

**Bob Cambric**

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**From:** Golden, James [jgolden@sfwmd.gov]**Sent:** Tuesday, April 27, 2010 11:35 AM

**To:** MJ Matthews; Sarah\_Bellmund@nps.gov; Tammie\_Renicker@nps.gov; com-dev@floridacityfl.gov; spurrinos@cityofhomestead.com; sbateman@cityofhomestead.com; Linda\_Friar@nps.gov; dave\_sikkema@nps.gov; timothy.proctor@myflorida.com; Bill.Pable@dca.state.fl.us; bob.dennis@dca.state.fl.us; lisa.galocy@dep.state.fl.us; Janet.Llewellyn@dep.state.fl.us; Tim.Gray@dep.state.fl.us; Bruce.Offord@dep.state.fl.us; kim.samson@dot.state.fl.us; randy.fox@dot.state.fl.us; carlton.card@dot.state.fl.us; phil.steinmiller@dot.state.fl.us; jane.chabre@myFWC.com; maryann.poole@myFWC.com; aletha\_player@fpl.com; tim\_corson@fpl.com; barbara.davis@dot.state.fl.us; joseph.goldstein@hklaw.com; lawrence.ventura@homestead.af.mil; jaimereyes@homestead.af.mil; jjosselyn@kittelson.com; jmc Murray@marstel-day.com; ph@marstel-day.com; basus@miamidade.gov; VelazC@miamidade.gov; HeftyL@miamidade.gov; District12@miamidade.gov; jvital@miamidade.gov; mdiaz@mdx-way.com; susans@miamidade.gov; mworner@miamidade.gov; nvs@miamidade.gov; davidh@miamidade.gov; csomm@miamidade.gov; mnardi@miamidade.gov; rowega@miamidade.gov; churchp@miamidade.gov; raymun@miamidade.gov; joans@miamidade.gov; rpino@miamidade.gov; dswm@miamidade.gov; hasan@miamidade.gov; bpb@miamidade.gov; jogarci@miamidade.gov; bmg@miamidade.gov; mavaldd@miamidade.gov; LAPRADD@miamidade.gov; aah@miamidade.gov; hch@miamidade.gov; rcf@miamidade.gov; dritz@orcareef.com; Lopez, Jose; klyon@cutlerbay-fl.gov; townmanager@cutlerbay-fl.gov; Paul.E.Kruger@usace.army.mil; paul\_souza@fws.gov; aweintraub@palmettobay-fl.gov; jperez@palmettobay-fl.gov; richard@evergladeslaw.org; kkettering@npca.org; Chad Friedman; sga@miamidade.gov; Tony Recio; Omar.Meitin@dot.state.fl.us; Karen Hamilton; Rachel Kalin

**Cc:** Bob Cambric; Brian Traylor; Melissa Tapanes; Jeffrey Bercow; Rob Curtis; Cathy Sweetapple; meaink@bellsouth.net; Braun, Rod

**Subject:** RE: Supplements to NOPC Application FW: Homestead-Miami Speedway - NOPC Revised Approved and Proposed Master Plans

In response to your request, the South Florida Water Management District (District) staff has reviewed the NOPC application. We have identified potential issues related to potable water supply, the Comprehensive Everglades Restoration Plan (CERP) Biscayne Bay Coastal Wetlands Project (BBCWP), and the project's existing Surface Water Management Permit (Permit No. 13-00711-S).

The proposed raceway expansion project includes the addition of 12,000 spectator seats. The District estimates that the additional seating will result in an additional potable water demand of approximately 36,000 gallons per day (based on 3 gallons per spectator per day, as per Miami-Dade County criteria). Based on information provided in the application, it is the District's understanding that there is an existing City ordinance that limits major spectator events at the speedway to a maximum of 18 days per year; therefore, we estimate that the maximum potential increase in potable water demand for the additional seating would be 648,000 gallons per year (36,000 GPD x 18 days). It also appears that there could be a potential increase in square footage of related ancillary uses, such as food concessions and merchandising. However, it does not appear that this issue has been addressed in the application.

Although the potential increase in potable water demand appears to be relatively small, it should be noted that there are issues concerning the City's ability to provide potable water to meet its future demands. The utility's potable water well withdrawals are at or very close to the full allocation, pursuant to the water use permit issued by the District on May 10, 2006. In addition, the City is not in compliance with other conditions of issuance of the water use permit for its public water supply. The District has been working closely with the City to resolve these issues. In addition, the Department of Community Affairs issued a Notice of Intent and a Statement of Intent on October 21, 2009, finding the comprehensive plan amendments associated with the City's Water Supply Facilities Work Plan to be "not in compliance".

One of the remedies proposed by the City to address its future potable water supply demands is to obtain additional potable water supply from Miami-Dade County. The City has been negotiating with the County to obtain additional potable water supply.

To ensure that the City has a sufficient supply of potable water to serve the proposed raceway expansion and to ensure conservation of water resources, the District is recommending that any approval of the NOPC be predicated upon inclusion of the following conditions in the revised Development Order:

- A building permit shall not be issued unless the developer demonstrates that the City of Homestead has an adequate permitted allocation of potable water and adequate potable water treatment and delivery facilities to meet the demands of the development for which the building permit is requested.
- The project shall utilize ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, Florida-friendly (drought tolerant) landscape techniques, and other water conserving devices and/or methods. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the City of Homestead by the South Florida Water Management District.

Regarding consistency with the CERP BBCWP, District staff has not identified any direct impacts to Phase I of the BBCWP. However, there is the potential for secondary impacts within the Phase II project area, specifically, the undeveloped lands in Sectors 21 and 24 of the NOPC application. Potential secondary impacts within the Phase II project area could result from:

- Increased use of the undeveloped lands in Sectors 21 and 24 for overflow parking which could impact water quality (i.e., surface and ground water contamination from spilled oils and greases).
- 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.

