

STATE OF FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

10. General Project Description

1. **The project will be developed over a 10-year period. Because the development will take more than five years, the project must be described in "phases (or stages) of development (not to exceed five years)." In addition, include in the discussion, the magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and the completion dates for construction.**

Also include a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project.

It was agreed as part of the pre-application process that the ADA would contemplate a single ten year build-out period. The practical reason for this determination is the fact that the Property is predominantly a former construction and demolition debris landfill that is currently undergoing closure, which requires extensive and complicated permitting from numerous agencies. The remainder non-landfill areas appear to include low-quality wetland areas which will also require permitting. These permit processes, along with typical predevelopment/preconstruction permitting, such as those associated with platting, site drainage, are anticipated to be time-consuming (e.g. 2-3 years). Therefore, the actual Development work that will occur during the first five years is unpredictable. In light of these factors, the Applicant anticipates drafting development order conditions that are related to actual Development impacts, such as traffic improvements being required prior to a certain number of certificates of occupancy that would result in a scheduled number of trips on the roadway network, and not specific time frames. Therefore, defining temporal project phases in five year increments would be unnecessary. Finally, we note that the references to five year project phases in Rule 9J-2, F.A.C. are not mandatory, but rather are permissive and intended to provide a "safe-harbor" for the purpose of agency review. The Applicant recognizes that it is not availing itself of the "safe-harbor" provided within the Rule. However, the unusual circumstances surrounding site permitting and development render such an approach impractical.

2. **Although the application notes on Page 10-9 that a land use change to the Hialeah Future Land Use Map will be required, the application does not identify the anticipated land use or land uses that will be required. Please identify the future land use designation or designations that will be requested for this project.**

The Applicant is seeking an Amendment to the Future Land Use Map (FLUM) of the City of Hialeah Comprehensive Plan for the Property from "Annexation Area" to "Industrial." The "Industrial" land use category generally allows all uses proposed within the Beacon Countyline DRI development program. Based on location, the "Industrial" designation would be the most compatible designation and allow for the most appropriate development of the Property. With that change to the City's FLUM, the Project would otherwise be consistent with the goals, objectives, and policies of the City's Comprehensive Plan as well as those of the Hialeah Heights Master Plan which encompasses the subject Property. The Project specifically proposes the development of industrial/warehouse, hotel, retail, office, park and municipal uses that will provide much needed employment opportunities for and commercial and municipal services to the residents of Hialeah. The Applicants' plans for the development of the Property will

complement the long-term vision for this portion of the City. The Project is intended to expand the options of those companies seeking a quality business park environment.

- 3. Please indicate whether the project will require an amendment to the capital improvements element, including the five-year schedule of capital improvements, and identify the amendments that will be needed.**

The Project will likely require an amendment to the Capital Improvements Element of the City of Hialeah Comprehensive Plan. Such amendments will be enumerated upon completion of review of the Application and development order conditions are established

Question 13. Wetlands

- 4. There are approximately 122 acres of wetlands on the site. These wetlands are described as being of poor quality and so no onsite wetlands will be protected. Instead, the applicant proposes to offset these impacts by purchasing credits at a local mitigation bank. The applicant is asked to reconsider the proposal to develop the entire site and instead consider restoring the wetlands where the state endangered Southern frogfruit plant (*Phyla stochaedifolia*) is located and restore other onsite wetlands to provide habitat for wading birds.**

This comment has been acknowledged by the Applicant. It should be noted that the vast majority of the Project site is a C&D landfill. Preservation of any of the few areas On-Site that are not landfill is unlikely. Not with standing, mitigation options will be fully explored as part of the environmental permitting process.

Question 17. Water Supply

- 5. The Department's copy of the Application for Development Approval did not include a copy of the applicant's request for a "Letter of Available Service" (Exhibit 17-1). Please include a copy of the letter requesting a "Letter of Available Service" and a copy of the response from the City of Hialeah (the water service provider) that addresses Question 17.F.1.a-c.**

The request letters are attached as **Exhibit 17.1 (R)** and the service provider letter will be forwarded to all review agencies when it is received.

Question 18. Wastewater Management

- 6. The Department's copy of the Application for Development Approval did not include a copy of the applicant's request for a "Letter of Available Service" (Exhibit 18-1). Please include a copy of the letter requesting a "Letter of Available Service" and a copy of the response from the wastewater service provider that addresses Question 18.C.1.**

The request letters are attached as **Exhibit 18.1 (R)** and the service provider letter will be forwarded to all review agencies when it is received.