

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

General Comments

1. **Council staff notes that the responses to several questions in the ADA are incomplete because required documentation from other agencies has not been included. It is recommended that the applicant request an extension of time to respond if they are unable to obtain all the required documentation within 120 days for the second round of sufficiency review.**

This comment is acknowledged by the Applicant.

Questions 1- 8

2. **Table 1-8.1 should be revised to include South Florida Regional Planning Council as a review agency for the concurrent Future Land Use Map amendment to the City of Hialeah Comprehensive Plan.**

Table 1-8.1 (R) – Required Permits & Status has been revised to show this change.

3. **All property owners are required to sign the Application. Therefore, Miami-Dade County should execute the Authorization concurring with inclusion of residual right-of-way for the Golden Glades Parkway within the DRI boundaries, or the area should be removed from within the legal description of the DRI property.**

The area of the residual right-of-way for the Golden Glades Parkway has been removed from the legal description and the ADA. The Project acreage has been revised to approximately 496 acres and all maps and questions have been revised to reflect this change. All owners of the Property that is the subject of this Application have executed an Authorization.

Question 9, Maps

4. **It is noted that the DRI boundaries shown in Map A includes land along NW 166th Street that was not included within the project at the pre-application stage. The ADA should clearly indicate that the boundary has changed since the Pre-Application conference.**

The area of the residual right-of-way for the Golden Glades Parkway has been removed from the legal description and the entire ADA. Map A has been revised to show this change.

Question 10, Development Program

5. **Table 10.1.A should be revised to show development in units required pursuant to Chapter 28-24, F.A.C (commercial and office space in gross square feet and industrial use in acres).**

Table 10.1.A has been revised to show commercial and office space in gross square feet and industrial use in acres.

6. **Additional information requested in Agreement to Delete Question Exhibit B 10 B has not been included. Specifically, the response omits a description of blasting activities which was discussed at the pre-application conference.**

There will be no blasting activities or residential units planned for the Development. The vibrations created by blasting activities at rock mines are not compatible with residential development. The proposed land use activities are more compatible than residential development with the rock mining activities occurring just west of the Property in the Lake Belt Area.

This additional information has been provided in the revised **Question 10 – General Project Description, 10.B** included in this submittal.

7. **The employment information within Part 3 on pages 10-8 and 10-15 is not consistently presented. Employment by land use shows the total permanent employment as 11630. However, this is not consistent with Table 10.3.A and the employment breakdown by 3-digit NAICS code on page 10-15, where the total is 11,621. Please revise applicable sections of the ADA to utilize consistent employment information.**

Comment noted; however, given the modified program both tables have been revised.

Question 11, Revenue Generation Summary

9. **Please provide all applicable impact fees estimates that the City of Hialeah, the Miami-Dade County, or other appropriate public entities that charged for new development, including police, fire/EMS, parks, library, parks, public schools, and roads etc.**

The City of Hialeah charges impact fees for parks, which is not applicable to the proposed project since it contains now residential use, and fire. As indicated in our initial submission, fire impact fees cannot be calculated at this time because the fees charged are based on the specific plans for the structures to be constructed not a flat rate per square foot.

The Project must also pay road impact fees to Miami-Dade County. The amounts that would be generated by the proposed Beacon Countyline DRI have been provided. Since the City of Hialeah has its own police and fire departments, projects within the City are not obligated to pay County impact fees associated with these departments. The County's park and school impact fees are not applicable to projects that do not include residential use.

Question 12, Vegetation & Wildlife

10. **Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Question 13, Wetlands

- 11. Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Question 14, Water

- 12. The response is insufficient because Exhibit 14-1 was omitted from the response to question 14 B.**

Appendix 14-1, Semiannual Groundwater Monitoring Report is included in the Appendix section of this submittal.

