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STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
850/488-4925

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY
APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, **Jeffrey Bercow**, the undersigned owner/authorized representative of **Homestead-Miami Speedway, LLC**, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the **Villages of Homestead Development of Regional Impact (DRI)** development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to the **City of Homestead, South Florida Regional Planning Council**, and to the **Bureau of Local Planning, Florida Department of Community Affairs**.

Signature: **Jeffrey Bercow**

Date

2. Applicant (name, address, phone).

Response:

Homestead-Miami Speedway, LLC
One Speedway Boulevard
Homestead, Florida 33035
(305)230-5208

3. Authorized Agent (name, address, phone).

Response:

Jeffrey Bercow, Esq.	Rob Curtis, AICP
Melissa Tapanes Llahues, Esq.	The Curtis Group
Bercow Radell & Fernandez, P.A.	7520 Red Road
200 South Biscayne Boulevard	Suite M
Suite 850	South Miami, Florida 33143
Miami, Florida 33131	(305)663-5800
(305)374-5300	

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

Response:

The approved Villages of Homestead DRI is located in the City of Homestead, Miami-Dade County, Township 57 South, Range 39 East, Sections 16, 17, 19, 20, 21, 22, 23, 26, 27, 28, and 29. The proposed changes occur in Sections 16, 22, and 23.

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

Response:

Changes proposed in this application occur in the eastern-half of the Villages of Homestead DRI ("DRI") on the lands between SW 152 Avenue and SW 132 Avenue. The proposed changes focus primarily on the Homestead-Miami Speedway and its ancillary / support uses. These proposed changes include: a DRI boundary amendment to encompass approximately 120-acres currently used for overflow parking during major

events at the Speedway; the addition of 12,000 seats at the Motorsports venue; the reduction of density by 4 units in the eastern one-half of the DRI; and, a time extension for buildout of the DRI, as a whole.

Background

The VOH DRI was originally approved in 1975 as a mixed-use, planned unit development (PUD). In 1985, the PUD master plan was amended and a Consolidated Application for Development Approval containing all requisite public facility and service impact analysis was approved with conditions codified in the City of Homestead Ordinance No. 85-05-34. Between 1985 and 1992 the residential real estate market in Homestead moved slower than anticipated and Hurricane Andrew in 1992 caused the population and the real estate market in south Miami-Dade to shrink considerably. With the VOH PUD stalled for the foreseeable future the City of Homestead acquired ownership of a significant portion of the largely undeveloped east one-half of the VOH DRI with the intention of developing uses designed to stimulate the economy. In 1994, following agency review of a NOPC, the eastern one-half of the DRI was amended pursuant to City of Homestead Ordinance No. 94-05-33 to eliminate:

- -4,779 residential dwelling units,
- -12.84 acres or 168,000 square feet of retail use,
- -40 acres of schools and -1.45 acres of private recreation no longer needed with the elimination of the dwelling units.

The 1994 changes also included:

- Redesignation of 100 acres from Community Parks to Baseball Stadium;
- Creation of 484.96-acres of Open Space / Recreation; and,
- Designation of 340-acres of Motorsports Facility including 130-acres of grassed overflow parking. Later in 1994, additional grassed overflow parking was added pursuant to City of Homestead Ordinance No. 94-10-104 and the total acreage of the Motorsports facility grew to 427.90 acres.

Due to market uncertainty in 1994, the limited number of major events planned for the Motorsports, and questions regarding need for and the number of permanent spectator seats needed to support the limited number of events, the City proposed and the review agencies agreed that rather than limit the number of permanent seats or parking spaces at the attraction / recreation facility, it would be more appropriate to regulate the impacts of the facility by limiting number of major events that could be held at the facility in any calendar year. The public facility impact analysis provided in the VOH DRI NOPC dated January 12, 1994 detailed the potential impact of both a typical event with 16,000 spectators and a major event with 40,000 spectators. It was then agreed pursuant to City of Homestead Ordinance No. 94-05-33, "...Major Events...shall be

limited to eighteen (18) days in any given calendar year”, and that “...a Major Event shall mean an event or separate events conducted simultaneously at the Baseball Facility and/or Motorsports Facility for which the number of spectators exceeds 28,000.”

Upon approval in 1994, approximately 40,000 spectator seats were initially constructed at the Motorsports facility. This number grew to the current 67,612 spectator seats at the Motorsports facility. Regardless of the number of spectator seats or the amount of grassed overflow parking area, HMS has never exceeded, nor ever plans to exceed, the 18-day major event limit stipulated in City of Homestead Ordinance No. 94-05-33.

Homestead-Miami Speedway Proposed Improvements

Today, Homestead-Miami Speedway, LLC (HMS) and City of Homestead collectively own approximately 1087 acres within the eastern one-half of the VOH DRI. In addition, HMS is the operator of the Homestead-Miami Speedway located on lands owned by the City of Homestead. Parcels owned by the City and HMS are shown in **Figure 5-1, Property Ownership**. This Figure also illustrates acreage owned by HMS immediately north of the Motorsports facility. These lands will be discussed in detail, below.

In 2008 HMS completed a Master Planning process that identified a series of improvements to the track facility designed to enhance operations at the track during the year and in particular during race events. The Master Plan is intended to create a state of the art motorsports facility appropriate for the hosting a wide variety of national, regional and local motorsports events, including the Championship of the series event. The Master Plan’s ultimate goal is to enhance the fan experience.

During race events, fans enjoy a multi-faceted entertainment experience including state of the art corporate exhibits and product merchandising, diverse concessions and dining, retail vendors and shopping, as well as live acts. These fan experiences have outgrown the site areas designed to accommodate them and have grown into areas originally dedicated to parking. Some of this expansion has jumped across Speedway Boulevard (SW 137th Avenue), outside the event gates. In other areas, the fan experiences are located three-quarters of mile walking distance from the gates. In **Figure 5-2, Speedway Master Plan**, the existing Speedway Master Plan illustrates the current layout and use of the Motorsports complex and shows:

- SW 137th Avenue is closed during race events and used as a merchandising area;
- Corporate events currently locate in areas designated for parking west of SW 137th Avenue; and,
- Bifurcation of the Chalet Village into a Northern and Southern Villages.

The 2008 HMS Master Plan enables the track to reorganize activity areas around the track in direct relationship to the grandstands and club levels. Also shown in **Figure 5-2**, the proposed Speedway Master Plan seating is expanded at Turn One and Turn Four;

corporate display areas, merchandising, entertainment and food areas will be consolidated into one park area, referred to as Championship Park. The existing Chalet Village north of the grandstands will more than double in size and include a permanent kitchen building. This consolidation will eliminate the need for the southern Chalet Village area. To accommodate this improved and expanded fan experience, part of Speedway Boulevard (SW 137 Avenue) must be realigned and SW 336 Street will be moved north to become SW 333 Street.

Proposed DRI Changes

Implementation of the HMS Master Plan requires the VOH DRI be amended to expand the DRI boundary while increasing the Attraction / Recreation land use; add 12,000 spectator seats; reduce density in the eastern one-half of the DRI by 4 dwelling units; and, extend the DRI development order termination date.

Expand DRI Boundary. The addition of approximately 120 acres located north of SW 336 Street between SW 132 Avenue and SW 142 Avenue. These lands are currently used for overflow parking associated with major events at the Homestead-Miami Speedway as permitted in 2001, through a Miami-Dade County Class IV Special Permit. The addition of these lands will increase land designated for Motorsports from 427.90 acres to approximately 547.90 acres. The 120 acre addition will consist of 60 acres to Sector 19 (Area 5) and 60 acres to Sector 22 (Area 5). **Figure 5-3, DRI Areas and Sectors**, illustrates the five DRI areas and all sectors located within each area.

Add Spectator Seats. The addition of 12,000 spectator seats to Turn One and Turn Four will increase the total number of Motorsports seats from 67,612 to 79,612. Regardless of the proposed addition of spectator seats, HMS must and will abide by the 18-day major event limit stipulated in City of Homestead Ordinance No. 94-05-33.

Density Reduction. The Applicant proposes to reduce the approved number of single-family dwelling units in Sector 13 (Area 2) of the DRI from 143 dwelling units to 139 dwelling units – a decrease of four dwelling units. Sector 13 is currently builtout with 139 single-family units. During the development of Sector 13 four homes were built on more than one lot, and one lot has been deeded as community open space. Therefore, four approved dwelling units remain unbuilt. This density reduction ensures that this application satisfies the requirements of 380.06(19)(e)5.b., Florida Statutes (FS). **Figure 5-4, Simultaneous Increase and Decrease**, indicates the location of the shift in the development program.

Extend DRI Development Order Termination Date. The 2008 HMS Master Plan has a 15-year time horizon and is expected to be fully implemented by December 31, 2023. The approved development order (DO) termination date

for the VOH DRI is 2015 – eight years short of the Master Plan time horizon. Therefore, this application requests an eight-year extension of the DO termination date from 2015 to December 31, 2023. This 8-year time extension is proposed pursuant to section 380.06(19)(c), FS, which specifies a 5-year extension is not a substantial deviation; and, allows an additional 3-year extension regardless of any prior extension to account for 2007 market conditions.

Infrastructure Demand

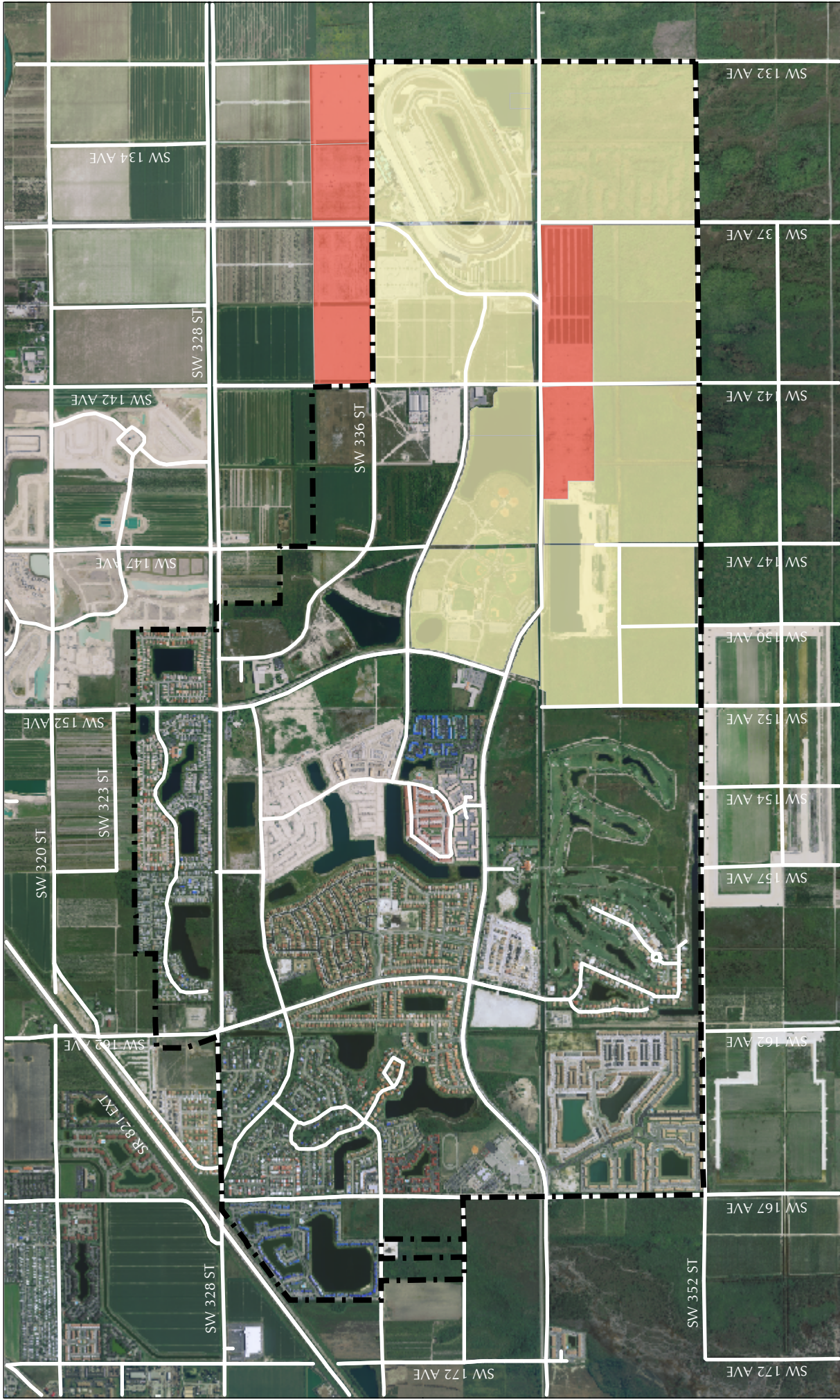
Infrastructure demand analysis for water, sewer and solid waste were conducted for each land use type. The proposed changes to single family residential and motorsport facilities east of SW 152 Avenue results in a projected cumulative change demand for potable/non-potable water, from 1985 to 2010, of a net reduction of -1.18 MGD (million gallons per day) for sectors east of SW 152 Avenue, and a total reduction of -1.16 MGD for the entire DRI (see **Exhibit M, Potable/Non-Potable Water Demand**). These land use changes also result in the reduction of projected cumulative change demand for sanitary sewer, from 1985 to 2010, of -1.18 MGD (million gallons per day) for sectors east of SW 152 Avenue, and a total reduction of -1.16 MGD for the entire DRI (see **Exhibit N, Sanitary Sewer Demand**). **Exhibit O, Solid Waste Demand** illustrates that the proposed land use changes to single family residential and motorsport facilities east of SW 152 Avenue results in a cumulative solid waste generation change reduction of -10,569 TPD (tons per day), and an overall reduction of -6,815 TPD in the DRI. **Exhibit P, Letter of Water and Sewer Capacity** indicates that the City of Homestead has sufficient potable water and sanitary sewer capacity to serve the proposed expansion.

The NOPC Application Traffic Study included in this application has been prepared to evaluate the potential regional transportation impacts resulting from proposed changes to the VOH DRI. Based upon the existing spectator capacity at the Speedway, this study evaluates actual traffic conditions on state and regionally significant roadways using continuous count station data and toll data from FDOT and Florida's Turnpike for the actual days of the NASCAR championship series for the years 2005 through 2008. This analysis documents traffic conditions on the regional state highway system using actual traffic counts for each analysis year for the Peak Hour Period, the AM Peak Hour, the PM Peak Hour and the hourly operations (measured by v/c) for the peak hour directional and two-way peak hour traffic for the Friday, Saturday and Sunday of each NASCAR championship series. To address proposed DRI modifications, the trips anticipated from the 12,000 additional spectator seats have been incorporated into the analysis of the regional state highway system.

Affordable Housing

Homestead-Miami Speedway currently employs fewer than 50 people on a permanent

basis. Obviously, on major event days, a force of temporary workers is assembled for a variety of functions. It is not anticipated that after the proposed expansion that the permanent workforce will exceed 50 people. Accordingly, the proposed expansion of the Speedway will not result in a "significant" deficiency in terms of affordable housing. For this purpose, significant is defined as a number equal to or greater than 5 percent of the residential threshold for DRI's in Miami-Dade County, i.e. a shortage of 150 units or more.



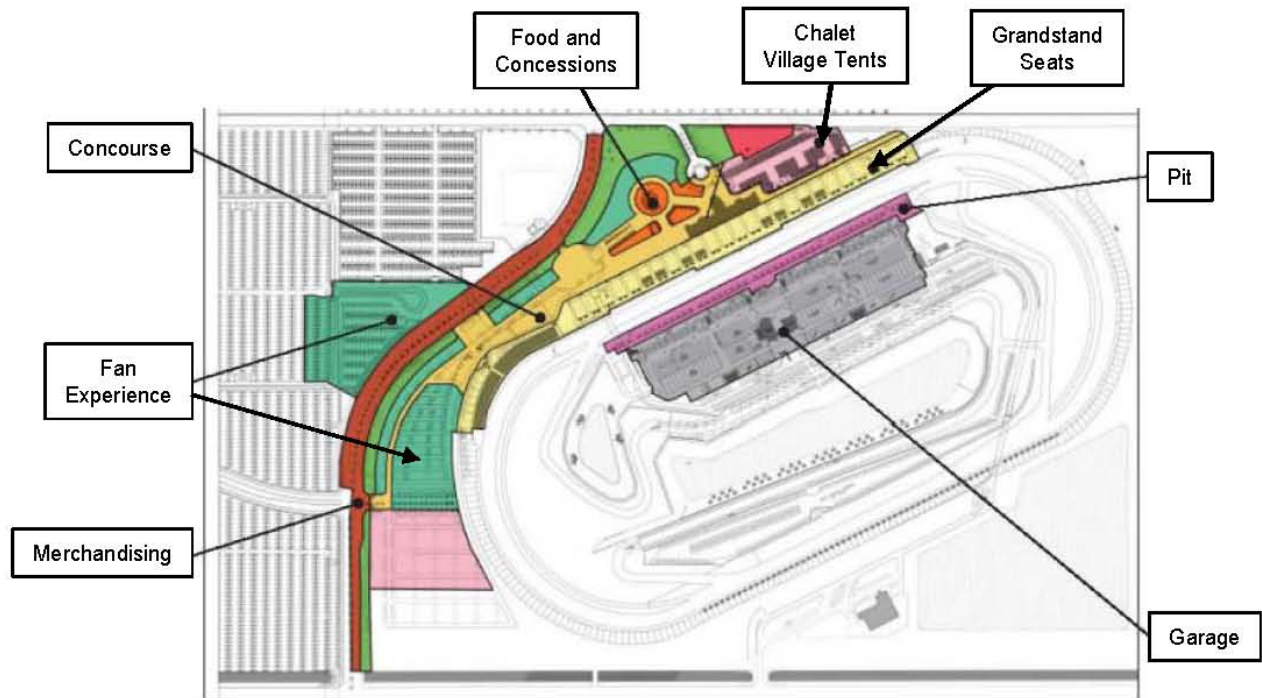
LEGEND

- CITY OF HOMESTEAD
- HOMESTEAD-MIAMI SPEEDWAY LLC
- VILLAGES OF HOMESTEAD DRI BOUNDARY

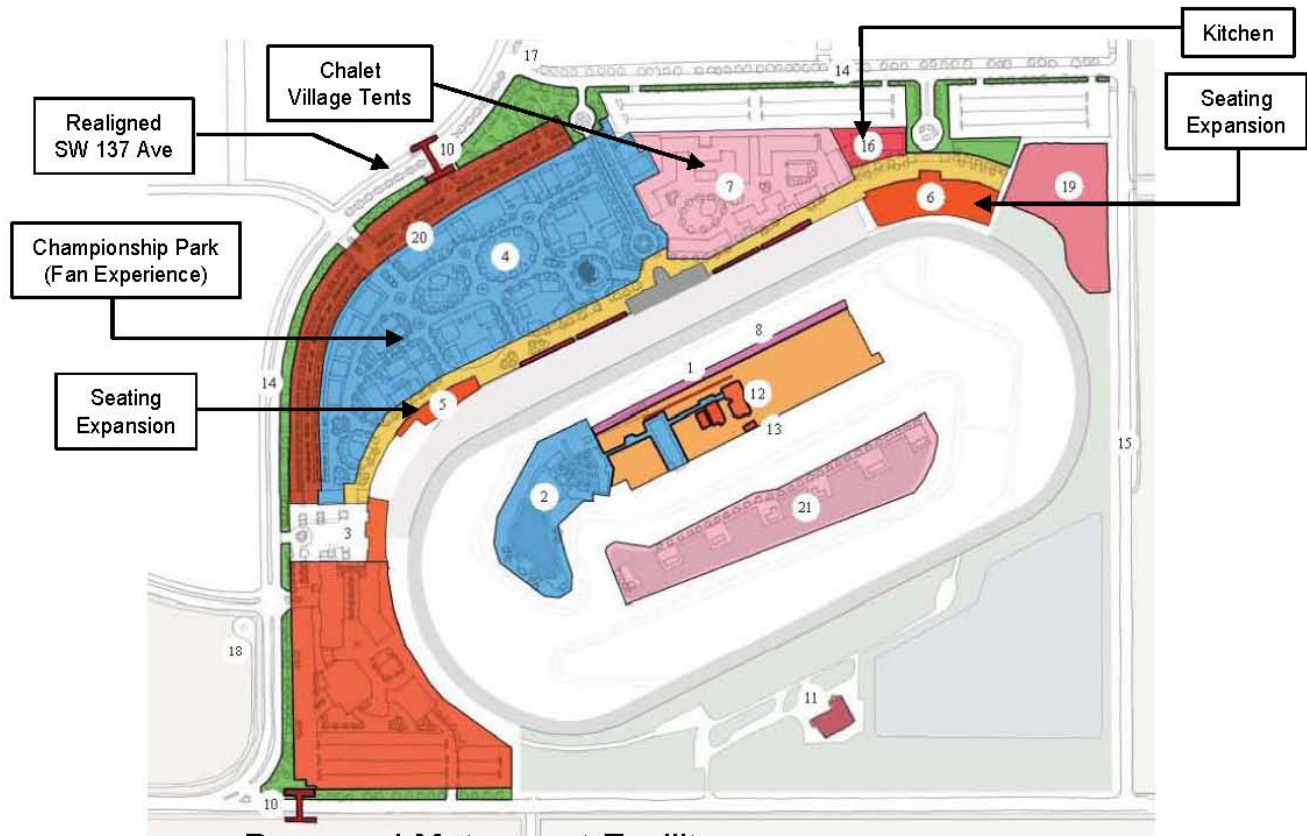


Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010
 Feet
 0 1,100 2,200 4,400

FIGURE 5-1
PROPERTY OWNERSHIP
 ISC HOMESTEAD



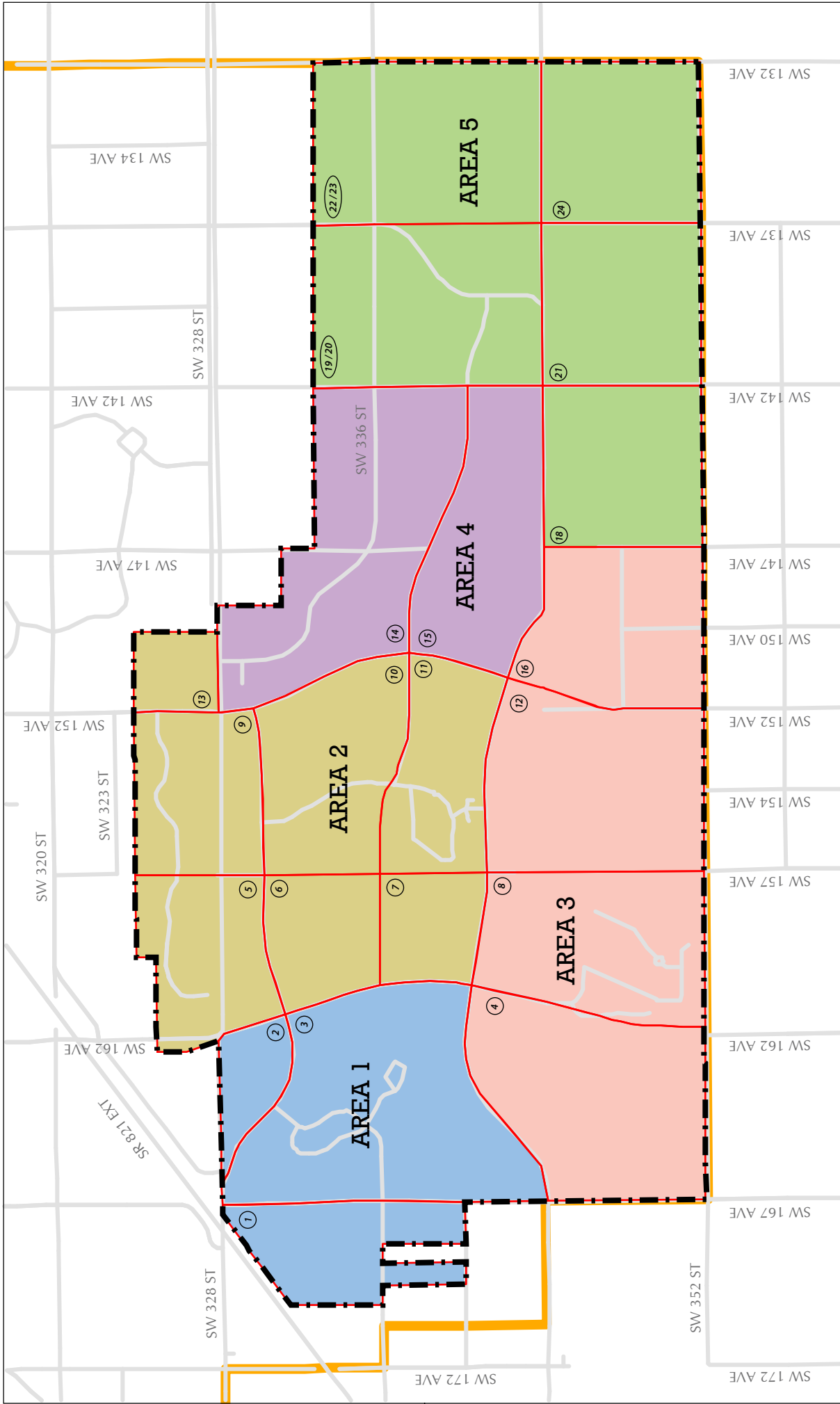
Existing Motorsport Facility



Proposed Motorsport Facility

Source: Urban Design Associates 2008; Adapted by The Curtis Group, 2010

**FIGURE 5-2
SPEEDWAY MASTER PLAN**



LEGEND

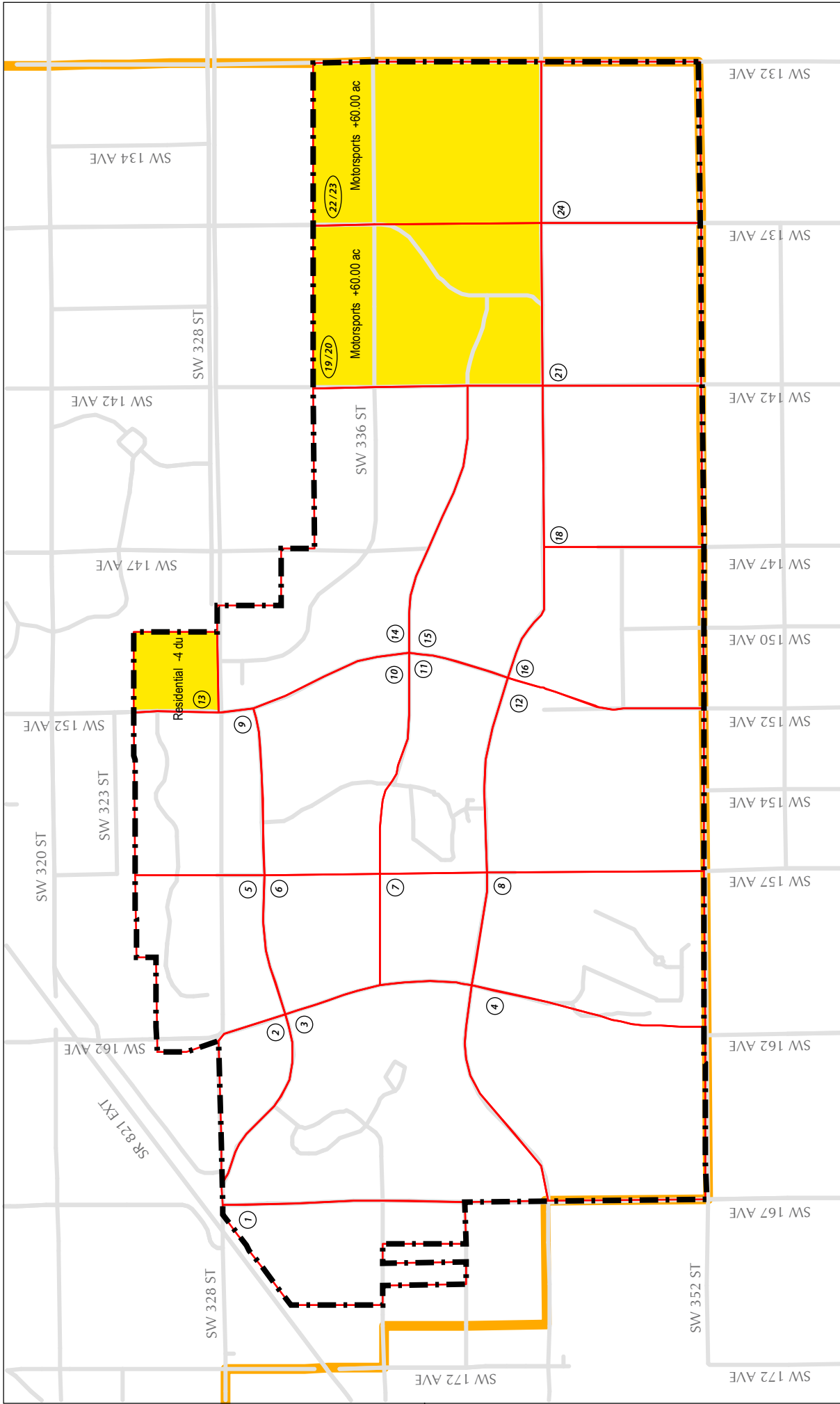
 PROPOSED 2010 VILLAGES OF HOMESTEAD DRI BOUNDARY
 HOMESTEAD DRI SECTORS

 CITY OF HOMESTEAD BOUNDARY



Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010
 Feet
 0 1,100 2,200 4,400

FIGURE 5-3
DRI AREAS AND SECTORS
 ISC HOMESTEAD



Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010
 Feet
 0 1,100 2,200 4,400

- LEGEND**
- PROPOSED 2010 VILLAGES OF HOMESTEAD DRI BOUNDARY
 - CITY OF HOMESTEAD BOUNDARY
 - PROPOSED 2010 VILLAGES OF HOMESTEAD DRI SECTORS

FIGURE 5-4
SIMULTANEOUS INCREASE AND DECREASE
 ISC HOMESTEAD

-
6. **Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**

Response:

The VOH DRI was originally approved in 1975 as a mixed-use, planned unit development (PUD) community. In 1985 the PUD master plan was amended and a Consolidated Application for Development Approval was approved pursuant to City of Homestead Ordinance No. 85-05-34. A copy of the approved 1985 Master Development Plan and Land Use Data Chart are attached as **Exhibit A** and **B**, respectively, for reference purposes. The currently approved 2001 Master Development Plan and Land Use Chart are attached as **Exhibit C** and **D**, respectively. The Proposed Master Development Plan and Proposed Land use Data Chart are presented in **Exhibits E** and **F**, respectively. A graphic representation of the changes from 1985 to 2010 is attached as **Exhibit G – Cumulative Changes by Sector**. A table outlining the currently approved program, the proposed changes, and the resulting cumulative changes throughout the years, on a sector by sector basis, is attached as **Exhibit H**. **Exhibit I – Substantial Deviation Determination Chart**, outlines the approved, proposed and cumulative changes based on land uses west and east of SW 152 Avenue (Kingman Road).

7. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

Response:

The Villages of Homestead Development of Regional Impact was created and approved by Ordinance No. 75-11-70 dated December 3, 1975. The original development order was modified by the subsequent Ordinance Nos. 76-02-9, Resolution 79-10-32, 81-07-47, 84-05-33, 85-05-33, 85-05-34, 87-01-1, 94-05-32, 94-10-104, 99-05-29, and 2001-12-36. A copy of the original development order and its amending ordinances are included in **Exhibit J**. The cumulative changes reflected in these amendments are reflected in the Substantial Deviation Determination Chart.

The changes proposed in this NOPC occur only in the eastern half of the Villages of Homestead DRI between SW 152 Avenue (Kingman Road) and SW 132 Avenue. As such, the Substantial Deviation Determination Chart clearly identifies sectors east and west of SW 152 Avenue.

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

Response:

The Villages of Homestead DRI was amended in 1979, 1984, and 1985 to include out-parcels. The Legal description of the out-parcels added are set forth in Ordinance Nos. 79-08-48, 84-05-32 and 85-05-33 of the City of Homestead (see **Exhibit J**).

Homestead-Miami Speedway, LLC, has purchased approximately 159-acres adjacent to the DRI. These lands are shown in **Figure 8-1**. The 120-acres north of SW 336 Street and west of SW 132 Avenue are the subject of this application. In 2001 and 2004, Homestead-Miami Speedway, LLC, received Class IV Special Permits allowing the land to be used as overflow parking for the Homestead-Miami Speedway (see **Exhibit K**). The legal description for this out-parcel is made a part of this application as **Exhibit L**.

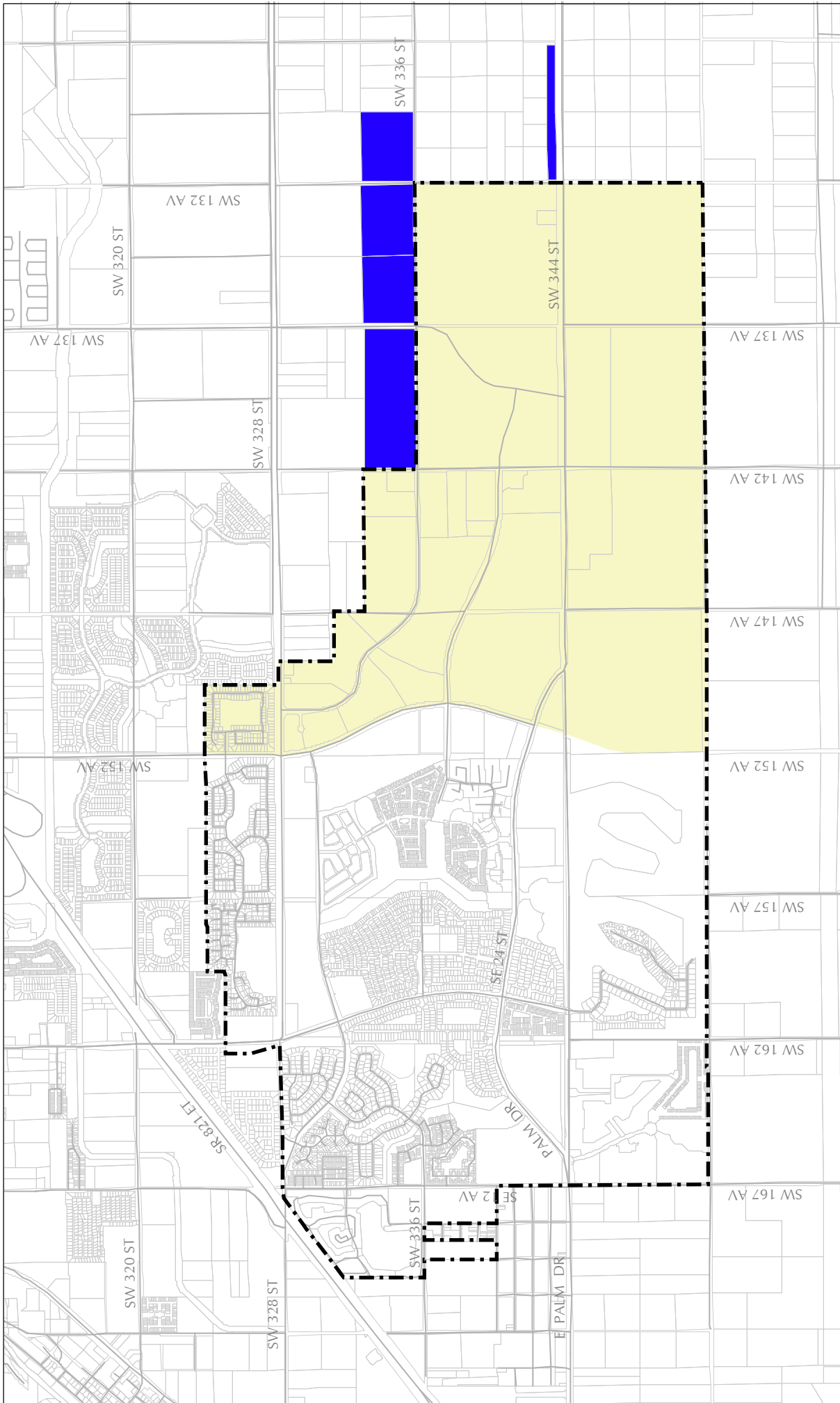
No use is currently intended for the 30-acre parcel north of SW 336 Street and east of SW 132 Street; nor is a use intended for the nine-acre tract north of SW 344 Street and east of SW 132 Avenue.

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.




Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES _____

NO X



LEGEND

-  VILLAGES OF HOMESTEAD DRI BOUNDARY
-  VILLAGES OF HOMESTEAD DR SECTORS UNDER CONSIDERATION FOR NOPC
-  PURCHASED LANDS



Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010
 Feet
 0 1,250 2,500 5,000

FIGURE 8-1
PURCHASED LANDS
 ISC HOMESTEAD

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

Response:

In recognition of the provisions of Section 380.06(19)(c), FS, this application proposes an 8-year extension to the buildout to incorporate the following:

- The 5-year buildout date extension which is not a substantial deviation; and,
- The 3-year extension to the buildout date specified in section 380.06(19)(c), FS, which states:

“...In recognition of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection.”

11. Will the proposed change require an amendment to the local government comprehensive plan?

Response:

The proposed change requires amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP) and the City of Homestead Comprehensive Plan. Amendment applications for both jurisdictions will be filed concurrently with the DRI NOPC.

The Miami-Dade County CDMP amendment application includes a request to expand the Urban Development Boundary to encompass the subject 120-acres; an associated text amendment to support the proposed boundary change; and, a proposed change in the land use designation for the subject 120-acres from “Agriculture” to “Business and Office,” consistent with the existing CDMP land use designation used for the Homestead-Miami Speedway.

The City of Homestead Comprehensive Plan amendment application seeks to amend the Future Land Use Map to shift the Urban Development Boundary to include the subject acreage and to change the land use designation for the subject 120-acres from “Agriculture” to “Planned Regional Activity Center” (PRAC), consistent with the existing Homestead Comprehensive Plan land use designation used for the Homestead-Miami Speedway.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

Response:

Attached as **Exhibits E** and **F** are the Proposed Master Development Plan and Proposed Land Use Chart. The referenced plan and table portray the proposed changes to the approved Master Development Plan. **Exhibits G** and **H** provide a summary of the proposed changes.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

Response:

Proposed changes to City of Homestead Ordinance No. 2001-12-36 development order conditions are shown below in strike-through and underline.

Section 2. Approved Changes and Conditions. The proposed changes are hereby approved subject to the following conditions:

- 2.1 The maximum number of residential dwelling units within the DRI shall not exceed ~~9,882~~ 9,878 dwelling units.
- 2.2 The commercial development within the DRI shall not exceed 974,000 square feet on 107.52 acres.
- 2.3 The hotel shall be limited to 400 hotel rooms.
- 2.4 The industrial development within the DRI shall not exceed 3,100,000 square feet on 275.10 acres.
- 2.5 The Developer shall develop a 127-bed hospital on 13 acres.

-
- 2.6 The office development within the DRI shall not exceed 241,000 square feet on 14.50 acres.
- 2.7 The DRI shall have 843.23 acres of recreation / open space, of which 2.21 acres shall be private recreation space, 90.75 acres shall be community park, and 150 acres shall be golf course.
- 2.8 Lands identified as school sites shall be 58.34 acres.
- 2.9 The Major Events described in Exhibit H of the NOPC approved pursuant to City of Homestead Ordinance No. 94-05-33 shall be limited to eighteen (18) days in any given calendar year. Notwithstanding anything to the contrary in said Exhibit H and / or this Ordinance, a Major Event shall mean an event or separate events simultaneously at the Baseball Facility and / or Motorsports Facility for which the number of spectators exceeds 28,000.
- 2.10 All weekday Major Events shall be limited to a total of 53,128 spectators and a start time of no earlier than 8 p.m. Spectator seating for weekend Major Events shall be limited to 79,612.
- 2.11 The attraction / recreation uses shall be on ~~527.90~~ 647.90 acres as follows: The Baseball Facility shall be on 100 acres. The Motor Sports Facility shall be on a total of ~~427.90~~ 547.90 acres, of which 203 acres shall be designated for the Motor Sports Facility grass buffer / overflow parking.
- 2.12 All use and development activities authorized herein shall comply with the environmental regulatory permits (the "Permits") as described in the Notice and as issued by the Miami-Dade County Department of Environmental Resource Management (DERM), the South Florida Water Management District (SFWMD) and the US Army Corps of Engineers (USACOE). No development authorized in this Ordinance shall be undertaken unless such Permits have first been issued, and all development must comply with the Permits, as amended from time to time. A copy of the DERM, SFWMD and USACOE permits, as issued and amended, shall be maintained on file in the City Clerk's office.
- 2.13 The development of the DRI property shall be in substantial compliance with the Proposed Master Plan entitled "Proposed Master Plan / Keys Gate at Villages of Homestead," dated ~~10-26-01~~ and revised ~~11-29-01~~ 02-15-10, and attached hereto as Exhibit "A", and the Proposed Master Development Plan – Proposed Land Use Chart, dated ~~11-28-01~~ 02-15-10, attached hereto as Exhibit "B".

Section 3. Master Development Plan. The Proposed Master Plan, ~~dated 10-26-01 and revised 11-29-01~~ 02-15-10, which is attached hereto as Exhibit "A" (and attached as Exhibit "C" to the NOPC) shall supersede all prior approved development plans, shall serve as the Master Development Plan for the DRI, and shall control the development of the DRI. The properties governed by the Proposed Master Plan shall be developed and used in accordance with the Proposed Master Plan, and in accordance with the purposes and conditions of this Ordinance.

SECTION 4. Master Development Plan Land Use Chart. The Proposed Master Development Plan – Proposed Land Use Chart, dated ~~11-28-01~~ 02-15-10, (the “Proposed Land Use Chart”) attached hereto as Exhibit “B” (and attached as Exhibit “D” to the NOPC) shall supersede all prior approved Land Use Charts, shall serve as the Master Development Plan Land Use Chart for the DRI, and, in conjunction with the Proposed Master Plan, shall control the development of the DRI. The properties governed by the Proposed Land Use Chart shall be developed and used in accordance with the Proposed Land Use Chart, and in accordance with the purposes and conditions of this Ordinance.

In addition, City of Homestead Ordinance No. 87-01-1, Attachment B, condition 2 is proposed to be amended as follows:

2. A proposed amended development order termination date that reasonably reflects the time required to complete the development is December 31, 2023.

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

Response:

The legal description for the property is attached as **Exhibit “L-1”** and the legal description for the additional 120-acre out-parcel, which is being incorporated in the DRI with this application is attached as **Exhibit “L-2”**.

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

Response:

Not applicable.

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

Response:

Pursuant to the response to question 10, above, the proposed development order termination date that reasonably reflects the time required to complete the development is proposed to be changed from “the year 2015” to “December 31, 2023”.

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to downzoning, unit density reduction, or intensity reduction, if applicable; and,**

Response:

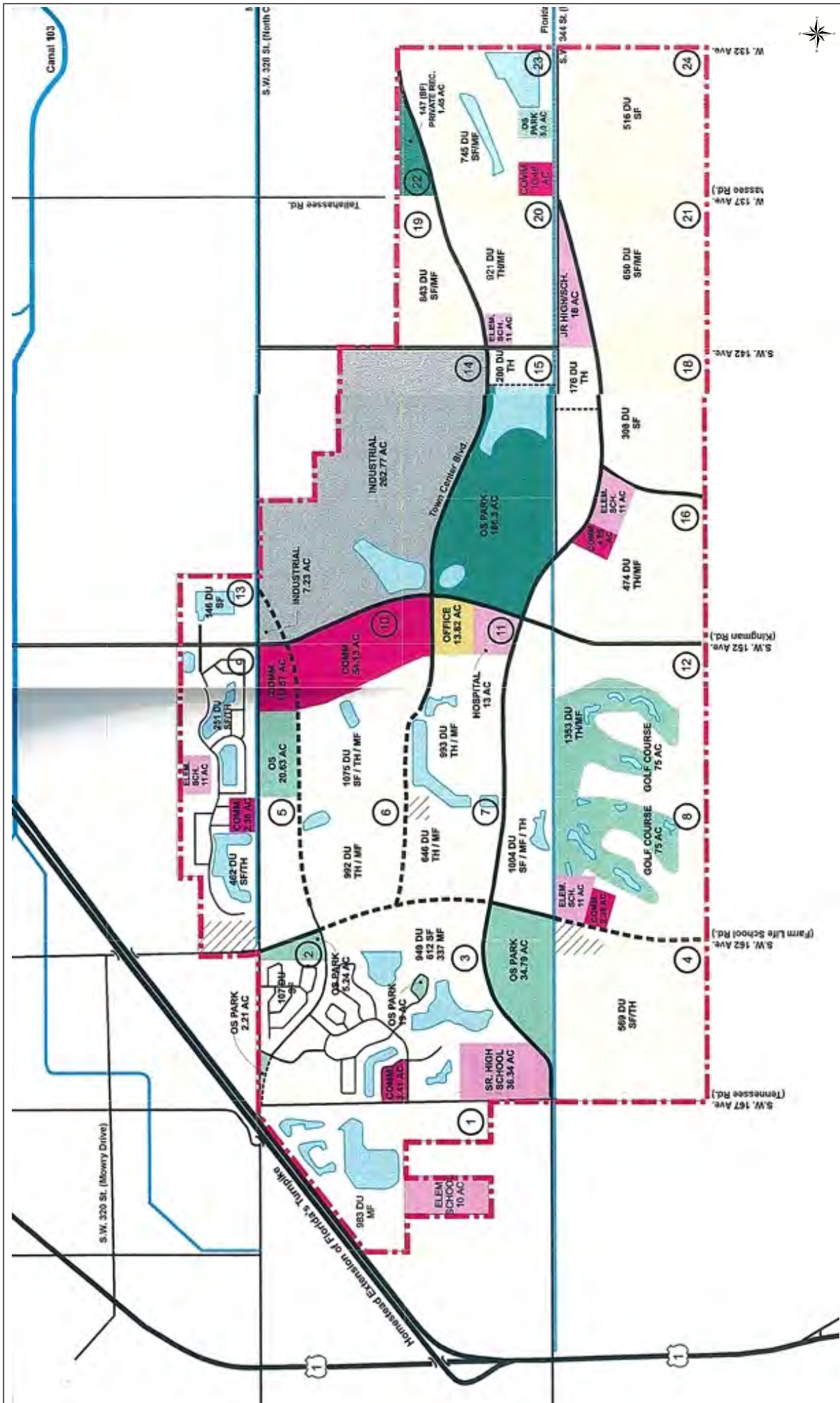
In recognition to the response to question 13.e., above, development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction is December 31, 2025. This proposed date is 2 years beyond the development order termination date to allow construction to be completed for development permitted by December 31, 2023, but not completed by that date.

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.**

Response:

Not applicable.

EXHIBIT A
APPROVED 1985 MASTER PLAN
 ISC HOMESTEAD



Legend

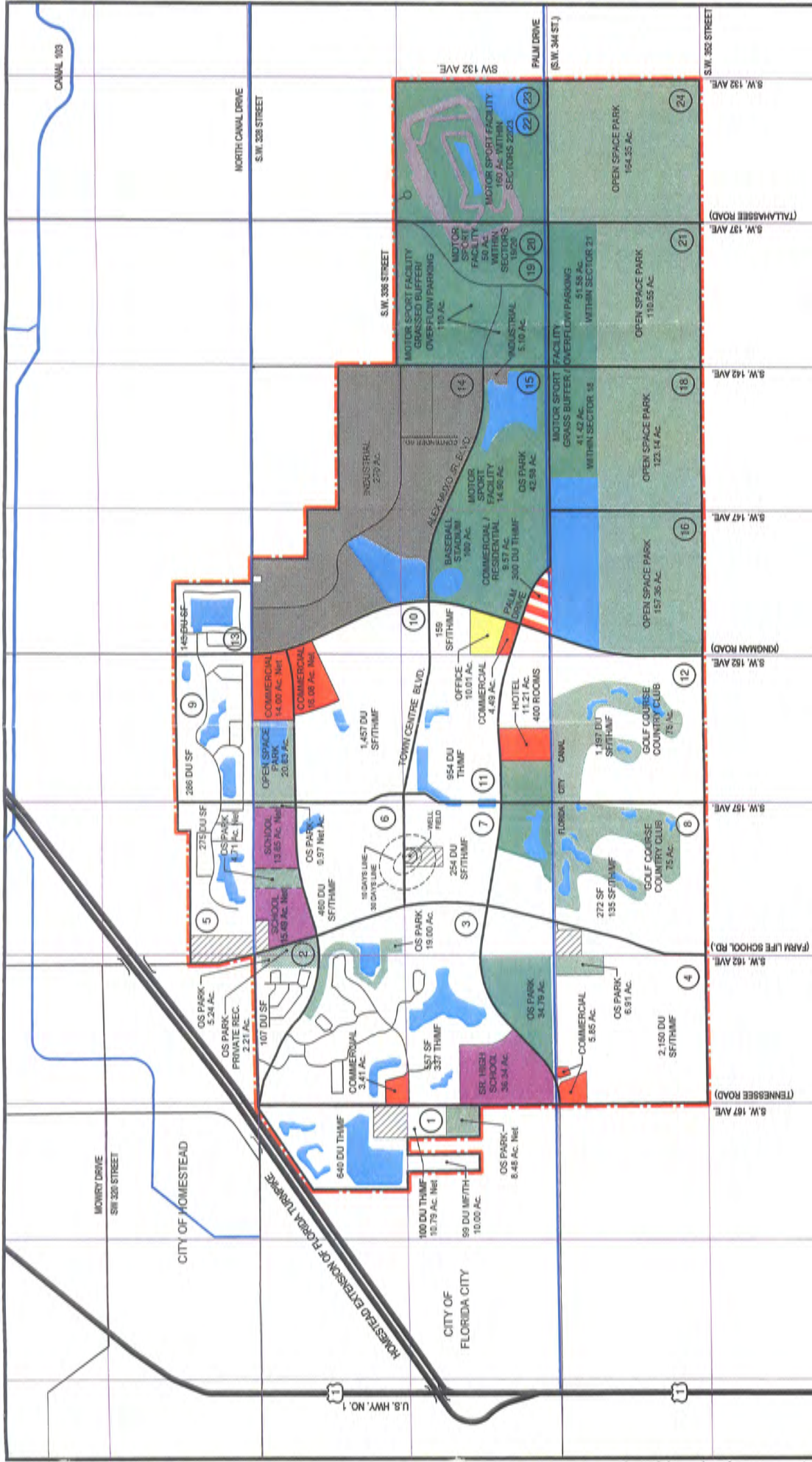
	Subject Parcel		Residential
	Completed Roadway		Retail
	Proposed Roadway		Institutional
	Canal		Industrial
	Section Line		Recreational
			Open Space
			Non-Owned



EXHIBIT B
1985 MASTER DEVELOPMENT PLAN

	Residential (DU)				Open Space (AC)	Private Recreation (AC)	Community Park (AC)	Golf Course (AC)	School (AC)	Public Service (AC)	Hospital (AC)	Commercial (AC)	Office (AC)	Industrial (AC)	Hotel (Rooms)	Baseball Stadium (AC)	Motorsport Facility (AC)
	SF	TH	MF	Total													
AREA 1																	
Sector 1		298	640	938													
2	107			5.24	2.21												
3	612	337		19.00				36.34				3.41					
Subtotal	719	635	640	1,994	24.24	2.21	0.00	0.00	36.34	0.00	0.00	3.41	0.00	0.00	0.00	0.00	0.00
AREA 2																	
Sector 5				462								2.38					
6				992													
7				646						6.53							
9				251	20.63			11.00				14.00					
10				1,075								64.13					
11				993							13.00		13.82				
13				146										7.23			
Subtotal	566	1,338	2,661	4,565	20.63	0.00	0.00	11.00	11.00	6.53	13.00	80.51	13.82	7.23	0.00	0.00	0.00
AREA 3																	
Sector 4				569	34.79												
8				1,004				75.00	11.00			3.79					
12				1,353				75.00									
16				474					11.00			4.85					
Subtotal	1,027	1,259	1,114	3,400	34.79	0.00	0.00	150.00	22.00	0.00	0.00	8.64	0.00	0.00	0.00	0.00	0.00
AREA 4																	
Sector 14				0													
15		376		376				186.30									
Subtotal	0	376	0	376	0.00	0.00	0.00	186.30	0.00	0.00	0.00	0.00	0.00	262.77	0.00	0.00	0.00
AREA 5																	
Sector 18				308													
19				843													
20				921					29.00								
21				650													
22				147													
23				745	5.00	1.45						10.46					
24				516													
Subtotal	1,652	70	2,408	4,130	5.00	1.45	0.00	0.00	29.00	0.00	0.00	10.46	0.00	0.00	0.00	0.00	0.00
Total Sectors	3,964	3,678	6,823	14,465	84.66	3.66	186.30	150.00	98.34	6.53	13.00	103.02	13.82	270.00	0.00	0.00	0.00

EXHIBIT C
CURRENTLY APPROVED 2001 MASTER PLAN
 ISC HOMESTEAD



- Subject Parcel
- Sector Lines
- Canal
- Section Line
- Existing Well Field Cone of Influence
- Restricting Density

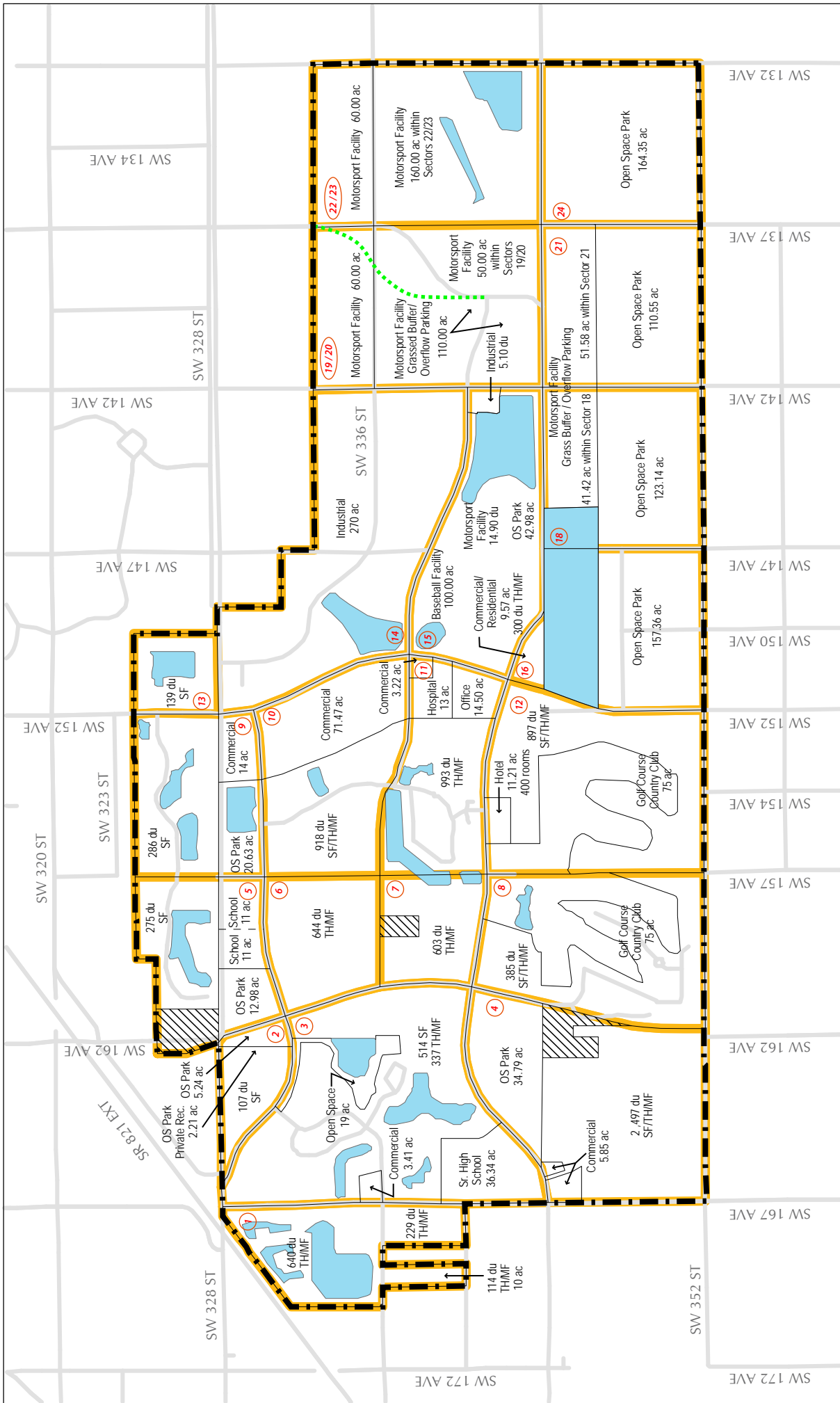
- Residential
- Retail / Commercial
- School
- Industrial
- Recreational
- Open Space
- Non-Owned
- Office
- Commercial or Residential

EXHIBIT D
2001 MASTER DEVELOPMENT PLAN

	Residential (DU)		Open Space (AC)	Private Recreation (AC)	Community Park (AC)	Golf Course (AC)	School (AC)	Public Service (AC)	Hospital (AC)	Commercial (AC)	Office (AC)	Industrial (AC)	Hotel (Rooms)	Baseball Stadium (AC)	Motorsport Facility (AC)
	SF	TH/MF													
AREA 1															
Sector 1		983	983												
2	107		5.24	2.21											
3	514	337	19.00				36.34			3.41					
Subtotal	621 ¹	1,320	1941	2.21	0.00	0.00	36.34	0.00	0.00	3.41	0.00	0.00	0.00	0.00	0.00
AREA 2															
Sector 5	275				12.98		22.00								
6		644													
7		603													
9	286		20.63							14.00					
10		918								71.47					
11		993						13.00		3.22	14.50				
13	143														
Subtotal	704 ¹	3,158	3,862	0.00	12.98	0.00	22.00	0.00	13.00	88.69	14.50	0.00	0.00	0.00	0.00
AREA 3															
Sector 4			2,497		34.79					5.85					
8			385												
12			897										400.00		
16		300	300												
Subtotal	1,128 ²	2,951	4,079	0.00	34.79	150.00	0.00	0.00	0.00	15.42	0.00	0.00	400.00	0.00	0.00
AREA 4															
Sector 14												270.00			
15					42.98							5.10			14.90
Subtotal	0	0	0	0.00	42.98	0.00	0.00	0.00	0.00	0.00	0.00	275.10	0.00	100.00	14.90
AREA 5															
Sector 18			123.14												41.42
19															80.00
20															80.00
21			110.55												51.58
22															80.00
23															80.00
24			164.35												80.00
Subtotal	0	0	398.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	413.00
Total Sectors	2,453	7,429	9,882	2.21	90.75	150.00	58.34	0.00	13.00	107.52	14.50	275.10	400.00	100.00	427.90

¹ Built out sectors

² Based on 1985 cumulative changes and known built out sectors.



LEGEND

- PROPOSED 2010 VILLAGES OF HOMESTEAD DRI BOUNDARY*
- PROPOSED 2010 VILLAGES OF HOMESTEAD DRI SECTORS
- NON-OWNED

PROPOSED REALIGNMENT OF SW 137 AVENUE

Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010
 Feet
 0 1,100 2,200 4,400

EXHIBIT E

PROPOSED 2010 MASTER PLAN

ISC HOMESTEAD

*Proposed 2010 Villages of Homestead DRI boundary is based on the corrected boundary shown in the 2004 and 2007 NOPC which were filed, but later withdrawn, and the proposed 120 acre addition to Sector 19/20 and Sector 22/23. DRI uses for all sectors, except Sector 13, Sector 19/20 and Sector 22/23, remain exactly consistent with the 2001 Master Plan.

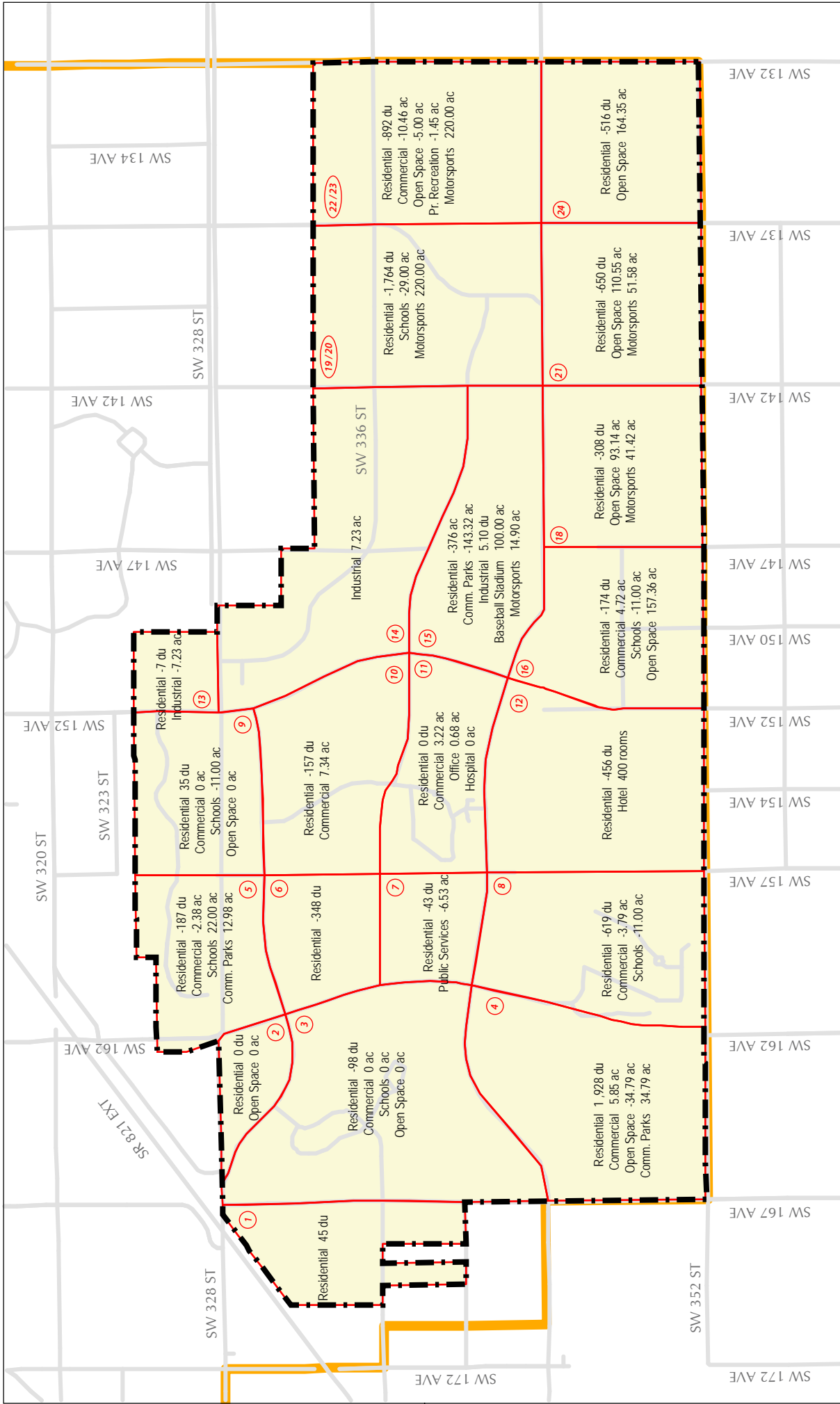
EXHIBIT F
2010 MASTER DEVELOPMENT PLAN

AREA	Residential (DU)		Open Space (AC)	Private Recreation (AC)	Community Park (AC)	Golf Course (AC)	School (AC)	Public Service (AC)	Hospital (AC)	Commercial (AC)	Office (AC)	Industrial (AC)	Hotel (Rooms)	Baseball Stadium (AC)	Motorsport Facility (AC)	
	SF	TH/MF														Total
AREA 1	Sector 1	983	983													
	2	107	107	5.24	2.21											
	3	514	337	19.00						3.41						
	Subtotal	621 ¹	1,320	1941	24.24	2.21	0.00	0.00	0.00	3.41	0.00	0.00	0.00	0.00	0.00	0.00
AREA 2	Sector 5	275	275		12.98											
	6	644	644													
	7	603	603													
	9	286	286	20.63						14.00						
	10	918	918							71.47						
	11	993	993						13.00	3.22	14.50					
13	139 [*]	139														
Subtotal	700 ¹	3,158	3,858	20.63	12.98	0.00	22.00	0.00	88.69	14.50	0.00	0.00	0.00	0.00	0.00	0.00
AREA 3	Sector 4		2,497		34.79					5.85						
	8		385			75.00										
	12		897			75.00							400.00			
	16		300	157.36						9.57						
	Subtotal	1,128 ²	2,951	4,079	157.36	34.79	150.00	0.00	0.00	15.42	0.00	0.00	0.00	400.00	0.00	0.00
AREA 4	Sector 14											270.00				
	15				42.98							5.10		100.00		14.90
	Subtotal	0	0	0.00	0.00	42.98	0.00	0.00	0.00	0.00	0.00	275.10	0.00	100.00	0.00	14.90
AREA 5	Sector 18			123.14												41.42
	19															140.00 [*]
	20															80.00
	21			110.55												51.58
	22															140.00 [*]
	23															80.00
	24			164.35												
	Subtotal	0	0	398.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	533.00
Total Sectors	2,449	7,429	9,878	600.27	2.21	90.75	58.34	0.00	107.52	14.50	275.10	400.00	100.00	547.90		

¹ Built out sectors

² Based on 1985 cumulative changes and known built out sectors.

