

MEMORANDUM

Agenda Item No. 11(A)(1)

TO: Honorable Chairperson Barbara
Carey-Shuler, Ed.D. and Members,
Board of County Commissioners

DATE: September 23, 2003

FROM: George M. Burgess,
County Manager



SUBJECT: Executive Summary
for Feasibility Study for
Development of Regional
Homeland Security Center
at Homestead Surplus Property

RECOMMENDATION

It is recommended that the Board of County Commissioners accept the attached feasibility study recommending the development of a Regional Homeland Security Center on a portion of the surplus property (Parcel 11) at the former Homestead Air Force Base.

BACKGROUND

Pursuant to a resolution R-807-03, sponsored by Commissioner Joe A. Martinez and co-sponsored by Commissioner Sally A. Heyman, the Board of County Commissioners approved the execution of a feasibility study to determine if a portion of the Homestead Surplus Property is appropriate for Homeland Security purposes. Our federal contacts indicate that the Federal Department of Homeland Security (DHS) will be deciding where the regional offices will be located, what specific uses will be included in the regional centers and the number of regional centers that will be developed across the Country. Miami-Dade County, as the community with the third largest number of DHS employees, appears to be well-suited to host a regional center due to our significant military presence, world class airport and seaport and is a major point of entry for foreign nationals. The focus of this report is a portion of the surplus property at the former Homestead Air Force Base.

LOCATION:

Land adjacent to Homestead Air Reserve Base located at 29050 Coral Sea Boulevard. The specific area assessed for this facility is a 60-acre portion of Parcel 11 (see attached map).

FACILITY DESCRIPTION:

The prospective project entails the development of a Regional Homeland Security Center that will accommodate the agencies associated with the new Federal Department of Homeland Security (DHS). The uses associated with the center may include office, warehouse, communications, training and security buffer. It is anticipated that local and state agencies involved in Homeland Security efforts may also be collocated with the regional facility. The specific development criteria are

Honorable Chairperson Barbara Carey-Shuler, Ed. D.
And Members, Board of County Commissioners
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currently under development by DHS, however, it appears that the regional offices will be at the core of DHS's mission of improving coordination efforts with State and Local government agencies involved in law enforcement and homeland security endeavors. DHS has further indicated that the regional offices would provide a direct point of contact for governors, mayors and other officials.

JUSTIFICATION:

DHS has announced that it will be identifying 20-30 sites around the country for the purpose of locating Regional Homeland Security Centers. The purpose of this feasibility study is to assess the feasibility of locating such a center in Miami-Dade County on a portion of Parcel 11 of the surplus property at the former Homestead Air Force Base. Miami-Dade County is well suited to accommodate such a center by virtue of our transportation infrastructure, strategic geographic location, presence of homeland security employees and the availability of land that can accommodate a variety of uses.

DEVELOPMENT SCHEDULE:

According to information that we have received from the Federal government, it appears that the decisions regarding the numbers and locations of the regional centers will be released by the end of this calendar year.

FUNDING SOURCE:

The Regional Homeland Security Centers will be developed by Federal funding.


Assistant County Manager

MEMORANDUM

TO: George M. Burgess
County Manager

DATE: August 27, 2003

FROM: Susanne M. Torriente
Assistant County Manager

SUBJECT: Feasibility Study for Homeland Security
Regional Center on a Portion of the
Surplus Property at the former
Homestead Air Force Base

EXECUTIVE SUMMARY

As a result of Resolution R-807-03, sponsored by Commissioners Joe A. Martinez and co-sponsored by Commissioner Sally A. Heyman, the County's Site Review Committee was tasked with assessing the feasibility of developing a Regional Homeland Security Center on a portion of the surplus property (Parcel 11) at the former Homestead Air Force Base that is in the process of being transferred to Miami-Dade County. The Committee evaluated the feasibility of this facility on the basis of its potential uses and the potential need for land for the development of related County uses. As outlined in detail in this report, the Committee has determined that Parcel 11 is a feasible and viable location for the development of a Regional Homeland Security Center.

RECOMMENDATION

The Site Review Committee, acting in a special capacity, reviewed the feasibility of developing a Homeland Security Regional Center on the Parcel 11 portion of the surplus property located at the former Homestead Air Force Base. All committee members recommend that the development of such a facility at this location is feasible. The Miami-Dade County Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations.

STUDY METHODOLOGY

On July 10, 2003, the Board of County Commissioners approved the execution of a feasibility study to determine if a portion of the Homestead Surplus Property is appropriate for Homeland Security purposes. This planning effort is being carried out in response to a plan by the Federal government to locate 30 Homeland Security Regional Centers around the United States. The decision was made to convene a special meeting of the County's Site Review Committee to participate in this planning exercise.

The Site Review Committee is composed of those agencies engaged in the development process and operates under the guidance of Chapter 33-303, Miami-Dade County Code. This chapter of the code requires the committee to evaluate County facilities while considering the type of function involved, the public need therefore, the existing land use pattern in the area, alternative locations for the facility and the nature of the impact of the facility on the surrounding property. The Board of County Commissioners also requested, the Site Review Committee was also asked to carry out the following tasks:

- Review the property for its compatibility with Homeland Security criteria.
 - Review the Homestead Air Reserve Base for its compatibility with Homeland Security criteria
 - Identify the land use and infrastructure issues relative to the development of the facility.
 - Identify the local Homeland Security components that could be co-located with the Federal facility.
 - Identify the economic benefits of locating a Homeland Security Regional Center within the surplus property.
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For purposes of this project, the committee was expanded to include representatives from the Homestead Air Reserve Base and representatives from the County Manager's Office and the Mayor's Office.

BACKGROUND

Miami-Dade County is currently negotiating with the U.S. Department of the Air Force (USAF) for the transfer of 595 acres of surplus property located adjacent to the Homestead Air Reserve Base. The negotiation is proceeding upon the basis of an Economic Development Conveyance that was approved by the U.S. Air Force (USAF) pursuant to the Third Supplemental Record Decision (3rd ROD) issued by the USAF on February 14, 2003. Among the 595 acres is Parcel 11, which contains approximately 250 acres. During a recent meeting with Miami-Dade's congressional delegation regarding the status of the Homestead property transfer negotiations, it was suggested that the subject parcel could be developed as an interagency complex that could accommodate local, State, and Federal agencies involved in Homeland Security. Subsequent to that meeting the Department of Homeland Security announced that it would be locating 20 to 30 Regional Homeland Security Centers around the Country.

The Department of Homeland Security (DHS) was established at the Federal level for the purpose of consolidating the agencies involved in law enforcement and security. The new department's first priority is to protect the nation against further terrorist attacks. Component agencies will analyze threats and intelligence, guard our borders and airports, protect our critical infrastructure, and coordinate the response of our nation for future emergencies. This cabinet level department was created by consolidating 21 existing agencies, many of which already had a presence in Miami-Dade County.

Miami-Dade County is a particularly strategic location for additional Homeland Security facilities due to our geographic location and the transportation infrastructure that makes Miami-Dade County a gateway to the world. Furthermore, we currently have control on the surplus property at the former Homestead Air Force Base that is strategically located for Homeland Security and other governmental uses. Parcel 11 is the portion of the surplus property that is located adjacent to the active airfield and was the site of the maintenance, warehousing and generally industrial uses when the property was part of the active Air Force base. This parcel is also the site of several hazardous waste remediation projects which also limit the potential use of the property for uses other than institutional and governmental. Furthermore, due to its proximity to the airfield and its surrounding institutional uses, which include the Job Corps Center, Homeless Center and the Homestead Air Reserve Base, it was determined that private, non-governmental reuse would be incompatible and may hinder the ability of HARB to fulfill its mission. As a result, the Homestead Surplus Property Reuse Plan recommended that this parcel be used for industrial/institutional purposes.