Question 15, Soils

- 13. The response to this question should not be submitted in strikeout and underline format. The response is insufficient because additional information requested in Agreement to Delete Questions has not been included. Specifically, the response should include a chronology of landfill activity on site and information about stability and methane gas generation from the landfill, as discussed at the pre-application conference.**

The Site was utilized as a construction & demolition debris (C&D) landfill and material reclamation facility (MRF) since 1987 and the operation ceased in 2000. No known methane gas surveys have been conducted. The developer plans to perform a gas survey to investigate methane generation at the Property before construction. If necessary, appropriate methane gas management systems will be incorporated at the Site, similar to other systems used else where in South Florida.

Geotechnical investigations regarding the stability of the fill materials are currently underway. Appropriate structural design will be employed to account for possible settlement.

Both methane gas management and potential settlement concerns will be addressed during the project design, permitting and construction phase.

Question 16, Floodplain

- 14. Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Question 17, Water Supply

- 15. The response to Question 17F is incomplete, please provide letters as required. The applicant must provide evidence that potable water is available to the project site. Additionally the applicant must satisfy the requirements of South Florida Water Management District, pursuant to the Lower East Coast Water Supply Plan and the City of Hialeah's Ten Year Water Supply Plan.**

Letters requesting statements of service availability have been sent to the City of Hialeah and Miami-Dade Water and Sewer Department (MDWASD); responses will be provided when received. The applicant also intends to address the requirements of the SFWMD and the City.

The Applicant will comply with the requirements of the South Florida Water Management District, Lower East Coast Water Supply Plan and the City of Hialeah's Ten Year Water Supply Plan.

Question 18, Wastewater Management

- 16. The response to Question 18C is incomplete, please provide letters as required.**

Letters requesting statements of service availability have been sent to the City of Hialeah and Miami-Dade Water and Sewer Department (MDWASD); responses will be provided when received. The response to **Question 18 – Wastewater Management** has been revised.

Question 19, Stormwater Management.

- 17. The response to this question should not be submitted in strikeout and underline format.**

The response to **Question 19 – Stormwater Management** has been revised and submitted in the proper format.

Question 20, Solid Waste/Hazardous Waste

- 18. Question 20C refers to "letters to and from Miami-Dade County", yet only one letter is attached in Exhibit 20-1, please provide missing letter(s).**

The letters to and from Miami-Dade County have been included in the revised response to **Question 20 – Solid Waste/Hazardous Waste** in this submittal.

Question 21, Transportation

Existing Conditions

- 19. The Applicant's response appears to be sufficient; however should be adjusted in reference to comments in question 9, if necessary.**

Although the Project boundaries might have variations, the traffic impact study is based on the proposed land uses, which are the same as in the previous analysis.

Projection of Vehicle Trips

- 20. The Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Estimation of Internal/External Split

- 21. The Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Total Peak Hour Directional Traffic

- 22. The Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Assignment of Trips Generated

- 23. The Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Recommended Improvements

- 24. In review of I-75 between Miramar Parkway and the Homestead Extension of the Florida Turnpike, the applicant should discuss any analysis of the potential for rail along this corridor.**

The Broward County 2030 Long Range Transportation Plan Update does not anticipate the provision of rail along the I-75 corridor. The plan contemplates the addition of "Express Bus with Limited Stops" along I-75 between the Miami-Dade County line and the Sawgrass Mills mall.

Site Access Plan

- 25. The Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Protection of Transportation Corridors

- 26. The Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Provisions for Alternative Modes of Transportation

- 27. Please provide documentation from the City of Hialeah which expresses their interest and commitment to extend existing transit services to the Project Site. This letter should state that service is commensurate with the level of service and hours of operation consistent with this type of development project.**

See **Attachment 21-1 – Letter from the City of Hialeah** located at the end of **Question 21 – Transportation**, regarding the City of Hialeah’s letter stating its intent to extend transit service to the Project Site.

