

**BERCOW RADELL & FERNANDEZ**  
ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA HAND DELIVERY

March 24, 2010

Mr. Sergio Purrinos  
Director of Development Services  
City Manager  
City of Homestead  
790 N. Homestead Boulevard  
Homestead, Florida 33030

Re: Homestead-Miami Speedway's Concurrent Applications to amend the City of Homestead Comprehensive Plan and Villages of Homestead Development of Regional Impact

Dear Mr. Purrinos:

We represent Homestead-Miami Speedway, LLC (HMS), the owner of approximately 120 acres of land located immediately north of the existing Homestead-Miami Speedway in Sections 22 and 23, Township 57 South, Range 39 East, within the municipal boundaries of the City of Homestead (the "Property"). Miami-Dade County identifies the Application Area with the following tax folio numbers: 10-7922-001-0071, 10-7923-001-0022, and 10-7923-001-0023. This letter shall serve as a letter of intent to accompany HMS's concurrent applications to amend the City of Homestead Comprehensive Plan and the Villages of Homestead ("VOH") Development of Regional Impact ("DRI") pursuant to Sections 380.06(6)(b), and 163.3187(1)(b), Florida Statutes.

Background. Today, the Homestead-Miami Speedway ("Speedway") is the preeminent venue for both NASCAR and the Indy Racing League (IRL), hosting the final race for all three NASCAR championship series, as well as the final race for two IndyCar championship series. HMS is the operator of the

Speedway, which is located on lands adjacent to the Property owned by the City of Homestead. The Property is located between S.W. 132 Avenue and S.W. 142 Avenue, is depicted on the aerial map attached hereto as Exhibit A. Collectively, HMS and the City of Homestead own approximately 1,087 acres within the eastern half of the VOH DRI.

In 2008, HMS completed a master planning exercise that identified a series of improvements to the existing Speedway designed to enhance operations year-round and during race events. The intent of the resulting 2008 HMS Master Plan ("Master Plan") is the creation of a state of the art facility that continues to reign over all other competing facilities as the premier venue for the final races of both the NASCAR and IndyCar championship series. Implementation of the Master Plan enables HMS to improve the fan experience by reorganizing activity areas around the Speedway in direct relationship to the grandstands and club levels. In the Master Plan's core initiatives, seating is expanded at Turn One and Turn Four; corporate display areas, merchandising, entertainment and food areas will be integrated into one area, to be known as Championship Park; and S.W. 137 Avenue will be realigned and S.W. 336 Street relocated north to consolidate the existing Chalet Village and overflow parking.

The proposed improvements will solidify the Speedway's standing as an internationally acclaimed sports and entertainment attraction within the City of Homestead. At the same time, the proposal will have minimal effect on public infrastructure since the impacts will be limited to the IRL and NASCAR race events, which occur approximately six days per year, over the span of two weekends. With the exception of the additional spectator seats and the relocated permanent kitchen facility up to 6,000 square feet in size, all improvements are temporary in nature and limited to race events. Most importantly, HMS will continue to abide with the current 18-day major event limit stipulated in City of Homestead Ordinance No. 94-05-33.

Requests. HMS is submitting with this letter of intent two concurrent applications requesting approvals from the City of Homestead. HMS is requesting approval of an amendment to the Homestead Comprehensive Plan's Future Land Use Map changing the land use designation for the Property from Agricultural to Planned Regional Activity Center (PRAC) and expansion of the 2005 Urban Development Boundary (UDB) referenced therein to include the Application Area. See Exhibits B and C. In addition, HMS requests approval of a Notice of Proposed Change ("NOPC") to expand the VOH DRI to include the Property; increase the acreage for the Attraction/Recreation land use; add 12,000

spectator seats; reduce density in the eastern one-half of the DRI by four (4) dwelling units; and extend the DRI development order termination date to 2023.

Process. Concurrent with these proposed amendments to the City's Future Land Use Map and VOH DRI, HMS is submitting an application to Miami-Dade County to amend the County's Comprehensive Development Master Plan (CDMP) to expand the UDB to include the Property, amend the CDMP Future Land Use Map to change the Property's land use designation from Agricultural to Business and Office, an associated text amendment, and acceptance of a proffered covenant. HMS understands that prior the City's consideration of the requests proposed herein, the Miami-Dade Board of County Commissioners must approve the expansion of the UDB to include the Application Area. In addition, subsequent to approval of the proposed three concurrent applications, HMS understands that implementation of the Master Plan will require a series of quasi-judicial approvals from the Homestead City Council, including applications for rezoning, site plan, and right-of-way vacations.

Standard Land Use Plan Amendment. Upon Miami-Dade County's expansion of the UDB to include the Property, HMS requests that the 2005 Urban Development Boundary referenced in the Homestead Comprehensive Plan's Future Land Use Map be expanded to include the Property. In addition, HMS requests that the Property be redesignated from "Agricultural" on the City's Comprehensive Plan Future Land Use Map to PRAC. The requested PRAC designation is consistent with the current designation of the VOH DRI.

NOPC. HMS also requests approval of the enclosed NOPC to a Previously Approved DRI pursuant to Section 380.06(19)(e)5.b., Florida Statutes. This statutory subsection requires an applicant proposing simultaneous increases and decreases to a multi-use DRI to rebut the presumption that the proposed changes are a substantial deviation from the approved DRI. HMS has submitted data and analysis with its application demonstrating that the proposed amended development plan will not create additional or un-reviewed regional impacts compared to the impacts of the baseline 1985 VOH DRI development order.

HMS's requested modifications to the VOH are set forth below:

- An expansion of DRI boundary to include the Property. The Property is currently used for overflow parking for major events at the Speedway, as permitted in 2001 via a Miami-Dade County Class IV Special Permit. The addition of the Property will increase

land designated for Motorsports from 427.90 acres to approximately 547.90 acres.

- An increase to the number of spectator seats from 67,612 to 79,612 in order to add 12,000 spectator seats. HMS proposes no change to the current DRI limitation on major events, which is stipulated in City of Homestead Ordinance No. 94-05-33.
- A decrease in the number of approved single-family dwelling units in Sector 13 of the VOH DRI from 143 dwelling units to 139 dwelling units. This decrease of four dwelling units reflects the actual build-out of Sector 13.
- An eight (8) year extension to the approved VOH DRI development order termination date of 2015 to 2023. This extension will allow HMS to fully implement the Master Plan by the year 2023. Pursuant to Section 380.06(19)(c), Florida Statutes, a five (5) year extension is not a substantial deviation and an additional three (3) year is permitted to account for 2007 market conditions.

DRI Development Order Conditions. HMS proffers the following DRI development order conditions limiting the use of the Property to the following: parking on pervious surfaces; permanent parking; temporary event concessions consisting of kiosks, tents, and other similar portable facilities; a relocated permanent kitchen facility of up to 6,000 square feet; and up to 12,000 additional spectator seats. In addition, HMS agrees to limit the uses for the portion of the Property designated as "APZ II" in the Homestead Air Reserve Base's 2007 Air Installation Compatible Use Zone (AICUZ) Study to parking, concessions and other ancillary uses. Outdoor Sports arenas and spectator sports are listed as compatible uses in the United States Air Force Recommended Land Use Compatibility Guidelines for the Application Area, with the exception of the small portion located within APZ II. See Exhibit D. Page 4-7 of the AICUZ Study specifically provides that the current use as an open field used for parking by the Speedway is a compatible use within APZ II. See Exhibit E.