ADVANTAGES OF PARCEL 11

Parcel 11 is under the oversight of Miami-Dade County General Services Administration pursuant to an interim lease with the USAF. The property is currently used in part by Miami-Dade Fire Rescue for storage and training purposes and by Weingart School for storage of office equipment. Prior to GSA's maintenance of the property, this site was operated and managed by Miami-Dade Aviation Department. Over the years, the property has been used for a variety of short term uses including Miami-Dade Police Department and other local law enforcement departments, U.S. Army, U.S. Marines, British Special Forces, joint training on

anti-terrorism, embassy rescue training and other miscellaneous uses including scientific research, film and commercial filming. The County continues to receive requests for temporary uses of the property including filming, and military training. Parcel 11 appears particularly well-suited for Homeland Security purposes for a variety of reasons that are outlined in detail below:

1. Availability of Land

Parcel 11 contains a minimum of 250 acres and, for para-military and law enforcement is strategically surrounded by institutional uses. A portion of the parcel, approximately 65 acres is located southeast of Bikini Boulevard and situated between the cantonment area for HARB, Army and Florida National Guard installations and the airfield. This 65 acre portion of Parcel 11 appears to be the most appropriate location for this center

2. Availability of Buildings

Parcel 11 is the location of 7 structures that can provide campus-like configuration for this facility. The most significant structures include a 90,000 s.f. hangar and a smaller, triple bay hangar that, with some renovations, could provide warehousing and deploying facilities. Smaller buildings are also available for office and support uses.

3. Availability of Infrastructure

Transportation: The site is located within 1 mile of the Homestead Extension of the Florida Turnpike and readily accessible to U.S. 1. The site's adjacency to an active HARB airfield also provides immediate access to governmental air transportation facilities.

Water and Sewer: Miami-Dade County Water and Sewer Department is in the process of developing new water and sewer lines to replace the existing infrastructure. Miami-Dade Water and Sewer Department has requested 2 acres for the installation of an elevated water tank.

Roads: Circulation within Parcel 11 is provided by the roadway that served the former Homestead Air Force Base. This circulation pattern is still viable, however, it will need to be upgraded to Miami-Dade County standards as new facilities are developed.

Communications: The surplus property currently has telephone service. Furthermore, due to the adjacency of the military installations more sophisticated communications infrastructure is available.

4. Availability of Housing and Consumer Services

The area surrounding the base and the surplus property is being redeveloped with new residential communities that provide housing that serves varying economic levels and needs. The U.S. 1 corridor and the Cities of Homestead and Florida City provide the retail

5. Compatibility of Adjacent Uses

The development of a Regional Homeland Security Center within Parcel 11 is not only compatible with the adjacent institutional uses, the location of such a center in close proximity with the base can benefit both operations. HARB has an active airfield that will be accessible from the location proposed for the Regional Homeland Security Center. Use of the airfield can happen with a joint use agreement and could provide for some financial relief for the operation of the airfield. Any sharing of the cost of operating the base may be perceived as a positive as the base is reviewed by the 2005 BRAC Commission. The base also has sufficient capacity within the cantonment area to accommodate uses that may require a secure perimeter. Furthermore, HARB has a history of being a joint use base and currently provides space for the FBI, U.S. Customs Miami Air and Marine Operations, Florida Air National Guard, Florida Army National Guard and a Joint Intelligence Operations Complex.

6. Community Support

The location of a Regional Homeland Security Center in Miami-Dade County has received support from Florida's Congressional delegations, The City of Homestead, the League of Cities, Veterans of Foreign Wars Joe Marti Post No. 10212 have passed resolutions supporting locating the center on Parcel 11. The Vision Council, the economic development agency for Homestead and Florida City, has also voiced its support for the facility.

Chapter 33-303 Criteria Review

The Department of Planning and Zoning recommends approval with conditions of the request for a regional homeland security center to be located in the former Homestead Air Force Base. The proposed facility would further several policies of the Comprehensive Development Master Plan (CDMP) and several goals of the Local Mitigation Strategy (LMS), would be consistent with the type of land uses permitted under the Institutional and Public Facilities designation, and is authorized by the Secretary of the Air Force in the Record of Decision and supplements for disposal of portions of the former Homestead Air Force Base.

FACILITY DESCRIPTION

While the Federal government has not developed design criteria for the Regional Homeland Security Centers, it is anticipated that the center would include office, training and warehousing facilities and would benefit from a security buffer, access to an active airfield and transportation and communication infrastructure. A preliminary plan envisions that the Federal government, in conjunction with County and State resources develop and implement a Regional Center that could be relied upon in the fight against terrorism. More specifically, the County could provide staffing for the center along with State and Federal homeland security personnel who possess the necessary training to respond to terrorist incidents. The operations center could be fully activated in the event of an actual terrorist incident or suspected threat of such an incident, to coordinate an immediate response strategy to support local, State, and Federal efforts that would be mobilized. On-site personnel would have immediate access to real-time assessments of current situations on the ground and be able to assist with the effective coordination of any required or recommended activities, managing existing and available resource inventories and making them available to the appropriate emergency managers and public health officials. In addition, a terrorist event could lead to existing emergency rooms and other health care facilities being quickly overrun with attack victims. Should existing health care facilities be overwhelmed with such demand, or be destroyed or contaminated, the ability to move casualties and existing patient populations in a coordinated manner would be essential to minimize loss of life. The center could therefore be equipped to also provide temporary emergency medical care and facilities to help reduce the significant strain on South Florida's emergency medical system in the event of a terrorist attack. Finally, the center's resources and facilities would also be available for use during natural or other disasters.

Due to the lack of information regarding the potential capital investment and number of employees that would be assigned to this location it is difficult to assess the economic impact of the Regional Homeland Security Center. Upon consultation with the Beacon Council, it has been determined that the economic impact of this type of facility can be compared to the economic impact of military installations. As a result of analysis that it has performed on the military industry in Miami-Dade County, the Beacon Council has determined that the development of a Homeland Security Center could provide a similar economic impact with a multiplier of 2.8, meaning that for each dollar that is spent on payroll for the operation of the facility, the indirect economic impact in the community will be \$2.80.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Comprehensive Development Master Plan (CDMP) Adopted 2005 and 2015 Land Use Plan map designates the subject property as Institutional and Public Facility. The subject property is located in south Miami-Dade County, between the City of Homestead and Biscayne National Park. The entire base is included within the Urban Development Boundary (UDB). To the east and south of the base is land outside the UDB with a land use designation of agriculture. To the west and north of the base, land is generally designated for Low Density Residential, 2.5 to 6 dwelling unit per gross acre, with small pockets of land containing a designation of Low-Medium Density Residential, 5 to 13 dwelling units per gross acre or Business and Office. One small area located southwest of the base is designated for Industrial and Office.

The functions described above under the request and background sections of this memorandum are consistent with the functioning of an emergency operations center and training facility, and may be expected to be found in large-scale public facilities as discussed below:

Institutional and Public Facility:

The Plan map illustrates, for information purposes, only the location of major institutional uses and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water supply, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. Offices are also allowed in this map category. Internally integrated business areas smaller than five acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutional and Public Facilities chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP.

The Homestead Regional Airport (Formerly Homestead Air Force Base) is also included in this category on the Land Use Plan map. All of the former Base is included in this category and the former residential and golf course areas of the Base are identified with the respective residential and recreational designations, as well as the institutional designation. The range of uses that may occur on the Base as it is redeveloped shall emphasize civilian and military aviation and related uses including airfield areas for aircraft operations and parking, passenger, cargo and general aviation terminals, hangars and other aircraft storage and maintenance activities, and supporting uses related to transportation activities including truck terminals, warehousing and other commercial and industrial uses, offices, parks and recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property. Any other non-transportation-related uses must be authorized in the Record Decision issued by the Secretary of the Air Force and shall be located in the northern portions of the site.

Major utility facilities should generally be guided away from residential areas, however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan (Land Use Element, pages I-43 and I-44).

