

10. GENERAL PROJECT DESCRIPTION

PART 1 SPECIFIC PROJECT DESCRIPTION

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24 F.A.C. where applicable, and expected beginning and completion dates for construction.

The Beacon Countyline DRI (the “Project”) is an approximately 520± acre planned mixed-use employment center that will significantly improve a degraded site and energize a largely underutilized portion of Miami-Dade County recently annexed into the City of Hialeah. The Project will redevelop an area consisting of former construction and demolition material (C&D) landfills and material reclamation facilities (MRF) and convert it into an employment and municipal center that will enhance the area and contribute to the economic growth of the City of Hialeah and South Florida.

The Beacon Countyline DRI is located within the 1,890 acres annexed by the City in 2004. The annexation area is bounded by: I-75 on the east; NW 107th Avenue on the west; NW 170th Street on the north; and theoretical NW 138th Street on the south (see **Map A – Location Map**). In February 2005, the City adopted the Hialeah Heights Master Plan, to promote the City’s vision for the annexation area. The Hialeah Heights Master Plan seeks to:

- Rehabilitate land degraded by landfills;
- Provide housing designed to retain professionals within the City; and
- Provide a balance between jobs and housing to reduce the need for residents to commute from the northwest area.

The Hialeah Heights master plan placed residential uses along the eastern portion of the annexed area. Two mixed-use districts, along with water and green network including parks, are shown adjacent to the residential use. Industrial uses are proposed in the west and north proportions of the annexation area, closest to the mining operations located west of the City’s designated Hialeah Heights neighborhood.

In 2005, the City adopted land development regulations to implement the master plan for the portions located within the County’s Urban Development Boundary at that time. Now that the Beacon Countyline Property is located within the UDB it is the Applicants understanding that the City intends to expand its Hialeah Heights regulations to include this property as well. The Beacon Countyline DRI is generally consistent with and implements the goals of the Hialeah Heights plan. The proposed Project promotes the long-term vision for this portion of the annexation area. The Project specifically implements the warehouse, retail, office, park and municipal uses identified in the plan to serve the neighboring communities. **Table 10.1.A – Proposed Development Program** shows the mix of uses expected to foster and sustain employment and economic growth in the City of Hialeah.

TABLE 10.1.A Proposed Development Program	
Land Use	Intensity
Warehouse/flex	4,100,000 Sq. Ft.
Office	1,000,000 Sq. Ft.
Retail *	550,000 Sq. Ft.
Hotel	350 Rooms
Municipal Center and City Park (Includes: Police and Fire Facilities; and, Water Plant)	40 Acres
Source: The Curtis Group	

*GLA - Gross Leasable Area. GLA is approximately 85% of GFA (Gross Floor Area) for retail uses. Therefore the GFA equivalent is approximately 15 percent greater than shown above.

The Project will be developed over ten years, anticipating an initial two years of site preparation and preliminary landfill closure and eight years of construction, with build-out occurring ten years after the issuance of a Development Order (DO), though limited vertical construction (including municipal uses) may occur on select sites during the initial two years.

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the Project. The developed land uses should be those identified in Section 380.0651 F.S. and Chapter 28-24 F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the pre-application conference.**

Table 10.1.B - Existing and Proposed Land Uses presents a detailed explanation of both the existing and proposed land uses on the Project. The Property has been heavily impacted by past and present agricultural and industrial activities, as shown on the Aerial Photograph

TABLE 10.1.B Existing & Proposed Land Uses							
Land Use	Non-Residential		Residential				Total Acreage
	Units	Acres	DU	Acres	Net Density	Gross Density	
Existing Vegetation Land Use							
Landfill		398					398
Vacant		122					122
Total Acreage							520±
Proposed Project (2008-2018)							
Industrial (28-24.018, FAC)	4,100,000 Sq.Ft.						
Office (28-24.020, FAC)	1,000,000 Sq.Ft.						
Retail (28-24.031, FAC)	550,000 Sq.Ft.						
Hotel (28-24.016, FAC)	350 Rooms						
Municipal/Recreation		40					
Source: The Curtis Group							