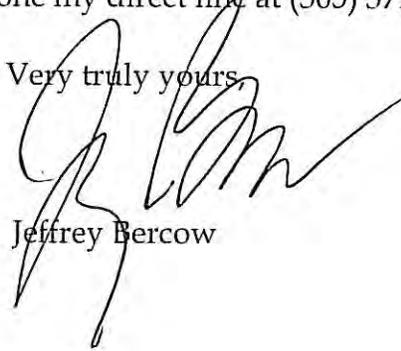
Conclusion. We look forward to the Department's favorable recommendation and working with the City on this matter. We have enclosed the NOPC, Public Hearing Application, Standard Land Use Amendment public hearing application fee of \$6,000, NOPC application fee of \$500, the requested cost recovery deposits of \$5,000 for each of the two applications, and the required transportation analysis pursuant to Section 1.5-5 (f)(2)(b)(4) of the City Code.

Mr. Sergio Purrinos  
March 24, 2010  
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We are also enclosing, for informational purposes, a copy of HMS's concurrent application to amend the Miami-Dade County CDMP.

Should you have any questions, comments, or require additional information please do not hesitate to phone my direct line at (305) 377-6220.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Jeffrey Bercow', written over the typed name.

Jeffrey Bercow

Enclosures

Cc: Mr. Matt Becherer  
Matt Rearden, Esq.  
Mr. Al Garcia  
Mr. Andy Dolkart  
Mr. Rob Curtis  
Ms. Cathy Sweetapple  
Melissa Tapanes Llahues, Esq.



**CITY OF HOMESTEAD  
DEVELOPMENT SERVICES DEPARTMENT  
PUBLIC HEARING REQUIREMENTS**

To apply for a public hearing, please submit the following:

1. An official application properly filled out, signed and notarized by required parties. If applicant is a corporation, please submit the name, address, date of birth, and social security numbers of all corporate officers, along with the titles held by each.
2. Letter of Intent and Hardship clearly indicating the extent of the request.
3. Notarized letter of consent from owner of property to the applicant regarding the change requested or proposed use
4. Traffic Control Jurisdiction Agreement for all new gated communities.

**PUBLIC HEARING REQUIREMENTS**

- Single Family Residences and Residential Developments
  - a. site plans
  - b. survey
  - c. floor plans
  - d. elevations
  - e. landscaping plans
- Lake Excavations (all plans to be prepared and sealed by a Florida surveyor or engineer)
  - a. site plans
  - b. survey
  - c. perimeter dimensions
  - d. cross-sections
  - e. slope description(s)
- Business/office developments
  - a. site plans
  - b. survey
  - c. floor plans
  - d. elevations
  - e. landscaping plans
- Religious facilities (churches and synagogues)
  - a. site plans
  - b. survey
  - c. floor plans
  - d. elevations
  - e. landscaping plans

- Schools, kindergartens and day nurseries
  - a. site plans
  - b. survey
  - c. floor plans
  - d. elevations
  - e. landscaping plans
  - f. school checklist
- Signs
  - a. site plan
  - b. detailed drawing of the sign showing dimensions & height
- Alcoholic beverage survey (2- 8 ½ x 11 or 11 x 17)
- Hearing fee (see attached fee schedule and instructions)

**NOTE:** *All plans must contain a title block identifying the development or project, the name, title and address of the person preparing the plan, date of preparation, and scale of drawing. Site plans must show the entire property, have all dimensions (measured to the centerline of the streets), indicate size and uses of existing and proposed buildings, spacing, setbacks, parking spaces and driveways. A complete legend, indicating the breakdown of calculations for the site, must be shown on the plan. Floor plans must identify all rooms and indicate dimensions of each space. Elevation drawings must show number of stories and height of building. A Certificate that the landscaping complies or will comply with the Landscape Ordinance must accompany landscape plans.*

Date to be heard \_\_\_\_\_

Public Hearing # \_\_\_\_\_

Request For:  Rezoning  Variance  Special Use Permit  Other Concurrent Land Use Amendment

**ttDO NOT WRITE ABOVE THIS LINEtt**

Reason for request: See attached letter of intent.

**NOTICE TO APPLICANT:**

This application must be completed and returned with all enclosures referred to therein, to the City of Homestead, Development Services Department, 790 North Homestead Boulevard, Homestead, Florida 33030. This information must be completed and accepted by the City of Homestead Development Services Department on or before deadline date before advertising for a public hearing.

Name of Applicant: Homestead-Miami Speedway, LLC

Address of Applicant: One Speedway Boulevard

City: Homestead State: FL Zip: 33035 Birth Date: N/A

Social Security #: N/A Home Phone: (      ) N/A

Business Phone: (305)230-5208 Ext.      Fax Number: (305)230-5074

Name of Property Owner: Same (if different from applicant)

Address of Property Owner: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

Legal description of property covered by application list all folio numbers:

Folio #'s 10-7922-001-0071, 10-7923-001-0022, 10-7923-0010023

Subdivision See survey PB Page: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Dimension of the property covered by application: Approximately 120 acres

Address of property covered by application: One Speedway Boulevard, Homestead, FL 33035

Ownership of property obtained? April 1999

When was contract for purchase or deed signed? April 29, 1999

When was lease signed? N/A Term: From \_\_\_\_\_ To \_\_\_\_\_

Mortgage Holder Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Where property is not owned by the applicant, is a letter attached giving the consent by the owner to the applicant to request a change?  Yes  No  N/A

Has contract to purchase been attached?  Yes  No  N/A

Land use classification at present: Agriculture Land use request: PRAC

Has permit been applied for?  Yes  No Was application for permit denied?  Yes  No

Special conditions or reasons believed justifying change or restriction or appeal?

See attached letter of intent.

Has a Notice of Violation been issued on this property?  Yes  No

If yes, give date of violation N/A with a brief explanation \_\_\_\_\_

Has a public hearing been held on this property within the last year and a half?  Yes  No

If yes, applicant's name \_\_\_\_\_ Date of hearing \_\_\_\_\_

Nature of hearing \_\_\_\_\_ Decision of hearing \_\_\_\_\_

Ordinance/Resolution # \_\_\_\_\_

Are there any existing structures on the property?  Yes  No

If yes, briefly describe \_\_\_\_\_

Is there any existing use on the property?  Yes  No

If yes, briefly explain major event parking \_\_\_\_\_

Has a dedication been made for official right-of-way or Unity of Title, if necessary?  Yes  No

Has a site plan layout been submitted to the Building Official?  Yes  No

THE UNDERSIGNED UNDERSTANDS THIS APPLICATION SHALL BE COMPLETE AND ACCURATE BEFORE A HEARING CAN BE ADVERTISED.

I Matthew Becherer, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT

- I am the OWNER
- I am the LESSEE
- I am the LEGAL REPRESENTATIVE of the OWNER or LESSEE
- OTHER (please explain) President, Homestead-Miami Speedway, LLC, the owner

of the property described which is the subject matter of this application; and that all the answers to the questions in said application, and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief.

*Matthew Becherer*  
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 18<sup>th</sup> DAY OF March 2010

*Bandra K Mack*  
Notary Public, State of Florida at Large

My Commission expires \_\_\_\_\_ 20\_\_\_\_



**AUTHORITY TO RELEASE INFORMATION**

TO WHOM IT MAY CONCERN:

I hereby authorize any Police Officer or authorized representative of Homestead Police Department bearing this release, or copy thereof, within one year of its date, to obtain any information in your files pertaining to criminal records or credit records for obtaining vendor or any license issued by the City of Homestead. I hereby direct you to execute with full knowledge and understanding that this information is for the official use of the Homestead Police Department. Consent is granted for the Homestead Police Department to furnish such information, as is described above, to third parties in the course of fulfilling the official responsibilities. I hereby release you, as the custodian of such records, and employer, credit bureau or consumer reporting agency, including its officers, employees, or related personnel, both individually and collectively, from any and all liability for damages or whatever kind, which may at any time result to me, my heirs, family or associates because of compliance with this authorization and request to release information, or any attempt to comply with it. Should there be any question as to the validity of this release, you may contact me as indicated below. In reference to the Privacy Act, Public Law 93-579.