* Land uses proposed for change between 2001 and 2010.



LEGEND

- PROPOSED 2010 VILLAGES OF HOMESTEAD DRI BOUNDARY
- PROPOSED 2010 VILLAGES OF HOMESTEAD DRI SECTORS
- EXISTING URBAN DEVELOPMENT BOUNDARY
- EXISTING URBAN EXPANSION AREA
- CITY OF HOMESTEAD BOUNDARY

Source: Miami-Dade GIS 2008 - Adapted by The Curtis Group, 2010
 Feet
 0 1,100 2,200 4,400

EXHIBIT G
CUMULATIVE CHANGES BY SECTOR
 ISC HOMESTEAD

**EXHIBIT H
CUMULATIVE CHANGE BY SECTOR
Approved - 1985 and 2001, Proposed - 2010**

Sector Location	Sector Number	Residential (DU)			Open Space (AC)			Private Recreation (AC)			Community Parks (AC)					
		Approved 1985	Previous Approved Change	Proposed 2010	Approved 1985	Previous Approved Change	Proposed 2010	Approved 1985	Previous Approved Change	Proposed 2010	Approved 1985	Previous Approved Change	Proposed 2010			
		[A]	[B-A]	[C]	[A]	[B]	[B-A]	[C]	[A]	[B]	[B-A]	[C]	[A]	[B]	[B-A]	[C]
			[C-A]		[A]	[B]	[C]	[C-A]	[A]	[B]	[B-A]	[C]	[A]	[B]	[B-A]	[C-A]
AREA 1																
	Sector 1	938	45	983	0	0	0	0	0	0	0	0	0	0	0	0
	2	107	0	107	5.24	5.24	0	5.24	2.21	2.21	0	2.21	0	0	0	0
	3	949	-98	851	19.00	19.00	0	19.00	0	0	0	0	0	0	0	0
	Subtotal	1994	-53	1941	24.24	24.24	0.00	24.24	2.21	2.21	0.00	2.21	0.00	0.00	0.00	0.00
AREA 2																
	Sector 5	462	-187	275	0	0	0	0	0	0	0	0	0	12.98	12.98	12.98
	6	992	-348	644	0	0	0	0	0	0	0	0	0	0	0	0
	7	646	-43	603	0	0	0	0	0	0	0	0	0	0	0	0
	9	251	35	286	20.63	20.63	0	20.63	0	0	0	0	0	0	0	0
	10	1075	-157	918	0	0	0	0	0	0	0	0	0	0	0	0
	11	993	0	993	0	0	0	0	0	0	0	0	0	0	0	0
	13	146	-3	139	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	4565	-703	3858	20.63	20.63	0.00	20.63	0.00	0.00	0.00	0.00	0.00	12.98	12.98	12.98
AREA 3																
	Sector 4	569	1928	2497	34.79	0	-34.79	0	0	0	0	0	0	34.79	34.79	34.79
	8	1004	-619	385	0	0	0	0	0	0	0	0	0	0	0	0
	12	1353	-456	897	0	0	0	0	0	0	0	0	0	0	0	0
	16	474	-174	300	0	157.36	157.36	157.36	0	0	0	0	0	0	0	0
	Subtotal	3400	679	4079	34.79	157.36	122.57	157.36	0.00	0.00	0.00	0.00	0.00	34.79	34.79	34.79
AREA 4																
	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	15	376	-376	0	0	0	0	0	0	0	0	0	186.30	42.98	-143.32	-143
	Subtotal	376	-376	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186.30	42.98	-143.32	-143.32
AREA 5																
	Sector 18	308	-308	0	0	123.14	123.14	123.14	0	0	0	0	0	0	0	0
	19	843	-843	0	0	0	0	0	0	0	0	0	0	0	0	0
	20	921	-921	0	0	0	0	0	0	0	0	0	0	0	0	0
	21	650	-650	0	110.55	110.55	110.55	110.55	0	0	0	0	0	0	0	0
	22	147	-147	0	0	0	0	0	1.45	0	-1.45	0	0	0	0	0
	23	745	-745	0	5.00	0	-5.00	-5.00	0	0	0	0	0	0	0	0
	24	516	-516	0	0	164.35	164.35	164.35	0	0	0	0	0	0	0	0
	Subtotal	4130	-4130	0	5.00	398.04	393.04	398.04	1.45	0.00	-1.45	0.00	-1.45	0.00	0.00	0.00
Total Sectors		14465	-9882	4583	84.66	600.27	515.61	600.27	3.66	2.21	-1.45	2.21	186.30	90.75	-95.55	90.75

* Land uses proposed for change between 2001 and 2010.

**EXHIBIT H
CUMULATIVE CHANGE BY SECTOR
Approved - 1985 and 2001, Proposed - 2010**

Sector Location	Sector Number	Baseball Stadium (AC)			Motorsport Facility (AC)			Hospital (AC)			Office (AC)		
		Approved 1985	Proposed 2001	Cumulative Change 2010	Approved 1985	Proposed 2001	Cumulative Change 2010	Approved 1985	Proposed 2001	Cumulative Change 2010	Approved 1985	Proposed 2001	Cumulative Change 2010
		[A]	[B]	[C]	[A]	[B]	[C]	[A]	[B]	[C]	[A]	[B]	[C]
AREA 1													
	Sector 1	0	0	0	0	0	0	0	0	0	0	0	0
	2	0	0	0	0	0	0	0	0	0	0	0	0
	3	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AREA 2													
	Sector 5	0	0	0	0	0	0	0	0	0	0	0	0
	6	0	0	0	0	0	0	0	0	0	0	0	0
	7	0	0	0	0	0	0	0	0	0	0	0	0
	9	0	0	0	0	0	0	0	0	0	0	0	0
	10	0	0	0	0	0	0	0	0	0	0	0	0
	11	0	0	0	0	0	0	13.00	13.00	0	13.82	14.50	0.68
	13	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	13.00	13.00	0.00	13.82	14.50	0.68
AREA 3													
	Sector 4	0	0	0	0	0	0	0	0	0	0	0	0
	8	0	0	0	0	0	0	0	0	0	0	0	0
	12	0	0	0	0	0	0	0	0	0	0	0	0
	16	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AREA 4													
	14	0	0	0	0	0	0	0	0	0	0	0	0
	15	0	100	100	0	14.90	14.90	14.90	14.90	0	0	0	0
	Subtotal	0.00	100.00	100.00	0.00	14.90	14.90	14.90	14.90	0.00	0.00	0.00	0.00
AREA 5													
	Sector 18	0	0	0	0	41.42	41.42	41.42	41.42	0	0	0	0
	19	0	0	0	0	80.00	80.00	140.00 *	140.00	0	0	0	0
	20	0	0	0	0	80	80	80.00	80.00	0	0	0	0
	21	0	0	0	0	51.58	51.58	51.58	51.58	0	0	0	0
	22	0	0	0	0	80.00	80.00	140.00 *	140.00	0	0	0	0
	23	0	0	0	0	80	80	80.00	80.00	0	0	0	0
	24	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	0.00	0.00	0.00	0.00	413.00	413.00	533.00	533.00	0.00	0.00	0.00	0.00
Total Sectors		0.00	100.00	100.00	0.00	427.90	427.90	547.90	547.90	13.00	13.00	14.50	0.68

* Land uses proposed for change between 2001 and 2010.

EXHIBIT H
CUMULATIVE CHANGE BY SECTOR
 Approved - 1985 and 2001, Proposed - 2010

Sector Location	Sector Number	Golf Course (AC)			Public Service (AC)		
		Approved 1985	Approved 2001	Proposed 2010	Approved 1985	Approved 2001	Proposed 2010
		[A]	[B]	[C]	[A]	[B]	[C]
				[C-A]		[B-A]	[C-A]
							Cumulative Change
AREA 1							
	Sector 1	0	0	0	0	0	0
	2	0	0	0	0	0	0
	3	0	0	0	0	0	0
	Subtotal	0.00	0.00	0.00	0.00	0.00	0.00
AREA 2							
	Sector 5	0	0	0	0	0	0
	6	0	0	0	0	0	0
	7	0	0	0	6.53	-6.53	-6.53
	9	0	0	0	0	0	0
	10	0	0	0	0	0	0
	11	0	0	0	0	0	0
	13	0	0	0	0	0	0
	Subtotal	0.00	0.00	0.00	6.53	-6.53	-6.53
AREA 3							
	Sector 4	0	0	0	0	0	0
	8	75.00	75.00	75.00	0	0	0
	12	75.00	75.00	75.00	0	0	0
	16	0	0	0	0	0	0
	Subtotal	150.00	150.00	150.00	0.00	0.00	0.00
AREA 4							
	14	0	0	0	0	0	0
	15	0	0	0	0	0	0
	Subtotal	0.00	0.00	0.00	0.00	0.00	0.00
AREA 5							
	Secor 18	0	0	0	0	0	0
	19	0	0	0	0	0	0
	20	0	0	0	0	0	0
	21	0	0	0	0	0	0
	22	0	0	0	0	0	0
	23	0	0	0	0	0	0
	24	0	0	0	0	0	0
	Subtotal	0.00	0.00	0.00	0.00	0.00	0.00
Total Sectors		150.00	150.00	150.00	6.53	-6.53	-6.53

**EXHIBIT I
SUBSTANTIAL DEVIATION DETERMINATION CHART**

Type of Land Use	Change Category	Original Plan (1985)		Current Approved Plan (2001)		Previous Change (1985 to 2001)		Proposed Plan (2010)		Cumulative Change (1985 to 2010)		
		W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	Total
Residential	Number of dwelling units	9,339	5,126	9,439	443	100	(4,683)	9,439	439 *	100	(4,687)	(4,587)
Common Open Space	Acreage	79.66	5.00	44.87	555.40	(34.79)	550.40	44.87	555.40	(34.79)	550.40	515.61
Private Open Space	Acreage	2.21	1.45	2.21	0.00	0.00	(1.45)	2.21	0.00	0.00	(1.45)	(1.45)
Community Park	Acreage	0.00	186.30	47.77	42.98	47.77	(143.32)	47.77	42.98	47.77	(143.32)	(95.55)
Golf Course	Acreage	150.00	0.00	150.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00
Schools	Acreage	58.34	40.00	58.34	0.00	0.00	(40.00)	58.34	0.00	0.00	(40.00)	(40.00)
Public Service	Acreage (Fire Stations)	6.53	0.00	0.00	0.00	(6.53)	0.00	0.00	0.00	(6.53)	0.00	(6.53)
Hospitals	Acreage	13.00	0.00	13.00	0.00	0.00	0.00	13.00	0.00	0.00	0.00	0.00
	Beds	127	0	127	0	0	0	127	0	0	0	0
Commercial	Acreage	87.71	15.31	97.95	9.57	10.24	(5.74)	97.95	9.57	10.24	(5.74)	4.50
	Floor space (gross sq ft)											
Office	Acreage	13.82	0.00	14.50	0.00	0.68	0.00	14.50	0.00	0.68	0.00	0.68
Industrial	Acreage	0.00	270.00	0.00	275.10	0.00	5.10	0.00	275.10	0.00	5.10	5.10
Hotel	Rooms	0	0	400	0	400	0	400	0	400	0	400
	Acreage	0.00	0.00	11.21	0.00	11.21	0.00	11.21	0.00	11.21	0.00	11.21
Baseball Facility	Seats	0.00	0.00	0.00	0	0.00	0	0.00	6,500	0.00	6,500	6,500
	Acreage	0.00	0.00	0.00	100.00	0.00	100	0.00	0.00	0.00	0.00	0.00
Motorsport Facility	Seats	0.00	0.00	0.00	40,000	0.00	40,000	0.00	79,612 *	0.00	79,612	79,612
	Acreage	0.00	0.00	0.00	427.90	0.00	427.90	0.00	120.00 *	0.00	120.00	120.00

* Land uses proposed for change from 2001 to 2010.

EXHIBIT J

ORDINANCES AND RESOLUTIONS

Ordinance No. 75-11-70
Ordinance No. 76-02-9
Resolution No. 79-10-32
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Ordinance No. 84-05-33
Ordinance No. 85-05-33
Ordinance No. 85-05-34
Ordinance No. 87-01-1
Ordinance No. 94-05-32
Ordinance No. 94-10-104
Ordinance No. 99-05-29
Ordinance No. 2001-12-36

ORDINANCE NO. 75-11-70

AN ORDINANCE OF THE CITY OF HOMESTEAD ISSUING A DEVELOPMENT ORDER SUBJECT TO CHAPTER 380 OF THE FLORIDA STATUTES (1972) TO ROSE PARK ST. JAMES INVESTMENTS LIMITED; ROSE PARK BLEEKER INVESTMENTS LIMITED; THE MERIDIAN BUILDERS GROUP LIMITED; AND MARKBOROUGH PROPERTIES, LIMITED, D/B/A HOMESTEAD PROPERTIES, HEREINAFTER REFERRED TO AS APPLICANT; DESCRIBING THE PROPERTY SUBJECT TO THE DEVELOPMENT ORDER; SETTING FORTH THE REASONS FOR THE CONSIDERATION OF SAID PROCEDURE FOR ISSUING DEVELOPMENT ORDER; SETTING FORTH CONDITIONS TO WHICH SAID DEVELOPMENT ORDER SHALL BE SUBJECT; PROVIDING FOR THE TRANSMISSION OF THIS ORDINANCE WHEN ADOPTED TO THE APPROPRIATE LOCAL, COUNTY, STATE AND OTHER GOVERNMENTAL AGENCIES; PROVIDING FOR TRANSMISSION TO THE DEVELOPER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, ROSE PARK ST. JAMES INVESTMENTS LIMITED; ROSE PARK BLEEKER INVESTMENTS LIMITED; THE MERIDIAN BUILDERS GROUP LIMITED; AND MARKBOROUGH PROPERTIES, LIMITED, d/b/a HOMESTEAD PROPERTIES, hereinafter referred to as "Applicant", is the owner and record title holder of a tract of land consisting of approximately 3,174.85 acres, located in Homestead, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof as though fully set forth; and,

WHEREAS, the Applicant has filed an application for rezoning to a Planned Unit Development district for its property, pursuant to Ordinance No. 75-03-17 of the City of Homestead, Florida; and,

WHEREAS, Applicant has applied for the issuance of a Development Order to permit a Development of Regional Impact, pursuant to Chapter 380, Florida Statutes (1972); and,

WHEREAS, the South Florida Regional Planning Council, as the Regional Planning Agency under Chapter 380, Florida Statutes, has held a hearing upon appropriate notice, all in accordance with Chapter 380, Florida Statutes, and has submitted its Report and Recommendations on the Regional Impact of

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proposed development to the City of Homestead; and,

WHEREAS, the City Council of the City of Homestead, pursuant to its City Charter and Ordinances, has held hearings on the application for rezoning to Planned Unit Development and upon the application for Development Order; and,

WHEREAS, pursuant to Section 380.06(11), Florida Statutes (1972), the City of Homestead, by and through its City Council, has considered whether, and the extent to which the development is consistent with local land development regulations and the Report and Recommendations of the South Florida Regional Planning Council submitted pursuant to Section 380.06(8), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

Section 1. That the City of Homestead has made certain findings of fact concerning the Report and Recommendations of the South Florida Regional Planning Council, and the responses thereto of the applicant, and has considered the balance of detriments and benefits of the project of the applicant, and herein sets forth its findings:

A. Pursuant to Section 380.06(11), Florida Statutes, the City of Homestead, in considering whether the proposed Homestead P.U.D. Development shall be approved, denied or approved subject to conditions, restrictions, or limitations, is required to consider, among other criteria, whether the development is consistent with the Report and Recommendations of the Regional Planning Agency (South Florida Regional Planning Council) submitted pursuant to Section 380.06(8), Florida Statutes. The Applicant has argued that the Report and Recommendations of the South Florida Regional Planning Council, which was submitted to the City of Homestead by letter dated October 7, 1975, is not fully in accord with the Regional Council's official action approving the Homestead P.U.D. subject to

conditions. It has been argued that the motion for approval did not include as conditions the four issues which were originally set forth in the Staff Report of the South Florida Regional Planning Council, as the bases for denial of the Homestead P.U.D. Development of Regional Impact. The City of Homestead, in the issuance of this Development Order, does not in any manner decide this issue, but leaves the matter for the South Florida Regional Planning Council to resolve upon review of the Development Order, following transmittal thereof, in accordance with Section 380.07(2), Florida Statutes. Rather, the City Council has evaluated and considered whether, and the extent to which, the Homestead P.U.D. Development is consistent with the Report and Recommendations of the Regional Planning Agency that was officially transmitted to it by letter dated October 7, 1975.

B. The City Council of the City of Homestead, Florida, in considering this matter, has had the benefit of extensive expert testimony, has reviewed the numerous exhibits presented both to it and to the South Florida Regional Planning Council, and, further, has had the benefit of the transcript of testimony of the October 6th, 1975, meeting before the South Florida Regional Planning Council. The City Council has considered in substantial detail both the Report of the South Florida Regional Planning Council, as officially transmitted, and the technical response to that report which was prepared by Post, Buckley, Schuh and Jernigan, Inc., Consulting Engineers for the Applicant.

C. Based upon the review of the matters presented, and considering all the testimony and evidence, the City Council for the City of Homestead, Florida, does hereby find and declare that approval of the proposed development would neither substantially nor unreasonably interfere, or be inconsistent with the regional concerns expressed in the

Report and Recommendations of the South Florida Regional Planning Council, and, to the contrary, would be compatible with the objectives of both applicable local development regulations and the Comprehensive Development Master Plan for Metropolitan Dade County, Florida, as adopted by Ordinance 75-22 of the Board of County Commissioners, for Metropolitan Dade County, Florida.

D. In making this determination, the City of Homestead has balanced both the detriments and benefits of the proposed development and finds that the probable net benefits from the development far exceed the probable net detriments.

E. In evaluating detriments and benefits, the City of Homestead finds that approval of such development, with the conditions contained in this Development Order, will enable a substantial segment of the anticipated population of the region to obtain reasonable access to housing, employment, educational and recreational opportunities and will not deny adequate facilities to the surrounding areas in respect to employment opportunities, housing, utilities services, religious facilities or other amenities related to the general welfare; that the development at the proposed location in Southern Dade County is especially appropriate in view of the available alternatives within and without the region and represents a fair and equitable share of the development of that type needed in the region; that development in the manner proposed will have a favorable impact on the environment and will not unduly burden water, sewer, solid waste disposal or other necessary public facilities; that the development will favorably affect other persons or property in the region and because of circumstances peculiar to the location, the effect is likely to be more beneficial than is ordinarily associated with the development of the type proposed; that the development will have a favorable impact on the economy of the region and will

and will not adversely affect the provision of municipal or county services or unfavorably burden taxpayers in making provision therefor, and that the development will efficiently use and not unduly burden public or public-aided transportation or other facilities which have been developed or are to be developed within reasonably measurable planning periods.

Section 2. Approval of Development Order Subject To Conditions

Based upon the foregoing, the City Council of the City of Homestead does hereby approve the Homestead P.U.D. Development and, in conjunction with Ordinance No. 75-11-69 (Rezoning Ordinance to P.U.D.), does render its Development Order thereon subject to the following conditions, restrictions and limitations:

A. The applicant shall revise the project plan to provide a barrier around the entire perimeter of the site and along both sides of the canals within the site to elevations of not less than eight feet east of the five-foot inundation contour identified in the Dade County Environmental Protection Guide and to elevations of not less than six feet west of the five-foot inundation contour.

B. The applicant shall submit an acceptable agreement in writing to design the project water system as an integral part of the City of Homestead water system and shall phase the construction of such water system in accordance with the availability of water from the City of Homestead, as finally allocated by the Central and Southern Florida Flood Control District.

C. The applicant shall submit an acceptable agreement in writing that the project water and sewer services will remain an integral part of the City of Homestead water and sewer systems when the City becomes a participant in the regional water and sewer systems.

D. It is recognized that the City of Homestead has the right and authority to consider and evaluate the sufficiency of levels of transportation services and facilities prior to approving site or plot use plans for each phase or sequence of the development. To assist the City of Homestead in this endeavor, the applicant shall provide to the City and to the Dade County Metropolitan Transportation Planning Organization, a summary of the development proposed as well as estimates of both total and external trips to be generated. The City of Homestead, by and through its City Council, shall, in its consideration of site plans for phases of the development, consider whether, and the extent to which, the development of such phase would unduly burden the transportation facilities and/or services for the region. Further, in accordance with the commitment contained in the July 29, 1975 Addendum to the ADA, the applicant, in cooperation with the City of Homestead, shall consider providing lands on an exploratory basis for park and ride bus facility within the development. The exact site or sites would be determined in cooperation with the Metropolitan Dade County Transit Authority or equivalent agency.

E. The applicant and the City shall enter into an acceptable agreement, in writing, as to the dedication for all lands to be used for public purposes, and for the time of the dedication of these lands to the City of Homestead. The applicant understands and agrees that the method in which dedications are to be made for public uses and the location of said dedications have not been determined, but that determinations of these considerations shall be made prior to the approval of the submission of any plat for the development of the proposed project, or any portion thereof, in a form acceptable to the City of Homestead, and that the

form of dedication shall be set forth in a separate agreement in writing, executed by the applicant and the City of Homestead.

F. Prior to any permission to develop those parts of the proposed project adjacent to or affecting any of the remaining outparcels, the applicant shall provide the City of Homestead with written procedures and commitments that assure adequate drainage for those properties not owned by the applicant.

G. The applicant shall consult with the City of Homestead to incorporate the height and obstruction criteria as defined in Appendix "C" of the Homestead Air Force Base AICUZ Program into the City's zoning ordinance and any other applicable development regulations. The applicant shall not request building permits of the City of Homestead as to those structures affected until the recommended standards for design and construction defined in Appendix "D" of the Homestead Air Force Base AICUZ Program (March 1975, amended) have been implemented by the applicant to the maximum extent possible and practicable.

H. The applicant shall submit an acceptable agreement in writing to the City of Homestead establishing an overall goal of thirty percent reduction in residential electrical energy consumption.

I. As agreed to by the applicant, ten percent of the total number of residential units approved for the Homestead Properties' project shall ultimately be offered to provide housing for low and moderate income families. The manner and method by which this shall be accomplished shall be established by covenant filed of record prior to approval of any phase of development by the City of Homestead.

J. The City of Homestead and the applicant shall explore the creation of a new communities district, under

Chapter 75-204, Florida Statutes (1975), or other acceptable alternatives, in order to operate and finance the cost, delivery and maintenance of necessary pre-development Improvement of Water, Sewer, Road and Drainage Systems and community facilities consistent with existing local facilities. The City of Homestead and the applicant shall periodically consider whether and the extent to which, the Homestead P.U.D. Development is having a favorable or unfavorable fiscal impact on the region and shall consider and evaluate the use of such new communities districts as a means of offsetting unfavorable fiscal impact, if any.

Section 3. Pursuant to Section 380.07, Florida Statutes, a copy of this Development Order permitting and approving a Development of Regional Impact, subject to conditions, shall be transmitted to the State Land Planning Agency, the South Florida Regional Planning Council and the Developer of the property affected by this Order. This Order, however, shall not be considered "rendered", within the ^{AN} meaning of Chapter 380.07, Florida Statutes, until such time as it is effective as an ordinance under the Charter for the City of Homestead, Florida.

PASSED AND ADOPTED this 1st day of December, 1975.

Fred Rhodes Jr.
Mayor-Councilman

ATTEST:

APPROVED AS TO FORM AND CORRECTNESS:

Edna B. Linder
City Clerk

Michael E. Watkins
City Attorney

EXHIBIT A

A TRACT OF LAND

DESCRIBED AS PORTIONS OF SECTIONS 16, 17, 19, 20, 21, 22, 23, 26, 27, 28 AND 29, IN TOWNSHIP 57 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE N.E.¼ OF SAID SECTION 19; THENCE N88°35'50"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 2715.72 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE N88°26'49"E ALONG THE NORTH LINE OF THE NW¼ OF SAID SECTION 20 FOR 2720.41 FEET TO THE NORTHEAST CORNER OF SAID NW¼, THE SAME BEING THE SOUTHWEST CORNER OF THE SE¼ OF SAID SECTION 17; THENCE N0°22'40"W ALONG THE WEST LINE OF SAID SE¼ FOR 998.09 FEET: THENCE N89°41'28"E ALONG THE NORTH LINES OF LOTS 15 THROUGH 20 INCLUSIVE, OF BLOCK 4, OF SAID SECTION 17 OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THE WESTERLY EXTENSION OF SAID LINES, FOR 1357.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, THE SAME BEING THE SOUTHWEST CORNER OF LOT 27 OF SAID BLOCK 4; THENCE N0°27'49"W ALONG THE WEST LINE OF SAID LOT 27 FOR 333.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE N89°40'28"E ALONG THE NORTH LINE OF SAID LOT 27 AND ITS EASTERLY EXTENSION FOR 1356.89 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 16; THENCE N89°37'26"E ALONG THE NORTH LINES OF LOTS 14 AND 27 OF BLOCK 3, SECTION 16, OF SAID PLAT OF, MIAMI LAND DEVELOPMENT COMPANY AND THE EAST AND WEST EXTENSION OF SAID LINES, FOR 2667.41 FEET TO A POINT ON THE EAST LINE OF THE SW¼ OF SAID SECTION 16; THENCE N89°34'06"E ALONG THE NORTH LINE OF LOT 14 OF BLOCK 4 OF SAID SECTION 16, OF THE SAID PLAT, MIAMI LAND DEVELOPMENT COMPANY AND ITS WESTERLY EXTENSION, FOR 1334.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE S0°22'18"E ALONG THE EAST LINES OF LOTS 14 AND 20 OF SAID BLOCK 4 OF SECTION 16, AND THEIR SOUTHERLY EXTENSION FOR 1332.79 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE N89°31'49"E ALONG THE SAID SOUTH LINE OF SECTION 16 FOR 444.42 FEET; THENCE S0°28'57"E ALONG THE EAST LINE OF LOT 5 OF BLOCK 1 OF SAID SECTION 21 OF THE PLAT, MIAMI LAND DEVELOPMENT COMPANY AND ITS NORTHERLY EXTENSION FOR 1002.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N89°31'58"E ALONG THE NORTH LINE OF LOT 28 OF BLOCK 1 OF SAID SECTION 21, OF THE PLAT, MIAMI LAND DEVELOPMENT COMPANY AND ITS EASTERLY EXTENSION FOR 889.02 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 21;

THENCE $S0^{\circ}29'34''E$ ALONG SAID EAST LINE OF SECTION 21 FOR 668.13 FEET; THENCE $N89^{\circ}34'52''E$ ALONG THE NORTH LINES OF LOTS 15 THROUGH 26 INCLUSIVE OF BLOCK 2 OF SAID SECTION 22, OF THE PLAT, MIAMI LAND DEVELOPMENT COMPANY AND THE EAST AND WEST EXTENSION OF SAID LINES FOR 2677.70 FEET TO A POINT ON THE EAST LINE OF THE $NW\frac{1}{4}$ OF SAID SECTION 22; THENCE $S0^{\circ}26'43''E$ ALONG THE SAID EAST LINE OF THE $NW\frac{1}{4}$ FOR 1002.52 FEET TO THE SOUTHEAST CORNER OF SAID $NW\frac{1}{4}$; THENCE $N89^{\circ}35'06''E$ ALONG THE NORTH LINE OF THE $SE\frac{1}{4}$ OF SAID SECTION 22 FOR 2671.97 FEET TO THE NORTHEAST CORNER OF THE SAID $SE\frac{1}{4}$ OF SECTION 22; THENCE $N89^{\circ}31'07''E$ ALONG THE NORTH LINE OF THE $SW\frac{1}{4}$ OF SAID SECTION 23 FOR 2680.97 FEET TO THE NORTHEAST CORNER OF SAID $SW\frac{1}{4}$; THENCE $S0^{\circ}19'11''E$ ALONG THE EAST LINE OF SAID $SW\frac{1}{4}$ OF SECTION 23 FOR 2708.00 FEET TO THE SOUTHEAST CORNER OF SAID $SW\frac{1}{4}$; THENCE $S0^{\circ}02'12''W$ ALONG THE EAST LINE OF THE $NW\frac{1}{4}$ OF SAID SECTION 26, FOR 2668.75 FEET TO THE SOUTHEAST CORNER OF THE SAID $NW\frac{1}{4}$; THENCE $S89^{\circ}23'23''W$ ALONG THE SOUTH LINE OF THE SAID $NW\frac{1}{4}$ FOR 2678.34 FEET TO THE SOUTHWEST CORNER OF SAID $NW\frac{1}{4}$; THENCE $S89^{\circ}39'32''W$ ALONG THE SOUTH LINE OF THE $NE\frac{1}{4}$ OF SAID SECTION 27, FOR 2657.97 FEET TO THE SOUTHWEST CORNER OF THE SAID $NE\frac{1}{4}$; THENCE $S89^{\circ}39'37''W$ ALONG THE SOUTH LINE OF THE $NW\frac{1}{4}$ OF SAID SECTION 27 FOR 2657.98 FEET TO THE SOUTHWEST CORNER OF SAID $NW\frac{1}{4}$; THENCE $S89^{\circ}34'33''W$ ALONG THE SOUTH LINE OF THE $NE\frac{1}{4}$ OF SAID SECTION 28, FOR 2668.66 FEET TO THE SOUTHWEST CORNER OF SAID $NE\frac{1}{4}$; THENCE $S89^{\circ}34'41''W$ ALONG THE SOUTH LINE OF THE $NW\frac{1}{4}$ OF SAID SECTION 28, FOR 2668.57 FEET TO THE SOUTHWEST CORNER OF SAID $NW\frac{1}{4}$; THENCE $S89^{\circ}26'43''W$ ALONG THE SOUTH LINE OF THE $NE\frac{1}{4}$ OF SAID SECTION 29, FOR 2709.24 FEET TO THE SOUTHWEST CORNER OF SAID $NE\frac{1}{4}$; THENCE $S89^{\circ}26'35''W$ ALONG THE SOUTH LINE OF THE $NW\frac{1}{4}$ OF SAID SECTION 29, FOR 2712.39 FEET TO THE SOUTHWEST CORNER OF SAID $NW\frac{1}{4}$; THENCE $N0^{\circ}28'47''W$ ALONG THE WEST LINE OF THE SAID $NW\frac{1}{4}$ OF SECTION 29, FOR 2673.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE $S89^{\circ}30'40''W$ ALONG THE SOUTH LINE OF SAID SECTION 19 FOR 2042.06 FEET; THENCE $N0^{\circ}31'42''W$ ALONG THE CENTERLINE OF CONNECTICUT STREET, AS SHOWN ON THE REVISED PLAT, FLORIDA CITY PARK AS RECORDED IN PLAT BOOK 33, AT PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THE WEST LINE OF LOT 5, BLOCK 4, SECTION 19, OF SAID PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND THE NORTH AND SOUTH EXTENSION OF SAID LINE, FOR 2684.59 FEET TO A POINT ON THE SOUTH LINE OF THE $NE\frac{1}{4}$ OF SECTION 19; THENCE $S89^{\circ}12'01''W$ ALONG THE SAID SOUTH LINE OF THE $NE\frac{1}{4}$ OF SECTION 19 FOR 679.17 FEET TO THE SOUTHWEST CORNER OF SAID $NE\frac{1}{4}$; THENCE $N0^{\circ}36'48''W$ ALONG THE WEST LINE OF SAID $NE\frac{1}{4}$ OF SECTION 19 FOR 2617.64 FEET TO THE POINT OF BEGINNING. LESS THE FOLLOWING DESCRIBED LOTS LYING IN THE SAID PLAT; MIAMI LAND DEVELOPMENT COMPANY: LOTS 15, 16 AND THAT PORTION OF LOT 17, BLOCK 4, SECTION 17, LYING WEST OF A LINE THAT IS 527.00 FEET EAST AND PARALLEL TO THE WEST LINE OF THE $SE\frac{1}{4}$ OF SAID SECTION 17; THAT PORTION OF LOTS 1, 2 AND 3, BLOCK 1, SECTION 19, LYING SOUTHERLY OF THE RIGHT-OF-WAY OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE; THAT PORTION OF LOTS 2 AND 3, BLOCK 1, SECTION 19 LYING NORTHERLY OF SAID RIGHT-OF-WAY OF THE TURNPIKE; THAT PORTION OF LOT 4, BLOCK 1, SECTION 19, LYING NORTHERLY OF SAID RIGHT-OF-WAY OF THE TURNPIKE; LOT 5, BLOCK 1, SECTION 19, LESS THE SAID RIGHT-OF-WAY OF THE TURNPIKE; LOT 6,

9, 14 AND 16, BLOCK 1, SECTION 19; THAT PORTION OF LOT 7; BLOCK 1, SECTION 19, LYING NORTHERLY OF SAID RIGHT-OF-WAY OF THE TURNPIKE; LOT 8, BLOCK 1, SECTION 19, LESS SAID RIGHT-OF-WAY OF THE TURNPIKE; THAT PORTION OF LOT 10, BLOCK 1, SECTION 19, LYING SOUTHERLY OF SAID RIGHT-OF-WAY OF THE TURNPIKE; LOTS 4 AND 5, BLOCK 4, SECTION 19; THE WEST $\frac{1}{2}$ OF LOT 6, BLOCK 2, SECTION 20; LOT 7, BLOCK 2, SECTION 20; LOT 1, THE NORTH $\frac{1}{2}$ OF LOT 2, THE SOUTH $\frac{1}{2}$ OF LOT 2 AND LOT 16, BLOCK 4, SECTION 20; LOT 14, BLOCK 3, SECTION 21; LOTS 7 AND 8, BLOCK 1, SECTION 27; LOT 4, BLOCK 1, SECTION 29; THE NORTH 450 FEET OF THE WEST 330 FEET OF LOT 6, BLOCK 1, SECTION 29, LESS DEDICATED RIGHT-OF-WAY; THE SAME BEING THE NORTH 495 FEET OF THE WEST 360 FEET OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 29 LESS DEDICATED RIGHT-OF-WAY; THE WEST $\frac{1}{2}$, LOT 1, BLOCK 2, SECTION 29; THE EAST $\frac{1}{2}$ OF LOT 1 AND THE NORTH 220 FEET OF THE EAST $\frac{1}{2}$ OF LOT 16, BLOCK 2, SECTION 29; LOT 16, LESS THE NORTH 220 FEET OF THE EAST $\frac{1}{2}$, OF BLOCK 2, SECTION 29; AND LESS THE FOLLOWING DESCRIBED LOTS, LYING IN THE PLAT, FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 16 AT PAGE 53 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: LOTS 6 AND 7, BLOCK 1; LOTS 29 AND 30, BLOCK 5; LOTS 2, 3, 4, 8, 11, 12 AND 13, BLOCK 9; LOTS 8, 9, 10, 13 AND 14, BLOCK 10; LOTS 1, 2, 7, 8 AND 9, BLOCK 11; LOTS 6 TO 11 INCLUSIVE AND LOTS 13 AND 14, BLOCK 12; AND LESS THE FOLLOWING DESCRIBED TRACTS, LYING IN THE REVISED PLAT, FLORIDA CITY PARK AS RECORDED IN PLAT BOOK 33, AT PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: TRACTS 1 THROUGH 8 INCLUSIVE, TRACTS 9A AND 9B, TRACTS 10 THROUGH 16 INCLUSIVE, AND LESS ALL ROADS, STREETS, AVENUES AND CANAL SHOWN ON SAID PLATS FLORIDA CITY PARK AND REVISED PLAT FLORIDA CITY PARK; AND LESS THAT PORTION OF THE RIGHT-OF-WAY OF THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE LYING IN THE NE $\frac{1}{4}$ OF SAID SECTION 19.

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE

NOTICE is hereby given that the City Council of the City of Homestead, Florida, proposes to enact the following described ordinance in the City Council Chambers, City Hall, 790 N. Homestead Blvd., Homestead, Florida, at 7:30 P.M. o'clock on December 1, 1975, which ordinance is entitled:

ORDINANCE NO. 75-11-70

AN ORDINANCE OF THE CITY OF HOMESTEAD ISSUING A DEVELOPMENT ORDER SUBJECT TO CHAPTER 380 OF THE FLORIDA STATUTES (1972), TO ROSE PARK ST., ZEMEGOSE RESIDENTS, LIMITED PARTNERSHIP, LIMITED INTERESTS IN BUILTERS GROUP LIMITED AND MARRBOROUGH PROPERTIES, LIMITED, D.B.A. HOMESTEAD, REFERRED TO AS APPLICANT; DESCRIBING THE PROPERTY SUBJECT TO THE DEVELOPMENT ORDER; SETTING FORTH THE REASONS FOR THE CONSIDERATION OF SAID PROCEDURE FOR ISSUING DEVELOPMENT ORDER; SETTING FORTH CONDITIONS TO WHICH SAID DEVELOPMENT ORDER SHALL BE SUBJECT; PROVIDING FOR THE TRANSMISSION OF THIS ORDINANCE WHEN ADOPTED TO THE APPROPRIATE LOCAL, COUNTY, STATE AND OTHER GOVERNMENTAL AGENCIES; PROVIDING FOR TRANSMISSION TO THE DEVELOPER AND PROVIDING FOR AN EFFECTIVE DATE.

A COPY of the proposed ordinance may be inspected by the public at the office of the City Clerk at the above address and interested parties may appear at the above meeting to be heard with respect to the proposed ordinance.

EDNA B. PINDER
CITY CLERK
Nov. 14, 1975

STATE OF FLORIDA,
COUNTY OF DADE.

Personally appeared before me the undersigned authority, George E. Botzko, to me well known who being duly sworn deposes and says that he is the General Manager of the South Dade News Leader, a newspaper of general circulation, published at Homestead, Dade County, Florida. Affiant further says that the above named newspaper has continuously published daily, in Dade County, Florida, for more than one year immediately preceding the first publication of said Legal Notice or Advertisement and was during all such time and now is entered as second class mail matter in the United States Post Office in Homestead, Dade County, Florida, and that the Legal Notice or Advertisements, a true copy of which is hereto attached, was published in the

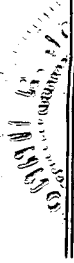
the South Dade
News Leader

on the following days:
November 14, 1975

Signed, *George E. Botzko*

Sworn to and subscribed before me this 17th day of November 1975, A. D.

George E. Botzko
Notary Public State of Florida at Large
My commission expires
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 3, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS



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3rd & final
2-23-76

ORDINANCE NO. 76-02-9

AN ORDINANCE OF THE CITY OF HOMESTEAD AMENDING ORDINANCE NO. 75-11-70, SAID ORDINANCE ISSUING A DEVELOPMENT ORDER SUBJECT TO CHAPTER 380 OF THE FLORIDA STATUTES (1972) TO ROSE PARK ST. JAMES INVESTMENTS LIMITED; ROSE PARK BLEEKER INVESTMENTS LIMITED; THE MERIDIAN BUILDERS GROUP LIMITED; AND MARKBOROUGH PROPERTIES, LIMITED, D/B/A HOMESTEAD PROPERTIES, HEREINAFTER REFERRED TO AS APPLICANT; DESCRIBING THE PROPERTY SUBJECT TO THE DEVELOPMENT ORDER; SETTING FORTH THE REASONS FOR THE CONSIDERATION OF SAID PROCEDURE FOR ISSUING DEVELOPMENT ORDER; SETTING FORTH CONDITIONS TO WHICH SAID DEVELOPMENT ORDER SHALL BE SUBJECT; PROVIDING FOR THE TRANSMISSION OF THIS ORDINANCE WHEN ADOPTED TO THE APPROPRIATE LOCAL, COUNTY, STATE AND OTHER GOVERNMENTAL AGENCIES: PROVIDING FOR TRANSMISSION TO THE DEVELOPER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Homestead has previously issued a Development Order to ROSE PARK ST. JAMES INVESTMENTS LIMITED; ROSE PARK BLEEKER INVESTMENTS LIMITED; THE MERIDIAN BUILDERS GROUP LIMITED; AND MARKBOROUGH PROPERTIES, LIMITED, d/b/a HOMESTEAD PROPERTIES, under Ordinance No. 75-11-70; and,

WHEREAS, certain of the provisions contained in Ordinance No. 75-11-70 have been the subject of disagreement between the South Florida Regional Planning Council, "Applicant" and the City of Homestead; and,

WHEREAS, pursuant to conference between staff of the South Florida Regional Planning Council, the "Applicant" and the City of Homestead, a certain stipulation of agreement to condition Development Order and dismiss appeal has been approved for execution by all parties amending Section 2 of Ordinance No. 75-11-70.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

Section 1. That Section 2 of Ordinance No. 75-11-70 be, and the same is hereby amended in its entirety to read as follows:

Section 2. Approval of Development Order Subject
To Conditions

Based upon the foregoing, the City Council of the City of Homestead does hereby approve the Homestead P.U.D. Development and, in conjunction with Ordinance No. 75-11-69 (Rezoning Ordinance to P.U.D.), does render its Development Order thereon subject to the following conditions, restrictions and limitations:

A. REVIEW OF DEVELOPMENT

1. The Master Plan for Homestead Properties is consistent with the Dade County Comprehensive Development Master Plan and the City of Homestead has approved the Master Plan for Planned Unit Development (PUD) zoning. The Master Plan establishes an overall gross residential density of 4.5 units per acre and permits the construction of no more than 14,283 dwelling units at final build-out.

2. It is necessary to assure that the development of Homestead Properties and the construction of the 14,283 units does not adversely impact on the Region's environment, natural resources, economy and housing supply or inefficiently use or unduly burden public facilities and transportation in the Region. This is best accomplished by coordinating the applicant's programmed sequence of development of the project and phased construction of the units with the timely provision of supporting public facilities and services.

B. SURFACE WATER

The applicant shall revise the project plan to provide appropriate measures to prevent entrapment of tidal flood waters resulting from a 100 year storm event in the project lake system. Prior to approval of any project phase or sequence for the development site by the City of Homestead, the Governing Board of the Central and Southern Florida Flood Control District must have granted:

- (1) an Order granting conceptual approval of the surface water management system for the entire project, and
- (2) a Surface Water Management Permit, pursuant to Chapter 373, Part IV, Florida Statutes, for the particular project phase in which the plat is located.

C. WATER USE

The applicant shall design the project water system as an integral part of the City of Homestead water system. Prior to issuance of development permits by the City of Homestead for all portions of the project water system, subsequent to the first phase of development, the City of Homestead must receive a Water Use Permit, pursuant to Chapter 373, Part II, Florida Statutes, from the Governing Board of the Central and Southern Florida Flood Control District (C&SFFCD). Approval by the City of Homestead of each phase of the water system, subsequent to the first phase of development, will be given only upon conformance with the allocation of water granted to the City by the C&SFFCD.

Any development approval for the project subsequent to the first phase of development must tie the development phasing of the project to the availability of water from the City of Homestead as allocated by the C&SFFCD; provided that prior approval of each phase, including the first phase of development, the applicant must provide the Homestead City Council, the C&SFFCD and the South Florida Regional Planning Council with a summary of the total amount of development proposed within that particular phase and an estimate of the water demand to be generated. After analysis by the City of Homestead and the C&SFFCD, should a determination be made that the projected water demand of the proposed phase, together with the projected water demand of the remaining portion of

the City's system, exceed the allocation received at that time by the City from the C&SFFCD, the City shall withhold issuance of building permits until an additional allocation has been received by the City from the C&SFFCD.

D. SEWER

The applicant shall design the project sewer service as an integral part of the City of Homestead sewer system. Development approval for each project phase must tie to the availability of sewer service capacity on a local or regional basis. Prior to City approval of each phase of the project, the applicant must provide the Homestead City Council, Dade County and the South Florida Regional Planning Council with a summary of the total amount of development proposed within that particular phase, an estimate of the sewer demand to be generated, and of the available excess sewerage works capacity available or programmed. Approval by the City of Homestead of each phase shall be given only if sewer capacity as aforesaid is available and allocated for such phase or is planned and programmed.

E. TRANSPORTATION

1. It is recognized that the City of Homestead has the right and authority to consider and evaluate the sufficiency of levels of transportation services and facilities prior to approving site or plot use plans for each phase or sequence of the project. To assist the City of Homestead in this endeavor, the applicant shall provide to the City, the South Florida Regional Planning Council and to the Dade County Metropolitan Transportation Planning Organization (MPO) (except for Phase I of the development which contains 2,597 dwelling units), a summary of the development proposed as well as estimates of both total and external trips to be generated. Prior to approval of the second phase and each phase thereafter, the MPO shall submit reports and recommendations to the

City of Homestead and the South Florida Regional Planning Council on whether the future phased construction of dwelling units in subsequent planning sequences will unduly burden the transportation facilities and/or services of the Region. The City of Homestead, by and through its City Council, shall, in its consideration of each planning sequence (Detailed Site Plan Review), take into consideration the recommendation of the MPO; in addition to all other evidence of record pertaining to transportation services and facilities.

2. After review, should the impact of the proposed future phased construction of dwelling units be shown to deteriorate transportation service below level of service "C" on the regional and other principal roads within five (5) miles of the project -- including the Homestead Extension of Florida's Turnpike, U.S. 1, Krome Avenue, North Canal Drive, Palm Avenue, Kingman Road and Newton Road (when built), and Tallahassee Road -- the City of Homestead shall not issue building permits for dwelling units until roadway improvements, which would ameliorate deficiencies, have been committed. For purposes of this section, any voluntary reduction or limitation on building permits for dwelling units imposed by the applicant shall be taken into account in determining the impact of "proposed future phased construction of dwelling units".

3. Further, in accordance with the commitment contained in the July 29, 1975 Addendum to the ADA, the applicant, in cooperation with the City of Homestead, shall consider providing lands on an exploratory basis for park and ride bus facility within the development. The exact site or sites would be determined in cooperation with the Metropolitan Dade County Transit Authority or equivalent agency.

4. The applicant shall design and construct Kingman Road to two lanes, from the north boundary of the

development to Campbell Drive, in accordance with uniform and current Dade County specifications and standards; said above described portion of Kingman Road to be constructed prior to the issuance of Certificate of Occupancy in Phase II of the development.

F. DEDICATIONS

The applicant shall dedicate to the appropriate governmental agencies those lands to be used for public purposes, including school sites, as are specified in the ADA and in the Master Plan for Development, as approved by the Homestead City Council in accordance with Ordinance 75-03-12 of the City of Homestead. The applicant understands and agrees that the method in which dedications are to be made for public uses and the exact size and location of said dedications have not been determined, but that determination of these considerations shall be made prior to the approval of the submission of any plat for the development of the proposed project, or any portion thereof, in a manner acceptable to the City of Homestead or other appropriate governmental agency. All lands to be dedicated to the School Board shall be filled to flood criteria elevations and provided with water and sewer facilities.

G. OUTPARCELS

Prior to approval by the City of Homestead of plats for any phase of the development in which an outparcel is located, the applicant must receive a Surface Water Management Permit for that phase, pursuant to Chapter 373, Part IV, Florida Statutes, from the Governing Board of the Central and Southern Florida Flood Control District.

H. AICUZ COMPLIANCE

The City of Homestead shall incorporate the height and obstruction criteria as defined in Appendix "C" of the Homestead Air Force Base AICUZ Program into the City's zoning

ordinance and any other applicable development regulations. The applicant shall not request building permits of the City of Homestead as to those structures affected until the recommended standards for design and construction defined in Appendix "D" of the Homestead Air Force Base AICUZ Program (March 1975, amended) have been implemented by the applicant and the City.

I. ENERGY

The applicant shall incorporate construction improvements to the maximum extent practicable to achieve an overall goal of thirty percent reduction in residential electrical energy consumption. An annual report of achievements, designs and programs shall be submitted by the applicant to the City of Homestead and the South Florida Regional Planning Council.

J. LOW AND MODERATE INCOME HOUSING

As agreed to by the applicant, ten percent of the total number of residential units approved for the Homestead Properties' project shall ultimately be offered to provide housing for low and moderate income families. The manner and method by which the applicant shall meet this condition shall be established by covenant filed of record prior to approval of any phase of development by the City of Homestead. A copy of such covenant shall be delivered to the South Florida Regional Planning Council prior to recordation thereof.

The terms "low and moderate income housing" shall mean residential units which are available for rent, lease or sale and purchase at a rental, lease or sale price meeting the minimum standards for low and moderate income housing as established by the then current standards for Dade County, Florida published by the Department of Housing and Urban Development of the Federal Government in the Federal Register.

K. FISCAL IMPACT

The City of Homestead and the applicant shall explore

within six (6) months following the final adoption of the Development Order the creation of a new communities district, under Chapter 75-204, Florida Statutes (1975), or other acceptable alternative, in order to operate and finance the cost, delivery and maintenance of necessary pre-development improvement of water, sewer, road and drainage systems and other necessary community facilities and services. The City of Homestead and the applicant shall biannually consider (triannually after the first six years) whether and the extent to which, the Homestead P.U.D. Development is having a favorable or unfavorable fiscal impact on the Region and shall consider and evaluate the use of such new communities' districts as a means of offsetting unfavorable fiscal impact, if any. In making its determination, the City of Homestead shall apply, in addition to other criteria, any uniform standard related thereto as may be adopted by the South Florida Regional Planning Council in accordance with Chapter 120, Florida Statutes.

L. OTHER CONDITIONS

1. Any substantial deviation from the terms of the Application for Development Approval, the Development Order or the Stipulation previously executed by the City, Applicant, and South Florida Regional Planning Council on February 9, 1976, shall require the filing, review and approval of a separate Application For Development Approval in accordance with Section 380.06(6), Florida Statutes.

2. The Development Order and Stipulation of Agreement to Condition Development Order shall remain in effect for a minimum period of two years from and after the date of its rendition. In the event the developer has not commenced physical development of a portion of the lands encompassed herein, then this Development Order and Stipulation of Agreement to Condition Development Order will expire two (2) years from the date of its rendition.

PASSED AND ADOPTED this 23rd day of February,

1976.

C. Marshall Home
MAYOR-COUNCILMAN

ATTEST:

APPROVED AS TO FORM AND CORRECTION

Edna B. Pinder
City Clerk

Michael E. Watkins
City Attorney

CERTIFICATE OF CLERK

I HEREBY CERTIFY that the above and foregoing Ordinance No. 76-02-9 was duly passed and adopted by the City Council of the City of Homestead, Dade County, Florida, on the 23rd day of February, 1976.

Edna B. Pinder
City Clerk

THIS INSTRUMENT WAS PREPARED BY
MICHAEL E. WATKINS
TURNER, HODSON & WATKINS, ATTORNEYS
830 NORTH KROME AVENUE
HOMESTEAD, FLORIDA

96-02-9

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE

NOTICE IS HEREBY GIVEN that the City Council of the City of Homestead, Florida, proposes to enact the following described Ordinance: City Council Chamber, Homestead, Florida, at 7:30 P.M. of clock on Feb. 23, 1976, which ordinance is entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HOMESTEAD AMENDING ORDINANCE NO. 75-11-76, SAID ORDINANCE ISSUING A DEVELOPMENT ORDER SUBJECT TO CHAPTER 380 OF THE FLORIDA STATUTES (1972) TO ROSE PARK ST. JAMES INVESTMENTS LIMITED; ROSE PARK BLEEKER INVESTMENTS LIMITED; THE MERIDIAN BUILDERS GROUP LIMITED; AND MARKBOROUGH PROPERTIES LIMITED, BY HOMESTEAD REFERRED TO AS A PLANNING SUBJECT TO THE DEVELOPMENT ORDER: SETTING FORTH THE REASONS FOR THE CONSIDERATION OF SAID DEVELOPMENT ORDER; SETTING FORTH CONDITIONS TO WHICH SAID DEVELOPMENT ORDER SHALL BE SUBJECT; PROVIDING FOR THE TRANSMISSION OF THIS ORDINANCE WHEN ADOPTED TO THE APPROPRIATE LOCAL, COUNTY, STATE AND OTHER GOVERNMENTAL DEVELOPER AND PROVIDING FOR AN EFFECTIVE DATE.

A COPY of the proposed ordinance may be inspected by the public at the office of the City Clerk at the above address and interested parties may appear at the hearing to be heard with respect to the proposed ordinance.

Feb. 9, 1976
EDNA B. PINDER
City Clerk

STATE OF FLORIDA,
COUNTY OF DADE.

Personally appeared before me the undersigned authority, George E. Botisko, to me well known who being duly sworn deposes and says that he is the General Manager of the South Dade News Leader, a newspaper of general circulation, published at Homestead, Dade County, Florida. Affiant further says that the above named newspaper has continuously published daily, in Dade County, Florida, for more than one year immediately preceding the first publication of said Legal Notice or Advertisement and was during all such time and now is entered as second class mail matter in the United States Post Office in Homestead, Dade County, Florida, and that the Legal Notice or Advertisements, a true copy of which is hereto attached, was published in the

the *South Dade News Leader* on the following days:

February 9, 1976

Signed *George E. Botisko*
Sworn to and subscribed before me this *9* day of *February*, 19*76* A. D.

Denise A. Johnson
Notary Public State of Florida at Large

My commission expires
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN. 3, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS

RESOLUTION NO. 79-10-32

A RESOLUTION OF THE CITY OF HOMESTEAD ADOPTING CERTAIN CHANGES IN THE MASTER PLAN FOR THE DEVELOPMENT OF VILLAGES OF HOMESTEAD AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN.

WHEREAS, Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead and the City Council of the City of Homestead for certain changes in the Master Plan for the development of the Villages of Homestead, and

WHEREAS, the Planning and Zoning Board has recommended same to the City of Homestead, and

WHEREAS, the City Council of the City of Homestead hereby finds and declares that the proposed changes to the Master Plan of Homestead Properties, Inc., contained herein and being the subject hereof, do not constitute a substantial deviation from the terms of the original approval and development order issued by the City Council to Homestead Properties, Inc., pursuant to Section 380.06 (7) (g) (h), Florida Statutes; and

WHEREAS, the City Council of the City of Homestead does hereby find and declare that the changes proposed by Homestead Properties, Inc. in their Master Plan do not constitute a significant change in the approval heretofore given by the City Council under and pursuant to Section 31A-100 of the Code of the City of Homestead.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

Section 1. That the changes as submitted in the Master Plan heard before the Planning and Zoning Board on May 24, 1979, bearing Public Hearing No. 79-35, be and the same are hereby approved as follows:

A. A change in the location of the golf course on the overall Master Plan.

B. The elimination of S.W. 147th Avenue as it runs on the east side of the new location of the golf course in said project.

C. A re-balancing of the density of the total project consistent with the policy previously approved by the Planning and Zoning Board and the City Council of the City of Homestead with the overall density not to exceed two hundred (200) additional units for the total project area.

D. A relocation of certain recreational areas including the formation of a large approximately one hundred (100) acre lake on the northeast side of the newly located golf course.

E. Relocation of the industrial area.

Section 2. That the above changes in the Master Plan be and the same are hereby approved by the City Council of the City of Homestead with the understanding and belief of the City Council of the City of Homestead that these changes do not constitute a significant change in the overall Master Plan for the development as previously submitted by the developer.

PASSED AND ADOPTED this 1st day of October, 1979.

D. R. Linn
Mayor-Councilman

ATTEST:

APPROVED AS TO FORM & CORRECTNESS:

Edna B. Rinder
City Clerk

[Signature]
City Attorney

CERTIFICATE OF CLERK

I HEREBY CERTIFY that the above and foregoing Resolution No. 79-10-32 was duly passed and adopted by the City Council of the City of Homestead the 1st day of October, 1979.

Edna B. Rinder
City Clerk

DEVELOPMENT ORDER ORDINANCE NO. 81-07-47

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, ADOPTING CERTAIN CHANGES IN THE MASTER PLAN, AS AMENDED, FOR THE DEVELOPMENT OF THE VILLAGES OF HOMESTEAD REFERENCE INDUSTRIAL PARK USAGE AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN THEREOF.

WHEREAS, the Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead and the City Council of the City of Homestead for certain changes in the Master Plan, as amended, for the development of the Villages of Homestead, and

WHEREAS, the Planning and Zoning Board has recommended same to the City of Homestead by virtue of approval of Public Hearing No. 24 with conditions hereinafter referred to, and

WHEREAS, the City Council does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, as described by the applicant's impact study, entitled Villages of Homestead Impact Study Revisions to Master Development Plan, bearing date of May 22, 1981, do not constitute a substantial deviation to the previously approved development of regional impact. In making this determination, the city Council has reviewed the proposed changes, pursuant to the criteria set forth in Section 380.06(17) Florida Statutes 1980 on record, and finds that the proposed revisions do not create a reasonable likelihood of additional adverse regional impact, or any other regional impact not previously reviewed by the City of Homestead or the South Florida Regional Planning Council, and

WHEREAS, the City Council does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, as set forth, do not constitute a significant change in the approved Master Development Plan, as amended, and as provided in Section 31A-100 of the Code

Laws of the City of Homestead.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

1. That the City Council approves the Proposed Revisions to the Villages of Homestead Master Development Plan, as amended, and determine that the approved Master Development Plan, as amended, shall henceforth be referred to as "Homestead Properties Master Development Plan-Villages of Homestead, Prepared by Environmental Planning and Design, and Post, Buckley, Schuh and Jernigan, Inc., bearing date of May 22, 1981.

2. That the City's Comprehensive Plan be and is herewith amended to reflect such revisions to the Villages of Homestead Master Development Plan, as amended, and is consistent with all local land development regulations, and is further consistent with the report and recommendations of the Regional Planning Agency of June 15, 1981, and such development does not therefore unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.

3. The legal description embraced within this Development Order is:

A portion of Sections 21 and 22, Township 57 South, Range 39 East, Tallahassee Base and Meridian, lying within the "Plat of Lands belonging to the Miami Land and Development Company" as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 22; thence run $S0^{\circ}29'34''E$ along the West line of said Section 22 for a distance of 1002.19 feet to the Point of Beginning; thence continue $S0^{\circ}29'34''E$ along the said West line of said Section 22 for a distance of 668.13 feet to a point; thence run $N89^{\circ}34'52''E$ for a distance of 2652.70 feet to a point of intersection with the West right-of-way line of SW 142nd Avenue; thence run $S0^{\circ}26'43''E$ along the said West right-of-way line of said SW 142nd Avenue for a distance of 2527.53 feet to a point; thence run $S89^{\circ}33'17''W$ for a distance of 675.00 to the Point of Curvature of a circular

curve to the right having for its elements a central angle of $24^{\circ}45'52''$ and a radius of 2337.50 feet; thence run Westerly and Northwesterly along the arc of said curve for a distance of 1010.32 feet to the Point of Tangency; thence run $N65^{\circ}40'51''W$ for a distance of 1392.05 feet to the Point of Curvature of a circular curve to the left having for its elements a central angle of $24^{\circ}44'15''$ and a radius of 2220.06 feet; thence run Northwesterly and Westerly along the arc of said curve for a distance of 958.51 feet to the Point of tangency; thence run $S89^{\circ}10'06''W$ radial to the next described curve, for a distance of 525.58 feet to a point of intersection with a circular curve concave to the West having for its elements a central angle of $32^{\circ}09'20''$ and a radius of 2600.00 feet; thence run Northwesterly along the arc of said curve for a distance of 1459.17 feet to the Point of tangency; thence run $N31^{\circ}28'26''W$ for a distance of 619.15 feet to the Point of Curvature of a circular curve to the right having for its elements a central angle of $31^{\circ}03'20''$ and a radius of 1799.55 feet; thence run Northwesterly and Northerly along the arc of said curve for a distance of 975.40 feet to the Point of tangency; thence run $N0^{\circ}25'06''W$ for a distance of 200.00 to a point of intersection with the South right-of-way line of SW 328th Street (North Canal Drive); thence run $N89^{\circ}31'49''E$ along the said South right-of-way line of said SW 328th Street for a distance of 1777.82 feet to a point; thence run $S0^{\circ}28'57''E$ for a distance of 867.15 feet to a point; thence run $N89^{\circ}31'58''E$ for a distance of 889.02 feet to the Point of Beginning.

Containing 281.25 Acres more or less.

Less 30 acres for lake dedication and no less than 10.25 acres for dedication for road right-of-way.

4. The monitoring procedures shall be effected quarterly by the Director of Building and Zoning of the City of Homestead. Violations of any Building and Zoning ordinance of the City or County shall be cause for the issuance of a Cease and Desist Order. Violations of state law shall be brought to the attention of the appropriate state agency.

