



Everglades
Law Center, Inc.
*Defending Florida's Ecosystems
and Communities*

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Villages of Homestead
Homestead Miami
Speedway

May 5, 2010

Carolyn A. Dekle
Executive Director
South Florida Regional Planning Council
3440 Hollywood Blvd. Suite 140,
Hollywood, FL 33021



DRI
NOPC

Re: NOPC Application – Villages of Homestead

Dear Ms. Dekle,

On behalf of Clean Water Action, Sierra Club Miami Group, 1000 Friends of Florida, National Parks Conservation Association and Tropical Audubon, we submit the following objections and comments on the Notification of Proposed Changes (NOPC) regarding the Villages of Homestead/Homestead Miami Speedway, which seeks to amend their existing Development of Regional Impact (DRI) to add approximately 120 acres, expand attraction land use and add an additional 12,000 spectator seats

We agree with and adopt the information and recommendations issued by the South Florida Water Management District (SFWMD) in its April 27, 2010 email from lead planner James J. Golden, and share their strong objections to the proposed amendment. SFWMD cites issues with the exacerbation of City of Homestead's ability to provide potable water to meet its future demands which is at or very near its permitted water use, secondary impacts to the Biscayne Bay Coastal Wetlands (BBCW) study area of the Comprehensive Everglades Restoration Plan (CERP), and direct and secondary impacts to wetlands and wetland mitigation areas.

It is clear that **the proposed NOPC expansion suffers from major problems.** Specifically, it is our opinion that the NOPC violates the Regional Policy Plan for the following reasons:

Goal 15

SFRPP Goal 15 states "Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality." As evidenced by the SFWMD's April 27, 2010 comments, this NOPC violates Goal 15 because its secondary impacts from "increased use of the undeveloped lands in Sectors 21 and 24 for overflow parking could impact water quality (i.e. surface and groundwater contamination from spilled oils and grease)" and Increased opportunities for trespassing and potential related illegal activities,

such as garbage disposal, use of off-road vehicles, and other activities that could result in environmental degradation. These secondary impacts do not protect regional water resources within the CERP BBCW and are inconsistent with this Goal.

Further, for the same reasons, the NOPC is inconsistent SFRPP Policy 15.1, which encourages "land uses and development patterns that are consistent with Everglades Ecosystem restoration and with the protection of Natural Resources of Regional Significance." Expanding a large - scale attraction by 120 acres and adding overall capacity by an additional 12,000 persons, with additional vehicle parking, in dangerously close proximity to the CERP BBCW clearly does not further Policy 15.1.

Goal 7

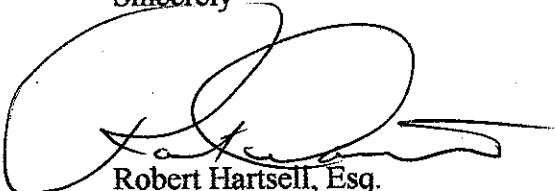
SFRPP Goal 7 states "Protect, conserve, and enhance the Region's water resources." As evidenced by the SFWMD's April 27, 2010 comments, this NOPC violates Goal 7 because it increases water use in an otherwise strained and over allocated water supply system. The City of Homestead's Water Supply Facilities Work Plan is currently "out of compliance" as determined by the Department of Community Affairs (DCA) and the City's ability to meet future potable water demands is in question.

Conclusion

Upon consideration of all the facts and circumstances, **the Village of Homestead DRI NOPC is inconsistent with the SFRPP Goal 15, Policy 15.1, Goal 7 and the SFRPP as a whole.**

We thank you for considering these comments and objections and including them in the record for this application. We ask the South Florida Regional Planning Council find the NOPC inconsistent with SFRPP as a whole.

Sincerely



Robert Hartsell, Esq.
Trial Counsel

Richard Grosso
General Counsel

Cc: Clean Water Action, Sierra Club Miami Group, 1000 Friends of Florida, National Parks Conservation Association and Tropical Audubon