C. Briefly describe previous and existing activities on-site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.

The site is a former landfill for the disposal of construction and demolition (C&D) materials. Approximately 77 percent of the site is covered with an average of 10 to 12 feet of C&D material. The C&D landfill commenced operations in late 1980 and accommodated a large amount of Hurricane Andrew C&D debris in accordance with solid waste permits issued at the time. Various types of piles of C&D currently exist On-Site including mixed C&D, roofing, recyclable materials (such as concrete, rock, brick, wood, metal, recovered screened material (RSM), etc.) and residual materials (such as plastic, buckets, tires, etc.). The recycling and filling operations are no longer in operation. In accordance with the closure permit for the facility, the surface of the C&D landfill must be capped with a material acceptable to DERM and the Florida Department of Environmental Protection regulations.

D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.

The development program for the Beacon Countyline DRI envisions the incremental development of up to 550,000 square feet of retail, restaurant and personal service space.

Market support for retail, restaurant and personal service space being proposed for development at the southeastern corner of the property takes the form of a neighborhood shopping center, and is expected to come from the residents of Hialeah living in the portion of the City that is located north of NW 138th Street, between Interstate 75 and NW 97th Avenue.

A small portion of the proposed retail and restaurant space will be spread through the warehouse portion of the Project to cater to the workday needs of the 6,150 workers that will be employed in connection with the warehouse use. The rest of the retail and restaurant space will be located in the northwest quadrant, adjacent to the proposed Turnpike interchange in combination with the proposed office and hospitality uses. The market support for this space will primarily be derived from the entirety of the workers as well as by their business visitors and the guests staying in the lodging units On-Site. Additional support will be derived from people passing the Project on the Florida Turnpike, NW 97 Avenue and NW 170 Street.

E. Describe, in general terms, how demand for this project was determined.

Development of the Project is intended to expand the options of companies who are seeking to establish their businesses in another portion of Miami-Dade County with resources and access comparable or superior to the type of quality business park environment that the Applicant has historically provided in western Miami-Dade County, Doral and, more recently, Medley. Given the Project's location, it is anticipated that the warehouse facilities at Beacon Countyline will have a particularly strong appeal to companies involved in distribution activities throughout the South Florida region. The Project will provide an important enhancement to the quantity of

space available to such companies, particularly now that the Miramar Park of Commerce is nearing depletion.

The Applicant believes that the Project's proposed office space will enjoy strong market support from companies that draw their workforce from among both Miami-Dade and Broward County residents as well as from companies seeking to locate to a single-user building on a site with excellent visual exposure to a major highway. There are few such sites remaining in Miami-Dade County.

As indicated above, the market success of the retail portion of the Project is substantially predicated upon the inclusion of a workforce On-Site and visitors to the companies located On-Site. There will also be a need for the proposed neighborhood center as the new Hialeah residential community projected for development north of NW 138th Street between Interstate 75 and NW 97th Avenue and NW 170th Street. The market success of the proposed hotel units is predicated upon its location adjacent to a Turnpike interchange and within a major business park.

F. Project Cost Table

TABLE 10.1.F.1 Project Cost Table* (Millions of 2007 Constant Dollars)			
Item	Project Cost	Amount Spent In Region	Percent Spent In Region
Land	\$ **	\$ **	**
Labor	\$313.7	\$313.7	100
Materials	\$277.9	\$223.3	80
Interest	\$47.3	\$23.6	50
Planning***	\$38.9	\$31.1	80
Other****	\$65.5	\$62.2	95
Total	\$743.3	\$653.9	88

Source: Miami Economic Association, Inc.

* Includes only On-Site expenditures.

** Since the property is already owned by the Applicant, no land acquisition funds will be expended during the development period.

