas.

Policy 1.7.4: The City shall seek to ensure that its residents have access to, and are informed of the importance of, high quality preventive services such as screenings, health education, nutritional programs, and first aid courses.

Policy 1.7.5: The City shall promote the retention and recruitment of the appropriate number of health care providers to meet community demand and health care needs.

Policy 1.7.6: The City shall seek to ensure the availability of home health care and assisted living facilities for senior citizens and special needs groups.

Policy 1.7.7: The City shall encourage the location of nursing homes, assisted living facilities, and group homes in areas proximate to health care facilities and services.

Policy 1.7.8: The City and its partner agencies shall seek grant funding to improve local access to health care services, including preventative services.

Objective 1.8 School-based Health Promotion. Develop and implement of school-based health information, education, physical exercise, nutrition, and other health programs.
Policy 1.8.1: The City shall partner and coordinate with Miami-Dade Public Schools and other agencies to ensure community access to health information and programs, both as part of the school curriculum, and in educational programs targeted to the community at large.

Policy 1.8.2: The City shall support efforts to promote and ensure Safe Routes to Schools.

Policy 1.8.3: The City shall continue to support the collocation of schools and parks at appropriate locations.

Policy 1.8.4: The City shall support efforts to ensure that all students are provided with access to proper nutrition through healthy lunch programs and other appropriate mechanisms.

Objective 1.9 Public Education and Community Outreach. Educate the community to improve health and achieve positive outcomes.

Policy 1.9.1: The City shall support the provision of innovative health education programs to support better health outcomes.

Policy 1.9.2: The City shall seek to include representatives from health agencies, and/or otherwise incorporate public health information, in community forums and events.

Policy 1.9.3: The City shall encourage employers to implement health education and healthy lifestyle incentive programs to improve employee health.

Policy 1.9.4: The City shall develop and encourage volunteer activities that promote community health, such as clean-ups, walking groups, and helpers for the elderly or disabled.

Policy 1.9.5: The City shall support and promote nutrition and food literacy education programs.

Objective 1.10 Social and Emotional Health. Foster social and emotional health for all residents.

Policy 1.10.1: The City shall support the provision of programs and activities that address the emotional and social wellness needs of residents, and provide support for those needing services.

Policy 1.10.2: The City shall coordinate with behavioral and mental health service organizations to ensure and facilitate the delivery of social and emotional health care services.