

City of Hialeah Gardens

County

Miami-Dade

Boundaries

North: Northwest 170th Street

South: West 35th Street

West: Ronald Reagan Turnpike (State Road 821)/
West Okeechobee Road (US Highway 27)

East: Palmetto Expressway (State Road 826)

Community Type

Municipality

History

The City of Hialeah Gardens lies in the northeastern portion of Miami-Dade County, northwest of Downtown Miami. It is bordered by the City of Hialeah on the east and the north, and by the Town of Medley on the southwest. What is now a municipality of 3.67 square miles originated at the Walter C. Ohlerts Tourist Camp. The City of Hialeah Gardens achieved incorporation in December of 1948, with 26 unanimous votes. In February of 1949, Hialeah Gardens adopted its first building code, its first traffic ordinance, and the first laws regarding hunting. At that time, Hialeah Gardens was mostly a rural community, where one of the main occupations was raising horses. This remained so until 1968, when the city adopted an aggressive land use and zoning master plan to direct its growth. Only a few small businesses existed along the West Okeechobee Road corridor up to this point.

The city's proximity to major roadways such as West Okeechobee Road (US Highway 27) and the Palmetto Expressway (State Road 826) provided the opportunity for Hialeah Gardens to become one of the fastest growing municipalities in the county, with a population of approximately 24,000.

The city's current comprehensive plan was adopted in 2007. On the municipal website, zoning maps are available by district (north, northwest, central, and south). The north district is dominated by low- to moderate-density single-family residential uses and estate uses. The northwest district is mostly devoted to industrial uses. The central district has a mix of moderate- and

medium-density residential uses, and general and commercial business uses. The south district has areas of high-density residential use, general and commercial business uses, and industrial uses. Most commercial business uses in Hialeah Gardens are located along the east side of West Okeechobee Road.

Hialeah Gardens has a mayor-council form of government, with five council members. Council meeting agendas and minutes are available on the city's municipal website, going as far back as 2002. Agendas are loaded on the website on the Friday preceding each council meeting.

Community Dynamics

As of 2020, Hialeah Gardens had a population of 23,546. The median age was 44.3 and the median household income was \$52,979. Between 2019 and 2020 the population of Hialeah Gardens declined from 23,709 to 23,546, a decrease of .688%. At the same time, the median household income fell from \$53,423 to \$52,979, a decrease of .831%. Regarding ethnicity in 2020, 75.8% of the population was White Hispanic, 15.1% was Multiracial Hispanic, 3.93% was Other Hispanic, 3.47% was White non-Hispanic, and .994% was Black Hispanic. None of the households in Hialeah Gardens reported speaking a non-English language at home as a primary language, and 74.5% of the population were US citizens. As of 2020, 71.2% of the residents of Hialeah Gardens were born outside the US, which is much higher than the national average of 13.5%. In 2019, the percentage of foreign-born citizens was also 71.2%, indicating that the rate has been holding steady. In 2020, the median property value was \$227,400 and the homeownership rate was 65.6%.

Business Landscape

A large proportion of the non-residential structures in Hialeah Gardens are warehouses and workshops for industrial and light manufacturing businesses. The industrial zone of the city is centered mostly in the northwest district. Located here are shipping and moving companies, cement, roofing, and construction companies, truck and trailer sales companies, and some food manufacturing and exporting businesses. Big box shopping venues and a variety of other businesses and services are scattered throughout the other districts of the city.

Transportation Characteristics

The city's main transportation artery is West Okeechobee Road/US Highway 27. West Okeechobee Road forms most of the western boundary of the municipality. Multiple industrial and commercial zones are located on or near

this roadway. The western edge of the northwest district, where industrial use is most intensive, is bordered on the west by the Ronald Reagan Turnpike. The Palmetto Expressway/State Road 826 forms the far southeastern boundary of the municipality, north of the point where the Palmetto meets West Okeechobee Road.

Hialeah Gardens has Miami-Dade Transit bus service, but it is very limited. Lines #33, #54, and Marlin run along Northwest 103rd Street/State Road 932, another large artery which crosses the south district of the city, running east and west between the Palmetto Expressway and West Okeechobee Road.

A construction project to widen West Okeechobee Road along the western border of Hialeah Gardens was scheduled for July of 2023. Details regarding the scope of the project and notifications of temporary lane closures were made available on the city's municipal website. The widening project was divided into two segments, as below:

Segment One: From the Broward County Line to west of Florida's Turnpike

Segment Two: From east of Northwest 107th Avenue to east of Northwest 116th Way

Aside from making West Okeechobee Road and the parallel Frontage Road wider, the project included elements such as landscaping medians, laying new underground cables and sewage pipes, adding new lighting, resurfacing pavement, adding signage and signals, bridge construction, and upgrading curbs and sidewalks.

According to DATA USA 2020 statistics, most people in Hialeah Gardens drove alone to work, with an average commute time of 30.2 minutes. The average car ownership was two cars per household.

Sources

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