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The Second Supplemental Record of Decision (2nd ROD), regarding disposal of portions of the former Homestead Air Force Base, was issued on January 15, 2001. The 2nd ROD discusses the range of options available for disposal and development of the base and the decision of the Secretary of the Air Force.

According to the 2nd ROD:

The runway and taxiways will be retained by the Air Force. The Air Force first will offer to transfer the surplus property to the County for mixed-use development consistent with this ROD. The Air Force believes this is an excellent candidate for a no-cost economic development conveyance and will encourage the County to pursue such a conveyance. If the County submits an application, the Air Force will expeditiously process it and, if the application meets the applicable requirements, the County will be given the conveyance.

This decision, which includes language against conveying the property for airport purposes, is a reversal of the decision of the Air Force made in 1994 and of expectations held by federal and local government officials ever since the base was destroyed by Hurricane Andrew. This decision strikes the proper balance between the federal interests in economic development in South Florida and the desire to protect to the greatest extent reasonable the national treasures represented in the two parks between which the air base is situated. It certainly does not give the Local Redevelopment Authority (LRA) what it sought, but it strives to protect the LRA's interest by giving the County first opportunity to accept the land and seek redevelopment and thereby stimulate economic development in Miami-Dade County (2nd ROD, pages 5-6)

The 2nd ROD also discusses what is meant by mixed-use development:

This alternative focused on non-aviation reuse. The Air Force would retain the airfield and runway for continued military and other government use, and Homestead Air Reserve Station would continue to operate with approximately 20,000 annual government aircraft operations. The other land could be disposed of in large parcels to a single public or private entity for economic development or incrementally in smaller parcels as latent market demands, economic opportunities, or future community needs emerge (2nd ROD, pages 3-4).

The application also furthers the following Policies of the Land Use Element of the CDMP:

Policy 1B:

Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility (Land Use Element, page I-2).

Policy 2B:

Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development

of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas (Land Use Element, page I-5).

The proposal would also further the Miami-Dade County Comprehensive Emergency Management Plan (CEMP), which provides direction for all emergency situations, natural and man-made, identifying emergencies by type of hazard and area, and outlines strategies for

preparedness, response and organization. The CEMP identifies the Local Mitigation Strategy (LMS) as the County's Hazard Mitigation Plan. The Proposed 2003 Evaluation and Appraisal Report on the CDMP lists several of the LMS goals:

Goal 1:

Reduce vulnerability to natural, technological and societal hazards from all sources but especially, in South Florida, from hurricanes, tornadoes, major rainfall and other severe weather events;

Goal 6:

Continually improve and maintain cutting-edge, state-of-the-art, effectiveness of the cities' emergency preparedness and disaster response capacity;

Goal 7:

To increase the level of coordination of mitigation management concerns, plans and activities at the municipal, county, state and federal levels of government (page 3-11, Proposed 2003 Evaluation and Appraisal Report).

The proposal would permit a new Homeland Security facility to be sited on part of the former Homestead Air Force Base and adjacent to the existing landing strip for the current Homestead Air Reserve Base. The facility would be located within the Urban Development Boundary.

EXISTING LAND USE PATTERN

LAND USE PLAN DESIGNATION

Subject Property:

AU, RU-1, RU-3M, RU-4L,
BU-1A, and IU-C; U.S. Air Force,
job corp. center, fire station,
U.S. Dept. of Labor, Homeless Trust

Institutional and Public Facility

Surrounding Properties:

NORTH: AU, RU-1, RU-3M;

lake and plant nurseries

Low Density Residential, 2.5 to 6 dual
single-family residences, and Business and Office

SOUTH: AU; single-family homes, and seasonal agriculture	Agriculture
EAST: RU-1, RU-3M BU-1A; zero-lot-line and plant nursery	Agriculture
WEST: RU-1; single-family residences and plant nurseries	Low Density Residential, 2.5 to 6 dua, Low-Medium Density Residential, 5 to 13 dua, Business and Office, and Industrial and Office

IMPACT OF FACILITY ON SURROUNDING LAND USE

The approval of this application would allow a homeland security center in the former Homestead Air Force Base. The Base is a large, mostly vacant facility that can easily accommodate additional uses. The Homestead Air Force Base existing infrastructure can absorb the additional vehicular traffic demands that would accompany the requested use. Staff notes that the Base was designed to comfortably accommodate interagency activities; therefore, the security center will not detrimentally affect the surrounding areas that are predominately used for agriculture.

STAFF RECOMMENDATIONS

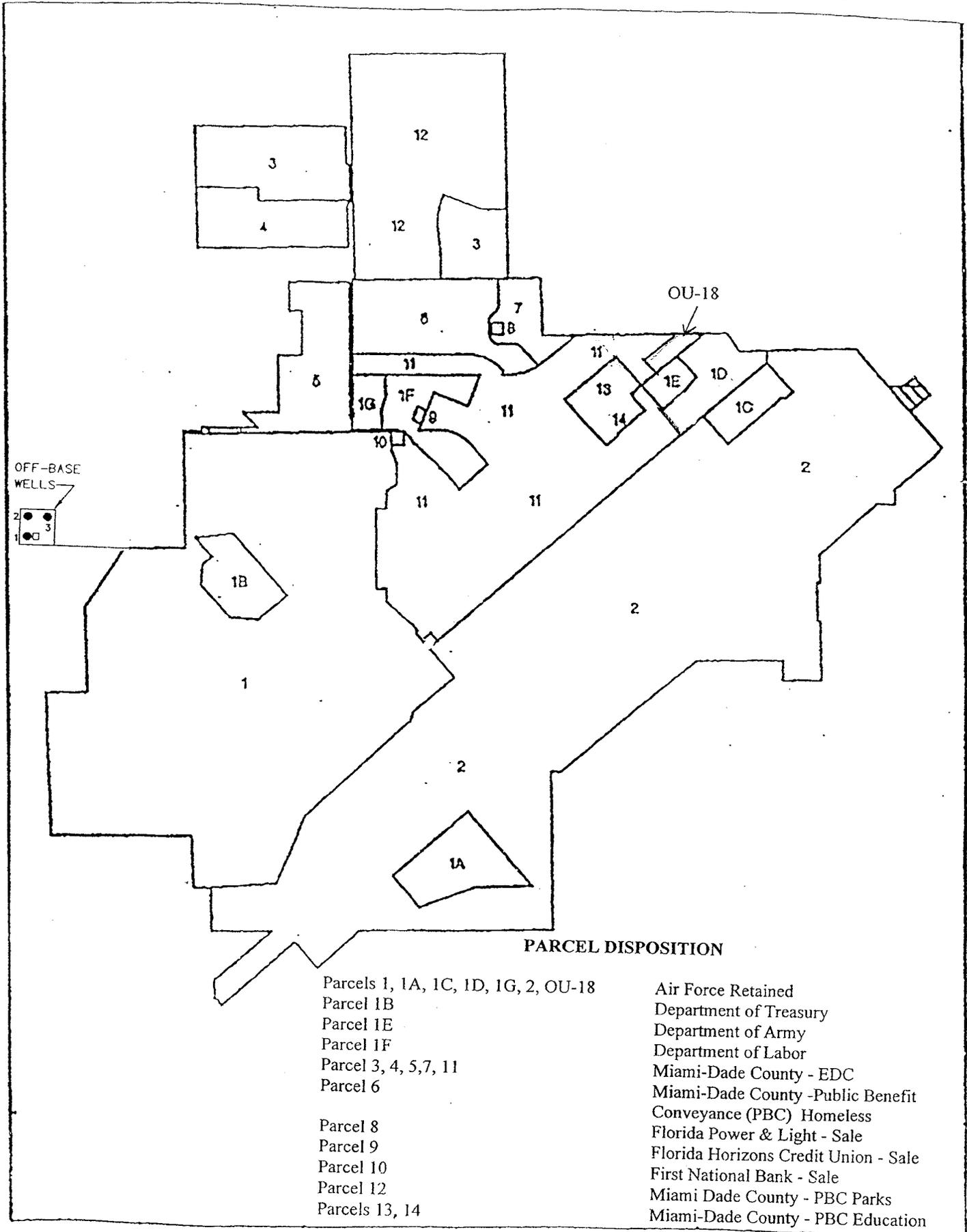
Staff recommendations and requests from all the commenting agencies are attached in Appendix A.

