

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

Questions 1- 8

1. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 9, Maps

2. **COMMENT:** The Applicant's response is not sufficient: Revised maps F-1, F-2, G and K should have street name labels. Map J is too small to capture the level of detail required; street names and bus routes.

RESPONSE: The Applicant has revised the maps to show the updated acreage for the Project and other requested changes.

Question 10, Development Program

3. **COMMENT:** The Applicant's response is not sufficient because Table 10.1.A enumerates commercial/ retail space as gross leasable area. Table 10.1.A should be revised to show development in units required pursuant to Chapter 28-24, F.A.C. (commercial/ retail space in gross square feet not leasable area).

RESPONSE: The note in Table 10.1.A (R2) – Proposed Development Program found in Question 10 – General Project Description has been revised to include gross square feet for both office and retail uses.

Question 11, Revenue Generation Summary

4. **COMMENT:** Please provide a best estimate on all the appropriate impact fees, building permit fees, and water and sewer connection fees to the City of Hialeah; this estimate should be based on appropriate assumptions if a specific plan of the project is not yet finalized.

RESPONSE: The comment is noted. However, at this time, the Project's design and engineering is still not sufficiently developed to make an accurate estimate of all of the applicable fees that may be generated by the Project.

5. **COMMENT:** Based on the Applicant's response, the construction cost estimate exceeds the taxable value of the project, which seems not to make economic sense. Please verify these numbers and provide a reasonable estimate on the project construction cost and taxable value by land use.

RESPONSE: The question raised in the comment about relationship between construction costs and taxable value is justified. However, the actual taxable values being applied by the Miami-Dade County Property Appraiser to buildings comparable to those proposed for construction within the Beacon Countyline DRI are below the estimated construction costs. Given the already substantial estimated ad valorem tax revenues, the Applicant believes that it is prudent to be conservative in its projection rather to overstate the prospective ad valorem taxes generated by the Project and then

have the jurisdictions expecting to receive these revenues disappointed when the Property Appraiser applies lower taxable values than the jurisdictions had relied upon.

Question 12, Vegetation & Wildlife

6. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 13, Wetlands

7. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 14, Water

8. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 15, Soils

9. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 16, Floodplain

10. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 17, Water Supply

11. **COMMENT:** The Applicant's response to Question 17F is incomplete: Please provide letters from the City of Hialeah's Department of Water and Sewer and Miami-Dade Water and Sewer Department 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.

RESPONSE: The service provider letters have been received from the City of Hialeah and Miami-Dade County Water and Sewer Department (WASD) indicating that the City and WASD have adequate water and wastewater treatment capacity to serve the Project. These letters are attached as part of revised **Question 17 – Water Supply** and **Question 18 – Wastewater Management** included in this response.

Question 18, Wastewater Management

12. **COMMENT:** The Applicant's response to Question 18C is incomplete because letters from the service provider are not included, as required.

RESPONSE: The service provider letters have been received from the City of Hialeah and Miami-Dade County Water and Sewer Department (WASD) indicating that the City and WASD have adequate water and wastewater treatment capacity to serve the Project. These letters are attached as part of revised **Question 17 – Water Supply** and **Question 18 – Wastewater Management** included in this response.

Question 19, Stormwater Management,

13. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 20, Solid Waste/Hazardous Waste

14. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 21, Transportation

Existing Conditions

15. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Projection of Vehicle Trips

16. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Estimation of Internal/External Split

17. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Total Peak Hour Directional Traffic

18. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Assignment of Trips Generated

19. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Recommended Improvements

20. **COMMENT:** The Applicant's response is insufficient since the Applicant has not identified any recent rail feasibility studies.

RESPONSE: The Applicant is not aware of any recent rail feasibility studies in the Project area.

Site Access Plan

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

RESPONSE: This comment is acknowledged by the Applicant.

Protection of Transportation Corridors

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

RESPONSE: This comment is acknowledged by the Applicant.

Provisions for Alternative Modes of Transportation

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

RESPONSE: This comment is acknowledged by the Applicant.

Question 22, Air Quality

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

24. **COMMENT:** 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.

RESPONSE: Once Question 21 – Transportation has been approved, an air quality analysis will 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.

Question 24, Housing

25. **COMMENT:** 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.

RESPONSE: This comment is acknowledged by the Applicant.

Question 25, Police and Fire Protection,

26. **COMMENT:** Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 26, Recreation and Open Space,

27. **COMMENT:** Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 28, Healthcare

28. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 29, Energy

29. **COMMENT:** The Applicant's response is insufficient since the Applicant still needs to provide an updated letter from FPL. The Applicant should also describe any efforts to promote alternative fuels and alternative fuel vehicles, as well as any other energy conservation methods that will be used within project site.

RESPONSE: An updated letter from FPL is provided as part of this submittal revised in Question 29 – Energy, included in this response.

Question 30, Historical & Archeological Sites

30. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 31, Airports

31. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

Question 34, Industrial Plants and Parks

32. **COMMENT:** The Applicant's response appears to be sufficient.

RESPONSE: This comment is acknowledged by the Applicant.

33. **COMMENT:** 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

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