

Question 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.

Please see attached **Exhibit A – General Location Map**.

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

Please see attached **Exhibit B – Aerial Map**.

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 preapplication conference). Delineate 100-year flood prone areas (including hurricane flood zones) and indicate major land surface features. If applicable, delineate the coastal construction control line.

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council, signed and dated March 3, 2011, Map C is not required.

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 for conservation purposes.

Please see attached **Exhibit D – Existing Land Use Map**.

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 preapplication conference.

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning, signed and dated March 3, 2011, Map E is not required.

Map F. A vegetation associations map indicating 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.

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council, signed and dated March 3, 2011, Map F is not required.

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.

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council, signed and dated March 3, 2011, Map D is not required.

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.

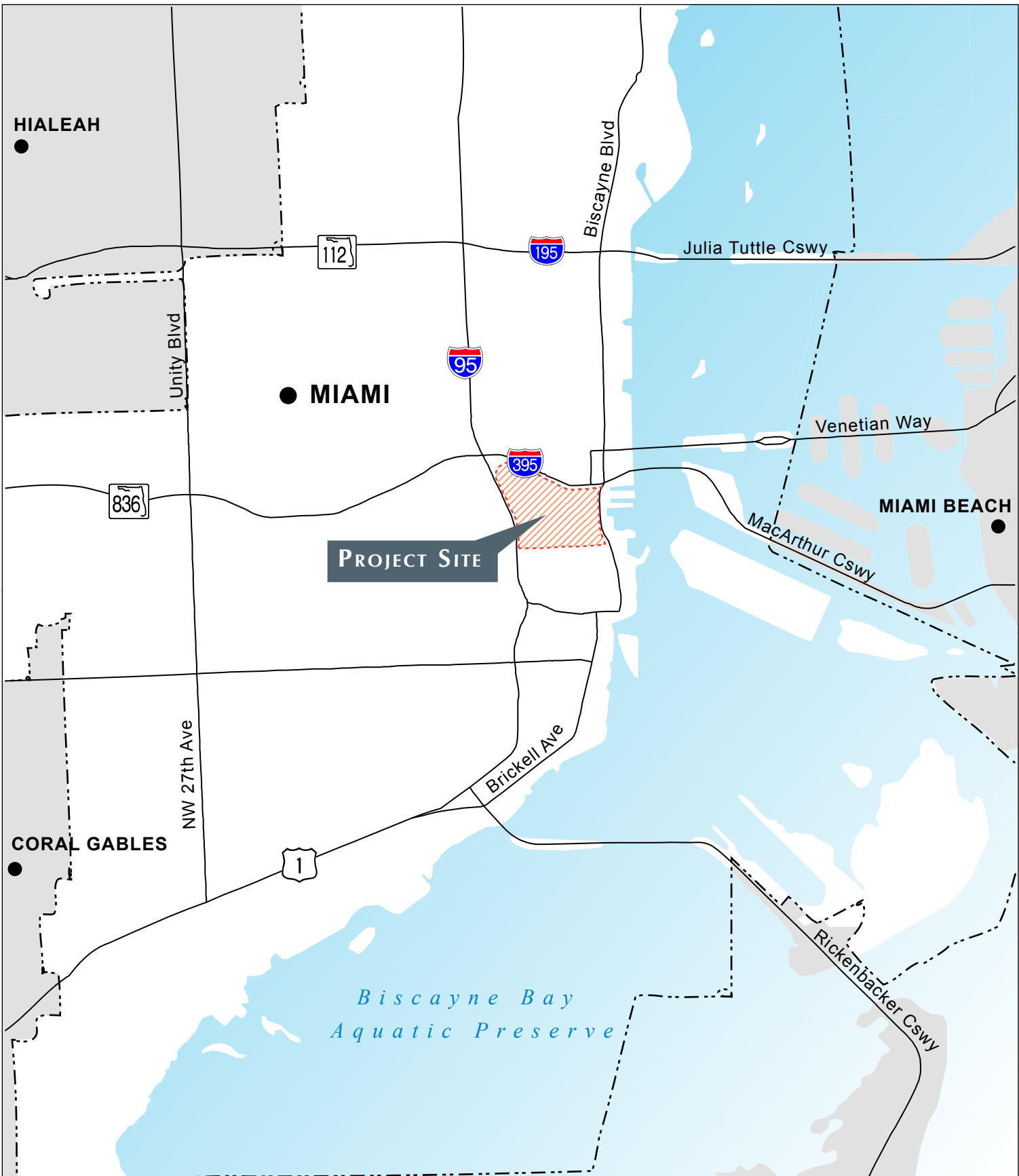
Please see attached **Exhibit H-1 – Project Development Areas, Exhibit H-2 – 2020 Future Land Use Map, Exhibit H-3 – Miami 21 Zoning Map, and Exhibit H-4 – Existing Premium Rail Transit.**

