

# Memorandum



**Date:** April 23, 2010

**To:** MJ Matthews, Principal Planner, DRI Coordinator  
South Florida Regional Council

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

**Subject:** Village of Homestead (Homestead-Miami Speedway)-DRI Notice of Proposed Change

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Pursuant to your request dated April 1, 2010, DERM staff has reviewed the information contained in the Notification of Proposed Change (NOPC) to the previously approved Village of Homestead Development of Regional Impact (DRI), and offers the following comments:

## Wellfield Protection

Please be advised that the entire Newton Wellfield Protection Area is within Section 20 and Section 21 of the Village of Homestead DRI boundaries. Therefore; development on the subject properties shall be in accordance with regulations established in Section 24-43 of the Code of Miami-Dade County, Florida (the Code).

Since the subject request would permit non-residential land uses, the owner(s) of the properties within the wellfield protection area shall submit a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the properties within the wellfield area.

## Water and Wastewater Demands Estimate

Based on the provided information the applicant is proposing a reduction in the previously approved single-family residences from 143 units to 139 units and add 12,000 spectator seats to increase total seats from 67,612 to 79,612. The new water demand will be as follows: -1,400 gallons per day (gpd) for the reduction of 4 single-family residences and 36,000 gpd for the 12,000 spectator seats. These generate a total water demand of 34,600 gpd.

## Water Supply

The Homestead-Miami Speedway is connected to the City of Homestead utility's water service.

The source for this water supply is the Rex Utilities Water Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

## Wastewater Disposal

The Homestead-Miami Speedway is connected to a private sanitary sewer system operating under a DERM permit (PSO-0958), which includes a pumping station. This private pump station discharges to Homestead pump station 10-43, then to pump station Miami-Dade Water and Sewer Department (MDWASD) 30-0691, then to MDWASD pump station 30-0692B, and finally to the MDWASD South District Wastewater Treatment Plant. The aforementioned pump stations and Wastewater Treatment Plant are currently working within the mandated criteria set forth in the First and Second Partial

Consent Decree. At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

#### Air Quality Preservation

As stipulated by the Florida Department of Environmental Protection (FDEP), all Level of Service (LOS) "E" or "F" intersections impacted by 5% or more project traffic, all surface parking areas of 1,500 vehicle trips per hour or parking garages of 750 vehicle trips per hour are required to be considered for air quality modeling. It was noted in Transportation Attachment VI that there remain some intersections that are anticipated to operate at Level E or F. Therefore, an air quality methodology meeting is to be held with Miami-Dade County DERM and Mr. Bruce Offord of the FDEP. A determination will then be made on which intersections and parking facilities need to be modeled as well as the analysis parameters.

In the event that this project includes any kind of demolition, removal or renovation of any existing structure(s) during the construction phase, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form and the asbestos survey must be filed with the Miami-Dade County Department of Environmental Resources Management (DERM) Air Quality Management Division (AQMD) for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations. Standard procedures should be implemented to minimize fugitive (visible) emissions, especially during project construction. Following the Contamination Screening Evaluation, the project team should contact the AQMD to discuss any project hotspots that may adversely impact local air quality, or may require any air quality modeling.

#### Stormwater Management and Disposal

Any new development within the Sections 22, 23, 26 and/or 27 may require new permits or permit modifications from the South Florida Water Management District (1-800-432-2045). Additional requirements may include a DERM Class II permit for any drainage outfall into the existing retention lake, and/or a DERM Class VI permit for any installation of drainage systems in contaminated sites.

The Sections 22, 23, 26 & 27 are determined to be in Zone A or above the flood plain by FEMA. Any development will have to comply with the requirements of Chapter 11C of the Code, for flood protection.

New development within the site shall be filled to a minimum elevation of 5.0 feet NGVD as per Miami Dade County Flood Criteria.

For construction of habitable structures within the subject application, the Lowest Floor Elevation requirement shall be the highest elevation in NGVD of the following references:

- Average crown of road fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.
- County Flood Criteria 5.0 feet NGVD, plus 8 inches for residential, or plus 4 inches for commercial.
- Elevation of the back of the sidewalk (if any) fronting the property, plus 8 inches for residential, or plus 4 inches for commercial.

For compliance of stormwater retention, all seepage or infiltration drainage systems must be designed to meet the 5-year/1-day storm event.