5. Commencement of actual physical development of such industrial park shall be had within five (5) years of the date of this Resolution, otherwise this Development Order shall terminate automatically.

6. The annual report contemplated by Florida Statutes 380.06(14)(c)(3) shall include all information set forth by the rules and regulations of the State Land Planning Agency and additionally; the local municipal requirements hereinafter specified to wit:

- (a) There shall be provided an abbreviated financial statement respecting such industrial park.
- (b) The area developed.
- (c) The area under contract.
- (d) The area of future expansion and project design.

Such report shall be submitted during the month of March of each year and shall be furnished to the City Manager, the Director of Building and Zoning and the Mayor of the City of Homestead.

7. This Development Order is conditioned upon the construction and maintenance of a dual heliport which shall be included within the industrial area or as close thereto as reasonably possible; subject however, to approval of all state and federal authority prior to actual user thereof. Completion of such heliport shall be effected within ninety (90) days from the issuance of the initial Certificate of Occupancy in such industrial park.

8. This Development Order is further conditioned upon the owner/developer dedicating the sufficient space to afford operational facilities for United States Customs and its related support systems.

9. This Development Order Ordinance is further conditioned upon the express undertaking by the applicant that he/it will defend and hold harmless the City of Homestead should any litigation occur from the issuance of this Development Order Ordinance.

10. The above changes in the Master Plan, as amended, be and the same are hereby approved by this City Council of the City of Homestead with the affirmative finding of the City Council

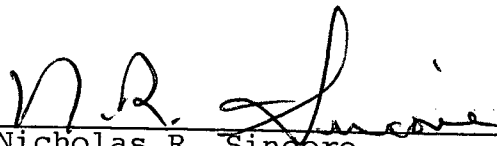
that these changes do not constitute a significant change in subject Master Plan for the Planned Unit Development as heretofore submitted by the developer.

11. All ordinances or resolutions, or parts of ordinances or resolutions in conflict with the provisions of this ordinance, are hereby rescinded and repealed.

12. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Laws of the City of Homestead. The sections of this ordinance may be renumbered or relettered or accomplish such intention, and the word "ordinance" may be changed to "section", "article", or other appropriate word.


13. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED this 20th day of July, 1981.



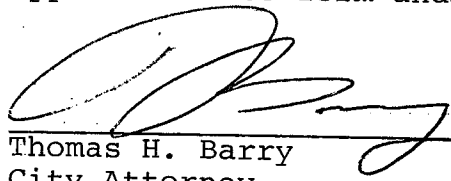
Nicholas R. Sincore
Mayor

Attest:



~~Edna B. Pinder~~
(Deputy) City Clerk

Approved as to form and correctness:



Thomas H. Barry
City Attorney

CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. Wilson,
seconded by Mr. Rutzke, for the adoption of the foregoing
Ordinance, No. 81-07-47, and upon being put to a vote, the
vote was as follows:

Walter C. Rutzke	yea
William T. McConnell	yea
William F. Dickinson	yea
Bobby L. Shiver	yea
W. Tommy Wilson	yea
Ruth L. Campbell	absent
Nicholas R. Sincore	yea

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 20 day of July, 1981.

Edna B. Rinder
City Clerk

1st Reading
5/17/84
F. W. O.
5/21/84

DEVELOPMENT ORDER ORDINANCE NO. 84-05-33

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING DEVELOPMENT ORDINANCE NO. 81-07-47, APPROVING CERTAIN CHANGES IN THE MASTER PLAN, AS AMENDED, FOR THE DEVELOPMENT OF THE VILLAGES OF HOMESTEAD REFERENCE MULTI-FAMILY USAGE OF LANDS, AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN THEREOF.

WHEREAS, the Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead and the City Council of the City of Homestead for certain changes in the Master Plan, as amended, for the development of the Villages of Homestead, and

WHEREAS, the Planning and Zoning Board has recommended same to the City Council of the City of Homestead by virtue of approval of public hearing No. 84-22, with conditions hereinafter referred to, and

WHEREAS, the City Council of the City of Homestead does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, do not constitute a substantial deviation to the previously approved development of regional impact. In making this determination, the City Council has reviewed the proposed changes, pursuant to the criteria as set forth in Section 380.06(17) Florida Statutes, and finds that the proposed deviations do not create a reasonable likelihood of additional adverse regional impact, or any other regional impact not previously reviewed by the City of Homestead or the South Florida Regional Planning Council, and

WHEREAS, the City Council of the City of Homestead does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, as set forth, do not constitute a significant change in the approved Master Development Plan, as amended, and as provided in Section 31A-100 of the Code of the Laws of the City of Homestead.

1984 JUN 13 PM 3:02

84 R 180678

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

1. That the City Council of the City of Homestead approves the Proposed Revisions to the Villages of Homestead Master Development Plan, as amended, and determine that the approved Master Development Plan, as amended, are not significantly and or adversely affected by said amendments.

2. That the City of Homestead Comprehensive Plan be and is herewith amended to reflect such revision to the Villages of Homestead Master Development Plan, as amended, and is consistant with all local land development regulations, and is further consistant with the recommendation of the staff of the South Florida Regional Planning Council under date of April 9, 1984, and such development does not therefore unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.

3. The legal description embraced within this Development Order is:

See Exhibit "A"

4. That certain parcel of land marked herein as Exhibit "B" attached hereto and made a part hereof and incorporated fully herein, and consisting of approximately 70.5 acres more or less shall be limited to the development of 640 multi-family units.

5. That the property described in Exhibit "C" attached hereto, and incorporated fully herein, shall be reduced from its present multi-family usage of 2,846 units, by 410 units, leaving its maximum multi-family usage, in the parcel described as Exhibit "C" and attached hereto, to 2,436 units.

6. The monitoring procedures shall be effected quarterly by the Director of Building and Zoning of the City of Homestead. Violations of any Building and Zoning ordinance of the City or County shall be cause for the issuance of a Cease and Desist Order. Violations of state law shall be brought to the attention of the appropriate state agency.

7. This Development Order Ordinance is further conditioned upon the express undertaking by the applicant that he/it will defend and hold harmless the City of Homestead should any litigation occur from the issuance of this Development Order Ordinance.

8. That the City Council of the City of Homestead has reviewed the proposed changes, and finds that the proposed deviations do not create or constitute a substantial deviation to the previously approved development of regional impact.

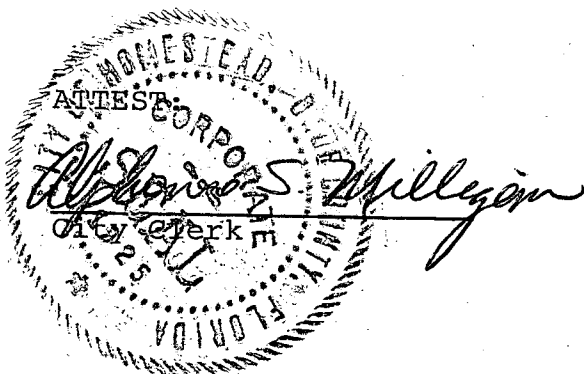
9. All ordinances or resolutions, or parts of ordinances or resolutions in conflict with the provisions of this ordinance, are hereby rescinded and repealed.

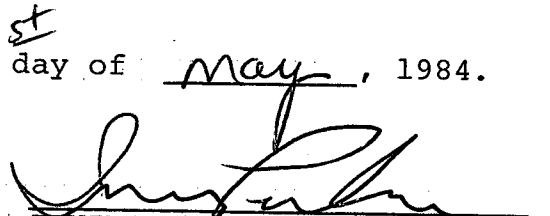
10. That the site plan that has been previously submitted to the City Council of the City of Homestead and the Planning & Zoning Department of the City of Homestead be and the same is hereby accepted and approved. Attached hereto and made a part hereof as though fully set forth herein is a list of exhibits marked "Attachment No. 1" to this ordinance, said list of exhibits includes all documentation submitted that comprises the existing site plan and said list of exhibits are approved in totality as the site plan for which approval is being given within the confines of this ordinance.

11. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Laws of the City of Homestead. The sections of this ordinance may be renumbered or relettered or accomplish such intention, and the word "Ordinance" may be changed to "section", "article" or other appropriate word.

12. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED this 21st day of May, 1984.




IRVING PESKOE, MAYOR

Approved as to correctness and form:


City Attorney

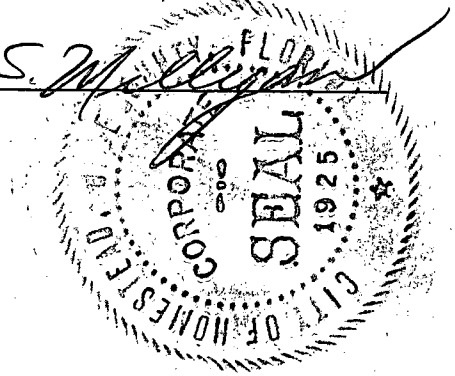
CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. Kirk
seconded by Mr. Sincore, for the adoption of the foregoing
Ordinance No. 84-05-33, and upon being put to a vote, the
vote was as follows:

Harold Ely	no
Jeff Kirk	yes
W.F. Dickinson	no
J.W. DeMilly, III	yes
Nicholas Sincore	yes
Roscoe Warren	absent
Irving Peskoe	yes

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 21st day of May, 1984.

Alphonse S. McElroy
City Clerk



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKEE
CLERK CIRCUIT COURT

LIST OF EXHIBITS

- EXHIBIT "A" 28.14 acre outparcel legal description
- EXHIBIT "B" 42.44 acre parcel legal description
- EXHIBIT "C" Proposed PUD showing unit redistribution
- EXHIBIT "D" Site plan prepared by Cano, Sotolongo & Associates, Inc.
- EXHIBIT "D" REV. Site plan prepared by Cano, Sotolongo & Associates, Inc.
- EXHIBIT "E" Traffic Impact Study, Villages of Homestead dated March 1984
- EXHIBIT "F" Chart showing redistribution of units in Homestead Properties PUD
- EXHIBIT "G" Proposed Master Plan revision dated 3-3-84
- EXHIBIT "H" Letter of Intent Dated March 15, 1984
- EXHIBIT "I" Legal description of combined parcels
- EXHIBIT "J" Legal survey of combined parcels
- EXHIBIT "K" Existing Master Development Plan showing the parcels affected by the application
- EXHIBIT "L" Floor plan & elevation (minimum sq. footage)
Unit A - 675 sq. ft. - 1 bedroom, 1 bath
Unit B - 834 sq. ft. - 2 bedroom, 1 bath
Unit C - 944 sq. ft. - 2 bedroom, 2 bath
Unit C Alt. - 975 sq. ft. - 2 bedroom, 2 bath
Unit D - 950 sq. ft. - 2 bedroom, 2 bath
Unit E - 1152 sq. ft. - 2 bedroom, 2 bath
- EXHIBIT "M" Guardhouse & wall

Post, Buckley, Schuh & Jernigan, Inc.

TRANSMITTAL

CONSULTING ENGINEERS and PLANNERS



10 PALMS PLAZA
HOMESTEAD, FLORIDA 33030-6094
(305) 248-4750

DATE	April 5, 1984	JOB NO.	050-590.10
ATTENTION	Ms. Martha O'Connell		
RE:	Legal Description - P.U.D. Boundaries		

TO City of Homestead
Building, Planning & Zoning Dept.
Homestead, Florida 33030

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1		1	Legal Description of Villages of Homestead P.U.D.

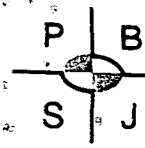
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO Ken Comyns, Steve Ratner

SIGNED: James A. Shonkwiler, P.E.



84-22
Post, Buckley, Schuh & Jernigan, Inc.

CONSULTING ENGINEERS and PLANNERS

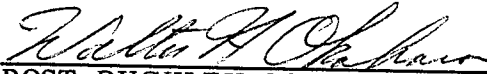
10 PALMS PLAZA, HOMESTEAD, FLORIDA 33030-6094 • 305/248-4750 • TELEX 808435

April 5, 1984

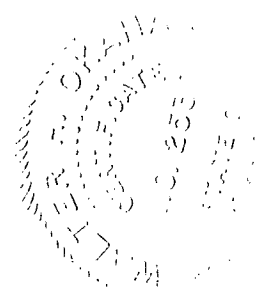
Homestead Properties, Ltd.
1820 North Canal Drive
Homestead, Florida 33035

To Whom It May Concern:

WE HEREBY CERTIFY: That the attached legal description describing lands included within the P.U.D. Boundaries was prepared under our direction and control this 5th day of April, A.D., 1984 and is true and correct to the best of our knowledge and belief.


POST, BUCKLEY, SCHUH & JERNIGAN, INC.
By: Walter H. Okahara, P.L.S.
Florida Professional Land Surveyor
Certificate of Registration No. 2530

WHO/lvc
050-590.10



LEGAL DESCRIPTION

P.U.D. BOUNDARY

A Tract of land described as portions of Sections 16, 17, 19, 20, 21, 22, 23, 26, 27, 28 and 29, in Township 57 South, Range 39 East, Dade County, Florida, more particularly described as follows: Begin at the Northwest corner of the N.E. 1/4 of said Section 19; thence $N88^{\circ}35'50''E$ along the North line of said Section 19 for 2715.72 feet to the Northeast corner of said Section 19; thence $N88^{\circ}26'49''E$ along the North line of the N.W. 1/4 of said Section 20 for 2720.41 feet to the Northeast corner of said N.W. 1/4, the same being the Southwest corner of the S.E. 1/4 of said Section 17; thence $N0^{\circ}22'40''W$ along the West line of said S.E. 1/4 for 998.09 feet; thence $N89^{\circ}41'28''E$ along the North lines of Lots 15 through 20 inclusive, of Block 4, of said Section 17 of the plat, MIAMI LAND AND DEVELOPMENT COMPANY subdivision, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida and the West-erly extension of said lines, for 1357.39 feet to the Northeast corner of said Lot 20, the same being the Southwest corner of Lot 27 of said Block 4; thence $N0^{\circ}27'49''W$ along the West line of said Lot 27 for 333.10 feet to the Northwest corner of said Lot 27; thence $N89^{\circ}40'28''E$ along the North line of said Lot 27 and its Easterly extension for 1356.89 feet to a point on the West line of said Section 16; thence $N89^{\circ}37'26''E$ along the North lines of Lots 14 and 27 of Block 3, Section 16, of said plat of, MIAMI LAND DEVELOPMENT COMPANY and the East and West extension of said lines, for 2667.41 feet to a point on the East line of the S.W. 1/4 of said Section 16; thence $N89^{\circ}34'06''E$ along the North line of Lot 14 of Block 4 of said Section 16, of the said plat, MIAMI LAND DEVELOPMENT COMPANY and its Westerly extension, for 1334.34 feet to the Northeast corner of said Lot 14; thence $S0^{\circ}22'18''E$ along the East lines of Lots 14 and 20 of said Block 4 of Section 16, and their Southerly extension for 1332.79 feet to a point on the South line of said Section 16; thence $N89^{\circ}31'49''E$ along the said South line of Section 16 for 444.42 feet; thence $S0^{\circ}28'57''E$ along the East line of Lot 5 of Block 1 of said Section 21 of the plat, MIAMI LAND DEVELOPMENT COMPANY and its Northerly extension for 1002.15 feet to the Southeast corner of said Lot 5; thence $N89^{\circ}31'58''E$ along the North line of Lot 28 of Block 1 of said Section 21, of the plat, MIAMI LAND DEVELOPMENT COMPANY and its Easterly extension for 889.02 feet to a point on the East line of said Section 21; thence $S0^{\circ}29'34''E$ along said East line of Section 21 for 668.13 feet; thence $N89^{\circ}34'52''E$ along the North lines of Lots 15 through 26 inclusive of Block 2 of said Section 22, of the plat, MIAMI LAND DEVELOPMENT COMPANY and the East and West extension of said lines for 2677.70 feet to a point on the East line of the N.W. 1/4 of said Section 22; thence $S0^{\circ}26'43''E$ along the said East line of the N.W. 1/4 for 1002.52 feet to the Southeast corner of said N.W. 1/4; thence $N89^{\circ}35'06''E$ along the North line of the S.E. 1/4 of said Section 22 for 2671.97 feet to the Northeast corner of the said S.E. 1/4 of Section 22; thence $N89^{\circ}31'07''E$ along the North line of the S.W. 1/4 of said Section 23 for 2680.97 feet to the Northeast corner of said S.W. 1/4; thence $S0^{\circ}19'11''E$ along the East line of said S.W. 1/4 of Section 23 for 2708.00 feet to the Southeast corner of said S.W. 1/4; thence $S0^{\circ}02'12''W$ along the East line of the N.W. 1/4 of said Section 26, for 2668.75 feet to the Southeast corner of the said N.W. 1/4; thence $S89^{\circ}23'23''W$ along the South line of the said N.W. 1/4 for 2678.34 feet to the Southwest corner of said N.W. 1/4; thence $S89^{\circ}39'32''W$ along the South line of the N.E. 1/4 of said Section 27, for 2657.97 feet to the Southwest corner of the said N.E. 1/4; thence $S89^{\circ}39'37''W$ along the South line of the N.W. 1/4 of said Section 27 for 2657.98 feet to the Southwest corner of said N.W. 1/4; thence $S89^{\circ}34'33''W$ along the South line of the N.E. 1/4 of said Section 28, for 2668.66 feet to the Southwest corner of said N.E. 1/4; thence $S89^{\circ}34'41''W$ along the South line of the N.W. 1/4 of said Section 28, for 2668.57 feet to the Southwest corner of said N.W. 1/4; thence $S89^{\circ}26'43''W$ along the South line of the N.E. 1/4 of said Section 29, for 2709.24 feet to the Southwest corner of said N.E. 1/4; thence $S89^{\circ}26'35''W$ along the South line of the N.W. 1/4 of said Section 29, for 2712.39 feet to the Southwest corner of said N.W. 1/4; thence $N0^{\circ}28'47''W$ along the West line of the said N.W. 1/4 of Section 29, for 2673.04 feet to the Northwest corner of said Section 29; thence $S89^{\circ}30'40''W$ along the South line of said Section 19 for 2042.06 feet; thence $N0^{\circ}31'42''W$ along the center-line of Connecticut Street, as shown on the REVISED PLAT, FLORIDA CITY PARK as recorded in Plat Book 33, at Page 48 of the Public Records of Dade County, Florida and the West line of Lot 5, Block 4, Section 19, of said plat, MIAMI LAND AND DEVELOPMENT COMPANY and the North and South extension of said line, for 2684.59 feet to a point on the South line of the N.E. 1/4 of Section 19; thence $S89^{\circ}12'01''W$ along the said South line of the N.E. 1/4 of Section 19 for 679.17 feet to the Southwest corner of said N.E. 1/4; thence $N0^{\circ}36'48''W$ along the West line of said N.E. 1/4 of Section 19 for 2617.64 feet to the Point of

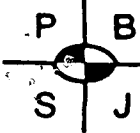
Beginning. Less the following described Lots lying in the said plat; MIAMI LAND DEVELOPMENT COMPANY: Lots 15, 16 and that portion of Lot 17, Block 4, Section 17, lying West of a line that is 527.00 feet East and parallel to the West line of the S.E. 1/4 of said Section 17; that portion of Lots 1, 2 and 3, Block 1, Section 19, lying Southerly of the right-of-way of the Homestead Extension of the Florida Turnpike; that portion of Lots 2 and 3, Block 1, Section 19 lying Northerly of said right-of-way of the Turnpike; that portion of Lot 4, Block 1, Section 19, lying Northerly of said right-of-way of the Turnpike; Lot 5, Block 1, Section 19; less the said right-of-way of the Turnpike; Lot 6, 9, 14 and 16, Block 1, Section 19; that portion of Lot 7, Block 1, Section 19, lying Northerly of said right-of-way of the Turnpike; Lot 8, Block 1, Section 19, less said right-of-way of the Turnpike; that portion of Lot 10, Block 1, Section 19, lying Southerly of said right-of-way of the Turnpike; Lots 4 and 5, Block 4, Section 19; the West 1/2 of Lot 6, Block 2, Section 20; Lot 7, Block 2, Section 20; the North 1/2 of Lot 2, Block 4, Section 20; Lot 14, Block 3, Section 21; Lot 4, Block 1, Section 29; the North 450 feet of the West 330 feet of Lot 6, Block 1, Section 29, less dedicated right-of-way; the same being the North 495 feet of the West 360 feet of the N.E. 1/4 of said Section 29 less dedicated right-of-way; the West 1/2, Lot 1, Block 2, Section 29; the East 1/2 of Lot 1 and the North-220 feet of the East-1/2 of Lot 16, Block 2, Section 29; Lot 16, less the North 220 feet of the East 1/2, of Block 2, Section 29; and less the following described lots, lying in the plat, FLORIDA CITY PARK, as recorded in Plat Book 16 at Page 53 of the Public Records of Dade County, Florida: Lots 6 and 7, Block 1; Lots 29 and 30, Block 5; Lots 2, 3, 4, 8, 11, 12 and 13, Block 9; Lots 8, 9, 10, 13 and 14, Block 10; Lots 1, 2, 7, 8 and 9, Block 11; Lots 6 to 11 inclusive and Lots 13 and 14, Block 12; and less the following described tracts, lying in the REVISED PLAT, FLORIDA CITY PARK as recorded in Plat Book 33, at Page 48 of the Public Records of Dade County, Florida: Tracts 1 through 8 inclusive, Tracts 9A and 9B, Tracts 10 through 16 inclusive, and less all roads, streets, avenues and canal, shown on said plats, FLORIDA CITY PARK and the REVISED PLAT, FLORIDA CITY PARK: and less that portion of the right-of-way of the Homestead Extension of the Florida Turnpike, lying in the N.E. 1/4 of said Section 19, and less the West 1/2 of Lot 14, Block 3, Section 20;

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

Tract 16, Block 1, and portions of Tracts 1, 2 and 3, Block 1 of Section 19, Township 57 South, Range 39 East, of the "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY" according to the plat thereof, as recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida, lying southeasterly of the southeasterly right-of-way line of the Homestead Extension of Florida's Turnpike (State Road 821), Section 87005-2302. Said parcel contains 28.14 acres more or less.

OUT PARCEL

April 5, 1984
050-590.10



Post, Buckley, Schuh & Jernigan, Inc.

CONSULTING ENGINEERS and PLANNERS

10 PALMS PLAZA, HOMESTEAD, FLORIDA 33030-6094 • 305/248-4750 • TELEX 808435

*Admit to
640*

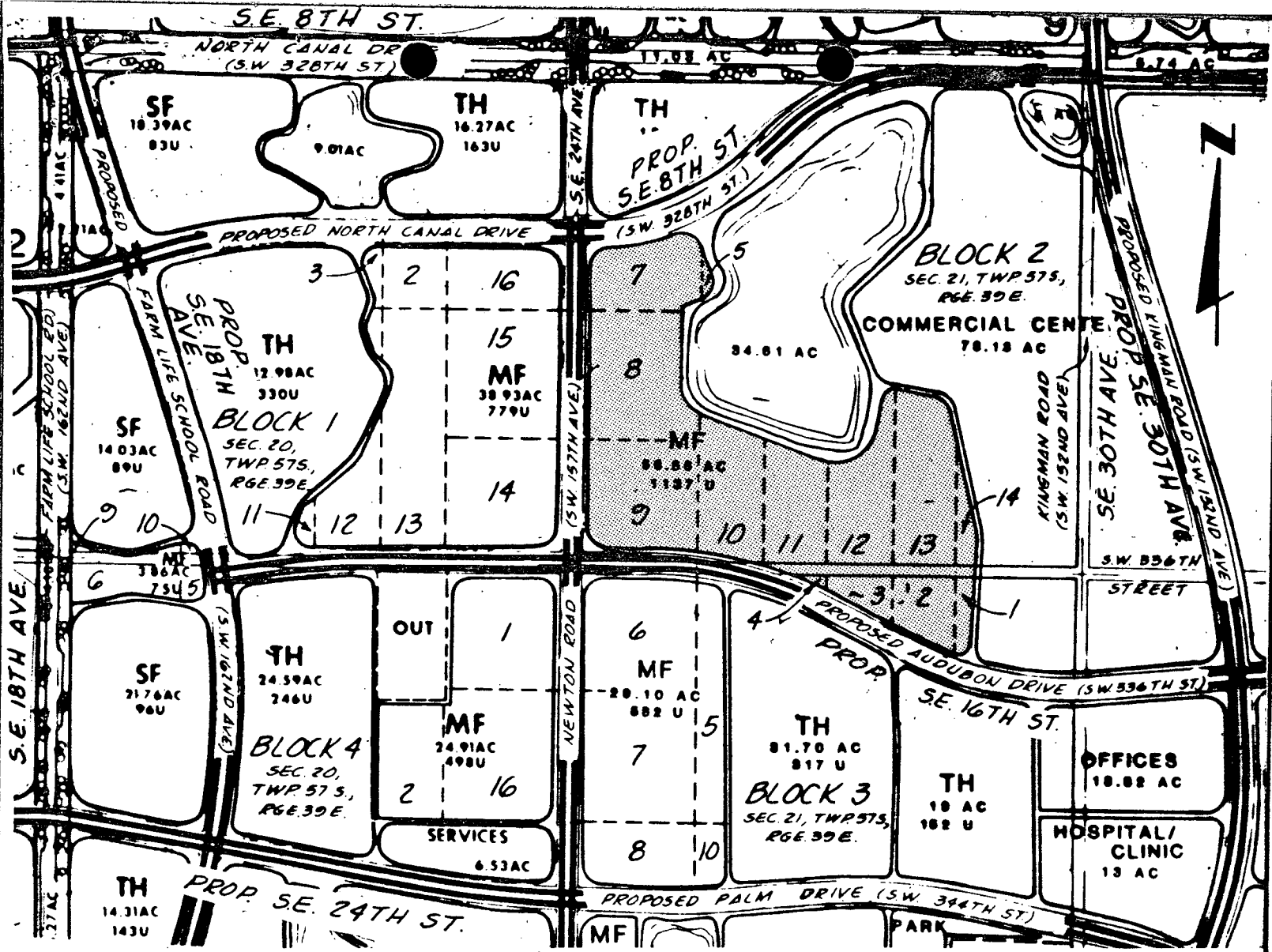
LEGAL DESCRIPTION
(PARCELS "A" AND "B")

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA BEING TRACTS 11, 12, 13, 15 AND 16, BLOCK 1; TOGETHER WITH THAT PORTION OF TRACTS 1, 2, 3 AND 4, BLOCK 1 OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD 821), SECTION 87005-2302, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE S89°12'01"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER FOR 679.16 FEET; THENCE N 0°37'57"W FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 336TH STREET AND BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE S89°12'01"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1018.74 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT 11; THENCE N 0°37'23"W ALONG SAID WEST LINE AND THE WEST LINE OF SAID TRACT 4 FOR 1479.86 FEET TO AN INTERSECTION WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE; THENCE N52°31'29"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR 1780.53 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 328TH STREET (NORTH CANAL DRIVE) SAID SOUTHERLY RIGHT-OF-WAY LINE BEING 70.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19; THENCE N88°35'50"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 242.46 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 167TH AVENUE (TENNESSEE ROAD), SAID WESTERLY RIGHT-OF-WAY LINE BEING 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE EAST LINE OF SAID SECTION 19; THENCE S 0°38'20"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 1914.41 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 15; THENCE S89°02'58"W ALONG SAID SOUTH LINE FOR 649.10 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TRACT 13, SAID INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT 15; THENCE S 0°37'57"E ALONG SAID EAST LINE FOR 629.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 70.58 ACRES MORE OR LESS.

SAID PARCEL BEING SUBJECT TO THE UTILITIES EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 9872, AT PAGE 1992 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH ANY CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, COVENANTS, EASEMENTS AND DEDICATIONS OF RECORD.

MARCH 15, 1984
050-590.00



**LOCATION MAP
NOT TO SCALE**

EXHIBIT "C"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF TRACTS 1, 2, 3 AND 4, BLOCK 3 AND PORTIONS OF TRACTS 5, 7, 8, 9, 10, 11, 12, 13 AND 14 OF BLOCK 2; TOGETHER WITH A PORTION OF S.E. 16TH STREET (S.W. 336TH STREET), IN SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST OF "PLAT OF LANDS BELONGING TO THE MIAMI LAND & DEVELOPMENT CO.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTH OF PROPOSED S.E. 8TH STREET (PROPOSED NORTH CANAL DRIVE; S.W. 328TH STREET), EAST OF S.E. 24TH AVENUE (NEWTON ROAD; S.W. 157TH AVENUE) AND NORTH OF PROPOSED S.E. 16TH STREET (PROPOSED AUDUBON DRIVE; S.W. 336TH STREET); CONTAINING 56.85 ACRES, MORE OR LESS, AS SHOWN ON THE "MASTER DEVELOPMENT PLAN" OF THE "VILLAGES OF HOMESTEAD" AS PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED MAY 22, 1981.

REVISED MAY 4, 1984 TO SHOW CITY OF HOMESTEAD STREET NAMES.

PREPARED FOR:

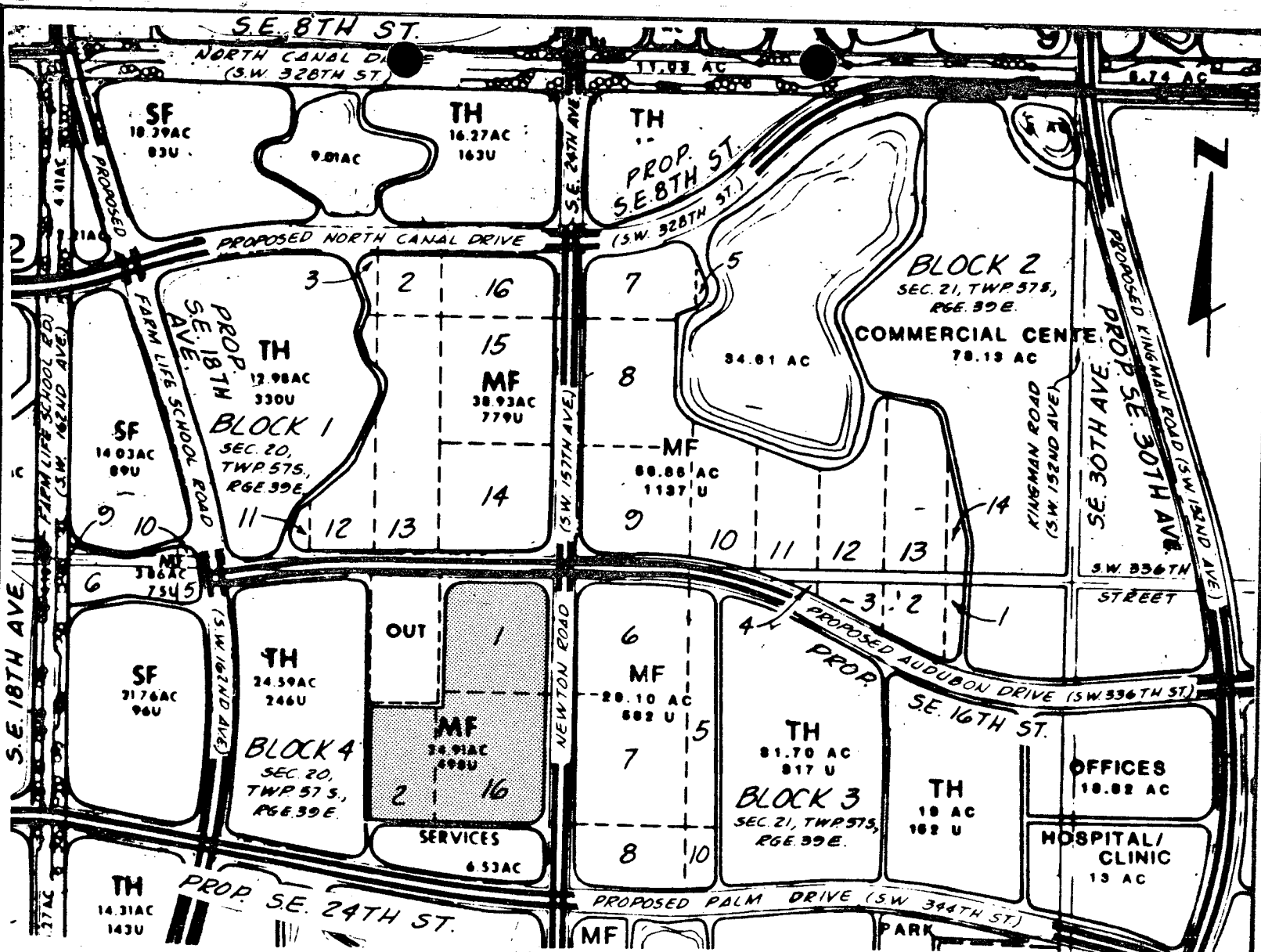
Villages of Homestead

Post, Buckley, Schuh & Jernigan, Inc.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
10 PALMS PLAZA HOMESTEAD, FLORIDA



A DEVELOPMENT OF HOMESTEAD PROPERTIES

DESIGN	DEVELOPMENT ORDER AMENDMENTS	680-690.10
DRAWN: DWD	SKETCH AND LEGAL DESCRIPTION	5/2/84
CHECKED: WHO	CITY OF HOMESTEAD	DADE COUNTY
D.C.	FLORIDA	1 OF 1



**LOCATION MAP
NOT TO SCALE**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF TRACTS 1, 2 AND 16, BLOCK 4, IN SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST OF "PLAT OF LAND BELONGING TO THE MIAMI LAND & DEVELOPMENT CO.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTH OF PROPOSED S.E. 16TH STREET (PROPOSED AUDUBON DRIVE; S.W. 336TH STREET) AND WEST OF S.E. 24TH AVENUE (NEWTON ROAD; S.W. 157TH AVENUE); CONTAINING 24.91 ACRES, MORE OR LESS; AS SHOWN ON THE "MASTER DEVELOPMENT PLAN" OF THE "VILLAGES OF HOMESTEAD" AS PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED MAY 22, 1981.

REVISED MAY 4, 1984 TO SHOW CITY OF HOMESTEAD STREET NAMES.

PREPARED FOR:

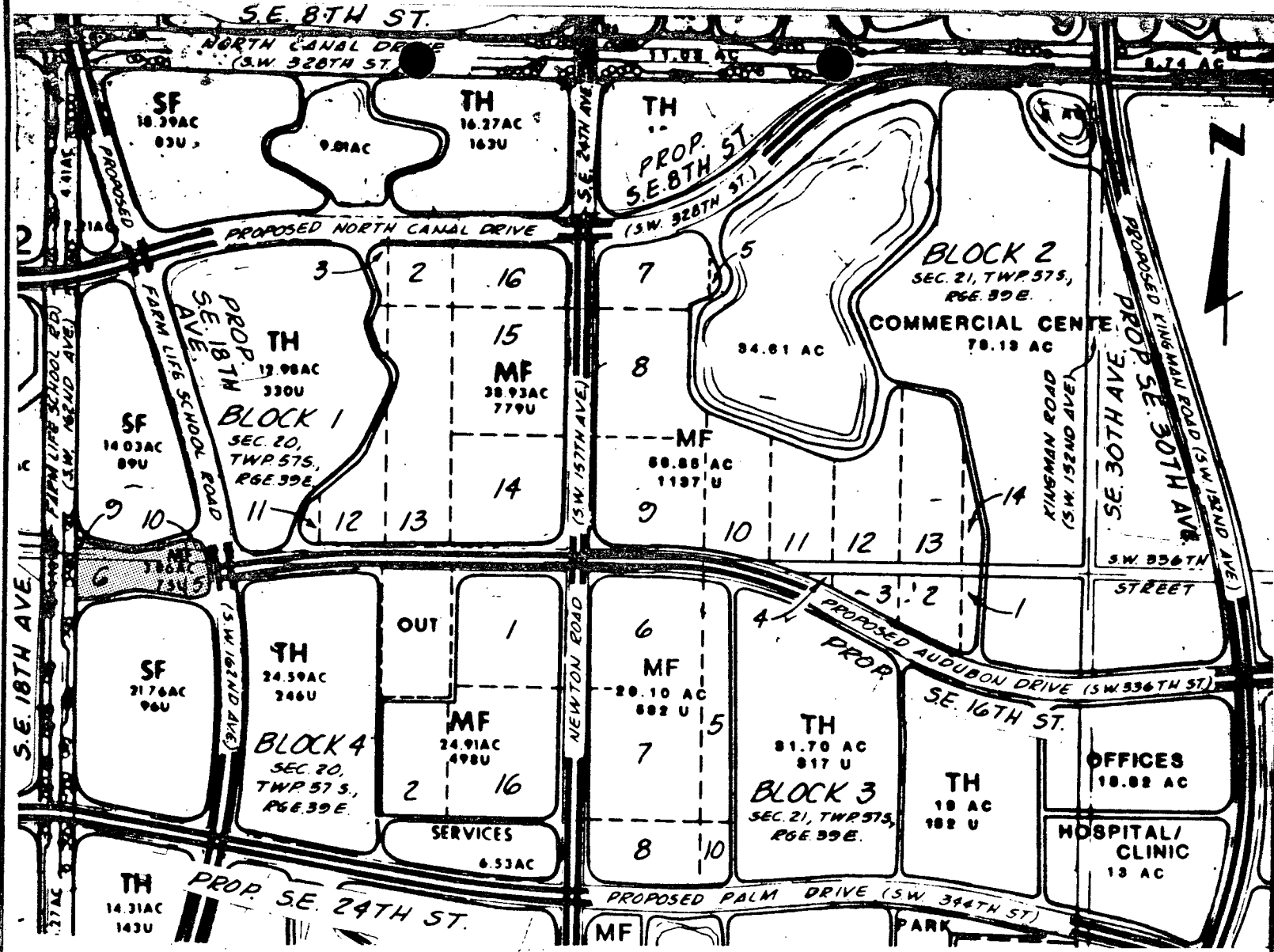
Villages of Homestead

Post, Buckley, Schuh & Jernigan, Inc.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
10 PALMS PLAZA HOMESTEAD, FLORIDA



A DEVELOPMENT OF HOMESTEAD PROPERTIES

OFFICE	DWD	DEVELOPMENT ORDER AMENDMENTS SKETCH AND LEGAL DESCRIPTION	11 12/2/84
CHECKED	WHO		
CITY OF HOMESTEAD		DADE COUNTY	FLORIDA
		1 OF 1	



**LOCATION MAP
NOT TO SCALE**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF TRACTS 9 AND 10, BLOCK 1 AND PORTIONS OF TRACTS 5 AND 6, BLOCK 4 TOGETHER WITH A PORTION OF S.E. 16TH STREET (S.W. 336TH STREET), IN SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST OF "PLAT OF LANDS BELONGING TO THE MIAMI LAND & DEVELOPMENT CO.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING EAST OF S.E. 18TH AVENUE (FARM LIFE SCHOOL ROAD; S.W. 162ND AVENUE) AND WEST OF PROPOSED S.E. 18TH AVENUE (PROPOSED FARM LIFE SCHOOL ROAD; S.W. 162ND AVENUE); CONTAINING 3.86 ACRES, MORE OR LESS; AS SHOWN ON THE "MASTER DEVELOPMENT PLAN" OF THE "VILLAGES OF HOMESTEAD" AS PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED MAY 22, 1981.

REVISED MAY 4, 1984 TO SHOW CITY OF HOMESTEAD STREET NAMES.

PREPARED FOR:

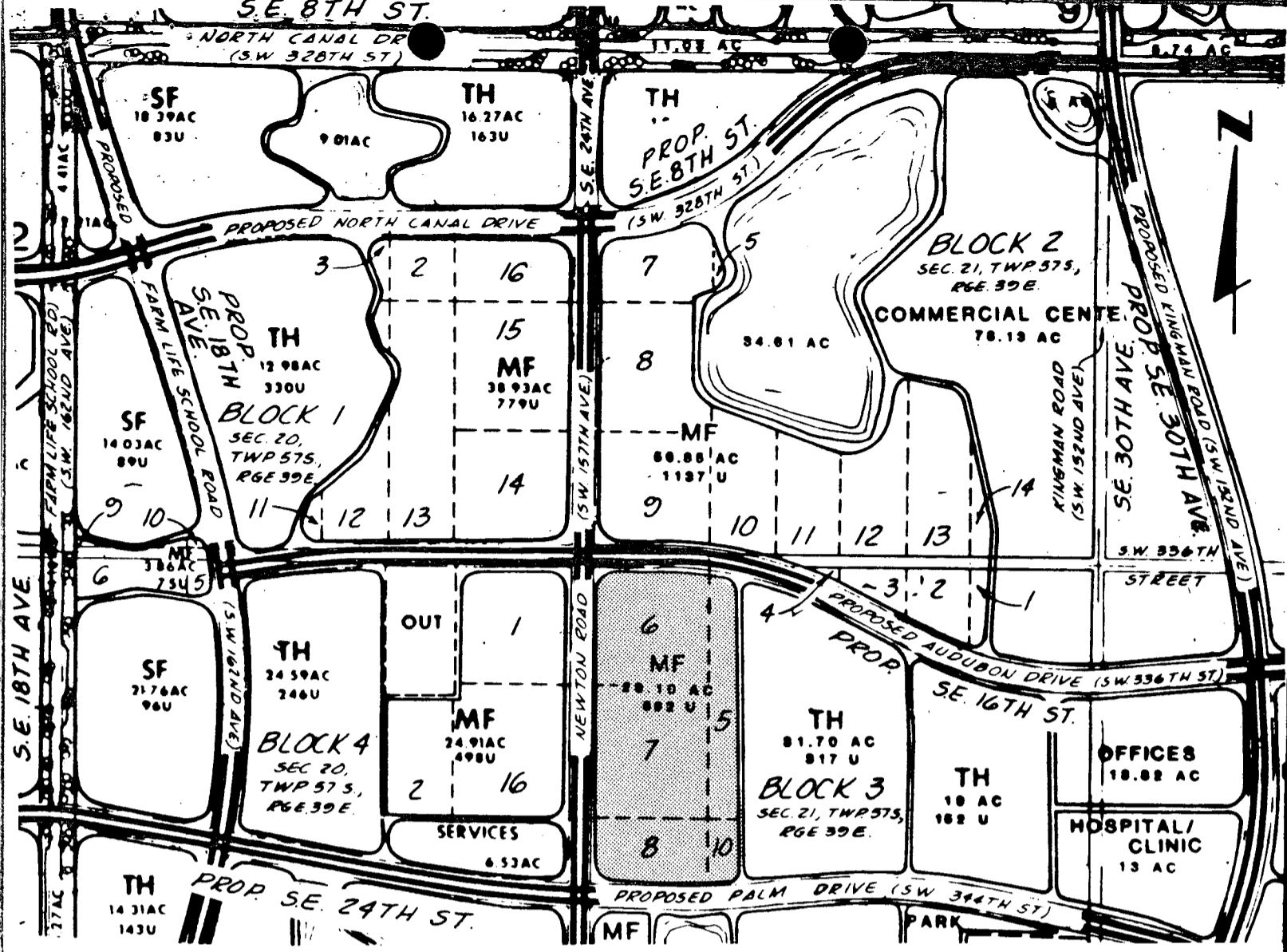
Villages of Homestead

Post, Buckley, Schuh & Jernigan, Inc.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
10 PALMS PLAZA HOMESTEAD, FLORIDA



A DEVELOPMENT OF HOMESTEAD PROPERTIES

DESIGN	DWD	DEVELOPMENT ORDER AMENDMENTS	APP. 050-890.10
DRAWN	WHO	SKETCH AND LEGAL DESCRIPTION	DATE 8/2/84
CHECKED		CITY OF HOMESTEAD	DADE COUNTY
D.C.		FLORIDA	1 OF 1



**LOCATION MAP
NOT TO SCALE**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF TRACTS 5, 6, 7, 8 AND 10, BLOCK 3 OF "PLAT OF LANDS BELONGING TO THE MIAMI LAND & DEVELOPMENT CO.", IN SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTH OF PROPOSED S.E. 16TH STREET (PROPOSED AUDUBON DRIVE; S.W. 336TH STREET), EAST OF S.E. 24TH AVENUE (NEWTON ROAD; S.W. 157TH AVENUE) AND NORTH OF PROPOSED S.E. 24TH STREET (PROPOSED PALM DRIVE; S.W. 344TH STREET); CONTAINING 29.10 ACRES, MORE OR LESS; AS SHOWN ON THE "MASTER DEVELOPMENT PLAN" OF THE "VILLAGES OF HOMESTEAD" AS PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED MAY 22, 1981.

REVISED MAY 4, 1984 TO SHOW CITY OF HOMESTEAD STREET NAMES.

PREPARED FOR:

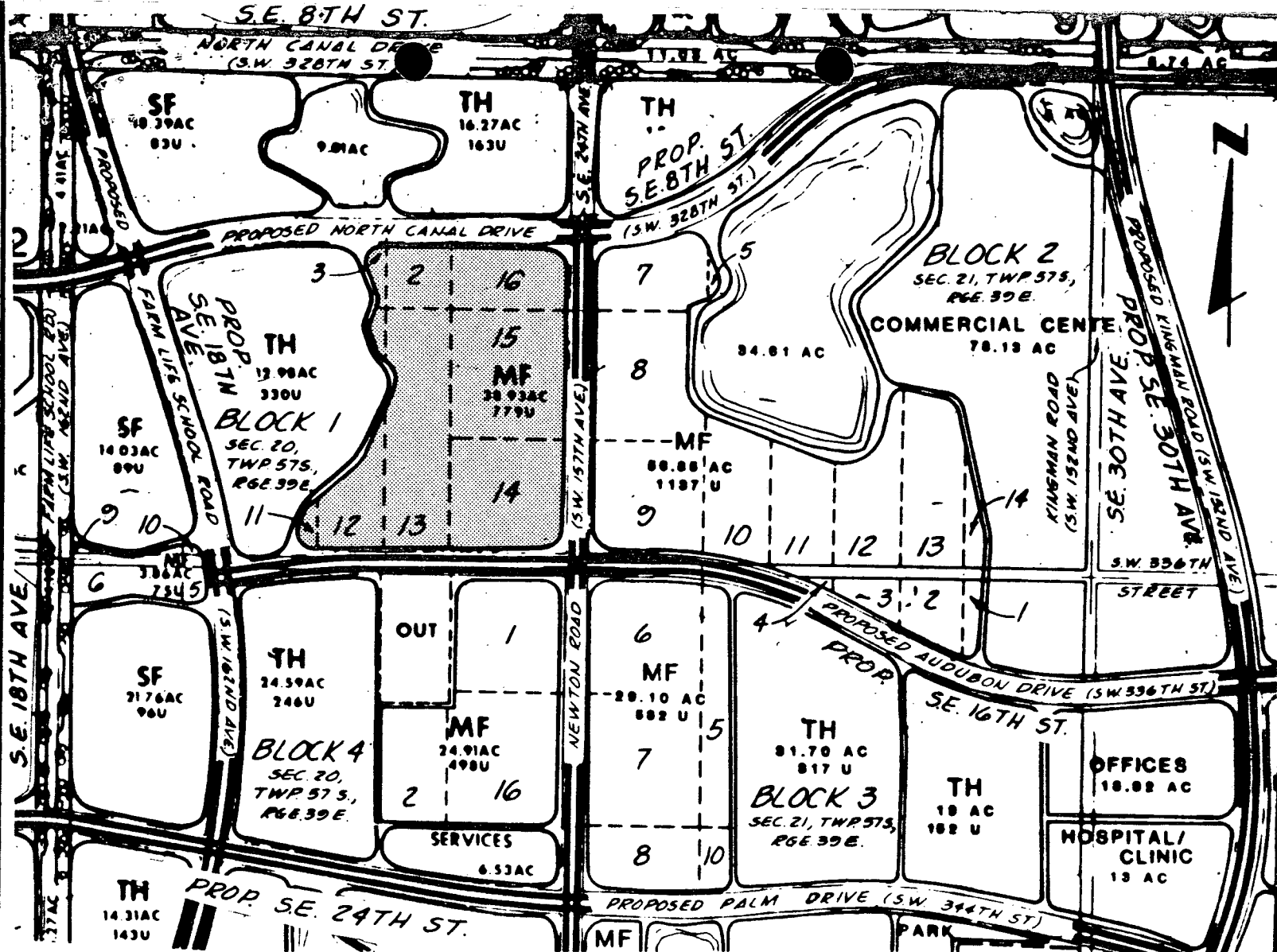
Villages of Homestead

Post, Buckley, Schuh & Jernigan, Inc.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
10 PALMS PLAZA HOMESTEAD, FLORIDA



A DEVELOPMENT OF HOMESTEAD PROPERTIES

PROJECT: DWD	DEVELOPMENT ORDER AMENDMENTS	DATE: 5/8/84
BY: WHO	SKETCH AND LEGAL DESCRIPTION	SHEET: 1 OF 1
CITY OF HOMESTEAD	DADE COUNTY	FLORIDA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF TRACTS 2, 3, 11, 12, 13, 14, 15 AND 16, BLOCK 1 OF "PLAT OF LANDS BELONGING TO THE MIAMI LAND & DEVELOPMENT CO.", IN SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LYING SOUTH OF PROPOSED S.E. 8TH STREET (PROPOSED NORTH CANAL DRIVE; S.W. 328TH STREET), WEST OF S.E. 24TH AVENUE (NEWTON ROAD; S.W. 157TH AVENUE) AND NORTH OF PROPOSED S.E. 16TH STREET (PROPOSED AUDUBON DRIVE; S.W. 336TH STREET); CONTAINING 38.93 ACRES, MORE OR LESS; AS SHOWN ON THE "MASTER DEVELOPMENT PLAN" OF THE "VILLAGES OF HOMESTEAD" AS PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED MAY 22, 1981.

REVISED MAY 4, 1984 TO SHOW CITY OF HOMESTEAD STREET NAMES.

PREPARED FOR:

Villages of Homestead

DEVELOPMENT OF HOMESTEAD PROPERTIES

Post, Buckley, Schuh & Jernigan, Inc.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
10 PALMS PLAZA HOMESTEAD, FLORIDA

ORDER
DRAWN: DWD
CHECKED: WHO
DATE:

DEVELOPMENT ORDER AMENDMENTS
SKETCH AND LEGAL DESCRIPTION

CITY OF HOMESTEAD DADE COUNTY FLORIDA

1 OF 1

A G R E E M E N T

AN AGREEMENT, made in Homestead, Florida, on May 21, 1984, by GROSSMAN HOLDINGS LIMITED, BLEEMAN HOLDINGS LIMITED, THE MERIDIAN BUILDING GROUP LIMITED, and MARKBOROUGH PROPERTIES LIMITED, all Canadian corporations, doing business as HOMESTEAD PROPERTIES, a general partnership, (hereinafter collectively referred to as "Developer"), VETERAN'S CONSTRUCTION CORPORATION, a Delaware corporation, (hereinafter referred to as "Builder"), and THE CITY OF HOMESTEAD, Florida (hereinafter referred to as "City").

W I T N E S S E T H:

WHEREAS, Developer is the record title owner and developer of the 3,200 acre parcel of real property within the city limits of Homestead, Dade County, Florida, commonly known as "The Villages of Homestead"; and

WHEREAS, Builder has contracted to purchase from Developer that certain real property located within the Villages of Homestead and legally described in attached Exhibit "A", (hereinafter referred to as the "Project"), containing approximately 71 gross acres and said property must be zoned for use as 640 residential building unit condominium structure as a condition precedent to the closing of said purchase; and

WHEREAS, the Developer has applied to the City : (1) to amend the City's Comprehensive Plan with regard to the Property, (2) to rezone the Property, (3) to amend the Homestead Properties' DRI Development Order with regard to the Property, (4) to find that the proposed amendments to the Developer's DRI Development Order (Ordinance No. 81-07-47) and the revisions to the Homestead Master Development Plan do not constitute a substantial deviation under Section 380.06 (17), Florida Statutes, and (5) to approve a site plan for the Property entitled "Villages of Homestead -- Lakeshore Village", prepared by Cono, Sotolongo and Associates, Inc., dated March 16, 1984; and

WHEREAS, the approvals requested by the Developer would permit the development of a maximum number of 640 multiple family units upon the Property; and

WHEREAS, certain members of the City Council of the City have exhibited some concern over the possibility that the project will not be maintained in the event the Declaration of Condominium is terminated;

WHEREIN FOR AND IN CONSIDERATION OF THE COVENANTS CONTAINED HEREIN AND OF THE GRANTING OF THE PENDING APPLICATION OF DEVELOPER BY THE CITY, AS DESCRIBED HEREIN, IT IS MUTUALLY AGREED, AS FOLLOWS:

1. In the event that the Declaration of Condominium (a copy of which and all exhibits thereto is attached hereto as Exhibit "B"), on the Project is terminated and that the use of said property as a multiple family condominium development is abandoned, Builder and Developer agree to provide for the maintenance and upkeep of the Project consistent with the maintenance and upkeep required under said Declaration of Condominium. When such condominium documents are recorded, an addendum hereto shall be executed by the parties to reflect the recording information of such documents.

2. This agreement shall apply only to units within the Project which have not been conveyed to a third party or entity (other than a party hereto) and to the common areas within said project. This agreement and all obligations and liabilities hereunder shall terminate automatically upon the conveyance of the last unit within the Project to a third party or entity or by mutual agreement of the parties hereto; whichever comes first. This Agreement will continue to be binding if the transfer to a third party is one in which the Builder has an ownership interest, whether individually, or as shareholder or as a general or limited partner to any extent in the acquiring entity.

3. This Agreement shall not be recorded in the Public Records of Dade County, Florida.

4. This Agreement shall be binding on the heirs, successors and assigns of the Developer and Builder. Notwithstanding anything contained herein above to the contrary, this agreement shall not be binding upon an institutional mortgagee (as hereinafter defined) which obtains title to a unit as a

result of foreclosure of its mortgage or to an institutional mortgagee or its designate which accepts the deed to any unit in lieu of foreclosure; however, said institutional mortgagee shall continue to be bound by the restrictions and limitations contained in the Declaration of Protective Covenants of the Villages of Homestead Homeowner's Association. An "institutional mortgagee" shall be defined herein as any federally or state chartered commercial bank or Savings and Loan association.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Michelle J. Satham
Michelle J. Satham

(as to both)

GROSSMAN HOLDINGS LIMITED,
BLEEMAN HOLDINGS LIMITED, THE
MERIDIAN BUILDING GROUP
LIMITED and MARKBOROUGH
PROPERTIES LIMITED, all
Canadian corporations doing
business as HOMESTEAD PROPERTIES

BY: *Kenneth C. Comyns*
KENNETH C. COMYNS
ATTORNEY-IN-FACT

BY: *Charles G. Smith, Jr.*
CHARLES G. SMITH, JR.
ATTORNEY-IN-FACT

("Developer")

Michelle J. Satham
Michelle J. Satham

VETERANS CONSTRUCTION CORPORATION
a Delaware corporation

BY: *Steve Rattner*
STEVE RATTNER
EXECUTIVE VICE-PRESIDENT

(Corporate Seal)

Michelle J. Satham

CITY OF HOMESTEAD

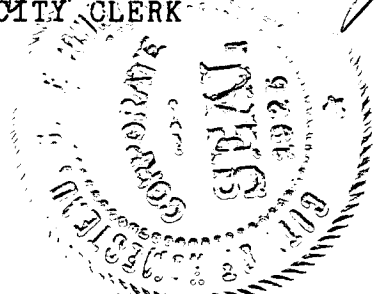
BY: *Irving Peskoe*
IRVING PESKOE
MAYOR

Theresa Breckenridge

ATTEST: *Alfonso Milligan*
ALFONSO MILLIGAN
CITY CLERK

APPROVED AS TO FORM AND CONTENT

Michael E. Watkins
MICHAEL E. WATKINS
CITY ATTORNEY



Final records
6/3/85

1985 JUN 18 AM 9:53
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85R182314

ORDINANCE NO. 85-05-33

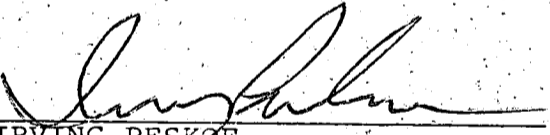
AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING ORDINANCE NO. 75-11-69, AS AMENDED, TO CHANGE THE LEGAL DESCRIPTION CONTAINED THEREIN ON PROPERTIES ZONED PUD TO INCLUDE CERTAIN OUT-PARCELS. SAID AMENDMENTS TO ORDINANCE NO. 75-11-69, AS PREVIOUSLY AMENDED, SHALL REZONE SAID OUT-PARCELS TO PUD. SAID MATTER HAVING BEEN HEARD BY THE PLANNING & ZONING BOARD OF THE CITY OF HOMESTEAD UNDER PUBLIC HEARING NO. 85-29.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

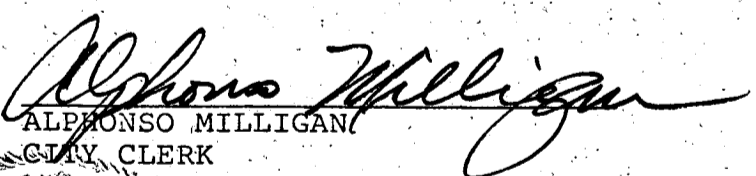
Section 1. That ordinance no. 75-11-69, as amended, be and the same is hereby amended to add to the PUD zoning, established under ordinance 75-11-69, as amended, the following described properties attached to this ordinance, incorporated fully herein, and described as exhibit "A".

Section 2. That the parcels of property contained in exhibit "A" herein shall assume the density of the surrounding parcels once incorporated into the PUD zoning.

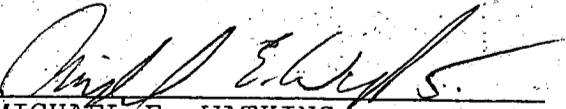
PASSED AND ADOPTED this 3rd day of June, 1985.

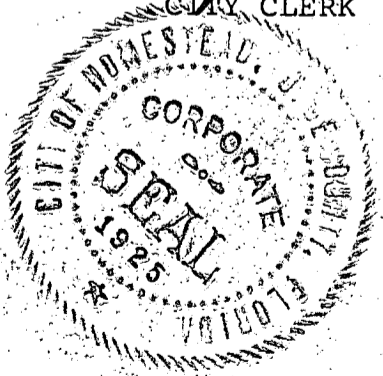

IRVING PESKOE
MAYOR

ATTEST:


ALPHONSO MILLIGAN
CITY CLERK

APPROVED AS TO FORM & CORRECTNESS:


MICHAEL E. WATKINS
CITY ATTORNEY



13.00
M

EXHIBIT "A"PARCEL 1

A parcel of land being Lot 16, less the North 200 feet of the East one-half and the West one-half of Lot 1, Block 2, "Miami Land and Development Company", according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida, less therefrom the dedicated road rights-of-way on the Northerly and Easterly side thereto, said parcel being more particularly described by "metes and bounds" as follows:

COMMENCE at the Northwest corner of Section 29, Township 57 South, Range 39 East; thence N89°30'31"E along the North line of said Section 29 for 2033.76 feet to an intersection with the Northerly prolongation of the Westerly line of said Lot 1; thence South 0°29'28" East along said Northerly prolongation of the West line of said Lot 1 for 50.00 feet to an intersection with the Southerly right-of-way line of Palm Drive; said intersection also being the Point of Beginning of the hereinafter described parcel of land; thence N89°30'31" East along said Southerly right-of-way line of Palm Drive for 323.96 feet; thence S0 29'35"E for 855.08 feet; thence N89°29'32"E for 323.98 feet to an intersection with the Westerly right-of-way line of Farm Life School Road; thence S0°29'41"E along said Westerly right-of-way line for 414.99 feet to an intersection with the Southerly line of said Lot 16; thence S89°28'33"W along said Southerly line for 648.01 feet to an intersection with the West line of said Lot 16; thence N0°29'28"W along the West line of said lot 16 and Lot 1 for 1270.35 feet to the Point of Beginning. Said parcel contains 12.54 acres more or less.

PARCEL 2

Lot 4 in Block 1 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION in Section 29, Township 57 South, Range 39 East, according to the plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida. Said parcel contains 10.00 acres more or less.

PARCEL 3

Lot 14, Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION in Section 21, Township 57 South, Range 39 East, according to the plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida. Said parcel contains 10.00 acres more or less.

CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. Kirk
seconded by Mr. Warren, for the adoption of the foregoing
Ordinance No. 85-05-33, and upon being put to a vote, the
vote was as follows:

Harold Ely	Yes
Jeff Kirk	Yes
W.F. Dickinson	Yes
J.W. DeMilly, III	Yes
Nicholas Sincore	Yes
Roscoe Warren	Yes
Irving Peskoe	Yes

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 3rd day of June, 1985.

Alphonse V. Pellegrini
City Clerk



RECORDED IN OFFICIAL RECORDS BOOKS
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD E. BRINKER
CLERK CIRCUIT COURT

OFF REC 12545 PG 1108

DEVELOPMENT ORDER ORDINANCE NO. 85-05-34

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING DEVELOPMENT ORDINANCE NO. 84-05-33 (LAST REVISED DEVELOPMENT ORDER FOR THE VILLAGES OF HOMESTEAD, A DEVELOPMENT OF REGIONAL IMPACT); APPROVING CERTAIN CHANGES IN THE MASTER PLAN, AS AMENDED, FOR THE DEVELOPMENT OF THE VILLAGES OF HOMESTEAD; ADOPTING A NEW PHASING PLAN FOR THE VILLAGES OF HOMESTEAD AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN THEREOF UNDER CHAPTER 380, FLORIDA STATUTES OR THE CODE OF LAWS OF THE CITY OF HOMESTEAD.

