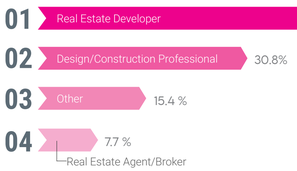
DEVELOPMENT COMMUNITY

SURVEY AND FORUM RESULTS SUMMARY

CITY OF HIALEAH 2050 MASTER PLAN

Industry Snapshot

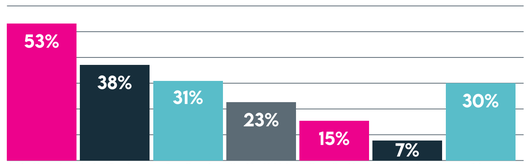
WHICH OF THE FOLLOWING WOULD BEST CHARACTERIZE YOURSELF?



13 PEOPLE SURVEYED

Infill Redevelopment

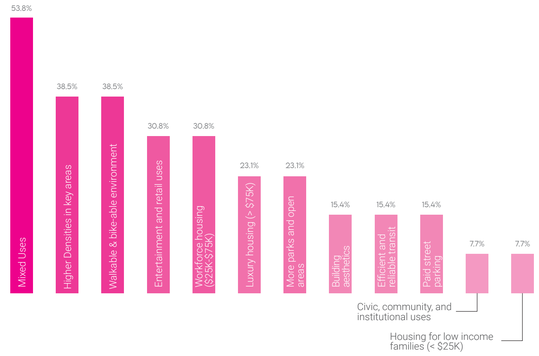
WHAT ARE THE BIGGEST REGULATORY CHALLENGES TO INFILL REDEVELOPMENT?



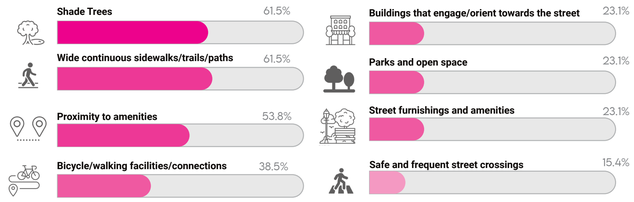
61.5% WOULD BE IN FAVOR IF THE CITY PRE-APPROVED PROTOTYPES FOR SMALL INFILL (MISSING MIDDLE HOUSING).

Livable City

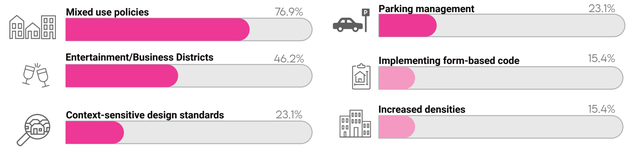
WHAT WOULD MAKE THE CITY OF HIALEAH A MORE VIBRANT AND LIVABLE CITY?



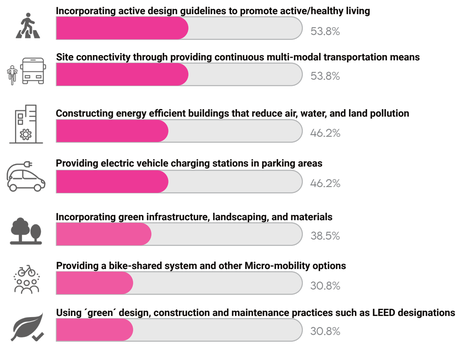
WHAT ELEMENTS DO YOU CONSIDER THE MOST RELEVANT IN ACHIEVING A WALKABLE ENVIRONMENT?



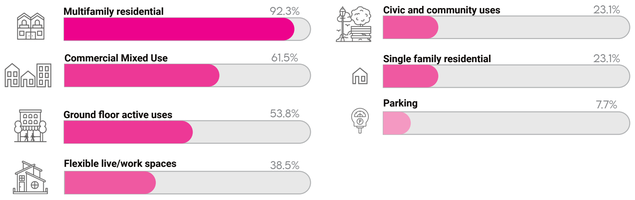
WHAT REGULATORY STRATEGIES BEST SUPPORT CREATING LIVABLE COMMUNITIES?



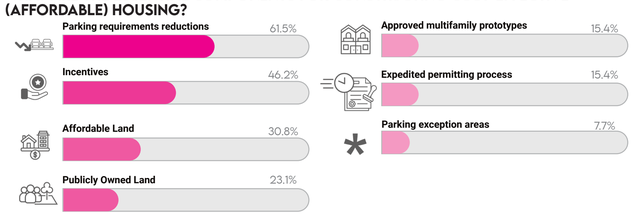
WHAT GREEN/SUSTAINABLE MEASURES WOULD YOU CONSIDER THE MOST RELEVANT TO IMPLEMENTING HEALTHY URBAN LIVABLE PLACES?



WHAT LAND USES SHOULD THE CITY CONSIDER TO PROVIDE INCENTIVES TO FOSTER AN URBAN WALKABLE ENVIRONMENT?