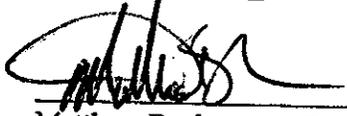
Date: 3/18/10

Full Name: Homestead-Miami Speedway, LLC (type or print name)

Current Address: One Speedway Boulevard City: Homestead State: FL Zip: 33035

Telephone Number : (305)230-5208

Date of Birth: N/A Race: N/A Sex N/A Social Security #: N/A



Matthew Becherer, as President of Homestead-Miami Speedway, LLC

SWORN AND SUBSCRIBED BEFORE ME THIS 18<sup>th</sup> DAY OF March 20 10

Sandra K Mack  
Notary Public, State of Florida at Large

My Commission expires \_\_\_\_\_ 20 \_\_\_\_\_

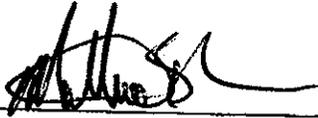


**PERMISSION TO ENTER UPON PREMISES**

I hereby grant to the City of Homestead staff of the appropriate departments, and members of the Planning and Zoning Board of the City of Homestead, authority to enter upon my property to inspect said property either during normal business hours of a commercial establishment or during daylight hour to view the exterior of a residential property.

Yes  No

Refusal of authorization for entry on the property to the official of the City of Homestead shall not in any way prejudice the applicant in the public hearing procedure.

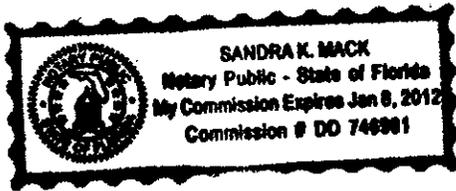


Matthew Becherer, as President of Homestead-Miami Speedway, LLC

SWORN AND SUBSCRIBED BEFORE ME THIS 18<sup>th</sup> DAY OF March 2010

  
Notary Public, State of Florida at Large

My Commission expires \_\_\_\_\_ 20\_\_\_\_



**COST RECOVERY AFFIDAVIT**

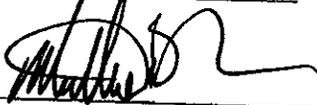
I hereby acknowledge and consent to the payment of all applicable fees involved as part of my application process. These fees include but are not limited to: postage, advertising, and attorney fees regardless of the outcome of the public hearing, road closure, administrative variance, and/or site plan review.

Please type or print the following:

Date: 3/18/10

Date of Birth: N/A

Social Security #: N/A



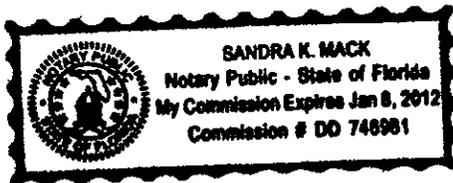
Matthew Becherer, as President of Homestead-Miami Speedway, LLC

SWORN AND SUBSCRIBED BEFORE ME THIS 18<sup>th</sup> DAY OF March 2010

Sandra K. Mack  
Notary Public, State of Florida at Large

My Commission expires \_\_\_\_\_ 20\_\_\_\_

Pursuant to Ordinance No. 2000-09-33-Cost Recovery



**PUBLIC HEARING FEES**  
**(Pursuant to Ordinance 2000-09-33)**

- A. **ALCOHOLIC BEVERAGE MATTERS:**
  - 1. Certificate of Use  
\$500.00
  - 2. Waiver (hours, distance (each))  
\$500.00

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- B. **AMEND MASTER PLAN:**
  - Minimum Fee  
\$1,500.00 per application

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- C. **ANNEXATION:**
  - Minimum Fee  
\$500.00

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- D. **PETITION FOR CLOSING ROADS AND/OR ALLEYS:**
  - \$150.00

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- E. **PLATTING:**
  - 1. Preliminary Plat  
\$400.00
    - a. per lot \$50.00 (additional)
  - 2. Final Plat
    - 1-27 lots \$450.00
    - b. per lot above 27 \$10.00 (additional)

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- F. **PUBLIC HEARING NOT LISTED HEREIN:**
  - \$500.00

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**G. REZONING:**

1. One Family District (A-1, A-2 and R-1)  
**\$400.00**
  2. One and Two Family District (R-2 duplex)  
**\$500.00**
  3. Townhouse, Cluster House and Multiple Apartment District (R-TH, R-CH and R-3)  
**\$600.00 plus 10 cents for every 10 sq. ft. of build able land area.**
  4. Commercial and Industrial Districts  
**\$600.00 plus 10 cents for every 10 sq. ft. of total land area**
- 

**H. SITE PLAN REVIEW:**

1. Minimum Fee (requiring no public hearing)  
**\$400.00**
  2. Requiring Public Hearing  
**\$500.00**
- 

**I. SPECIAL USE PERMIT:**

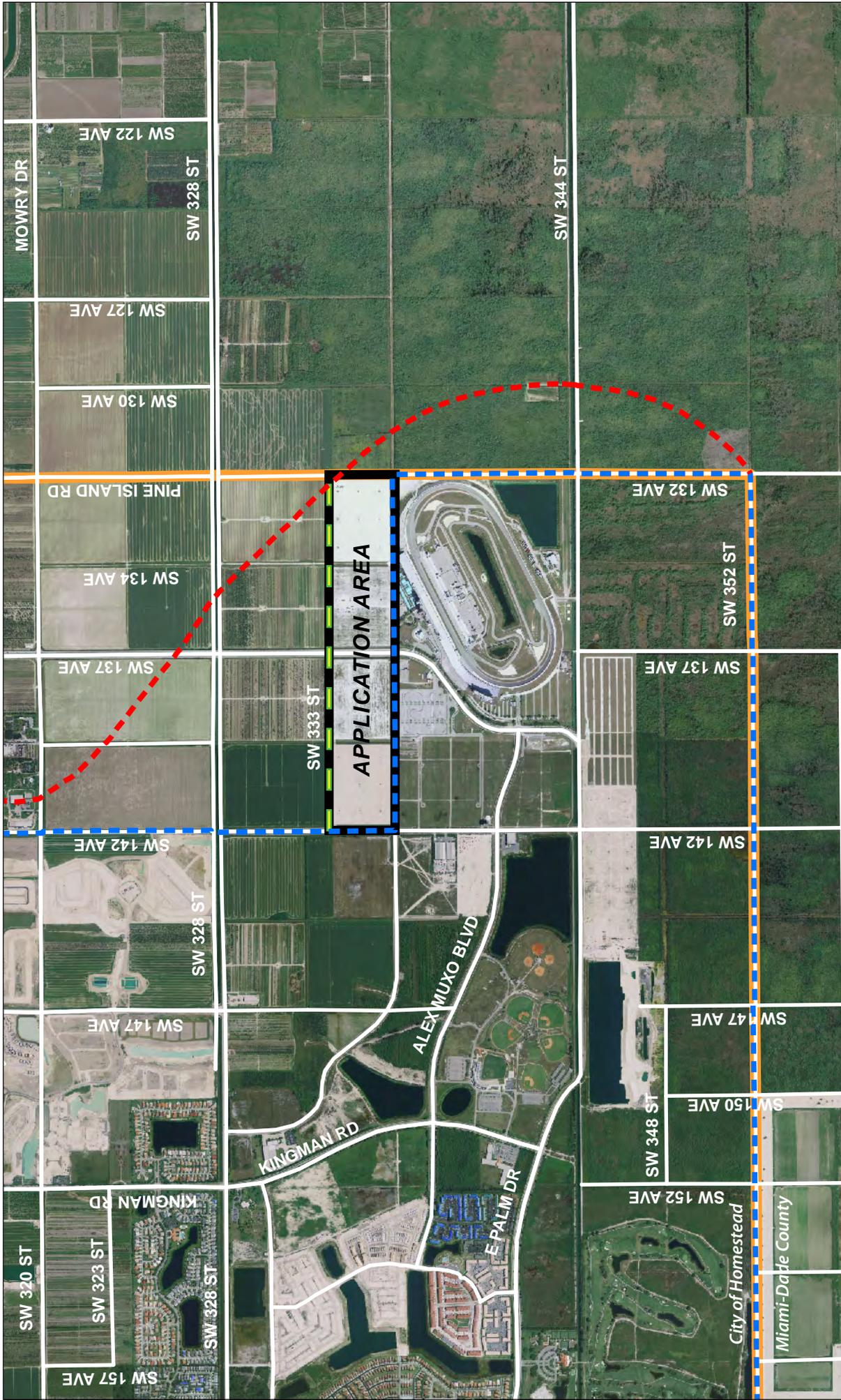
Minimum Fee

1. **\$500.00 plus \$250.00 for each additional**
  2. **\$250.00 Administrative Transfer Fee (no Public Hearing)**
- 