WHEREAS, the City of Homestead has adopted Ordinance No. 75-11-70 which constituted a development order under Chapter 380, Florida Statutes (1972) for the Villages of Homestead, a development of regional impact; and

WHEREAS, Ordinance No. 75-11-70 was amended by Ordinance No. 76-02-9 of the City of Homestead (hereinafter the "Development Order") to resolve an appeal filed by the South Florida Regional Planning Council with the Florida Land and Water Adjudicatory Commission; and

WHEREAS, the City of Homestead has permitted insubstantial changes to the Development Order pursuant to Resolution No. 75-10-32, Ordinance No. 81-07-47 and Ordinance No. 84-05-33 (collectively referred to as the Amended Development Order); and

WHEREAS, the Owners and Developers of the Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead to amend its Master Development Plan in the following respects:

(a) To amend the Planned Unit Development Ordinance for the Villages of Homestead by adopting the revised Development Plan, prepared by Environmental Planning and Design, entitled "Villages of Homestead Master Development Plan," last revised April 22, 1985;

(b) To amend the Amended Development Order issued by the City of Homestead for the Villages of Homestead by adopting the proposed Master Development Plan and the revised Development Phasing Schedule; and

57.00
m

(c) To find that the above proposed changes do not represent a substantial deviation under Section 380.06(17)(a), Florida Statutes or a significant change in the approved Master Development Plan under the Code of Laws of the City of Homestead; and

WHEREAS, the changes to the Villages of Homestead's Master Development Plan include (a) the establishment of a 186.30 acre city park site in Zone 4, Sector 15 per the request of the City; (b) the location of a 20.63 acre city park site in Zone 2, Sector 9; (c) the inclusion of certain out-parcels into the Master Development Plan for the Villages of Homestead in a manner which does not result in any increase density in the project; (d) the elimination of linear parks and certain neighborhood parks as a result of transferring park acreage to the new city park in Zone 4; (e) the relocation of a junior high school site to Sector 20 per the request of the Dade County School Board; (f) the elimination of an elementary school site in Zone 1, Sector 1, per the recommendation of the Dade County School Board; (g) the relocation of the 150 acre golf course from Zone 4, Sector 15 to Zone 3; (h) the relocation of certain road alignments; (i) the creation of traffic zones within the project with the right to shift up to 10% of the number of units within any sector in a zone over the number of units shown for that sector provided that the total number of the units by type within the zone will not exceed the specified number already allowed under the current Master Development Plan; (j) the adoption of a new Phasing Plan for the Villages of Homestead; and (k) the addition of certain conditions recommended by the staff of the South Florida Regional Planning Council relating to energy conservation, hazardous material/waste protection and transportation monitoring; and

WHEREAS, the above changes do not result in any increase in the number of dwelling units approved for the Villages of Homestead or any major redistribution of those dwelling units or in any reduction in the number of acres provided for open area within the Villages of Homestead Master Development Plan as originally adopted; and

WHEREAS, the Villages of Homestead has submitted into the record in support of its application a traffic report prepared by David Plummer and Associates, entitled "Villages of Homestead - Traffic Update," which determined that the roadway network as originally shown in the DRI will provide adequate levels of service through the year 2015 to accommodate the buildout schedule for the 14,465 units approved for the Villages of Homestead in that the location of 10% of the units within each of the traffic zones established on the revised Development Master Plan could be shifted within that zone without effecting the level of service estimated, and the Villages also submitted a letter from the Assistant Supervisor, Site Planning Section, Dade County Public Schools, relating to the changes recommended by her office; and

WHEREAS, the Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead and the City Council of the City of Homestead to approve the above changes in the Master Plan, as amended, for the development of the Villages of Homestead; and

WHEREAS, the Planning and Zoning Board has recommended these changes to the City Council of the City of Homestead by virtue of approval of Public Hearing No. 85-29, with the condition that the 20.63 acre park site in Zone 2, Sector 5 be relocated so that it does not abut on any currently developed properties; and

WHEREAS, the City Council of the City of Homestead does find and determine that the proposed revisions to the Village's Phasing Schedule and Land Use Master Development Plan, as amended, do not constitute a substantial deviation to the previously approved Development of Regional Impact. In making this determination, the City Council has reviewed the proposed changes, pursuant to the criteria as set forth in Section 380.06(17), Florida Statutes, and finds that the proposed deviations do not create a reasonable likelihood of additional adverse regional impact, or in any other regional impact not previously reviewed

by the City of Homestead or the South Florida Regional Planning Council; and

WHEREAS, the City Council of the City of Homestead does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, as set forth, do not constitute a significant change in the approved Master Development Plan, as amended, and as provided in Section 31A-100 of the Code of Laws of the City of Homestead.

NOW, THEREFORE, be it ordained by the City Council of the City of Homestead, Dade County, Florida:

1. That this Ordinance shall constitute an amendment to the Amended Development Order for the Development of Regional Impact known as the Villages of Homestead, the legal description of which is attached hereto as Exhibit A, and that the revisions proposed to the Phasing Schedule for the Villages of Homestead and to the Villages of Homestead Master Development Plan, as amended, are hereby approved and determined not to be a substantial deviation under Chapter 380.06(17), Florida Statutes or represent a significant change in the approved Master Development Plan, as amended, as provided in Section 31A-100 of the Code of Laws of the City of Homestead.

2. That the certain out-parcels legally described in Exhibit B hereto are incorporated as part of the Villages of Homestead Master Development Plan.

3. In lieu of providing reports regarding energy conservation, the following energy conservation measures shall be incorporated into project design and operation of residential buildings (except in platted and/or developed areas of Zone 1 in existence as of the date of this Amended Development Order:

- a. Where feasible use of natural gas for cooking, space heating, and water heating.
- b. Measures where practical that effectively yield, in the cooling mode, R-11 in walls and R-19 in ceilings.

- c. Use of flow restricting shower heads.
- d. High efficiency air conditioning systems with minimum energy efficiency ratios (EER) of 9.5.
- e. Where feasible use of solar water heaters in single-family homes and townhouses, and heat recovery water heaters (with gas backup) in low rise multi-family structures.
- f. In multi-family buildings, individual electric metering of tenants.
- g. Where feasible, minimize east-west wall area where for a majority of residential structures no more than 40 percent of total wall surface faces east and west.

Furthermore, the following energy conservation measures shall be incorporated into the project design and operations of non-residential buildings.

- a. Maximize the flexibility of air conditioning systems to cool only occupied areas (on at least a floor by floor basis).
- b. Air distribution using a variable air volume system, where practical.
- c. Air conditioning energy efficiencies (EER) of 10.0.
- d. Measures that effectively yield, in the cooling mode, R-7 in walls and R-19 in ceilings.
- e. Thermal isolation of non-critical areas such as closets and other storage areas, to reduce cooled space where feasible.
- f. For buildings over 75,000 square feet, central energy management systems that will provide start/stop optimization, time of day scheduling, electric demand limiting, night temperature set back/startup, programmed maintenance, and building lighting control.

- g. Non-electric energy sources for cooking, space heating, and water heating where practical.
- h. Where feasible individual electric metering of tenants.
- i. Minimize use of incandescent lighting with maximum use of task lighting and natural lighting where possible.
- j. Use of low water volume toilets, limited to 3.5 gallons per flush.
- k. Where feasible, minimize east-west wall areas where for a majority of buildings no more than 40 percent of total wall surface faces east and west.
- l. Use exterior shading or tinted or reflective glass to reduce the amount of direct sunlight entering air conditioned areas.
- m. Use of light colors for exterior surfaces, where practical.
- n. Landscape shading of exterior wall surfaces of low rise buildings.
- o. Bicycle support facilities, including secure bike racks or storage areas, and, if feasible, on-site bicycle paths.
- p. Landscaping where feasible to shade, on the average, fifty percent of parking space, between 10:00 AM and 5:00 PM, after eight years of growth (one tree for every six parking spaces, assuring a 15 foot canopy).
- q. An internal circulation system designed to minimize automobile/pedestrian/bicycle conflicts.

4. The Owners and Developers of the Villages of Homestead, and their successors and assigns, shall provide in the employment, commercial, hospital and office areas, by restrictive covenant and/or lease or sales agreements, as applicable, hazardous materials accident prevention, mitigation, and response

standards, to be met by the Villages of Homestead, its successors or assigns, and all tenants classified by a SIC code listed in Attachment 1 that use, handle, store, display, or generate hazardous materials (ignitable, corrosive, toxic, or reactive), including those identified in Attachment 2; provided, however, that the uses in Attachment 1 and the wastes in Attachment 2 shall be simultaneously amended upon the addition or deletion of any or all listed uses, materials, or wastes by amendment to the "County and Regional Hazardous Waste Assessment Guidelines" incorporated by reference into Rule 17-31.03(2), Florida Administrative Code. At a minimum, these standards shall:

- a. Require that areas within buildings where hazardous materials or hazardous wastes are to be used, displayed, handled, generated, or stored shall be constructed with impervious floors, without drains, to ensure containment and facilitate cleanup of any spill or leakage.
- b. Require that the loading/unloading of any hazardous material or hazardous waste shall occur in a covered loading/unloading dock with a spill containment area not connected to the project storm drainage or sanitary sewage system.
- c. Prohibit any outside storage of hazardous materials or hazardous waste.
- d. Require all hazardous waste generators to contract with a licensed public or private hazardous waste disposal service or processing facility and to provide to Dade County DERM copies of one of the following forms of documentation of proper hazardous waste management practices:
 - 1. A hazardous waste manifest;
 - 2. Shipment to a permitted hazardous waste management facility; or
 - 3. A confirmation of receipt of materials from a recycler or a waste exchange operation.

- e. Notify any tenant generating wastes of the penalties for improper disposal of hazardous waste pursuant to Section 403.727, Florida Statutes.
- f. Allow reasonable access to facilities for monitoring by the City, Dade County DERM, and Florida DER to assure compliance with this condition and all applicable laws and regulations.

5. The Owners and Developers of the Villages of Homestead shall provide the Council and the City with copies of the project's Homeowners Association Management and Operation Plan. This plan shall provide assurances to the Council and the City that the Association is responsible, on a continuing basis, for maintenance and upkeep of common open space, and for implementation and enforcement of the Plan and all conditions of the DRI Development Order applying to that portion of the development in which the Association has jurisdiction. Additionally, a similar plan shall be submitted by the Owners and Developers of the Villages of Homestead, or their successors and assigns, and reviewed and approved by the City and the South Florida Regional Planning Council for the industrial park prior to issuance of any Certificates of Occupancy for buildings within the industrial park boundaries.

6. For all future project landscaping, use only those plant species specified in Attachment 3 hereto.

7. The Owners and Developers of the Villages of Homestead shall prepare and submit to the City and to the South Florida Regional Planning Council a consolidated application for development approval which reflects all changes approved by the Amended Development Order and by this Development Order Ordinance within six months from the date of adoption of this Ordinance.

8. At such time that 70 to 75% of the residential units have received Certificates of Occupancy, the Owners and Developers of the Villages of Homestead, or their successors, may submit a traffic study to the City and the South Florida Regional Planning Council that will reassess the need for:

- (1) S.W. 328th Street as 6 lanes from U.S.1 to the Project.
- (2) S.W. 344th Street as 6 lanes from U.S.1 to the Project.
- (3) S.W. 157th Avenue from the Project to S.W. 312th Street.

That traffic study shall identify current and projected future levels of service at Project buildout on those roadways and document that acceptable levels of service can be maintained with S.W. 328th Street and S.W. 344th Street as a four-laned cross-sections and S.W. 157th Avenue replaced by a four-laned cross-section on S.W. 162nd Avenue.

9. The Director of Planning shall monitor compliance with all conditions of the Amended Development Order and specify monitoring procedures to insure such compliance.

10. Homestead Properties and its successors shall submit a report twelve (12) months from the date of this Amended Development Order and each twelve (12) months thereafter until Certificates of Occupancy are issued for all buildings in the project; this report shall be submitted to the Director of Planning; the State of Florida Department of Community Affairs, Division of Local Resources Management; and the South Florida Regional Planning Council. This report shall contain for the preceding twelve (12) months:

- a. A general description of construction progress in terms of construction dollars and employment compared to the schedule in the applicant's Application for Development Approval.
- b. Specific progress in response to compliance with enumerated specific conditions of this Order.
- c. A cumulative list of all permits or approvals applied for, approved or denied.
- d. A statement as to whether any approved construction changes in the ensuing twelve (12) months are expected to deviate substantially from the approvals included in this Amended Development Order.

e. Any additional responses required by rules adopted by the State of Florida Department of Community Affairs.

11. The applicant shall record a notice of adoption of the Amended Development Order with the Clerk, Dade County Circuit Court, pursuant to Section 380.06(14(d), F.S., specifying that the Development Order runs with the land and is binding on the Applicant, its successor, and/or assigns.


Copies of this Order are to be sent to the South Florida Regional Planning Council; the Florida Department of Community Affairs, Division of Local Resources Management and to ABIG.

The Planning Director is hereby directed to make the necessary changes and notations upon the maps and records of the City of Homestead.

12. That the applicant is hereby instructed that all future development within the property known as the Villages of Homestead shall be compatible with existing development, for purposes of interpretation under this ordinance compatible means not only in building style, architectural design and color scheme, but also in the use of said property so that there will be a gradual transaction from single family to multiple family dwellings and from multiple family dwellings to business, commercial, and other higher density uses.

13. That any permissions granted in this ordinance or certain actions necessary to be done by the Villages of Homestead shall not, in any way, be construed to waive any requirements of the South Florida Building Code.

PASSED AND ADOPTED this 3rd day of June, 1985.


IRVING PESKOE
MAYOR

ATTEST:


ALPHONSO MILLIGAN
CITY CLERK



APPROVED AS TO FORM & CORRECTNESS:

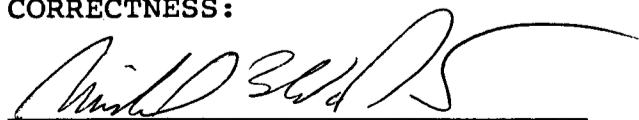

MICHAEL E. WATKINS
CITY ATTORNEY

EXHIBIT "A"

A TRACT OF LAND DESCRIBED AS PORTIONS OF SECTIONS 16, 17, 19, 20, 21, 22, 23, 26, 27, 28, AND 29, IN TOWNSHIP 57 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 20; THENCE N88°26'49"E ALONG THE NORTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 20 FOR 2720.41 FEET TO THE NORTHEAST CORNER OF SAID N.W. $\frac{1}{4}$, THE SAME BEING THE SOUTHWEST CORNER OF THE S.E. $\frac{1}{4}$ OF SAID SECTION 17; THENCE N88°26'49"E ALONG THE SOUTH LINE OF THE S.E. $\frac{1}{4}$ FOR 525 FEET±; THENCE NO° 22'40"W ALONG THE WEST LINE OF SAID 525 FEET FOR 998.09 FEET; THENCE N89°41'28"E ALONG THE NORTH LINES OF LOTS 17 THROUGH 20 INCLUSIVE, OF BLOCK 4, OF SAID SECTION 17 OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THE WESTERLY EXTENSION OF SAID LINES, FOR 835 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, THE SAME BEING THE SOUTHWEST CORNER OF LOT 27 OF SAID BLOCK 4; THENCE NO°27'49"W ALONG THE WEST LINE OF SAID LOT 27 FOR 333.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE N89°40'28"E ALONG THE NORTH LINE OF SAID LOT 27 AND ITS EASTERLY EXTENSION FOR 1356.89 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 16; THENCE N89°37'26"E ALONG THE NORTH LINES OF LOTS 14 AND 27 OF BLOCK 3, SECTION 16, OF SAID PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY AND THE EAST AND WEST EXTENSION OF SAID LINES FOR 2667.41 FEET TO A POINT ON THE EAST LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 16; THENCE N89°34'06"E ALONG THE NORTH LINE OF LOT 14 OF BLOCK 4 OF SAID SECTION 16, OF THE SAID PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS WESTERLY EXTENSION FOR 1334.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SO° 22'18"E ALONG THE EAST LINES OF LOTS 14 AND 20 OF SAID BLOCK 4 OF SECTION 16, AND THEIR SOUTHERLY EXTENSION FOR 1332.79 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE N89°31'49"E ALONG THE SAID SOUTH LINE OF SECTION 16 FOR 444.42 FEET; THENCE SO°28'57"E ALONG THE EAST LINE OF LOT 5 OF BLOCK 1 OF SAID SECTION 21 OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS NORTHERLY EXTENSION FOR 1002.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N89°31'58"E ALONG THE NORTH LINE OF LOT 28 OF BLOCK 1 OF SAID SECTION 21, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS EASTERLY EXTENSION FOR 889.02 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 21; THENCE SO°29'34"E ALONG SAID EAST LINE OF SECTION 21 FOR 668.13 FEET; THENCE N89°34'52"E ALONG THE NORTH LINES OF LOTS 15 THROUGH 26 INCLUSIVE OF BLOCK 2 OF SAID SECTION 22, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND THE EAST AND WEST EXTENSION OF SAID LINES FOR 2677.70 FEET TO A POINT ON THE EAST LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 22; THENCE SO°26'43"E ALONG THE SAID

EAST LINE OF THE N.W. $\frac{1}{4}$ FOR 1002.52 FEET TO THE SOUTHEAST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE N89° 35'06"E ALONG THE NORTH LINE OF THE S.E. $\frac{1}{4}$ OF SAID SECTION 22 FOR 2671.97 FEET TO THE NORTHEAST CORNER OF THE SAID S.E. $\frac{1}{4}$ OF SECTION 22; THENCE N89°31'07"E ALONG THE NORTH LINE OF THE S.W. $\frac{1}{4}$ OF SAID SECTION 23 FOR 2680.97 FEET TO THE NORTHEAST CORNER OF SAID S.W. $\frac{1}{4}$; THENCE SO°19'11" E ALONG THE EAST LINE OF SAID S.W. $\frac{1}{4}$ OF SECTION 23 FOR 2708.00 FEET TO THE SOUTHEAST CORNER OF SAID S.W. $\frac{1}{4}$; THENCE SO°02'12"W ALONG THE EAST LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 26 FOR 2668.75 FEET TO THE SOUTHEAST CORNER OF THE SAID N.W. $\frac{1}{4}$; THENCE S89°23'23"W ALONG THE SOUTH LINE OF THE SAID N.W. $\frac{1}{4}$ FOR 2678.34 FEET TO THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE S89°39'32"W ALONG THE SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 27, FOR 2657.97 FEET TO THE SOUTHWEST CORNER OF THE SAID N.E. $\frac{1}{4}$; THENCE S89°39'37"W ALONG THE SOUTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 27 FOR 2657.98 FEET TO THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE S89°34'33"W ALONG THE SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 28, FOR 2668.66 FEET TO THE SOUTHWEST CORNER OF SAID N.E. $\frac{1}{4}$; THENCE S89°34'41"W ALONG THE SOUTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 28, FOR 2668.57 FEET TO THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE S89° 26'43"W ALONG THE SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 29, FOR 2709.24 FEET TO THE SOUTHWEST CORNER OF SAID N.E. $\frac{1}{4}$; THENCE S89°26'35"W ALONG THE SOUTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 29, FOR 2712.39 FEET TO THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE NO°28'47"W ALONG THE WEST LINE OF THE SAID N.W. $\frac{1}{4}$ OF SECTION 29, FOR 2673.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE NO°28'47"W ALONG THE EAST LINE OF SAID S.E. $\frac{1}{4}$ OF SECTION 19 FOR 1335 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 4, MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10); THENCE S89°12'01"W ALONG SAID SOUTH LINE OF LOT 16 TO THE SOUTHWEST CORNER; THENCE NO°36'48"W ALONG THE WEST LINE OF SAID LOT 16 TO THE NORTHWEST CORNER; THENCE CONTINUE NO°36'48"W ALONG SAID LOT 1 OF BLOCK 4, MIAMI LAND AND DEVELOPMENT COMPANY SUB 660' TO A POINT ON THE SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SECTION 19; THENCE S89° 12'01"W ALONG THE SAID SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SECTION 19 FOR 340' TO THE NORTHEAST CORNER OF LOT 3, BLOCK 4, MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10); THENCE SO°28'47"W ALONG THE EAST LINE OF SAID LOT 3 FOR 1350' TO THE SOUTH LINE OF LOT 3; THENCE S89°30'40"W FOR A DISTANCE OF 330' TO THE SOUTHWEST CORNER OF LOT 3; THENCE NO°28'47"W ALONG THE WEST LINE OF LOT 3 FOR 1350' TO A POINT OF INTERSECTION WITH THE N.E. $\frac{1}{4}$ OF SECTION 19; THENCE CONTINUE S89°12'01" W FOR A DISTANCE OF 350' TO THE WEST LINE OF LOT 11, BLOCK 1, MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10) IN THE N.E. $\frac{1}{4}$ OF SECTION 19; THENCE CONTINUE NO°28'47"W FOR 1500' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE STATE ROAD #821; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD #821 FOR 1800' TO THE SOUTH RIGHT OF WAY LINE OF S.E. 8 STREET, ALSO KNOWN AS THE NORTH LINE OF LOT 1, BLOCK 1, MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10), SECTION 19; THENCE N89°31'07"E FOR 220' TO THE POINT OF BEGINNING.

EXHIBIT "B"PARCEL 1

A parcel of land being Lot 16, less the North 200 feet of the East one-half and the West one-half of Lot 1, Block 2, "Miami Land and Development Company", according to the plat thereof as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, less therefrom the dedicated road rights-of-way on the Northerly and Easterly side thereto, said parcel being more particularly described by "metes and bounds" as follows:

COMMENCE at the Northwest corner of Section 29, Township 57 South, Range 39 East; thence N 89°30'31" E along the North line of said Section 29 for 2033.76 feet to an intersection with the Northerly prolongation of the Westerly line of said Lot 1; thence South 0°29'28" East along said Northerly prolongation of the West line of said Lot 1 for 50.00 feet to an intersection with the Southerly right-of-way line of Palm Drive; said intersection being also the Point of Beginning of the hereinafter described parcel of land; thence N 89°30'31" East along said Southerly right-of-way line of Palm Drive for 323.96 feet; thence S 0°29'35" E for 855.08 feet; thence N 89°29'32" E for 323.98 feet to an intersection with the Westerly right-of-way line of Farm Life School Road; thence S 0°29'41" E along said Westerly right-of-way line for 414.99 feet to an intersection with the Southerly line of said lot 16; thence S 89°28'33" W along said Southerly line for 648.01 feet to an intersection with the West line of said Lot 16; thence N 0°29'28" W along the West line of said Lot 16 and Lot 1 for 1270.35 feet to the Point of Beginning. Said parcel contains 12.54 acres more or less.

PARCEL 2

Lot 4 in Block 1, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION in Section 19, Township 57 South, Range 39 East, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida.

PARCEL 3

Lot 14, Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION in Section 21, Township 57 South, Range 39 East, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida.

Paul;

Here's that plant
list that was
supposed to be
part of 85-05-34
(but wasn't attached!)

Also, I'll call SFRPC
and see if they have
been any changes since
1985. It's their
list.

Bob



KEYS GATE

Golf & Tennis Club

Gateway to the Florida Keys.

BOB HUTCHINSON

Land Development Manager

1820 S. Canal Drive, Homestead, FL 33035

(305) 245-3030 • FAX (305) 247-7411

Developed by Florida Design Communities

RECOMMENDED PLANT SPECIES

Trees

- Acacia eucalyptoides* (Eucalypt acacia)
Acacia cynophylla (Witch acacia)
Acacia farnesiana (Sweet acacia)
Achras zapota (Sapodilla)
Acrotychum villosum (Pavonia palm, Cape sabel palm)
Arecastrum romanzoffianum (Queen palm)
Avicennia germinans (Black mangrove)
Bauhinia spp. (Orchid trees)
Breussia actinophylla (Schefflera)
Bucida bucerus (Black olive)
Bursera simaruba (Gumbo limbo)
Burkea capitata (Pindo palm)
Calliandra homotocephala (Powderpuff)
Callistemon rigidus (Erect bottlebrush)
Callistemon spp. (Bottlebrush)
Canella winterana (Wild cinnamon)
Cassia fistula (Golden shower)
Calba peruviana (Calba)
Chamaedorea spp. (Household palms)
Chamaerops humilis (European fan palm)
Charisia speciosa (Floss silk tree)
Chrysalidocarpus lutescens (Areca palm, Madagascar palm)
- Chrysophyllum oliviforme* (Santalina)
Citrus aurantiifolia (Key lime)
Citrus paradisi (Minnola Tangelo)
Citrus reticulata (Minnola Tangelo)
Clusia rosea (Pitch apple)
Coccoloba diversifolia (Pigeon plum)
Coccoloba grandiflora (Big leaf sea grape)
Coccoloba uvifera (Sea grape)
Coccothrinax argentea (Florida silver palm)
Dochlosporum vitifolium (Buttercup tree)
Cocos nucifera "any pen" (Any pen, coconut palm)
Conocarpus erectus (Buttonwood)
Conocarpus erectus "sericeus" (Silver buttonwood)
Cordia sebestena (Geiger tree)
Delbergia sissoo (Indie Rosewood, Sisso)
Delonix regia (Royal poinciana)
Drypetes heteriflora (Culena plum)
Eriobotrya japonica (Loquat)
Erythra cristata-gallia (Dockerup coral-tree)
Eugenia exillaris (White stoppers)
Eugenia confusa (Red stoppers)
Eugenia foetida (Spanish stoppers)
Ficus citrifolia (Short leaf fig)

- Grewia banksii* (Banks grevillea)
Grewia robusta (Silk oak)
 Very large tree, not for residential use.
Guaiacum sanctum (Lignum-vitae)
Hibiscus tiliaceus (See hibiscus, Hibiscus tree, Mahoe)
Ilex cassine (Dahoon holly)
Jacaranda acutifolia (Jacaranda)
Juniperus siliicicola (Southern red cedar)
Koelreuteria formosana (Golden rain-tree)
Krugiodendron ferreum (Black ironwood)
Lagerstroemia indica (Crape-Myrtle)
Laguncularia racemosa (White mangrove)
Licania triandra (Gulf liceria)
Licuala grandis (Licuala palm)
Lycium bahamense (Wild tamarind)
Lycium latifolium (Wild tamarind)
Manihara bahamensis (Wild dilly)
Mastichodendron foetidissimum (Mastic)
Musa hybrida (Banana)
Myrica caribaea (Southern wax myrtle)
Parkinsonia aculeata (Jerusalem thorn)
Peltophorum inerme (Yellow poinciana)
Pinus clausa (Sand pine)
Pinus elliotii (Slash pine)
Pinus elliotii var. *caribaea* (Keys slash pine)
Pinelard erecta
Plectra piscipularis (Jamaica atiquament)
Pisonia longifolia (Blolly)
Pltheccolobium dulce (Cat's claw tree, Manilla tamarind)
Plumeria spp. (Frangipani)
Poinciana pulcherrima (Dwarf poinciana)
Pseudophoenix sargentii (Florida cherry palm)
Ptychosperma elegans (Seaforthia palm)
Ptychosperma macarthurii (MacArthur palm)
Quercus virginiana (Live oak)
Rhizophora mangle (Red mangrove)
Roystonea elata (Royal palm)
Roystonea regle (Cuban royal palm)
Sabal palmetto (Cabbage palm)
Sarcococca repens (Sav palmetto)
Simerouba glauca (Paradise tree)
Sophora japonica (Japanese pagoda tree)
Spathodea campanulata (African tulip tree)
Sulcatella mahogani (West Indian mahogany)
Tecobula argentea (Tree of gold)
Tecobula pallida (Pink trumpet tree)
Tamarindus indica (India tamarind)
Terminalia catappa (Tropical almond)
Taxodium (Cypress)
Thespesia populnea (Portia tree, seaside mahoe)
Thrinax morrisii (Keys thatch palm)
Thrinax rostrata (Florida thatch palm)
Thrinax spp. (Thatch palm)
Washingtonia robusta (Washington palm)

Shrubs, Vines, and Ground Covers

- Acalypha hispida^a (Chenille plant)
- Acalypha wilkesiana^a (Dapperleaf)
- Alpinia spp. (Shell flower)
- Amonium (Torch ginger)
- Antigonon leptopus^a (Coral vine)
- Ardisia crenata (Christmas berry)
- Aspergus spp. (Aspergus fern)
- Begonia spp.^a (Rex begonia)
- Byrosoma lucida (Locustberry)
- Calliandra homaloccephala (Powderpuff)
- Calliandra americana (American beautybush)
- Campsis radicans^a (Trumpet vine)
- Cassia spp.^a (Cassia)
- Cassia bahamensis^a (Cassia)
- Chrysobalanus icaco (Cocoplum)
- Cladium (Sawgrass)
- Codiaeum variegatum^a (Croton)
- Donocarpus erectus (Green buttonwood)
- Donocarpus erectus sericeus (Silver buttonwood)
- Donocarpus erectus sarocenus (Silver buttonwood)
- Costus spp. (Spiral fling)
- Dodonaea viscosa (Varnish leaf)
- Dombeya wallichii (pink ball)
- Eranthemum nervosum^a (Blum sage)
- Eugenia allierii (White stopper)

- Eugenia confusa (Red stopper)
- Eugenia foetida (Spanish stopper)
- Eugenia uniflora^a (Surinam cherry)
- Forestiera selegnie (Florida privet)
- Gardenia jasminoides (Gardenia)
- Guzmania discolor (Blolly)
- Hamelia patens (Scarletbush, firebush)
- Madrychium coronarium (Butterfly lily)
- Madrychium flavum (Yellow lily)
- Madrychium geraniifolium (Kahlil lily)
- Madrychium spp. (Ginger lily)
- Mallanthus dibillis (Ranch sunflower)
- Hibiscus rosen-simensis^a (Hibiscus)
- Hymenocallis latifolia^a (Spider lily)
- Ilex glabra^a (Galiberry)
- Ilex vomitoria nana^a (Dwarf yaupon holly)
- Ipomoea spp. (Morning glories, railroad vine)
- Ixora coccinea^a (Ixora)
- Ixora macrophylla (Mauy ixora)
- Jasminum multiflorum (Downy Jasmine)
- Jatropha multifida^a (Peregrina)
- Juniperus chinensis columnaris (Juniper)
- Juniperus conferta (Shore Juniper)
- Lagerstroemia indica^a (Crape-Myrtle)

Lantana depressa (Dwarf lantana)
Ligustrum spp.^o (Privet)
Liriodendron muscaris (Lily turf)
Murraya paniculata^o (Orange jasmine)
Myrsine fragrans (Stemson stopper)
Myrsine coccinea (Jaboticaba)
Myrica caribaea (Southern wax myrtle, Bayberry)
Ornithoglossum japonicum (Mondo grass)
Peperomia obtusifolia (Peperomia)
Pilea volubilis (Queen's wrenth)
Phoradendron speciosum (Torch ginger)
Philodendron spp.^o (Self-heading philodendron)
Pinus elliotii variety *densa* (Dade county pine)
Platanus guianensis (Blackbead)
Plumeria spp. (Frangipani)
Podocarpus spp.^o (Podocarpus)
Polyscias balfouriana^o (Half four erelle)
Pontederia (Picherealmond)
Psychotria nervosa (Wild coffee)
Randia aculeata (Randle, white Indian berry)
Reynoldsia septentrionalis (Darling plum)
Sagittaria (Arrowhead)
Scaevola plumieri (Inkberry)
Scirpus (Nutrush)

Sophora tomentosa (Hedge mallow)
Stenolobium spensei (Yellow elder)
Suriana maritima (Bay cedar)
Tecoma capensis (Cape honeysuckle)
Toxicaria (Cypress)
Tournefortia bicolor (Tournefortia, West Indian lily)
Thunbergia erecta^o (Kings - Mantle)
Thunbergia spp.^o (Clock vine)
Thryallis glauca (Thryallis)
Trichospermum japonoides^o (Confederate jasmine)
Uncaria paniculata (Sea oats)
Viburnum suspensum^o (Sendanum viburnum)
Zamia floridana (Ocotillo)
Zanthoxylum legare (Wild lime)

KEY: * Exotic species

Source: SFRPC

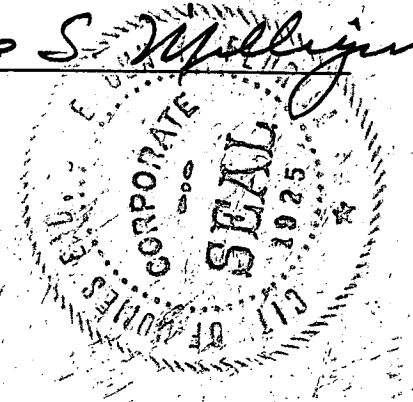
CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. Kirk
seconded by Mr. Warren, for the adoption of the foregoing
Ordinance No. 85-05-34, and upon being put to a vote, the
vote was as follows:

Harold Ely	Absent
Jeff Kirk	yes
W.F. Dickinson	yes
J.W. DeMilly, III	yes
Nicholas Sincore	no
Roscoe Warren	yes
Irving Peskoe	yes

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 6th day of June, 1985.

Alphonse S. Milligan
City Clerk



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD E. BRINKER
CLERK CIRCUIT COURT

AMENDED
DEVELOPMENT ORDER ORDINANCE NO. 87-01-1 R

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING DEVELOPMENT ORDER ORDINANCE NO. 76-02-9 (AS PREVIOUSLY AMENDED BY DEVELOPMENT ORDINANCE NO. 84-05-33, AND DEVELOPMENT ORDER ORDINANCE NO. 85-05-34), THE LAST BEING THE LAST REVISED DEVELOPMENT ORDER FOR THE VILLAGES OF HOMESTEAD, A DEVELOPMENT OF REGIONAL IMPACT; APPROVING CERTAIN CHANGES IN THE MASTER PLAN, AS AMENDED, FOR THE DEVELOPMENT OF THE VILLAGES OF HOMESTEAD; AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN THEREOF UNDER CHAPTER 380, FLORIDA STATUTES, OR THE CODE OF LAWS OF THE CITY OF HOMESTEAD.

WHEREAS, the City of Homestead has adopted Ordinance No. 75-11-70 which constituted a development order under Chapter 380 of the Florida Statutes (1972) for the Villages of Homestead, a development of regional impact; and

WHEREAS, the City of Homestead has adopted Ordinance No. 75-11-69 which rezoned the Villages of Homestead to Planned Unit Development; and

WHEREAS, Ordinance No. 75-11-70 was amended by Ordinance No. 76-02-9 of the City of Homestead (hereinafter the "Development Order") to resolve an appeal filed by the South Florida Regional Planning Council with the Florida Land and Water Adjudicatory Commission; and

WHEREAS, the City of Homestead has permitted insubstantial changes to the Development Order pursuant to Resolution No. 75-10-32, Ordinance No. 81-07-47, Ordinance No. 84-05-33, and Ordinance No. 85-05-34 (collectively referred to as the Amended Development Order); and

WHEREAS, the Owners and Developers of the Villages of Homestead has petitioned the Planning & Zoning Board and the City Council of the City of Homestead to amend its Master Development Plan as to the following aspects:

- (a) amendment of Section E, entitled "Transportation", as set forth in Development Order Ordinance No. 76-02-9 as amended.
- (b) energy conservation as set forth under Development Order Ordinance No. 85-05-34.
- (c) relocation of certain units not increasing the overall density of the project.
- (d) to find that the above proposed changes do not represent a substantial deviation under Section 380.06(19), Florida Statutes, or a significant change in the approved Master Development Plan under Section 31A-100 of the Code of Laws of the City of Homestead.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

Section 1. That this Ordinance shall constitute an amendment to the Amended Development Order and the Planned Unit Ordinance #75-11-69 for the development of regional impact known as the Villages of Homestead, the legal description of which is attached hereto as combined Exhibits A and B, and that the revisions proposed are hereby approved and determined not to be a substantial deviation under Chapter 380.06(19), Florida Statutes or represent a significant changed in the approved Master Development Plan, as amended, as provided in Section 31A-100 of the Code of Laws of the City of Homestead.

Section 2. That the Development Order Ordinance #76-02-9, as previously amended, and the PUD Ordinance #75-11-69, as previously amended, are hereby further amended by substituting a revised "Villages of Homestead Master Development Plan", prepared by Environmental Planning and Design, last revised January ^{27 E.P.} ~~28~~, 1987, copy of which is attached as Exhibit "C" hereto. It is found and determined that the revisions to the Villages of Homestead Master Development Plan do not constitute a substantial deviation under Chapter 380.06(19), Florida Statutes or represent a significant change in the approved Master Development Plan, as amended, as provided in Section 31A-100 of the Code of Laws of the City of Homestead.

Section 3. That Development Order Ordinance No. 76-02-9, as previously amended, is amended as follows:

E. Transportation.

2. After review, should the impact of the proposed future phased construction of dwelling units be shown to deteriorate transportation service below level of service "C" on the regional and other principal roads within five (5) miles of the project -- including the Homestead Extension of Florida's Turnpike, U.S. 1, Krome Avenue, North Canal Drive, Palm Avenue, Kingman Road and Tallhassee Road -- the City of Homestead shall not issue building permits for dwelling units until roadway improvements, which would ameliorate deficiencies, have been committed. For purposes of this section, any voluntary reduction or limitation on building permits for dwelling units imposed by the applicant shall be taken into account in determining the impact of "proposed future phased construction of dwelling units".

4. The applicant shall design and construct Kingman Road to four lane divided from the north boundary of the development to Campbell Drive, in accordance with uniform and current Dade County specifications and standards; said above described portion of Kingman Road to be constructed prior to the issuance of Certificate of Occupancy for 2,500 dwelling units.

5. The applicant shall design and widen Farm Life Road from two lanes to four lane divided, from the north boundary of the development to Campbell Drive, in accordance with uniform and current standards and specifications; said above described portion of Farm Life Road to be constructed prior to the issuance of Certificates of Occupancy for 11,500 dwelling units. The actual uses for and timing of that improvement would be determined from an annual traffic monitoring program. The program would begin after 9,000 units have received a certificate of occupancy and would trigger the construction of this improvement when the maximum allowable level of service of the two lane roadway is reached.

Section 4. That Development Order Ordinance No. 85-05-34 is amended as follows:

3. In lieu of providing reports regarding energy conservation, the following energy conservation measures shall be incorporated into project design and operation of residential buildings (except in platted and/or developed areas of Zone 1 in existence as of the date of this Amended Development Order:

- a. All residential structures will be designed and constructed to meet the standards and criteria set forth in the "Energy Efficiency Code for Building Construction Sections 9 and 10, South Florida Edition, Residential Instruction Manual, 1986" prepared by the State of Florida, Department of Community Affairs, Energy Code Program (hereinafter "Energy Code"). In the event the Energy Code is amended to require higher levels of energy conservation than provided in the 1986 code, project construction will comply with the Energy Code as amended. However, in the event the Energy Code is amended to impose lower standards of energy conservation, project construction will continue to comply with the standards and criteria contained in the 1986 Energy Code.

b. Where feasible use of natural gas for cooking, space heating, and water heating.

c. In multi-family buildings, individual electric metering of tenants.

Furthermore, the following energy conservation measures shall be incorporated into the project design and operations of non-residential buildings:

a. All non-residential structures will be designed and constructed to meet the standards and criteria set forth in the "Energy Efficiency Code for Building Construction - Section 8 Non-residential Instruction Manual April 1984", prepared by the State of Florida, Department of Community Affairs, Energy Code Program (hereinafter the "Non-residential Energy Code"). In the event the Non-residential Energy Code is amended to require higher levels of energy conservation than provided in the 1984 code, project construction will comply with the Non-residential Energy Code as amended. However, in the event the Non-residential Energy Code is amended to impose lower standards of energy conservation, project construction will continue to comply with the standards and criteria in the 1984 Non-residential Energy Code.

b. Maximize the flexibility of air conditioning systems to cool only occupied areas (on at least a floor by floor basis).

c. For buildings over 75,000 square feet, central energy management systems that will provide start/stop optimization, time of day scheduling, electric demand limiting, night temperature set back/startup, programmed maintenance, and building lighting control.

d. Non-electric energy sources for cooking, space heating, and water heating where practical.

e. Where feasible individual electric metering of tenants.

f. Minimize use of incandescent lighting with maximum use of task lighting and natural lighting where possible.

- g. Bicycle support facilities, including secure bike racks or storage areas, and, if feasible, on-site bicycle paths.
- h. Landscaping where feasible to shade, on the average, fifty percent of parking space, between 10:00 A.M. and 5:00 P.M., after eight years of growth (one tree for every six parking spaces, assuring a 15 foot canopy.
- i. An internal circulation system designed to minimize automobile/pedestrian/bicycle conflicts.

Section 5. That the language as proposed for change, as opposed to the language which was a previous portion of the development orders are attached hereto as Attachments A and B and are hereby approved as amendments to the Amended Development Order.

Section 6. The Development Order Ordinance #85-05-34, as amended and the PUD Ordinance #75-11-69, as amended, are further amended as follows:

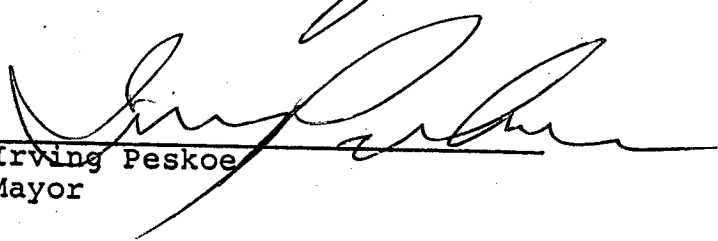
"The Development Order Ordinance No. 85-05-34, as amended, and the PUD Ordinance No. 75-11-69, as amended, is further amended to read as follows:

"The Villages of Homestead Master Development Plan is hereby amended to provide for a four lane divided arterial roadway along the existing North Canal Drive alignment. The existing two lanes of North Canal Drive shall remain and an additional two lanes shall be constructed within the existing 100 foot right-of-way by the City of Homestead, or other appropriate governmental agency, when necessary to accommodate project and area traffic. Such construction shall be in accordance with applicable design standards of the Dade County Public Works Department and/or other applicable public agencies. As part of the alignment adjustment, the following criteria are applicable:


- (a) The City of Homestead shall reserve and then obtain, when necessary, from the owners north of North Canal Drive, by dedication or condemnation, the right-of-way required to four lane facility between the western boundary of the Villages of Homestead and Farmlife Road. This would include, if required, the relocation and/or adjustments of the drainage canal.
- (b) At such time as the two additional lanes are added to North Canal Drive as stated above, the following conditions also shall apply:
- (1) The new alignment for North Canal Drive at Farmlife Road will improve the existing angle of that intersection. All alignment transitions will occur east of Farmlife Road.
- (2) An east-bound left turn lane will be added at the intersection of existing North Canal Drive and Farmlife Road."

Section 7. That this ordinance shall take effect immediately upon its adoption by the City Council of the City of Homestead.

PASSED AND ADOPTED this 2nd day of February, 1987.


Irving Peskoe
Mayor

ATTEST:


Evelyn Pruett
City Clerk

APPROVED AS TO FORM & CORRECTNESS:

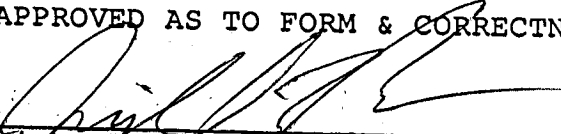

Michael E. Watkins
City Attorney



EXHIBIT "A"

A TRACT OF LAND DESCRIBED AS PORTIONS OF SECTIONS 16, 17, 19, 20, 21, 22, 23, 26, 27, 28, AND 29, IN TOWNSHIP 57 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 20; THENCE N88°26'49"E ALONG THE NORTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 20 FOR 2720.41 FEET TO THE NORTHEAST CORNER OF SAID N.W. $\frac{1}{4}$, THE SAME BEING THE SOUTHWEST CORNER OF THE S.E. $\frac{1}{4}$ OF SAID SECTION 17; THENCE N88°26'49"E ALONG THE SOUTH LINE OF THE S.E. $\frac{1}{4}$ FOR 525 FEET±; THENCE N0°22'40"W ALONG THE WEST LINE OF SAID 525 FEET FOR 998.09 FEET; THENCE N89°41'28"E ALONG THE NORTH LINES OF LOTS 17 THROUGH 20 INCLUSIVE, OF BLOCK 4, OF SAID SECTION 17 OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THE WESTERLY EXTENSION OF SAID LINES, FOR 835 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, THE SAME BEING THE SOUTHWEST CORNER OF LOT 27 OF SAID BLOCK 4; THENCE N0°27'49"W ALONG THE WEST LINE OF SAID LOT 27 FOR 333.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE N89°40'28"E ALONG THE NORTH LINE OF SAID LOT 27 AND ITS EASTERLY EXTENSION FOR 1356.89 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 16; THENCE N89°37'26"E ALONG THE NORTH LINES OF LOTS 14 AND 27 OF BLOCK 3, SECTION 16, OF SAID PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY AND THE EAST AND WEST EXTENSION OF SAID LINES FOR 2667.41 FEET TO A POINT ON THE EAST LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 16; THENCE N89°34'06"E ALONG THE NORTH LINE OF LOT 14 OF BLOCK 4 OF SAID SECTION 16, OF THE SAID PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS WESTERLY EXTENSION FOR 1334.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE S0°22'18"E ALONG THE EAST LINES OF LOTS 14 AND 20 OF SAID BLOCK 4 OF SECTION 16, AND THEIR SOUTHERLY EXTENSION FOR 1332.79 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE N89°31'49"E ALONG THE SAID SOUTH LINE OF SECTION 16 FOR 444.42 FEET; THENCE S0°28'57"E ALONG THE EAST LINE OF LOT 5 OF BLOCK 1 OF SAID SECTION 21 OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS NORTHERLY EXTENSION FOR 1002.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N89°31'58"E ALONG THE NORTH LINE OF LOT 28 OF BLOCK 1 OF SAID SECTION 21, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS EASTERLY EXTENSION FOR 889.02 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 21; THENCE S0°29'34"E ALONG SAID EAST LINE OF SECTION 21 FOR 668.13 FEET; THENCE N89°34'52"E ALONG THE NORTH LINES OF LOTS 15 THROUGH 26 INCLUSIVE OF BLOCK 2 OF SAID SECTION 22, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND THE EAST AND WEST EXTENSION OF SAID LINES FOR 2677.70 FEET TO A POINT ON THE EAST LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 22; THENCE S0°26'43"E ALONG THE SAID

EAST LINE OF THE N.W. $\frac{1}{4}$ FOR 1002.52 FEET TO THE SOUTHEAST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE N89° 35'06"E ALONG THE NORTH LINE OF THE S.E. $\frac{1}{4}$ OF SAID SECTION 22 FOR 2671.97 FEET TO THE NORTHEAST CORNER OF THE SAID S.E. $\frac{1}{4}$ OF SECTION 22; THENCE N89°31'07"E ALONG THE NORTH LINE OF THE S.W. $\frac{1}{4}$ OF SAID SECTION 23 FOR 2680.97 FEET TO THE NORTHEAST CORNER OF SAID S.W. $\frac{1}{4}$; THENCE SO°19'11" E ALONG THE EAST LINE OF SAID S.W. $\frac{1}{4}$ OF SECTION 23 FOR 2708.00 FEET TO THE SOUTHEAST CORNER OF SAID S.W. $\frac{1}{4}$; THENCE SO°02'12"W ALONG THE EAST LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 26 FOR 2668.75 FEET TO THE SOUTHEAST CORNER OF THE SAID N.W. $\frac{1}{4}$; THENCE S89°23'23"W ALONG THE SOUTH LINE OF THE SAID N.W. $\frac{1}{4}$ FOR 2678.34 FEET TO THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE S89°39'32"W ALONG THE SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 27, FOR 2657.97 FEET TO THE SOUTHWEST CORNER OF THE SAID N.E. $\frac{1}{4}$; THENCE S89°39'37"W ALONG THE SOUTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 27 FOR 2657.98 FEET TO THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE S89°34'33"W ALONG THE SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 28, FOR 2668.66 FEET TO THE SOUTHWEST CORNER OF SAID N.E. $\frac{1}{4}$; THENCE S89°34'41"W ALONG THE SOUTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 28, FOR 2668.57 FEET TO THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE S89° 26'43"W ALONG THE SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SAID SECTION 29, FOR 2709.24 FEET TO THE SOUTHWEST CORNER OF SAID N.E. $\frac{1}{4}$; THENCE S89°26'35"W ALONG THE SOUTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 29, FOR 2712.39 FEET TO THE SOUTHWEST CORNER OF SAID N.W. $\frac{1}{4}$; THENCE NO°28'47"W ALONG THE WEST LINE OF THE SAID N.W. $\frac{1}{4}$ OF SECTION 29, FOR 2673.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE NO°28'47"W ALONG THE EAST LINE OF SAID S.E. $\frac{1}{4}$ OF SECTION 19 FOR 1335 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 4, MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10); THENCE S89°12'01"W ALONG SAID SOUTH LINE OF LOT 16 TO THE SOUTHWEST CORNER; THENCE NO°36'48"W ALONG THE WEST LINE OF SAID LOT 16 TO THE NORTHWEST CORNER; THENCE CONTINUE NO°36'48"W ALONG SAID LOT 1 OF BLOCK 4, MIAMI LAND AND DEVELOPMENT COMPANY SUB 660' TO A POINT ON THE SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SECTION 19; THENCE S89° 12'01"W ALONG THE SAID SOUTH LINE OF THE N.E. $\frac{1}{4}$ OF SECTION 19 FOR 340' TO THE NORTHEAST CORNER OF LOT 3, BLOCK 4, MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10); THENCE SO°28'47"W ALONG THE EAST LINE OF SAID LOT 3 FOR 1350' TO THE SOUTH LINE OF LOT 3; THENCE S89°30'40"W FOR A DISTANCE OF 330' TO THE SOUTHWEST CORNER OF LOT 3; THENCE NO°28'47"W ALONG THE WEST LINE OF LOT 3 FOR 1350' TO A POINT OF INTERSECTION WITH THE N.E. $\frac{1}{4}$ OF SECTION 19; THENCE CONTINUE S89°12'01" W FOR A DISTANCE OF 350' TO THE WEST LINE OF LOT 11, BLOCK 1, MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10) IN THE N.E. $\frac{1}{4}$ OF SECTION 19; THENCE CONTINUE NO°28'47"W FOR 1500' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE STATE ROAD #821; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD #821 FOR 1800' TO THE SOUTH RIGHT OF WAY LINE OF S.E. 8 STREET, ALSO KNOWN AS THE NORTH LINE OF LOT 1, BLOCK 1, MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10), SECTION 19; THENCE N89°31'07"E FOR 220' TO THE POINT OF BEGINNING.

EXHIBIT "B"PARCEL 1

A parcel of land being Lot 16, less the North 200 feet of the East one-half and the West one-half of Lot 1, Block 2, "Miami Land and Development Company", according to the plat thereof as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, less therefrom the dedicated road rights-of-way on the Northerly and Easterly side thereto, said parcel being more particularly described by "metes and bounds" as follows:

COMMENCE at the Northwest corner of Section 29, Township 57 South, Range 39 East; thence N 89°30'31" E along the North line of said Section 29 for 2033.76 feet to an intersection with the Northerly prolongation of the Westerly line of said Lot 1; thence South 0°29'28" East along said Northerly prolongation of the West line of said Lot 1 for 50.00 feet to an intersection with the Southerly right-of-way line of Palm Drive; said intersection being also the Point of Beginning of the hereinafter described parcel of land; thence N 89°30'31" East along said Southerly right-of-way line of Palm Drive for 323.96 feet; thence S 0°29'35" E for 855.08 feet; thence N 89°29'32" E for 323.98 feet to an intersection with the Westerly right-of-way line of Farm Life School Road; thence S 0°29'41" E along said Westerly right-of-way line for 414.99 feet to an intersection with the Southerly line of said lot 16; thence S 89°28'33"W along said Southerly line for 648.01 feet to an intersection with the West line of said Lot 16; thence N 0°29'28" W along the West line of said Lot 16 and Lot 1 for 1270.35 feet to the Point of Beginning. Said parcel contains 12.54 acres more or less.

PARCEL 2

Lot 4 in Block 1, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION in Section 19, Township 57 South, Range 39 East, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida.

PARCEL 3

Lot 14, Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION in Section 21, Township 57 South, Range 39 East, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida.

ATTACHMENT AProposed Development Order Revisions*

1. Development Order Ordinance No. 76-02-9 is proposed for amendment as follows:

E. Transportation.

2. After review, should the impact of the proposed future phased construction of dwelling units be shown to deteriorate transportation service below level of service "C" on the regional and other principal roads within five (5) miles of the project -- including the Homestead Extension of Florida's Turnpike, U.S. 1, Krome Avenue, North Canal Drive, Palm Avenue, Kingman Road and Newton Road (when built), and Tallahassee Road -- the City of Homestead shall not issue building permits for dwelling units until roadway improvements, which would ameliorate deficiencies, have been committed. For purposes of this section, any voluntary reduction or limitation on building permits for dwelling units imposed by the applicant shall be taken into account in determining the impact of "proposed future phased construction of dwelling units".

4. The applicant shall design and construct Kingman Road to ~~two lanes~~, four lane divided from the north boundary of the development to Campbell Drive, in accordance with uniform and current Dade County specifications and standards; said above described portion of Kingman Road to be constructed prior to the issuance of Certificate of Occupancy in Phase II of the development for 2,500 dwelling units.

5. The applicant shall design and widen Farm Life Road from two lanes to four lane divided, from the north boundary of the development to Campbell Drive, in accordance with uniform and current standards and specifications; said above described

* Words and Figures underlined are new language and constitute the amendment. Words and Figures stricken through are deleted.

portion of Farm Life Road to be constructed prior to the issuance of Certificates of Occupancy for 11,500 dwelling units. The actual uses for and timing of that improvement would be determined from an annual traffic monitoring program. The program would begin after 9,000 units have received a certificate of occupancy and would trigger the construction of this improvement when the maximum allowable level of service of the two lane roadway is reached.

2. Development Order Ordinance No. 85-05-34 is proposed for amendment as follows (see justification attached):

3. In lieu of providing reports regarding energy conservation, the following energy conservation measures shall be incorporated into project design and operation of residential buildings (except in platted and/or developed areas of Zone 1 in existence as of the date of this Amended Development Order:

a. All residential structures will be designed and constructed to meet the standards and criteria set forth in the "Energy Efficiency Code for Building Construction Sections 9 and 10, South Florida Edition, Residential Instruction Manual, 1986" prepared by the State of Florida, Department of Community Affairs, Energy Code Program (hereinafter "Energy Code"). In the event the Energy Code is amended to require higher levels of energy conservation than provided in the 1986 code, project construction will comply with the Energy Code as amended. However, in the event the Energy Code is amended to impose lower standards of energy conservation, project construction will continue to comply with the standards and criteria contained in the 1986 Energy Code.

b. a- Where feasible use of natural gas for cooking, space heating, and water heating.

b- Measures where practical that effectively yield, in the cooling mode, R-11 in walls and R-19 in ceilings.

- c- Use of flow restricting shower heads.
- d- High efficiency air conditioning systems with minimum energy efficiency ratios (EER) of 9-5.
- e- Where feasible use of solar water heaters in single-family homes and townhouses, and heat recovery water heaters (with gas backup) in low rise multi-family structures.
- c. f- In multi-family buildings, individual electric metering of tenants.
- g- Where feasible, minimize east-west wall area where for a majority of residential structures no more than 40 percent of total wall surface faces east and west.

Furthermore, the following energy conservation measures shall be incorporated into the project design and operations of non-residential buildings:

- a. All non-residential structures will be designed and constructed to meet the standards and criteria set forth in the "Energy Efficiency Code for Building Construction - Section 8 Non-residential Instruction Manual April 1984", prepared by the State of Florida, Department of Community Affairs, Energy Code Program (hereinafter the "Non-residential Energy Code"). In the event the Non-residential Energy Code is amended to require higher levels of energy conservation than provided in the 1984 code, project construction will comply with the Non-residential Energy Code as amended. However, in the event the Non-residential Energy Code is amended to impose lower standards of energy conservation, project construction will continue to comply with the standards and criteria in the 1984 Non-residential Energy Code.
- b. a- Maximize the flexibility of air conditioning systems to cool only occupied areas (on at least a floor by floor basis).

- b. Air distribution using a variable air volume system, where practical.
- c. Air conditioning energy efficiencies (EER) of 10-0.
- d. Measures that effectively yield, in the cooling mode, R-7 in walls and R-19 in ceilings.
- e. Thermal isolation on non-critical areas such as closets and other storage areas, to reduce cooled space where feasible.
- c. f. For buildings over 75,000 square feet, central energy management systems that will provide start/stop optimization, time of day scheduling, electric demand limiting, night temperature set back/startup, programmed maintenance, and building lighting control.
- d. g. Non-electric energy sources for cooking, space heating, and water heating where practical.
- e. h. Where feasible individual electric metering of tenants.
- f. i. Minimize use of incandescent lighting with maximum use of task lighting and natural lighting where possible.
- j. Use of low water volume toilets, limited to 3-5 gallons per flush.
- k. Where feasible, minimize east-west wall areas where for a majority of buildings no more than 40 percent of total wall surface faces east and west.
- l. Use exterior shading or tinted or reflective glass to reduce the amount of direct sunlight entering air conditioned areas.
- m. Use of light colors for exterior surfaces, where practical.
- n. Landscape shading of exterior wall surfaces of low rise buildings.
- g. o. Bicycle support facilities, including secure bike racks or storage areas, and, if feasible, on-site bicycle paths.

- h. p- Landscaping where feasible to shade, on the average, fifty percent of parking space, between 10:00 A.M. and 5:00 P.M., after eight years of growth (one tree for every six parking spaces, assuring a 15 foot canopy.
- i. q- An internal circulation system designed to minimize automobile/pedestrian/bicycle conflicts.

VILLAGES OF HOMESTEAD
PLUM LAND USE DATA

AREA	RESIDENTIAL UNITS	COMMERCIAL SERVICE UNITS	COMMERCIAL OFFICES	COMMERCIAL	INDUSTRIAL	SCHOOL	ARTISANAL	SECTOR VALUE
1	882	0	0	0	0	0	0	44.48
2	107	0	0	0	0	0	0	5.30
3	500	0	0	0	0	0	0	25.02
TOTAL	1489	0	0	0	0	0	0	74.80

* ALL THE ABOVE UNIT TYPES ARE BASED ON THE TOTAL PLANNED DEVELOPMENT FOR THE VILLAGES OF HOMESTEAD. THE TOTAL NUMBER OF UNITS WITHIN EACH AREA IS SHOWN IN THE TABLES. THE TOTAL NUMBER OF UNITS IS SHOWN FOR EACH AREA. THE TOTAL NUMBER OF UNITS IS SHOWN FOR EACH AREA. THE TOTAL NUMBER OF UNITS IS SHOWN FOR EACH AREA.

TABULATIONS

TOTAL ACRES OF PROJECT: 3277.0 AC

GROSS DENSITY OF PROJECT: 4.51 DU/AC

PERCENTAGE OF PROJECT IN RESIDENTIAL USE: 64.3% BLDG COVERAGE: 31%

PERCENTAGE OF PROJECT IN COMMERCIAL USE: 3.5% BLDG COVERAGE: 20%

PERCENTAGE OF PROJECT IN INDUSTRIAL & CONVALESCENT USE: 0.4%

PERCENTAGE OF PROJECT IN OPEN SPACE: 78.4% (2552.4 AC)

PERCENTAGE OF PROJECT IN SCHOOLS: 3.5%

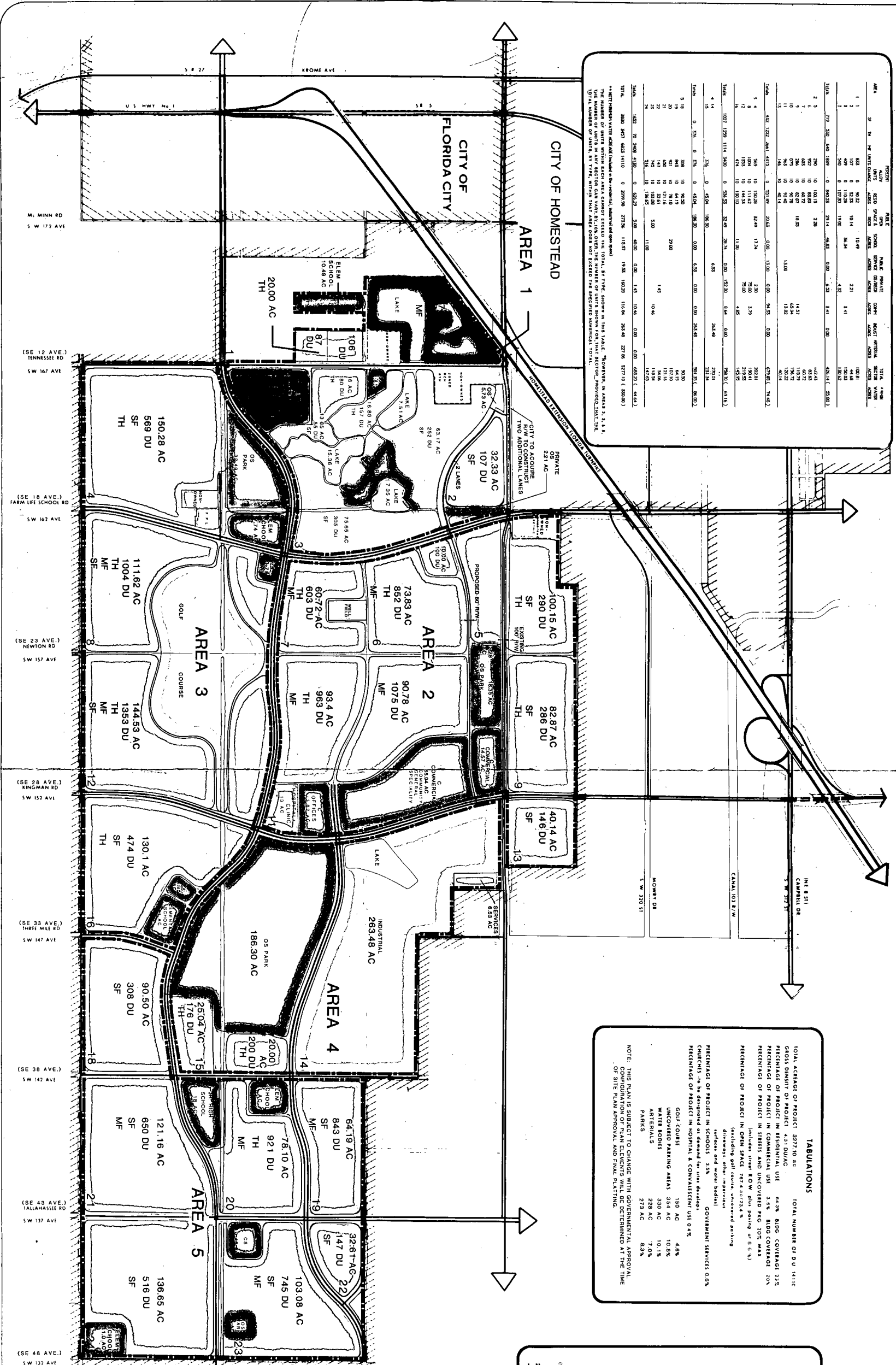
PERCENTAGE OF PROJECT IN COMMUNITY SERVICES: 0.6%

PERCENTAGE OF PROJECT IN COMMUNITY SERVICES: 0.6%

PERCENTAGE OF PROJECT IN COMMUNITY SERVICES: 0.6%

PERCENTAGE OF PROJECT IN COMMUNITY SERVICES: 0.6%

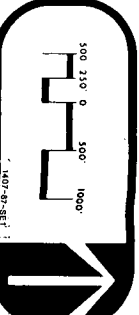
- LEGEND**
- RESIDENTIAL
 - SF - SINGLE FAMILY
 - TH - TOWNHOUSE
 - MF - MULTI-FAMILY
 - AREA BOUNDARY
 - COMMERCIAL AND COMMUNITY SERVICES
 - COMMUNITY SERVICES
 - CONVENIENCE SHOPPING
 - INDUSTRIAL
 - SCHOOL SITES
 - OPEN SPACE AND RECREATION
 - CITY BOUNDARY
 - CITY OF HOMESTEAD STREET DESIGNATION NO.
 - 1 - ONE LANE TRAFFICWAY
 - 2 - TWO LANE TRAFFICWAY



HOMESTEAD
PROPERTIES

Villages of Homestead
Master Development Plan

PREPARED BY:
ENVIRONMENTAL PLANNING & DESIGN
JANUARY 22, 1987



ATTACHMENT B

1. A proposed amended development order deadline for commencing physical development of the proposed changes is June, 1987.