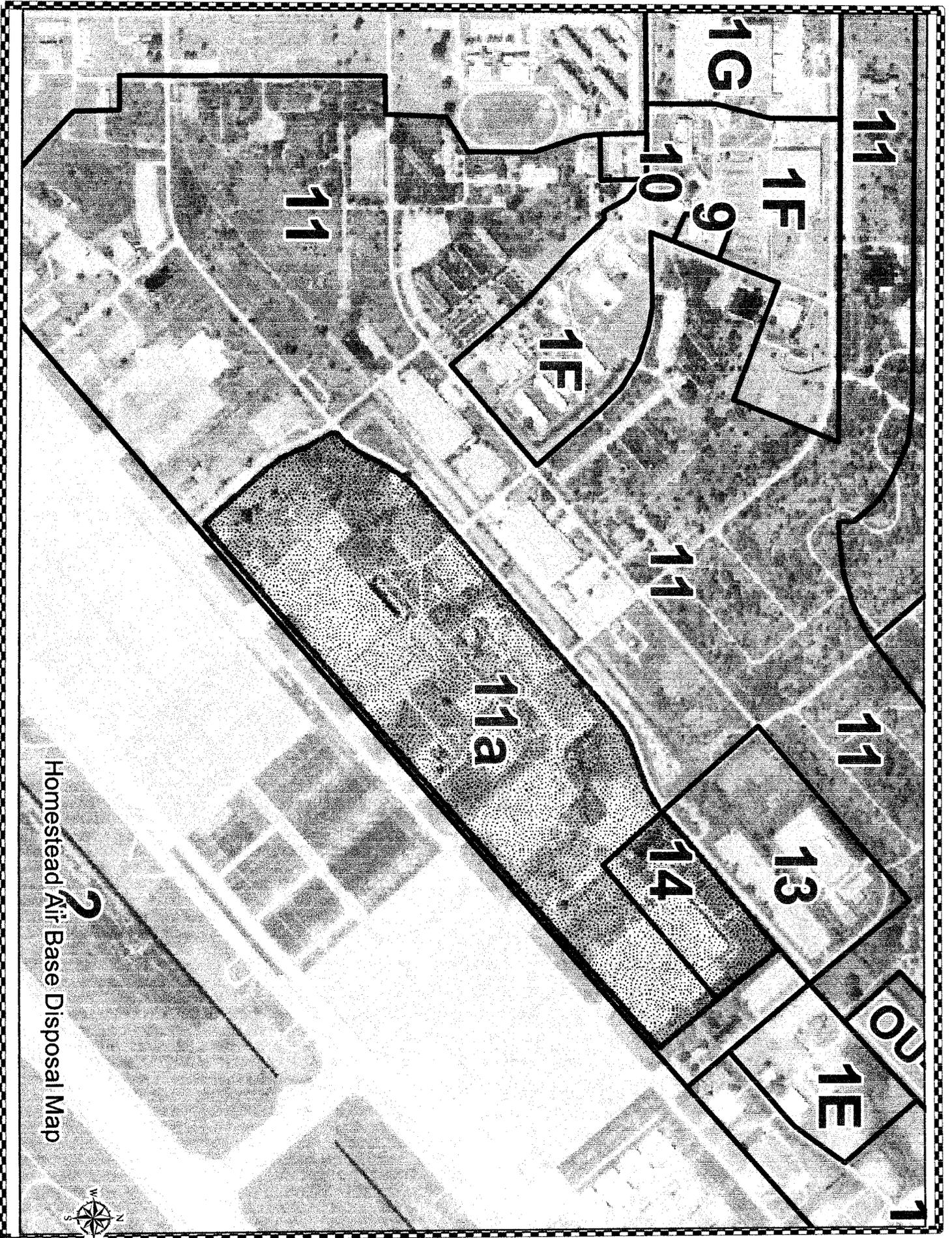
Fire Department Technology Administrative Fee

Fiscal Year	ITD Admin Fee	E-Gov Admin Fee	ITD Data Center Direct Charge	CIO	OMB Admin Fee (Technology Portion)	Total
FY02-03	\$213,634	\$267,043	\$68,000	\$117,499	\$1,530,058	\$2,196,234
FY03-04	\$835,839	\$821,271	\$19,814	\$96,513	\$200,000	\$1,973,437
Difference	\$622,205	\$554,228	-\$48,186	-\$20,986	-\$1,330,058	-\$222,797

Includes
GIS
Metronet
CIO
Funding Model

FORMER HOMESTEAD AIR FORCE BASE
PROPERTY DISPOSAL MAP





Homestead Air Base Disposal Map

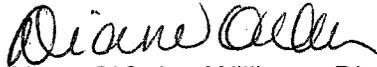




MEMORANDUM

To: Bernard McGriff, Director
General Services Administration

Date: August 14, 2003

From: 
Diane O'Quinn Williams, Director
Department of Planning and Zoning

Subject: Proposed Homeland Security
Center at Homestead Air Force
Base
Government Facility Application

REQUEST

Miami-Dade County is currently negotiating with the U.S. Department of the Air Force for the transfer of 595 acres of surplus property located adjacent to the Homestead Air Reserve Base. The negotiation is proceeding upon the basis of an Economic Development Conveyance that was approved by the U.S. Air Force (USAF) pursuant to the Third Supplemental Record Decision (3rd ROD) issued by the USAF on February 14, 2003. Among the 595 acres is Parcel 11, which contains approximately 250 acres. It was suggested during a recent congressional briefing regarding the status of the Homestead property transfer negotiations that the subject parcel could be developed as an interagency complex that could accommodate local, State, and Federal agencies involved in Homeland Security.

RECOMMENDATION

The Department of Planning and Zoning recommends approval with conditions of the request for a regional homeland security center to be located in the former Homestead Air Force Base. The proposed facility would further several policies of the Comprehensive Development Master Plan (CDMP) and several goals of the Local Mitigation Strategy (LMS), would be consistent with the type of land uses permitted under the Institutional and Public Facilities designation, and is authorized by the Secretary of the Air Force in the Record of Decision and supplements for disposal of portions of the former Homestead Air Force Base.

BACKGROUND

A preliminary plan envisions that the County, in conjunction with State and Federal resources assist in the development and implementation of a comprehensive infrastructure, that could be relied upon in the fight against terrorism. More specifically, the County would provide staffing for the center along with State and Federal personnel who possess the necessary training to respond to terrorist incidents. The operations center could be fully activated in the event of an actual terrorist incident or suspected threat of such an incident, to coordinate an immediate response strategy to support local, State, and Federal efforts that would be mobilized. On-site personnel would have immediate access to real-time

assessments of current situations on the ground and be able to assist with the effective coordination of any required or recommended activities, managing existing and available resource inventories and making them available to the appropriate emergency managers and public health officials. In addition, a terrorist event could lead to existing emergency rooms and other health care facilities being quickly overrun with attack victims. Should existing health care facilities be overwhelmed with such demand, or be destroyed or contaminated, the ability to move casualties and existing patient populations in a coordinated manner would be essential to minimize loss of life. The center could therefore be equipped to also provide temporary emergency medical care and facilities to help reduce the significant strain on South Florida's emergency medical system in the event of a terrorist attack. Finally, the center's resources and facilities would also be available for use during natural or other disasters.

FACILITY DESCRIPTION

No plans submitted.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

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The functions described above under the request and background sections of this memorandum are consistent with the functioning of an emergency operations center and training facility, and may be expected to be found in large-scale public facilities as discussed below:

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the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP.