To prevent offsite discharge to adjacent properties, the site perimeter grading shall meet the 25-year/3-day maximum stage. On-site grading must comply with the requirements of Chapter 11C of the Code.

The proposed development order, if approved, will not result in the reduction of the LOS standards for flood protection set forth in the CDMP.

#### Stormwater Utility Program

Further development in the area must take into consideration that flood protection is limited to local drainage ditches and the Florida City Canal, with limited discharge capacity due to tidal influences.

Construction activities must not impact the existing drainage ditch system that provides drainage to areas located north of the limits of this DRI.

A National Pollutant Discharge Elimination System (NPDES) Generic Permit for Stormwater Discharge of Construction Activities will be required for any construction on site.

A Stormwater Pollution Prevention Plan is required, identifying all possible sources of pollution and all best management practices and engineering controls to be implemented on site.

#### Wetland Resources

A review of Departmental records indicates that the DRI expansion area encompassed by 120 acres lying north of S.W. 336<sup>th</sup> Street between S.W. 132<sup>nd</sup> and S.W. 142<sup>nd</sup> Avenues was the subject of two Class IV Permits. Permit FW 00-104 was issued on August 6, 2001 allowing the filling of 60 acres made up of the two interior parcels that straddle S.W. 137<sup>th</sup> Avenue. Permit FW 00-104A was issued on July 19, 2004 allowing the filling of the two outer parcels that sit adjacent to S.W. 132<sup>nd</sup> Avenue and S.W. 142<sup>nd</sup> Avenue, respectively. The files for these permits contain inspection reports that indicate that the entire 120 acre area has been filled in accordance with the Class IV Permits. Therefore, there are no jurisdictional wetlands remaining within this area, and no Class IV permit will be required for future work proposed therein.

Please be advised that portions of the original DRI footprint do contain jurisdictional wetlands as defined by Section 24-5 of the Code, and any properties found to contain jurisdictional wetlands after a review by this Section will require a Class IV Wetland Permit for any work proposed as per the requirements of Section 24-48 of the Code. Therefore, it is recommended that the Wetlands Resources Section of DERM (305-372-6585) be contacted for further information concerning work within locations that contain jurisdictional wetlands and the associated permitting requirements.

Further, Please be advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required.

#### Tree Program

The expansion area discussed above does not contain tree resources, and therefore, tree removal permits will not be required for work proposed therein.

Please be advised that the remainder of the DRI footprint does contain tree resources and may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible.

A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. Therefore, it is

recommended that the Tree Section of DERM (305-372-6574) be contacted for further information concerning permitting requirements for work proposed within locations that may contain tree resources.

#### Natural Forest Community

Neither the expansion area, nor the remainder of the DRI footprint contains properties that are designated Natural Forest Communities by Miami-Dade County.

#### Hazardous Waste

A review of the departmental records indicates that there are records of current contamination assessment or remediation issues within the Proposed 2010 Villages of Homestead DRI boundary as follows:

1. Keysgate/Homestead Properties, D.B.A. Villages of Homestead, 955 S.E. 18<sup>th</sup> Avenue, SW-1041/F-11613, has records associated with inappropriately disposed solid waste and is currently under assessment.
2. Miami-Dade WASD, Folio #10-7920-001-0255, has records associated with Arsenic and is currently under assessment.
3. City of Homestead/Fl City Dump, Class II Landfill, S.W. 163<sup>rd</sup> Avenue/S.W. 344<sup>th</sup> Street, SW-1225/F-10192 has records associated with inappropriately disposed solid waste and is currently under a monitoring only plan.

Please be advised that within the Proposed 2010 Villages of Homestead DRI boundary there are historical records of contamination assessment or remediation issues regarding non-permitted sites associated as follows:

1. DCPS-Homestead SR High (Plans), 2351 S.E. 12<sup>th</sup> Avenue, UT-2905/F-8900 has historical records associated with arsenic, phenols and ammonia.
2. Homestead Power Substation, S.W. 328<sup>th</sup> Street/S.W. 162<sup>nd</sup> Avenue, IW5-14165/F-19062 has historical records associated with petroleum contamination.
3. City Of Homestead Lake Excavation Fuel Spill, SW-1542/F-22853 has historical records associated with petroleum contamination.

Additionally the eastern portion of the Proposed DRI boundary with within an area known to be saltwater intruded based on the 1995 USGS 1,000 ppm isochlor line, which approximates the inland extent of saltwater intrusion at the base of the aquifer.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.