2. A proposed amended development order termination date that reasonably reflects the time required to complete the development is the year 2015.

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

I do hereby certify that the foregoing is a true and correct copy of Ordinance No. 87-01-1, which was passed and adopted by the City Council of the City of Homestead, Florida on the 2nd day of February, 1987.

WITNESS MY HAND and the official seal of the City of Homestead this 5th day of February, 1987.

SIGNED *Evelyn Pruitt*
City Clerk



OFF. REC. 132 | 500 | 455

CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. Kirk,
seconded by Mr. Brookshire, for the adoption of the foregoing
Ordinance No. 87-01-01, and upon being put to a vote, the
vote was as follows:

Roscoe Warren	yes
Nicholas Sincore	yes
J. W. DeMilly, III	yes
W. F. Dickinson	yes
Jeff Kirk	yes
Paul Brookshire	yes
Irving Peskoe	yes

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 2nd day of February, 19 87.



Evelyn Pruett
City Clerk

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT

ORDINANCE NO. 94-05-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA ADOPTING THE PROPOSED AMENDMENT TO THE CITY OF HOMESTEAD COMPREHENSIVE MASTER LAND USE PLAN RELATING TO LAND USE DESIGNATIONS FOR THE VILLAGES OF HOMESTEAD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENTAL COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT AND CHAPTER 380 OF THE FLORIDA STATUTES; AUTHORIZING TRANSMITTAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Homestead (the "City") proposes to amend (the "Amendment") the City of Homestead Comprehensive Master Land Use Plan (the "Plan") as follows:

1. Delete page I-P of the Plan's Land Use Element, entitled Villages of Homestead Master Development Plan; and
2. Modify the legend to the map on page I-O of the Plan's Land Use Element, entitled Future Land Use for the City of Homestead, Florida by changing the following land use description:

From: "Villages of Homestead P.U.D./D.R.I. Boundary"

To: "Villages of Homestead" (Land uses permitted under this category include all the uses under the Development Order for the Villages of Homestead Development of Regional Impact); and

WHEREAS, on February 9, 1994, the City of Homestead Planning and Zoning Board in its capacity as the Local Planning Agency ("LPA") held a public hearing and recommended transmittal and approval of the proposed Amendment to the Plan; and

WHEREAS, on February 10, 1994, the City Council of the City of Homestead held a public hearing and heard evidence in support of the Amendment; and

WHEREAS, on February 10, 1994, the City Council of the City of Homestead passed and adopted the transmittal of the Amendment to the appropriate governmental agencies; and

WHEREAS, the South Florida Regional Planning Council in reviewing this Amendment has requested and the City has agreed that on or before September 1, 1994 the City shall initiate an amendment to the Plan to more particularly identify permitted future land uses within the affected area; and

WHEREAS, the other governmental agencies reviewing the Amendment have expressed no objection; and

WHEREAS, on May 4, 1994, the City Council of the City of Homestead held a public hearing and heard evidence in support of the Amendment; and

WHEREAS, the City Council has determined that the evidence presented at the hearing fully supports the Amendment; and

WHEREAS, the City Council has determined that the proposed Amendment does not adversely impact on the City's public facilities; and

WHEREAS, the City Council has determined that the proposed Amendment is consistent with the Plan's policies, goals and objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA AS FOLLOWS:

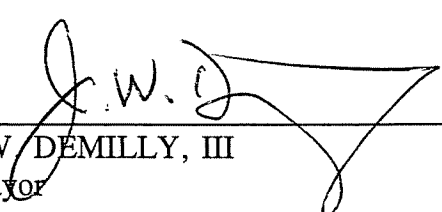
SECTION 1. The matters set forth above are incorporated herein by reference and made a part hereof.

SECTION 2. The proposed Amendment to the Plan is hereby adopted as provided for in Florida Statute §163.3184.

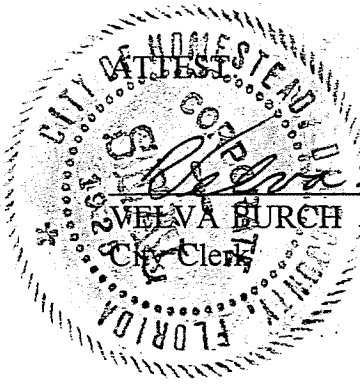
SECTION 3. The City Clerk is hereby directed to make the appropriate transmittals are required by law.

SECTION 4. The Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED this 4th day of May, 1994.



J.W. DEMILLY, III
Mayor



Sweleva Burch

APPROVED AS TO FORM & CORRECTNESS:

Michael E. Watkins

MICHAEL E. WATKINS
City Attorney

FINAL VOTE AT ADOPTION

- Mayor J. W. DeMilly, III
- Vice Mayor Roscoe Warren
- Councilman Ruth Campbell
- Councilman Jeff Kirk
- Councilman Eliza Perry
- Councilman Steve Shiver
- Councilman Nick Sincore

YES

YES

YES

YES

ABSENT

YES

YES

RECORDED IN OFFICIAL RECORDS BOOK
 OF DADE COUNTY, FLORIDA.
 RECORD VERIFIED
 HARVEY RUVIN,
 Clerk of Circuit & County
 Courts

ORDINANCE NO. 94-10-104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA, GRANTING V.O.H. ACQUISITION, INC. DBA FLORIDA DESIGN COMMUNITIES, LOCATED AT 1820 S. CANAL DRIVE, AN AMENDMENT OF THE VILLAGES OF HOMESTEAD PUD PROPOSED MASTER PLAN ALLOWING A REDUCTION OF 11.21 ACRES OR 146,000 SQUARE FEET OF COMMERCIAL; A REDUCTION IN TRAFFIC OF 406 P.M. PEAK HOUR TRIPS; THE ADDITION OF P.M. PEAK HOUR WEEKDAY TRIPS DUE TO AN INCREASE OF 200 HOTEL ROOMS FOR A TOTAL OF 400 ROOMS; AND AN INCREASE OF 370 RESIDENTIAL DWELLING UNITS. THE SAME BEING HEARD UNDER PUBLIC HEARING NO. 94-61 OF THE PLANNING AND ZONING BOARD OF THE CITY OF HOMESTEAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

SECTION 1. That an amendment of the Villages of Homestead PUD Proposed Master Plan, be and the same, is hereby granted to V.O.H. ACQUISITION, INC. DBA FLORIDA DESIGN COMMUNITIES, located at 1820 S. Canal Drive, Homestead, Florida, for a reduction of 11.21 acres or 146,000 square feet of commercial; a reduction in traffic of 406 p.m. peak hour trips; the addition of p.m. peak hour weekday trips due to an increase of 200 hotel rooms for a total of 400 rooms; and an increase of 370 residential dwelling units.


SECTION 2. That this ordinance shall become effective immediately upon passage.

PASSED AND ADOPTED, this 2nd day of November, 1994.



J.W. DEMILLY III
Mayor

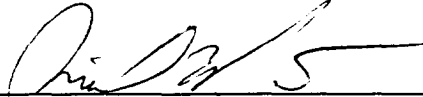
ATTEST:



VELVA BURCH
City Clerk

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APPROVED AS TO FORM & CORRECTNESS:



MICHAEL E. WATKINS
City Attorney

Motion to adopt by MRS. CAMPBELL, seconded by Mrs. PERRY.

FINAL VOTE AT ADOPTION

<i>Mayor J. W. DeMilley III</i>	<u>YES</u>
<i>Vice Mayor Roscoe Warren</i>	<u>YES</u>
<i>Councilman Ruth Campbell</i>	<u>YES</u>
<i>Councilman Jeff Kirk</i>	<u>YES</u>
<i>Councilman Eliza Perry</i>	<u>YES</u>
<i>Councilman Steve Shiver</i>	<u>ABSENT</u>
<i>Councilman Nick Sincore</i>	<u>YES</u>

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94-10-104

ORDINANCE NO. 99-05-29

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE DEVELOPMENT ORDER FOR THE VILLAGES OF HOMESTEAD DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR CHANGES IN THE VILLAGES OF HOMESTEAD MASTER DEVELOPMENT PLAN FOR THE VILLAGES OF HOMESTEAD PLANNED UNIT DEVELOPMENT; FINDING THAT SAID AMENDMENT AND CHANGES DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the City of Homestead (the "City") has adopted Ordinance No. 75-11-70 which constitutes a development order (the "Development Order") under Chapter 380 of the Florida Statutes, for the Villages of Homestead, a Development of Regional Impact (the "DRI"); and

WHEREAS, the City has amended the Development Order by a series of amendments over the ensuing period of years (cumulatively, the "Development Orders"); and

WHEREAS, the City Council finds that it is necessary to further amend the Development Orders and make various changes (the "Proposed Changes") to the DRI as more particularly described in the "Notification of Proposed Change to a Previously Approved Development of Regional Impact, Subsection 380.06(19), Florida Statutes," dated March 22, 1999, attached hereto as Exhibit "A" and incorporated herein by reference (the "Notice"), and to make corresponding changes to the Master Development Plan (the "Master Plan") of the Planned Unit Development (the "PUD") encompassing the area of the DRI; and

WHEREAS, the City Council finds that the lake to be excavated will serve an

A handwritten signature or set of initials, possibly '248', written in black ink in the bottom right corner of the page.

important function in facilitating the performance and benefits of the wetland mitigation described in the environmental regulatory permits referenced herein below by:

- (a) serving as a buffer between residential development and the mitigation area;
- (b) in part, constituting a portion of the mitigation area;
- (c) promoting the opportunity for biological diversity in the lake habitat; and

WHEREAS, the City of Homestead Planning and Zoning Board has reviewed the Proposed Changes and has recommended adoption thereof; and

WHEREAS, the proposed amendment does not constitute a substantial deviation pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the City Council has previously approved an Agreement of January 20, 1999, with the Redland Company (the "Agreement") concerning potential lake excavation activities (the "Activities") referenced in the Proposed Changes herein, which Agreement establishes that obtaining the approvals granted by this Ordinance shall serve as conditions precedent to Redland's authority to engage in the Activities; and

WHEREAS, the City Council recognizes that it is not in any way bound or obligated by the Agreement to adopt this Ordinance, and instead is authorized to adopt this Ordinance only if the Council finds that this Ordinance meets the applicable legal standards regularly applied to the DRI and Master Plan matters provided for herein; and

WHEREAS, the City Council at a properly advertised public hearing has reviewed the Proposed Changes and makes the findings and determinations set forth below.

IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF

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HOMESTEAD, FLORIDA, AS FOLLOWS:

Section 1. Findings. The City Council makes the following findings:

- 1.1. Each of the recitals set forth above is hereby incorporated and confirmed.
- 1.2. The clear and convincing evidence presented demonstrates that the Proposed Changes and previous changes to the Development Order neither individually nor cumulatively constitute or create a substantial deviation under the criteria provided for in Section 380.06(19), Florida Statutes.
- 1.3. The clear and convincing evidence presented demonstrates that the Proposed Changes do not require further Development of Regional Impact review under Chapter 380 of the Florida Statutes or the laws of the City of Homestead.
- 1.4. The Proposed Changes are consistent with the State Comprehensive Plan, the City's Comprehensive Development Plan, the City's Land Development Regulations, and any other applicable laws.
- 1.5. This Ordinance meets the applicable legal standards which are regularly applied to the DRI and Master Plan matters provided for herein.

Section 2. Approved Changes.

- 2.1. List of Proposed Changes:
 - a. Reduction of 174 residential dwelling units for a cumulative reduction from 14,465 dwelling units to 9,882 dwelling units;
 - b. Reduction of 11 acres of school for a cumulative decrease from 98.34 acres to 64.08 acres of school designation;
 - c. Reduction of 4.85 acres of retail for a cumulative decrease from 103.02 acres to 74.12 acres of retail designation;

- d. Increase of 67.02 acres of open space/park for a cumulative increase from 84.66 acres to 624.40 acres of open space/park area; and
- e. Increase of 93 acres of grass buffer/overflow parking for a cumulative increase from 0 acres to 203 acres of grass buffer/overflow parking area.

These Proposed Changes do not increase the previously approved number of: permanent seats; spectators accommodated; or, major events at the Motorsports facility.

2.2. Each of the above described Proposed Changes, as detailed in the Notice, is hereby approved and adopted as if set forth at length herein.

2.3. The purpose of these Proposed Changes is to allow the City the ability to: widen SW 344 Street from SW 137 Avenue to SW 152 Avenue; fill an area for additional grassed buffer/overflow parking; and fill the City of Homestead Park of Commerce and other areas within the DRI.

2.4. All use and development activities authorized herein shall comply with the environmental regulatory permits (the "Permits") as described in the Notice and as issued by the Miami-Dade County Department of Environmental Resource Management (DERM), the South Florida Water Management District (SFWMD) and the US Army Corps of Engineers (USACOE). No development authorized in this Ordinance shall be undertaken unless such Permits have first been issued, and all development must comply with the Permits, as amended from time to time. A copy of the DERM, SFWMD and USACOE permits, as issued and amended, shall be maintained on file in the City Clerk's office.

Section 3. Development Orders. The Development Orders, as previously amended from time to time, and as amended herein, are hereby approved and confirmed in accordance with the terms hereof.

Section 4. Master Development Plan of Planned Unit Development.

4.1. The Master Plan for the PUD of the DRI, as such Master Plan is set forth as Exhibit "C" of the Notice, as attached hereto, is hereby adopted and approved, and the previously approved Master Plan for the PUD is hereby amended in accordance with the Notice. The Master Plan as herein amended and as set forth in such Exhibit "C," shall supersede the previously approved development plans and shall control the development within the DRI in accordance with the PUD zoning, and shall constitute an amendment to the Development Orders, as amended, for the DRI.

4.2. The properties governed by the Master Plan shall be used in accordance with the Master Plan, the Permits, and in accordance with the purposes and conditions of this Ordinance.

Section 5. Restatement. Except as provided for in this Ordinance, all prior Development Orders for the Villages of Homestead DRI shall remain in full force and effect in accordance with the terms and conditions provided for therein.

Section 6. Transmittal of Development Order. The City Clerk is hereby directed to make the appropriate transmittals of this Development Order as required by law, as advised by the City Attorney.


Section 7. Authorization. The City Manager and City Attorney are hereby authorized to take any and all action necessary to fully implement the provisions of this Ordinance.

Section 8. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

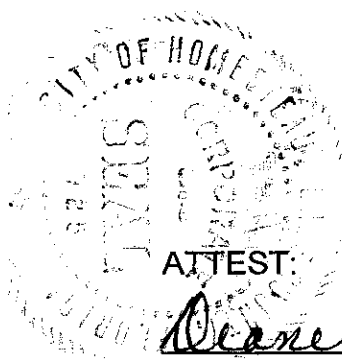
Section 9. Effective Date. This Ordinance shall be effective upon passage by the City Council on second reading.


PASSED AND ADOPTED on first reading this 17TH day of MAY, 1999.

PASSED AND ADOPTED on second reading this 7TH day of JUNE, 1999.

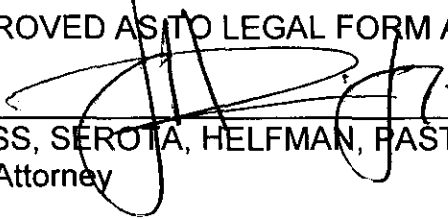


STEVE SHIVER
Mayor



ATTEST:

SHARON ERNST DIANE JOZWIAK
Deputy City Clerk

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:



WEISS, SEROTA, HELFMAN, PASTORIZA & GUEDES, P.A.
City Attorney

Motion to adopt by Mr. Porter seconded by Mr. Sincore.

FINAL VOTE AT ADOPTION

<i>Mayor Steve Shiver</i>	<u>YES</u>
<i>Vice Mayor Jeffrey Porter</i>	<u>YES</u>
<i>Councilman Steven C. Bateman</i>	<u>YES</u>
<i>Councilman Eddie Berrones</i>	<u>YES</u>
<i>Councilwoman Eliza D. Perry</i>	<u>YES</u>
<i>Councilman Nick Sincore</i>	<u>YES</u>
<i>Councilman Roscoe Warren</i>	<u>YES</u>

99-05-29\ordinances\amending development order for voh

ORDINANCE NO. 2001-12-36

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING THE DEVELOPMENT ORDER FOR THE VILLAGES OF HOMESTEAD DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR CHANGES IN THE VILLAGES OF HOMESTEAD MASTER DEVELOPMENT PLAN FOR THE VILLAGES OF HOMESTEAD PLANNED UNIT DEVELOPMENT; FINDING THAT SAID AMENDMENT AND CHANGES DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the City of Homestead (the "City") has adopted Ordinance No. 75-11-70, which constitutes a development order (the "Development Order") under Chapter 380 of the Florida Statutes, for the Villages of Homestead, a Development of Regional Impact (the "DRI"); and

WHEREAS, the City has amended the Development Order by the adoption of Ordinance Nos. 76-02-9, 79-10-32, 81-07-47, 84-05-33, 85-05-34, 87-01-1, 94-05-33, 94-10-100, 94-10-104, 99-05-29 (collectively, the "Development Order Amendments"); and

WHEREAS, M&H Homestead, Ltd. (the "Developer") has applied for various changes (the "Proposed Changes") to the DRI, as more particularly described in the Notification of a Proposed Change to a Previously Approved Development of Regional Impact (DRI) Subsection 380.06(19), Florida Statutes, dated 10-26-01 (the "NOPC"), which is incorporated by reference to this Ordinance; and

WHEREAS, the City Council finds that it is necessary to further amend the Development Order and to incorporate the Proposed Changes, and to make corresponding changes to the DRI Master Development Plan (the "Master Plan"); and

WHEREAS, the City of Homestead Planning and Zoning Board has reviewed the Proposed Changes, and has recommended adoption thereof;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA:

SECTION 1. FINDINGS. The City Council makes the following findings:

- 1.1 Each of the recitals set forth above is hereby incorporated and confirmed.
- 1.2 The clear and convincing evidence presented demonstrates that the Proposed Changes and the previous changes to the Development Order neither individually nor cumulatively constitute or create a substantial deviation under the criteria provided for in Section 380.06(19), Florida Statutes, or laws of the City.
- 1.3 The clear and convincing evidence presented demonstrates that the Proposed Changes do not require further Development of Regional Impact review under Chapter 380 of the Florida Statutes or the laws of the City.
- 1.4 The Proposed Changes are consistent with the State Comprehensive Plan, the City's Comprehensive Development Plan, the City's Land Development Regulations, and any other applicable laws.
- 1.5 This Ordinance meets the applicable legal standards that are regularly applied to the DRI and Master Plan matters provided herein.

SECTION 2. APPROVED CHANGES AND CONDITIONS. The Proposed Changes are hereby approved subject to the following conditions:

- 2.1 The maximum number of residential dwelling units within the DRI shall not exceed 9,882 dwelling units.

- 2.2 The commercial development within the DRI shall not exceed 974,000 square feet on 107.52 acres.
- 2.3 The hotel shall be limited to 400 hotel rooms.
- 2.4 The industrial development within the DRI shall not exceed 3,100,000 square feet on 275.10 acres.
- 2.5 The Developer shall develop a 127-bed hospital on 13 acres.
- 2.6 The office development within the DRI shall not exceed 241,000 square feet on 14.50 acres.
- 2.7 The DRI shall have 843.23 acres of recreation/open space, of which 2.21 acres shall be private recreation space, 90.75 acres shall be community park, and 150 acres shall be golf course.
- 2.8 Lands identified as school sites shall be 58.34 acres.
- 2.9 The Major Events described in Exhibit "H" of the NOPC approved pursuant to City of Homestead Ordinance 94-05-33 shall be limited to eighteen (18) days in any given calendar year. Notwithstanding anything to the contrary in said Exhibit "H" and/or this Ordinance, a Major Event shall mean an event or separate events conducted simultaneously at the Baseball Facility and/or Motorsports Facility for which the number of spectators exceeds 28,000.
- 2.10 The attraction/recreation uses shall be on 527.90 acres as follows: The Baseball Facility shall be on 100 acres. The Motor Sports Facility shall be on a total of 427.90 acres, of which 203 acres shall be designated for the Motor Sports Facility grass buffer/overflow parking.

- 2.11 All use and development activities authorized herein shall comply with the environmental regulatory permits (the "Permits") as described in the Notice and as issued by the Miami-Dade County Department of Environmental Resource Management (DERM), the South Florida Water Management District (SFWMD) and the US Army Corps of Engineers (USACOE). No development authorized in this Ordinance shall be undertaken unless such Permits have first been issued, and all development must comply with the Permits, as amended from time to time. A copy of the DERM, SFWMD and USACOE permits, as issued and amended, shall be maintained on file in the City Clerk's office.
- 2.12 The development of the DRI property shall be in substantial compliance with the Proposed Master Plan entitled "Proposed Master Plan/KeysGate at the Villages of Homestead," dated 10-26-01 and revised 11-29-01, and attached hereto as Exhibit "A," and the Proposed Master Development Plan - Proposed Land Use Chart, dated 11-28-01, attached hereto as Exhibit "B."

SECTION 3. MASTER DEVELOPMENT PLAN. The Proposed Master Plan, dated 10-26-01 and revised 11-29-01, which is attached hereto as Exhibit "A" (and attached as Exhibit "C" to the NOPC) shall supersede all prior approved development plans, shall serve as the Master Development Plan for the DRI, and shall control the development of the DRI. The properties governed by the Proposed Master Plan shall be developed and used in accordance with the

Proposed Master Plan, and in accordance with the purposes and conditions of this Ordinance.

SECTION 4. MASTER DEVELOPMENT PLAN LAND USE CHART. The Proposed Master Development Plan - Proposed Land Use Chart, dated 11-28-01, (the "Proposed Land Use Chart") attached hereto as Exhibit "B" (and attached as Exhibit "D" to the NOPC) shall supersede all prior approved Land Use Charts, shall serve as the Master Development Plan Land Use Chart for the DRI, and, in conjunction with the Proposed Master Plan, shall control the development of the DRI. The properties governed by the Proposed Land Use Chart shall be developed and used in accordance with the Proposed Land Use Chart, and in accordance with the purposes and conditions of this Ordinance.

SECTION 5. DEVELOPMENT ORDERS. The Development Order, as previously amended by the Development Order Amendments, and as amended herein, is hereby approved and confirmed in accordance with the terms hereof.

SECTION 6. RESTATEMENT. Except as provided for in this Ordinance, the Development Order and all prior Development Order Amendments for the DRI shall remain in full force and effect, in accordance with the terms and conditions provided therein, including, but not limited to, those provisions in City Ordinance No. 99-05-29 pertaining to the lake excavation in Sectors 16 and 18 of the Proposed Master Plan.

SECTION 7. TRANSMITTAL OF DEVELOPMENT ORDER. The City Clerk is hereby directed to make the appropriate transmittals of this Development Order Amendment, as required by law, as advised by the City Attorney.

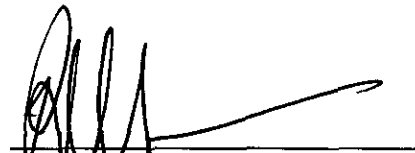
SECTION 8. AUTHORIZATION. The City Manager and the City Attorney are hereby authorized to take any and all action necessary to fully implement the provisions of this Ordinance.

SECTION 9. SEVERABILITY. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 10. EFFECTIVE DATE. This Ordinance shall be effective upon passage by the City Council on second reading.

PASSED AND ADOPTED on first reading this 3RD day of DECEMBER, 2001.

PASSED AND ADOPTED on second reading this 17TH day of DECEMBER, 2001.




ROSCOE WARREN
Mayor

ATTEST:



SHARON AUXIER
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


WEISS, SEROTA, HELFMAN, PASTORIZA & GUEDES, P.A.
City Attorney

Motion to adopt by Mr. Berrones seconded by Mr. Bateman .

FINAL VOTE AT ADOPTION

<i>Mayor Roscoe Warren</i>	<u>ABSENT</u>
<i>Vice Mayor Steven D. Losner</i>	<u>YES</u>
<i>Councilman Steven C. Bateman</i>	<u>YES</u>
<i>Councilman Eddie Berrones</i>	<u>YES</u>
<i>Councilman Jeffrey D. Porter</i>	<u>YES</u>
<i>Councilman Nicholas R. Sincore</i>	<u>ABSENT</u>
<i>Councilwoman Judy Waldman</i>	<u>YES</u>

EXHIBIT "H"

Land Use	Units		Proposed Change				Proposed Change				Proposed Change				Cumulative Change				
	Changes Since 1985	Proposed Changes	Weekday Trip Generation 1		Weekend Trip Generation		Weekday Trip Generation 1		Weekend Trip Generation		Weekday Trip Generation 1		Weekend Trip Generation		Weekday Trip Generation 1		Weekend Trip Generation		
			Average Daily	PM Peak Hour	Average Daily	PM Peak Hour	Average Daily	PM Peak Hour	Average Daily	PM Peak Hour	Average Daily	PM Peak Hour	Average Daily	PM Peak Hour	Average Daily	PM Peak Hour	Average Daily	PM Peak Hour	
Residential																			
Single Family	(1,337) DU	(174) DU	(1,511) DU	9.55	(1,662)	1.02	(177)	9.48	(1,650)	0.75	(131)	9.55	(14,430)	1.02	(1,541)	9.48	(14,324)	0.75	(1,133)
Multi-Family	(3,072) DU	0 DU	(3,072) DU	5.86	0	0.54	0	5.26	0	0.46	0	5.86	(18,002)	0.54	(16,159)	5.26	(16,159)	0.46	(1,413)
Commercial 2	(314,800) SF	(63,400) SF	(378,200) SF	0.06	(3,804)	0.01	(634)	0.08	(5,072)	0.01	(634)	0.06	(22,692)	0.01	(3,782)	0.08	(30,256)	0.01	(3,782)
School	(1,552) Students	(516) Students	(2,068) Students	1.09	(562)	0.25	(129)	N/A	0	N/A	0	1.09	2,254	0.25	(517)	N/A	0	N/A	0
Parks	484.96 AC	67.02 AC	551.98 AC	2.23	149	0.22	15	5.90	395	0.59	40	2.23	1,231	0.22	121	5.90	3,257	0.59	326
Hotel (ITE 310)	200 Rooms		200 Rooms	8.70	0	0.76	0	9.49	0	0.81	0	8.70	1,740	0.76	152	9.49	1,898	0.81	162
Baseball Facility 3	6,500 Seats		6,500 Seats	0.67	0	0.17	0	0.67	0	0.17	0	0.67	4,355	0.17	1,105	0.67	4,355	0.17	1,105
Motorsport Facility 3																			
Typical Event	9,500 Seats		9,500 Seats	0.67	0	0.17	0	0.67	0	0.17	0	0.67	6,365	0.17	1,615	0.67	6,365	0.17	1,615
Major Event 4	40,000 Persons		40,000 Persons	N/A	0	N/A	0	0.67	0	0.17	0	N/A	0	N/A	0	0.67	26,800	0.17	6,800
Total Trip Change																			
Typical Event					(5,379)		(926)		(6,326)				(43,687)		(4,506)		(44,864)		(3,121)
Major Event 4									(6,326)								(24,429)		2,064

1 Trip generation rates based on I.T.E., 5th edition

2 Commercial square footage is calculated using a 30 percent lot coverage.

3 Trip generation rates for Baseball and Motorsports events are based on 3 spectators per vehicle.

4 Major events occur 3-4 weekends per year.

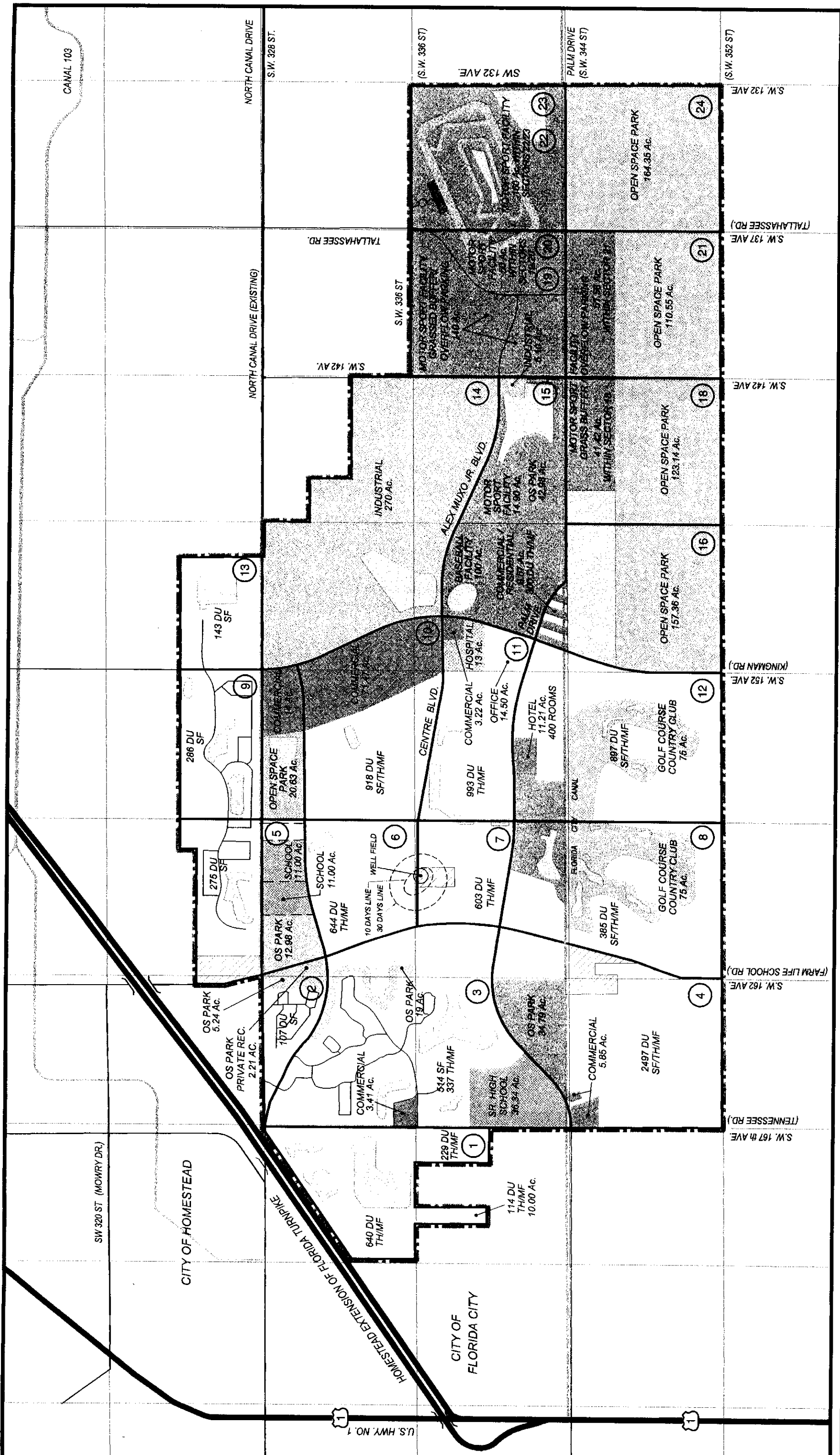
EXHIBIT "D"
MASTER DEVELOPMENT PLAN - PROPOSED LAND USE

	Dwelling Units			Open/Space Recreation (AC)	Private Recreation (AC)	Community Park	Golf Course (AC)	School (AC)	Public Service (AC)	Hospital (AC)	Commercial (AC)	Office (AC)	Industrial (AC)	Hotel (Rooms)	Baseball Stadium	Motorsport Facility (AC)
	SF	TH/MF	SF/TH/MF Total													
AREA 1																
Sector 1		983	983													
2	107		107	5.24	2.21											
3	514	337	851	19.00				36.34			3.41					
Total	621	1,320	1,941	24.24	2.21	0.00	0.00	36.34	0.00	0.00	3.41	0.00	0.00	0.00	0.00	0.00
AREA 2																
Sector 5	275		275			12.98		22.00								
6		644	644													
7		603	603													
9	286		286	20.63							14.00					
10		918	918							13.00	71.47					
11		993	993								3.22	14.50				
13	143		143													
Total	704	2,240	2,944	20.63	0.00	12.98	0.00	22.00	0.00	13.00	88.69	14.50	0.00	0.00	0.00	0.00
AREA 3																
Sector 4			2,497			34.79		0.00	0.00		5.85					
8			385				75.00									
12			897				75.00						400.00			
16		300	300	157.36							9.57					
Total	300	3,779	4,079	157.36	0.00	34.79	150.00	0.00	0.00	0.00	15.42	0.00	400.00	0.00	0.00	0.00
AREA 4																
Sector 14	0												270.00			
15						42.98							5.10	100.00		14.90
TOTAL	0	0	0	0.00	0.00	42.98	0.00	0.00	0.00	0.00	0.00	0.00	275.10	0.00	100.00	14.90
AREA 5																
Sector 18	0			123.14												41.42
19																80.00
20																80.00
21				110.55												51.58
22																80.00
23																80.00
24				164.35												413.00
Total	0	0	0	398.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	413.00
Total	1,325	3,660	4,697	600.27	2.21	90.75	150.00	58.34	0.00	13.00	107.52	14.50	275.10	400.00	100.00	427.90

98-041 Keys Gate DRI 11-28-01

G:\FORD COMPANIES\Keys Gate DRI\MR. Dwyer\Pin - Proposed Land Use - 11.28.01.doc

EXHIBIT "B" TO ORDINANCE NO. _____



LEGEND:

- Subject Parcel
- Sector Lines
- Canal
- Section Line
- Existing Wellfield Cone of Influence
- Restricting Density

Residential

- Commercial
- Institutional
- Industrial
- Recreational
- Open Space
- Non-Owned
- Office
- Hospital

EXHIBIT "A" TO ORDINANCE NO. _____

Exhibit "C"

Proposed Master Plan

Date: 10-26-01
Revised: 11-29-01

Not to Scale

KeysGate at the Villages of Homestead

EXHIBIT K
DERM CLASS IV PERMITS

MIAMI-DADE COUNTY
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
NATURAL RESOURCES DIVISION

AGREEMENT

FOR

CLASS IV WETLANDS PERMIT

Parking lot for:

Homestead-Miami Speedway LLC

Suite 400
33 S.W. 2nd Avenue
Miami, Florida 33130
(305) 372-6585

PERMIT NO. FW 00-104

DATE ISSUED: 08/06/01

EXPIRATION DATE: 08/06/04

AGREEMENT FOR WORK IN FRESHWATER WETLANDS
MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES
MANAGEMENT (DERM)
NATURAL RESOURCES DIVISION

This agreement, between the Permittee named herein and Miami-Dade County Department of Environmental Resources Management (DERM), is made for the purpose of accomplishing the work described herein.

1. Proposed Work, Construction, or Use:

This permit authorizes the filling of 60.0 acres of jurisdictional wetlands for the purpose of creating a parking lot for the Homestead-Miami Speedway. All work shall comply with the Special Conditions on Pages 4 through 8, and with the site plan for Homestead-Miami Speedway, LLC, entitled, "Construction Phase Plan," prepared by EAS Engineering, Inc., signed and sealed on August 3, 2001 (State of Florida P.E. number 31184) (copy of plan attached).

2. Location:

This project occurs on two parcels located on the north side of Southwest 336 Street, with one lying on the western side of Southwest 137 Avenue, and the other lying on the eastern side of Southwest 137 Avenue. The western parcel, folio number 10-7922-001-0071, will only have the eastern approximately 1,277.35 feet filled under Class IV Permit FW 00-104. This portion of the western parcel is legally described as Lots 21, 22, 23, 24, 25, and 26, Block 1, in Section 22, Township 57 South, Range 39 East, in Homestead, Miami-Dade County, Florida, less the east 25 feet of said lot 26, Block 1, and less the south 5 feet of said Lots 21, 22, 23, 24, 25, and 26, Block 1, and less all that portion of said Lot 26 in Block 1 which lies within the external area formed by a 25 foot radius arc concave to the northwest, tangent to a line 55 feet west of and parallel with the east line of the northeast ¼ of said Section 22 and tangent to a line 35 feet north of and parallel with the south line of the northeast ¼ of said Section 22. The eastern parcel, folio number 10-7923-001-0022, is legally described as Lots 15, 16, 17, 18, 19, and 20, Block 2, Section 23, Township 57 South, Range 39 East, in Homestead, Miami-Dade County, Florida, less the west 53 feet and less the south 30 feet of Lots 16 thru 20 and less the south 35 feet of Lot 15 and less the exterior area of curve in the southwest corner for right-of-way, Block 2.

3. Name, Address, and Phone of

Permittee:

Curtis Gray, President
Homestead-Miami Speedway, L.L.C.
One Speedway Blvd.
Homestead, Florida 33035
(305) 230-5200

Consultant:

Edward A. Swakon, P.E.
EAS Engineering, Inc.
55 Almeria Ave.
Coral Gables, Florida 33134
(305) 445-5553

4. DERM Project Manager: Janet Gil
(305) 372-6585

5. Pre-Work Conference:

At the discretion of the Director, a pre-work conference may be held prior to the commencement of any work under this Permit. The conference shall include the Owner, the Owner's Contractor and Engineer, and representatives of DERM together with any property owners or other persons whose interests may be affected by the work.

6. Agencies other than the Department of Environmental Resources Management from whom approval may be necessary (as checked):

South Florida Water Management District

Miami-Dade County Department of Planning, Development and Regulation

Miami-Dade County Department of Public Works

U. S. Army Corps of Engineers

State of Florida Department of Environmental Protection

Recommended: Jane P. Downer 08/06/01
Wetland and Forest Resources Section

SPECIAL CONDITIONS for Class IV Permit FW 00-104:

1. All of the plans and documents referenced on page 2 of Class IV Permit FW 00-104 are a part of the conditions of this permit. In case of conflict between any of these approved plans, or between these plans and any condition of this permit, a determination as to which plan or condition will be followed will be made by DERM.
2. The maximum area of jurisdictional wetlands that may be impacted is **60.0** acres. **NO ADDITIONAL WORK BEYOND THE LIMITS OF THIS AREA IS AUTHORIZED UNDER THIS PERMIT.**
3. The fill material shall consist of clean fill (soil, rock, sand, marl, clay, stone). No trash, garbage, wood, asphalt, roofing materials, tires, metals, cleared vegetation, building debris, or similar materials are allowed to be used as fill. **EVIDENCE THAT IMPROPER FILL MATERIAL HAS BEEN USED SHALL RESULT IN THE INITIATION OF ENFORCEMENT ACTION BY DERM AGAINST THE PERMITTEE. FAILURE OF THE PERMITTEE TO CEASE AND DESIST THE IMPROPER FILL VIOLATION AFTER RECEIVING WRITTEN NOTICE BY DERM, OR TO FULLY CORRECT THE VIOLATION WITHIN THE TIME FRAMES SPECIFIED BY DERM'S WRITTEN NOTICE, WILL RESULT IN THE IMMEDIATE REVOCATION OF THIS PERMIT.**
4. The Permittee and/or owner shall not plant or allow the establishment of any of the following exotic tree species on his or her property:
 - A. Melaleuca quinquenervia (Punk Tree)
 - B. Casuarina spp. (Australian Pines)
 - C. Schinus terebinthifolius (Brazilian Pepper)
 - D. Bischofia javanica (Bishopwood)
 - E. Ricinus communis (Castor Bean)
 - F. Ardisia elliptica (humilis) (Shoebuttan Ardisia)
 - G. Cestrum diurnum (Day Jasmine)
 - H. Cupaniopsis anacardioides (Carrotwood)
 - I. Acacia auriculiformis (earleaf acacia)
 - J. Adenanthera pavonia (red sandalwood)
 - K. Albizia lebeck (woman's tongue)
 - L. Colubrina asiatica (lather leaf)
 - M. Dalbergia sisoo (sissoo)
 - N. Ficus altissima (banyan tree)
 - O. Ficus bengalensis
 - P. Ficus benjamina (weeping fig)

SPECIAL CONDITIONS, continued...

- Q. Ficus elastica (Indian rubber tree)
- R. Ficus microcarpa (laurel fig)
- S. Flacourtia indica (governor's plum)
- T. Hibiscus tiliaceus (mahoe)
- U. Jasminum dichotomum (gold coast jasmine)
- V. Jasminum fluminense (jasmine)
- W. Leucaena leucocephala (lead tree)
- X. Mimosa pigra (catclaw mimosa)
- Y. Merremia tuberosa (wood rose)
- Z. Neyraudia reynaudiana (cane grass)
- AA. Schefflera actinophylla (schefflera)
- BB. Solanum viarum (tropical soda apple)
- CC. Thespesia populnea (seaside mahoe)

If any of the above listed exotic tree species currently exist on the subject property, the Permittee shall remove and dispose of them within sixty (60) days of commencement of work. Contact DERM regarding appropriate methods of removal and disposal of exotic species.

5. DERM (Project Manager) shall be notified, in writing, a minimum of one week prior to the commencement of construction.
6. This Permit does not authorize residential use of the property or the placement of a trailer on the property. Separate approval from Miami-Dade County Planning and Zoning (305-375-2500) is required for those uses.
7. No structure requiring the installation of a septic tank shall be placed on the subject property unless authorized in writing by the Environmental Quality Control Board and the State of Florida Department of Health (305-623-3574).
8. Adequate turbidity controls shall be used so that any discharge or run-off to the surrounding wetland area does not violate Section 24-54(3) of the Miami-Dade County Code and Chapter 62-302.530 (70) of the Florida Administrative Code. Turbidity shall be monitored visually by the Permittee, or his designee, at the perimeter of the subject property. If turbidity is observed to be flowing off-site from the subject property, the Permittee shall notify the DERM Project Manager immediately.
9. During construction, no soil, vehicles or heavy equipment, fill, building materials, construction debris, dead vegetation, or any other materials shall be placed, stored, or deposited in the adjacent wetland areas surrounding the subject property permitted by Class IV Permit FW 00-104.


SPECIAL CONDITIONS, continued...

10. There shall be no disruption of soil, rock formations, or plants within the adjacent wetlands surrounding the subject property permitted by Class IV Permit FW 00-104.
11. The subject property is located in an area subject to frequent and regular flooding. The Permittee is advised that, at this time, Miami-Dade County has no plans to provide additional flood protection or drainage in this area. The issuance of this Class IV Wetland Permit Agreement authorizes the Permittee to undertake work in, on, or upon wetlands on the project site, but it does not constitute an acknowledgment that the project will comply with the regulatory requirements for flood protection established by Miami-Dade County through the issuance of a Class II Permit or by the South Florida Water Management District through the issuance of a Management and Storage of Surface Water Construction Permit.
12. If any endangered species, threatened species, or species of special concern are encountered during project activities, it shall be the Permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission/U.S. Fish and Wildlife Service for appropriate guidance. In addition, the DERM Project Manager shall be notified.
13. If historical or archaeological artifacts are discovered at any time on the project site, the Permittee shall immediately notify the Miami-Dade County Historic Preservation Division of the Office of Community and Economic Development at (305) 375-3469.
14. The attached Declaration of Restrictions (see Exhibit A) for the Class IV Permit application for the subject project is incorporated into Class IV Permit FW 00-104. Note that the attached Declaration of Restrictions is a draft document only. If this document requires further modification, the final County approved document will supersede this draft document.
15. This permit shall remain in effect for ~~two (2)~~ ^{three (3)} years from the date of issuance. The permit holder may request an extension of time from DERM pursuant to Section 24-58.9(B)(2). All requests for permit extension, must be filed in writing at least thirty (30) days prior to permit expiration. *three (3) J. Sawyer 08/06/01*
16. If the property is sold during the life of this permit, the buyer must have the permit transferred to him or her prior to the sale of the property to allow the permit to remain in effect. It will be the responsibility of the Permittee to disclose the necessity of transferring the permit prior to the sale of the property. Procedures for permit transfer are outlined in 24.58.17 Code of Miami-Dade County.
17. The final plat for this project will require approval from DERM's Wetland and Forest Resources Section.

SPECIAL CONDITIONS, continued...

18. Failure to comply with the above-stated conditions shall result in revocation of this permit.

I HEREBY ACKNOWLEDGE THAT I AM FULLY RESPONSIBLE FOR THE IMPLEMENTATION OF ALL WORK AUTHORIZED UNDER THIS PERMIT AGREEMENT AND AGREE TO TAKE FULL RESPONSIBILITY FOR ENSURING ADHERENCE TO ALL CONDITIONS, LIMITATIONS AND RESTRICTIONS CONTAINED IN THIS PERMIT AGREEMENT. I FURTHER AGREE TO ASSUME FULL RESPONSIBILITY FOR THE ACTIONS OF ALL MY EMPLOYEES, AGENTS, PERSONS UNDER DIRECT OR INDIRECT CONTRACTUAL OBLIGATION TO ME WITH RESPECT TO THE WORK AUTHORIZED HEREIN. I FURTHER AGREE TO ENSURE THAT ALL SUCH EMPLOYEES, AGENTS, AND PERSONS SHALL ABIDE BY ALL CONDITIONS, LIMITATIONS, AND RESTRICTIONS CONTAINED IN THIS PERMIT.

Permittee(s): 
CURTIS GRAY
PRESIDENT

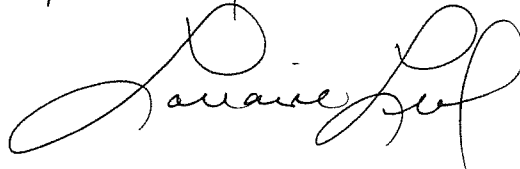
Date: AUG. 3, 2001

STATE of Florida
County of Dade

Sworn to and subscribed before me this 3rd day of August, 2001
by Curtis Gray who is personally known to me.



LORRAINE LEAL
COMMISSION # CC 722713
EXPIRES MAR 20, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.



IN WITNESS WHEREOF the said MIAMI-DADE COUNTY, FLORIDA, has caused this Permit Agreement to be executed in its name by the Director of Environmental Resources Management, and the Permittee has caused this Permit Agreement to be executed in his/her name.

WHEN THE PERMITTEE IS AN INDIVIDUAL

Witnesses

Owner

_____ SIGN

_____ PRINT

_____ DATE

WHEN THE PERMITTEE IS A CORPORATION

B. de la Barra
Secretary/Witness

Homestead-Miami Speedway, L.L.C.

DATE August 3, 2001

BY Curtis Gray
President

(AFFIX CORPORATE SEAL)

DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

Issued On: 08/06/01

By Jane B. Doan
Director or his Designee

THE ISSUANCE OF THIS PERMIT DOES NOT RELIEVE THE PERMITTEE FROM OBTAINING ALL REQUIRED FEDERAL, STATE, AND LOCAL PERMITS.

State of Florida
County of Dade

Sworn to and subscribed before ME this 3rd day of August, 2001
by Curtis Gray who is personally known to ME.

 NOTARY PUBLIC
LORRAINE LEAL
COMMISSION # CC 722713
EXPIRES MAR 20, 2002
BONDED THRU
ATLANTIC BONDING CO., INC

Lorraine Leal

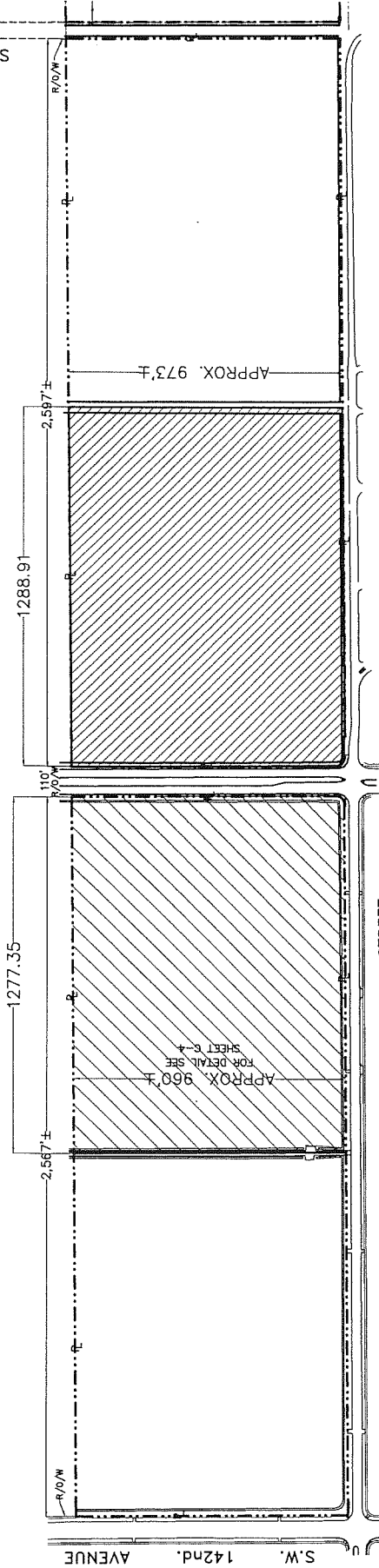
REV. #	DATE & DESCRIPTION
1	PHASING PLAN 2/8/01

S.W. 132nd. AVE.

S.W. 137th. AVE.

CONSTRUCTION PHASES

-  PHASE I
-  PHASE II



SCALE: 1" = 600'

PHASING PLAN

Total Acres to be filled 60 AC.
No more than 30 AC shall be East of SW 137 Ave.

COUNTY OF MIAMI-DADE STATE OF FLORIDA
 APPLICATION BY:
 HOMESTEAD-MIAMI SPEEDWAY, L.L.C.
 ONE SPEEDWAY BLVD.
 HOMESTEAD, FLORIDA 33035
 SHEET 1 DATE: 7/18/01
 SECTION: 22,23
 TOWNSHIP: 57
 RANGE: 39

PURPOSE: CONSTRUCTION PHASING PLAN
 DATUM: N/A
 JOB NO: 9501-25
EAS ENGINEERING, INC.
 66 ALMERIA AVENUE CORAL GABLES 33194 (305)446-6663

[Handwritten signatures and dates: July 2001, July 2001]

This instrument was prepared by:
 Felix M. Lasarte, Esq.
 Steel Hector & Davis LLP
 First Union National Bank
 200 S. Biscayne Blvd
 Suite 4100
 Miami, Florida 33131

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to approximately 60 acres of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter called the "Property", which is supported by the attorney's opinion attached as Exhibit "B"; and

WHEREAS, said Property lies within the City of Homestead and it is subject to an interlocal agreement whereby the land use for the Property is subject to the Miami-Dade County Comprehensive Development Master Plan and the zoning is subject to the City of Homestead Zoning Ordinances; and

WHEREAS, the Owner applied for a Class IV Permit ("Permit") to fill the sixty (60) acre Property and appeared before the Miami-Dade County Commission in order to obtain said Permit and said Permit was approved upon the Owner's profer of a Declaration of Restrictions limiting the uses on the Property and:

IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing Item 4(M) Substitute #2, heard before the Miami-Dade Board of County Commissioners on July 12, 2001, will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- 1) Owner agrees that so long as the Property remains zoned Agricultural under the City of Homestead Zoning Ordinance or the Miami-Dade County Comprehensive Development Master Plan designates the Property as Agricultural, that the only uses permitted on the Property will be for agricultural uses and uses ancillary thereto and temporary overflow parking for major events at the Homestead-Miami Speedway .

County Use Only
 Legal Verified _____

(Public Hearing)

Declaration of Restrictions

EXHIBIT A

County Use Only

Legal Verified _____

(Public Hearing)

Declaration of Restrictions

Page Two

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners.

Should this Declaration of Restrictions be so modified, amended or released, the County Manager or his/her designee shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment, or release.

Enforcement. Enforcement shall be by action against any parties of person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

EX-A

**Declaration of Restrictions
Page Three**

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition of any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval or occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of anyone of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the Miami-Dade County Board of County Commissioners of a resolution approving the application .

(Public Hearing)

EX. A

ACKNOWLEDGMENT

Signed, witnessed, executed and acknowledged on this 3rd day of August, 2001.

WITNESSES:

[Signature]
Signature

Print Name: Kellie Marshall

[Signature]
Signature

Print Name: Barbara K. Norland

[Signature]
Signature

Curtis Gray, President
Address: Homestead-Miami Speedway,
LLC, a Delaware limited liability company
One Speedway Boulevard
Homestead, Florida 33055

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Curtis Gray, as President of Homestead-Miami Speedway LLC, a Delaware limited liability company, who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 3rd day of August, 2001, in the County and State aforesaid.



LORRAINE LEAL
COMMISSION # CC 722713
EXPIRES MAR 20, 2002
BONDED THROUGH
ATLANTIC BONDING CO., INC

[Signature]
Notary Public State of Florida

LORRAINE LEAL
Print Name

My Commission Expires:

EX. A

26 01 04:26p

Ed Swakon

(305) 444-2112

P. 6

Jul-26-01 03:10pm From-SH&D LLP ,

305 577 7001

T-788 P.006

F-888

EXHIBIT "A"

LEGAL DESCRIPTION - PROPERTY EAST OF S.W. 137TH AVENUE

PARCEL 2

LOTS 15, 16, 17, 18, 19, & 20, BLOCK 2, "MIAMI LAND DEVELOPMENT COMPANY" OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "A"
CONTINUED

LEGAL DESCRIPTION - PROPERTY WEST OF S.W. 137TH AVENUE

LOTS 21, 22, 23, 24, 25, AND 26, BLOCK 1, "MIAMI LAND DEVELOPMENT COMPANY" OF SECTION 22, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS:

THE EAST 25.00 FEET OF SAID LOT 26, BLOCK 1

LESS:

THE SOUTH 5.00 FEET OF SAID LOTS 21, 22, 23, 24, 25, 25 AND 26, BLOCK 1.

LESS:

ALL THAT PORTION OF SAID LOT 26 IN BLOCK 1 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST, TANGENT TO A LINE 55.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 AND TANGENT TO A LINE 35.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22.

~~1541.43~~ → Binder

MIAMI-DADE COUNTY
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
NATURAL RESOURCES DIVISION

AGREEMENT
FOR
CLASS IV WETLANDS PERMIT

Parking lot for:
Homestead-Miami Speedway LLC

Suite 400
33 S.W. 2nd Avenue
Miami, Florida 33130
(305) 372-6585

PERMIT NO. **FW 00-104A**

DATE ISSUED: 7.19.04

EXPIRATION DATE: 7.19.06



AGREEMENT FOR WORK IN FRESHWATER WETLANDS
MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES
MANAGEMENT (DERM)
NATURAL RESOURCES DIVISION

This agreement, between the Permittee named herein and Miami-Dade County Department of Environmental Resources Management (DERM), is made for the purpose of accomplishing the work described herein.

1. Proposed Work, Construction, or Use:

This permit authorizes the filling of 60.0 acres of jurisdictional wetlands for the purpose of creating a parking lot for the Homestead-Miami Speedway. All work shall comply with the Special Conditions on Pages 4 through 8, and with the site plans for Homestead-Miami Speedway, LLC, prepared by EAS Engineering, Inc., signed and sealed on April 1, 2004, Pages 1-4 (copy of plans attached) and with the site plans entitled "Homestead-Miami Speedway, LLC" prepared by EAS Engineering, Inc., signed and sealed on July 12, 2004.

2. Location:

This project occurs on two parcels located on the north side of Southwest 336 Street, with one lying on the western side of Southwest 132 Avenue, and the other lying on the eastern side of Southwest 142 Avenue. The western parcel, folio number 10-7922-001-0071, will only have the western approximately 1,342 feet filled under Class IV Permit FW 00-104A. The eastern parcel, folio number 10-7923-001-0023, will be filled entirely under Class IV Permit FW 00-104A.

3. Name, Address, and Phone of Permittee:

Curtis Gray, President
Homestead-Miami Speedway, L.L.C.
One Speedway Blvd.
Homestead, Florida 33035
(305) 230-5200

Consultant:

Edward A. Swakon, P.E.
EAS Engineering, Inc.
55 Almeria Ave.
Coral Gables, Florida 33134
(305) 445-5553

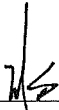
4. DERM Project Manager: Janet Gil
(305) 372-6585

5. Pre-Work Conference: N/A

At the discretion of the Director, a pre-work conference may be held prior to the commencement of any work under this Permit. The conference shall include the Owner, the Owner's Contractor and Engineer, and representatives of DERM together with any property owners or other persons whose interests may be affected by the work.

6. Agencies other than the Department of Environmental Resources Management from whom approval may be necessary (as checked):

- South Florida Water Management District
- Miami-Dade County Department of Planning, Development and Regulation
- Miami-Dade County Department of Public Works
- U. S. Army Corps of Engineers
- State of Florida Department of Environmental Protection

Recommended:  _____
Wetland and Forest Resources Section

IN WITNESS WHEREOF the said MIAMI-DADE COUNTY, FLORIDA, has caused this Permit Agreement to be executed in its name by the Director of Environmental Resources Management, and the Permittee has caused this Permit Agreement to be executed in his/her name.

WHEN THE PERMITTEE IS AN INDIVIDUAL

Witnesses

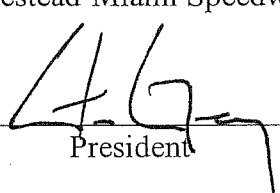
Owner

SIGN
PRINT
DATE

WHEN THE PERMITTEE IS A CORPORATION

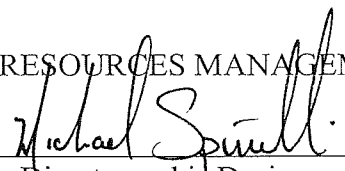
Secretary/Witness

Homestead-Miami Speedway, L.L.C.

DATE _____ BY 
President

(AFFIX CORPORATE SEAL)

DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT

Issued On: 7.19.04 By 
Director or his Designee

THE ISSUANCE OF THIS PERMIT DOES NOT RELIEVE THE PERMITTEE FROM OBTAINING ALL REQUIRED FEDERAL, STATE, AND LOCAL PERMITS.

SPECIAL CONDITIONS for Class IV Permit FW 00-104A:

1. All of the plans and documents referenced on page 2 of Class IV Permit FW 00-104A are a part of the conditions of this permit. In case of conflict between any of these approved plans, or between these plans and any condition of this permit, a determination as to which plan or condition will be followed will be made by DERM.
2. The maximum area of jurisdictional wetlands that may be impacted is **60.0** acres. **NO ADDITIONAL WORK BEYOND THE LIMITS OF THIS AREA IS AUTHORIZED UNDER THIS PERMIT.**
3. The fill material shall consist of clean fill (soil, rock, sand, marl, clay, stone). No trash, garbage, wood, asphalt, roofing materials, tires, metals, cleared vegetation, building debris, or similar materials are allowed to be used as fill. **EVIDENCE THAT IMPROPER FILL MATERIAL HAS BEEN USED SHALL RESULT IN THE INITIATION OF ENFORCEMENT ACTION BY DERM AGAINST THE PERMITTEE. FAILURE OF THE PERMITTEE TO CEASE AND DESIST THE IMPROPER FILL VIOLATION AFTER RECEIVING WRITTEN NOTICE BY DERM, OR TO FULLY CORRECT THE VIOLATION WITHIN THE TIME FRAMES SPECIFIED BY DERM'S WRITTEN NOTICE, WILL RESULT IN THE IMMEDIATE REVOCATION OF THIS PERMIT.**
4. The Permittee and/or owner shall not plant or allow the establishment of any of the following exotic tree species on his or her property:
 - A. Melaleuca quinquenervia (Punk Tree)
 - B. Casuarina spp. (Australian Pines)
 - C. Schinus terebinthifolius (Brazilian Pepper)
 - D. Bischofia javanica (Bishopwood)
 - E. Ricinus communis (Castor Bean)
 - F. Ardisia elliptica (humilis) (Shoebuttan Ardisia)
 - G. Cestrum diurnum (Day Jasmine)
 - H. Cupaniopsis anacardioides (Carrotwood)
 - I. Acacia auriculiformis (earleaf acacia)
 - J. Adenanthera pavonia (red sandlewood)
 - K. Albizia lebeck (woman's tongue)
 - L. Colubrina asiatica (lather leaf)
 - M. Dalbergia sisoo (sissoo)
 - N. Ficus altissima (banyan tree)
 - O. Ficus bengalensis
 - P. Ficus benjamina (weeping fig)
 - Q. Ficus elastica (Indian rubber tree)
 - R. Ficus microcarpa (laurel fig)

SPECIAL CONDITIONS, continued...

- S. Flacourtia indica (governor's plum)
- T. Hibiscus tiliaceus (mahoe)
- U. Jasminum dichotomum (gold coast jasmine)
- V. Jasminum fluminense (jasmine)
- W. Leucaena leucocephala (lead tree)
- X. Mimosa pigra (catclaw mimosa)
- Y. Merremia tuberosa (wood rose)
- Z. Neyraudia reynaudiana (cane grass)
- AA. Schefflera actinophylla (schefflera)
- BB. Solanum viarum (tropical soda apple)
- CC. Thespesia populnea (seaside mahoe)

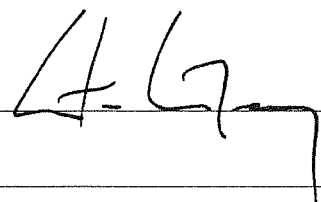
If any of the above listed exotic tree species currently exist on the subject property, the Permittee shall remove and dispose of them within sixty (60) days of commencement of work. Contact DERM regarding appropriate methods of removal and disposal of exotic species.

5. The Permittee agrees to mitigate for unavoidable adverse impacts to jurisdictional wetlands by constructing additional stormwater improvements that include a berm at an elevation of 7.00 feet (NGVD), 1800 feet of trenches with perforated pipe, inlet structures and grassy swales as shown on the site plans entitled "Homestead-Miami Speedway, LLC" prepared by EAS Engineering, Inc., signed and sealed on July 12, 2004. The 1800 feet of trenches includes an additional 900 feet of exfiltration to the approved on-site drainage system that will provide approximately 8.6 acre-feet of additional drainage capacity based on the volume for one hour of exfiltration.
6. DERM (Project Manager) shall be notified, in writing, a minimum of one week prior to the commencement of construction.
7. This Permit does not authorize residential use of the property or the placement of a trailer on the property. Separate approval from Miami-Dade County Planning and Zoning (305-375-2500) is required for those uses.
8. No structure requiring the installation of a septic tank shall be placed on the subject property unless authorized in writing by the Environmental Quality Control Board and the State of Florida Department of Health (305-623-3574).
9. Adequate turbidity controls shall be used so that any discharge or run-off to the surrounding wetland area does not violate Section 24-54(3) of the Miami-Dade County Code and Chapter 62-302.530 (70) of the Florida Administrative Code. Turbidity shall be monitored visually by the Permittee, or his designee, at the perimeter of the subject property. If turbidity is observed to be flowing off-site from the subject property, the Permittee shall notify the DERM Project Manager immediately.