The Homestead Regional Airport (Formerly Homestead Air Force Base) is also included in this category on the Land Use Plan map. All of the former Base is included in this category and the former residential and golf course areas of the Base are identified with the respective residential and recreational designations, as well as the institutional designation. The range of uses that may occur on the Base as it is redeveloped shall emphasize civilian and military aviation and related uses including airfield areas for aircraft operations and parking, passenger, cargo and general aviation terminals, hangars and other aircraft storage and maintenance activities, and supporting uses related to transportation activities including truck terminals, warehousing and other commercial and industrial uses, offices, parks and recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property. Any other non-transportation-related uses must be authorized in the Record Decision issued by the Secretary of the Air Force and shall be located in the northern portions of the site.

Major utility facilities should generally be guided away from residential areas, however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan (Land Use Element, pages I-43 and I-44).

The Second Supplemental Record of Decision (2nd ROD), regarding disposal of portions of the former Homestead Air Force Base, was issued on January 15, 2001. The 2nd ROD discusses the range of options available for disposal and development of the base and the decision of the Secretary of the Air Force.

According to the 2nd ROD:

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This decision, which includes language against conveying the property for airport purposes, is a reversal of the decision of the Air Force made in 1994 and of expectations held by federal and local government officials ever since the base was destroyed by Hurricane Andrew. This decision strikes the proper balance between the federal interests in economic development in South Florida and the desire to protect to the greatest extent reasonable the national treasures

represented in the two parks between which the air base is situated. It certainly does not give the Local Redevelopment Authority (LRA) what it sought, but it strives to protect the LRA's interest by giving the County first opportunity to accept the land and seek redevelopment and thereby stimulate economic development in Miami-Dade County (2nd ROD, pages 5-6)

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The application also furthers the following Policies of the Land Use Element of the CDMP:

Policy 1B:

Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility (Land Use Element, page 1-2).

Policy 2B:

Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas (Land Use Element, page 1-5).

The proposal would also further the Miami-Dade County Comprehensive Emergency Management Plan (CEMP), which provides direction for all emergency situations, natural and man-made, identifying emergencies by type of hazard and area, and outlines strategies for preparedness, response and organization. The CEMP identifies the Local Mitigation Strategy (LMS) as the County's Hazard Mitigation Plan. The Proposed 2003 Evaluation and Appraisal Report on the CDMP lists several of the LMS goals:

Goal 1:

Reduce vulnerability to natural, technological and societal hazards from all sources but especially, in South Florida, from hurricanes, tornadoes, major rainfall and other severe weather events;

Goal 6:

Continually improve and maintain cutting-edge, state-of-the-art, effectiveness of the cities' emergency preparedness and disaster response capacity;

Goal 7:

To increase the level of coordination of mitigation management concerns, plans and activities at the municipal, county, state and federal levels of government (page 3-11, Proposed 2003 Evaluation and Appraisal Report).

The proposal would permit a new Homeland Security facility to be sited on part of the former Homestead Air Force Base and adjacent to the existing landing strip for the current Homestead Air Reserve Base. The facility would be located within the Urban Development Boundary.

EXISTING LAND USE PATTERN

LAND USE PLAN DESIGNATION

Subject Property:

AU, RU-1, RU-3M, RU-4L,
BU-1A, and IU-C; U.S. Air Force,
job corp. center, fire station,
U.S. Dept. of Labor, Homeless Trust

Institutional and Public Facility

Surrounding Properties:

NORTH: AU, RU-1, RU-3M;
single-family residences,
lake and plant nurseries

Low Density Residential, 2.5 to 6 du
and Business and Office

SOUTH: AU; single-family homes,
and seasonal agriculture

Agriculture

EAST:	RU-1, RU-3M BU-1A; zero-lot-line and plant nursery	Agriculture
WEST:	RU-1; single-family residences and plant nurseries	Low Density Residential, 2.5 to 6 dua, Low-Medium Density Residential, 5 to 13 dua, Business and Office, and Industrial and Office

IMPACT OF FACILITY ON SURROUNDING LAND USE

The approval of this application would allow a homeland security center in the former Homestead Air Force Base. The Base is a large, mostly vacant facility that can easily accommodate additional uses. The Homestead Air Force Base existing infrastructure can absorb the additional vehicular traffic demands that would accompany the requested use. Staff notes that the Base was designed to comfortably accommodate interagency activities; therefore, the security center will not detrimentally affect the surrounding areas that are predominately used for agriculture.

CONDITIONS

1. That a plot use plan be submitted to and meet the approval of the Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.
3. That the applicant submit to the Department of Planning and Zoning for its review and approval at the time of building permit a landscaping plan which indicates the type of plant material and size to be installed prior to final construction sign off.

DO'QW:AJT:MTF:RI:GB

c. Karen Townsend Leigh
General Services Administration

Rodion Iwanczuk
Metropolitan Planning Section

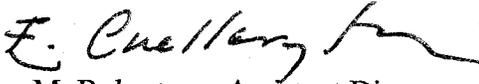


MEMORANDUM



TO: Bernard McGriff, Director
General Services Administration

DATE: August 5, 2003


FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

SUBJECT: Homestead Air Force Base Surplus
Parcel No. 11

Based upon the Miami-Dade County Site Review Committee meeting of July 25, 2003, DERM offers the following comments:

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements. Additionally, A Class VI Permit from DERM will be required for construction and operation of the drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

W

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order

Natural Resources:

The subject parcel appears to be the heart of the land that was to be transferred to the County for a mixed-use development. It appears to include significant remnant pine rocklands, which must be preserved and managed. According to surveys performed in connection with the Supplemental Environmental Impact Statement (SEIS) for HAFB, eight different sites with a combined area of more than 17 acres are located in or near this parcel. These are described in Table G-3 and Figure G-7 of the Final SEIS. These remnant pinelands support a diverse assemblage of listed and rare native plant communities. Three of the locations support the federally listed endangered plant species, Small's Milkpea (*Polygala smallii*). These sensitive plant communities do not tolerate any activities that disturb the substrate, and invasive exotics must be removed and controlled through active management with techniques such as prescribed burns, hand removal, and controlled herbicide application to individual plants. Proposed buildings, infrastructure, and landscaping cannot be placed in these areas. It is recommended that development be set back from these sites to provide a buffer for management activities. Parcel 11 does not appear to contain wetlands.

Hazardous Waste:

DERM has specified the required restrictions due to the presence of soil or groundwater contamination on Parcel 11. If restrictions are specified at a site, the restrictions are defined as follows:

- a) Groundwater restrictions: These sites will not be permitted to use on-site potable or irrigation water. Potable and irrigation water must be obtained from an area outside of the designated area of groundwater contamination or from a municipal water supply. In addition, ex-filtration drainage will not be permitted on-site within the area of groundwater contamination and all drainage plans will require DERM review and approval.
- b) Surface cover soil restrictions: These sites will require that a minimum of 2' of clean fill cover or an impermeable surface cover, such as concrete, be maintained over the area of soil contamination. In addition, any subsurface construction activity or soil excavation and removal must be reviewed and approved by DERM.
- c) Industrial use soil restrictions: These sites will not require a surface cover; however, the site must be maintained as an industrial use (i.e. not residential). If a surface cover is utilized over the area of soil contamination as described in item b), then the type of use (i.e. industrial or residential) will not be restricted. In addition, any subsurface construction activity or soil excavation and removal must be reviewed and approved by DERM.

The parcel description and specific site designations are as follows:

Parcel 11:

OU-20:

Groundwater restrictions required.

- Type of contamination: Arsenic in groundwater.
- Source of contamination: OU-20 was utilized as a hazardous materials waste storage area subsequent to Hurricane Andrew.

OU-21:

Groundwater and surface cover soil restrictions required.

