

## 9. MAPS

The following maps must be provided as a part of the ADA. The appropriate scale for each map should be determined at the pre-application conference.

**Map A. A general location map. Indicate the location of any urban service area boundaries and regional activity centers in relation to the project site.**

The Location Map shows the location of the Beacon Countyline DRI in the City of Hialeah. No designated Chapter 380, Florida Statutes, Regional Activity Center (RAC) are located within the study area of proposed Project.

**Map B. A recent vertical aerial photo of the sites showing project boundaries which reasonably reflects current condition. Specify the date the photo was taken.**

The Aerial Photograph was taken in 2006, and shows the conditions of the Project Site at that time.

**Map C. A topographic map with project boundaries identified (contour intervals from one to five feet should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the pre-application conference). Delineate 100-year flood prone areas (including hurricane flood zones) and indicate major land surface features. If applicable, delineate the costal construction control line.**

**Map C – Topography** shows spot elevations on the Project Site. The Project Site is within FEMA flood hazard zone AE.

**Map D. A land use map showing existing and approved uses on and abutting the site. The uses shown should include existing on-site land uses, recreational areas, utility and drainage easements, wells, right of way, and historic, archaeological, scientific and architecturally significant resources and lands held fro conservation purposes.**

**Map D – Land Use Map**, shows the uses existing on and surrounding the Project Site. No recreational areas, drainage easements, potable water wells or lands held for conservation purposes exist On-Site. Based on expert analysis of the Project Site, no archaeologically or scientifically significant resources exist On-Site. See response to **Question 30 – Historical and Archaeological Sites**.

**Map E. A soils map of the site, with an identification of the source of the information. The use of a source other than the most recently published U.S.D.A. Soil Conservation Service (SCS) soil surveys should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the pre-application conference.**

**Map E – Soil Map**, indicates the soils for the Property using the most recent Dade County Soil Survey published by the United States Department of Agriculture, Soil Conservation Service.

**Map F.** A vegetation associations map indication the total acreage of each association, based on the Level III vegetation types described in The Florida Land Use and Cover Classification System: A Technical Report, available from each regional planning council.

**Map F – Vegetation Associations** presents the classifications for the appropriate portions of the Project Site following the Florida Land Use and Cover Classification System (FLUCCS).

**Map G.** A location map of all transects, trap grids, or other sampling stations used to determine the on-site status of significant wildlife and plant resources. Show location of all observed significant wildlife and plant resources, and show location of suitable habitat for all significant resources expected to be on-site.

Based upon the present condition of the Project Site and its previous history of landfill use, a visual survey constituted the site assessment methodology agreed to at the Pre-Application. Please see the response to **Question 12 – Vegetation and Wildlife**.

**Map H.** A master development plan for the site. Indicate proposed land uses and locations, development phasing, major public facilities, utilities, preservation areas, easements, right-of-way, roads, and other significant elements such as transit stops, pedestrian ways, etc. This plan will provide the basis for discussion in Question 10-A as well as other questions in the ADA.

**Map H – Conceptual Master Development Plan** is intended to facilitate the review of regional issues pertaining to the Project and the Site. The location of specific uses will be established through site plan review as part of the rezoning process.

**Map I.** A master drainage plan for the site. Delineate existing and proposed: drainage basins, flow direction, water retention areas, drainage structures, flow route off-site, drainage easements, waterways, and other major drainage feature. (This information may be presented on two separate maps (existing and proposed), if desired.)