10. During construction, no soil, vehicles or heavy equipment, fill, building materials, construction debris, dead vegetation, or any other materials shall be placed, stored, or deposited in the adjacent wetland areas surrounding the subject property permitted by Class IV Permit FW 00-104A.
11. There shall be no disruption of soil, rock formations, or plants within the adjacent wetlands surrounding the subject property permitted by Class IV Permit FW 00-104A.
12. The subject property is located in an area subject to frequent and regular flooding. The Permittee is advised that, at this time, Miami-Dade County has no plans to provide additional flood protection or drainage in this area. The issuance of this Class IV Wetland Permit Agreement authorizes the Permittee to undertake work in, on, or upon wetlands on the project site, but it does not constitute an acknowledgment that the project will comply with the regulatory requirements for flood protection established by Miami-Dade County through the issuance of a Class II Permit or by the South Florida Water Management District through the issuance of a Management and Storage of Surface Water Construction Permit.
13. If any endangered species, threatened species, or species of special concern are encountered during project activities, it shall be the Permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission/U.S. Fish and Wildlife Service for appropriate guidance. In addition, the DERM Project Manager shall be notified.
14. If historical or archaeological artifacts are discovered at any time on the project site, the Permittee shall immediately notify the Miami-Dade County Historic Preservation Division of the Office of Community and Economic Development at (305) 375-3469.
15. Within fifteen (15) days of the issuance of this Permit, an updated Declaration of Restrictions to assure the County that the representations made by the owner during public hearings before the Board of County Commissioners will be abided by shall be submitted to DERM that incorporates the existing Declaration of Restrictions (Public Record 01R471758) and the new Declaration of Restrictions required for this Class IV Permit. The updated Declaration of Restrictions will be an exhibit to this Permit and incorporated by reference. If this document requires further modification, the final County approved document will supersede any previous document.
16. This permit shall remain in effect for three (3) years from the date of issuance. The permit holder may request an extension of time from DERM pursuant to Section 24-58.9(B)(2). All requests for permit extension, must be filed in writing at least thirty (30) days prior to permit expiration.

17. It is a violation of the Miami-Dade County Code to perform any work authorized pursuant to this permit if the permittee sells or otherwise transfers ownership of the property unless DERM has approved an Application for Transfer of this permit to a subsequent property owner. An Application for Transfer may be filed with DERM at any time prior to the transfer of property ownership and, for a limited time, after the transfer of property ownership and must be signed by both the proposed transferee and transferor. Applications for Transfer shall be filed in the form prescribed by DERM and shall not be processed if the filed Application for Transfer is not fully complete in all respects pursuant to Section 24-58.17 of the Code of Miami-Dade County within 120 days of the date of transfer of property ownership. In addition to the aforementioned requirements, an Application for Transfer of this permit shall be filed with DERM not later than 90 days prior to the expiration date of this permit, and the project shall be in compliance with all the restrictions, limitations, and conditions of this permit and any related covenants at the time of submittal of the Application for Transfer and continuously throughout the time period during which the application is being processed.
18. The final plat for this project will require approval from DERM's Wetland and Forest Resources Section.
19. Failure to comply with the above-stated conditions shall result in revocation of this permit.

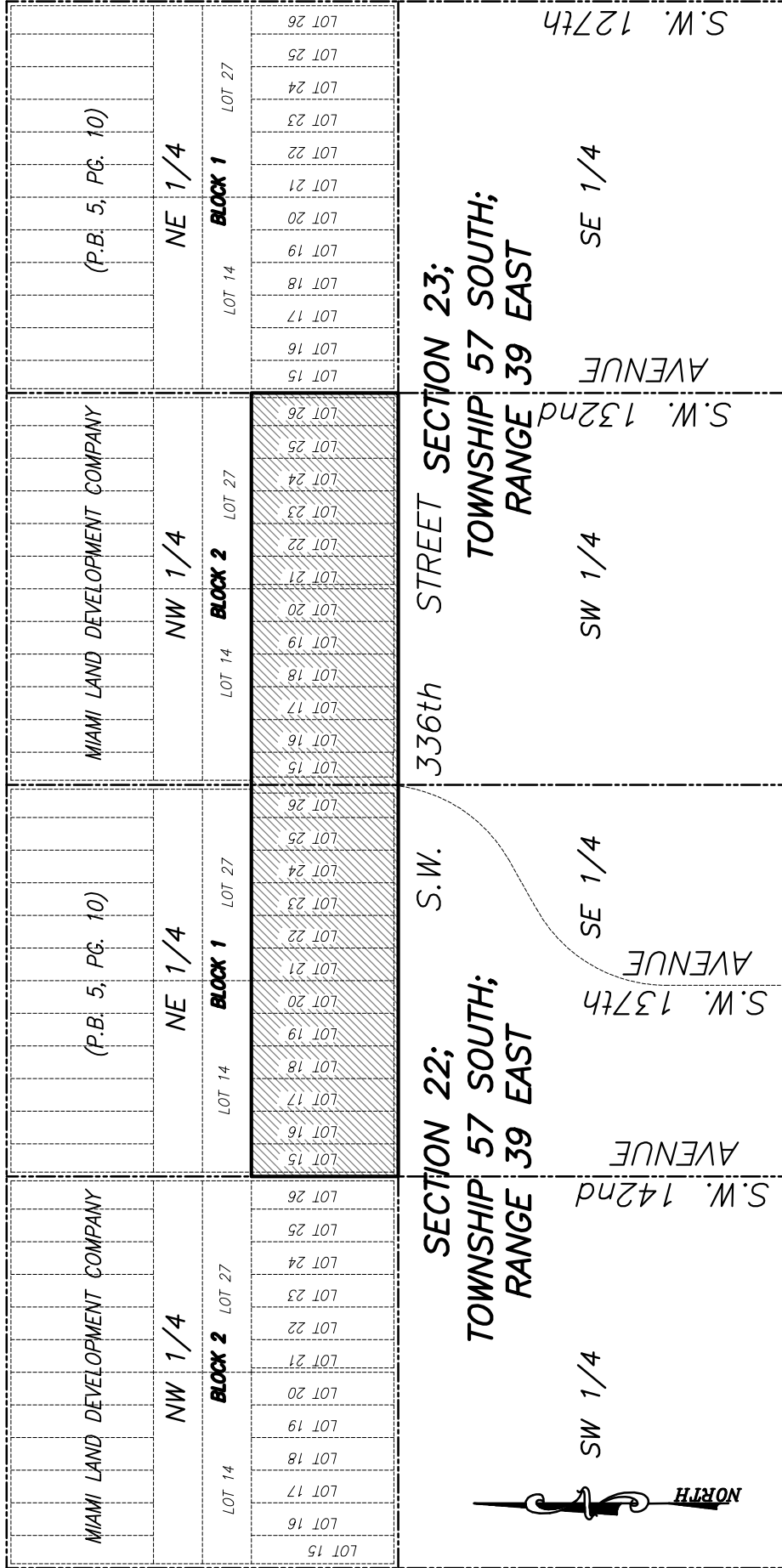
I HEREBY ACKNOWLEDGE THAT I AM FULLY RESPONSIBLE FOR THE IMPLEMENTATION OF ALL WORK AUTHORIZED UNDER THIS PERMIT AGREEMENT AND AGREE TO TAKE FULL RESPONSIBILITY FOR ENSURING ADHERENCE TO ALL CONDITIONS, LIMITATIONS AND RESTRICTIONS CONTAINED IN THIS PERMIT AGREEMENT. I FURTHER AGREE TO ASSUME FULL RESPONSIBILITY FOR THE ACTIONS OF ALL MY EMPLOYEES, AGENTS, PERSONS UNDER DIRECT OR INDIRECT CONTRACTUAL OBLIGATION TO ME WITH RESPECT TO THE WORK AUTHORIZED HEREIN. I FURTHER AGREE TO ENSURE THAT ALL SUCH EMPLOYEES, AGENTS, AND PERSONS SHALL ABIDE BY ALL CONDITIONS, LIMITATIONS, AND RESTRICTIONS CONTAINED IN THIS PERMIT.

Permittee(s):  _____

Date: 7-16-04

EXHIBIT L
LEGAL DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



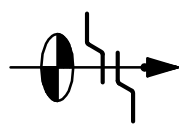
SCALE 1" = 150'

REVISIONS	

Schwabke-Shiskin & Associates, Inc.
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954)435-7010 FAX No. (954)438-3288
 ORDER NO. 192578 PREPARED UNDER MY SUPERVISION:
 DATE: JULY 2, 2009
 THIS IS NOT A "BOUNDARY SURVEY"
 CERTIFICATE OF AUTHORIZATION No. LB-87

MARK STEVEN JOHNSON
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

LEGEND:
 _____ DENOTES SECTION LINE
 PG. DENOTES PAGE
 P.B. DENOTES PLAT BOOK



LEGAL DESCRIPTION TO ACCOMPANY SKETCH

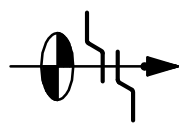
THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 22 TOWNSHIP 57 SOUTH, RANGE 39 EAST; AND TOGETHER WITH THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 23 TOWNSHIP 57 SOUTH, RANGE 39 EAST;

ALSO KNOW AS:

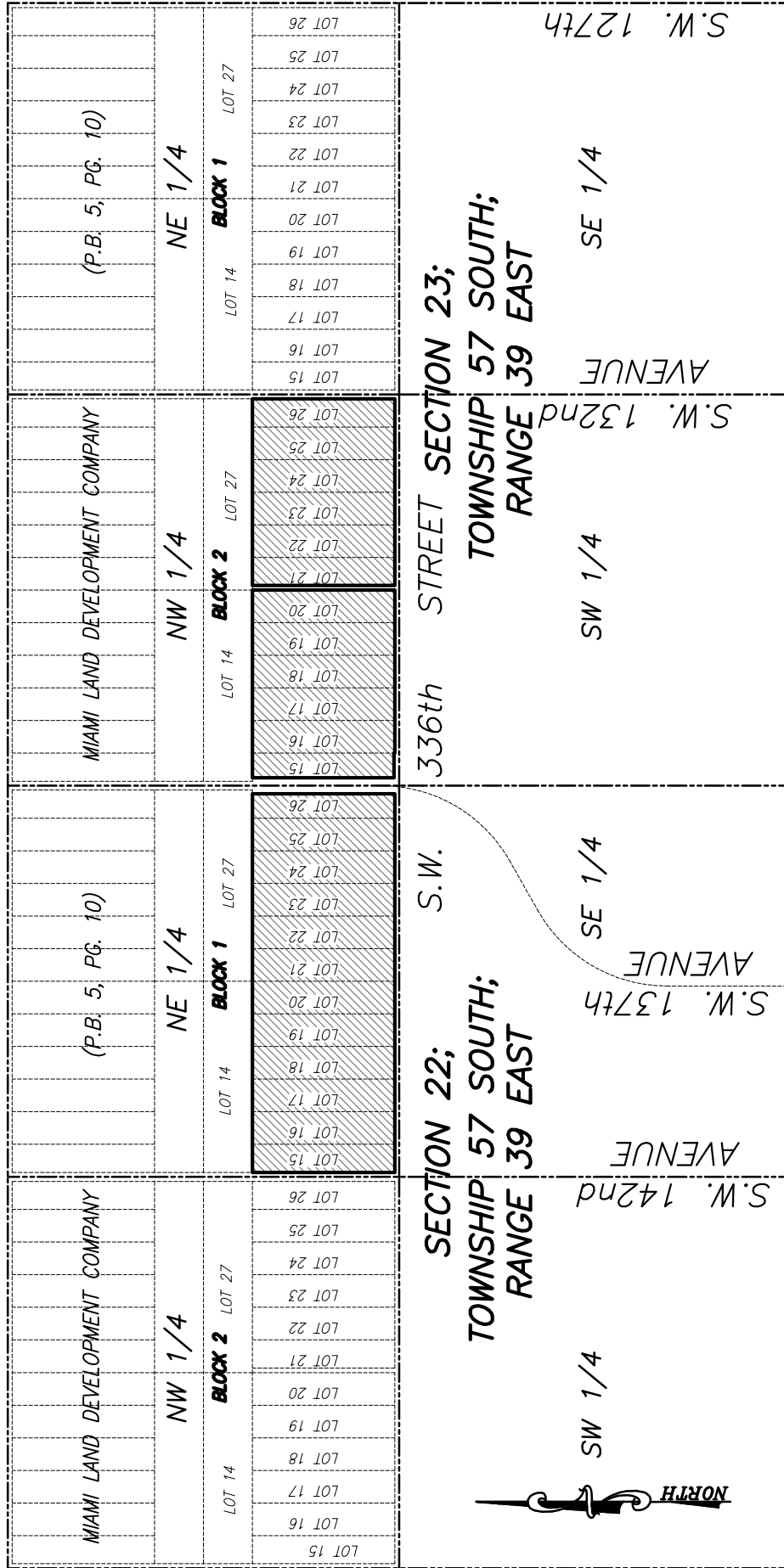
LOTS 15 THROUGH 26, BLOCK 1, IN THE NE 1/4 OF SECTION 22 TOWNSHIP 57 SOUTH, RANGE 39 EAST; TOGETHER WITH LOTS 15 THROUGH 26, BLOCK 2, IN THE NW 1/4 OF SECTION 23 TOWNSHIP 57 SOUTH, RANGE 39 EAST; ALL AS SHOWN ON THE PLAT OF MIAMI DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

TOGETHER WITH ALL OF THE RIGHT OF WAY VACATIONS AND ROAD RESERVATIONS APPURTENANT TO.

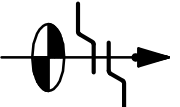
LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI- DADE COUNTY, FLORIDA.

	<p style="text-align: center;"><i>Schwabke-Shiskin & Associates, Inc.</i></p> <p style="text-align: center;">LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 ORDER NO. 192578 PREPARED UNDER MY SUPERVISION: DATE: <u>JULY 2, 2009</u> MARK STEVEN JOHNSON THIS IS NOT A " BOUNDARY SURVEY" FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775 CERTIFICATE OF AUTHORIZATION No. LB-87</p>	REVISIONS
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1" = 150'



DATE: JULY 2, 2009

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

ORDER NO. 192578

PHONE No. (954)435-7010

FAX No. (954)438-3288

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

Schwabke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

REVISIONS

LEGEND:

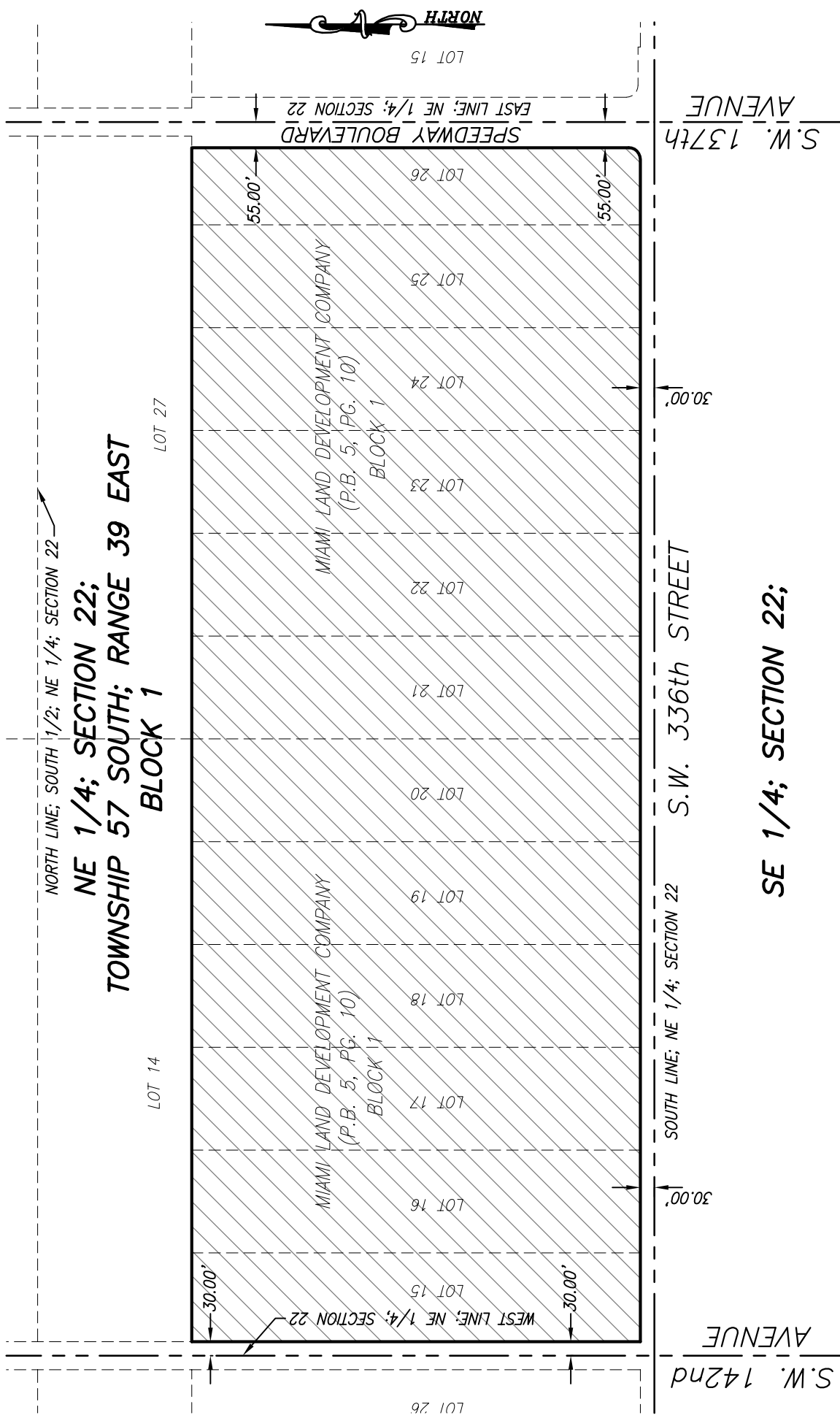
----- DENOTES SECTION LINE

PG. DENOTES PAGE

P.B. DENOTES PLAT BOOK

NOT TO SCALE
SHEET 1 OF 5 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



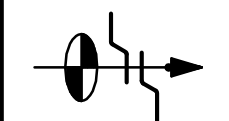
LEGEND:
 --- DENOTES SECTION LINE
 PG. DENOTES PAGE
 P.B. DENOTES PLAT BOOK

SCALE 1" = 300'
 SHEET 2 OF 5 SHEETS

REVISIONS

Schwabke-Shiskin & Associates, Inc.
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954)435-7010 FAX No. (954)438-3288
 ORDER No. 192578
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 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:
 MARK STEVEN JOHNSON
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775



LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK 1, "MIAMI DEVELOPMENT COMPANY" OF SECTION 22, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MAAMI-DADE COUNTY, FLORIDA.

LESS

THE EAST 55.00 FEET OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 22 TOWNSHIP 57 SOUTH, RANGE 39 EAST.

LESS

THE WEST 30.00 FEET OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 22 TOWNSHIP 57 SOUTH, RANGE 39 EAST.

LESS

THE SOUTH 30.00 FEET OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 22 TOWNSHIP 57 SOUTH, RANGE 39 EAST.

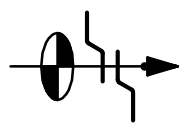
LESS

ALL THAT PORTION OF SAID LOT 26 IN BLOCK 1 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25.00 RADIUS ARC CONCAVE TO THE NORTHWEST, TANGENT TO A LINE 55.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 AND TANGENT TO A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22.

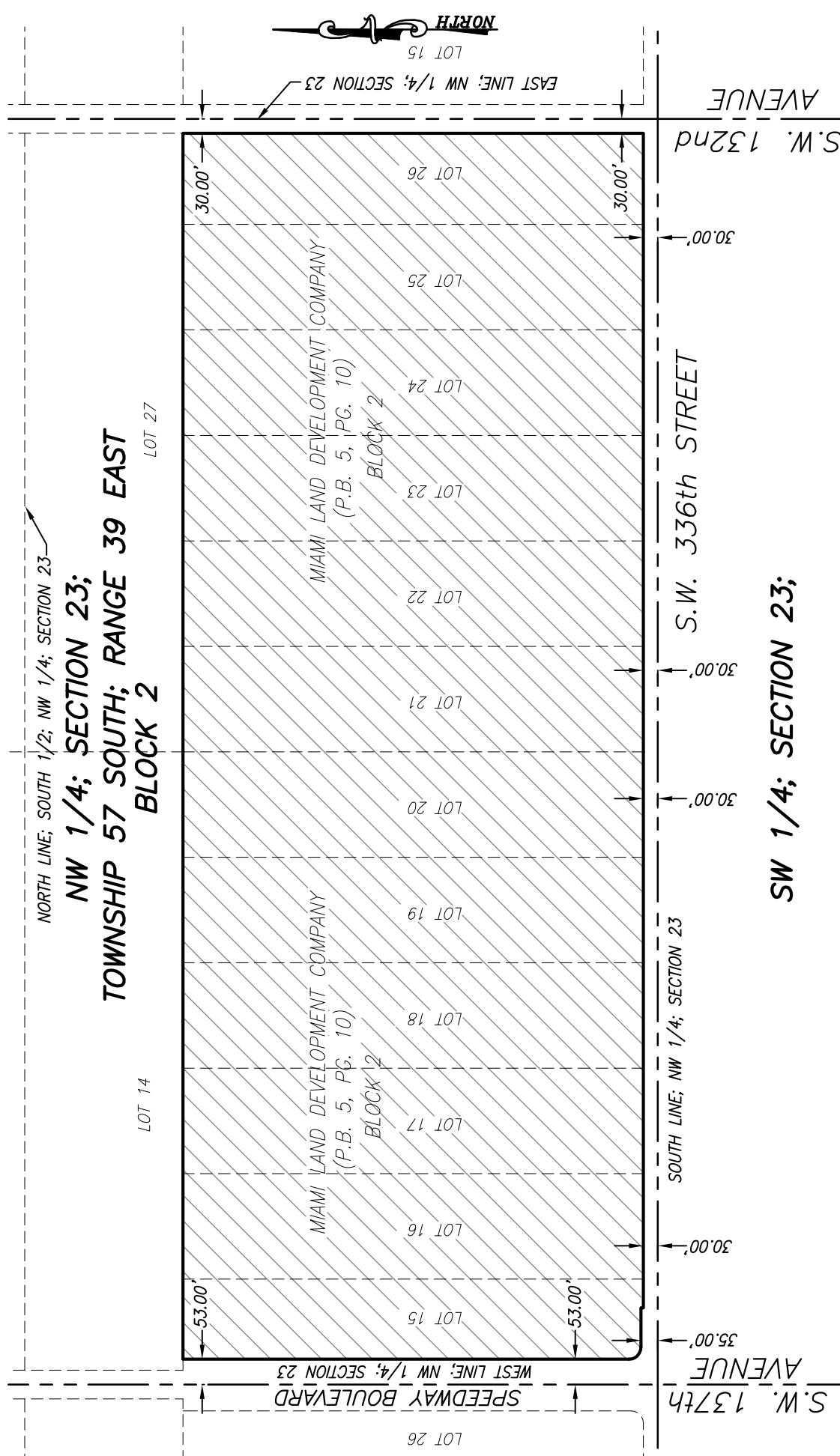
LYING AND BEING IN SECTION 22, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI- DADE COUNTY, FLORIDA.

ALSO TOGETHER WITH

SEE SHEET 5 OF 5

	<p style="text-align: center;"><i>Schwabke-Shiskin & Associates, Inc.</i> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288 ORDER NO. 192578 PREPARED UNDER MY SUPERVISION: DATE: JULY 2, 2009 THIS IS NOT A " BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87</p>						
	<p style="text-align: center;"><i>REVISIONS</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td></tr> </table>						
	<p style="text-align: right;">MARK STEVEN JOHNSON FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>						

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



NORTH LINE; SOUTH 1/2; NW 1/4; SECTION 23

**NW 1/4; SECTION 23;
TOWNSHIP 57 SOUTH; RANGE 39 EAST
BLOCK 2**

LOT 14

LOT 27

WEST LINE; NW 1/4; SECTION 23
SPEEDWAY BOULEVARD

EAST LINE; NW 1/4; SECTION 23

NORTH

S.W. 137th AVENUE

SOUTH LINE; NW 1/4; SECTION 23

S.W. 336th STREET

S.W. 132nd AVENUE

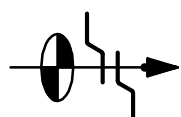
REVISIONS

Schwabke-Shiskin & Associates, Inc.
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954)435-7010 FAX No. (954)438-3288
 ORDER No. 192578
 DATE: JULY 2, 2009
 THIS IS NOT A "BOUNDARY SURVEY"
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:
 MARK STEVEN JOHNSON
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

LEGEND:
 ——— DENOTES SECTION LINE
 PG. DENOTES PAGE
 P.B. DENOTES PLAT BOOK

SCALE 1" = 300'
 SHEET 4 OF 5 SHEETS



LEGAL DESCRIPTION TO ACCOMPANY SKETCH

PARCEL 2:

LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK 2, "MIAMI DEVELOPMENT COMPANY" OF SECTION 23, TOWNSHIP 57 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

LESS

THE WEST 53.00 FEET OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 23 TOWNSHIP 57 SOUTH, RANGE 39 EAST.

LESS

THE NORTH 5.00 FEET OF THE SOUTH 35.00 FEET OF THE EAST 107.00 FEET OF THE WEST 160.0 FEET OF SAID LOT 15, BLOCK 2.

LESS

ALL THAT PORTION OF SAID LOT 15 IN BLOCK 2 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 25.00 RADIUS ARC CONCAVE TO THE NORTHEAST, TANGENT TO A LINE 53.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 AND TANGENT TO A LINE 35.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23.

LESS

THE EAST 30.00 FEET OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 23 TOWNSHIP 57 SOUTH, RANGE 39 EAST.

LESS

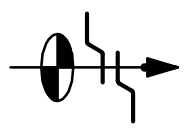
THE SOUTH 30.00 FEET OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 23 TOWNSHIP 57 SOUTH, RANGE 39 EAST.

LYING AND BEING IN SECTION 23, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI- DADE COUNTY, FLORIDA.

REVISIONS

Schwabke-Shiskin & Associates, Inc.
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954)435-7010 FAX No. (954)438-3288
 ORDER NO. 192578 PREPARED UNDER MY SUPERVISION:
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 CERTIFICATE OF AUTHORIZATION No. LB-87

MARK STEVEN JOHNSON
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775



**EXHIBIT M
POTABLE / NON-POTABLE WATER DEMAND
PROJECTED CUMULATIVE CHANGE**

Type of Land Use	Unit	Potable Water Generation Rate ¹	Original Plan (1985)		Demand (MGD) (1985)		Currently Approved Plan (2001)		Demand (MGD) (2001)		Proposed Plan (2010)		Demand (MGD) (2010)		Cumulative Change Demand (1985 to 2010)		Total
			W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	
Residential Single Family Multifamily	DU	350 gpd/DU	2,166	1,798	0.76	0.63	2,310	143	0.81	0.05	2,310	139	0.81	0.05	0.05	(0.53)	0.00
	DU	250 gpd/DU	7,173	3,328	1.79	0.83	7,129	300	1.78	0.08	7,129	300	1.78	0.08	(0.76)	(0.77)	
Open Space ²	unit	Not applicable	79.66	5.00	-	-	44.87	555.40	-	-	44.87	555.40	-	-	-	-	0.00
Private Recreation ³	Ac	5 gdp/person	2.21	1.45	0.00	0.00	2.21	0.00	0.00	0.00	2.21	0.00	0.00	0.00	(0.00)	(0.00)	0.00
Community Park ³	Ac	5 gdp/person	0.00	186.30	0.00	0.00	47.77	42.98	0.00	0.00	47.77	42.98	0.00	0.00	(0.00)	(0.00)	0.00
Golf Course ³	Ac	5 gdp/person	150.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00
School ⁴	Students	20 gpd/student	3,032	2,068	0.06	0.04	3,032	0	0.06	0.00	3,032	0	0.06	0.00	(0.04)	(0.04)	0.00
Public Service	Ac	10 gpd/100 sq.ft.	6.53	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.03)	(0.03)	0.00
Hospital	Beds	250 gpd/bed	127	0	0.03	0.00	127	0	0.03	0.00	127	0	0.03	0.00	0.00	0.00	0.00
Commercial	Ac	5 gpd/100 sq.ft.	87.71	15.31	0.19	0.03	97.95	9.57	0.21	0.02	97.95	9.57	0.21	0.02	(0.01)	0.01	0.00
Office	Ac	10 gpd/100 sq.ft.	13.82	0.00	0.06	0.00	14.50	0.00	0.06	0.00	14.50	0.00	0.06	0.00	0.00	0.00	0.00
Industrial	Ac	20 gpd/1,000 sq.ft.	0.00	270.00	0.00	0.24	0.00	275.10	0.00	0.24	0.00	275.10	0.00	0.24	0.00	0.00	0.00
Hotel	Room	100 gpd/room	0	0	0	0	400	0	0	0	400	0	0.04	0.00	0.00	0.04	0.00
Baseball Facility	Seats	3 gpd/seat	0	0	0	0	0	6,500	0	0	0	6,500	0	0.02	0.02	0.02	0.02
Motorsport Facility	Seats	3 gpd/seat	0	0	0	0	0	9,500	0	0	0	79,612	0	0.24	0.24	0.24	0.24
TOTAL⁴					2.93	1.77			3.00	0.43			3.00	0.64	(1.13)	(1.05)⁴	

¹ Source: Miami-Dade Water and Sewer Department Schedule of Daily Rated Gallonage for Various Occupancy

² Open space are passive lands and used for conservation, preservation and mitigation purposes.

³ Calculated at 3 person/acre

⁴ In the event that schools are introduced east of SW 152 Avenue, the 2010 Demand (MGD) for that use would increase, and would thus result in a reduction in the total Cumulative Change Demand (MGD) from 1985 to 2010.

**EXHIBIT N
SANITARY SEWER DEMAND
PROJECTED CUMULATIVE CHANGE**

Type of Land Use	Unit	Potable Water Generation Rate ¹	Original Plan (1985)		Demand (MGD) (1985)		Currently Approved Plan (2001)		Demand (MGD) (2001)		Proposed Plan (2010)		Demand (MGD) (2010)		Cumulative Change Demand (MGD) (1985 to 2010)		Total
			W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	
Residential Single Family Multifamily	DU	350 gpd/DU	2,166	1,798	0.76	0.63	2,310	143	0.81	0.05	2,310	139	0.81	0.05	0.05	0.05	(0.53)
	DU	250 gpd/DU	7,173	3,328	1.79	0.83	7,129	300	1.78	0.08	7,129	300	1.78	0.08	(0.01)	(0.76)	
Open Space ²	unit	Not applicable	79.66	5.00	-	-	44.87	555.40	-	-	44.87	555.40	-	-	-	-	-
Private Recreation ³	Ac	5 gdp/person	2.21	1.45	0.00	0.00	2.21	0.00	0.00	0.00	2.21	0.00	0.00	0.00	0.00	0.00	(0.00)
Community Park ³	Ac	5 gdp/person	0.00	186.30	0.00	0.00	47.77	42.98	0.00	0.00	47.77	42.98	0.00	0.00	0.00	0.00	(0.00)
Golf Course ³	Ac	5 gdp/person	150.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00
School ⁴	Students	20 gpd/student	3032	2068	0.06	0.04	3032	0	0.06	0.00	3032	0	0.06	0.00	0.00	0.00	(0.04)
Public Service	Ac	10 gpd/100 sq.ft.	6.53	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.03)
Hospital	Beds	250 gpd/bed	127	0	0.03	0.00	127	0	0.03	0.00	127	0	0.03	0.00	0.00	0.00	0.00
Commercial	Ac	5 gpd/100 sq.ft.	87.71	15.31	0.19	0.03	97.95	9.57	0.21	0.02	97.95	9.57	0.21	0.02	0.02	0.00	(0.01)
Office	Ac	10 gpd/100 sq.ft.	13.82	0.00	0.06	0.00	14.50	0.00	0.06	0.00	14.50	0.00	0.06	0.00	0.00	0.00	0.00
Industrial	Ac	20 gpd/1,000 sq.ft.	0.00	270.00	0.00	0.24	0.00	275.10	0.00	0.24	0.00	275.10	0.00	0.24	0.00	0.00	0.00
Hotel	Room	100 gpd/room	0	0	0	0	400	0	0	0	400	0	0.04	0.00	0.04	0.00	0.04
Baseball Facility	Seats	3 gpd/seat	0	0	0	0	0	6,500	0	0	0	6,500	0	0.02	0.00	0.00	0.02
Motorsport Facility	Seats	3 gpd/seat	0	0	0	0	0	9,500	0	0	0	9,500	0	0.24	0.00	0.00	0.24
TOTAL⁴					2.93	1.77			3.00	0.43			3.00	0.64	0.08	0.24	(1.05)

¹ Source: Miami-Dade Water and Sewer Department Schedule of Daily Rated Gallonage for Various Occupancy

² Open space are passive lands and used for conservation, preservation and mitigation purposes.

³ Calculated at 3 person/acre

⁴ In the event that schools are introduced east of SW 152 Avenue, the 2010 Demand (MGD) for that use would increase, and would thus result in a reduction in the total Cumulative Change Demand (MGD) from 1985 to 2010.

**EXHIBIT O
SOLID WASTE GENERATION
PROJECTED CUMULATIVE SOLID WASTE GENERATION CHANGE**

Type of Land Use	Unit	Potable Water Generation Rate ¹ (per day)	Original Plan (1985)		Solid Waste Generation (TPD) (1985)		Currently Approved Plan (2001)		Solid Waste Generation (TPD) (2001)		Proposed Plan (2010)		Solid Waste Generation (TPD) (2010)		Cumulative Generation Change (Tons Per Day) (1985 to 2010)		Total	
			W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152	W of 152	E of 152		W of 152
Residential																		
Single Family	DU	6.05 lbs/DU	1,692	2,272	5	7	2,310	143	7	0	1,182	139	4	0	(1.54)	(6.45)	(8.00)	
Multifamily	DU	3.91 lbs/DU	7,647	2,854	15	6	7,129	300	14	1	8,257	300	16	1	1.19	(4.99)	(3.80)	
Open Space	Ac	Not applicable	79.66	5.00	-	-	44.87	555.40	-	-	44.87	555.40	-	-	-	-	-	-
Private Recreation	Ac	1.12 lbs/sq.ft.	2.21	1.45	54	35	2.21	0.00	54	0	2.21	0.00	54	0	0.00	(35.37)	(35.37)	
Community Park	Ac	1.12 lbs/sq.ft.	0.00	186.30	0	4,545	47.77	42.98	1,165	1,048	47.77	42.98	1,165	1,048	1,165.35	(3,496.28)	(2,330.94)	
Golf Course	Ac	1.12 lbs/sq.ft.	150.00	0.00	3,659	0	150.00	0.00	3,659	0	150.00	0.00	3,659	0	0.00	0.00	0.00	
School ³	Ac	7.68 lbs/sq.ft.	58.34	40.00	9,759	6,691	3032	0	507,192	0	58.34	0.00	9,759	0	0.00	(6,691.18)	(6,691.18)	
Public Service	Ac	1.12 lbs/sq.ft.	6.53	0.00	159	0	0.00	0.00	0	0	0.00	0.00	0	0	(159.30)	0.00	(159.30)	
Hospital	Ac	3.62 lbs/sq.ft.	13.00	0.00	1,025	0	127	0	10,014	0	13.00	0.00	1,025	0	0.00	0.00	0.00	
Commercial	Ac	7.47 lbs/sq.ft.	87.71	15.31	14,271	2,491	97.95	9.57	15,937	1,557	97.95	9.57	15,937	1,557	1666.10	(933.93)	732.17	
Office	Ac	2.52 lbs/sq.ft.	13.82	0.00	759	0	14.50	0.00	796	0	14.50	0.00	796	0	37.32	0.00	37.32	
Industrial	Ac	4.58 lbs/sq.ft.	0.00	270.00	0	26,935	0.00	275.10	0	27,443	0.00	275.10	0	0.00	508.77	508.77		
Hotel	Ac	4.28 lbs/sq.ft.	0.00	0.00	0	0	400	0	37,289	0	11.21	0.00	1,045	0	1045.04	0.00	1,045.04	
Baseball Facility	Seats	2.08 lbs/seat	0.00	0.00	0	0	0	6,500	0	7	0	6,500	0	7	0.00	6.76	6.76	
Motorsport Facility		2.08 lbs/seat	0.00	0.00	0	0	0	9,500	0	10	0	79,612	0	83	0.00	6.76	6.76	
TOTAL³					29,706	40,709		30,067	576,127	30,140	33,460		33,460	30,140	3,754.16	(10,652.69)	(6,898.53)	

¹ Source: Solid Waste Authority of Palm Beach County 1997 Residential Generation Study and 1995 Commercial Generation Study

² Open space are passive lands and used for conservation, preservation and mitigation purposes.

³ In the event that schools are introduced east of SW 152 Avenue, the 2010 Demand (MGD) for that use would increase, and would thus result in a reduction in the total Cumulative Change Demand (MGD) from 1985 to 2010.

The following conversion rates were used:

1 cubic foot = 9 lbs of waste

1 cubic yard = 27 cubic feet

1 cubic yard = 9 lbs times 27 cubic feet = 243 lbs

1 ton = 2,000 lbs = 8.23 cubic yards

EXHIBIT P
LETTER OF CAPACITY



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January 19, 2010

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Mayor

Judy Waldman
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Jon Burgess
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Councilman

Stephen R. Shelley
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Jimmie L. Williams, III
Councilman

Sergio Purrinos
Acting City Manager

City Hall

790 N. Homestead Blvd.
Homestead, FL 33030
305-224-4400

www.cityofhomestead.com

Hernando J. Navas, P.E.
Executive Vice President
Schwebke-Shiskin & Associates, Inc.
3240 Corporate Way
Miramar, Florida 33025

**RE: Homestead-Miami Speedway
Notification of Proposed Change to Villages of Homestead DRI**

Dear Mr. Navas:

The purpose of this letter is to inform you that the City of Homestead (the "City") has potable water and sanitary sewer capacity to serve the proposed expansion of the Homestead-Miami Speedway.

We understand the proposed expansion to the Homestead-Miami Speedway increases the number of seats from 67,612 spectator seats to 79,612 spectator seats. We also understand ancillary uses will be shifted to better serve the spectators.

The City provides potable water and sanitary sewer to the Homestead-Miami Speedway including the existing 67,612 spectator seats and ancillary facilities. The City has potable water and sanitary sewer capacity to serve the proposed 12,000 seat expansion of the Homestead-Miami Speedway.

Please call me with any questions regarding this matter.

Sincerely,

Julio A. Brea, P.E.
Director of Engineering & Environmental Services Dept.
City of Homestead

NOPC APPLICATION TRAFFIC STUDY

Villages of Homestead DRI Homestead-Miami Speedway

March 2010

Prepared for:
Homestead-Miami Speedway, LLC

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax Email: csweet@bellsouth.net

**NOPC Application Traffic Study
Villages of Homestead DRI**

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**NOPC Application Traffic Study
Villages of Homestead DRI**

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Villages of Homestead DRI NOPC Application Traffic Study

Introduction and Overview

Homestead-Miami Speedway (Speedway) is the preeminent venue for motorsports in South Florida, hosting a wide variety of national, regional and local motorsport events. It is best known for being the annual site of the final races for all three NASCAR national championship series, as well as the final race for two IndyCar championship series. The Speedway is located in the eastern half of the Villages of Homestead DRI, and is situated on the north and south sides of SW 344 Street between SW 132 Avenue on the east and SW 142 Avenue on the west (see **Figure 1**).

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.

Evaluation of Regional Transportation Impacts

This NOPC Application Traffic Study has been prepared to evaluate the potential regional transportation impacts resulting from proposed changes to the VOH DRI. Based upon the existing spectator capacity at the Speedway, this study evaluates actual traffic conditions on state and regionally significant roadways using continuous count station data and toll data from FDOT and Florida's Turnpike for the actual days of the NASCAR championship series for the years 2005 through 2008. This analysis documents traffic conditions on the regional state highway system using actual traffic counts for each analysis year for the Peak Hour Period, the AM Peak Hour, the PM Peak Hour and the hourly operations (measured by v/c) for the peak hour directional and two-way peak hour traffic for the Friday, Saturday and Sunday of each NASCAR championship series. To address proposed DRI modifications, the trips anticipated from the 12,000 additional spectator seats have been incorporated into the analysis of the regional state highway system.

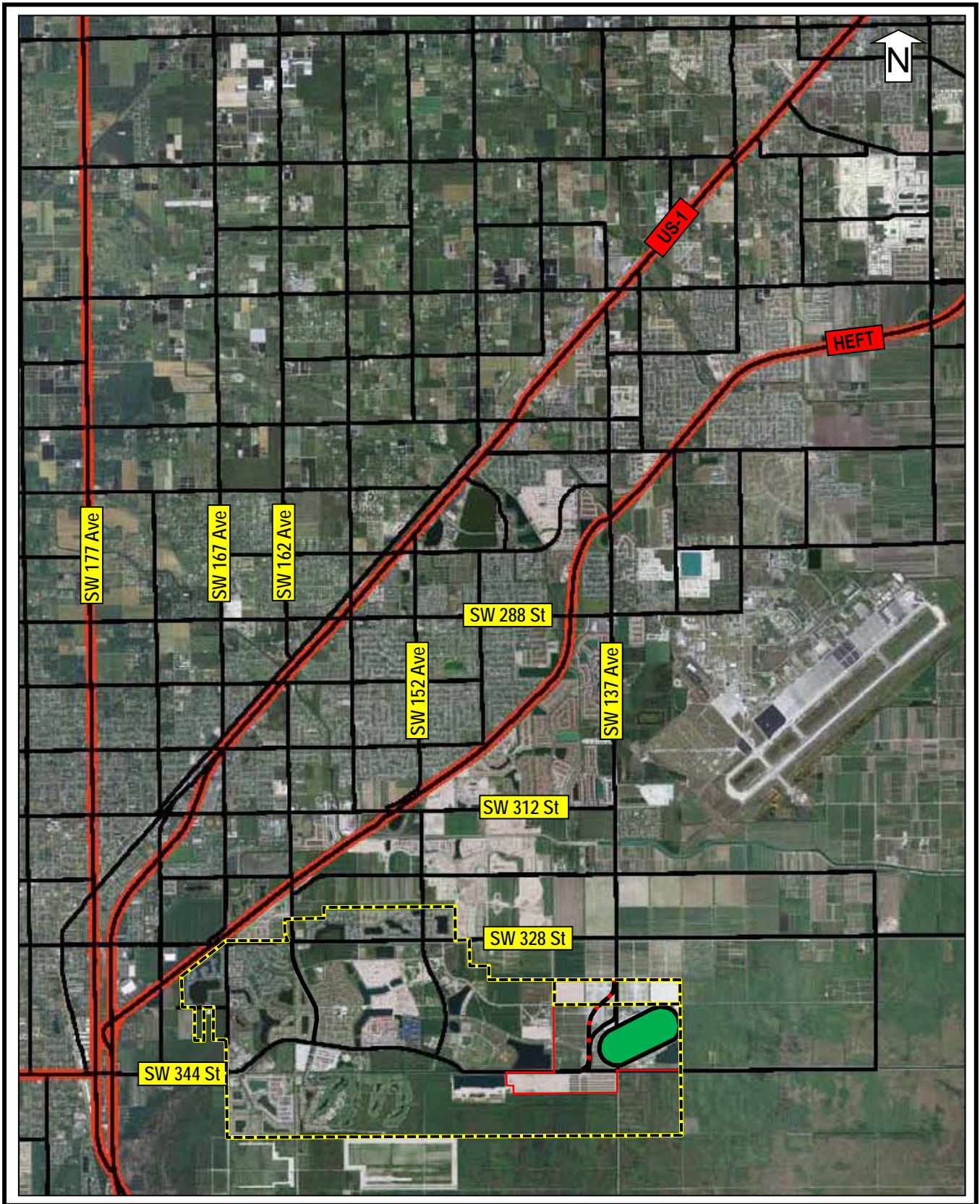


Figure 1
 Location Map
 Homestead-Miami Speedway and the Villages of Homestead DRI
 March 2010

Cumulative Land Use and Trip Generation Changes for the VOH DRI

Detailed trip generation analyses have been incorporated into the NOPC to document the change in land use and the cumulative trip reduction comparing the approved 1985 Master Plan from the Consolidated Villages of Homestead DRI, with the Proposed DRI Master Plan for the Year 2010 for the portion of the VOH DRI located east of SW 152 Avenue. The cumulative DRI trip reduction for the weekday PM peak hour has been used to determine the equivalent spectator seating capacity for weekday races which have the potential to impact the PM peak hour. Trip generation for the spectator seating is based upon updated trip generation calculations using existing race operations and start times over the last several racing seasons. This focus on spectator trip generation for the PM Peak Hour maintains consistency with the following state rules and adopted level of service standards which are provided for reference in **Transportation Attachment I:**

- The definition of Peak Hour by the State pursuant to FDOT Rule 14-94.002(6) and (9), FAC, and the 2009 FDOT Quality/LOS Handbook, where the Peak Hour means the 100th highest volume hour of the year in the predominant traffic flow direction, and where the 100th highest volume hour of the year represents the typical weekday peak traffic hour during the peak travel season which usually occurs in the late afternoon for most state roadways. Per the 2009 FDOT Quality/LOS Handbook, the 100th highest hour of the year is representative of the typical rush hour during the peak traffic season.
- The definition of adopted level of service standards from the Transportation Element of the City of Homestead Comprehensive Plan which addresses “Peak Hour LOS”.
- The definition of adopted level of service standards from the Transportation Element of the Miami-Dade County CDMP which addresses a “Peak Period LOS Standard”, where peak period is defined as the average of the two consecutive hours of traffic volume during a weekday.

Reasons for the NOPC - Proposed Speedway Master Plan Improvements

In 2008 the Speedway completed a master planning process that identified a series of improvements to the track facility designed to enhance operations during race events with the ultimate goal of enhancing the fan experience (see **Figure 2**). The Speedway offers many forms of entertainment on race day including corporate exhibits, shopping, live entertainment and food. These fan experiences have outgrown the site areas designed to accommodate them and have grown into areas originally dedicated to parking. Some of this expansion has jumped to the west across Speedway Boulevard/SW 137 Avenue. The Speedway Master Plan enables the track to reorganize activity areas in direct relationship to the location of the grandstand and club level seating. Additional spectator seating is proposed at Turn One and Turn Four (on the SW and NE corners of the track); corporate display areas, merchandising, entertainment and food areas will be consolidated into one location referred to as Championship Park. The existing Chalet Village (which consists of temporary tents used for corporate sponsorship parties located north and south of the grandstands) will occupy an expanded area on the north side of the track and will include a permanent kitchen facility. To accommodate this improved and expanded fan experience as envisioned by the Speedway Master Plan, the 120 acres to the north would be incorporated into the DRI, the spectator seating would be increased by 12,000 seats and the “S” curve of Speedway Boulevard/SW 137 Avenue would be realigned and shifted north (into the 120 acres) to increase the land area east of the roadway dedicated to the fan experience.

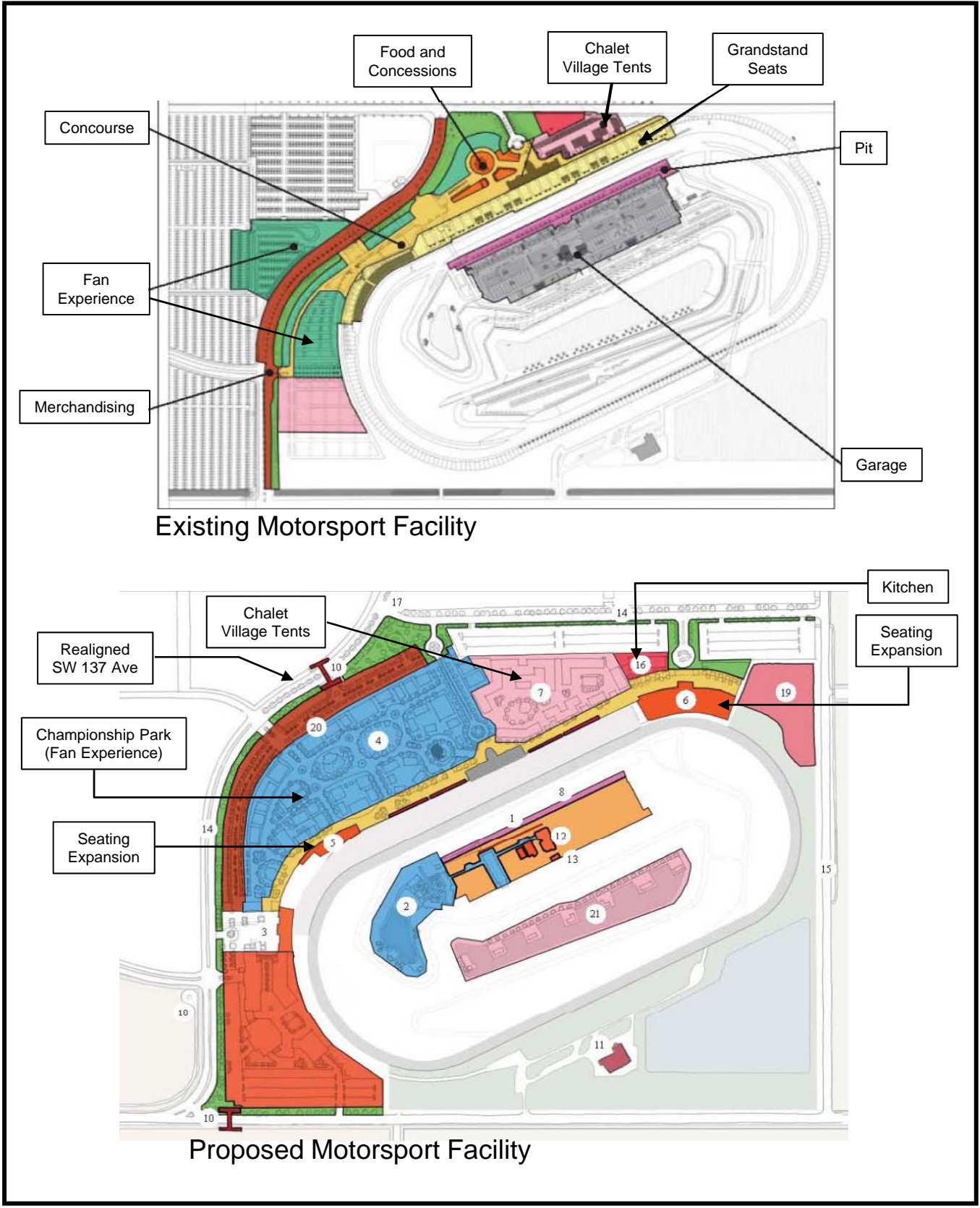


Figure 2
 Speedway Master Plan
 Homestead-Miami Speedway and the Villages of Homestead DRI
 March 2010

Source: Cathy Sweetapple & Associates

Proposed Changes to the DRI

Implementation of the Speedway Master Plan requires that the Villages of Homestead (VOH) DRI be amended to expand the DRI boundary while increasing the acreage and spectator seating for the attraction/recreation facility within the DRI. The application includes the following proposed changes:

- Expansion of the DRI Boundary – The application includes the addition of ± 120 acres located north of SW 336 Street between SW 132 Avenue and SW 142 Avenue to be included within the DRI boundary. These lands are currently used for overflow parking associated with major events at the Speedway through a Miami-Dade County Class IV Special Permit (issued in 2001). The addition of the ± 120 acres will increase the DRI land designated for the motorsport facility from 427.90 acres to ± 547.90 acres. The ± 120 acre addition will consist of 60 acres to DRI Sector 19 (DRI Area 5) and 60 acres to DRI Sector 22 (DRI Area 5), and will be limited in use by the DRI and the land use plan amendment to accommodate the requested seat expansion, parking for Speedway events and the ancillary uses to enhance the fan experience.
- Addition of Spectator Seats - The application includes the addition of 12,000 spectator seats to Turn One and Turn Four (at the SW and NE corners of the race track) and will increase the total number of motorsport facility seats from 67,612 to 79,612. Notwithstanding the proposed addition of spectator seats, the Speedway will continue to abide by the 18 day major event limitation stipulated in City of Homestead Ordinance No. 94-05-33 and Ordinance No. 2001-12-36 governing the VOH DRI.
- Density Reduction - The Applicant proposes to reduce the approved number of single-family dwelling units in DRI Sector 13 (DRI Area 2) from 143 dwelling units to 139 dwelling units – a decrease of four dwelling units. Sector 13 is currently built out with 139 single-family units. During the development of Sector 13, two homes were built on double lots, two homes were each built on a lot and a half and one lot has been deeded as community open space. Therefore, four approved dwelling units remain unbuilt. This density reduction combined with the acreage and spectator increases to the attraction/recreation facility ensures that this NOPC application satisfies the requirements of Section 380.06(19)(e)5.b., Florida Statutes, allowing the Applicant to rebut the presumption of substantial deviation with clear and convincing evidence.
- Extension of the DRI Development Order Termination Date - The Speedway Master Plan was based upon a 15 year implementation timeframe and is expected to be fully developed by December 31, 2023. The termination date for the VOH DRI is the year 2015 – eight years short of the time needed to implement the Speedway Master Plan. This application includes a request for an eight year extension of the VOH DRI Development Order termination date from 2015 to December 31, 2023. This eight year time extension is proposed pursuant to Section 380.06(19)(c), Florida Statutes, which specifies that a 5-year extension is not a substantial deviation; and in recognition of the 2007 real estate market conditions, an additional 3-year extension is allowed regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation.

Spectator/Seating Capacity

The motorsport facility became an approved use in the VOH DRI pursuant to an NOPC approved in 1994. The Speedway began track operations in 1995 with 36,000 grandstand seats plus 50 suites accommodating seating for 2,300 spectators. Over a ten year period, the grandstand seating capacity increased to 64,000, and suite and club seat accommodations increased to 3,612 spectators bring the total facility seating capacity to 67,612 as outlined in **Table 1** below.

Table 1 – Homestead-Miami Speedway – Spectator Construction Timeline				
Timeframe	Facility Improvements	Scale of Development	Units	Spectator Capacity
Nov 1995	Grandstand Seats	36,000	Seats	36,000
Nov 1995	50 Person Suites	30 suites @ 50 persons/suite	Seats	1,500
Nov 1995	40 Person Suites	20 suites @ 40 persons/suite	Seats	800
Oct 1998	Grandstand Seats	6,000	Seats	6,000
Oct 1999	Grandstand Seats	22,000	Seats	22,000
Nov 2005	Club Seats	800	Seats	800
Nov 2005	32 Person Suites	16 Suites @ 32 persons/suite	Seats	512
Built to Date	Spectator Seating Capacity		Seats	67,612

DRI Development Order Conditions related to Spectator Capacity

In 1994, the City proposed and the review agencies agreed that rather than limit the number of permanent seats or parking spaces at the motorsport facility, it would be more appropriate to regulate the impacts of the facility by limiting number of major events that could be held at the facility in any given calendar year. The analysis provided in the VOH DRI NOPC dated January 12, 1994 (revised April 29, 1994) detailed the potential impact of both a typical event with 16,000 spectators, a large event with 28,000 spectators and a major event with 40,000 spectators. The following was approved pursuant to City of Homestead Ordinance No. 94-05-33:

SECTION 2. – APPROVED CHANGES AND CONDITIONS. The Proposed Changes are hereby approved subject to the conditions that the Major Events described in Exhibit “H” of the Notice shall be limited to eighteen (18) days in any given calendar year. Notwithstanding anything to the contrary in Exhibit “H” and/or this Ordinance, a Major Event shall mean an event or separate events conducted simultaneously at the Baseball Facility and/or Motorsports Facility for which the number of spectators exceeds 28,000.”

The current ordinance governing the VOH DRI (Ordinance No. 2001-12-36) resulting from the VOH DRI NOPC submitted on October 26, 2001, includes the following DRI condition:

2.9 The Major Events described in Exhibit “H” of the NOPC approved pursuant to City of Homestead Ordinance No. 94-05-33 shall be limited to eighteen (18) days in any given calendar year. Notwithstanding anything to the contrary in said Exhibit “H” and/or this Ordinance, a Major Event shall mean an event or separate events conducted simultaneously at the Baseball Facility and/or Motorsports Facility for which the number of spectators exceeds 28,000.

In 1995, 38,300 spectator seats were constructed at the Motorsport facility. This number grew to 66,300 spectator seats by the year 1999, with the remaining spectator seats added in the year 2005 bringing the total (which currently exists today) to 67,612 spectator seats. Regardless of the number of spectator seats or the amount of grassed overflow parking areas, HMS has never exceeded, nor ever plans to exceed, the 18 day Major Event limitation stipulated in City of Homestead Ordinance No. 94-05-33, and carried forward into Ordinance 2001-12-36.

Motorsport Facility Usage

Racing activities at the Speedway primarily take place during non-peak timeframes, with the largest event occurring on the Sunday of NASCAR Weekend for the NASCAR Championship Racing Series. The Speedway accommodates seating for 67,612 spectators for the premier NASCAR Racing Series finale held each year during the third weekend of November. The NASCAR Racing Series includes the Friday night truck race, the Saturday afternoon Nationwide series and the Sunday afternoon Cup series. The scheduling of the NASCAR event over the last six years is outlined in **Table 2A** below. The Friday night truck race typically starts at 8:00 PM, the Saturday afternoon Nationwide series typically starts between 4:00 and 4:30 PM and the Sunday afternoon Cup series typically starts between 3:00 and 4:00 PM. Lighting was added to the motorsport facility in the year 2005, allowing for late afternoon and evening race start times which exist today. The Speedway also holds the final races for two IndyCar championship series. Spectator turnout for the Indy Racing League typically exceeds 28,000 spectators making this a “major event” per the VOH DRI. Spectator turnout for the Grand-Am series typically falls below 28,000 spectators (see **Table 2B**).

Year	Day	Nascar Race	Date	Spectators	Start Time	End Time
2009	Friday	Truck	11/20/2009	>28,000	8:00 PM	10:15 PM
2009	Saturday	Nationwide	11/21/2009	>28,000	4:30 PM	7:45 PM
2009	Sunday	Cup	11/22/2009	>28,000	3:00 PM	7:05 PM
2008	Friday	Truck	11/14/2008	>28,000	8:00 PM	10:15 PM
2008	Saturday	Nationwide	11/15/2008	>28,000	4:30 PM	7:45 PM
2008	Sunday	Cup	11/16/2008	>28,000	3:45 PM	7:05 PM
2007	Friday	Truck	11/16/2007	>28,000	8:00 PM	10:15 PM
2007	Saturday	Nationwide	11/17/2007	>28,000	4:30 PM	7:45 PM
2007	Sunday	Cup	11/18/2007	>28,000	3:30 PM	6:50 PM
2006	Friday	Truck	11/17/2006	>28,000	8:05 PM	10:20 PM
2006	Saturday	Nationwide	11/18/2006	>28,000	7:10 PM	10:25 PM
2006	Sunday	Cup	11/19/2006	>28,000	2:55 PM	6:45 PM
2005	Friday	Truck	11/18/2005	>28,000	8:15 PM	10:40 PM
2005	Saturday	Nationwide	11/19/2005	>28,000	4:10 PM	7:10 PM
2005	Sunday	Cup	11/20/2005	>28,000	4:10 PM	8:15 PM
2004	Friday	Truck	11/19/2004	>28,000	3:30 PM	6:00 PM
2004	Saturday	Nationwide	11/20/2004	>28,000	1:00 PM	4:25 PM
2004	Sunday	Cup	11/21/2004	>28,000	1:00 PM	5:05 PM

Year	Day	Race	Date	Spectators
2009	Friday	Grand-Am Rollex Series	10/09/2009	<28,000
2009	Saturday	Indy Racing League	10/10/2009	>28,000
2008	Saturday	Grand-Am Rollex Series	3/29/2008	<28,000
2008	Saturday	Indy Racing League	3/29/2008	>28,000
2007	Saturday	Grand-Am Rollex Series	3/24/2007	<28,000
2007	Saturday	Indy Racing League	3/24/2007	>28,000
2007	Sunday	Grand-Am Koni Challenge	4/15/2007	<28,000
2006	Saturday	Grand-Am Rollex Series	3/25/2006	<28,000
2006	Sunday	Indy Racing League	3/26/2006	>28,000
2005	Saturday	Grand-Am Rollex Series	3/5/2005	<28,000
2005	Sunday	Indy Racing League	3/6/2005	>28,000
2004	Saturday	Grand-Am Rollex Series	2/28/2004	<28,000
2004	Sunday	Indy Racing League	2/29/2004	>28,000
2004	Sunday	Grand-Am Event	3/28/2004	<28,000
2004	Saturday	Grand-Am Rollex Series	9/18/2004	<28,000
2004	Sunday	Grand-Am Cup	9/19/2004	<28,000

Evaluation of Impacts to State and Regionally Significant Roadways

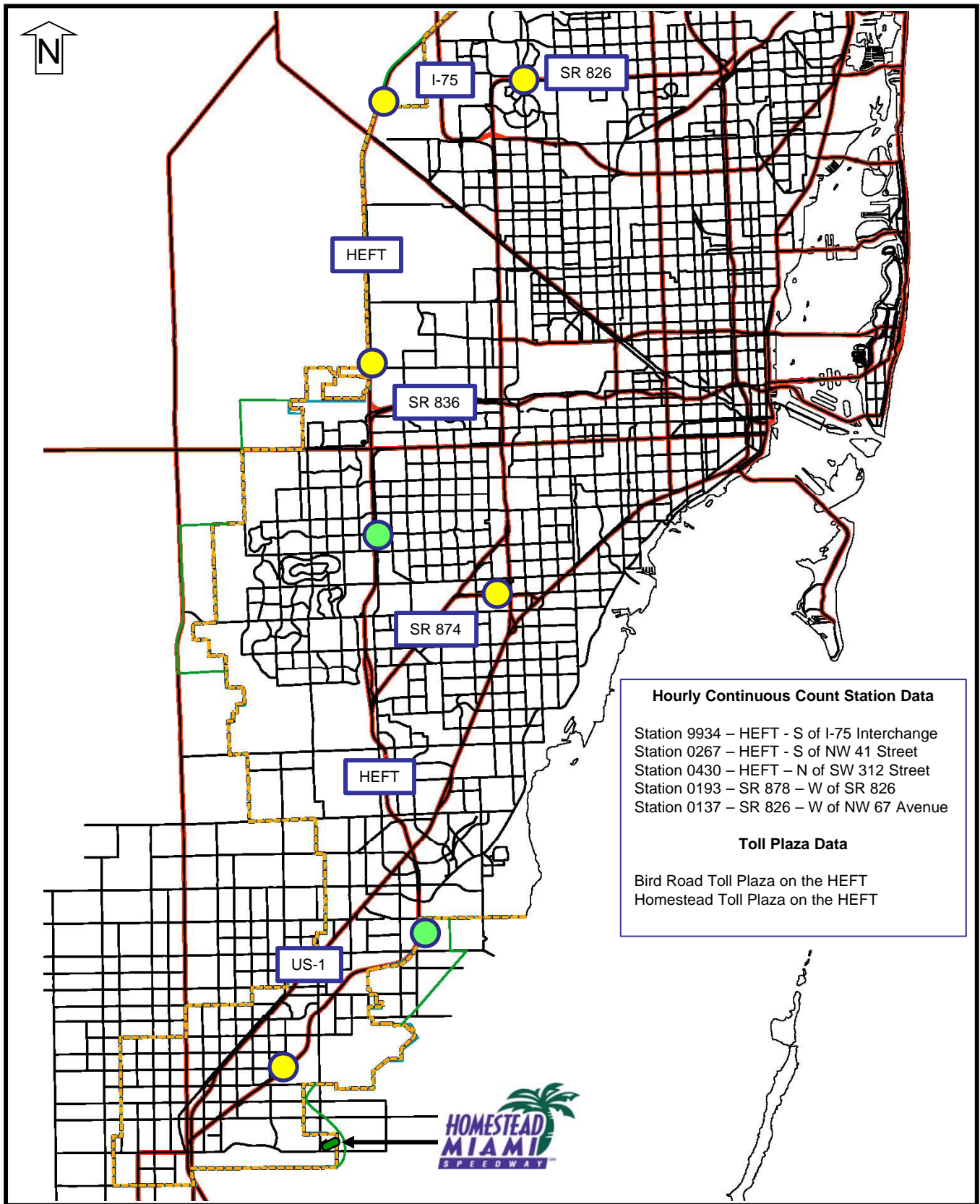
In order to evaluate how the regional roadway network has operated during NASCAR Championship weekend given the existing 67,612 spectator/seating capacity at the Speedway (which is currently used at or near capacity for one event weekend per year), the Applicant has analyzed traffic data collected by FDOT and Florida's Turnpike using state maintained continuous traffic count stations and toll data for the HEFT, SR 878 and SR 826. Traffic count data and toll data has been obtained for the days listed in **Table 3** below for the years 2008, 2007, 2006 and 2005. This approach has been used to determine the operating levels of service for the regional roadway system while the Speedway maintained the current spectator seating capacity.