*** Includes planning, architecture and engineering.

**** Includes permits and fees, general administrative, marketing, leasing expense, sales and leasing commissions, legal, and accounting and developer fees.

TABLE 10.1.F.2*
Project Cost Table By Use & Year
(Millions of 2007 Constant Dollars)

Use	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Warehouse											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	15.1	24.0	29.4	29.4	29.4	14.3	14.3	14.3	14.3	5.4	189.9
Materials	3.7	14.8	21.1	21.1	21.1	17.5	17.5	17.5	17.5	6.4	158.2
Interest	1.5	3.1	4.0	4.0	4.0	2.5	2.5	2.5	2.5	0.9	27.5
Planning	2.8	4.1	3.0	3.0	3.0	2.0	2.0	2.0	2.0	0.7	24.6
Other	2.1	4.3	5.6	5.6	5.6	3.5	3.5	3.5	3.5	1.3	38.5
Total	25.2	50.3	63.1	63.1	63.1	39.8	39.8	39.8	39.8	14.7	438.7
Office											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	0.0	3.7	3.7	15.9	15.9	15.9	12.2	12.2	79.5
Materials	0.0	0.0	0.0	0.9	0.9	15.8	15.8	15.8	14.9	14.9	79.0
Interest	0.0	0.0	0.0	0.4	0.4	2.5	2.5	2.5	2.2	2.2	12.7
Planning	0.0	0.0	0.0	0.3	0.3	1.9	1.9	1.9	1.6	1.6	9.5
Other	0.0	0.0	0.0	0.5	0.5	3.5	3.5	3.5	3.0	3.0	17.5
Total	0.0	0.0	0.0	5.8	5.8	39.6	39.6	39.6	33.9	33.9	198.2
Retail											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.8	0.8	0.8	8.1	2.9	2.9	3.8	3.8	3.0	3.0	29.9
Materials	0.2	0.2	0.2	8.1	2.2	2.2	3.3	3.3	3.1	3.1	25.9
Interest	0.1	0.1	0.1	1.3	0.4	0.4	0.6	0.6	0.5	0.5	4.6
Planning	0.0	0.0	0.0	1.0	0.3	0.3	0.4	0.4	0.4	0.4	3.2
Other	0.1	0.1	0.1	1.7	0.6	0.6	0.8	0.8	0.7	0.7	6.2
Total	1.2	1.2	1.2	20.2	6.4	6.4	8.9	8.9	7.7	7.7	69.8
Hotel											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	0.0	0.6	0.6	0.6	6.3	0.6	5.7	0.0	14.4
Materials	0.0	0.0	0.0	0.2	0.2	0.2	7.1	0.2	6.9	0.0	14.8
Interest	0.0	0.0	0.0	0.1	0.1	0.1	1.1	0.1	1.0	0.0	2.5
Planning	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.8	0.0	1.6
Other	0.0	0.0	0.0	0.1	0.1		1.5	0.1	1.4	0.0	3.2
Total	0.0	0.0	0.0	1.0	1.0	0.9	16.8	1.0	15.1	0.0	36.6

Source: Miami Economic Association, Inc.

* See footnotes for Table 10.G.1

G. Economic Disparity

The Beacon Countyline DRI will result in a substantial benefit to the community, providing more than 8,600 construction jobs (FTE's) during the development period and more than 11,600 new permanent jobs when fully completed. Given the nature of the permanent jobs, they will be accessible to a workforce with a wide range of skills.

A goal of the South Florida Regional Planning Council is to eliminate the extreme economic disparity among the diverse segments of South Florida's population. The high level of job creation, both during the construction period and once the development at the Beacon Countyline DRI is completed, is an opportunity for the Applicant to further the Council's goal and use its best efforts to realize that opportunity as discussed below.