**J. VARIANCE(S):**

1. For One Family and One and Two Family Districts (A-1, A-2, R-1 and R-2)  
**\$300.00 plus \$50.00 for each additional variance**
  2. For Signs, Fences, and Walls in all other districts  
**\$500.00 plus \$50.00 for each additional variance**
  3. For all other sections of the Zoning Code in all other districts  
**\$600.00 plus \$100.00 for each additional variance**
  4. Administrative Variances  
**\$200.00**
-



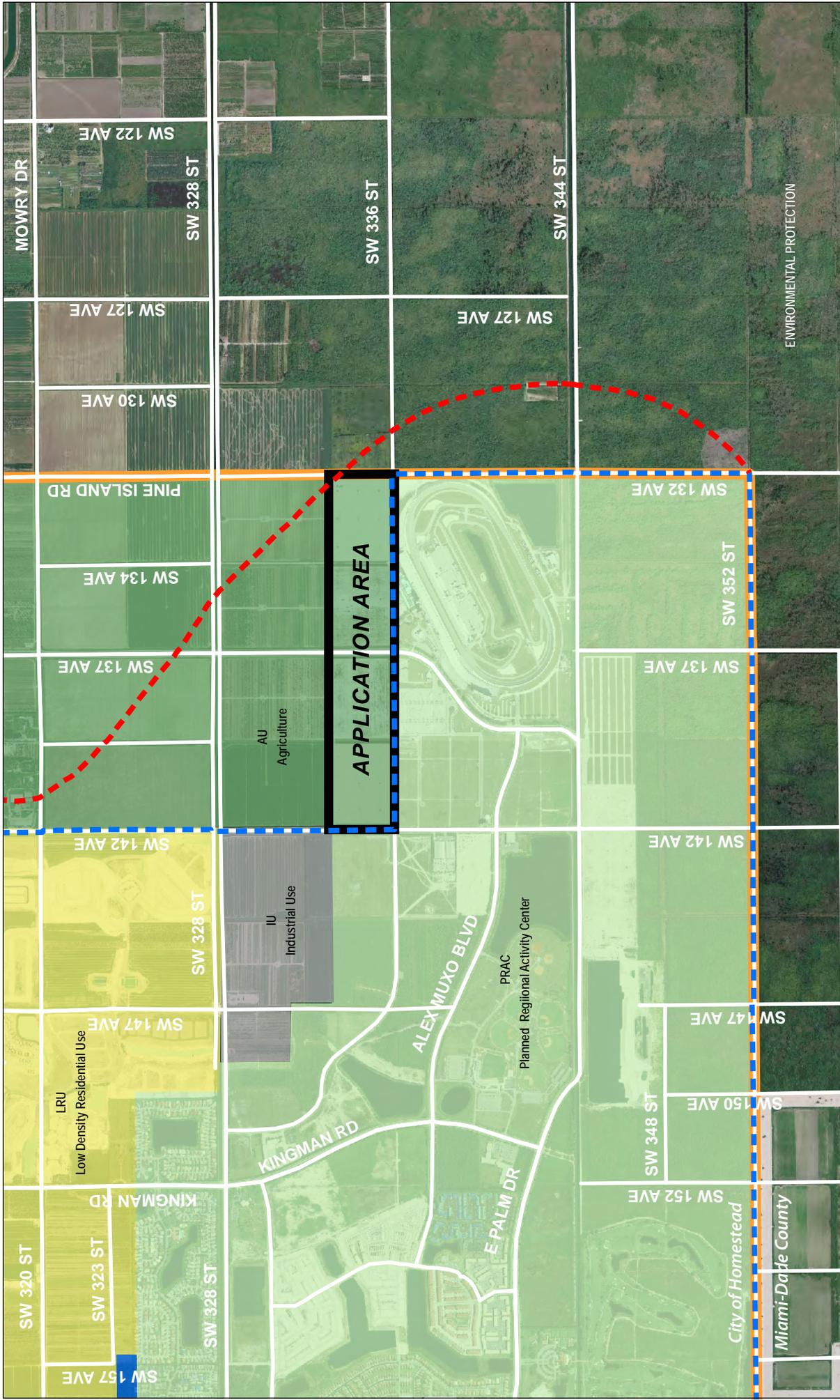


Source: Miami-Dade GIS 2008; Adapted by The Curtis Group, 2010  
 Feet  
 0 1,000 2,000 4,000



**LEGEND**

- URBAN DEVELOPMENT BOUNDARY
  - - - URBAN EXPANSION AREA
  - CITY OF HOMESTEAD BOUNDARY
  - PROPOSED REALIGNMENT OF SW 336 STREET
- EXHIBIT A**  
**AERIAL MAP**  
ISC HOMESTEAD



