



Florida Department of Environmental Protection

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Secretary

Jack Long, Director
Southeast District

May 12, 2010

Mr. Bob Cambric
Special Projects Manager
South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, Florida 33021

RE: Notification of a Proposed Change (NOPC) to a previously approved Development of Regional Impact (DRI) for the Homestead-Miami Speedway portion of the Villages of Homestead DRI (DCA No. 11-76-001).

Dear Mr. Cambric:

The Department has concerns with the NOPC because of potential modifications of Miami-Dade County's Urban Development Boundary (UDB) and possible impacts with the Comprehensive Everglades Restoration Plan (CERP) Biscayne Bay Coastal Wetlands Project.

The Air Program of the Department of Environmental Protection (DEP) has reviewed the April 2010 (NOPC) for the Villages of Homestead DRI Homestead-Miami Speedway to determine if an air quality modeling analysis would be needed. This carbon monoxide analysis, for each phase as well as project buildout, would be based upon DEP's "Guidelines for Evaluating the Air Quality Impacts of Indirect Sources". These guidelines require that all Level of Service (LOS) "E" or "F" intersections impacted by 5% or more project traffic and any surface parking areas of 1500 vehicle trips per hour or a parking garages of 750 vehicle trips per hour be considered for air quality modeling.

The proposed addition of 12,000 seats and its associated increase in parking will warrant a carbon monoxide air quality analysis. In addition, there are four intersections operating at either LOS "E" or "F" that may need to be included in the analysis. Transportation Attachment VI indicates that for 2009 the intersections of **SW 162 Avenue/SW 312 Street** and **US 1/SW 312 Street** are at LOS "E" while **US 1/SW 344 Street** is operating at LOS "F".

Table 16 A of the March 2010 NOPC Application Traffic Study states that for 2009 intersections at **SW 167 Avenue/SW 312 Street** and **US 1/SW 312 Street** are performing at LOS "E" and **US 1/SW 344 Street** is functioning at LOS "F". Table 16 B, which included funded improvements, has **SW 167 Avenue/SW 312 Street** at LOS "E".

Based upon this review an air quality analysis will be required. It is recommended that after transportation has been approved, that an air quality methodology meeting be held with Miami-Dade's Department of Environmental Resource Management (DERM) and DEP to discuss and agree on air quality modeling parameters for parking facilities and potential intersections.

Thank you for the opportunity to review this project. Should you have any questions regarding this letter or this project, please contact me at (561) 681-6708.

Sincerely,

A handwritten signature in black ink that reads "Timothy A. Gray". The signature is written in a cursive style with a checkmark at the beginning.

Timothy A. Gray
Environmental Specialist
Watershed Management and Planning