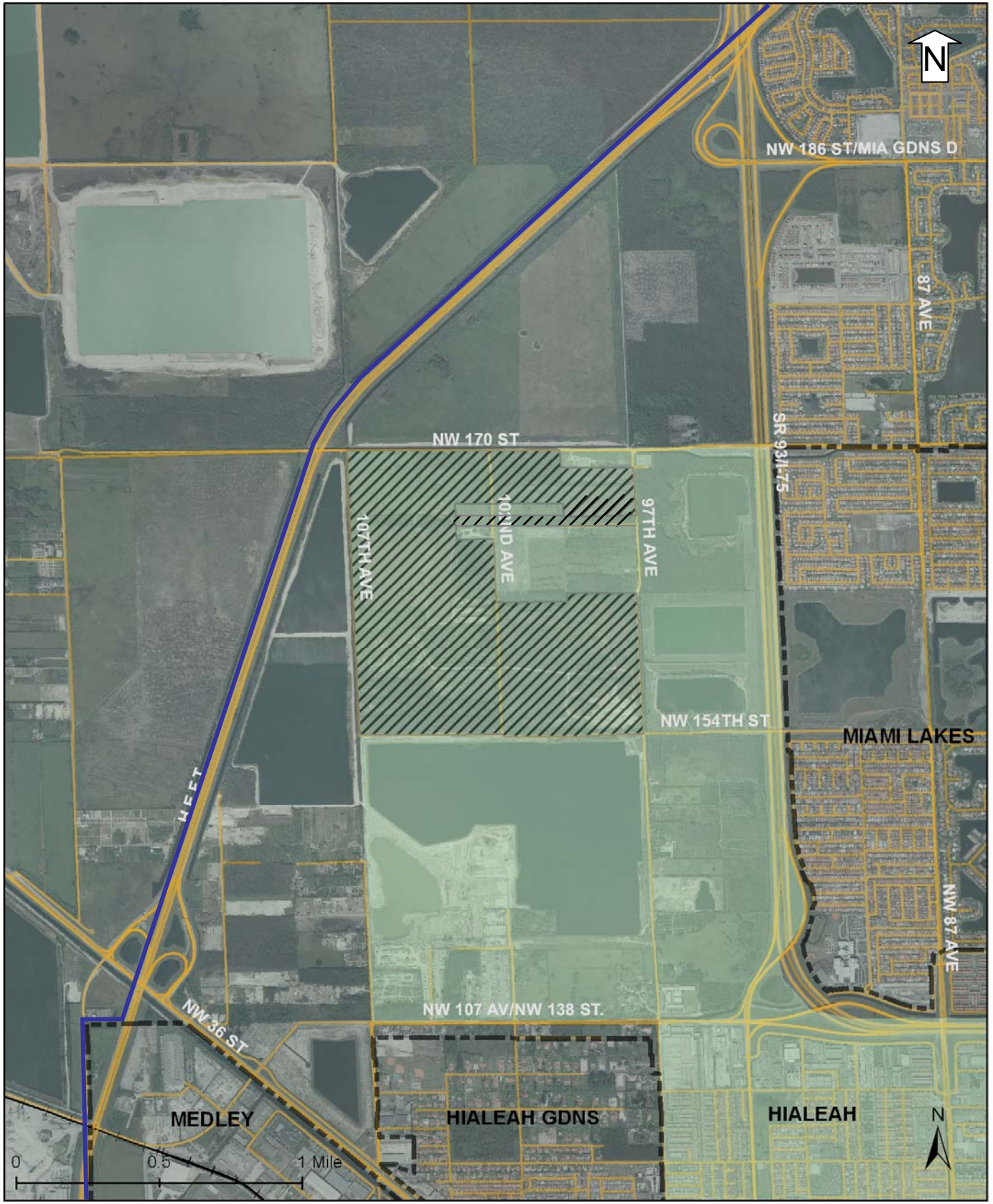
**Map I – Master Drainage Plan**, shows a theoretical schematic layout of the Site and required treatment volume as described in the response to **Question 19. Stormwater Management**. Previous alteration and past activity on the Site have lead to challenges in the design of the stormwater management system for the proposed Project. Therefore, the Applicant is exploring various stormwater management concepts which include conveyance of some or all stormwater to water bodies located adjacent to the Project Site. In any event, the Project's water management system will be designed in conformance with the requirements of the FDEP, South Florida Water Management District and Miami-Dade DERM.

**Map J.** A map of the existing highway and transportation network within the study area. The study area includes the site, and locations of all transportation facilities which are substantially impacted. This area should be finally defined on the basis of the findings of the traffic impact analysis, including determination of where the criteria for a substantial impact are met. Map J will become the base for the maps requested in Question 21.

The existing highway and transportation network within the study area is provided on **Map J – Existing Highway and Transportation Network within the Study Area**. Detailed transportation maps are provided in the response to **Question 21 – Transportation**.

