



Carlos Alvarez, Mayor

Park and Recreation
275 NW 2nd Street
Miami, Florida 33128
T 305-755-7800

miamidade.gov

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April 23, 2010

MJ Matthews, JD
Principal Planner/DRI Coordinator
South Florida Regional Planning Council
3440 Hollywood Blvd., Suite 140
Hollywood, FL 33021-6900

RE: Villages of Homestead DRI NOPC

Dear Mr. Matthews:

The Villages of Homestead (VOH) DRI is located in the City of Homestead and is bounded generally by SW 352 Street on the south, SW 132 Avenue on the east, an irregular boundary on the north (inclusive of SW 336 Street, SW 324 Street and SW 328 Street) and an irregular boundary on the west (inclusive of the HEFT, SW 170 Avenue and SW 167 Avenue).

An application for a Notice of Proposed Change (NOPC) to amend the VOH DRI has been prepared to address proposed changes needed to implement Speedway improvements. The proposed changes to DRI acreage and DRI land use are limited to those lands located in the eastern half of the VOH DRI between SW 152 Avenue and SW 132 Avenue.

Proposed changes focus primarily on the Speedway and its ancillary/support uses and include the following:

- The expansion of the DRI boundary to include +120 acres currently used for overflow parking located adjacent and to the north of the Speedway;
The addition of 12,000 spectator seats at the motorsport facility beyond what is built today.

Additional changes to the VOH DRI are proposed pursuant to Section 380.06(19)(e)5.b., Florida Statutes and Section 380.06(19)(c), Florida Statutes, and include the following:

- The reduction in density by 4 dwelling units in the eastern half of the VOH DRI; and
A time extension for the buildout of the DRI as a whole.

This application is in Park Benefit District 3 which has a surplus capacity of 251.95 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

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Based on data provided in the NOPC this application proposes to decrease the residential population on site by 4 dwelling units, and therefore does not negatively impact the level of service in the area.

The Department is committed to increasing available recreation open space and facilities in this area. The Biscayne-Everglades Greenway is proposed to be located north of the VOH along North Canal Drive with connections to the two national parks and area parks and bike trails. A connection includes the bike lanes along 137th Avenue to the Homestead Sports Complex. Future site plans for development proposed for this site should take the bike facilities into account as well as the goals and principles of the Open Space System Master Plan, 2008.

Sincerely,



Maria I. Nardi, Chief
Planning and Research Division

MIN:jb