Please note that final design plans for the BBCW Phase II project area have not yet been developed.

With respect to the above, the District recommends that specific environmental controls, monitoring, and reporting be incorporated into the Development Order to protect regional water resources within the CERP BBCW Phase II study area from these potential risks. The Development Order conditions should require close coordination with the District regarding environmental monitoring and reporting activities.

The proposed raceway expansion will require a modification to Permit No. 13-00711-S. Issues that will need to be addressed during the permit application review process include evaluation of potential direct and secondary wetland impacts, evaluation of potential impacts to existing wetland mitigation areas, and demonstration that the District's water quality and quantity criteria will be met.

**Please note that, if the above conditions and recommendations are not included in the revised Development Order, the District cannot support the applicant's request to expand the proposed raceway project.**

**In addition, please note that this review is not intended to restrict any formal District comments and/or potential objections that may be issued on the proposed comprehensive plan amendments associated with this NOPC. During the formal comprehensive plan amendment review process, pursuant to Chapter 9J-5, F.A.C., the District will perform a detailed evaluation**

of all water resource-related issues associated with this proposal and will provide its formal comments to the Department of Community Affairs.

Thank you for providing us with the opportunity to comment on the NOPC.

*James J. Golden, AICP  
Lead Planner  
Intergovernmental Policy & Planning  
South Florida Water Management District  
(561) 682-6862*

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**From:** MJ Matthews [mailto:mjmatthews@sfrpc.com]

**Sent:** Monday, April 26, 2010 10:26 AM

**To:** Sarah\_Bellmund@nps.gov; Tammie\_Renicker@nps.gov; com-dev@floridacityfl.gov; spurrinos@cityofhomestead.com; sbateman@cityofhomestead.com; Linda\_Friar@nps.gov; dave\_sikkema@nps.gov; timothy.proctor@myflorida.com; Bill.Pable@dca.state.fl.us; bob.dennis@dca.state.fl.us; lisa.galocy@dep.state.fl.us; Janet.Llewellyn@dep.state.fl.us; Tim.Gray@dep.state.fl.us; Bruce.Offord@dep.state.fl.us; kim.samson@dot.state.fl.us; randy.fox@dot.state.fl.us; carlton.card@dot.state.fl.us; phil.steinmiller@dot.state.fl.us; jane.chabre@myFWC.com; maryann.poole@myFWC.com; aletha\_player@fpl.com; tim\_corson@fpl.com; barbara.davis@dot.state.fl.us; joseph.goldstein@hkllaw.com; lawrence.ventura@homestead.af.mil; jaimereyes@homestead.af.mil; jjosselyn@kittelson.com; jmcmmurray@marstel-day.com; ph@marstel-day.com; basus@miamidade.gov; VelazC@miamidade.gov; HeftyL@miamidade.gov; District12@miamidade.gov; jvital@miamidade.gov; mdiaz@mdx-way.com; susans@miamidade.gov; mwoerner@miamidade.gov; nvs@miamidade.gov; davidh@miamidade.gov; csomm@miamidade.gov; mnardi@miamidade.gov; rowega@miamidade.gov; churchp@miamidade.gov; raymun@miamidade.gov; joans@miamidade.gov; rpino@miamidade.gov; dswm@miamidade.gov; hasan@miamidade.gov; bpb@miamidade.gov; jogarci@miamidade.gov; bmg@miamidade.gov; mavaldd@miamidade.gov; LAPRADD@miamidade.gov; aah@miamidade.gov; hch@miamidade.gov; rcf@miamidade.gov; dritz@orcareef.com; Golden, James; Lopez, Jose; klyon@cutlerbay-fl.gov; townmanager@cutlerbay-fl.gov; Paul.E.Kruger@usace.army.mil; paul\_souza@fws.gov; aweintraub@palmettobay-fl.gov; jperez@palmettobay-fl.gov; richard@evergladeslaw.org; kkettering@npca.org; Chad Friedman; sga@miamidade.gov; Tony Recio; Omar.Meitin@dot.state.fl.us; Karen Hamilton; Rachel Kalin  
**Cc:** Bob Cambric; Brian Traylor; Melissa Tapanes; Jeffrey Bercow; Rob Curtis; Cathy Sweetapple; meaink@bellsouth.net

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**Dear All,**

**Please include the attached supplementary materials with your Homestead-Miami Speedway NOPC file.**

**Thank you,**

**MJ Matthews  
SFRPC  
(954) 985-4416**

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**From:** Melissa Tapanes [mailto:MTapanes@brzoninglaw.com]

**Sent:** Wednesday, April 21, 2010 3:05 PM

**To:** MJ Matthews

**Cc:** Rob Curtis; Neha Shinde; Jeffrey Bercow

**Subject:** Homestead-Miami Speedway - NOPC Revised Approved and Proposed Master Plans

Dear MJ,

Attached, please find the attached letter and enclosures for your records. The original was sent to Ms. Dekle via Federal Express yesterday.

Should you have any questions or comments, please do not hesitate to phone me.

Warm regards,  
Melissa

Melissa Tapanes Llahues, Esq.  
Bercow Radell & Fernandez, PA  
Zoning, Land Use and Environmental Law  
Wachovia Financial Center  
200 South Biscayne Boulevard, Suite 850  
Miami, Florida 33131  
Direct: 305.377.6227  
Facsimile: 305.377.6222  
Email: [mtapanes@brzoninglaw.com](mailto:mtapanes@brzoninglaw.com)  
Online: [www.brzoninglaw.com](http://www.brzoninglaw.com)



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