**Map K.** Existing landfills on the site.

**Map K – Existing Landfills**, shows the location for landfills on the Project Site.



City of Hialeah  
 Beacon Countyline DRI

2015 Urban Development Boundary

**Map A**  
**Location Map**  
**Beacon Countyline DRI**

Source: The Curtis Group



- Sections
- Beacon Countyline DRI

**Map B**  
**Aerial Photo**  
**Beacon Countyline DRI**



Legend:  
Property Boundary

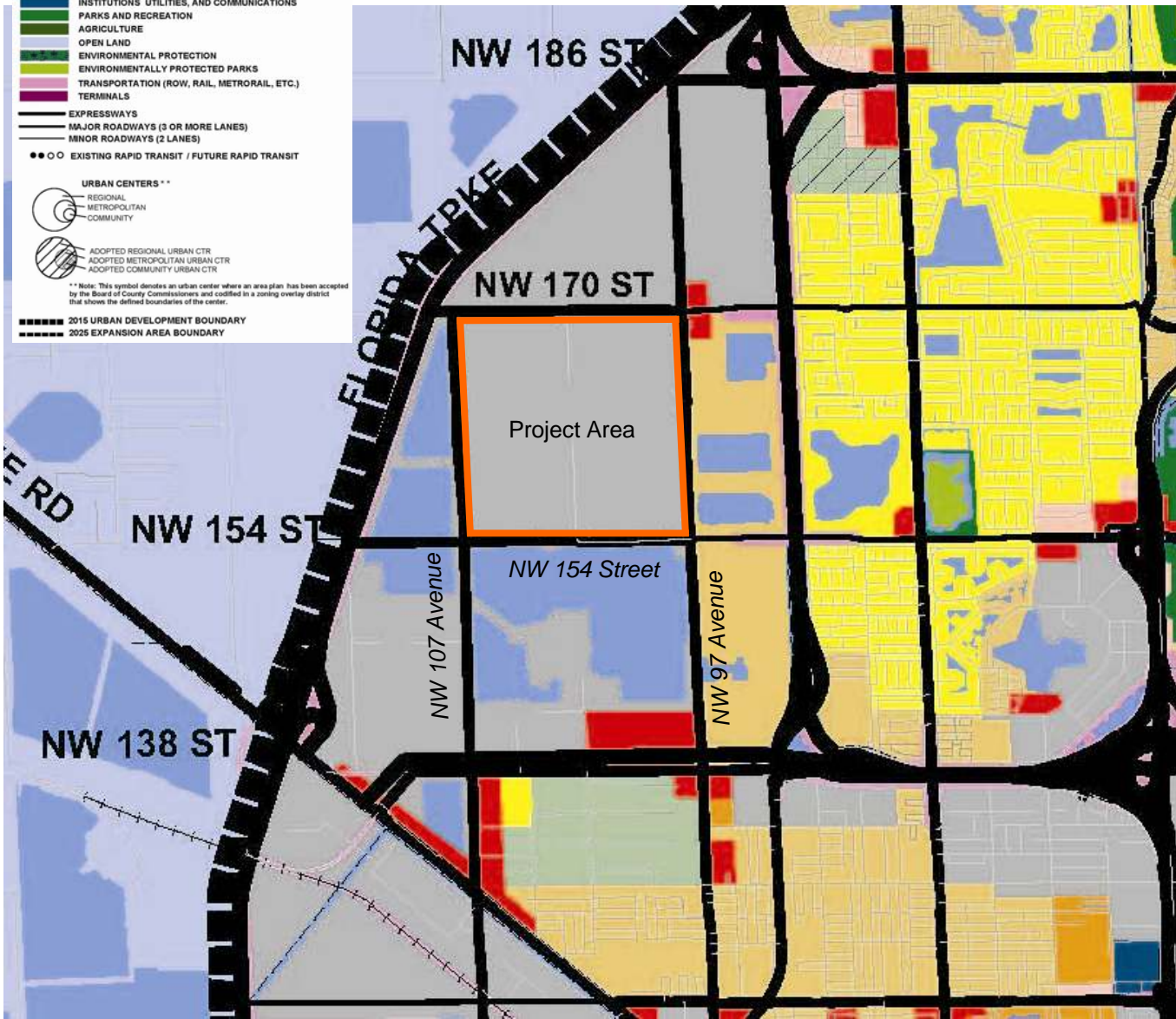
Map C  
Topography  
Beacon Countyline  
November 2007