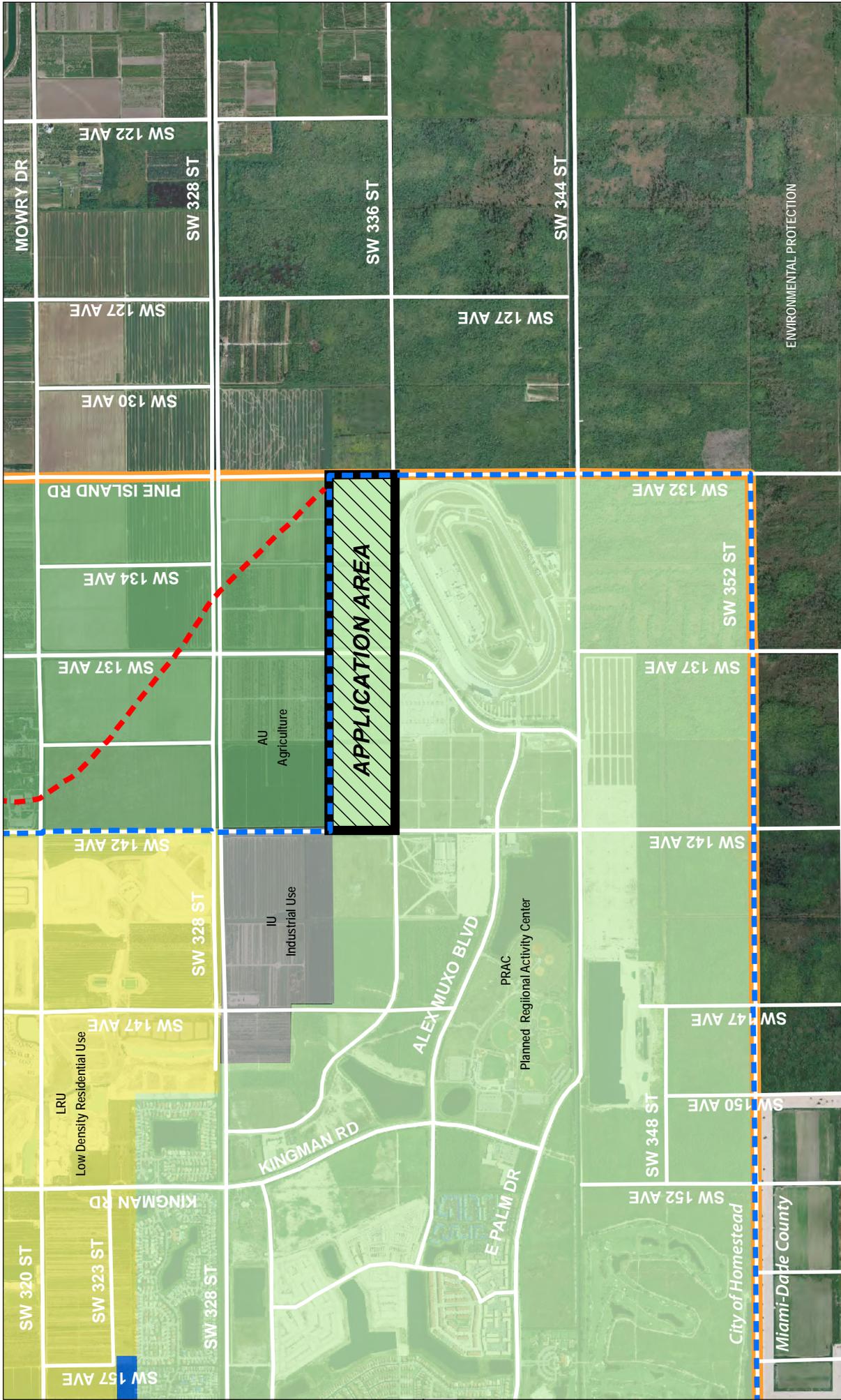
**LEGEND**

- AU - AGRICULTURE
- IU - INDUSTRIAL USE
- ISU - INSTITUTIONAL USE
- LRU - LOW DENSITY RESIDENTIAL USE
- PRAC - PLANNED REGIONAL ACTIVITY CENTER
- EXISTING URBAN DEVELOPMENT BOUNDARY
- EXISTING URBAN EXPANSION AREA
- CITY OF HOMESTEAD BOUNDARY

Source: City of Homestead FLUM 2007, Miami-Dade GIS 2008;  
Adapted by The Curtis Group, 2009

0 1,000 2,000 4,000 Feet

**EXHIBIT B**  
**EXISTING CITY OF HOMESTEAD FUTURE LAND USE MAP**  
ISC HOMESTEAD



Source: City of Homestead FLUM 2007, Miami-Dade GIS 2008;  
Adapted by The Curtis Group, 2009



**LEGEND**

- AU - AGRICULTURE
- IU - INDUSTRIAL USE
- ISU - INSTITUTIONAL USE
- LRU - LOW DENSITY RESIDENTIAL USE
- PRAC - PLANNED REGIONAL ACTIVITY CENTER
- PROPOSED FLUM CHANGE FROM AU TO PRAC
- EXISTING URBAN DEVELOPMENT BOUNDARY
- EXISTING URBAN EXPANSION AREA
- CITY OF HOMESTEAD BOUNDARY

Table 3-1. USAF Recommended Land Use Compatibility Guidelines  
in Relation to APZs and Noise Zones

SLUCM No.	Land Use Name	APZs			Noise Zones			
		CZ	APZ I	APZ II	65-69 dBA	70-74 dBA	75-79 dBA	80+ dBA
10	Residential							
11	Household units							
11.11	Single units; detached	N	N	Y <sup>1</sup>	A <sup>11</sup>	B <sup>11</sup>	N	N
11.12	Single units; semidetached	N	N	N	A <sup>11</sup>	B <sup>11</sup>	N	N
11.13	Single units; attached row	N	N	N	A <sup>11</sup>	B <sup>11</sup>	N	N
11.21	Two units; side-by-side	N	N	N	A <sup>11</sup>	B <sup>11</sup>	N	N
11.22	Two units; one above the other	N	N	N	A <sup>11</sup>	B <sup>11</sup>	N	N
11.31	Apartments; walk-up	N	N	N	A <sup>11</sup>	B <sup>11</sup>	N	N
11.32	Apartments; elevator	N	N	N	A <sup>11</sup>	B <sup>11</sup>	N	N
12	Group quarters	N	N	N	A <sup>11</sup>	B <sup>11</sup>	N	N
13	Residential hotels	N	N	N	A <sup>11</sup>	B <sup>11</sup>	N	N
14	Mobile home parks or courts	N	N	N	N	N	N	N
15	Transient lodgings	N	N	N	A <sup>11</sup>	B <sup>11</sup>	C <sup>11</sup>	N
16	Other residential	N	N	N <sup>1</sup>	A <sup>11</sup>	B <sup>11</sup>	N	N
20	Manufacturing							
21	Food and kindred products; manufacturing	N	N <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
22	Textile mill products; manufacturing	N	N <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
23	Apparel and other finished products made from fabrics, leather, and similar materials; manufacturing	N	N	N <sup>2</sup>	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
24	Lumber and wood products (except furniture); manufacturing	N	Y <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
25	Furniture and fixtures; manufacturing	N	Y <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
26	Paper and allied products; manufacturing	N	Y <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
27	Printing, publishing, and allied industries	N	Y <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
28	Chemicals and allied products; manufacturing	N	N	N <sup>2</sup>	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>

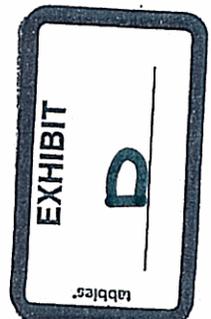


Table 3-1. USAF Recommended Land Use Compatibility Guidelines  
in Relation to APZs and Noise Zones (continued)

SLUCM No.	Land Use Name	APZs			Noise Zones			
		CZ	APZ I	APZ II	65-69 dBA	70-74 dBA	75-79 dBA	80+ dBA
29	Petroleum refining and related industries	N	N	N	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
30	<i>Manufacturing</i>							
31	Rubber and misc. plastic products; manufacturing	N	N <sup>2</sup>	N <sup>2</sup>	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
32	Stone, clay, and glass products manufacturing	N	N <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>15</sup>	Y <sup>14</sup>
33	Primary metal industries	N	N <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
34	Fabricated metal products; manufacturing	N	N <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
35	Professional, scientific, and controlling instruments; photographic and optical goods; watches and clocks; manufacturing	N	N	N <sup>2</sup>	Y	A	B	N
39	Miscellaneous manufacturing	N	Y <sup>2</sup>	Y <sup>2</sup>	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
40	<i>Transportation, communications and utilities</i>							
41	Railroad, rapid rail transit, and street railroad transportation	N <sup>3</sup>	Y <sup>4</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
42	Motor vehicle transportation	N <sup>3</sup>	Y	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
43	Aircraft transportation	N <sup>3</sup>	Y <sup>4</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
44	Marine craft transportation	N <sup>3</sup>	Y <sup>4</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
45	Highway and street right-of-way	N <sup>3</sup>	Y	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
46	Automobile parking	N <sup>3</sup>	Y <sup>4</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
47	Communications	N <sup>3</sup>	Y <sup>4</sup>	Y	Y	A <sup>12</sup>	B <sup>13</sup>	N
48	Utilities	N <sup>2</sup>	Y <sup>4</sup>	Y	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>
49	Other transportation communications and utilities	N <sup>3</sup>	Y <sup>4</sup>	Y	Y	A <sup>15</sup>	B <sup>15</sup>	N
50	<i>Trade</i>							
51	Wholesale trade	N	Y <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>

Table 3-1. USAF Recommended Land Use Compatibility Guidelines  
in Relation to APZs and Noise Zones (continued)