- Type of contamination: Arsenic in soil and groundwater.
- Source of contamination: OU-21 was utilized to store flammables and acids prior to Hurricane Andrew and hazardous waste materials subsequent to Hurricane Andrew.

OU-30:

Groundwater and surface cover soil restrictions required.

- Type of contamination: Arsenic in groundwater. Arsenic, lead, and poly-nuclear aromatic hydrocarbons (PAHs) in soil.
- Source of contamination: OU-30 has been utilized for storage of demolition and debris material, fuel storage containers, scrap metal equipment, and other miscellaneous debris.

OU-31:

Groundwater and industrial use soil restrictions required.

- Type of contamination: Arsenic in groundwater. Arsenic and PAHs in soil.
- Source of contamination: OU-31 was the non-destructive inspection lab.

OU-26:

Groundwater and surface cover soil restrictions required.

- Type of contamination: Chlorinated solvents in groundwater. Arsenic, lead, mercury, and PAHs in soil.
- Source of contamination: OU-26 was utilized for the maintenance of aircraft skin and hydraulics.

OU-29:

Groundwater and surface cover soil restrictions required.

- Type of contamination: Volatile Organic Compounds (VOC's) in groundwater. PAHs and metals in soil.

- Source of contamination: OU-29 was utilized as an electronics and aviation equipment shop.

OU-22:

Groundwater and surface cover soil restrictions required.

- Type of contamination: PAHs in groundwater and soil.
- Source of contamination: OU-22 was utilized as a fresh and waste oil and fuel storage area.

SS-20/766:

There are currently no restrictions based on contamination issues for this site.

- Type of contamination: Contamination assessment and remediation activities indicate that contamination is no longer present.
- Source of contamination: SS-20/766 was a former fuel and oil storage area.

OU-28:

Groundwater and surface cover soil restrictions required.

- Type of contamination: Chlorinated solvents in groundwater. PAHs, metals, and pesticides in soil.
- Source of contamination: OU-28 was utilized as an engine propulsion maintenance shop including electroplating and fuel and oil storage.

OU-6:

There are currently no restrictions based on contamination issues for this site.

- Type of contamination: Contamination assessment and remediation activities indicate that contamination is no longer present.
- Source of contamination: OU-6 is the aircraft wash-rack area and was also used to store fuel and oil.

OU-14

Groundwater and surface cover soil restrictions required.

- Type of contamination: PAHs and arsenic in groundwater and soil.
- Source of contamination: OU-14 is the former drum storage area.

SS-20/711:

Surface cover soil restrictions required.

- Type of contamination: PAHs and petroleum residual organics in soil.

- Source of contamination: SS-20/711 was a former fuel and oil storage area.

If remediation activities are conducted in the future and cleanup to un-restricted residential levels have been achieved and approved by DERM, then the restrictions may be removed from the parcels.

The status of the sites is based on current information available in DERM files and represents the restrictions that would be imposed on the sites if not remediated to un-restricted residential levels prior to site closure. Some of the sites listed above are still in active assessment and remediation phases and conditions may change prior to site closure. In addition, be advised that since this site is currently a federal facility, the environmental cleanup regulations are based on state and federal rules. Upon transfer to Miami-Dade County, the site will be subject to the environmental cleanup rules of Miami-Dade County. This change in rule applicability will not alter the closure restrictions above; however, the regulatory standard for arsenic in groundwater will change from 50 ug/l to a lower 10 ug/l standard. This change may increase the size of the area within Parcel 11 that will be restricted for extraction of potable and irrigation water and new drainage and ex-filtration installation (e.g. due to a larger area within parcel 11 that is impacted by the lower concentration of arsenic). Be advised that the Air Force is proposing to restrict groundwater use within the entire parcel 11 instead of restricting groundwater at certain areas within each site contained within Parcel 11. The description of the current or historical use of each site was obtained from documents submitted by the Air Force.

Additionally, the following comments are also offered as they contain Code requirements, which may applicable to any or existing proposed land use on the subject site.

Hazardous Materials Management:

Due to the nature of the activities associated with some of the land uses that may take place on Parcel 11, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants. The Industrial Facilities Section of DERM should be contacted for further information on required management practices for the proposed land use.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses that may be on the subject site, operating permits from DERM might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Fuel Storage Facilities:

Section 24-12.2 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The Storage Tank Section of DERM should be contacted for permitting requirements in this regard, if any fuel storage facility is requested.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, DERM offers no objections to development on Parcel 11, provided that the applicant properly addresses all Code requirements contained herein. The above information is offered concerning DERM requirements. It is recommended that actual design development be closely coordinated through this office to insure compliance with all applicable Code requirements.

cc: Diana Gonzalez, CMO.

MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT.MGT.

TO: Diana Gonzalez
Assistant to Bill Johnson
Assistant County Manager

DATE: August 5, 2003

FROM: 
Antonio Bared, Fire Chief
Miami-Dade Fire Rescue Department

SUBJECT: Fire Rescue Needs
Homestead Air Force
Reserve Base

This is to reconfirm and expand on our previous statement of need for properties and/or facilities at the Homestead Air Force Reserve Base.

Two-Acre site for Fire Rescue Station

Service demand along the western fringe of the Air Reserve Base has greatly increased over the past 5 years. Current and projected development will see further service demands. Existing stations cannot absorb this demand either by numbers or distance. The closest station is located 4 miles from the center of the Base property on the opposite side of the US 1 corridor. This demand increase has been anticipated for six years when the station was first identified in the Six Year Capital Improvement Plan for the department. To accommodate area service needs, the department needs a two-acre uncontaminated site along the SW 127 Ave. corridor capable of housing personnel in a residential type environment.

Warehouse Storage Facility for FEMA/USAID/OFDA Response Team

The Disaster Response Team is a partnership between the Federal Government and the County requiring the dispatch of personnel and equipment for the rapid intervention to cataclysmic events throughout the world. The Government requires the deployment of more than 60 personnel and as much as 60,000 pounds of equipment within 6 hours of notification. In order to meet this rigorous time line, storage for all possible supplies must be in close proximity to the airstrip and must be stored in such a manner as to allow for rapid access. In addition, the equipment is available for use in a local response.

The department prefers title transfer of the current building being used (Building 757) for the Disaster Response Team warehousing needs. In the absence of that, or title transfer of a similar facility, a two-acre site capable of accommodating up to a 15,000 square foot warehouse is needed.

Fire and Rescue Training

Currently the department is utilizing a hanger for recruit firefighting testing and training and other training needs. Transfer of title for that building to the Fire Rescue Department for continued training needs is also requested. Multi agency training is a primary goal.

cc: Elva Marin, Chief Real Estate Officer, GSA
Mirtha Paez, Administrative Officer
Barbara Matthews, Manager, Planning and Capital Improvements

AB/bjm

26



M E M O R A N D U M

TO: Elva R. Marin
Chief Real Estate Officer
GSA-FPDD

DATE: July 30, 2003

FROM: Jorge S. Rodríguez, P.E.
Assistant Director, Water
Miami-Dade Water and Sewer Dept.

SUBJECT: Request for Land Parcel in
Homestead Surplus Property for
Elevated Water Tank

Prior to Hurricane Andrew, the then Homestead Air Force Base, (HAFB), encompassed a very large portion of land that received water service from a water treatment plant located within what is now known as the Homestead Air Reserve Base, (HARB), cantonment area. To date, this water treatment plant, which is owned and operated by the United States Department of the Air Force, (USAF), provides water service to mostly all of the facilities still in operation within the former HAFB. It is the intent of both the USAF and the Miami-Dade Water and Sewer Department, (MDWASD), to eventually provide water service from MDWASD facilities and put the water treatment plant out of service. Sanitary sewer service was and for the most part is still provided by a private sewer collection system owned and operated by the USAF. MDWASD, in accordance with a 1982 "Utility Service Contract" between the USAF and MDWASD, provides sewage treatment and receives all sewage via a sewage master meter located at approximately the northeast corner of the former HAFB.