Source: The Curtis Group

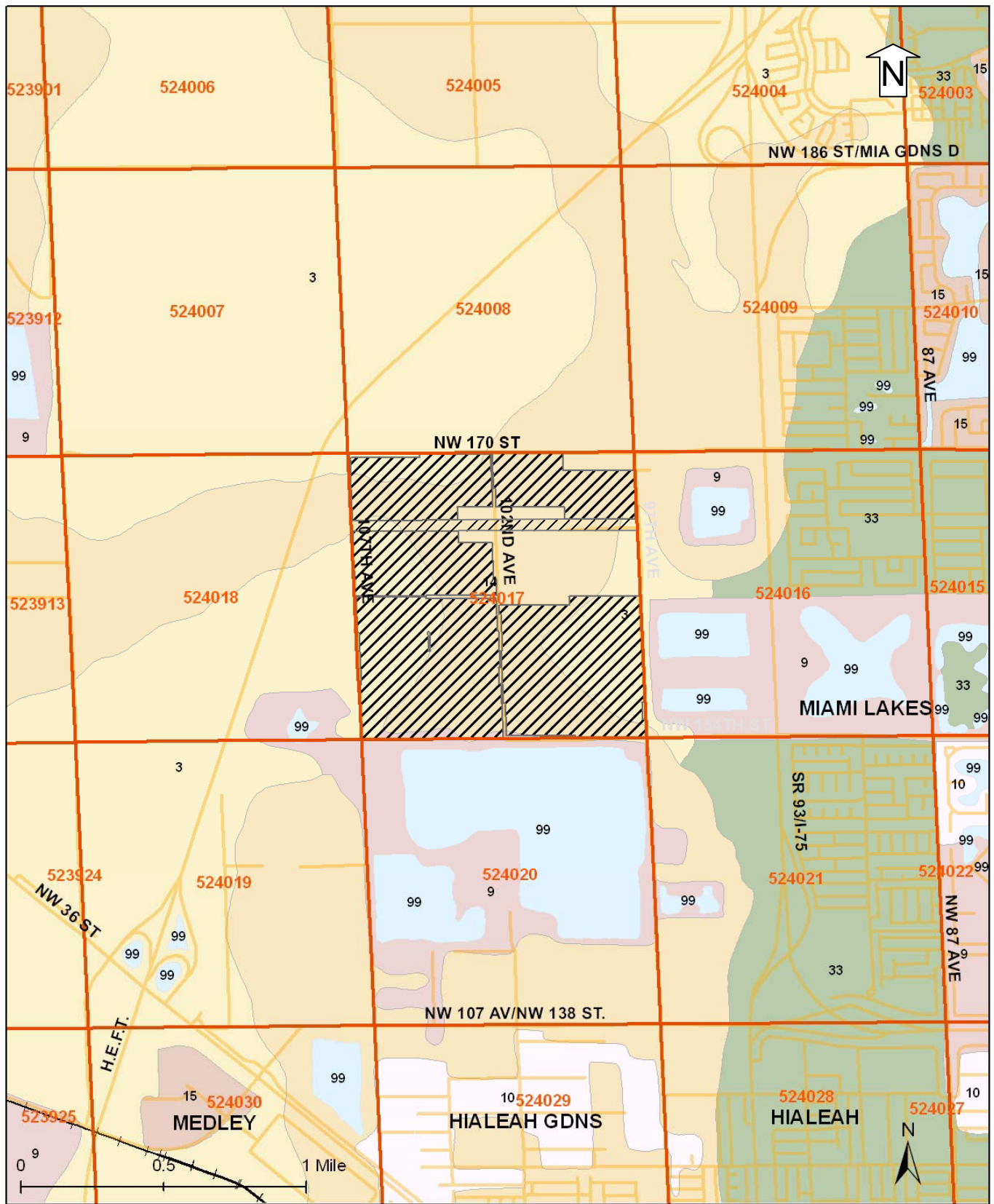
ADOPTED 2015 AND 2025  
 LAND USE PLAN \*  
 FOR MIAMI-DADE COUNTY, FLORIDA



- RESIDENTIAL COMMUNITIES**
- ESTATE DENSITY (EDR) 1-2.5 DU/AC
  - LOW DENSITY (LDR) 2.5-4 DU/AC
  - LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
  - MEDIUM DENSITY (MDR) 13-25 DU/AC
  - MEDIUM-HIGH DENSITY (MHDR) 25-60 DU/AC
  - HIGH DENSITY (HDR) 50-125 DU/AC OR MORE/GROSS AC
  - ESTATE DENSITY W/ ONE DENSITY INCREASE (DI-1)
  - LOW DENSITY W/ ONE DENSITY INCREASE (DI-1)
  - LOW-MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)
  - MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)
  - TWO DENSITY INCREASE WITH URBAN DESIGN (DI-2)
  - INDUSTRIAL AND OFFICE
  - RESTRICTED INDUSTRIAL AND OFFICE
  - BUSINESS AND OFFICE
  - OFFICE/RESIDENTIAL
  - INSTITUTIONS UTILITIES, AND COMMUNICATIONS
  - PARKS AND RECREATION
  - AGRICULTURE
  - OPEN LAND
  - ENVIRONMENTAL PROTECTION
  - ENVIRONMENTALLY PROTECTED PARKS
  - TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
  - TERMINALS
- EXPRESSWAYS  
 MAJOR ROADWAYS (3 OR MORE LANES)  
 MINOR ROADWAYS (2 LANES)
- EXISTING RAPID TRANSIT / FUTURE RAPID TRANSIT
- URBAN CENTERS \*\***
- REGIONAL METROPOLITAN COMMUNITY
  - ADOPTED REGIONAL URBAN CTR
  - ADOPTED METROPOLITAN URBAN CTR
  - ADOPTED COMMUNITY URBAN CTR
- \*\* Note: This symbol denotes an urban center where an area plan has been accepted by the Board of County Commissioners and codified in a zoning overlay district that shows the defined boundaries of the center.
- 2015 URBAN DEVELOPMENT BOUNDARY  
 - - - - - 2025 EXPANSION AREA BOUNDARY



