



CAD/BC/MJ-026

Bill of Homestead-Homestead Miami

DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

Speedway
DRI

NOPC

20 April 2010



Brigadier General William B. Binger
Commander, 482nd Fighter Wing
20905 Coral Sea Blvd, Bldg 360
Homestead ARB, Florida 33039-1299

Ms. Carolyn Dekle
Executive Director
South Florida Regional Planning Council
3440 Hollywood Blvd., Suite 140
Hollywood, FL 33021-6900

Dear Ms. Dekle,

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

Homestead Air Reserve Base (ARB) is generally supportive of the proposed expansion at HMS. However, as shown in Figure 5.3, DRI Areas and Sectors, of HMS's NOPC, the proposed HMS ERI expansion extends within the area of Homestead ARB's south western Accident Potential Zone (APZ) II. See attachment 1. These APZ's are designed to protect the health, safety, welfare of the surrounding community in the event of mishaps within these areas. The proposed expansion indicates these areas would consist primarily of surface parking lots to be used in conjunction with major events at HMS which is consistent with recommended allowable uses within an APZ II.

However, as part of this expansion, HMS has requested an adjustment to the Miami-Dade County Comprehensive Development Master Plan (CDMP) Map to expand the Urban Development Boundary (UDB) to include the expansion and re-designate the property from Agricultural to Business and Office. Many of the uses allowed under the Business and Office designation will not be compatible with safety requirements set forth within an APZ II zone if developed as such in the future. See the following web site for a copy of our 2007 AICUZ report: <http://www.homestead.afrc.af.mil/library/susops/index.asp>

Therefore, Homestead ARB respectfully requests that HMS modify its application to avoid expansion of the UDB into the APZ II zone and that Miami-Dade continue to support the current Class IV Special Permit that allows for parking. Homestead ARB believes this approach ensures that the proposed expansion and its associated economic benefits for the City of Homestead and HMS will occur while preserving both the growth management objectives of Miami-Dade County as well as the safety considerations as a result of the ongoing and potential military flying activities at Homestead ARB.

If you have any additional questions or comments in regards to this letter, please contact Larry Ventura at (305) 224-7163.

Sincerely,

WILLIAM B. BINGER, Brig Gen, USAFR

Homestead ARB Area of Concern