Land Use		APZs			Noise Zones			
SLUCM No.	Name	CZ	APZ I	APZ II	65-69 dBA	70-74 dBA	75-79 dBA	80+ dBA
52	Retail trade: building materials, hardware, and farm equipment	N	Y <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
53	Retail trade: general merchandise	N	N <sup>2</sup>	Y <sup>2</sup>	Y	A	B	N
54	Retail trade: food	N	N <sup>2</sup>	Y <sup>2</sup>	Y	A	B	N
55	Retail trade: automotive, marine craft, aircraft, and accessories	N	Y <sup>2</sup>	Y <sup>2</sup>	Y	A	B	N
56	Retail trade: apparel and accessories	N	N <sup>2</sup>	Y <sup>4</sup>	Y	A	B	N
57	Retail trade: furniture, home furnishings, and equipment	N	N <sup>2</sup>	Y <sup>2</sup>	Y	A	B	N
58	Retail trade: eating and drinking establishments	N	N	N <sup>2</sup>	Y	A	B	N
59	Other retail trade	N	N <sup>2</sup>	Y <sup>2</sup>	Y	A	B	N
60	<i>Services</i>							
61	Finance, insurance, and real estate services	N	N	Y <sup>6</sup>	Y	A	B	N
62	Personal services	N	N	Y <sup>6</sup>	Y	A	B	N
62.4	Cemeteries	N	Y <sup>7</sup>	Y <sup>7</sup>	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14,21</sup>
63	Business services	N	Y <sup>6</sup>	Y <sup>4</sup>	Y	A	B	N
64	Repair services	N	Y <sup>2</sup>	Y	Y	Y <sup>12</sup>	Y <sup>13</sup>	Y <sup>14</sup>
65	Professional services	N	N	Y <sup>6</sup>	Y	A	B	N
65.1	Hospitals, nursing homes	N	N	N	A*	B*	N	N
65.1	Other medical facilities	N	N	N	Y	A	B	N
66	Contract construction services	N	Y <sup>6</sup>	Y	Y	A	B	N
67	Governmental services	N	N	Y <sup>6</sup>	Y*	A*	B*	N
68	Educational services	N	N	N	A*	B*	N	N
69	Miscellaneous services	N	N <sup>2</sup>	Y <sup>2</sup>	Y	A	B	N
70	<i>Cultural, entertainment, and recreational</i>							
71	Cultural activities (including churches)	N	N	N <sup>2</sup>	A*	B*	N	N
71.2	Nature exhibits	N	Y <sup>2</sup>	Y	Y*	N	N	N
72	Public assembly	N	N	N	Y	N	N	N
72.1	Auditoriums, concert halls	N	N	N	A	B	N	N

Table 3-1. USAF Recommended Land Use Compatibility Guidelines  
in Relation to APZs and Noise Zones (continued)

Land Use		APZs			Noise Zones			
SLUCM No.	Name	CZ	APZ I	APZ II	65-69 dBA	70-74 dBA	75-79 dBA	80+ dBA
72.11	Outdoor music shell, amphitheaters	N	N	N	N	N	N	N
72.2	Outdoor sports arenas, spectator sports	N	N	N	Y <sup>17</sup>	Y <sup>17</sup>	N	N
73	Amusements	N	N	Y <sup>8</sup>	Y	Y	N	N
74	Recreational activities (including golf courses, riding stables, water recreation)	N	Y <sup>8,9,10</sup>	Y	Y*	A*	B*	N
75	Resorts and group camps	N	N	N	Y*	Y*	N	N
76	Parks	N	Y <sup>6</sup>	Y <sup>6</sup>	Y*	Y*	N	N
79	Other cultural, entertainment, and recreation	N	Y <sup>9</sup>	Y <sup>9</sup>	Y*	Y*	N	N
80	Resources production and extraction							
81	Agriculture (except livestock)	Y <sup>16</sup>	Y	Y	Y <sup>18</sup>	Y <sup>19</sup>	Y <sup>20</sup>	Y <sup>20,21</sup>
81.5 to 81.7	Livestock farming and animal breeding	N	Y	Y	Y <sup>18</sup>	Y <sup>19</sup>	Y <sup>20</sup>	Y <sup>20,21</sup>
82	Agricultural-related activities	N	Y <sup>5</sup>	Y	Y <sup>18</sup>	Y <sup>19</sup>	N	N
83	Forestry activities and related services	N <sup>5</sup>	Y	Y	Y <sup>18</sup>	Y <sup>19</sup>	Y <sup>20</sup>	Y <sup>20,21</sup>
84	Fishing activities and related services	N <sup>5</sup>	Y <sup>5</sup>	Y	Y	Y	Y	Y
85	Mining activities and related services	N	Y <sup>5</sup>	Y	Y	Y	Y	Y
89	Other resources production and extraction	N	Y <sup>5</sup>	Y	Y	Y	Y	Y

Source: USURA 1965

Key:

SLUCM = Standard Land Use Coding Manual, USURA.

Y = Yes - Land uses and related structures are compatible without restriction.

N = No - Land use and related structures are not compatible and should be prohibited.

Y\* = Yes with restrictions - Land use and related structures generally compatible; see notes indicated by the superscript.

N<sup>5</sup> = No with exceptions - See notes indicated by the superscript.

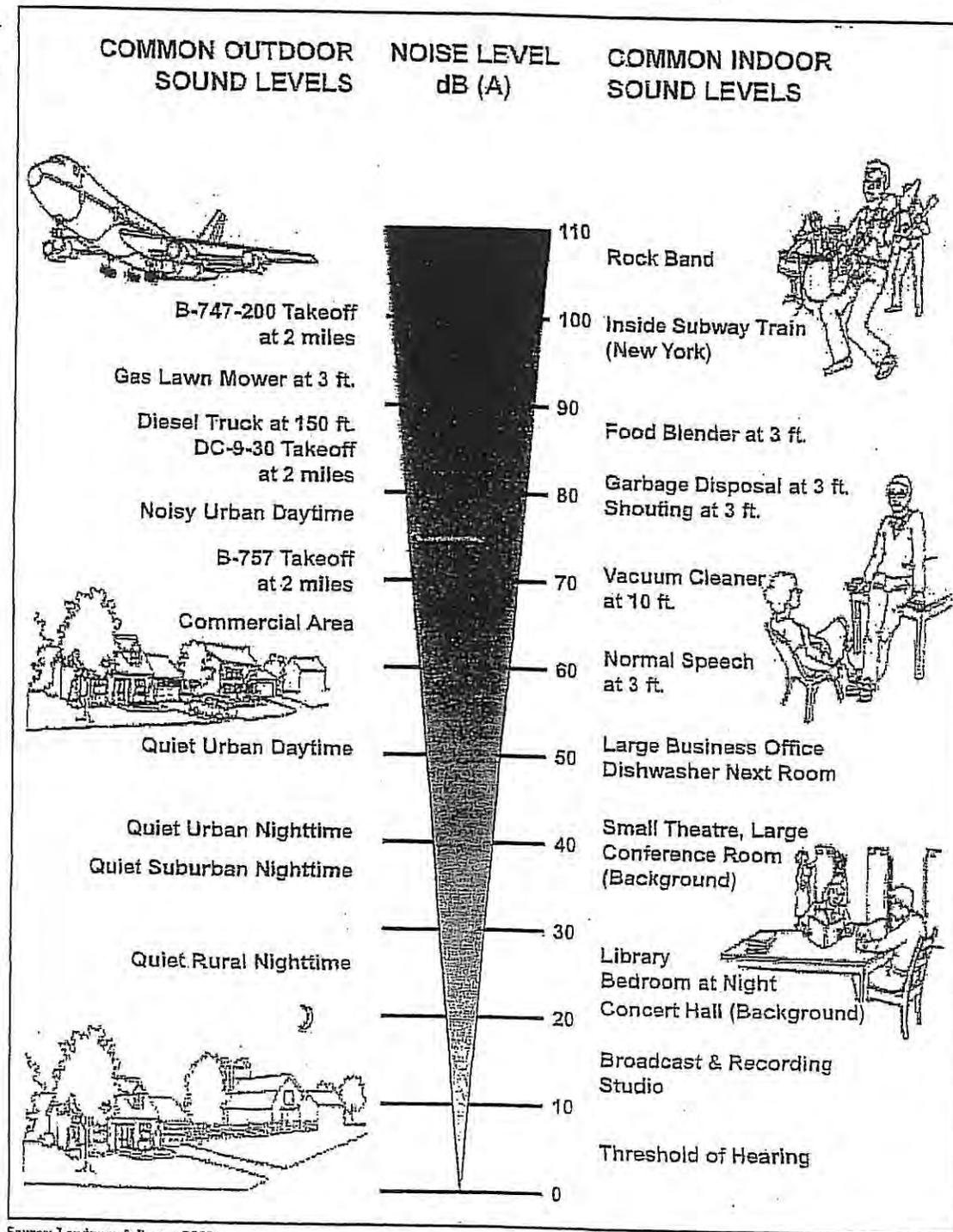
NLR = Noise Level Reduction (NLR) (outdoor to indoor) to be achieved through incorporation of noise attenuation measures into the design and construction of the structures.