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




As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council, signed and dated March 3, 2011, Map I is not required.

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 determinations of where the criteria for a substantial impact are met. Map J will become the base for the maps requested in Question 21.

Please see attached **Exhibits J-1 through J-9** included under Question 21.



LEGEND

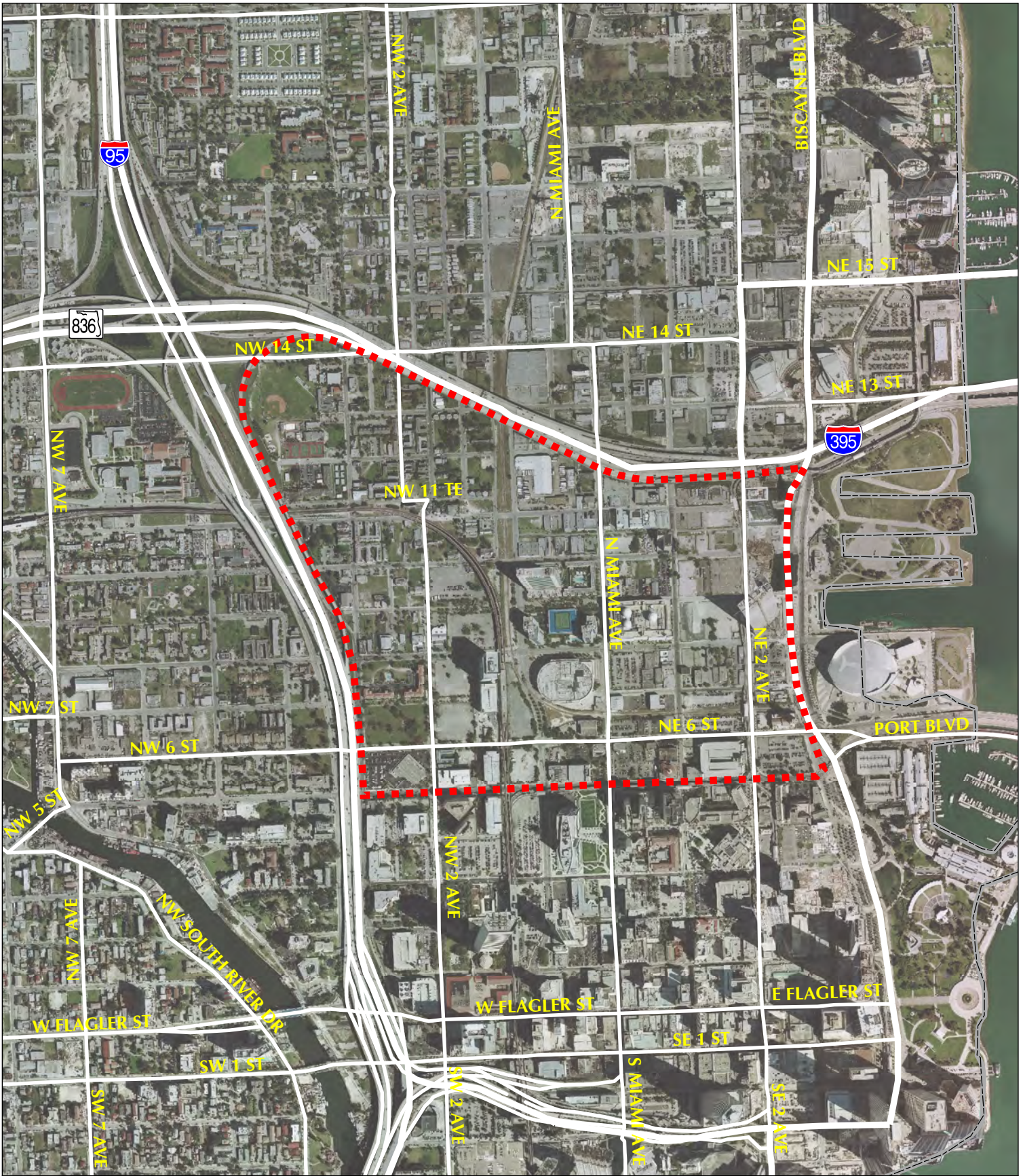
-  Southeast Overtown Park West DRI Boundary
-  City of Miami Boundary
-  Other Jurisdictions




Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010
 0 0.25 0.5 1 Miles

**MAP A
 LOCATION MAP**

SEOPW DRI - INCREMENT III



LEGEND

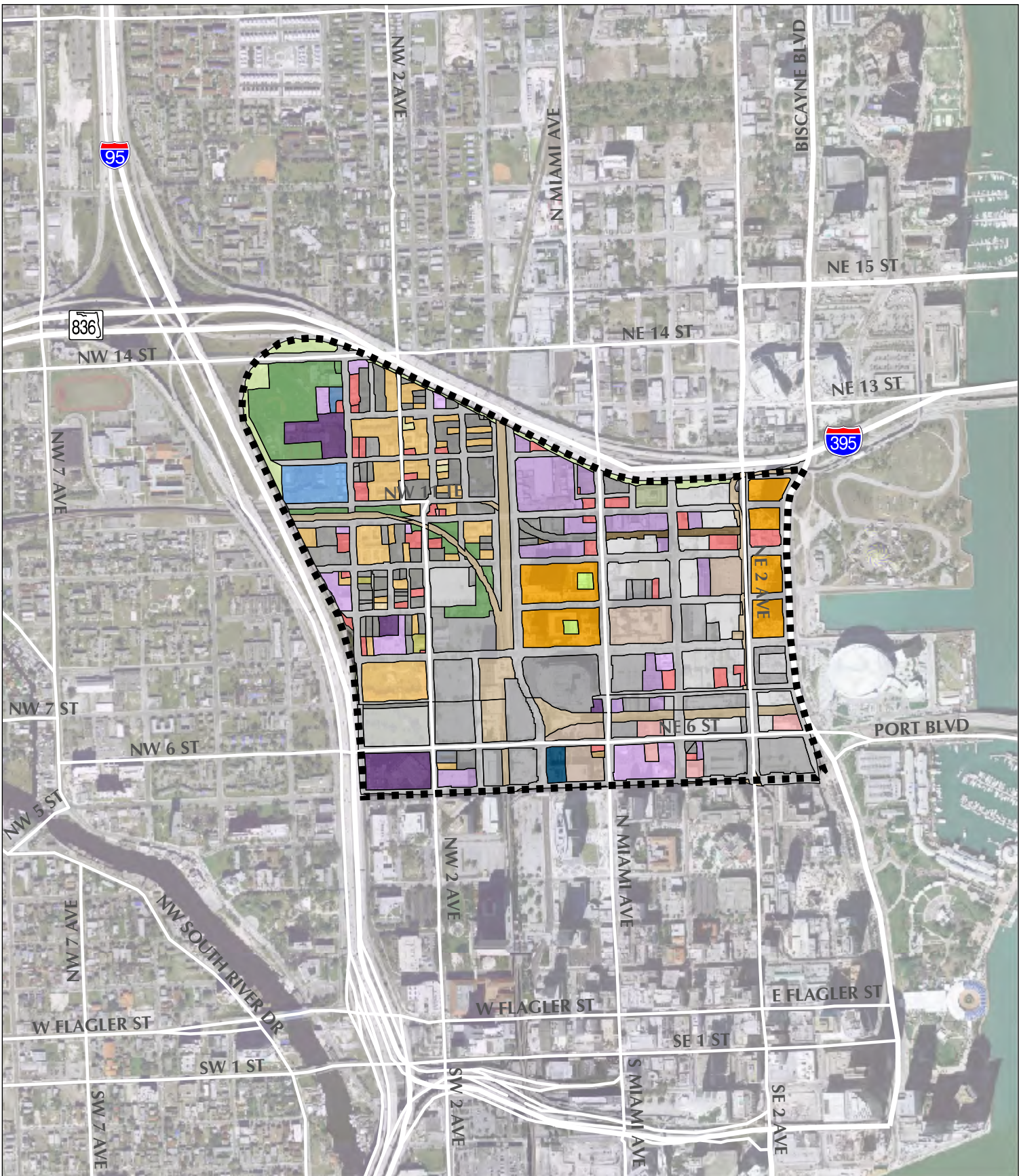
 Southeast Overtown Park West DRI Boundary



Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010
 0 500 1000 2000 Feet

**MAP B
 AERIAL MAP**

SEOPW DRI - INCREMENT III

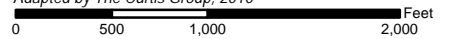


LEGEND

- Single-Family, High-density (over 5 DU/Gross Acre)
- Two-Family (duplexes)
- Multi-family, Low-density (Under 25 DU/Gross Acre)
- Multi-family, High-density (over 25 DU/Gross Acre)
- Transient-Residential (Hotels-Motels)
- Office Building
- Sales and Services. Excludes Office Facilities.
- Governmental/Public Admin.
- Local Parks and Playgrounds (Other than schools)
- Private Recreational Facilities Associated with Private Residential
- Public Schools, Including Playgrounds, Day Care
- Private schools, Including playgrounds, Day Care
- Religious Facilities
- Social Services
- Sports Stadiums, Arenas and Tracks
- Private Drives
- Parking Lots
- Vacant, Under Development
- Vacant, Non-protected, Government Owned or Controlled
- Vacant, Non-protected, Privately Owned.
- Other Industrial Intensive, Non-noxious.
- Communications
- Electric Power
- Railroads
- Streets and Roads
- Expressway Right of Way Open Areas
- Southeast Overtown Park West DRI Boundary

