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Hialeah Gardens

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Community Background Report

Hialeah Gardens

County

Miami-Dade

Boundaries

North: Northwest 169 Street
South: Okeechobee Road
West: Florida Turnpike
East: West 20 Ave

Community Type

Municipality

History

Hialeah Gardens is a municipality of 3.5 square miles in the northwestern portion of Miami-Dade County, just west of the City of Hialeah. The town of Hialeah Gardens achieved incorporation in December of 1948. In February of 1949, Hialeah Gardens adopted their first building code, their first traffic ordinance, and the first laws regarding hunting.

Hialeah Gardens served mainly as a rural community in which one of its main industries was raising horses until 1968. In this year, the city adopted an aggressive land use and zoning master plan to lead the growth of the city. Few small businesses existed along the Okeechobee Road corridor. The city's close proximity to major roadways such as Okeechobee Road and The Palmetto Expressway (State Road 826) provide opportunity for Hialeah Gardens to become a fast growing municipality.

Community Dynamics

Hialeah Gardens is a largely Hispanic municipality. The population of Hialeah Gardens is estimated at 21,744 persons in 2010. Three percent of this populace is white and 95 percent of the population is Hispanic. The City's seasonal newsletter contains information in both English and Spanish to address the needs of their Hispanic and non-Hispanic community members. The city places an emphasis on providing and maintaining open spaces for parks and recreational

activities, the development of single and multi-family residential areas, and strives to create a synchronized commercial activity with non-commercial growth.

The parks department offers recreational services to its residents in four main park facilities plus several smaller neighborhood parks. Westland Gardens Park is currently being renovated and new facilities added which includes a banquet hall, tennis and basketball courts, a swimming pool, a baseball field and a playground. Parks also boast a variety of programs for our community's youth. Adjacent to Hialeah Gardens Elementary School is the 3 acre Golden Eagle Park which contains a playground area, bathrooms, concession stand, and gazebos. Golden Eagle Park is designed for children aged 12 and under. In the central area of the city is Joe Sherron Park which is designed for families. The city has also built a greenway but not to County standards.

Land use in Hialeah Gardens is largely residential (32 percent) and single-family. Commercial land use is near 8% of all buildable land and 13.5 percent of land in the city is designated for industrial use. Eight percent of Hialeah Gardens nearest the urban development boundary is agricultural. Near thirty percent of land in the city is vacant. There is a variety of community development projects planned in Hialeah Gardens. In February 2005, there are plans to construct a new police department on the corner of Northwest 103 Street and Northwest 87 Avenue and the city recently opened a new fire department. Because of a 2004 voter referendum, Hialeah Gardens is adding a new regional library. The city has recently introduced a new radio station for its residents that will make it easier for them to receive updates about events such as park activities as well as weather and traffic alerts.

Business Landscape

A large proportion of structures in Hialeah Gardens are warehouses. These structures house industrial and light manufacturing business. Automobile sales and repair, carpentry, electrical and engineering, plumbing, cooling and heating, businesses are well represented in Hialeah Gardens. Religious institutions, dentists and dental labs and beauty salons have also made use of warehouse bays and strip mall retail space.

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