Year	Day	NASCAR Race	Date	Start Time	End Time
2008	Friday	Truck	11/14/2008	8:00 PM	10:15 PM
2008	Saturday	Nationwide	11/15/2008	4:30 PM	7:45 PM
2008	Sunday	Cup	11/16/2008	3:45 PM	7:05 PM
2007	Friday	Truck	11/16/2007	8:00 PM	10:15 PM
2007	Saturday	Nationwide	11/17/2007	4:30 PM	7:45 PM
2007	Sunday	Cup	11/18/2007	3:30 PM	6:50 PM
2006	Friday	Truck	11/17/2006	8:05 PM	10:20 PM
2006	Saturday	Nationwide	11/18/2006	7:10 PM	10:25 PM
2006	Sunday	Cup	11/19/2006	2:55 PM	6:45 PM
2005	Friday	Truck	11/18/2005	8:15 PM	10:40 PM
2005	Saturday	Nationwide	11/19/2005	4:10 PM	7:10 PM
2005	Sunday	Cup	11/20/2005	4:10 PM	8:15 PM

The regional analysis uses continuous count station data and toll data for the following locations on the HEFT, SR 878 and SR 826 which are illustrated on **Figure 3**:

- Station 9934 – HEFT – South of I-75/ North of Okeechobee Road
- Station 0267 – HEFT – South of NW 41 Street
- Bird Road Toll Plaza - HEFT
- Homestead Toll Plaza - HEFT
- Station 0430 – HEFT – North of Campbell Drive/SW 312 Street
- Station 0193 – SR 878 – West of SR 826
- Station 0137 – SR 826 – West of NW 67 Avenue

This data reflects actual traffic conditions on the state regional roadway system for those specific days when the NASCAR championship series was held at the Speedway. The analysis of the continuous count station data and the toll data for each analysis year and each individual timeframe is provided in **Transportation Attachment II**. The continuous traffic count data for each analysis year is provided in **Transportation Attachment III**. The turnpike toll data for each analysis year is provided in **Transportation Attachment IV**. Analyses are provided for the Peak Hour Period, the AM Peak Hour, the PM Peak Hour, and hourly operations as measured by v/c for the peak hour directional and two-way peak hour traffic conditions for the Friday, Saturday and Sunday of each NASCAR championship series. To address proposed DRI modifications, the trips anticipated from the 12,000 additional spectator seats have also been incorporated into the analysis of the regional state highway system.



- Hourly Continuous Traffic Count Location
- Turnpike Toll Data

Figure 3
 Regional Continuous Traffic Count Locations and Toll Data Locations
 Homestead-Miami Speedway and the Villages of Homestead DRI
 March 2010

The specific timeframes analyzed at each of the continuous count stations are outlined below:

- Peak Hour Period – Average of the two highest consecutive hours in a weekday
- AM Peak Hour Traffic Conditions – Highest Hour from 6AM to Noon
- PM Peak Hour Traffic Conditions – Highest Hour from Noon to Midnight
- Friday Traffic Conditions – Race Start Time – 8:00 PM
 - Directional and Hourly Traffic Conditions – 6AM to Midnight
- Saturday Traffic Conditions – Race Start Time – 4:30 PM
 - Directional and Hourly Traffic Conditions – 9AM to Midnight
- Sunday Traffic Conditions – Race Start Time – 3:00 PM
 - Directional and Hourly Traffic Conditions – 9AM to Midnight

Peak Hour Period and AM and PM Peak Hour Traffic Conditions

Attached **Tables 4A, 5A, 6A and 7A** reflect the Peak Hour Period analysis and the evaluation of the AM and PM Peak Hour traffic conditions for each of the count stations, on each of the NASCAR race days for each of the analysis years from 2008 dating back to 2005. As indicated on each of these peak hour summary tables, no count station location or toll plaza was found to operate below adopted level of service standards on the Saturdays and Sundays coinciding with the NASCAR championship series. For the Fridays coinciding with the NASCAR truck race, only the Bird Road Toll Plaza was found to operate at level of service E (with a v/c of 1.01) during the PM peak hour in the Year 2006, with all other count station locations and toll plazas operating at acceptable levels of service between 2005 and 2008. The Bird Road Toll Plaza has since been reconstructed (in 2007-2009) to implement open road tolling to improve the capacity of the toll plaza system and reduce delays in the toll collection and assessment process.

The detailed back-up tables for each of the analyses for the Friday, Saturday and Sunday traffic conditions are provided in **Transportation Attachment II** as outlined below:

NASCAR 2008-2007-2006-2005:

- **Tables 4A, 5A, 6A, 7A** – Peak Hour Period, AM and PM Peak Hour Traffic Conditions
- **Tables 4B, 5B, 6B, 7B** - Friday Directional and Hourly Traffic Conditions – 6AM to Midnight
- **Tables 4C, 5C, 6C, 7C** - Saturday Directional and Hourly Traffic Conditions – 9AM to Midnight
- **Tables 4D, 5D, 6D, 7D** - Sunday Directional and Hourly Traffic Conditions – 9AM to Midnight

Seating Expansion for the Motorsport Facility

The NOPC application includes the proposed addition of 12,000 spectator seats and will increase the total number of motorsport facility seats for weekend major events from 67,612 to 79,612. This increase in seating capacity is proposed to support the Saturday and Sunday NASCAR championship racing series. The capacity increase to the motorsport facility is not needed for weekday major events, and therefore the analysis of the regional roadway network with the seating expansion will only be provided to evaluate Saturday and Sunday traffic conditions as presented in attached **Table 8A**. Alternatively, this NOPC application will establish a proposed weekday major event spectator threshold of 53,128 based upon not exceeding the cumulative PM Peak Hour trip reduction for the VOH DRI as presented on pages 26-29 of this study. Therefore, the proposed use of the Speedway for major events on a weekday will fall below the existing seating capacity built at the motorsport facility today.

Peak Hour Period and AM and PM Peak Hour Traffic Conditions with the Seating Expansion

The trip impact resulting from the proposed expansion in seating capacity for weekend major events is presented in attached **Table 8A** which reflects the Peak Hour Period analysis and the evaluation of the AM and PM Peak Hour traffic conditions for each of the count stations and toll plazas on the Saturdays and Sundays coinciding with the NASCAR championship racing series. As indicated on **Table 8A**, none of the continuous count stations or toll plazas were found to operate below adopted level of service standards on the days coinciding with the NASCAR championship series with the additional trips resulting from the increase in spectator seating.

Table 8A presents the combined effect of the inbound and outbound background data on the regional roadway network plus the inbound and outbound trip impact resulting from the increase in spectator seating. The background data reflects the average of the peak hour period data, the AM peak hour data and the PM peak hour data for the years 2005, 2006, 2007 and 2008 as calculated on **Table 8B**. The background data has been further analyzed in **Table 8C** to identify which times of day are represented by the data (ie. morning hours, midday hours or evening hours coinciding with Inbound or Outbound major events). The trip increase resulting from the increase in spectator seating has been calculated for the inbound and outbound timeframes and is based upon the analyses presented on pages 26-29 of this study. The total trips and the inbound and outbound hourly trips which correspond to the increase in spectator seating are outlined in the calculations presented below.

Trip Impact for the Expansion of 12,000 seats:

Daily Trips

- 12,000 seats = 8,000 daily trips = 12,000 seats/3 persons per vehicle = 4,000 one-way trips
- 4,000 one way trips * 2 = 8,000 two way (daily) trips

Inbound Trips and Inbound Hourly Trips

- 4,000 new inbound trips
 - Analysis assumes 20% of the new spectator trips on Saturday arrive hourly from 12-3 PM
 - Analysis assumes 10% of the new spectator trips on Saturday arrive hourly from 9-12 and 3-4 PM
 - Analysis assumes 20% of the new spectator trips on Sunday arrive hourly from 10-2 PM
 - Analysis assumes 10% of the new spectator trips on Sunday arrive hourly from 9-10 and 2-3 PM
- $4,000 * 0.2 = 800$ new inbound trips per hour
 - 90% of new inbound trips are assigned to the HEFT for this analysis
 - $800 * 0.9 = 720$ new inbound trips per hour on the HEFT

Outbound Trips and Outbound Hourly Trips

- 4,000 new outbound trips
 - Analysis assumes 20% of the new spectator trips leave before the peak departure hour
 - Analysis assumes 60% of the new spectator trips leave during the peak departure hour
 - Analysis assumes 20% of the new spectator trips leave after the peak departure hour
- $4,000 * 0.6 = 2,400$ new outbound trips for the peak departure hour
- 80% of new outbound trips are assigned to the HEFT for this analysis
 - $2,400 * 0.8 = 1,920$ new outbound peak departure hour trips assigned to HEFT

The detailed back-up tables created using the actual count and toll data for the years 2005 through 2008 are provided in **Transportation Attachment II**.

Table 4A - Peak Hour Period - AM Peak Hour - PM Peak Hour - NASCAR 2008

Peak Hour Period Traffic Conditions - NASCAR 2008 - Average of the Two Highest Consecutive Peak Hours

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 4B	See Table 4C	See Table 4D	Nov. 14	Nov. 15	Nov. 16	Nov. 14	Nov. 15	Nov. 16
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 14 Friday VOLUMES	Nov. 15 Saturday VOLUMES	Nov. 16 Sunday VOLUMES	Nov. 14 Friday V/C	Nov. 15 Saturday V/C	Nov. 16 Sunday V/C	Nov. 14 Friday LOS	Nov. 15 Saturday LOS	Nov. 16 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/14-16/2008	D	6L EXP	10,150	N/S	8,256	4,442	4,769	0.81	0.44	0.47	C	B	B
HEFT - S of NW 41 St	FDOT-0267	11/14-16/2008	D	8L EXP	13,480	N/S	9,991	5,539	5,693	0.74	0.41	0.42	C	B	B
HEFT - S of Bird Rd	Bird Toll	11/14-16/2008	D	6L EXP	10,150	N/S	9,546	7,275	6,814	0.94	0.72	0.67	D	C	C
HEFT - N of SW 112 Ave	Homestead Toll	11/14-16/2008	D	4L EXP	6,770	N/S	4,382	3,401	3,545	0.65	0.50	0.52	C	B	B
HEFT - N of SW 312 St	FDOT-0430	11/14-16/2008	D	4L EXP	6,770	N/S	3,948	3,173	3,672	0.58	0.47	0.54	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/14-16/2008	D	4L EXP	6,770	E/W	4,167	2,630	2,161	0.62	0.39	0.32	C	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/14-16/2008	D	7L EXP	11,950	E/W	9,902	7,875	7,568	0.83	0.66	0.63	C	C	B

3/17/2010

AM Peak Hour Traffic Conditions - NASCAR 2008 - Highest Hour from 6AM to Noon

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 4B	See Table 4C	See Table 4D	Nov. 14	Nov. 15	Nov. 16	Nov. 14	Nov. 15	Nov. 16
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 14 Friday VOLUMES	Nov. 15 Saturday VOLUMES	Nov. 16 Sunday VOLUMES	Nov. 14 Friday V/C	Nov. 15 Saturday V/C	Nov. 16 Sunday V/C	Nov. 14 Friday LOS	Nov. 15 Saturday LOS	Nov. 16 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/14-16/2008	D	6L EXP	10,150	N/S	8,245	4,125	4,819	0.81	0.41	0.47	C	B	B
HEFT - S of NW 41 St	FDOT-0267	11/14-16/2008	D	8L EXP	13,480	N/S	9,151	5,016	5,628	0.68	0.37	0.42	C	B	B
HEFT - S of Bird Rd	Bird Toll	11/14-16/2008	D	6L EXP	10,150	N/S	9,206	6,489	6,820	0.91	0.64	0.67	D	C	C
HEFT - N of SW 112 Ave	Homestead Toll	11/14-16/2008	D	4L EXP	6,770	N/S	4,514	3,301	3,388	0.67	0.49	0.50	C	B	B
HEFT - N of SW 312 St	FDOT-0430	11/14-16/2008	D	4L EXP	6,770	N/S	3,578	3,124	3,439	0.53	0.46	0.51	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/14-16/2008	D	4L EXP	6,770	E/W	4,215	2,332	1,891	0.62	0.34	0.28	C	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/14-16/2008	D	7L EXP	11,950	E/W	9,898	7,403	6,140	0.83	0.62	0.51	C	B	B

3/17/2010

PM Peak Hour Traffic Conditions - NASCAR 2008 - Highest Hour from Noon to Midnight

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 4B	See Table 4C	See Table 4D	Nov. 14	Nov. 15	Nov. 16	Nov. 14	Nov. 15	Nov. 16
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 14 Friday VOLUMES	Nov. 15 Saturday VOLUMES	Nov. 16 Sunday VOLUMES	Nov. 14 Friday V/C	Nov. 15 Saturday V/C	Nov. 16 Sunday V/C	Nov. 14 Friday LOS	Nov. 15 Saturday LOS	Nov. 16 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/14-16/2008	D	6L EXP	10,150	N/S	8,639	4,470	4,832	0.85	0.44	0.48	D	B	B
HEFT - S of NW 41 St	FDOT-0267	11/14-16/2008	D	8L EXP	13,480	N/S	10,443	5,541	5,774	0.77	0.41	0.43	C	B	B
HEFT - S of Bird Rd	Bird Toll	11/14-16/2008	D	6L EXP	10,150	N/S	9,744	7,277	6,863	0.96	0.72	0.68	D	C	C
HEFT - N of SW 112 Ave	Homestead Toll	11/14-16/2008	D	4L EXP	6,770	N/S	4,438	3,417	3,689	0.66	0.50	0.54	C	B	B
HEFT - N of SW 312 St	FDOT-0430	11/14-16/2008	D	4L EXP	6,770	N/S	3,971	3,220	4,034	0.59	0.48	0.60	B	B	C
SR 878 - W of SR 826	FDOT-0193	11/14-16/2008	D	4L EXP	6,770	E/W	4,480	2,673	2,209	0.66	0.39	0.33	C	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/14-16/2008	D	7L EXP	11,950	E/W	9,973	7,884	7,973	0.83	0.66	0.67	C	C	C

3/17/2010

Notes:

- [1] See Figure 3 for the regional traffic count station locations with continuous count data.
- [2] The adopted LOS standards are consistent with the local government of jurisdiction's comprehensive plan.
- [3] The two-way peak hour maximum service volumes (MSV) are based upon Table 4 of the 2009 FDOT Quality/LOS Handbook.

Table 5A - Peak Hour Period - AM Peak Hour - PM Peak Hour - NASCAR 2007

Peak Hour Period Traffic Conditions - NASCAR 2007 - Average of the Two Highest Consecutive Peak Hours

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]		[3]		See Table 5B	See Table 5C	See Table 5D	Nov. 16	Nov. 17	Nov. 18	Nov. 16	Nov. 17	Nov. 18
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS	EXISTING LANES	TWO-WAY PEAK HOUR MSV	DIR	Nov. 16 Friday VOLUMES	Nov. 17 Saturday VOLUMES	Nov. 18 Sunday VOLUMES	Nov. 16 Friday V/C	Nov. 17 Saturday V/C	Nov. 18 Sunday V/C	Nov. 16 Friday LOS	Nov. 17 Saturday LOS	Nov. 18 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/16-18/2007	D	6L EXP	10,150	N/S	8,849	5,123	5,327	0.87	0.50	0.52	D	B	B
HEFT - S of NW 41 St	FDOT-0267	11/16-18/2007	D	8L EXP	13,480	N/S	10,982	6,364	6,301	0.81	0.47	0.47	C	B	B
HEFT - S of Bird Rd	Bird Toll	11/16-18/2007	D	6L EXP	10,150	N/S	9,667	7,957	7,396	0.95	0.78	0.73	D	C	C
HEFT - N of SW 112 Ave	Homestead Toll	11/16-18/2007	D	4L EXP	6,770	N/S	6,036	5,470	5,045	0.89	0.81	0.75	D	C	C
HEFT - N of SW 312 St	FDOT-0430	11/16-18/2007	D	4L EXP	6,770	N/S	3,933	3,366	3,626	0.58	0.50	0.54	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/16-18/2007	D	4L EXP	6,770	E/W	0	2,510	2,175	0.00	0.37	0.32	n/a	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/16-18/2007	D	7L EXP	11,950	E/W	9,829	8,343	6,694	0.82	0.70	0.56	C	C	B

AM Peak Hour Traffic Conditions - NASCAR 2007 - Highest Hour from 6AM to Noon

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]		[3]		See Table 5B	See Table 5C	See Table 5D	Nov. 16	Nov. 17	Nov. 18	Nov. 16	Nov. 17	Nov. 18
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS	EXISTING LANES	TWO-WAY PEAK HOUR MSV	DIR	Nov. 16 Friday VOLUMES	Nov. 17 Saturday VOLUMES	Nov. 18 Sunday VOLUMES	Nov. 16 Friday V/C	Nov. 17 Saturday V/C	Nov. 18 Sunday V/C	Nov. 16 Friday LOS	Nov. 17 Saturday LOS	Nov. 18 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/16-18/2007	D	6L EXP	10,150	N/S	8,907	4,744	4,738	0.88	0.47	0.47	D	B	B
HEFT - S of NW 41 St	FDOT-0267	11/16-18/2007	D	8L EXP	13,480	N/S	9,766	5,952	5,638	0.72	0.44	0.42	C	B	B
HEFT - S of Bird Rd	Bird Toll	11/16-18/2007	D	6L EXP	10,150	N/S	8,833	7,498	5,753	0.87	0.74	0.57	D	C	B
HEFT - N of SW 112 Ave	Homestead Toll	11/16-18/2007	D	4L EXP	6,770	N/S	5,944	5,641	5,047	0.88	0.83	0.75	D	D	C
HEFT - N of SW 312 St	FDOT-0430	11/16-18/2007	D	4L EXP	6,770	N/S	3,624	3,159	3,219	0.54	0.47	0.48	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/16-18/2007	D	4L EXP	6,770	E/W	0	2,446	1,845	0.00	0.36	0.27	n/a	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/16-18/2007	D	7L EXP	11,950	E/W	9,598	7,663	5,548	0.80	0.64	0.46	C	B	B

PM Peak Hour Traffic Conditions - NASCAR 2007 - Highest Hour from Noon to Midnight

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]		[3]		See Table 5B	See Table 5C	See Table 5D	Nov. 16	Nov. 17	Nov. 18	Nov. 16	Nov. 17	Nov. 18
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS	EXISTING LANES	TWO-WAY PEAK HOUR MSV	DIR	Nov. 16 Friday VOLUMES	Nov. 17 Saturday VOLUMES	Nov. 18 Sunday VOLUMES	Nov. 16 Friday V/C	Nov. 17 Saturday V/C	Nov. 18 Sunday V/C	Nov. 16 Friday LOS	Nov. 17 Saturday LOS	Nov. 18 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/16-18/2007	D	6L EXP	10,150	N/S	8,965	5,153	5,486	0.88	0.51	0.54	D	B	B
HEFT - S of NW 41 St	FDOT-0267	11/16-18/2007	D	8L EXP	13,480	N/S	11,150	6,432	6,546	0.83	0.48	0.49	D	B	B
HEFT - S of Bird Rd	Bird Toll	11/16-18/2007	D	6L EXP	10,150	N/S	9,727	8,079	7,576	0.96	0.80	0.75	D	C	C
HEFT - N of SW 112 Ave	Homestead Toll	11/16-18/2007	D	4L EXP	6,770	N/S	6,060	5,561	5,106	0.90	0.82	0.75	D	D	C
HEFT - N of SW 312 St	FDOT-0430	11/16-18/2007	D	4L EXP	6,770	N/S	3,952	3,377	3,862	0.58	0.50	0.57	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/16-18/2007	D	4L EXP	6,770	E/W	0	2,587	2,187	0.00	0.38	0.32	n/a	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/16-18/2007	D	7L EXP	11,950	E/W	10,074	8,480	6,787	0.84	0.71	0.57	C	C	B

Notes:

- [1] See Figure 3 for the regional traffic count station locations with continuous count data.
- [2] The adopted LOS standards are consistent with the local government of jurisdiction's comprehensive plan.
- [3] The two-way peak hour maximum service volumes (MSV) are based upon Table 4 of the 2009 FDOT Quality/LOS Handbook.

Table 6A - Peak Hour Period - AM Peak Hour - PM Peak Hour - NASCAR 2006

Peak Hour Period Traffic Conditions - NASCAR 2006 - Average of the Two Highest Consecutive Peak Hours

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 6B	See Table 6C	See Table 6D	Nov. 17	Nov. 18	Nov. 19	Nov. 17	Nov. 18	Nov. 19
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 17 Friday VOLUMES	Nov. 18 Saturday VOLUMES	Nov. 19 Sunday VOLUMES	Nov. 17 Friday V/C	Nov. 18 Saturday V/C	Nov. 19 Sunday V/C	Nov. 17 Friday LOS	Nov. 18 Saturday LOS	Nov. 19 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/17-19/2006	D	6L EXP	10,150	N/S	9,228	5,098	5,814	0.91	0.50	0.57	D	B	B
HEFT - S of NW 41 St	FDOT-0267	11/17-19/2006	D	8L EXP	13,480	N/S	10,877	6,527	6,940	0.81	0.48	0.51	C	B	B
HEFT - S of Bird Rd	Bird Toll	11/17-19/2006	D	6L EXP	10,150	N/S	10,271	8,379	8,329	1.01	0.83	0.82	E	D	D
HEFT - N of SW 112 Ave	Homestead Toll	11/17-19/2006	D	4L EXP	6,770	N/S	6,183	5,574	5,456	0.91	0.82	0.81	D	D	C
HEFT - N of SW 312 St	FDOT-0430	11/17-19/2006	D	4L EXP	6,770	N/S	3,976	3,335	3,909	0.59	0.49	0.58	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/17-19/2006	D	4L EXP	6,770	E/W	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
SR 826 - W of NW 67 Ave	FDOT-0137	11/17-19/2006	D	7L EXP	11,950	E/W	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a

AM Peak Hour Traffic Conditions - NASCAR 2006 - Highest Hour from 6AM to Noon

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 6B	See Table 6C	See Table 6D	Nov. 17	Nov. 18	Nov. 19	Nov. 17	Nov. 18	Nov. 19
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 17 Friday VOLUMES	Nov. 18 Saturday VOLUMES	Nov. 19 Sunday VOLUMES	Nov. 17 Friday V/C	Nov. 18 Saturday V/C	Nov. 19 Sunday V/C	Nov. 17 Friday LOS	Nov. 18 Saturday LOS	Nov. 19 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/17-19/2006	D	6L EXP	10,150	N/S	9,224	4,890	4,916	0.91	0.48	0.48	D	B	B
HEFT - S of NW 41 St	FDOT-0267	11/17-19/2006	D	8L EXP	13,480	N/S	10,302	6,135	5,850	0.76	0.46	0.43	C	B	B
HEFT - S of Bird Rd	Bird Toll	11/17-19/2006	D	6L EXP	10,150	N/S	8,613	7,893	7,394	0.85	0.78	0.73	D	C	C
HEFT - N of SW 112 Ave	Homestead Toll	11/17-19/2006	D	4L EXP	6,770	N/S	5,430	5,478	4,564	0.80	0.81	0.67	C	C	C
HEFT - N of SW 312 St	FDOT-0430	11/17-19/2006	D	4L EXP	6,770	N/S	3,365	3,277	2,921	0.50	0.48	0.43	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/17-19/2006	D	4L EXP	6,770	E/W	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
SR 826 - W of NW 67 Ave	FDOT-0137	11/17-19/2006	D	7L EXP	11,950	E/W	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a

PM Peak Hour Traffic Conditions - NASCAR 2006 - Highest Hour from Noon to Midnight

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 6B	See Table 6C	See Table 6D	Nov. 17	Nov. 18	Nov. 19	Nov. 17	Nov. 18	Nov. 19
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 17 Friday VOLUMES	Nov. 18 Saturday VOLUMES	Nov. 19 Sunday VOLUMES	Nov. 17 Friday V/C	Nov. 18 Saturday V/C	Nov. 19 Sunday V/C	Nov. 17 Friday LOS	Nov. 18 Saturday LOS	Nov. 19 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/17-19/2006	D	6L EXP	10,150	N/S	9,424	5,104	6,167	0.93	0.50	0.61	D	B	C
HEFT - S of NW 41 St	FDOT-0267	11/17-19/2006	D	8L EXP	13,480	N/S	10,979	6,604	6,953	0.81	0.49	0.52	C	B	B
HEFT - S of Bird Rd	Bird Toll	11/17-19/2006	D	6L EXP	10,150	N/S	10,280	8,581	8,433	1.01	0.85	0.83	E	D	D
HEFT - N of SW 112 Ave	Homestead Toll	11/17-19/2006	D	4L EXP	6,770	N/S	6,202	5,664	5,753	0.92	0.84	0.85	D	D	D
HEFT - N of SW 312 St	FDOT-0430	11/17-19/2006	D	4L EXP	6,770	N/S	4,006	3,353	3,968	0.59	0.50	0.59	C	B	B
SR 878 - W of SR 826	FDOT-0193	11/17-19/2006	D	4L EXP	6,770	E/W	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
SR 826 - W of NW 67 Ave	FDOT-0137	11/17-19/2006	D	7L EXP	11,950	E/W	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a

Notes:

- [1] See Figure 3 for the regional traffic count station locations with continuous count data.
- [2] The adopted LOS standards are consistent with the local government of jurisdiction's comprehensive plan.
- [3] The two-way peak hour maximum service volumes (MSV) are based upon Table 4 of the 2009 FDOT Quality/LOS Handbook.

Table 7A - Peak Hour Period - AM Peak Hour - PM Peak Hour - NASCAR 2005

Peak Hour Period Traffic Conditions - NASCAR 2005 - Average of the Two Highest Consecutive Peak Hours

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 7B	See Table 7C	See Table 7D	Nov. 18	Nov. 19	Nov. 20	Nov. 18	Nov. 19	Nov. 20
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 18 Friday VOLUMES	Nov. 19 Saturday VOLUMES	Nov. 20 Sunday VOLUMES	Nov. 18 Friday V/C	Nov. 19 Saturday V/C	Nov. 20 Sunday V/C	Nov. 18 Friday LOS	Nov. 19 Saturday LOS	Nov. 20 Sunday LOS
	REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 18 Friday VOLUMES	Nov. 19 Saturday VOLUMES	Nov. 20 Sunday VOLUMES	Nov. 18 Friday V/C	Nov. 19 Saturday V/C	Nov. 20 Sunday V/C	Nov. 18 Friday LOS	Nov. 19 Saturday LOS	Nov. 20 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/18-20/2005	D	6L EXP	10,150	N/S	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
HEFT - S of NW 41 St	FDOT-0267	11/18-20/2005	D	8L EXP	13,480	N/S	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
HEFT - S of Bird Rd	Bird Toll	11/18-20/2005	D	6L EXP	10,150	N/S	9,862	8,430	7,327	0.97	0.83	0.72	D	D	C
HEFT - N of SW 112 Ave	Homestead Toll	11/18-20/2005	D	4L EXP	6,770	N/S	5,711	5,248	4,640	0.84	0.78	0.69	D	C	C
HEFT - N of SW 312 St	FDOT-0430	11/18-20/2005	D	4L EXP	6,770	N/S	3,799	3,518	3,457	0.56	0.52	0.51	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/18-20/2005	D	4L EXP	6,770	E/W	4,538	2,907	2,360	0.67	0.43	0.35	C	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/18-20/2005	D	7L EXP	11,950	E/W	9,358	8,038	7,265	0.78	0.67	0.61	C	C	B

AM Peak Hour Traffic Conditions - NASCAR 2005 - Highest Hour from 6AM to Noon

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 7B	See Table 7C	See Table 7D	Nov. 18	Nov. 19	Nov. 20	Nov. 18	Nov. 19	Nov. 20
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 18 Friday VOLUMES	Nov. 19 Saturday VOLUMES	Nov. 20 Sunday VOLUMES	Nov. 18 Friday V/C	Nov. 19 Saturday V/C	Nov. 20 Sunday V/C	Nov. 18 Friday LOS	Nov. 19 Saturday LOS	Nov. 20 Sunday LOS
	REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 18 Friday VOLUMES	Nov. 19 Saturday VOLUMES	Nov. 20 Sunday VOLUMES	Nov. 18 Friday V/C	Nov. 19 Saturday V/C	Nov. 20 Sunday V/C	Nov. 18 Friday LOS	Nov. 19 Saturday LOS	Nov. 20 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/18-20/2005	D	6L EXP	10,150	N/S	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
HEFT - S of NW 41 St	FDOT-0267	11/18-20/2005	D	8L EXP	13,480	N/S	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
HEFT - S of Bird Rd	Bird Toll	11/18-20/2005	D	6L EXP	10,150	N/S	8,144	7,611	7,412	0.80	0.75	0.73	C	C	C
HEFT - N of SW 112 Ave	Homestead Toll	11/18-20/2005	D	4L EXP	6,770	N/S	5,035	5,174	4,665	0.74	0.76	0.69	C	C	C
HEFT - N of SW 312 St	FDOT-0430	11/18-20/2005	D	4L EXP	6,770	N/S	3,007	3,163	3,178	0.44	0.47	0.47	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/18-20/2005	D	4L EXP	6,770	E/W	4,077	2,462	2,085	0.00	0.36	0.31	C	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/18-20/2005	D	7L EXP	11,950	E/W	8,523	6,717	6,159	0.71	0.56	0.52	C	B	B

PM Peak Hour Traffic Conditions - NASCAR 2005 - Highest Hour from Noon to Midnight

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1]	COUNT DATE	[2]	EXISTING LANES	[3]	DIR	See Table 7B	See Table 7C	See Table 7D	Nov. 18	Nov. 19	Nov. 20	Nov. 18	Nov. 19	Nov. 20
	FDOT / TURNPIKE REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 18 Friday VOLUMES	Nov. 19 Saturday VOLUMES	Nov. 20 Sunday VOLUMES	Nov. 18 Friday V/C	Nov. 19 Saturday V/C	Nov. 20 Sunday V/C	Nov. 18 Friday LOS	Nov. 19 Saturday LOS	Nov. 20 Sunday LOS
	REGIONAL COUNT STATIONS		ADOPTED LOS		TWO-WAY PEAK HOUR MSV		Nov. 18 Friday VOLUMES	Nov. 19 Saturday VOLUMES	Nov. 20 Sunday VOLUMES	Nov. 18 Friday V/C	Nov. 19 Saturday V/C	Nov. 20 Sunday V/C	Nov. 18 Friday LOS	Nov. 19 Saturday LOS	Nov. 20 Sunday LOS
HEFT - S of I-75 Int	FDOT-9934	11/18-20/2005	D	6L EXP	10,150	N/S	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
HEFT - S of NW 41 St	FDOT-0267	11/18-20/2005	D	8L EXP	13,480	N/S	0	0	0	0.00	0.00	0.00	n/a	n/a	n/a
HEFT - S of Bird Rd	Bird Toll	11/18-20/2005	D	6L EXP	10,150	N/S	9,876	8,570	7,302	0.97	0.84	0.72	D	D	C
HEFT - N of SW 112 Ave	Homestead Toll	11/18-20/2005	D	4L EXP	6,770	N/S	5,811	5,322	4,533	0.86	0.79	0.67	D	C	C
HEFT - N of SW 312 St	FDOT-0430	11/18-20/2005	D	4L EXP	6,770	N/S	3,856	3,612	3,752	0.57	0.53	0.55	B	B	B
SR 878 - W of SR 826	FDOT-0193	11/18-20/2005	D	4L EXP	6,770	E/W	4,828	2,955	2,385	0.71	0.44	0.35	C	B	B
SR 826 - W of NW 67 Ave	FDOT-0137	11/18-20/2005	D	7L EXP	11,950	E/W	9,381	8,114	7,353	0.79	0.68	0.62	C	C	B

Notes:

- [1] See Figure 3 for the regional traffic count station locations with continuous count data.
- [2] The adopted LOS standards are consistent with the local government of jurisdiction's comprehensive plan.
- [3] The two-way peak hour maximum service volumes (MSV) are based upon Table 4 of the 2009 FDOT Quality/LOS Handbook.

Table 8A - Peak Hour Period - AM Peak Hour - PM Peak Hour - with Trip Impact from Seat Expansion

Peak Hour Period Traffic Conditions - Average of the Two Highest Consecutive Peak Hours																			
REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1] REGIONAL COUNT STATIONS	[2] ADOPTED LOS	[3] EXISTING LANES	TWO-WAY PEAK HOUR MSV	DIR	Average of 2005 to 2008 Saturday VOLUMES	PHP Vol is Inbound between 12 - 5 PM	90% Assigned to HEFT from Seat Expansion 20% in PK HR	Saturday with Seat Expansion	Average of 2005 to 2008 Sunday VOLUMES	PHP Vol is Outbound between 4 - 9 PM	80% Assigned to HEFT from Seat Expansion 60% in PK HR	Sunday with Seat Expansion	Saturday V/C	Sunday V/C	Saturday LOS	Sunday LOS		
HEFT - S of I-75 Int	FDOT-9934	D	6L EXP	10,150	N/S	See Table 8B	See Table 8C	Inbound	720	5,608	See Table 8B	See Table 8C	Outbound	1,920	7,223	0.55	0.71	B	C
HEFT - S of NW 41 St	FDOT-0267	D	8L EXP	13,480	N/S	6,143	12-3 PM	720	6,863	6,311	5-8 PM	1,920	8,231	0.51	0.61	B	C		
HEFT - S of Bird Rd	Bird Toll	D	6L EXP	10,150	N/S	8,010	12-3 PM	720	8,730	7,467	6-8 PM	1,920	9,387	0.86	0.92	D	D		
HEFT - N of SW 112 Ave	Homestead Toll	D	4L EXP	6,770	N/S	4,923	11-5 PM	720	5,643	4,672	6-8 PM	1,920	6,592	0.83	0.97	D	D		
HEFT - N of SW 312 St	FDOT-0430	D	4L EXP	6,770	N/S	3,348	12-5 PM	720	4,068	3,666	6-9 PM	1,920	5,586	0.60	0.83	C	D		
SR 878 - W of SR 826	FDOT-0193	D	4L EXP	6,770	E/W	2,682	3-7 PM	720	3,402	2,232	4-7 PM	1,920	4,152	0.50	0.61	B	C		
SR 826 - W of NW 67 Ave	FDOT-0137	D	7L EXP	11,950	E/W	8,085	1-4 PM	720	8,805	7,176	4-7 PM	1,920	9,096	0.74	0.76	C	C		
3/23/2010																			
AM Peak Hour Traffic Conditions - Highest Hour from 9AM to Noon																			
REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1] REGIONAL COUNT STATIONS	[2] ADOPTED LOS	[3] EXISTING LANES	TWO-WAY PEAK HOUR MSV	DIR	Average of 2005 to 2008 Saturday VOLUMES	Pk Hr Vol is Inbound between 9 AM - Noon	90% Assigned to HEFT from Seat Expansion 20% in PK HR	Saturday Total Trips with Seat Expansion	Average of 2005 to 2008 Sunday VOLUMES	Pk Hr Vol is Inbound between 9 AM - Noon	90% Assigned to HEFT from Seat Expansion 20% in PK HR	Sunday Total Trips with Seat Expansion	Saturday V/C	Sunday V/C	Saturday LOS	Sunday LOS		
HEFT - S of I-75 Int	FDOT-9934	D	6L EXP	10,150	N/S	See Table 8B	See Table 8C	Inbound	720	5,306	See Table 8B	See Table 8C	Inbound	5,544	0.52	0.55	B	B	
HEFT - S of NW 41 St	FDOT-0267	D	8L EXP	13,480	N/S	5,701	11-Noon	720	6,421	5,705	10-Noon	720	6,425	0.48	0.48	B	B		
HEFT - S of Bird Rd	Bird Toll	D	6L EXP	10,150	N/S	7,373	11-Noon	720	8,093	6,845	10-Noon	720	7,565	0.80	0.75	C	C		
HEFT - N of SW 112 Ave	Homestead Toll	D	4L EXP	6,770	N/S	4,899	10-Noon	720	5,619	4,416	10-Noon	720	5,136	0.83	0.76	D	C		
HEFT - N of SW 312 St	FDOT-0430	D	4L EXP	6,770	N/S	3,181	11-Noon	720	3,901	3,189	10-Noon	720	3,909	0.58	0.58	B	B		
SR 878 - W of SR 826	FDOT-0193	D	4L EXP	6,770	E/W	2,413	11-Noon	720	3,133	1,940	11-Noon	720	2,660	0.46	0.39	B	B		
SR 826 - W of NW 67 Ave	FDOT-0137	D	7L EXP	11,950	E/W	7,261	11-Noon	720	7,981	5,949	11-Noon	720	6,669	0.67	0.56	C	B		
3/23/2010																			
PM Peak Hour Traffic Conditions - Highest Hour from Noon to Midnight - Inbound and Outbound Peak Hour Trips with Seat Expansion																			
REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	[1] REGIONAL COUNT STATIONS	[2] ADOPTED LOS	[3] EXISTING LANES	TWO-WAY PEAK HOUR MSV	DIR	Average of 2005 to 2008 Saturday Volumes	Pk Hr Vol is Inbound between 12 - 5 PM	90% Assigned to HEFT from Seat Expansion 20% in PK HR	Saturday Total Trips with Seat Expansion	Average of 2005 to 2008 Sunday Volumes	Pk Hr Vol is Outbound between 4 - 8 PM	80% Assigned to HEFT from Seat Expansion 60% in PK HR	Sunday Total Trips with Seat Expansion	Saturday V/C	Sunday V/C	Saturday LOS	Sunday LOS		
HEFT - S of I-75 Int	FDOT-9934	D	6L EXP	10,150	N/S	See Table 8B	See Table 8C	Inbound	720	5,629	See Table 8B	See Table 8C	Outbound	1,920	7,415	0.55	0.73	B	C
HEFT - S of NW 41 St	FDOT-0267	D	8L EXP	13,480	N/S	6,192	1-2 PM	720	6,912	6,424	5-8 PM	1,920	8,344	0.51	0.62	B	C		
HEFT - S of Bird Rd	Bird Toll	D	6L EXP	10,150	N/S	8,127	1-3 PM	720	8,847	7,544	6-8 PM	1,920	9,464	0.87	0.93	D	D		
HEFT - N of SW 112 Ave	Homestead Toll	D	4L EXP	6,770	N/S	4,991	12-2 PM	720	5,711	4,770	6-8 PM	1,920	6,690	0.84	0.99	D	D		
HEFT - N of SW 312 St	FDOT-0430	D	4L EXP	6,770	N/S	3,391	1-4 PM	720	4,111	3,904	6-8 PM	1,920	5,824	0.61	0.86	C	D		
SR 878 - W of SR 826	FDOT-0193	D	4L EXP	6,770	E/W	2,738	3-5 PM	720	3,458	2,260	5-7 PM	1,920	4,180	0.51	0.62	B	C		
SR 826 - W of NW 67 Ave	FDOT-0137	D	7L EXP	11,950	E/W	8,159	2-4 PM	720	8,879	7,371	4-7 PM	1,920	9,291	0.74	0.78	C	C		
3/23/2010																			

- Notes:
- [1] See Figure 3 for the regional traffic count station locations with continuous count data.
 - [2] The adopted LOS standards are consistent with the local government of jurisdiction's comprehensive plan.
 - [3] The two-way peak hour maximum service volumes (MSV) are based upon Table 4 of the 2009 FDOT Quality/LOS Handbook.
 - [4] See Table 13 for total trips from Seat Expansion = 8,000 daily, 4,000 inbound and 4,000 outbound. Analysis assumes 90% of new inbound trips from seat expansion are assigned to the HEFT, with 20% inbound in the peak hour.
 - [5] See Table 13 for total trips from Seat Expansion = 8,000 daily, 4,000 inbound and 4,000 outbound. Analysis assumes 80% of new outbound trips from seat expansion are assigned to the HEFT, with 60% outbound in the peak hour.

Table 8B - Average of the 2005 to 2008 Peak Hour Period and AM and PM Peak Hour Volumes

Peak Hour Period Traffic Conditions - Average of the Two Highest Consecutive Peak Hours

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	NASCAR 2008 - See Table 4A			NASCAR 2007 - See Table 5A			NASCAR 2006 - See Table 6A			NASCAR 2005 - See Table 7A			Average of 2005 to 2008 Volumes		
	Nov. 14	Nov. 15	Nov. 16	Nov. 16	Nov. 17	Nov. 18	Nov. 17	Nov. 18	Nov. 19	Nov. 18	Nov. 19	Nov. 20	Friday	Saturday	Sunday
	Friday	Saturday	Sunday	Friday	Saturday	Sunday	Friday	Saturday	Sunday	Friday	Saturday	Sunday	VOLUMES	VOLUMES	VOLUMES
Race Start Times:	8:00 PM	4:30 PM	3:00 PM	8:00 PM	4:30 PM	3:30 PM	8:05 PM	7:10 PM	2:55 PM	8:15 PM	4:10 PM	4:10 PM	PM Pk Hr	Inbound	Outbound
HEFT - S of I-75 Int	8,256	4,442	4,769	8,849	5,123	5,327	9,228	5,098	5,814	0	0	0	8,778	4,888	5,303
HEFT - S of NW 41 St	9,991	5,539	5,693	10,982	6,364	6,301	10,877	6,527	6,940	0	0	0	10,617	6,143	6,311
HEFT - S of Bird Rd	9,546	7,275	6,814	9,667	7,957	7,396	10,271	8,379	8,329	9,862	8,430	7,327	9,837	8,010	7,467
HEFT - N of SW 112 Ave	4,382	3,401	3,545	6,036	5,470	5,045	6,183	5,574	5,456	5,711	5,248	4,640	5,578	4,923	4,672
HEFT - N of SW 312 St	3,948	3,173	3,672	3,933	3,366	3,626	3,976	3,335	3,909	3,799	3,518	3,457	3,914	3,348	3,666
SR 878 - W of SR 826	4,167	2,630	2,161	0	2,510	2,175	0	0	0	4,538	2,907	2,360	4,353	2,682	2,232
SR 826 - W of NW 67 Ave	9,902	7,875	7,568	9,829	8,343	6,694	0	0	0	9,358	8,038	7,265	9,696	8,085	7,176

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AM Peak Hour Traffic Conditions - Highest Hour from 6AM to Noon

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	NASCAR 2008 - See Table 4A			NASCAR 2007 - See Table 5A			NASCAR 2006 - See Table 6A			NASCAR 2005 - See Table 7A			Average of 2005 to 2008 Volumes		
	Nov. 14	Nov. 15	Nov. 16	Nov. 16	Nov. 17	Nov. 18	Nov. 17	Nov. 18	Nov. 19	Nov. 18	Nov. 19	Nov. 20	Friday	Saturday	Sunday
	Friday	Saturday	Sunday	Friday	Saturday	Sunday	Friday	Saturday	Sunday	Friday	Saturday	Sunday	VOLUMES	VOLUMES	VOLUMES
Race Start Times:	8:00 PM	4:30 PM	3:00 PM	8:00 PM	4:30 PM	3:30 PM	8:05 PM	7:10 PM	2:55 PM	8:15 PM	4:10 PM	4:10 PM	AM Pk Hr	Inbound	Inbound
HEFT - S of I-75 Int	8,245	4,125	4,819	8,907	4,744	4,738	9,224	4,890	4,916	0	0	0	8,792	4,586	4,824
HEFT - S of NW 41 St	9,151	5,016	5,628	9,766	5,952	5,638	10,302	6,135	5,850	0	0	0	9,740	5,701	5,705
HEFT - S of Bird Rd	9,206	6,489	6,820	8,833	7,498	5,753	8,613	7,893	7,394	8,144	7,611	7,412	8,699	7,373	6,845
HEFT - N of SW 112 Ave	4,514	3,301	3,388	5,944	5,641	5,047	5,430	5,478	4,564	5,035	5,174	4,665	5,231	4,899	4,416
HEFT - N of SW 312 St	3,578	3,124	3,439	3,624	3,159	3,219	3,365	3,277	2,921	3,007	3,163	3,178	3,394	3,181	3,189
SR 878 - W of SR 826	4,215	2,332	1,891	0	2,446	1,845	0	0	0	4,077	2,462	2,085	4,146	2,413	1,940
SR 826 - W of NW 67 Ave	9,898	7,403	6,140	9,598	7,663	5,548	0	0	0	8,523	6,717	6,159	9,340	7,261	5,949

3/23/2010

PM Peak Hour Traffic Conditions - Highest Hour from Noon to Midnight

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	NASCAR 2008 - See Table 4A			NASCAR 2007 - See Table 5A			NASCAR 2006 - See Table 6A			NASCAR 2005 - See Table 7A			Average of 2005 to 2008 Volumes		
	Nov. 14	Nov. 15	Nov. 16	Nov. 16	Nov. 17	Nov. 18	Nov. 17	Nov. 18	Nov. 19	Nov. 18	Nov. 19	Nov. 20	Friday	Saturday	Sunday
	Friday	Saturday	Sunday	Friday	Saturday	Sunday	Friday	Saturday	Sunday	Friday	Saturday	Sunday	VOLUMES	VOLUMES	VOLUMES
Race Start Times:	8:00 PM	4:30 PM	3:00 PM	8:00 PM	4:30 PM	3:30 PM	8:05 PM	7:10 PM	2:55 PM	8:15 PM	4:10 PM	4:10 PM	PM Pk Hr	Inbound	Outbound
HEFT - S of I-75 Int	8,639	4,470	4,832	8,965	5,153	5,486	9,424	5,104	6,167	0	0	0	9,009	4,909	5,495
HEFT - S of NW 41 St	10,443	5,541	5,774	11,150	6,432	6,546	10,979	6,604	6,953	0	0	0	10,857	6,192	6,424
HEFT - S of Bird Rd	9,744	7,277	6,863	9,727	8,079	7,576	10,280	8,581	8,433	9,876	8,570	7,302	9,907	8,127	7,544
HEFT - N of SW 112 Ave	4,438	3,417	3,689	6,060	5,561	5,106	6,202	5,664	5,753	5,811	5,322	4,533	5,628	4,991	4,770
HEFT - N of SW 312 St	3,971	3,220	4,034	3,952	3,377	3,862	4,006	3,353	3,968	3,856	3,612	3,752	3,946	3,391	3,904
SR 878 - W of SR 826	4,480	2,673	2,209	0	2,587	2,187	0	0	0	4,828	2,955	2,385	4,654	2,738	2,260
SR 826 - W of NW 67 Ave	9,973	7,884	7,973	10,074	8,480	6,787	0	0	0	9,381	8,114	7,353	9,809	8,159	7,371

3/23/2010

Table 8C - Peak Hour Period and AM and PM Peak Hour Timeframes - 2005 to 2008

Peak Hour Period Timeframes

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	NASCAR 2008 - See Table 4A			NASCAR 2007 - See Table 5A			NASCAR 2006 - See Table 6A			NASCAR 2005 - See Table 7A			PHP Range - 2005 to 2008		
	Nov. 14	Nov. 15	Nov. 16	Nov. 16	Nov. 17	Nov. 18	Nov. 17	Nov. 18	Nov. 19	Nov. 18	Nov. 19	Nov. 20	Friday	Saturday	Sunday
	Friday PHP	Saturday PHP	Sunday PHP	Friday PHP	Saturday PHP	Sunday PHP	Friday PHP	Saturday PHP	Sunday PHP	Friday PHP	Saturday PHP	Sunday PHP	Friday PHP	Saturday PHP	Sunday PHP
Race Start Times:	8:00 PM	4:30 PM	3:00 PM	8:00 PM	4:30 PM	3:30 PM	8:05 PM	7:10 PM	2:55 PM	8:15 PM	4:10 PM	4:10 PM	PM Pk Hr	Inbound	Outbound
HEFT - S of I-75 Int	4-6 PM	1-3 PM	5-7 PM	4-6 PM	12-2 PM	7-9 PM	4-6 PM	2-4 PM	6-8 PM	n/a	n/a	n/a	4-6 PM	1-4 PM	5-9 PM
HEFT - S of NW 41 St	4-6 PM	12-2 PM	5-7 PM	4-6 PM	12-2 PM	6-8 PM	4-6 PM	1-3 PM	6-8 PM	n/a	n/a	n/a	4-6 PM	12-3 PM	5-8 PM
HEFT - S of Bird Rd	4-6 PM	1-3 PM	6-8 PM	4-6 PM	1-3 PM	6-8 PM	4-6 PM	12-2 PM	6-8 PM	4-6 PM	1-3 PM	11-1 PM	4-6 PM	12-3 PM	6-8 PM
HEFT - N of SW 112 Ave	4-6 PM	12-2 PM	6-8 PM	4-6 PM	11-1 PM	6-8 PM	4-6 PM	3-5 PM	6-8 PM	4-6 PM	11-1 PM	12-2 PM	4-6 PM	11-5 PM	6-8 PM
HEFT - N of SW 312 St	4-6 PM	3-5 PM	12-2 PM	4-6 PM	12-2 PM	6-8 PM	4-6 PM	1-3 PM	6-8 PM	4-6 PM	6-8 PM	7-9 PM	4-6 PM	12-5 PM	6-9 PM
SR 878 - W of SR 826	5-7 PM	5-7 PM	5-7 PM	n/a	3-5 PM	5-7 PM	n/a	n/a	n/a	4-6 PM	4-6 PM	4-6 PM	5-7 PM	3-7 PM	4-7 PM
SR 826 - W of NW 67 Ave	3-5 PM	1-3 PM	4-6 PM	3-5 PM	2-4 PM	5-7 PM	n/a	n/a	n/a	2-3 PM	1-3 PM	2-4 PM	2-5 PM	1-4 PM	4-7 PM

AM Peak Hour Timeframes - 6AM to Noon

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	NASCAR 2008 - See Table 4A			NASCAR 2007 - See Table 5A			NASCAR 2006 - See Table 6A			NASCAR 2005 - See Table 7A			AM Peak Hour Range - 2005 to 2008		
	Nov. 14	Nov. 15	Nov. 16	Nov. 16	Nov. 17	Nov. 18	Nov. 17	Nov. 18	Nov. 19	Nov. 18	Nov. 19	Nov. 20	Friday	Saturday	Sunday
	Friday AM PK HR	Saturday AM PK HR	Sunday AM PK HR	Friday AM PK HR	Saturday AM PK HR	Sunday AM PK HR	Friday AM PK HR	Saturday AM PK HR	Sunday AM PK HR	Friday AM PK HR	Saturday AM PK HR	Sunday AM PK HR	Friday AM PK HR	Saturday AM PK HR	Sunday AM PK HR
Race Start Times:	8:00 PM	4:30 PM	3:00 PM	8:00 PM	4:30 PM	3:30 PM	8:05 PM	7:10 PM	2:55 PM	8:15 PM	4:10 PM	4:10 PM	AM Pk Hr	Inbound	Inbound
HEFT - S of I-75 Int	7-8 AM	11-Noon	11-Noon	7-8 AM	11-Noon	11-Noon	7-8 AM	11-Noon	11-Noon	n/a	n/a	n/a	7-8 AM	11-Noon	11-Noon
HEFT - S of NW 41 St	8-9 AM	11-Noon	11-Noon	7-8 AM	11-Noon	11-Noon	7-8 AM	11-Noon	10-11 AM	n/a	n/a	n/a	7-9 AM	11-Noon	10-Noon
HEFT - S of Bird Rd	7-8 AM	11-Noon	11-Noon	7-8 AM	11-Noon	10-11 AM	9-10 AM	11-Noon	11-Noon	9-10 AM	11-Noon	11-Noon	7-10 AM	11-Noon	10-Noon
HEFT - N of SW 112 Ave	7-8 AM	11-Noon	11-Noon	7-8 AM	10-11 AM	10-11 AM	7-8 AM	11-Noon	11-Noon	6-7 AM	11-Noon	11-Noon	6-8 AM	10-Noon	10-Noon
HEFT - N of SW 312 St	7-8 AM	11-Noon	10-11 AM	7-8 AM	11-Noon	10-11 AM	7-8 AM	11-Noon	10-11 AM	7-8 AM	11-Noon	11-Noon	7-8 AM	11-Noon	10-Noon
SR 878 - W of SR 826	7-8 AM	11-Noon	11-Noon	n/a	11-Noon	11-Noon	n/a	n/a	n/a	7-8 AM	11-Noon	11-Noon	7-8 AM	11-Noon	11-Noon
SR 826 - W of NW 67 Ave	7-8 AM	11-Noon	11-Noon	7-8 AM	11-Noon	11-Noon	n/a	n/a	n/a	6-7 AM	11-Noon	11-Noon	6-8 AM	11-Noon	11-Noon

PM Peak Hour Timeframes - Noon to Midnight

REGIONAL ROADWAY SEGMENTS WITH CONTINUOUS COUNT DATA	NASCAR 2008 - See Table 4A			NASCAR 2007 - See Table 5A			NASCAR 2006 - See Table 6A			NASCAR 2005 - See Table 7A			PM Peak Hour Range - 2005 to 2008		
	Nov. 14	Nov. 15	Nov. 16	Nov. 16	Nov. 17	Nov. 18	Nov. 17	Nov. 18	Nov. 19	Nov. 18	Nov. 19	Nov. 20	Friday	Saturday	Sunday
	Friday PM PK HR	Saturday PM PK HR	Sunday PM PK HR	Friday PM PK HR	Saturday PM PK HR	Sunday PM PK HR	Friday PM PK HR	Saturday PM PK HR	Sunday PM PK HR	Friday PM PK HR	Saturday PM PK HR	Sunday PM PK HR	Friday PM PK HR	Saturday PM PK HR	Sunday PM PK HR
Race Start Times:	8:00 PM	4:30 PM	3:00 PM	8:00 PM	4:30 PM	3:30 PM	8:05 PM	7:10 PM	2:55 PM	8:15 PM	4:10 PM	4:10 PM	PM Pk Hr	Inbound	Outbound
HEFT - S of I-75 Int	5-6 PM	1-2 PM	5-6 PM	5-6 PM	1-2 PM	7-8 PM	5-6 PM	2-3 PM	7-8 PM	n/a	n/a	n/a	5-6 PM	1-3 PM	5-8 PM
HEFT - S of NW 41 St	5-6 PM	1-2 PM	5-6 PM	5-6 PM	1-2 PM	7-8 PM	4-5 PM	1-2 PM	6-7 PM	n/a	n/a	n/a	4-6 PM	1-2 PM	5-8 PM
HEFT - S of Bird Rd	5-6 PM	2-3 PM	6-7 PM	5-6 PM	1-2 PM	7-8 PM	4-5 PM	1-2 PM	6-7 PM	4-5 PM	1-2 PM	8-9 PM	4-6 PM	1-3 PM	6-8 PM
HEFT - N of SW 112 Ave	5-6 PM	1-2 PM	7-8 PM	5-6 PM	12-1 PM	7-8 PM	4-5 PM	4-5 PM	6-7 PM	4-5 PM	12-1 PM	1-2 PM	4-6 PM	12-2 PM	6-8 PM
HEFT - N of SW 312 St	5-6 PM	3-4 PM	1-2 PM	4-5 PM	1-2 PM	7-8 PM	5-6 PM	2-3 PM	6-7 PM	4-5 PM	7-8 PM	1-2 PM	4-6 PM	1-4 PM	6-8 PM
SR 878 - W of SR 826	5-6 PM	6-7 PM	6-7 PM	n/a	3-4 PM	5-6 PM	n/a	n/a	n/a	4-5 PM	4-5 PM	2-3 PM	4-6 PM	3-5 PM	5-7 PM
SR 826 - W of NW 67 Ave	3-4 PM	2-3 PM	4-5 PM	3-4 PM	3-4 PM	6-7 PM	n/a	n/a	n/a	2-3 PM	2-3 PM	2-3 PM	2-4 PM	2-4 PM	4-7 PM

Cumulative Change in DRI Land Uses Located East of SW 152 Avenue – 1985 to 2010

Updated DRI land use and trip generation summary tables have been prepared to determine the cumulative trip reduction resulting from the change in DRI land uses for the portion of the VOH DRI located East of SW 152 Avenue. The cumulative trip reduction evaluates the changes to the Approved DRI Master Plan comparing the approved 1985 Master Plan from the Consolidated Villages of Homestead DRI, with the Proposed DRI Master Plan for the Year 2010. The following tables have been provided:

- **Table 9A** – Comparison of Master Plans Approved and Proposed – 1985 to 2010
- **Table 10A** – Comparison of Approved and Proposed Uses – 1985 and 2010
- **Table 10B**- Net Change in Uses East and West of SW 152 Avenue
- **Table 11A** - Approved DRI Uses - 1985 Master Plan
- **Table 11B** – 1985 Master Plan Uses - East and West of SW 152 Avenue
- **Table 11C** – Proposed DRI Uses – 2010 Master Plan
- **Table 11D** – 2010 Master Plan Uses - East and West of SW 152 Avenue

Table 9A provides a summary of the approved master plan changes for the VOH DRI beginning with the Consolidated DRI Master Plan approved in 1985, and each subsequent change thereafter. **Table 9A** includes a breakdown by land use for each modification to the DRI for the years 1994 (3 separate changes), 1999 and 2001, and provides the proposed master plan modifications for this NOPC. The residential land use approvals are itemized by sector, and are grouped to show uses east and west of SW 152 Avenue. The acreage and scale of development for the non-residential land uses are also provided for each modification to the DRI. A cumulative change calculation between the 1985 Master Plan and the proposed 2010 Master Plan is provided in **Table 9A**.

Table 10A shows the approved DRI land uses for the 1985 Master Plan, the 2001 Master Plan, the proposed 2010 Master Plan and the net change in land use between 1985 and 2010. Approved scale of development is provided in dwelling units, square footage, rooms, beds or acreage of approval (as appropriate to each land use).

Table 10B takes the net change in land use between the 1985 Master Plan and the proposed 2010 Master Plan, and separates this net change in use geographically between uses located East of SW 152 Avenue and uses located West of SW 152 Avenue.

Table 11A shows the approved DRI land uses for the 1985 Master Plan. The approved scale of development is provided in dwelling units, square footage, rooms, beds or acreage of approval (as appropriate to each land use). **Table 11B** takes the approved uses in the 1985 Master Plan and separates them geographically between uses located East of SW 152 Avenue and uses located West of SW 152 Avenue.

Table 11C shows the proposed DRI land uses for the 2010 Master Plan. The proposed scale of development is provided in dwelling units, square footage, rooms, beds or acreage of approval (as appropriate to each land use). **Table 11D** takes the proposed uses in the 2010 Master Plan and separates them geographically between uses located East of SW 152 Avenue and uses located West of SW 152 Avenue.

TABLE 10A
VILLAGES OF HOMESTEAD DRI
COMPARISON OF APPROVED AND PROPOSED USES - 1985 AND 2010

3/15/2010

LAND USE	1985 APPROVED UNITS		2001 APPROVED UNITS		2010 PROPOSED UNITS		2010 - 1985 NET CHANGE	
SINGLE FAMILY	3,964	DU	2,453	DU	2,449	DU	-1,515	DU
MULTI-FAMILY	10,501	DU	7,429	DU	7,429	DU	-3,072	DU
TOTAL RESIDENTIAL	14,465	DU	9,882	DU	9,878	DU	-4,587	DU
RETAIL	1,120,000	SQ. FT.	974,000	SQ. FT.	974,000	SQ. FT.	-146,000	SQ. FT.
OFFICE	241,000	SQ. FT.	241,000	SQ. FT.	241,000	SQ. FT.	0	SQ. FT.
HOSPITAL	127	BEDS	127	BEDS	127	BEDS	0	BEDS
HOTEL	0	ROOMS	400	ROOMS	400	ROOMS	400	ROOMS
INDUSTRIAL	3,100,000	SQ. FT.	3,100,000	SQ. FT.	3,100,000	SQ. FT.	0	SQ. FT.
K - 8 SCHOOLS	62.00	Acres	22.00	Acres	22.00	Acres	-40.00	Acres
HIGH SCHOOL	36.34	Acres	36.34	Acres	36.34	Acres	0.00	Acres
BASEBALL FACILITY	0.00	Acres	100.00	Acres	100.00	Acres	100.00	Acres
MOTORSPORT FACILITY	0.00	Acres	427.90	Acres	547.90	Acres	547.90	Acres
PUBLIC SERVICE	6.53	Acres	0.00	Acres	0.00	Acres	-6.53	Acres
OPEN SPACE	84.66	Acres	600.27	Acres	600.27	Acres	515.61	Acres
COMMUNITY PARK	186.30	Acres	90.75	Acres	90.75	Acres	-95.55	Acres
PRIVATE RECREATION	3.66	Acres	2.21	Acres	2.21	Acres	-1.45	Acres
GOLF COURSE	150.00	Acres	150.00	Acres	150.00	Acres	0.00	Acres

TABLE 10B
VILLAGES OF HOMESTEAD DRI
NET CHANGE EAST AND WEST OF SW 152 AVE

East of SW 152 Ave NET CHANGE	West of SW 152 Ave NET CHANGE
-1,833 DU	318 DU
-2,854 DU	-218 DU
-4,687 DU	100 DU
-79,752 SQ. FT.	-66,248 SQ. FT.
0 SQ. FT.	0 SQ. FT.
0 BEDS	0 BEDS
0 ROOMS	400 ROOMS
0 SQ. FT.	0 SQ. FT.
-40.00 Acres	0.00 Acres
0.00 Acres	0.00 Acres
100.00 Acres	0.00 Acres
547.90 Acres	0.00 Acres
0.00 Acres	-6.53 Acres
550.40 Acres	-34.79 Acres
-143.32 Acres	47.77 Acres
-1.45 Acres	0.00 Acres
0.00 Acres	0.00 Acres

Notes: Proposed changes to the DRI Development Program as reflected in the 2010 Master Plan are shown in **RED** in Table 10A.