In an effort to encourage the rebuilding of the area since the after effects of Hurricane Andrew, MDWASD installed a twenty-four inch water main easterly up to the western entrance of the HAFB at S.W. 288th Street (Bougainville Boulevard). Together with an existing MDWASD owned and operated sixteen inch water main located at the north end of the HAFB, any development or redevelopment within the HAFB would be able to obtain water service from MDWASD owned facilities. Similarly, MDWASD would be able to provide direct sewer service from an existing MDWASD owned and operated forty-eight inch sewer force main located along S.W. 280th Street.

For a number of years MDWASD has been in negotiations with various local, state and federal governmental agencies as well as private entities to provide direct water and sanitary sewer service from MDWASD facilities to properties located within the boundaries of the former HAFB. Service agreements have been negotiated for the South Dade Homeless, Metatherapy Institute, United States Department of Labor (Homestead Job Corps) and First National Bank of Homestead. Negotiations with the Homestead Air Reserve Base and the Army and Air Force Exchange Service (BX Mart) are in progress.

Ms. Elva R. Marin
July 30, 2003
Page 2

Water and sewer main extensions under those agreements are in various stages of construction and conveyance and will soon give MDWASD the ability to provide water service to many of the properties within the former HAFB. With the possible forthcoming arrivals of additional governmental agencies, including Homeland Security offices, MDWASD seeks to provide multiple levels of service to such operations. For this purpose, MDWASD proposes to construct, in accordance with its Water Facilities Master Plan, a 1.5 million gallon elevated water tank to provide adequate water supply in the event of disruption of water service from the water treatment plants due to a disaster. The 180 foot high water tank would have to be located in a parcel of land with a minimum area of two acres.

Although the location of the elevated water tank within the Tract 11 surplus property would be determined by elevation restrictions due to the proximity to an airfield, MDWASD would seek the tank to be at a location near the twenty-four inch water main that is being installed in S.W. 288th Street (Bougainville Boulevard).

Cc: Pedro G. Hernandez, P.E., Assistant County Manager
Diana J. Gonzalez, County Manager's Office ✓
William M. Brant, P.E., Director, MDWASD
Humberto Codispoti, P.E., Assistant Director, Engineering, MDWASD
Tomás R. Goicouria, Chief, Utilities Development Division, MDWASD

Congress of the United States

Washington, DC 20515

July 16, 2003

Secretary Tom Ridge
Department of Homeland Security
3801 Nebraska Avenue, N.W.
Washington, D.C. 20528

Dear Secretary Ridge,

We write to you as you continue the work of securing our nation's homeland to request that a Department of Homeland Security regional office be located in Miami-Dade County, FL.

As you well know, with limited resources we must place regional offices in municipalities with the greatest threat and vulnerabilities. Miami-Dade County has made an initial investment in protecting its borders, ports, transportation hubs, and overall infrastructure. However, in light of Miami-Dade County's unique position as a high density/major population center, it is a credible target of terrorist activities – central coordination is necessary to protect South Florida.

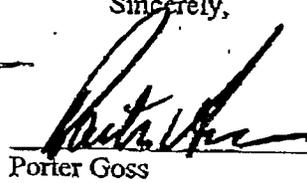
As one of the most populous counties in the nation, Miami-Dade is home to the nation's leading passenger international airport, the busiest international cargo airport in the nation, encompasses the largest cruise port in the world, and is one of the nation's busiest cargo ports. The County also includes Turkey Point Nuclear Power Plant and a large unprotected coastline. With over seven million tourists annually, many of whom are from foreign nations, Miami-Dade County is a unique security environment – also due in part to its close proximity to Cuba.

We appreciate the Department for its recognition of Miami-Dade County's security needs by allocating \$13.18 million in grants for first responders, \$6,595,000 for port security grants, and \$896,544 for mass transit security. Placing a regional office in Miami will greatly augment the primary investment made by the Department to ensure Florida's largest metropolitan area has the coordination necessary with federal officials to manage a crisis.

Thank you very much for your consideration of this matter. We look forward to continuing to work with you on the important task before us.

Sincerely,

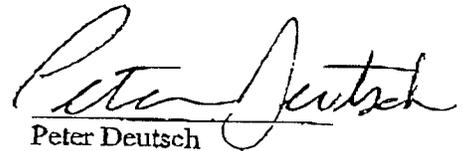

Lincoln Diaz-Balart

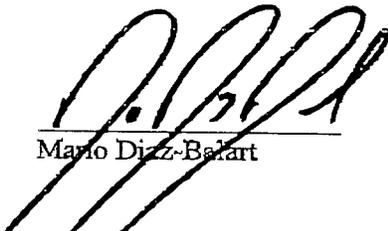

Porter Goss

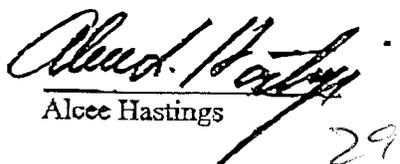

Kendrick B. Meek
Kendrick Meek

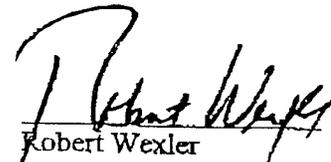

Heana Ros-Lehtinen


Mark Foley


Peter Deutsch


Mario Diaz-Balart


Alcee Hastings


Robert Wexler

RESOLUTION NO. R2003-08-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, SUPPORTING AN INITIATIVE TO EXPLORE THE FEASIBILITY OF LOCATING A HOMELAND SECURITY INTERAGENCY COMPLEX ON A PORTION OF THE PROPERTY LOCATED ADJACENT TO THE HOMESTEAD AIR RESERVE BASE STATION TO BE TRANSFERRED TO MIAMI-DADE COUNTY UNDER A NO-COST ECONOMIC DEVELOPMENT CONVEYANCE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the attacks on the Pentagon and the World Trade Center on September 11, 2001 and the warnings issued by the United States Department of Justice and FBI regarding potential acts of terrorism demand a Homeland Security Interagency Complex for more thorough vigilance and planning by local government for the safety of Miami-Dade County residents; and

WHEREAS, Miami-Dade County is currently negotiating with the Department of the Air Force for the transfer of 595 acres of surplus property located adjacent to the Homestead Air Reserve Base ("HARB"); and

WHEREAS, the property will be transferred on the basis of the no-cost Economic Development Conveyance ("EDC") application that was submitted by Miami-Dade County in December of 2001 and approved by the Air Force pursuant to the Third Supplemental Record of Decision issued by the Air Force on February 14, 2003; and

WHEREAS, such a center would make appropriate use for land that, due to its adjacency to the HARB airfield and other land use restrictions, is very limited; and

WHEREAS, government and other quasi-military uses of the land could prove to be more compatible with HARB and could benefit from the assets located on the Base; and

WHEREAS, HARB already has a history of interagency activity as it currently hosts other federal operations including the US Customs Miami Air and Marine Branch drug enforcement air interdiction mission and the Air Force Reserve's "Hurricane Hunters" weather reconnaissance mission; and

WHEREAS, in an effort to properly plan the use of the land in the event the County is successful in its current negotiations with the Air Force and in the event

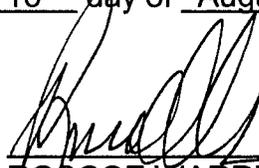
grant funds are allocated to Miami-Dade County, it is recommended that a planning effort to determine the feasibility of use of this property as an interagency center should be commenced.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:

SECTION 1. The City of Homestead City Council urges the federal government officials to locate a regional Homeland Security Center in Miami-Dade County and is requesting the County Manager to explore the feasibility of locating a Homeland Security Interagency Complex on a portion of the property located adjacent to the Homestead Air Reserve Station to be transferred to Miami-Dade County under a no-cost Economic Development conveyance application.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th day of August, 2003.