Legend  
 Project Area



- Sections
- Beacon Countyline DRI
- 3 - LAUDERHILL MUCK, DEPRESSIONAL
- 9 - UDORTHENTS-WATER COMPLEX
- 10 - UDORTHENTS, LIMESTONE SUBSTRATUM-URBAN LAND COMPLEX
- 14 - DANIA MUCK, DEPRESSIONAL
- 15 - URBAN LAND
- 33 - PLANTATION MUCK
- 99 - WATER

**Map E**  
**Soils**  
**Beacon Countyline DRI**

Source: The Curtis Group





Legend

 Solid Waste Disposal 8350
 Unimproved Pasture 2120
 Brazilian Pepper 4220
 Australian Pine 4370

 Wet Melaleuca 6190
 Wet Prairies 6430
 Ditch 5103

Map F.1 – Vegetation Association  
Master Development Plan  
Beacon Countyline



Legend

- Wetlands (122 Acres)
- Wet Melaleuca 6190
  - Wet Prairies 6430
  - Ditch 5103

Map F.2  
Wetlands  
Beacon Countyline  
November 2007

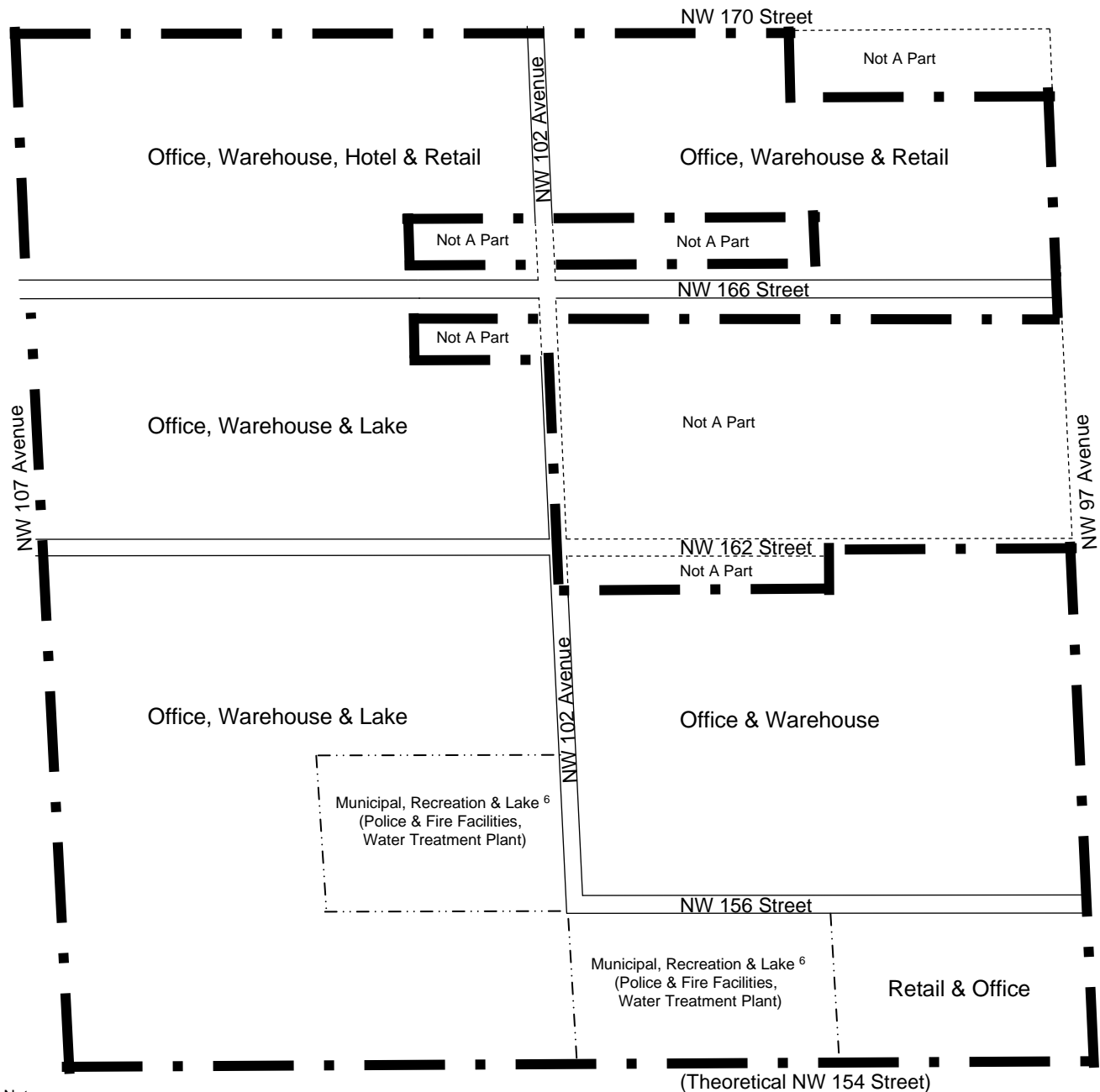
Source: The Curtis Group



Legend

-  UPLAND WILDLIFE TRANSECTS
-  HABITAT TRANSECTS
-  WETLAND WILDLIFE TRANSECTS
-  WETLAND WILDLIFE STATIONS

Map G  
Sample Station Locations  
Beacon Countyline  
November 2007



Notes:

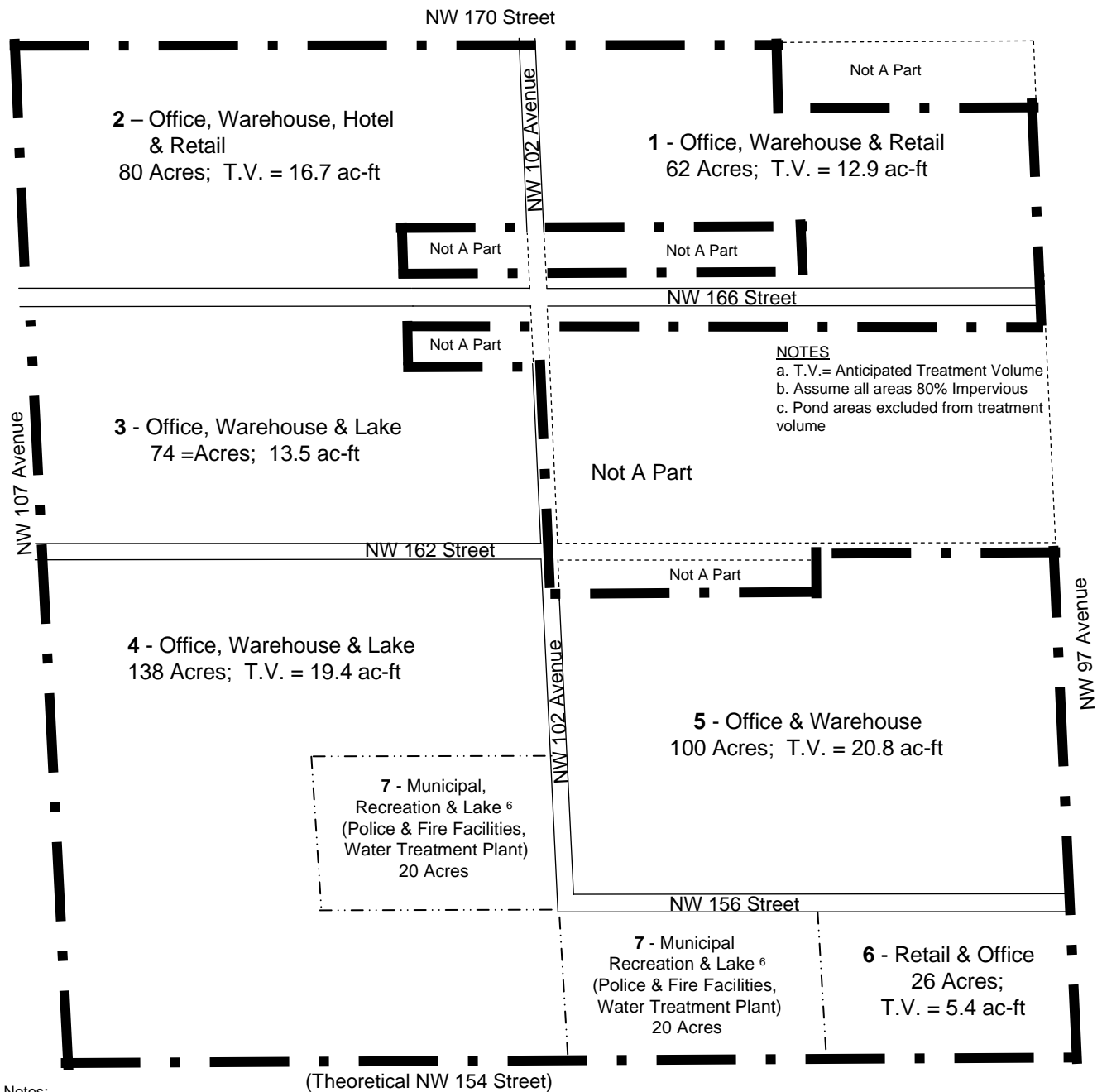
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2. Project access points, internal roadways, and the proposed alignments of the rights-of-way are conceptual. The ultimate location and final alignment are subject to the appropriate agency approvals and permits.
3. It is understood that the property is a former construction and demolition materials landfill. Certain closure permits from regulatory agencies are in place and others will be required resulting in the possible relocation of various access points, modifications to the drainage and retention system as depicted in this ADA, imposing paving, landscaping, grading and construction limitations, and specific limitations regarding the use of the land. Therefore, flexible mixed use pods have been designed in order to facilitate the development of the Property.
4. The specific locations of bus pullout bays and other transit facilities will be identified and located in conjunction with the City Hialeah Transit System requirements and, as appropriate, Miami-Dade Transit at the time of site plan and/or plat approval.
5. Lakes and other stormwater drainage facility locations to be determined through the ERP and landfill closure permitting processes.
6. A minimum of 40 acres of upland will be provided to the City of Hialeah for municipal and recreation use. Actual boundary of parcels (currently depicted with dashed lines) will be determined as part of the approval process.



