

# City of Hialeah

## County

Miami-Dade

## Boundaries

North: Northwest 170th Street

South: Northwest 36th Street

West: Northwest 107th Avenue

East: Northwest 35th Avenue

## Community Type

Municipality

## History

Located west-northwest of Miami, the City of Hialeah is ranked as the sixth largest city in Florida and the second largest city by population in the Miami metropolitan area. The name Hialeah is of Seminole Indian origin, meaning “high prairie”.

Originally developed by pioneer aviator Glenn Curtiss and Missouri cattleman James H. Bright in 1921, the City of Hialeah was incorporated in 1925 with a population of 1,500. The incorporation coincided with the opening of Hialeah Park, considered the most famous and grand horse racing track of its time. Hialeah Park has attracted millions of racing enthusiasts, including Winston Churchill, Harry Truman, J.P. Morgan, and members of the Kennedy family. The park, with its iconic pink flamingos, is listed in the National Register of Historic Places.

Hialeah was the starting point for the ill-fated final trip of America’s greatest female aviator, Amelia Earhart.

While Hialeah was originally envisioned as a playground for the elite, Cuban exiles fleeing Fidel Castro's 1959 revolution, as well as World War II veterans, transformed the city into an affordable working-class community. Hialeah has the highest percentage of Cuban and Cuban American residents of any city in the United States, which at 94.0% is the second-highest proportion of Hispanic Americans out of any community in the United States outside of Puerto Rico.

Hialeah is governed by a mayor and a city council made up of seven members. Agendas and minutes of council and committee meetings are available on the city's municipal website.

## **Community Dynamics**

As of 2020, Hialeah had a population of 233,876. The median age was 45.3 and the median household income was \$38,471. Between 2019 and 2020 the population of Hialeah declined from 234,539 to 233,876, a decrease of .283%. At the same time, the median household income rose from \$35,068 to \$38,471, an increase of 9.7%. Regarding ethnicity in 2020, 75.4% of the population was White Hispanic, 13.8% was Multiracial Hispanic, 5.26% was Other Hispanic, 2.88% was White non-Hispanic, and 1.21% was Black Hispanic. None of the households in Hialeah reported speaking a non-English language at home as a primary language, and 67.8% of the population were US citizens. As of 2020, 75.2% of the residents of Hialeah 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 74.4%, indicating that the rate has been increasing. In 2020, the median property value was \$256,900 and the homeownership rate was 47%.

## **Business Landscape**

The future land use map of Hialeah included in the 2015-2025 Comprehensive Plan shows areas of commercial use scattered throughout the city. Substantial areas of industrial use are centered mostly in the city's northwest corner and in a corridor running along the southeastern municipal boundary.

Besides having numerous national chain retail outlets, Hialeah is home to a vibrant community of mom-and-pop stores. These shops have successfully competed against national brand retailers and franchises. To remain competitive, national companies have altered their traditional business strategy to meet the demands of the local culture. Many of the manufacturing and cloth industries that made Hialeah an industrial city in the 1970s-1980s have disappeared, but new electronics and technology businesses have revitalized the local economy. Westland Mall is a major retail center at 1675 West 49th Street, with over one hundred stores.

The Hialeah Community Redevelopment Agency has been centering its efforts on the Hialeah Market District, located just within the city's southern boundary, north of State Road 112. A planning document is available on the municipal website.

## **Transportation Characteristics**

Hialeah is one of the few cities in Miami-Dade County to have its own street grid system, numbered differently from the grid centered at Miami Avenue and Flagler Street in Downtown Miami.

Hialeah's location in the northwest of Miami-Dade County has influenced the path of transportation networks. The following highways can be accessed from Hialeah either directly or indirectly: I-95 to the east of the city, I-75 running along the city's far northeast boundary, the Palmetto Expressway/State Road 826 running north and south through the western center of the city, the Dolphin Expressway/State Road 836 to the south of the city, and the Ronald Ragan Turnpike, which touches the city's far northwest corner. Hialeah also provides easy access to Opa-Locka Airport, Miami International Airport, and the Port of Miami.

Miami-Dade Transit buses run on major streets within the city.

The City of Hialeah offers free transit bus service every day except Sunday, with two routes, the Flamingo Route and the Marlin Route. A map of the routes is available on the municipal website.

Hialeah is served by the Miami Metrorail at the Okeechobee, Hialeah, and Tri-Rail/Metrorail Transfer stations. The Okeechobee and Hialeah stations function primarily as park-and-ride stations for commuters and residents going to Downtown Miami, with the Tri-Rail providing access to Miami International Airport and running north to West Palm Beach. The Hialeah Market Tri-Rail station provides access to the Hialeah Market District, which has been under study for redevelopment in recent years.

Beginning in 2018, the Hialeah municipal website highlighted two new transportation initiatives. The Complete Streets project was designed to “accommodate pedestrians, bicyclists, transit, and cars, creating multi-modal transportation networks. Accommodating these needs leads to stronger local economies, protects the environment, and contributes to a healthier community.”

The Hialeah Market District project also aimed to reduce traffic congestion and improve air quality. This project was explained as follows: “The city is in the process of amending the Comprehensive Plan to create a Transit Oriented Development (TOD) land use designation. The TOD land use designation is intended to promote and encourage mobility and connectivity within the district as well as to and from transit stations for pedestrians, bicycles, and

automobiles. This designation is restricted to locations within a half-mile of Tri-Rail stations in the City of Hialeah. The first TOD will be located in the southeast area of the city next to the Hialeah Market Tri-Rail station.”

According to DATA USA 2020 statistics, most people in Hialeah drove alone to work, with an average commute time of 29.3 minutes. The average car ownership was two cars per household.

## Sources

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