It is anticipated that new construction will be undertaken by a general contractor who will be responsible for completing the Project within the parameters of a guaranteed maximum price. The Applicant will use its best efforts to select a general contractor with a strong record of using minority/woman-owned subcontractors and/or subcontractors that have demonstrated fair hiring practices. It will also encourage its general contractor to award work to subcontractors with similar attributes to the extent that doing so does not compromise the general contractor's ability to complete construction at the requisite level of quality within the parameter of the guaranteed maximum price.

When construction is completed, the responsibility of hiring the On-Site workforce will reside with the tenants occupying the proposed warehouse, office and retail space and with the hotel management companies that operate the proposed lodging facilities. The Applicant will encourage its lessees and hotel management entities to be inclusive in their hiring practices and will use its best efforts to make them aware of the small and minority business resource organizations active in the community.

H. Inputs for Economic and Fiscal Impact Models

Economic Model

- A. For Existing Development to be demolished, if any – Not Applicable
- B. For New Development
 - 1. Complete employment by sector (permanent jobs only) – See Question 10, Part 3.
 - 2. Compensation rate for each type of employment by sector – See Question 10, Part 3
 - 3. Total revenues (sales) by sector – Use model defaults
 - 4. Operating Costs by sector – Use model defaults

5. Complete investment profile by land use – For construction costs, see Question 10, Part 1 F, Table 10.1.F.2. For furnishing and equipment spending, use model defaults

Fiscal Model

A. For Existing Development to be demolished, if any – Not Applicable

B. For New Development

1. Employment by land use

Warehouse: 6,150 (See Question 10, Part 3 for additional detail)

Office: 4,000 (See Question 10, Part 3 for additional detail)

Retail: 1,375 (See Question 10, Part 3 for additional detail)

Hotel: 105 (See Question 10, Part 3 for additional detail)

2. Total Taxable Value by land use - See Question 11, Table 11.4

3. Impact fees by land use – See Question 11 discussion of impact fees

4. Property tax (Ad Valorem) millage rates – See Question 11 discussion of Ad Valorem taxes

5. Developer's Contribution – Will not be know until development agreement negotiated

C. For Underlying Assumptions – No inputs will be provided.

PART 2 CONSISTENCY WITH COMPREHENSIVE PLAN

- A. **Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.**

The Beacon Countyline Property that is the subject of this application, as well as other land that was recently annexed into the City of Hialeah, is not currently formally designated within the City of Hialeah's Comprehensive Plan ("Comprehensive Plan") Future Land Use Map (FLUM). As previously noted, the City annexed 1,890 acres of land into its jurisdiction during 2004 (the "Annexation Area"). Approximately 640 acres within the Annexation Area was located outside Miami-Dade County's Urban Development Boundary until recently. The Miami-Dade County Code provides that land within municipalities which is located outside the UDB is to remain within the jurisdiction of the County until the land is included within the boundary. Specifically, Section 2-116.1.2 of the Miami-Dade County Code states:

Sec. 2-116.1.2. Applicability of Comprehensive Master Plan to Municipalities.

- (a) The location of the Urban Development Boundary (UDB) and permitted land uses outside the UDB shall be governed by the Miami-Dade County comprehensive Development Master Plan (CDMP) notwithstanding the fact that the UDB may lie within a municipality.
- (b) Any amendments to the UDB line or land uses permitted by the CDMP shall be filed and processed in accordance with procedures for applications located within the unincorporated area.
- (c) All municipal land use decisions outside the UDB line shall be consistent with the CDMP.

Based on this Code section, while the City maintained jurisdiction over most matters affecting the Property, its jurisdiction over land use decisions within the portion of the Annexation Area that was located outside the UDB was limited. As a result, the City of Hialeah did not initially incorporate this Property in its FLUM. An application to amend the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map was filed by the City to expand the UDB to include this Property has now been approved and all jurisdiction, including over land use matters, is now within the jurisdiction of the City of Hialeah. However, in order for the Application to be consistent with the City of Hialeah's Comprehensive Plan, an appropriate land use designation must be assigned to the Property on the City's FLUM.