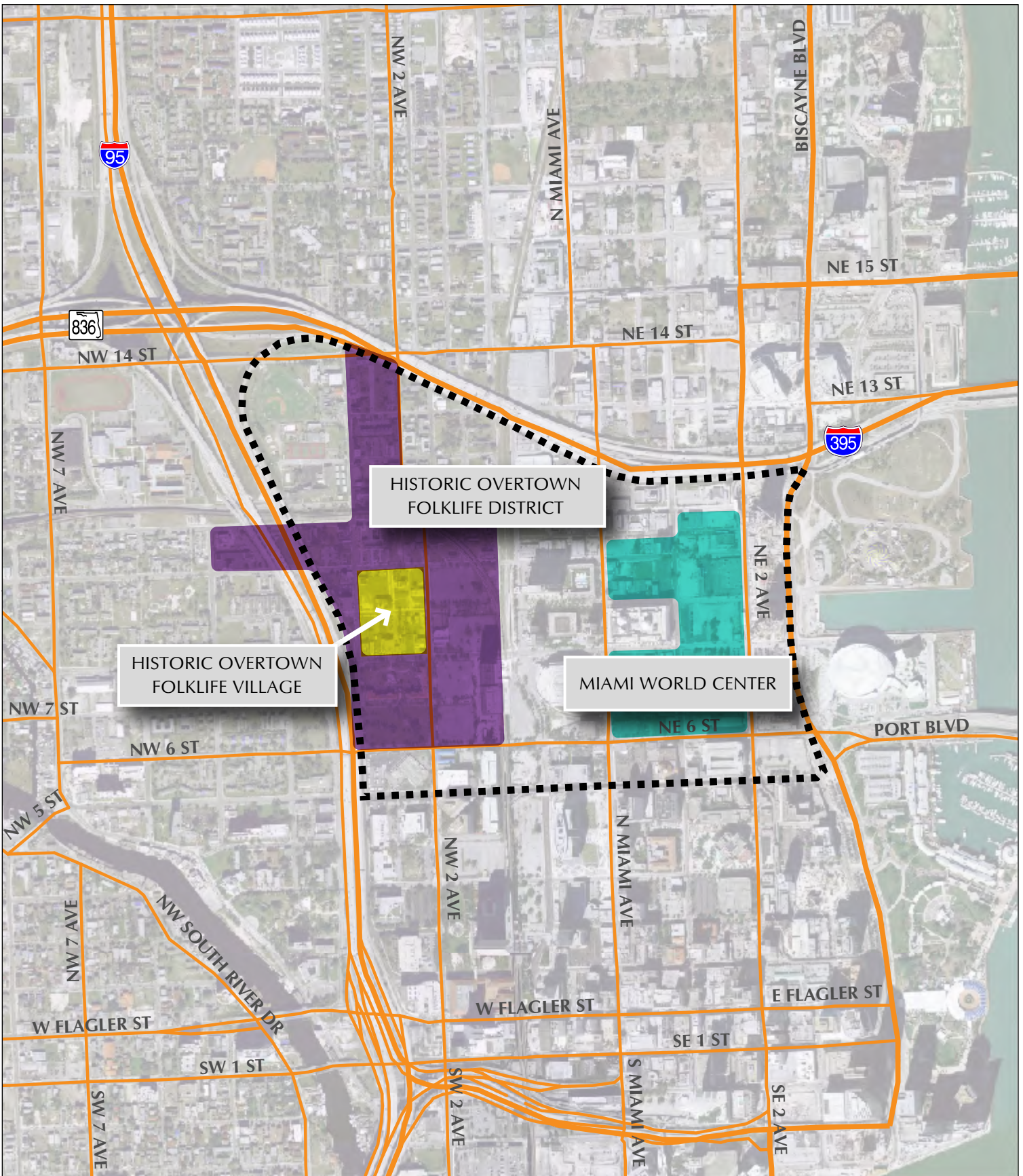


Source: Miami-Dade GIS 2008, City of Miami GIS 2010;
Adapted by The Curtis Group, 2010