TABLE 11A
VILLAGES OF HOMESTEAD DRI
APPROVED DRI USES - 1985 MASTER PLAN

3/15/2010

LAND USE	Ordinance 85-05-34 APPROVED UNITS	
SINGLE FAMILY	3,964	DU
MULTI-FAMILY	10,501	DU
TOTAL RESIDENTIAL	14,465	DU
RETAIL - 103.02 AC	1,120,000	SQ. FT.
OFFICE - 13.82 AC	241,000	SQ. FT.
HOSPITAL - 13 AC	127	BEDS
HOTEL	0	ROOMS
INDUSTRIAL - 270 AC	3,100,000	SQ. FT.
K - 8 SCHOOL (5)	62.00	Acres
HIGH SCHOOL	36.34	Acres
BASEBALL FACILITY	0.00	Acres
MOTORSPORT FACILITY	0.00	Acres
PUBLIC SERVICE	6.53	Acres
OPEN SPACE	84.66	Acres
COMMUNITY PARK	186.30	Acres
PRIVATE RECREATION	3.66	Acres
GOLF COURSE	150	Acres

TABLE 11B
APPROVED DRI USES - 1985 MASTER PLAN
USES EAST AND WEST OF SW 152 AVE

East of SW 152 Ave APPROVED UNITS	West of SW 152 Ave APPROVED UNITS
1,972 DU	1,992 DU
3,154 DU	7,347 DU
5,126 DU	9,339 DU
166,445 SQ. FT.	953,555 SQ. FT.
0 SQ. FT.	241,000 SQ. FT.
0 BEDS	127 BEDS
0 ROOMS	0 ROOMS
3,100,000 SQ. FT.	0 SQ. FT.
40.00 Acres	22.00 Acres
0.00 Acres	36.34 Acres
0.00 Acres	0.00 Acres
0.00 Acres	0.00 Acres
0.00 Acres	6.53 Acres
5.00 Acres	79.66 Acres
186.30 Acres	0.00 Acres
1.45 Acres	2.21 Acres
0.00 Acres	150.00 Acres

TABLE 11C
VILLAGES OF HOMESTEAD DRI
PROPOSED DRI USES - 2010 MASTER PLAN

LAND USE	2010 PROPOSED UNITS	
SINGLE FAMILY	2,449	DU
MULTI-FAMILY	7,429	DU
TOTAL RESIDENTIAL	9,878	DU
RETAIL - 107.52 AC	974,000	SQ. FT.
OFFICE - 14.50 AC	241,000	SQ. FT.
HOSPITAL - 13 AC	127	BEDS
HOTEL	400	ROOMS
INDUSTRIAL - 275.10 AC	3,100,000	SQ. FT.
K - 8 SCHOOL (2)	22.00	Acres
HIGH SCHOOL	36.34	Acres
BASEBALL FACILITY	100.00	Acres
MOTORSPORT FACILITY	547.90	Acres
PUBLIC SERVICE	0.00	Acres
OPEN SPACE	600.27	Acres
COMMUNITY PARK	90.75	Acres
PRIVATE RECREATION	2.21	Acres
GOLF COURSE	150.00	Acres

TABLE 11D
PROPOSED DRI USES - 2010 MASTER PLAN
USES EAST AND WEST OF SW 152 AVE

East of SW 152 Ave PROPOSED UNITS	West of SW 152 Ave PROPOSED UNITS
139 DU	2,310 DU
300 DU	7,129 DU
439 DU	9,439 DU
86,693 SQ. FT.	887,307 SQ. FT.
0 SQ. FT.	241,000 SQ. FT.
0 BEDS	127 BEDS
0 ROOMS	400 ROOMS
0 SQ. FT.	3,100,000 SQ. FT.
0.00 Acres	22.00 Acres
0.00 Acres	36.34 Acres
100.00 Acres	0.00 Acres
547.90 Acres	0.00 Acres
0.00 Acres	0.00 Acres
555.40 Acres	44.87 Acres
42.98 Acres	47.77 Acres
0.00 Acres	2.21 Acres
0.00 Acres	150.00 Acres

Notes: Proposed changes to the DRI Development Program as reflected in the 2010 Master Plan are shown in **RED** in Tables 11C and 11D.

Cumulative Change in Trips Resulting from the Change in DRI Land Uses

East of SW 152 Avenue - An updated trip generation analysis has been prepared to document the change in trips resulting from the cumulative change in DRI land uses for the portion of the VOH DRI located east of SW 152 Avenue. The analysis provides the trip generation calculations for each change of use between the 1985 Consolidated DRI Master Plan and the Proposed Year 2010 Master Plan, and results in either a trip increase or trip decrease for affected uses east of SW 152 Avenue. The trip generation analysis has been prepared for each analysis timeframe to determine the extent to which the cumulative change in trips will offset the expansion to the motorsport facility. The following table has been provided:

- **Table 12A** - Cumulative change in trips for the VOH DRI located east of SW 152 Avenue

Note: **Table 12A** provides the cumulative trip reductions pursuant to the change in DRI master plans between 1985 and 2010; however, the City of Homestead just recently reviewed and accepted a proposal for a Charter High School to be located in DRI Sector 15, east of SW 152 Avenue, potentially replacing existing community park uses. In order to ensure that this Charter High School has the DRI trip generation entitlements needed to move forward, the cumulative DRI trip reductions for the 40 acres of school (2,068 students) originally planned in 1985 east of SW 152 Avenue, has been removed from the final analysis (at the bottom of **Table 12A**), reserving these trips for school use if in fact they are needed.

West of SW 152 Avenue - For informational purposes, an updated trip generation analysis has been prepared to document the change in trips resulting from the cumulative change in DRI land uses for the portion of the VOH DRI located west of SW 152 Avenue. The analysis provides the trip generation calculations for each change of use between the 1985 Consolidated DRI Master Plan and the currently approved DRI development program which reflects the approvals granted as part of the Year 2001 Master Plan. The trip generation analysis reflects either a trip increase or trip decrease for affected uses west of SW 152 Avenue, and has been prepared for each analysis timeframe. The following table has been provided:

- **Table 12B** - Cumulative change in trips for the VOH DRI located west of SW 152 Avenue

Given the trip generation analyses provided in **Tables 12A and 12B**, the total cumulative change in trips for the entire DRI is provided in **Table 12C** below. The total cumulative change in trips for the entire DRI reflects an overall trip reduction for each analysis timeframe for the cumulative change in land use between the 1985 Consolidated DRI Master Plan and the Proposed Year 2010 DRI Master Plan. For this NOPC Application however, only the cumulative change in trips for the uses located East of SW 152 Avenue will be used to offset the trip impacts for the motorsport facility.

Table 12C – Total Cumulative Change in DRI Trips – 1985 vs. 2010				
Analysis Timeframes	Cumulative Change in DRI Trips East of SW 152 Avenue (Excluding School Trip Reductions)	Cumulative Change in DRI Trips West of SW 152 Avenue	Total Cumulative Change in DRI Trips East and West of SW 152 Avenue	Type of Change for Entire DRI
	[See Table 12A]	[See Table 12B]		
Daily	(39,730)	149	(39,581)	Trip Decrease
PM Peak Hour	(3,852)	(3)	(3,855)	Trip Decrease
Saturday	(42,879)	(447)	(43,326)	Trip Decrease
Saturday Peak Hour	(3,875)	(13)	(3,888)	Trip Decrease
Sunday	(31,481)	3,599	(27,882)	Trip Decrease
Sunday Peak Hour	(3,254)	438	(2,816)	Trip Decrease

TABLE 12A
VILLAGES OF HOMESTEAD DRI
TRIP GENERATION FOR THE CHANGE IN DRI LAND USES LOCATED EAST OF SW 152 AVENUE
CUMULATIVE CHANGE TO OFFSET THE EXPANSION TO THE MOTORSPORT FACILITY

3/15/2010

LAND USE	ANALYSIS TIMEFRAMES	2010 - 1985		ITE LUC	ITE 8TH EDITION RATE OR FORMULA	CHANGE IN TRIPS	IN		OUT		Trip Rate Per Use
		NET CHANGE					%	TRIPS	%	TRIPS	
SINGLE FAMILY	DAILY	-1,833	DU	210	T = 9.57 (X)	-17,542	50%	-8,771	50%	-8771	9.570
SINGLE FAMILY	PM PEAK HR	-1,833	DU	210	T = 1.01 (X)	-1,851	63%	-1,166	37%	-685	1.010
SINGLE FAMILY	SATURDAY	-1,833	DU	210	T = 10.08 (X)	-18,477	50%	-9,238	50%	-9239	10.080
SINGLE FAMILY	SAT PEAK HR	-1,833	DU	210	T = 0.93 (X)	-1,705	53%	-903	47%	-802	0.930
SINGLE FAMILY	SUNDAY	-1,833	DU	210	T = 8.77 (X)	-16,075	50%	-8,038	50%	-8037	8.770
SINGLE FAMILY	SUN PEAK HR	-1,833	DU	210	T = 0.86 (X)	-1,576	53%	-835	47%	-741	0.860
MULTI-FAMILY	DAILY	-2,854	DU	230	T = 5.81 (X)	-16,582	50%	-8,291	50%	-8291	5.810
MULTI-FAMILY	PM PEAK HR	-2,854	DU	230	T = 0.52 (X)	-1,484	67%	-994	33%	-490	0.520
MULTI-FAMILY	SATURDAY	-2,854	DU	230	T = 5.67 (X)	-16,182	50%	-8,091	50%	-8091	5.670
MULTI-FAMILY	SAT PEAK HR	-2,854	DU	230	T = 0.47 (X)	-1,341	54%	-724	46%	-617	0.470
MULTI-FAMILY	SUNDAY	-2,854	DU	230	T = 4.84 (X)	-13,813	50%	-6,907	50%	-6906	4.840
MULTI-FAMILY	SUN PEAK HR	-2,854	DU	230	T = 0.45 (X)	-1,284	49%	-629	51%	-655	0.450
RETAIL	DAILY	-79,752	SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 5.83	-5,862	50%	-2,931	50%	-2931	73.503
RETAIL	PM PEAK HR	-79,752	SQ. FT.	820	Ln (T) = 0.67 Ln (X) + 3.37	-547	49%	-268	51%	-279	6.859
RETAIL	SATURDAY	-79,752	SQ. FT.	820	Ln (T) = 0.63 Ln (X) + 6.23	-8,012	50%	-4,006	50%	-4006	100.461
RETAIL	SAT PEAK HR	-79,752	SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 3.76	-740	52%	-385	48%	-355	9.279
RETAIL	SUNDAY	-79,752	SQ. FT.	820	T = 25.24 (X)	-2,013	50%	-1,006	50%	-1007	25.240
RETAIL	SUN PEAK HR	-79,752	SQ. FT.	820	T = 3.12 (X)	-249	49%	-122	51%	-127	3.120
K-5/ELEM SCHOOLS	DAILY	-1,200	STUDENTS	520	T = 1.29 (X)	-1,548	50%	-774	50%	-774	1.290
K-5/ELEM SCHOOLS	PM PEAK HR	-1,200	STUDENTS	520	T = 0.15 (X)	-180	49%	-88	51%	-92	0.150
K-5/ELEM SCHOOLS	SATURDAY	0	STUDENTS	520	T = 12.14 (X)	0	50%	0	50%	0	0.000
K-5/ELEM SCHOOLS	SAT PEAK HR	0	STUDENTS	520	T = 2.24 (X)	0	50%	0	50%	0	0.000
K-5/ELEM SCHOOLS	SUNDAY	0	STUDENTS	520	T = 4.13 (X)	0	50%	0	50%	0	0.000
K-5/ELEM SCHOOLS	SUN PEAK HR	0	STUDENTS	520	T = 3.6 (X)	0	50%	0	50%	0	0.000
MIDDLE/JR HIGH	DAILY	-868	STUDENTS	522	T = 1.62 (X)	-1,406	50%	-703	50%	-703	1.620
MIDDLE/JR HIGH	PM PEAK HR	-868	STUDENTS	522	T = 0.16 (X)	-139	49%	-68	51%	-71	0.160
MIDDLE/JR HIGH	SATURDAY	0	STUDENTS	522	T = 12.14 (X)	0	50%	0	50%	0	0.000
MIDDLE/JR HIGH	SAT PEAK HR	0	STUDENTS	522	T = 2.24 (X)	0	50%	0	50%	0	0.000
MIDDLE/JR HIGH	SUNDAY	0	STUDENTS	522	T = 4.13 (X)	0	50%	0	50%	0	0.000
MIDDLE/JR HIGH	SUN PEAK HR	0	STUDENTS	522	T = 3.6 (X)	0	50%	0	50%	0	0.000
BASEBALL FACILITY	DAILY	100.00	ACRES	412	T = 2.28 (X)	228	50%	114	50%	114	2.280
BASEBALL FACILITY	PM PEAK HR	100.00	ACRES	412	T = 0.06 (X)	6	41%	2	59%	4	0.060
BASEBALL FACILITY	SATURDAY	100.00	ACRES	412	T = 12.14 (X)	1,214	50%	607	50%	607	12.140
BASEBALL FACILITY	SAT PEAK HR	100.00	ACRES	412	T = 2.24 (X)	224	59%	132	41%	92	2.240
BASEBALL FACILITY	SUNDAY	100.00	ACRES	412	T = 4.13 (X)	413	50%	207	50%	206	4.130
BASEBALL FACILITY	SUN PEAK HR	100.00	ACRES	412	T = 3.6 (X)	360	47%	169	53%	191	3.600
OPEN SPACE	DAILY	550.40	ACRES	413	T = 0.65 (X)	358	50%	179	50%	179	0.650
OPEN SPACE	PM PEAK HR	550.40	ACRES	413	T = 0.06 (X)	33	41%	14	59%	19	0.060
OPEN SPACE	SATURDAY	550.40	ACRES	413	T = 0.61 (X)	336	50%	168	50%	168	0.610
OPEN SPACE	SAT PEAK HR	550.40	ACRES	413	T = 0.02 (X)	11	50%	6	50%	5	0.020
OPEN SPACE	SUNDAY	550.40	ACRES	413	T = 1.1 (X)	605	50%	303	50%	302	1.100
OPEN SPACE	SUN PEAK HR	550.40	ACRES	413	T = 0.03 (X)	17	48%	8	52%	9	0.030
COMMUNITY PARK	DAILY	-143.32	ACRES	412	T = 2.28 (X)	-327	50%	-163	50%	-164	2.280
COMMUNITY PARK	PM PEAK HR	-143.32	ACRES	412	T = 0.06 (X)	-9	41%	-4	59%	-5	0.060
COMMUNITY PARK	SATURDAY	-143.32	ACRES	412	T = 12.14 (X)	-1,740	50%	-870	50%	-870	12.140
COMMUNITY PARK	SAT PEAK HR	-143.32	ACRES	412	T = 2.24 (X)	-321	59%	-189	41%	-132	2.240
COMMUNITY PARK	SUNDAY	-143.32	ACRES	412	T = 4.13 (X)	-592	50%	-296	50%	-296	4.130
COMMUNITY PARK	SUN PEAK HR	-143.32	ACRES	412	T = 3.6 (X)	-516	47%	-242	53%	-274	3.600
PRIVATE RECREATION	DAILY	-1.45	ACRES	412	T = 2.28 (X)	-3	50%	-2	50%	-1	2.280
PRIVATE RECREATION	PM PEAK HR	-1.45	ACRES	412	T = 0.06 (X)	0	41%	0	59%	0	0.060
PRIVATE RECREATION	SATURDAY	-1.45	ACRES	412	T = 12.14 (X)	-18	50%	-9	50%	-9	12.140
PRIVATE RECREATION	SAT PEAK HR	-1.45	ACRES	412	T = 2.24 (X)	-3	59%	-2	41%	-1	2.240
PRIVATE RECREATION	SUNDAY	-1.45	ACRES	412	T = 4.13 (X)	-6	50%	-3	50%	-3	4.130
PRIVATE RECREATION	SUN PEAK HR	-1.45	ACRES	412	T = 3.6 (X)	-5	47%	-2	53%	-3	3.600
NET CHANGE IN TRIPS	DAILY	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-42,684	50%	-21,342	50%	-21,342	n/a
NET CHANGE IN TRIPS	PM PEAK HR	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-4,171	62%	-2,572	38%	-1,599	n/a
NET CHANGE IN TRIPS	SATURDAY	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-42,879	50%	-21,439	50%	-21,440	n/a
NET CHANGE IN TRIPS	SAT PEAK HR	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-3,875	53%	-2,065	47%	-1,810	n/a
NET CHANGE IN TRIPS	SUNDAY	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-31,481	50%	-15,740	50%	-15,741	n/a
NET CHANGE IN TRIPS	SUN PEAK HR	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-3,254	51%	-1,653	49%	-1,601	n/a
NET CHANGE IN TRIPS	DAILY	CUMULATIVE CHANGE WITHOUT THE SCHOOL REDUCTION				-39,730	50%	-19,865	50%	-19,865	n/a
NET CHANGE IN TRIPS	PM PEAK HR	CUMULATIVE CHANGE WITHOUT THE SCHOOL REDUCTION				-3,852	63%	-2,416	37%	-1,436	n/a
NET CHANGE IN TRIPS	SATURDAY	CUMULATIVE CHANGE WITHOUT THE SCHOOL REDUCTION				-42,879	50%	-21,439	50%	-21,440	n/a
NET CHANGE IN TRIPS	SAT PEAK HR	CUMULATIVE CHANGE WITHOUT THE SCHOOL REDUCTION				-3,875	53%	-2,065	47%	-1,810	n/a
NET CHANGE IN TRIPS	SUNDAY	CUMULATIVE CHANGE WITHOUT THE SCHOOL REDUCTION				-31,481	50%	-15,740	50%	-15,741	n/a
NET CHANGE IN TRIPS	SUN PEAK HR	CUMULATIVE CHANGE WITHOUT THE SCHOOL REDUCTION				-3,254	51%	-1,653	49%	-1,601	n/a

TABLE 12B
VILLAGES OF HOMESTEAD DRI
TRIP GENERATION FOR THE CHANGE IN DRI LAND USES LOCATED WEST OF SW 152 AVENUE

3/15/2010

LAND USE	ANALYSIS TIMEFRAMES	2010 - 1985		ITE LUC	ITE 8TH EDITION RATE OR FORMULA	CHANGE IN TRIPS	IN		OUT		Trip Rate Per Use
		NET CHANGE					%	TRIPS	%	TRIPS	
SINGLE FAMILY	DAILY	318	DU	210	T = 9.57 (X)	3,043	50%	1,522	50%	1521	9.570
SINGLE FAMILY	PM PEAK HR	318	DU	210	T = 1.01 (X)	321	63%	202	37%	119	1.010
SINGLE FAMILY	SATURDAY	318	DU	210	T = 10.08 (X)	3,205	50%	1,603	50%	1602	10.080
SINGLE FAMILY	SAT PEAK HR	318	DU	210	T = 0.93 (X)	296	53%	157	47%	139	0.930
SINGLE FAMILY	SUNDAY	318	DU	210	T = 8.77 (X)	2,789	50%	1,394	50%	1395	8.770
SINGLE FAMILY	SUN PEAK HR	318	DU	210	T = 0.86 (X)	273	53%	145	47%	128	0.860
MULTI-FAMILY	DAILY	-218	DU	230	T = 5.81 (X)	-1,267	50%	-633	50%	-634	5.810
MULTI-FAMILY	PM PEAK HR	-218	DU	230	T = 0.52 (X)	-113	67%	-76	33%	-37	0.520
MULTI-FAMILY	SATURDAY	-218	DU	230	T = 5.67 (X)	-1,236	50%	-618	50%	-618	5.670
MULTI-FAMILY	SAT PEAK HR	-218	DU	230	T = 0.47(X)	-102	54%	-55	46%	-47	0.470
MULTI-FAMILY	SUNDAY	-218	DU	230	T = 4.84 (X)	-1,055	50%	-528	50%	-527	4.840
MULTI-FAMILY	SUN PEAK HR	-218	DU	230	T = 0.45 (X)	-98	49%	-48	51%	-50	0.450
RETAIL	DAILY	-66,248	SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 5.83	-5,196	50%	-2,598	50%	-2598	78.433
RETAIL	PM PEAK HR	-66,248	SQ. FT.	820	Ln (T) = 0.67 Ln (X) + 3.37	-483	49%	-237	51%	-246	7.291
RETAIL	SATURDAY	-66,248	SQ. FT.	820	Ln (T) = 0.63 Ln (X) + 6.23	-7,128	50%	-3,564	50%	-3564	107.596
RETAIL	SAT PEAK HR	-66,248	SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 3.76	-656	52%	-341	48%	-315	9.902
RETAIL	SUNDAY	-66,248	SQ. FT.	820	T = 25.24 (X)	-1,672	50%	-836	50%	-836	25.240
RETAIL	SUN PEAK HR	-66,248	SQ. FT.	820	T = 3.12 (X)	-207	49%	-101	51%	-106	3.120
HOTEL	DAILY	400	ROOMS	310	T = 8.92 (X)	3,568	50%	1,784	50%	1784	8.920
HOTEL	PM PEAK HR	400	ROOMS	310	T = 0.70 (X)	280	49%	137	51%	143	0.700
HOTEL	SATURDAY	400	ROOMS	310	T = 10.5 (X)	4,200	50%	2,100	50%	2100	10.500
HOTEL	SAT PEAK HR	400	ROOMS	310	T = 0.87 (X)	348	49%	171	51%	177	0.870
HOTEL	SUNDAY	400	ROOMS	310	T = 8.48 (X)	3,392	50%	1,696	50%	1696	8.480
HOTEL	SUN PEAK HR	400	ROOMS	310	T = 0.75 (X)	300	49%	147	51%	153	0.750
PUBLIC SERVICE	DAILY	-6.53	ACRES	170	13.2 (X) = [PM Rate * 10]	-86	50%	-43	50%	-43	13.200
PUBLIC SERVICE	PM PEAK HR	-6.53	ACRES	170	T = 1.32 (X)	-9	45%	-4	55%	-5	1.320
PUBLIC SERVICE	SATURDAY	-6.53	ACRES	170	7.15 (X) = [Daily Rate * 0.542]	-47	50%	-23	50%	-24	7.150
PUBLIC SERVICE	SAT PEAK HR	-6.53	ACRES	170	0.715 (X) = [Sat Rate * 0.10]	-5	45%	-2	55%	-3	0.715
PUBLIC SERVICE	SUNDAY	-6.53	ACRES	170	2.11(X) = [Daily Rate * 0.16]	-14	50%	-7	50%	-7	2.110
PUBLIC SERVICE	SUN PEAK HR	-6.53	ACRES	170	0.21 (X) = [Sun Rate * 0.10]	-1	45%	-1	55%	0	0.210
OPEN SPACE	DAILY	-34.79	ACRES	413	T = 0.65 (X)	-23	50%	-11	50%	-12	0.650
OPEN SPACE	PM PEAK HR	-34.79	ACRES	413	T = 0.06 (X)	-2	41%	-1	59%	-1	0.060
OPEN SPACE	SATURDAY	-34.79	ACRES	413	T = 0.61 (X)	-21	50%	-11	50%	-10	0.610
OPEN SPACE	SAT PEAK HR	-34.79	ACRES	413	T = 0.02(X)	-1	50%	0	50%	-1	0.020
OPEN SPACE	SUNDAY	-34.79	ACRES	413	T = 1.1 (X)	-38	50%	-19	50%	-19	1.100
OPEN SPACE	SUN PEAK HR	-34.79	ACRES	413	T = 0.03 (X)	-1	48%	-1	52%	0	0.030
COMMUNITY PARK	DAILY	47.77	ACRES	412	T = 2.28 (X)	109	50%	54	50%	55	2.280
COMMUNITY PARK	PM PEAK HR	47.77	ACRES	412	T = 0.06 (X)	3	41%	1	59%	2	0.060
COMMUNITY PARK	SATURDAY	47.77	ACRES	412	T = 12.14 (X)	580	50%	290	50%	290	12.140
COMMUNITY PARK	SAT PEAK HR	47.77	ACRES	412	T = 2.24(X)	107	59%	63	41%	44	2.240
COMMUNITY PARK	SUNDAY	47.77	ACRES	412	T = 4.13 (X)	197	50%	99	50%	98	4.130
COMMUNITY PARK	SUN PEAK HR	47.77	ACRES	412	T = 3.6 (X)	172	47%	81	53%	91	3.600
NET CHANGE IN TRIPS	DAILY	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				149	50%	75	50%	74	n/a
NET CHANGE IN TRIPS	PM PEAK HR	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-3	-728%	22	828%	-25	n/a
NET CHANGE IN TRIPS	SATURDAY	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-447	50%	-223	50%	-224	n/a
NET CHANGE IN TRIPS	SAT PEAK HR	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				-13	54%	-7	46%	-6	n/a
NET CHANGE IN TRIPS	SUNDAY	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				3,599	50%	1,799	50%	1,800	n/a
NET CHANGE IN TRIPS	SUN PEAK HR	CUMULATIVE CHANGE IN TRIPS - 1985 TO 2010				438	51%	222	49%	216	n/a

Summary of the Cumulative Change in Trips for the VOH DRI located east of SW 152 Avenue

Table 13 has been prepared to summarize the cumulative change in trips resulting from the change in DRI land uses located east of SW 152 Avenue in order to determine the extent to which the cumulative DRI trip reduction will offset the trip impacts of the motorsport facility. **Table 13** summarizes the trip generation of the motorsport facility for several spectator thresholds based upon updated trip generation rates for each analysis timeframe as calculated in **Table 14**. The table specifically identifies a proposed **Weekday Major Event Spectator threshold of 53,128** based upon not exceeding the **3,852** cumulative PM Peak Hour trip reduction for the VOH DRI as calculated in **Table 14**. The spectator thresholds identified in **Table 13** include the following:

- Major Event per 1994 DRI DO – 28,000 spectators – City Ordinances 94-05-33 and 2001-12-36
- Major Event per 1994 NOPC – 40,000 spectators
- Proposed Capacity for Major Events on a Weekday – 53,128 spectators
- Existing Capacity for Major Events on Weekends – 67,612 spectators
- Proposed Capacity for Major Events on Weekends – 79,612 spectators

Table 13 also identifies the existing and proposed Major Event capacity for weekend events at the Speedway. Each of these Major Event capacity thresholds exceed the cumulative trip reduction for the DRI for the Saturday and Sunday timeframes, however, pursuant to **Tables 4A, 5A, 6A and 7A** (presented on pages 12 to 15 of this NOPC), the state and regional roadway network has operated at or above adopted level of service standards during the actual Saturday and Sunday timeframes when the Speedway was in operation with the NASCAR championship series. **Table 8A** (on page 16 of this NOPC) demonstrates that adopted level of service standards will still be maintained after the proposed addition of the 12,000 seats for Major Events held on a weekend.

Trip Generation Analysis for the Motorsport Facility

Table 14 provides the assumptions and methodology for establishing trip generation for the Motorsport Facility. The trip generation analysis has been prepared using existing operational information for the Speedway. The trip generation assumptions incorporate the existing alternative travel modes used to access and depart from the Speedway during NASCAR Championship Weekend. These alternative travel modes include spectators traveling by Group Bus, spectators traveling by Helicopter and spectators traveling by RV Camper who stay for the entire race weekend. The trip generation analysis utilizes a spectator arrival pattern as outlined in **Table 15** and estimates those spectators arriving during each analysis timeframe based upon a five year history of race start times. The analysis estimates spectator arrival from the time the gates are open on race day to the race start time.

Table 14 evaluates trip generation for each analysis timeframe for the five spectator thresholds outlined above. These include the thresholds from the VOH DRI, thresholds from the Ordinances of Approval for the DRI, the existing spectator capacity and the weekday and weekend spectator capacities proposed by this NOPC. The trip generation analysis establishes spectator trip generation rates for each analysis timeframe based upon the trip generation assumptions reflected in **Table 14**.

TABLE 13
VILLAGES OF HOMESTEAD DRI
TRIP GENERATION ANALYSIS OF THE OF THE CUMULATIVE CHANGE IN DRI LAND USES LOCATED EAST OF SW 152 AVENUE - INCORPORATING IMPACT OF MOTORSPORT FACILITY
SEE TABLE 12A AND TABLE 14 FOR DETAILED TRIP GENERATION CALCULATIONS

3/20/2010

LAND USE	East of SW 152 Ave		Weekday Daily		Weekday PM Peak Hour		Saturday Daily		Saturday Peak Hour		Sunday Daily		Sunday Peak Hour	
	NET CHANGE		Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips	Trip Rate	Trips
SINGLE FAMILY	-1,833	DU	9.57	-17,542	1.010	-1,851	10.080	-18,477	0.930	-1,705	8.770	-16,075	0.860	-1,576
MULTI-FAMILY	-2,854	DU	5.81	-16,582	0.520	-1,484	5.670	-16,182	0.470	-1,341	4.840	-13,813	0.450	-1,284
TOTAL RESIDENTIAL	-4,687	DU		-34,124		-3,335		-34,659		-3,046		-29,889		-2,861
RETAIL	-79,752	SQ. FT.	73.503	-5,862	6.859	-547	100.460	-8,012	9.280	-740	25.240	-2,013	3.120	-249
K-5/ELEM SCHOOLS (-22 AC)	-1,200	Students	1.29	-1,548	0.150	-180	0.000	0	0.000	0	0.000	0	0.000	0
MIDDLE/JR HIGH (-18 AC)	-868	Students	1.62	-1,406	0.160	-139	0.000	0	0.000	0	0.000	0	0.000	0
BASEBALL FACILITY	100.00	Acres	2.28	228	0.060	6	12.140	1,214	2.240	224	4.130	413	3.600	360
OPEN SPACE	550.40	Acres	0.65	358	0.060	33	0.610	336	0.020	11	1.10	605	0.030	17
COMMUNITY PARK	-143.32	Acres	2.28	-327	0.060	-9	12.140	-1,740	2.240	-321	4.13	-592	3.600	-516
PRIVATE RECREATION	-1.45	Acres	2.28	-3	0.060	0	12.140	-18	2.240	-3	4.13	-6	3.600	-5
CUMULATIVE CHANGE IN DRI TRIPS				-42,684		-4,171		-42,879		-3,875		-31,481		-3,254
K-5/ELEM SCHOOLS (-22 AC)	-1,200	Students	1.29	-1,548	0.150	-180	0.000	0	0.000	0	0.000	0	0.000	0
MIDDLE/JR HIGH (-18 AC)	-868	Students	1.62	-1,406	0.160	-139	0.000	0	0.000	0	0.000	0	0.000	0
CUMULATIVE CHANGE EXCLUDING SCHOOL TRIPS				-39,730		-3,852		-42,879		-3,875		-31,481		-3,254
MOTORSPORT FACILITY	Seating / Spectators	Units	Daily Rate Table 14	Daily Trips	PM Rate Table 14	PM Peak Trips	Sat Rate Table 14	Saturday Trips	Sat Pk Rate Table 14	Sat Peak Trips	Sun Rate Table 14	Sunday Trips	Sun Pk Rate Table 14	Sun Peak Trips
Major Event from the 1994 DRI DO	28,000	Spectators	0.50229	14,064	0.06278	1,758	0.47500	13,300	0.04748	1,329	0.41500	11,620	0.04148	1,161
Major Event from the 1994 NOPC	40,000	Spectators	0.55160	22,064	0.06894	2,758	0.53250	21,300	0.05324	2,130	0.49050	19,620	0.04904	1,962
Proposed Major Event Capacity - Weekday	53,128	Spectators	0.58003	30,816	0.07250	3,852								
Existing Major Event Capacity	67,612	Spectators					0.58729	39,708	0.05872	3,970	0.56244	38,028	0.05624	3,802
Proposed Major Event Capacity - Weekend	79,612	Spectators					0.59926	47,708	0.05992	4,770	0.57815	46,028	0.05781	4,602
Proposed Increase from Existing Capacity	12,000	Spectators						8,000		800		8,000		800
Proposed Major Event Capacity - Weekday	53,128	Spectators	0.58003	30,816	0.07250	3,852								
Comparison to the Cumulative Trip Reduction:				-8,914		0								

Notes: See Table 10B and Table 12A for the change in DRI land uses east of SW 152 Avenue.

See Table 12A for the detailed trip generation analysis, the Trip Rates per Use and the Cumulative Change in Trips.

See Table 14 and Table 15 to support the Motorsport Facility Trip Generation Analysis.

**TABLE 14
VILLAGES OF HOMESTEAD DRI**

TRIP GENERATION ASSUMPTIONS FOR THE MOTORSPORT FACILITY

3/20/2010

Analysis Timeframes and Spectator Capacity Thresholds	Evaluation of Spectator Capacity	Spectators Traveling by Group Bus	Spectators Traveling by Helicopter	Spectators Traveling by RV Camper	Spectators Traveling by Automobile	Persons Per Vehicle	Estimated Spectator Vehicles	Adding In 1-Way Group Bus Trips	See Table 15 for Arrival Distribution	Percent Inbound	Trips Inbound	Percent Outbound	Trips Outbound	Total Trips	Total Trips / Spectator Capacity	Reduction in VOH DRI Trips See Table D-1	Motorsport Trips Compared to DRI Trip Reduction
Weekday Daily	Spectators	Spectators	Spectators	Spectators	Spectators	PPV	Vehicles	Group Bus	2-Way	In %	Daily Trips In	Out %	Daily Trips Out	Daily Total	Daily Rate	Daily Trips	Difference
Major Event - 1994 DRI DO	28,000	540	1200	5200	21,060	3.0	7,020	12	200%	50%	7,032	50%	7,032	14,064	0.50229	(39,730)	-25,666
Major Event - 1994 NOPC	40,000	540	1200	5200	33,060	3.0	11,020	12	200%	50%	11,032	50%	11,032	22,064	0.55160	(39,730)	-17,666
Proposed Major Event Weekday	53,128	540	1200	5200	46,188	3.0	15,396	12	200%	50%	15,408	50%	15,408	30,816	0.58003	(39,730)	-8,914
		[12*45]	[200*6]	[1300 * 4]							8PM Race Start Time						
Weekday PM Peak	Spectators	Spectators	Spectators	Spectators	Spectators	PPV	Vehicles	Group Bus	% in PM Pk	In %	PM Trips In	Out %	PM Trips Out	PM Trips Total	PM Trip Rate	PM Trips	Difference
Major Event - 1994 DRI DO	28,000	540	1200	5200	21,060	3.0	7,020	12	25%	90%	1,582	10%	176	1,758	0.06278	(3,852)	-2,094
Major Event - 1994 NOPC	40,000	540	1200	5200	33,060	3.0	11,020	12	25%	90%	2,482	10%	276	2,758	0.06894	(3,852)	-1,094
Proposed Major Event Weekday	53,128	540	1200	5200	46,188	3.0	15,396	12	25%	90%	3,467	10%	385	3,852	0.07250	(3,852)	0
		[12*45]	[200*6]	[1300 * 4]							8PM Start		8PM Race Start Time				
Saturday Daily	Spectators	Spectators	Spectators	Spectators	Spectators	PPV	Vehicles	Group Bus	2-Way	In %	Sat Trips In	Out %	Sat Trips Out	Saturday Total	Sat Rate	Sat Trips	Difference
Major Event - 1994 DRI DO	28,000	1125	1800	5200	19,875	3.0	6,625	25	200%	50%	6,650	50%	6,650	13,300	0.47500	(42,879)	-29,579
Major Event - 1994 NOPC	40,000	1125	1800	5200	31,875	3.0	10,625	25	200%	50%	10,650	50%	10,650	21,300	0.53250	(42,879)	-21,579
Existing Major Event	67,612	1125	1800	5200	59,487	3.0	19,829	25	200%	50%	19,854	50%	19,854	39,708	0.58729	(42,879)	-3,171
Proposed Major Event Weekend	79,612	1125	1800	5200	71,487	3.0	23,829	25	200%	50%	23,854	50%	23,854	47,708	0.59926	(42,879)	4,829
		[25*45]	[300*6]	[1300 * 4]							4:30PM Race Start Time						
Saturday Peak Hour	Spectators	Spectators	Spectators	Spectators	Spectators	PPV	Vehicles	Group Bus	% in Pk	In %	Sat Pk Trips In	Out %	Sat Pk Trips Out	Sat Pk Total	Sat Pk Rate	Sat Trips	Difference
Major Event - 1994 DRI DO	28,000	1125	1800	5200	19,875	3.0	6,625	25	20%	90%	1,197	10%	133	1,330	0.04748	(3,875)	-2,546
Major Event - 1994 NOPC	40,000	1125	1800	5200	31,875	3.0	10,625	25	20%	90%	1,917	10%	213	2,130	0.05324	(3,875)	-1,746
Existing Major Event	67,612	1125	1800	5200	59,487	3.0	19,829	25	20%	90%	3,574	10%	397	3,970	0.05872	(3,875)	95
Proposed Major Event Weekend	79,612	1125	1800	5200	71,487	3.0	23,829	25	20%	90%	4,294	10%	477	4,770	0.05992	(3,875)	895
		[25*45]	[300*6]	[1300 * 4]							4:30PM Race Start Time						
Sunday Daily	Spectators	Spectators	Spectators	Spectators	Spectators	PPV	Vehicles	Group Bus	2-Way	In %	Sun Trips In	Out %	Sun Trips Out	Sunday Total	Sun Rate	Sun Trips	Difference
Major Event - 1994 DRI DO	28,000	2700	2760	5200	17,340	3.0	5,780	30	200%	50%	5,810	50%	5,810	11,620	0.41500	(31,481)	-19,861
Major Event - 1994 NOPC	40,000	2700	2760	5200	29,340	3.0	9,780	30	200%	50%	9,810	50%	9,810	19,620	0.49050	(31,481)	-11,861
Existing Major Event	67,612	2700	2760	5200	56,952	3.0	18,984	30	200%	50%	19,014	50%	19,014	38,028	0.56244	(31,481)	6,547
Proposed Major Event Weekend	79,612	2700	2760	5200	68,952	3.0	22,984	30	200%	50%	23,014	50%	23,014	46,028	0.57815	(31,481)	14,547
		[60*45]	[460*6]	[1300 * 4]							3PM Race Start Time						
Sunday Peak Hour	Spectators	Spectators	Spectators	Spectators	Spectators	PPV	Vehicles	Group Bus	% in Pk	In %	Sun Pk Trips In	Out %	Sun Pk Trips Out	Sun Pk Total	Sun Pk Rate	Sun Trips	Difference
Major Event - 1994 DRI DO	28,000	2700	2760	5200	17,340	3.0	5,780	30	20%	90%	1,046	10%	116	1,161	0.04148	(3,254)	-2,093
Major Event - 1994 NOPC	40,000	2700	2760	5200	29,340	3.0	9,780	30	20%	90%	1,766	10%	196	1,961	0.04904	(3,254)	-1,293
Existing Major Event	67,612	2700	2760	5200	56,952	3.0	18,984	30	20%	90%	3,423	10%	380	3,802	0.05624	(3,254)	548
Proposed Major Event Weekend	79,612	2700	2760	5200	68,952	3.0	22,984	30	20%	90%	4,143	10%	460	4,602	0.05781	(3,254)	1,348
		[60*45]	[460*6]	[1300 * 4]							3PM Race Start Time						

Notes: Spectators used 12 Group Buses for the Friday Night Truck Series, 25 Group Buses for the Saturday Nationwide Series and 60 Group Buses for the Sunday Cup Series at 45 persons per bus. The trips from the buses have been included in the analysis.

Notes: An average of 960 Helicopter Trips transported spectators during NASCAR's busiest years (2005 and 2006) with 6-8 passengers per Helicopter trip. 200 trips for the Friday Truck Series, 300 trips for the Saturday Nationwide Series and 460 trips for the Sunday Cup Series at 6 persons per Helicopter trip.

Notes: 1300 RV Camper parking spaces are located to the south of SW 344 Street. These RV spaces are occupied from Thursday through Sunday with each RV space purchasing a minimum of 4 spectator tickets for each of the three weekend events.

TABLE 15
VILLAGES OF HOMESTEAD DRI
SPECTATOR ARRIVAL DISTRIBUTION TO THE MOTORSPORT FACILITY

3/23/2010

Friday Night - NASCAR Truck Series - 8:00 PM Race Start Time	Start Time	End Time	Estimated Spectator Arrival Distribution	53,128 Weekday Seats Estimated Trips			
Motorsport Facility Gates Open for Race Day Fan Experience	10:00 AM	5:00 PM	25%	3,852			
Spectator Arrival during the PM Peak Hour - 5 PM to 6 PM	5:00 PM	6:00 PM	25%	3,852			
Spectator Arrival between 6 PM and 7 PM	6:00 PM	7:00 PM	25%	3,852			
Spectator Arrival the hour before the Race Start Time	7:00 PM	8:00 PM	25%	3,852			
Total Spectator Arrival Distribution			100%	15,408			
Saturday - NASCAR Nationwide Series - 4:30 PM Race Start Time	Start Time	End Time	Estimated Spectator Arrival Distribution	Estimated Trips from Existing Seating	Estimated Spectator Arrival Distribution	Estimated Trips from Seat Expansion	Total Estimated Trips with Seat Expansion
Spectator Arrival for Race Day Fan Experience	9:00 AM	10:00 AM	12%	2,382	10%	400	2,782
Spectator Arrival for Race Day Fan Experience	10:00 AM	11:00 AM	13%	2,581	10%	400	2,981
Motorsport Facility Gates Open for Race Day Fan Experience	11:00 AM	12:00 PM	16%	3,177	10%	400	3,577
Spectator Arrival for Race Day Fan Experience	12:00 PM	1:00 PM	16%	3,177	20%	800	3,977
Spectator Arrival for Race Day Fan Experience	1:00 PM	2:00 PM	16%	3,177	20%	800	3,977
Spectator Arrival for Race Day Fan Experience	2:00 PM	3:00 PM	14%	2,780	20%	800	3,580
Spectator Arrival the hour before the Race Start Time	3:00 PM	4:00 PM	13%	2,581	10%	400	2,981
Total Spectator Arrival Distribution			100%	19,854	100%	4,000	23,854
Sunday - NASCAR Cup Series - 3:00 PM Race Start Time	Start Time	End Time	Estimated Spectator Arrival Distribution	Estimated Trips from Existing Seating	Estimated Spectator Arrival Distribution	Estimated Trips from Seat Expansion	Total Estimated Trips with Seat Expansion
Spectator Arrival for Race Day Fan Experience	9:00 AM	10:00 AM	17%	3,232	10%	400	3,632
Motorsport Facility Gates Open for Race Day Fan Experience	10:00 AM	11:00 AM	18%	3,423	20%	800	4,223
Spectator Arrival for Race Day Fan Experience	11:00 AM	12:00 PM	18%	3,423	20%	800	4,223
Spectator Arrival for Race Day Fan Experience	12:00 PM	1:00 PM	17%	3,232	20%	800	4,032
Spectator Arrival for Race Day Fan Experience	1:00 PM	2:00 PM	16%	3,042	20%	800	3,842
Spectator Arrival the hour before the Race Start Time	2:00 PM	3:00 PM	14%	2,662	10%	400	3,062
Total Spectator Arrival Distribution			100%	19,014	100%	4,000	23,014

Adjacent Study Area Intersection Analyses for the PM Peak Hour

To determine how the roadway network in the vicinity of the Speedway operates during the PM Peak Hour on the Friday Night of the NASCAR championship series, PM Peak Hour intersection analyses have been provided using intersection turning movement data collected in the Year 2007, 2008 and 2009 (on the Friday Night of NASCAR) for the study area intersections listed below and illustrated on **Figure 4**.

- Intersection A – SW 137 Avenue at SW 288 Street
- Intersection B – SW 137 Avenue at SW 312 Street
- Intersection C – SW 152 Avenue at SW 312 Street
- Intersection D – SW 162 Avenue at SW 312 Street
- Intersection E – US-1 at SW 312 Street
- Intersection F – US-1 at SW 328 Street
- Intersection G – US-1 at SW 344 Street (Note: data only available for 2008 and 2009)

Existing turning movement counts (with no adjustments) have been used to represent the actual PM peak hour traffic conditions for the following dates which reflect the Friday night Truck Series which is part of the NASCAR championship weekend.

- Friday, November 16, 2007
- Friday, November 14, 2008
- Friday, November 20, 2009

All turning movement traffic data collected is provided in **Transportation Attachment V**. A summary of the existing intersection analysis levels of service are outlined in **Table 16A**. Acceptable levels of service were found to be maintained during the PM peak hour for all study intersections except US-1 and SW 312 Street (operating at LOS E) and US-1 and SW 344 Street (operating at LOS F). The intersection analyses in **Table 16A** do not reflect the improved lane geometry resulting from the funded intersection improvements at the following locations:

- US-1 and SW 328 Street
 - TIP No. PW671605 for the 4 lane widening of SW 328 Street
 - Funded for construction in FY 2010-2013
 - Will expand the east leg of the intersection on SW 328 Street at US-1
 - Existing geometry is 1 shared LTR
 - Improved geometry is assumed at a minimum of 1L, 1TR
- US-1 and SW 344 Street
 - TIP No. DT4235171 / FDOT Project No 4235171
 - Construction underway
 - Adding the second southbound left turn lane
 - Adding the third northbound through lane
 - Modifying the east leg of the intersection to 1L, 1TR, 1R

Table 16A summarizes the results of the intersection analyses without the funded intersection improvements referenced above. The existing signal timing and intersection analysis worksheets are provided in **Attachment VI** of this study.

Table 16A – Study Intersection LOS for the PM Peak Hour							
No.	Study Intersection	Traffic Control	Timeframe	Adopted LOS	2007 LOS 11-16-07	2008 LOS 11-14-08	2009 LOS 11-20-09
A	SW 137 Ave at SW 288 St	Signalized	PM Peak Hour	D	LOS = D	LOS = D	LOS = D
B	SW 137 Ave at SW 312 St	Signalized	PM Peak Hour	E	LOS = C	LOS = D	LOS = D
C	SW 152 Ave at SW 312 St	Signalized	PM Peak Hour	E	LOS = C	LOS = C	LOS = C
D	SW 167 Ave at SW 312 St	Signalized	PM Peak Hour	E	LOS = C	LOS = D	LOS = E
E	US-1 at SW 312 St	Signalized	PM Peak Hour	D [1][2]	LOS = E	LOS = E	LOS = E
F	US-1 at SW 328 St	Signalized	PM Peak Hour	D [1][2]	LOS = E	LOS = D	LOS = D
G	US-1 at SW 344 St	Signalized	PM Peak Hour	E [3][4]	no data	LOS = F	LOS = F

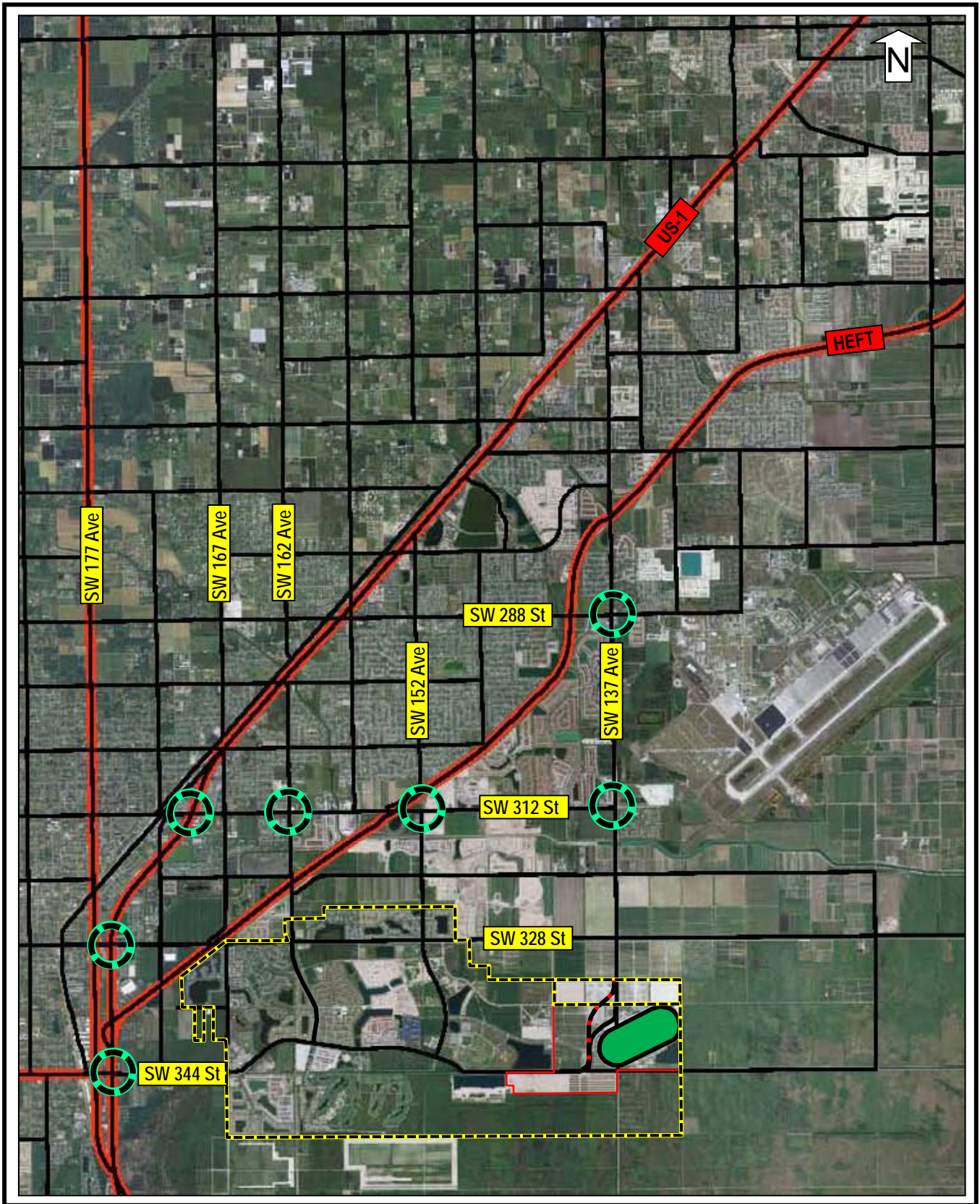
- [1] This segment of US-1 is a state multi-lane roadway (not an FIHS) which is located parallel to exclusive transit facilities (the Miami-Dade County Busway). Pursuant to Table 8-1 from the 2009 FDOT Quality/LOS Handbook, this state roadway is eligible to have an adopted LOS of E. US-1 (as a State Principal Arterial) within the municipal limits of the City of Homestead has an adopted LOS of D pursuant to the City Comprehensive Plan.
- [2] The intersection analyses do not include funded intersection improvements at US-1 and SW 312 Street and at US-1 and SW 328 Street.
- [3] This segment of US-1 is an FIHS facility which is located parallel to exclusive transit facilities (the Miami-Dade County Busway). Pursuant to Table 8-1 from the 2009 FDOT Quality/LOS Handbook, this state roadway has an adopted LOS of E.
- [4] These intersection analyses do not include improvements currently under construction US-1 and SW 344 Street. See **Table 16B** below for analyses with improvements.

Table 16B summarizes the results of the intersection analyses which incorporate signal timing enhancements and as well as funded intersection improvements for the intersections of US-1 and SW 312 Street, US-1 and SW 328 Street and US-1 and SW 344 Street. The adopted levels of service are summarized below, and demonstrate that all study area intersections will operate at acceptable levels of service with the funded geometric improvements and/or signal timing enhancements.

Table 16B – Study Intersection LOS for the PM Peak Hour with Funded Improvements							
No.	Study Intersection	Traffic Control	Timeframe	Adopted LOS	2007 LOS 11-16-07	2008 LOS 11-14-08	2009 LOS 11-20-09
A	SW 137 Ave at SW 288 St	Signalized	PM Peak Hour	D	LOS = D	LOS = D	LOS = D
B	SW 137 Ave at SW 312 St	Signalized	PM Peak Hour	E	LOS = C	LOS = D	LOS = D
C	SW 152 Ave at SW 312 St	Signalized	PM Peak Hour	E	LOS = C	LOS = C	LOS = C
D	SW 167 Ave at SW 312 St	Signalized	PM Peak Hour	E	LOS = C	LOS = D	LOS = E
E	US-1 at SW 312 St	Signalized	PM Peak Hour	D [1]	LOS = D	LOS = D	LOS = D
F	US-1 at SW 328 St	Signalized	PM Peak Hour	D [2]	LOS = C	LOS = C	LOS = C
G	US-1 at SW 344 St	Signalized	PM Peak Hour	E [3]	no data	LOS = D	LOS = D

- [1] Includes signal timing enhancements for the intersection of US-1 and SW 312 Street to maintain adopted LOS.
- [2] These intersection analyses include the funded intersection improvements at US-1 and SW 328 Street. The east leg of the intersection at US-1 and SW 328 Street will be widened as part of the funded 4 laning of SW 328 Street.
- [3] These intersection analyses include the geometric improvements currently under construction for the intersection of US-1 and SW 344 Street as part of FDOT Project Number 423517. Signal timing improvements are also included in the analyses. The geometric improvements include the second SB left turn lane, the third northbound through lane and 1L, 1TR, 1R for the westbound approach.

Even though this NOPC Application is requesting an increase in Spectator Seating for the motorsport facility, those additional seats will not be utilized for major events held on a weekday. In fact, the Applicant has proposed a **Weekday Major Event Spectator threshold for the DRI of 53,128 spectator seats** based upon not exceeding the cumulative PM Peak Hour trip reduction for the VOH DRI as calculated in **Tables 13 and 14** of this study.



DRI Limits

Speedway

Realignment



AM and PM Peak Hour Intersection
Turning Movement Count Locations
Friday – November 16, 2007
Friday – November 14, 2008
Friday – November 20, 2009

Figure 4
NASCAR 2007-2008-2009 Intersection Traffic Count Locations
Homestead-Miami Speedway and the Villages of Homestead DRI
March 2010

Traffic Management Practices for Major Events

To accommodate traffic demand for major events, the Speedway manages event operations and event traffic through a series of highly coordinated traffic management practices which include extensive agency coordination and a multi-level event planning process leading up to and during the NASCAR event. This results in a well coordinated and well managed program which includes the dispersal of information to spectators, the installation of directional signage, the deployment of over 150 off duty police officers to manage traffic arriving or departing the City of Homestead, coordination with Miami-Dade County to override control of key signalized intersections, and coordination with Florida's Turnpike to prepay tolls, monitor traffic conditions, lift inbound and outbound tolls and implement a third northbound lane on the turnpike for departing spectators. These traffic management practices are utilized for major events (over 28,000 spectators) and are implemented each year for the NASCAR championship racing series and the Indy Racing League. The Speedway spends approximately \$340,000 each year to implement this Traffic Management Program for major events.

Sample material used by the Speedway to implement their Traffic Management Program is provided in **Transportation Attachment VII**. The traffic management practices include the following:

- **Traffic Informational Brochures** are provided to all Ticket Holders to address Inbound and Outbound travel routes to General "Free" Parking and to Reserved Parking based upon the spectator's direction of arrival to the Speedway.
- **Directional Signage** for the NASCAR Championship Weekend is installed along the Inbound and Outbound travel routes to General "Free" Parking and Reserved Parking based upon the spectator's direction of arrival and departure to and from the Speedway.
- **Variable Message Signs** for the NASCAR Championship Weekend are installed along the Outbound travel routes from Reserved Parking to add lighted directional information for departing spectators.
- **Traffic Control Officers** – The Speedway coordinates the assemblage, scheduling and deployment of approximately 150 off-duty Florida Highway Patrol and Municipal Police Officers to work the "Traffic Detail" during the Friday, Saturday and Sunday NASCAR Events. These off-duty Florida Highway Patrol and Municipal Police Officers provide directional traffic assistance at approximately 50 intersections to manage the inbound and outbound traffic for spectator arrival and departure during the Friday, Saturday and Sunday NASCAR Events. Each officer at each intersection is given specific instructions on where to direct inbound and outbound motorists.
- **Traffic Signal Operation and Signal Overrides** – The Speedway coordinates with the Miami-Dade County Public Works Department to transfer control of the traffic signal operations to Florida Highway Patrol and Off-Duty Police Officers to manage the inbound and outbound traffic during spectator arrival and departure for the Friday, Saturday and Sunday NASCAR Events. Florida Highway Patrol, City of Homestead and numerous other municipal police officers control the traffic signals leading into and out of the study area during NASCAR Weekend. Signal overrides occur at the following locations:

- SW 137 Ave at the exit to the HEFT
 - SW 137 Avenue at SW 288 Street
 - SW 137 Avenue at SW 296 Street
 - SW 137 Avenue at SW 312 Street
 - SW 312 Street at SW 152 Avenue
 - SW 312 Street at SW 157 Avenue
 - SW 344 Street at SW 167 Avenue
 - SW 344 Street at US-1
- **Coordination with Florida's Turnpike** – The Speedway works in coordination with Florida's Turnpike to lift tolls (either inbound or outbound) at the Homestead Toll Plaza during NASCAR Weekend to improve travel time into and out of the event. Toll is prepaid by the Speedway to Florida's Turnpike before the NASCAR Weekend. Toll is typically lifted for the following timeframes:
 - Outbound Toll is lifted for the Saturday NASCAR Race
 - Inbound and Outbound Toll is lifted for the Sunday NASCAR Race
 - The Speedway coordinates with Florida's Turnpike to lift the inbound toll on Sunday before the queues begin to form at the Homestead Toll Plaza.
 - The Florida Highway Patrol Commander for Florida's Turnpike is stationed on-site at the Speedway to monitor traffic conditions and coordinate with his traffic detail to improve travel conditions for both inbound and outbound motorists.
 - The Speedway coordinates with Florida's Turnpike to fully staff specialized turnpike services personnel including toll booth operators and Road Ranger drivers patrolling the turnpike system.
 - The Speedway permits each year a **Maintenance of Traffic (MOT) Plan** for the use of the NB shoulder on the HEFT for outbound traffic leaving the Speedway after the Sunday Cup Series. Outbound race traffic on Sunday is directed to the HEFT via SW 137 Avenue.
 - Traffic entering the HEFT and traveling northbound uses the shoulder to create a third NB lane from SW 137 Avenue to SW 216 Avenue where the HEFT transitions from a 4 lane divided freeway to a 6 lane divided freeway with 3 lanes northbound.
 - The MOT Plan accommodates the northbound traffic that enters the HEFT at US-1 and at SW 312 Street, and uses bollards at SW 137 Avenue to ensure that northbound traffic entering the HEFT at SW 137 Avenue will not interfere with the northbound traffic already traveling on the HEFT.
 - The Speedway closely coordinates the operation of this MOT plan with Florida's Turnpike.
 - This MOT plan (which provides controls at turnpike entrances and exits in order to use the shoulder for NB travel) is considered by Florida's Turnpike to be a model for the evacuation of the Keys.
 - **Operation of On-Site Shuttles** – The Speedway operates On-Site shuttles to transport spectators to and from ADA Parking and outlying parking areas.
 - **Management of Existing Travel Lanes** – The Speedway manages their existing roadway infrastructure to fully accommodate the traffic demand for inbound or outbound traffic. Based upon the arrival and departure locations, inbound and outbound event traffic follows specified travel routes to enter and depart the parking areas to efficiently move traffic back to the regional roadways.

Conclusions

Given the proposed modifications to the VOH DRI which are needed to implement the Speedway master plan with the goal of improving the facility and the fan experience, the following transportation related findings have been made based upon the analyses prepared in this NOPC Application Traffic Study.

Regional State Roadway Network - The evaluation of the continuous count data and toll data on the regional state roadway network has demonstrated that adopted levels of service are met for the Peak Hour Period, the AM Peak Hour and the PM Peak Hour on the Saturdays and Sundays coinciding with the NASCAR championship series. This data also shows that adopted levels of service continue to be met with the addition of the trips from the 12,000 additional spectator seats.

Weekday Major Event Spectator Threshold - The cumulative change in trips resulting from the change in DRI land uses between the approved 1985 Master Plan and the proposed 2010 Master Plan (located east of SW 152 Avenue) has been used to offset the trip impacts of the motorsport facility for the Weekday PM Peak Hour. A proposed **Weekday Major Event Spectator threshold of 53,128** has been established based upon not exceeding the cumulative PM Peak Hour trip reduction of 3,852 trips for the VOH DRI (using only the changes in land use located east of SW 152 Avenue). The analysis has documented the following with respect to spectator thresholds for the DRI:

- Major Event per the 1994 DRI DO = 28,000 spectators (City Ordinances 94-05-33 and 2001-12-36)
- Major Event studied in the 1994 NOPC = 40,000 spectators
- Proposed Capacity for Major Events on a Weekday = 53,128 spectators
- Existing Capacity for Major Events on Weekends = 67,612 spectators
- Proposed Capacity for Major Events on Weekends = 79,612 spectators

PM Peak Hour Intersection Analyses – To determine how the roadway network operates in the vicinity of the Speedway during the PM Peak Hour on the Friday Night of the NASCAR championship series, PM Peak Hour intersection analyses have been provided using intersection turning movement data collected in the Year 2007, 2008 and 2009 (on the Friday Night of NASCAR) for seven study area intersections which provide access to the City of Homestead and the roadways leading to the Speedway. Adopted levels of service were found to be met after incorporating existing and funded lane geometry where appropriate and signal timing enhancements.

Traffic Management Practices for Major Events - To accommodate the traffic demand for major events, the Speedway manages event operations and event traffic through a series of highly coordinated traffic management practices which include extensive agency coordination and a multi-level event planning process leading up to and during the NASCAR event. This results in a well coordinated and well managed program which includes event planning and preparations, the dispersal of information to spectators, the installation of directional signage, the deployment of over 150 off duty police officers to manage traffic arriving or departing the City of Homestead, coordination with Miami-Dade County to override control of key signalized intersections, and coordination with Florida's Turnpike to prepay tolls, monitor traffic conditions, lift inbound and outbound tolls and implement a third northbound lane on the turnpike for departing spectators. These traffic management practices are implemented each year for the NASCAR championship racing series and for the Indy Racing League.