Representatives of the City of Hialeah indicated at the Pre-Application conference that the City may seek to apply for amendments to its Comprehensive Plan to assign land uses to the entire portion of the Annexation Area that was previously outside the County's Urban Development Boundary and which is now within its jurisdiction. It is the Applicant's understanding that the City will be filing such an application either through the traditional comprehensive plan amendment process established pursuant to Section 163.3177, Florida Statutes or pursuant to a recently adopted process which contemplates expedited comprehensive plan amendment review. Specifically, the procedure for processing such an application is subject to a Pilot

Program, which was approved and adopted by the Florida Legislature pursuant to HB7203 during the 2007 legislative session. HB7203 enacted the Pilot Program to assist the local governments in urban areas, including the City of Hialeah, in evaluation an alternative, expedited comprehensive plan amendment adoption and review process. This streamlined process was designed for the highly developed counties and municipalities with a high degree of urbanization and the planning capabilities and resources because these areas inherently require a reduced level of state oversight. The process for the expedited adoption and review process is found in section 163.32465(4) and (5), Florida Statutes.

Notwithstanding the City of Hialeah's intent to amend its Comprehensive Plan to include the Property, an application to amend the City's Comprehensive Plan is also being filed by the Applicant for the Property, pursuant to the procedure for processing a concurrent comprehensive plan amendment provided in Section 380.06(6)(b), Florida Statutes. This application for an amendment to the City's Comprehensive Plan is provided in an abundance of caution in the event that the City elects to not proceed with its own application to amend its plan for the Annexation Area.

While an amendment to the City's FLUM will be required for the City to approve this DRI application, it is clear that the Beacon Countyline DRI is consistent with numerous goals, objectives, and policies contained within the City's Comprehensive Plan:

Approval of the Beacon Countyline DRI will be consistent with the following goals, objectives and policies of the City of Hialeah Comprehensive Plan (the "Comprehensive Plan"):

Goal 1 of the Comprehensive Plan (page I-40) establishes the effective management of the City's land use pattern to enhance the quality of life for its citizens. Beacon Countyline will be developed within the standards set forth in the Hialeah Heights neighborhood master plan. This master plan places the uses proposed in the Beacon Countyline development program on the Property. The intent of the master plan is to buffer residential neighborhoods to the east from the rock mining operations to the west of Beacon Countyline while creating an important employment center.

Objective 1.4 of the Comprehensive Plan (page 1-46) discourages urban sprawl and encourages redevelopment. Chapter 9J-5 of the Florida Administrative Code defines how development programs should be judged to determine whether they are proliferating sprawl in regards to comprehensive plan amendments. Beacon Countyline has been designed to demonstrate a community that, through proper planning, can prevent sprawl and enhance the lifestyles of the City's residents. The following thirteen criteria defined in the F.A.C. describe communities that encourage the proliferation of sprawl.

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

Beacon Countyline will fill a need for a mixed-use employment center in the City of Hialeah. It is designed to be a moderately dense development in order to use land as efficiently as possible.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

Beacon Countyline is immediately adjacent to developing communities.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Beacon Countyline implements a portion of the Hialeah Heights Master Plan and is being designed to integrate commercial and retail with the adjacent residential uses as much as is feasible. This design will help to foster a community feel.

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The area that will be developed for Beacon Countyline is a former C&D landfill site. There are no notable natural resources remaining on it, as the landfill was disruptive to natural resources.

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The Beacon Countyline Site is a former C&D landfill. Proper development of the Site will benefit all surrounding properties.

6. Fails to maximize use of existing public facilities and services.

Existing water and sewer facilities exist to serve the residential communities immediately to the east of the proposed development

7. Fails to maximize use of future public facilities and services.

Beacon Countyline is adjacent to approved development and is a logical expansion of the existing water and sewer services.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law

enforcement, education, health care, fire and emergency response, and general government.