WHAT ARE THE ESSENTIAL COMPONENTS FOR CONSTRUCTING COST-EFFECTIVE (AFFORDABLE) HOUSING?



Recent Development

LIST THE ONE EXAMPLE OF A RECENT DEVELOPMENT IN THE CITY OF HIALEAH THAT EXEMPLIFIES TOP-QUALITY DEVELOPMENT/REDEVELOPMENT.

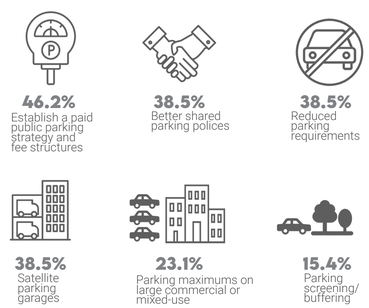


LIST ONE EXAMPLE IN THE REGION THAT TYPIFIES SUCCESSFUL REDEVELOPMENT AND WHY YOU THINK MADE THIS DEVELOPMENT SUCCESSFUL

- DORAL CITY CENTER
- FAT VILLAGE NEIGHBORHOOD IN FT. LAUDERDALE
- METRO PARC
- FLAGER ST
- COCOWALK - USE MIX AND CURATION, WALKABILITY, CITY PARKING
- PURA VIDA
- MIDTOWN MIAMI

Parking

WHAT STRATEGIES RELATED TO PARKING WOULD BE THE MOST IMPORTANT FOR THE CITY TO ADDRESS FROM A REGULATORY PERSPECTIVE?



Round Table Questions

WHAT IS THE REVIEW PROCESS LIKE IN THE CITY?

- TEDIOUS REVIEW PROCESS (TAKES TOO LONG)
- PUBLIC HEARINGS CAN BE PROBLEMATIC
- REVISE CONCURRENCY PROCESS (CONCURRENCY REVIEW COMMITTEE)
- LACK OF PREDICTABILITY
- CONSOLIDATE REVIEW (1 POINT OF CONTACT)
- VARIANCES TAKE TOO LONG
- ELECTRONIC REVIEW
- STREAMLINE
- POLITICAL CONTROL (BY RIGHT PROCESS IS A LOT SMOOTHER)
- ALLOWANCES TO CONCURRENT REVIEW
- PHASING DEVELOPMENT IS KEY
- MASTER DEVELOPMENT AGREEMENT

WHAT REGULATORY CHALLENGES DO YOU EXPERIENCE IN THE CITY? WHAT INCENTIVE/FLEXIBILITY ARE TYPICALLY OFFERED BY THE CITY?

- ADMINISTRATIVE SITE PLAN IS BEST
- CHALLENGES IN SCHEDULING MEETINGS
- COMMON VARIANCES (CODE AMENDMENTS THAT WOULD HELP THE PROCESS)
- UNIT SIZE - CALIBRATED UNIT SIZES TO KEEP AFFORDABILITY
- COORDINATION WITH COUNTY AND WATER AND SEWER
- ADVOCATE FOR PROTOTYPES APPROVED WITH VARIATIONS
- IMPACT FEES
  - DEFINE THE BENEFIT AREAS/DISTRICTS
  - TARGETED IMPACT FEE SPENDING
  - IN LIEU

WHAT ARE THE ESSENTIAL COMPONENTS FOR CONSTRUCTING SUCCESSFUL PROJECTS?

- DESIGN CRITERIA THAT CAN BE TWEAKED
  - STEP BACKS
  - UNIT SIZE
- INFRASTRUCTURE REQUIREMENTS FOR COMMERCIAL USES
- DENSITIES
- PROPER INCENTIVES
- TIME IS MONEY
- REVIEW TIMELINE
- SAME REVIEWERS THROUGHOUT THE PROCESS (1 POINT OF CONTACT) ROUND TABLE DISCUSSION WITH ALL REVIEWERS.
- FLEXIBILITY

HOW CAN THE CITY SUPPORT THE DEVELOPMENT COMMUNITY IN THE PROJECT REVIEW/APPROVAL/EXECUTION PROCESS?

- INCENTIVES/FLEXIBILITY
- PARKING VARIANCES
- ACCESSIBLE STAFF
- CONSOLIDATE COMMENTS. PROVIDE KEY COMMENTS/FEEDBACK FROM THE BEGINNING
- REVIEW PLANS DIGITALLY

TOP RECOMMENDATIONS

- IDENTIFY COMMON REQUESTS FOR VARIANCES AND CODE THEM
- DIGITAL PLAN REVIEW
- PUBLIC TRANSPORTATION/MOBILITY OPTIONS
- FLEXIBILITY WITH PARAMETERS
- CHARGE FOR PARKING
- OVERLAY DISTRICTS/NRD DISTRICTS TO INCENTIVIZE REDEVELOPMENT
  - AMELIA DISTRICT
  - 49TH STREET
  - WESTLAND MALL AREA