**MAP D
EXISTING LAND USE MAP**

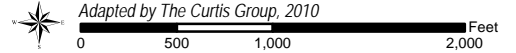
SEOPW DRI - INCREMENT III



LEGEND

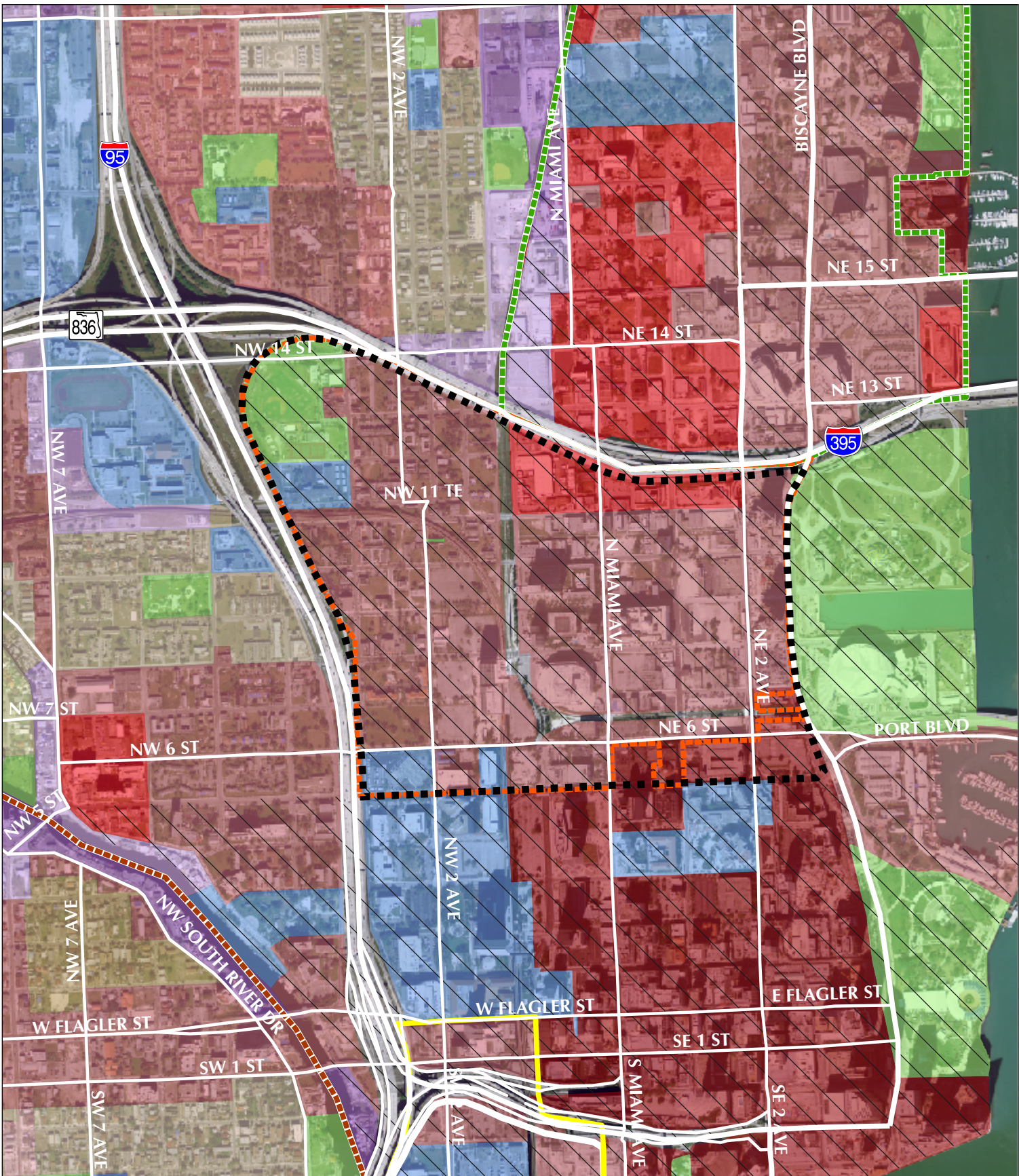
-  Southeast Overtown Park West DRI Boundary
-  Historic Overtown Folklife Village
-  Historic Overtown Folklife District
-  Miami World Center

Source: Miami-Dade GIS 2008, City of Miami GIS 2008;
Adapted by The Curtis Group, 2010



**MAP H-1
PROJECT DEVELOPMENT AREAS**

SEOPW DRI - INCREMENT III



LEGEND

- SEOPW DRI Boundary
- Urban Central Business District

- Residential Density Increase Area**
- Little Havana CRD - 200 units/acre
 - Omni - 500 units/acre
 - River Quadrant - 500 units/acre
 - SEOPW - 300 units/acre

- Future Land Use**
- Single Family - Residential
 - Medium Density Multifamily Residential
 - High Density Multifamily Residential
 - Low Density Restricted Commercial
 - Medium Density Restricted Commercial
 - Restricted Commercial

- Major Institutional, Public Facilities, Transportation and Utilities
- Public Parks and Recreation
- Central Business District
- General Commercial
- Light Industrial
- Industrial