A, B, or C = Land use and related structures generally compatible; measures to achieve NLR for A (DNL of 65-69 dBA), B (DNL of 70-74 dBA), C (DNL of 75-79 dBA) need to be incorporated into the design and construction of structures.

- A, B, or C = Land use and related structures generally compatible; measures to achieve NLR for A (DNL of 65-69 dBA), B (DNL of 70-74 dBA), C (DNL of 75-79 dBA) need to be incorporated into the design and construction of structures.
- A<sup>\*</sup>, B<sup>\*</sup>, and C<sup>\*</sup> = Land use generally compatible with NLR; however, measures to achieve an overall noise level reduction do not necessarily solve noise difficulties and additional evaluation is warranted. See appropriate notes below.
- \* = The designation of these uses as "compatible" in this zone reflects individual Federal agencies and program considerations of general cost and feasibility factors, as well as past community experiences and program objectives. Localities, when evaluating the application of these guidelines to specific situations, might have different concerns or goals to consider.

Notes:

1. Suggested maximum density of 1 to 2 dwelling units per acre, possibly increased under a Planned Unit Development where maximum lot coverage is less than 20 percent.
2. Within each land use category, uses exist where further deliberating by local authorities might be needed due to the variation of densities in people and structures. Shopping malls and shopping centers are considered incompatible use in any accident potential zone (CZ, APZ I, or APZ II).
3. The placement of structures, buildings, or aboveground utility lines in the CZ is subject to severe restrictions. In a majority of the CZs, these items are prohibited. See AFI 32-7060, *Interagency and Intergovernmental Coordination for Environmental Planning* (USAF 1994), and Unified Facilities Criteria 3-260-01, *Airfield and Helipoint Planning and Design* (USACE 2006) for specific guidance.
4. No passenger terminals and no major aboveground transmission lines in APZ I.
5. Factors to be considered: labor intensity, structural coverage, explosive characteristics, and air pollution.
6. Low-intensity office uses only. Meeting places, auditoriums, and similar structures are not recommended.
7. Excludes chapels.
8. Facilities must be low-intensity.
9. Clubhouse not recommended.
10. Areas for gatherings of people are not recommended.
11. (a) Although local conditions might require residential use, it is discouraged in DNL of 65-69 dBA noise zone and strongly discouraged in DNL of 70-74 dBA noise zone. The absence of viable alternative development options should be determined and an evaluation should be conducted prior to approvals indicating a demonstrated community need for residential use would not be met if development were prohibited in these zones.  
 (b) Where the community determines the residential uses must be allowed, measures to achieve outdoor to indoor NLR for the DNL of 65-69 dBA noise zone and the DNL of 70-74 dBA noise zone should be incorporated into building codes and considered in individual approvals.  
 (c) NLR criteria will not eliminate outdoor noise problems. However, building location and site planning, and design and use of berms and barriers can help mitigate outdoor exposure, particularly from near ground level sources. Measures that reduce outdoor noise should be used whenever practical in preference to measures that only protect interior spaces.
12. Measures to achieve the same NLR as required for facilities in the DNL of 65-69 dBA noise zone must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.
13. Measures to achieve the same NLR as required for facilities in the DNL of 70-74 dBA noise zone must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.
14. Measures to achieve the same NLR as required for facilities in the DNL of 75-79 dBA noise zone must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise-sensitive areas, or where the normal noise level is low.
15. If noise-sensitive, use indicated NLR; if not, the use is compatible.
16. No buildings.
17. Land use is compatible provided special sound reinforcement systems are installed.
18. Residential buildings require the same NLR as required for facilities in the DNL of 65-69 dBA noise zone.
19. Residential buildings require the same NLR as required for facilities in the DNL of 70-74 dBA noise zone.
20. Residential buildings are not permitted.
21. Land use is not recommended. If the community decides the use is necessary, personnel should wear hearing protection devices.



Source: Landrum & Brown 2002

Figure 3-3. Comparisons of Common Noise Levels

potential for accidents. While the aircraft accident potential in APZs I and II does not necessarily warrant acquisition by AFRC, land use planning and controls are strongly encouraged for the protection of the public. Recommended land use compatibility guidelines are specified for each of the three zones (see Section 3.2). APZs for Homestead ARB are shown in Figure 3-1. Additional information on APZs is contained in Appendix B.

### 3.2 Land Use Compatibility Guidelines

Each AICUZ Study contains general land use guidelines related to safety and noise associated with aircraft operations. Table 3-1 lists the USAF-recommended land use compatibility guidelines in relation to noise zones and APZs. The information presented in the table is essentially the same as the information published in the June 1980 publication by the Federal Interagency Committee on Urban Noise (FICUN) entitled *Guidelines for Considering Noise in Land Use Planning Control* (FICUN 1980) and in the *Standard Land Use Coding Manual* (USURA 1965) published by the U.S. Urban Renewal Administration (USURA). Each recommended land use compatibility guideline is a combination of criteria listed in the Key and Notes at the end of the table. For example, in row 11.11, Single units; detached, Y<sup>1</sup> means land use and related structures are compatible without restriction at a suggested maximum density of one to two dwelling units per acre, possibly increased under a Planned Unit Development (PUD) where maximum lot coverage is less than 20 percent.

**Ambient Sound Levels.** Noise levels in residential areas vary depending on the housing density and location. As shown in Figure 3-3, the noise level in a quiet urban area in the daytime is about 50 dBA, which increases to 65 dBA for a commercial area, and 80 dBA for a noisy urban area in the daytime.

Most people are exposed to DNL sound levels of 50 to 55 dBA or higher on a daily basis. Studies specifically conducted to determine noise impacts on various human activities show that about 90 percent of the population is not significantly bothered by outdoor sound levels below 65 dBA (USEPA 1974). Studies of community annoyance in response to numerous types of environmental noise show that DNL correlates well with impact assessments and that there is a consistent relationship between DNL and the level of annoyance.

### 3.3 Participation in the Planning Process

Homestead ARB stands ready to provide input and support to local communities on land use planning. AFI 32-7063, *Air Installation Compatible Use Zone Program* (USAF 2005), and AFH 32-7084, *AICUZ Program Manager's Guide* (USAF 1999), give broad AICUZ responsibilities to the Civil Engineer of the Major Command (MAJCOM) responsible for an installation. The AFRC Civil Engineer is responsible at the Command level for Homestead ARB. Responsibility for representation of the installation's interests to local communities is usually delegated to the installation. At Homestead ARB the AICUZ Program management responsibilities fall within the Environmental Flight, and questions should be directed to (305) 224-7344.