- 28. Please identify specific transportation demand strategies which will be utilized as in reference in Appendix 21-14, Transportation Demand Strategies. Staff is willing to assist with the list the of TDM strategies.**

The Applicant will encourage all purchasers of land within the Project to coordinate with the South Florida Commuter Services (SFCS), funded by the Florida Department of Transportation, to provide assistance to commuters through the following services:

- Work Plan Needs Assessment and Program Development
- Carpooling Programs
- Vanpooling Programs
- Emergency Ride Home Services
- Transit Trip Planning Services
- Employee Tax Benefit Assistance

In addition, the following TDMs will be implemented with the intent to reduce single occupant vehicle trips to the development:

- An accessible internal pedestrian access system which will connect the site to bus stops to be dedicated within the Project.
- On-site management staff will promote and/or coordinate carpooling and vanpooling among employees.
- Managers will have the ability to implement incentives such as priority parking for carpools and/or vanpools.
- On-site management and concierge staff will disseminate information on transit services available to both employees and guests, including (but not limited to) bus services and Tri-Rail Train Services.
- Management staff will provide a liaison with SFCS to develop and maintain and effective TDM program.
- The nature of the uses proposed in this development encourages the staggered work hours, where different work groups are assigned to begin work at different hours. This strategy spreads the demand for travel from the peak-hours of the street to other times in the day.

Question 22. Air Quality

The following statement is applicable to **Question 22 B through E:**

- 29. Once Question 21 –Transportation- has been found sufficient by the SFRPC, an air quality analysis should be performed in accordance with the June 1994 Florida Department of Environmental Protection’s “Guidelines for Evaluating the Air Quality Impacts from Indirect Sources”, and in coordination with reviewing agencies.**

Once **Question 21 – Transportation** has been approved, an air quality analysis will be preformed in accordance with the June 1994 Florida Department of Environmental

Protection's "Guidelines for Evaluating the Air Quality Impacts from Indirect Sources", and in coordination with reviewing agencies.

Question 24, Housing

- 30. In lieu of a housing supply analysis, the applicant has agreed to contribute equivalent funds to a housing program, subject to approval of the amount by the SFRPC and the City of Hialeah, within 90 days of the adoption of the Development Order for the project.**

This comment is acknowledged by the Applicant.

Question 25, Police and Fire Protection,

- 31. Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Question 26, Recreation and Open Space,

- 32. Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Question 28, Healthcare

- 33. The Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Question 29, Energy

- 34. The letter placed in Exhibit 29.1 from Florida Power and Light (FPL) does not sufficiently address the requirements of questions 29 C.1 and 29. C. 2. Please provide a new letter from FPL.**

An updated letter will be forwarded when it is received from FPL.

Question 30, Historical & Archeological Sites

- 35. The Applicant's response appears to be sufficient.**

This comment is acknowledged by the Applicant.

Question 31, Airports

- 36. Figure 1 is not legible - Please provide an inset map showing height restrictions from the primary and transitional surfaces of Opa-locka Executive Airport Runway 9L over the DRI site.**

This figure has been revised and a map showing height restrictions over the Project Site has been provided in the revised response to **Question 21 – Transportation** as part of this submittal.

Question 34, Industrial Plants and Parks

37. **The Applicant’s response to this question is too vague; for example: "growth trends in Miami-Dade County indicate the presence and availability of the typical services and infrastructure". Please provide a more detailed response specific to the proposed Beacon Countyline DRI.**

The response to **Question 34 – Industrial Plants and Parks** has been revised with a more descriptive response to these questions.

38. **In addition, the applicant should respond to the attached comments and questions received from the following review agencies and submitted as part of this First Statement of Information Needed:**

Florida Dept. of Environmental Protection

Florida Dept. of Transportation - District VI

Florida Dept. of Transportation - District IV

Florida's Turnpike Enterprise

South Florida Water Management District

Miami Dade County - Transit

Miami-Dade County- DERM

Miami-Dade County - Planning & Zoning

Miami-Dade Expressway Authority

The Applicant has submitted responses to the comments received from all review agencies. These comments are attached as part of this submittal.