**Legend:**

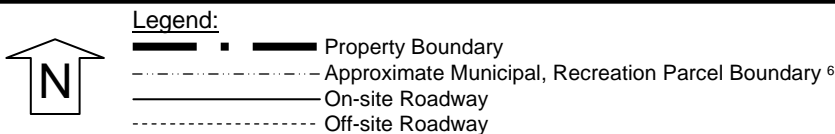
- Property Boundary
- Approximate Municipal, Recreation Parcel Boundary <sup>6</sup>
- On-site Roadway
- Off-site Roadway

Map H  
 Conceptual Master Development Plan  
 Beacon Countyline  
 November 2007

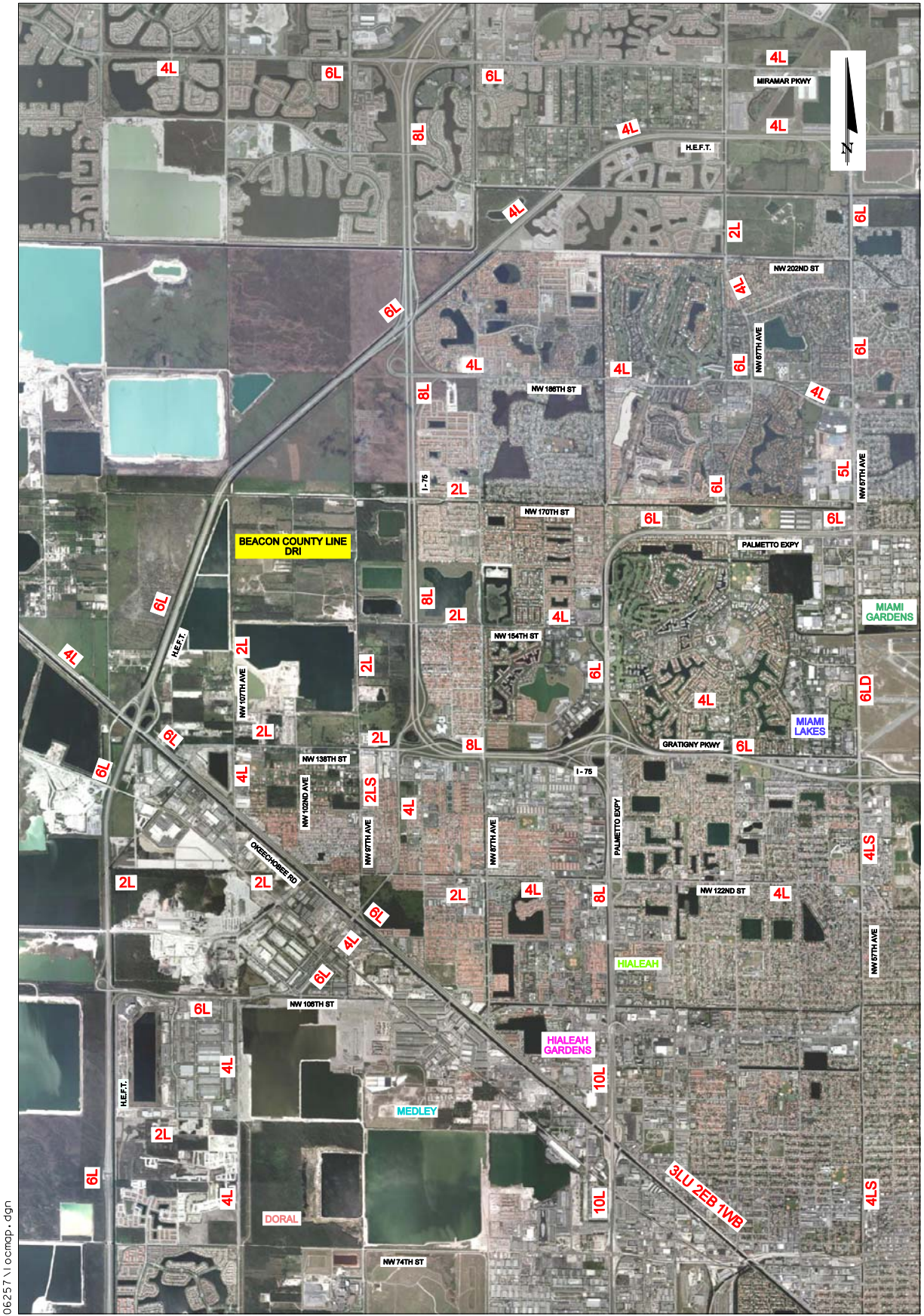


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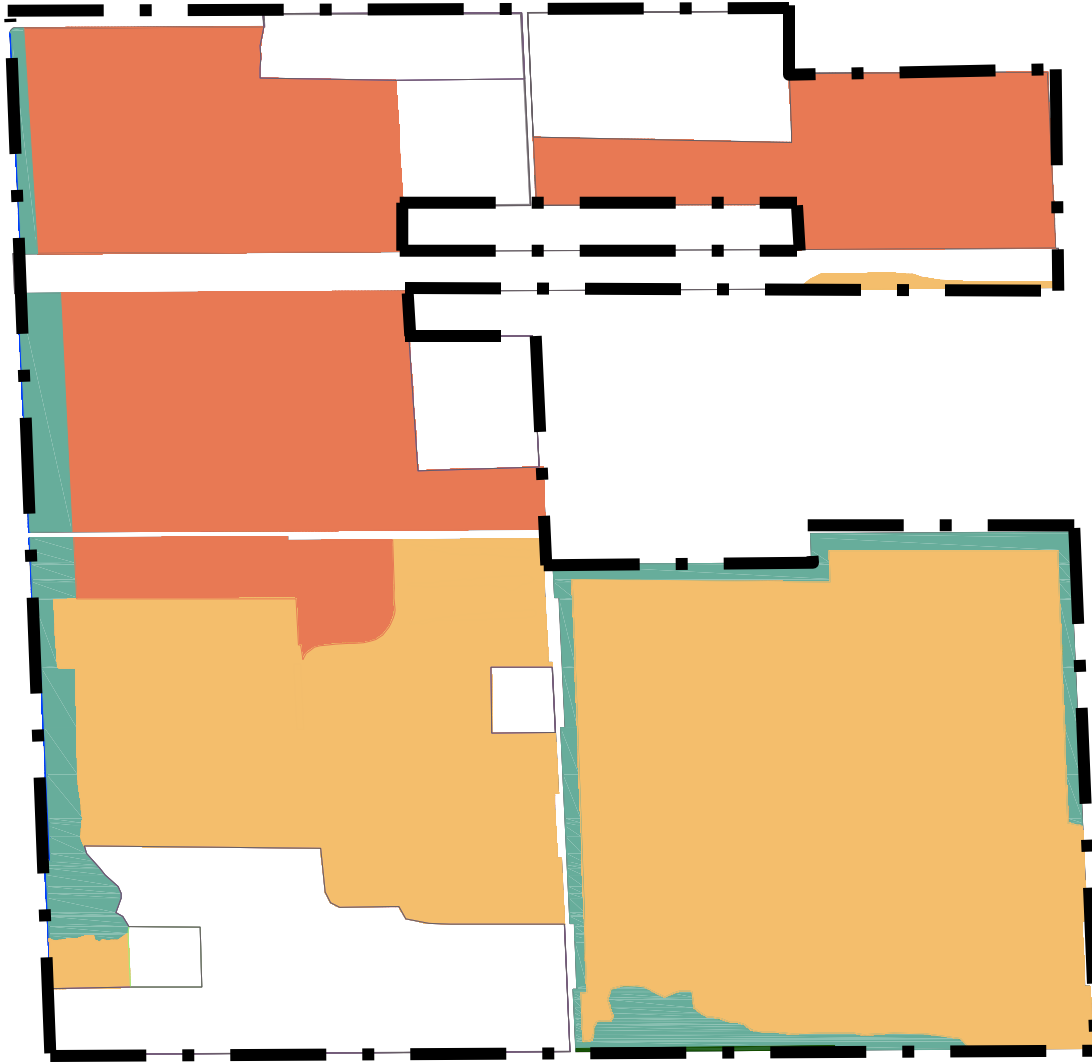
Map I  
 Conceptual Drainage Area Plan  
 Beacon Countyline  
 November 2007



Source: David Plummer & Associates

# Map J

Existing Transportation Network  
Beacon County Line DRI



Legend **Landfill (398 Acres)**

	Solid Waste Disposal 8350
	Unimproved Pasture 2120
	Brazilian Pepper 4220
	Australian Pine 4370

Map K  
Existing Landfill Areas On-Site  
Beacon Countyline  
November 2007