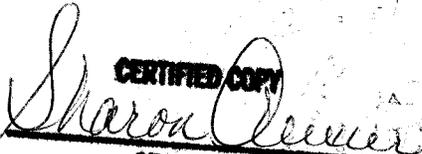


ROSCOE WARREN
Mayor

ATTEST:



SHARON AUXIER, CMC
City Clerk



CERTIFIED COPY

CITY CLERK
CITY OF HOMESTEAD

DATE: 8/22/03

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



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

Offered by Mr. Berrones

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

FINAL VOTE AT ADOPTION

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

RESOLUTION NO. 2003-6

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI-DADE COUNTY LEAGUE OF CITIES, INC., ENDORSING PLACEMENT OF A REGIONAL DEPARTMENT OF HOMELAND SECURITY FACILITY IN MIAMI-DADE COUNTY.

WHEREAS, the attacks on the Pentagon and the World Trade Center on September 11, 2001, and the warnings issued by the United States Department of Justice and FBI regarding potential acts of terrorism have heightened the need for developing Department of Homeland Security regional offices; and

WHEREAS, the Department of Homeland Security is determining the criteria for the establishment of such facilities; and

WHEREAS, Miami-Dade County has over 2.3 million residents, has a vast unprotected coastline, and is home to one of the busiest passenger and cargo airports in the country; and

WHEREAS, Miami-Dade County is home to the largest passenger port and one of the busiest cargo ports in the country; and

WHEREAS, Miami-Dade County has a history of interagency activity as it currently hosts numerous federal operations including, but not limited to, the U.S. Customs Service, INS, Secret Service, FBI, Coast Guard, U.S. South Com; and

WHEREAS, Miami-Dade County is ranked third in the nation in total number of Department of Homeland Security employees.

NOW, THEREFORE,

BE IT RESOLVED by the Board of Directors of the Miami-Dade County League of Cities, Inc. that:

Section 1. The foregoing is true and correct.

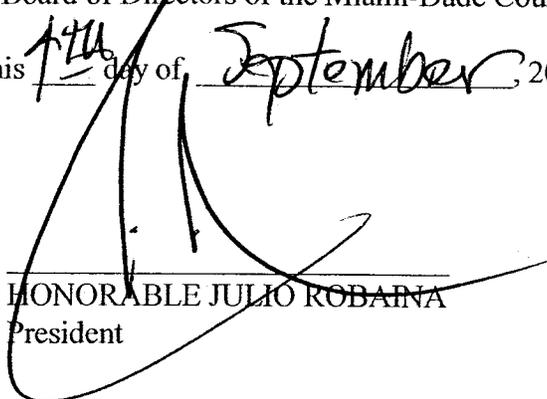
Section 2. The Miami-Dade County League of Cities unanimously urges federal government officials to locate a regional Homeland Security facility in Miami-Dade County.

APPROVED AND ADOPTED by the Board of Directors of the Miami-Dade County League of Cities, Inc. at regular meeting assembled this 14th day of September, 2003.

ATTEST:

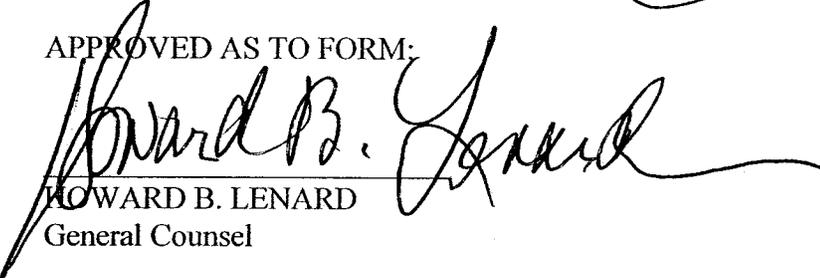


HONORABLE ISAAC SALVER
Secretary



HONORABLE JULIO ROBANA
President

APPROVED AS TO FORM:



HOWARD B. LENARD
General Counsel



VETERANS OF FOREIGN WARS OF THE U.S.
JOSE MARTI POST NO. 10212 CHARTERED MAY 16TH 1971
P.O. Box 55-8324
Miami, Florida 33255-8324

July 22, 2003

Hon. Alex Penelas
Mayor
111 NW 1st Street
Miami, FL 33128

Honorable Mayor:

Veterans of Foreign Wars Post #10212 is the largest Hispanic veterans organization in the State of Florida. Our members must have served in combat in any of the great wars or police actions in recent history. Our post represents thousands of war veterans who served in the armed forces and make Miami Dade County their home.

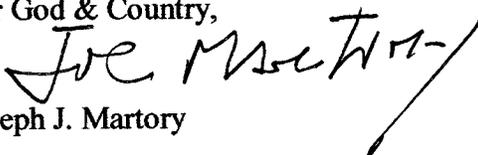
In our July 11, 2003, meeting, we voted unanimously to support Miami Dade County's effort to keep Homestead Air Force Base open and active. At the request of Mr. Joseph Pinon, director of Homeland Security and Commander of American Legion Post #346, we voted to support Miami Dade County in bringing a Homeland Security regional center to Miami Dade County and possibly to Homestead Air Force Base. This move makes sense and it is appropriate, given the importance of Miami Dade County to the State of Florida and the nation.

As Commissioner of Veterans Affairs for the State of Florida and Chairman of legislative affairs for VFW Post #10212, I applaud and support your efforts.

Please feel free to contact our office for issues concerning veterans and their families.

Thank you

For God & Country,


Joseph J. Martory

c. Rafael Morales, Commander
Ivan Hernandez, Senior Vice Commander
Robert Molleda, District Commander

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VFW



VETERANS OF FOREIGN WARS OF THE U.S.
JOSE MARTI POST NO. 10212 CHARTERED MAY 16TH 1971
P.O. Box 55-8324
Miami, Florida 33255-8324

Whereas At the July 11, 2003, meeting Veterans of Foreign Wars Post #10212, Miami, Florida, passed a resolution in support of keeping Homestead Reserve Air National Guard Base open and Active during the next phase of negotiations involving BRAC; And

Whereas Miami Dade County has always had a distinguished history of hosting a military installation in support of our national security agenda as it pertains to our southern flank which borders a communist regime that is contrary to the ideals of the United States and its form of government; And

Whereas 92,000 military veterans from all branches of the armed forces make Miami Dade county their home and are in support of a military presence in our area; And

Whereas Due to the threat that we face 90 miles from our southern flank, we strongly urge that Miami Dade County vigorously support this cause and elicits the support of lobbyists and our entire Miami Dade County legislative delegation at the State and federal level; And

Whereas As war veterans, we are committed to support our troops and those serving in active and reserve duty at Homestead Reserve Air National Guard;

We ask that Miami Dade County pursue this matter and count on the support of all veterans in Miami Dade County to meet this objective.

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MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: September 23, 2003

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 11(A)(1)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. 11(A)(1)

Veto _____

9-23-03

Override _____

RESOLUTION NO. _____

RESOLUTION ACCEPTING THE FEASIBILITY STUDY REGARDING THE DEVELOPMENT OF A REGIONAL HOMELAND SECURITY CENTER ON A PORTION OF THE SURPLUS PROPERTY AT THE FORMER HOMESTEAD AIR FORCE BASE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board accepts the findings of the feasibility study regarding the development of a Regional Homeland Security Center on a portion of the surplus property at the former Homestead Air Force Base.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

- | | |
|---------------------------------------|------------------|
| Dr. Barbara Carey-Shuler, Chairperson | |
| Katy Sorenson, Vice-Chairperson | |
| Bruno A. Barreiro | Jose "Pepe" Diaz |
| Betty T. Ferguson | Sally A. Heyman |
| Joe A. Martinez | Jimmy L. Morales |
| Dennis C. Moss | Dorin D. Rolle |
| Natacha Seijas | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 23rd day of September, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. _____



By: _____
Deputy Clerk

Eric A. Rodriguez