Beacon Countyline will pay for Project road, water, and sewer improvements and will work closely with all other service providers in order to ensure against shortcomings by other services provided to users and tenants or the deterioration of services to residents outside of the Project.

9. Fails to provide a clear separation between rural and urban uses.

The Homestead Extension of Florida's Turnpike to the west of the Project provides a clear separator between rural and urban uses. Beacon Countyline will be designed as a compact and efficient development that will implement the City of Hialeah's vision for the area.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The types of uses being proposed for Beacon Countyline will not compete for buyers with infill development. Studies have shown that not all development can be accommodated in areas suitable for infill.

11. Fails to encourage an attractive and functional mix of uses.

Beacon Countyline is being specifically designed with a mix of retail, commercial, and warehouse uses in order to create a highly functional community.

12. Results in poor accessibility among linked or related land uses.

The design includes pedestrian and bike networks among the land uses.

13. Results in the loss of significant amounts of functional open space.

Beacon Countyline will include 40 acres of municipal and recreation uses that will provide functional and enjoyable open spaces for residents of the Hialeah Heights neighborhood and the City of Hialeah.

B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.

Approval of the Beacon Countyline DRI will be consistent with the following goals and policies of the Strategic Regional Policy Plan for South Florida (SRPP):

- Goal 2 of the SRPP (page 25) seeks to increase employment opportunities and support the creation of jobs with better pay and benefits for the Region's workforce. Development of the Beacon Countyline DRI will create over 8,600 construction jobs and result in over 11,600 permanent jobs upon completion.

- Policy 10.3 of the SRPP (page 53) encourages interagency cooperation and co-location of parks and other public facilities where appropriate for use and access. Beacon Countyline includes a 50-acre park to be dedicated to the City of Hialeah.
- Policy 11.13 of the SRPP (page 57) promotes brownfields redevelopment. The Project proposes the redevelopment of a former landfill into a mixed-use warehouse, commercial, municipal center. The nature of the former landfill use on the Property does not allow for residential development on the Site, thus the proposed Project is a suitable and viable option for reuse of the Property.
- Policy 14.1 of the SRPP (page 65) seeks to address environmental issues that affect quality of life and sustainability of South Florida. Beacon Countyline will not damage or adversely impact any environmentally sensitive lands. Rather, the portion of Property that includes the former landfill will be capped and any impacts to environmentally sensitive lands will be avoided, minimized or mitigated. The development of the property will remove many exotic plant species.
- Policy 11.2 of the SRPP (page 62) encourages development of mixed land uses and activities within communities to foster a more balanced and energy-efficient development pattern, characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access. The Beacon Countyline development will feature a well-integrated mix of retail and service, office, industrial, and public facility uses that will create a more balanced and energy-efficient development pattern in the Hialeah Heights neighborhood.
- Policy 20.13 of the SRPP (page 95) encourages the establishment of greenways and multi-use recreational trails. Beacon Countyline has been designed to provide a park and municipal uses for use by the community.

C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.

Approval of the Beacon Countyline DRI will be consistent with the following goals and policies of the State Comprehensive Plan:

- The Water Resources goal requires the continued availability of an adequate supply of water for all competing uses. The approval of the Beacon Countyline development will not have a measurable negative impact on the availability and quality of water resources in Miami-Dade County.
- The Natural Systems and Recreational Lands goal requires the protection of wetlands, tropical hardwood hammocks, etc. The Beacon Countyline development will not result in damage to or the destruction of these important natural systems. Beacon Countyline will also be providing at least 40 acres of municipal and recreation uses.

- The Land Use goal requires that developments shall be directed to areas that have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner. The Beacon Countyline development is adjacent to planned and program urban infrastructure and all required new infrastructure for the Project will be provided by the developer.
- The Transportation goal encourages the integration of various transportation modes. The Beacon Countyline development has been designed to accommodate future mass transit.
- The Agriculture goal requires the State to maintain and encourage the continued health of the agriculture industry. As a former C&D landfill Site, the Beacon Countyline property, located immediately adjacent to planned urban development, is not conducive to long-term agricultural uses and diverts away from the potential uses of agricultural lands.