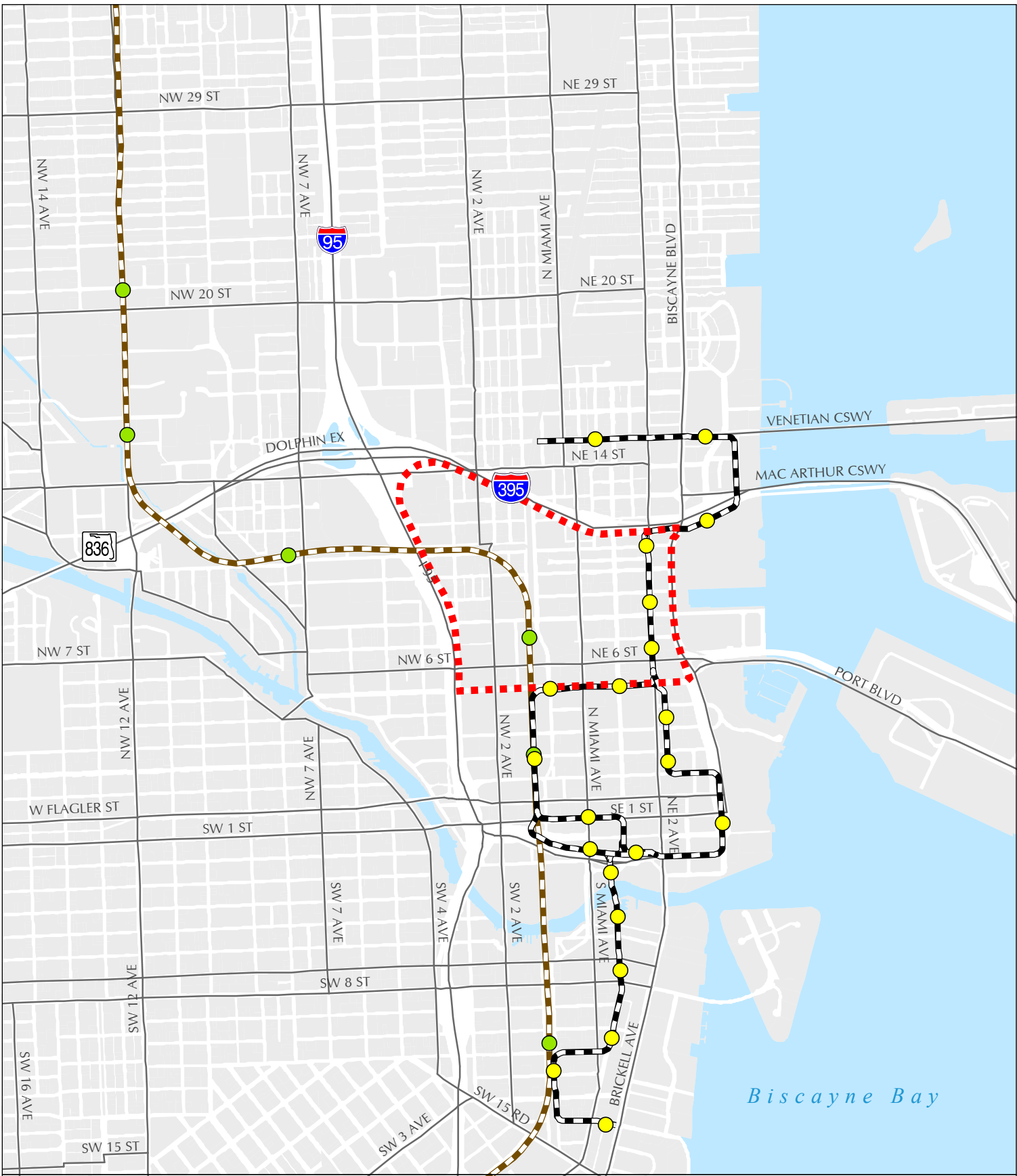
Source: Miami-Dade GIS 2008, City of Miami GIS 2010; Adapted by The Curtis Group, 2010



0 500 1,000 2,000 Feet

**MAP H-2
2020 FUTURE LAND USE MAP**

SEOPW DRI - INCREMENT III



LEGEND

- Southeast Overtown Park West DRI Boundary
- Metrorail stations
- Metromover stations
- Metrorail
- Metromover

Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010
 0 1000 2000 4000 Feet

MAP H-4
EXISTING PREMIUM RAIL TRANSIT

SEOPW DRI - INCREMENT III