PART 3 DEMOGRAPHIC AND EMPLOYMENT INFORMATION

A. Complete the following demographic and employment information tables.

Project Demographics

There will be no On-Site residents.

Project Employment

TABLE 10.3.A Estimated Employment By Income Range (Constant 2006 Dollars)							
Phase	\$13,874*	\$13,875-14,999	\$15,000-24,999	\$25,000-34,999	\$35,000-49,000	\$50,000 or More	Total
Construction**	19	32	613	3,797	3,756	442	8,659
Non-Construction***	208	208	1,159	1,294	6,981	1,771	11,621

Source: Information ES-202 Report 4th Quarter 2006; Miami Economic Associates, Inc.

* Minimum wage.

** Income distribution based on average income shown in ES 202-Report 4th Quarter 2006 for Miami-Dade County construction workers (NAICS Code 23), who earned an average wage of \$47,964 per year.

*** The distribution of workers added annually by NAICS Code will be as follows:

NAICS	Use	Average Wage	2012	2013	2014	2015	2016	2017	2018	2019	Total
423	Warehouse	\$64,616	384	385	384	385	384	385	384	384	3,075
424	Warehouse	\$59,964	384	384	385	384	385	384	385	384	3,075
441	Retail	\$52,576						119			119
442	Retail	\$32,824							119		119
443	Retail	\$37,080								119	119
444	Retail	\$32,900		20							20
445	Retail	\$20,816		200							200
446	Retail	\$28,604		38		28	40				106
448	Retail	\$21,496		56							56
453	Retail	\$28,368		12	28		100				140
517	Office	\$59,064				100	100	100	100	100	500
518	Office	\$64,664				100	100	100	100	100	500
522	Office	\$67,484				40	40	40	40	40	200
524	Office	\$61,928				80	80	80	80	80	400
531	Office	\$53,692				80	80	80	80	80	400
541	Office	\$84,884				200	200	200	200	200	1,000
561	Office	\$35,556				200	200	200	200	200	1,000
721	Hotel	\$28,264					53		52		105
722	Retail	\$18,268		50	75	75	40	70	70	70	450
812	Retail	\$22,028		37							37
Total	-	-	768	1182	872	1672	1802	1758	1810	1757	11,621

Source: ES-202 Report 4th Quarter 2006; Miami Economic Associates, Inc.

PART 4 IMPACT SUMMARY

A. Summarize the impacts this project will have on natural resources.

Vegetation and Wildlife

The Property contains no significant vegetation or wildlife features. Further, the Property provides no significant habitat for any listed wildlife or plant species.

Wetlands

The analysis of the Property has resulted in the identification of no significant listed species or On-Site habitat areas that are of sufficient quality to require preservation in their present state or location.

Project Development

The proposed Project will provide extensive landscaping along road rights-of-way and adjacent to structures. . The Development of the Property will result in: the closure and capping of a problematic former C&D landfill; development of a 17 mgd Reverse Osmosis water plant; and, the location of significant municipal recreation area. Therefore, the DRI will have a significant positive impact on adjacent resources

B. Summarize public facilities capital costs associated with Project impacts using the following table:

TABLE 10.4.B PUBLIC FACILITIES CAPITAL COSTS		
Facility	Total Capital Costs	Responsible Entity
Transportation (External)	Fair Share cost to be determined	State of Florida, Miami-Dade County
Wastewater	Equal to connection charges collected.	City of Hialeah Water & Sewer
Potable Water		
Municipal / Recreation* (Fire and Police Facilities & Water Plant)	Unknown at this time.	City of Hialeah

Source: The Curtis Group, Inc.

*Land for municipal use given to the City of Hialeah is subject to fee credits and discussion with the City.