## 4.4 Incompatible Land Use

### 4.4.1 Noise Zones

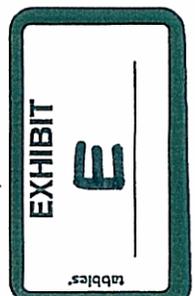
Land use compatibility status in relation to the forecasted noise zones for Homestead ARB is shown in Figure 4-2. This land use compatibility comparison was developed by taking the land use categories presented in Figure 4-1, choosing the respective land use classifications from Table 3-1, and applying the recommended land use compatibility. DOD and other Federal agencies, such as HUD and FHA, use the DNL of 65 dBA noise level as a land use planning guide. The noise levels are displayed on maps showing various noise contours corresponding to noise zones that suggest thresholds or limits for development. The compatibility analysis for this AICUZ Study resulted in no identified incompatible land uses within the 65-69 dBA noise zone; however, two potentially incompatible land use areas southwest of Homestead ARB are inside the 65-69 dBA noise zone. These two potentially incompatible areas are identified in Figure 4-2 as Area 1. Both are residential land use areas. The larger area is made up of a group of dwelling units occupied by local farm workers and the smaller area is single-family housing units. As noted in Table 3-1, residential land use is not recommended within the 65-69 dBA noise zone unless specific criteria (see Table 3-1, Note A<sup>11</sup>) are met. Note A<sup>11</sup> criteria are defined as land uses which are generally compatible with noise level reduction (NLR); however, measures to achieve an overall NLR do not necessarily solve noise difficulties and additional evaluation is warranted. Area 1 does not appear to meet the recommended guidelines for land use criteria; therefore, it has been identified as a potentially incompatible land use. Table 4-3 summarizes the acres associated with various land use compatibilities within the noise zones evaluated. Additional details of the methodologies used to produce the noise contours are presented in Appendix A.

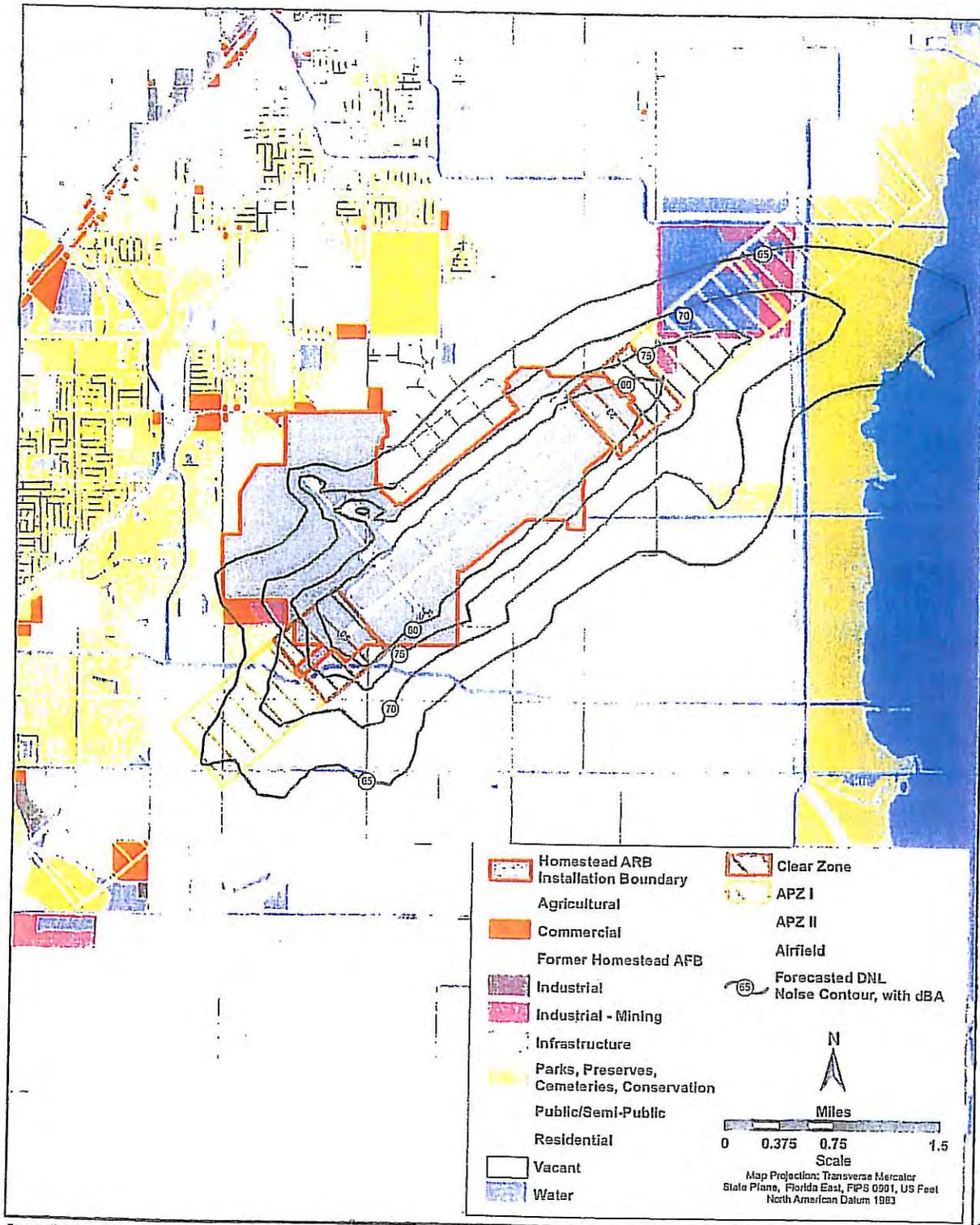
### 4.4.2 Accident Potential Zones

The same methodology as described in Section 4.4.1 was applied to land use compatibility within the APZs for Homestead ARB. APZs are made up of three zones: CZ, APZ I, and APZ II. Each CZ encompasses an area 3,000 feet wide by 3,000 feet long, each APZ I is 3,000 feet wide by 5,000 feet long, and each APZ II is 3,000 feet wide by 7,000 feet long.

Table 4-4 summarizes land use compatibility status in relation to the APZs. The APZs for Homestead ARB are free of incompatible land uses. The land use identified consists primarily of agricultural and open space within the CZ and APZ I, which is compatible. Industrial, agricultural, recreational, and vacant land uses, which are within APZ I, are generally considered compatible land uses. There are three areas that are potentially incompatible within the APZs. These three areas are identified in Figure 4-3 and described below.

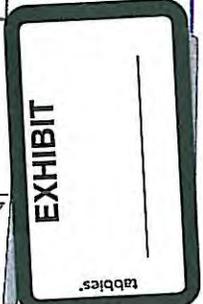
- o Area 1. This residential area contains the same farm worker dwellings identified in Section 4.4.1 and shown in Figure 4-2. As noted in Table 3-1, the USAF recommended land use compatibility guidelines stipulate that residential land use is not recommended within the APZ I unless specific criteria are met, therefore, the land use in Area 1 is potentially incompatible within APZ I.
- o Area 2. The land use within Area 2 is defined as Industrial-Mining, which can be compatible within APZ I with restrictions. Since labor intensity, structural coverage, explosive characteristics, and air pollution must be considered for mining activities, the land use in Area 2 is potentially incompatible within APZ I.
- o Area 3. Within APZ II, Area 3 contains a commercial development and a public and semi-public parcel, which represents a potentially incompatible land use based on the land use classifications within Table 3-1. However, the public and semi-public parcel is compatible based on its current use as an open field used for parking by the Homestead Speedway.

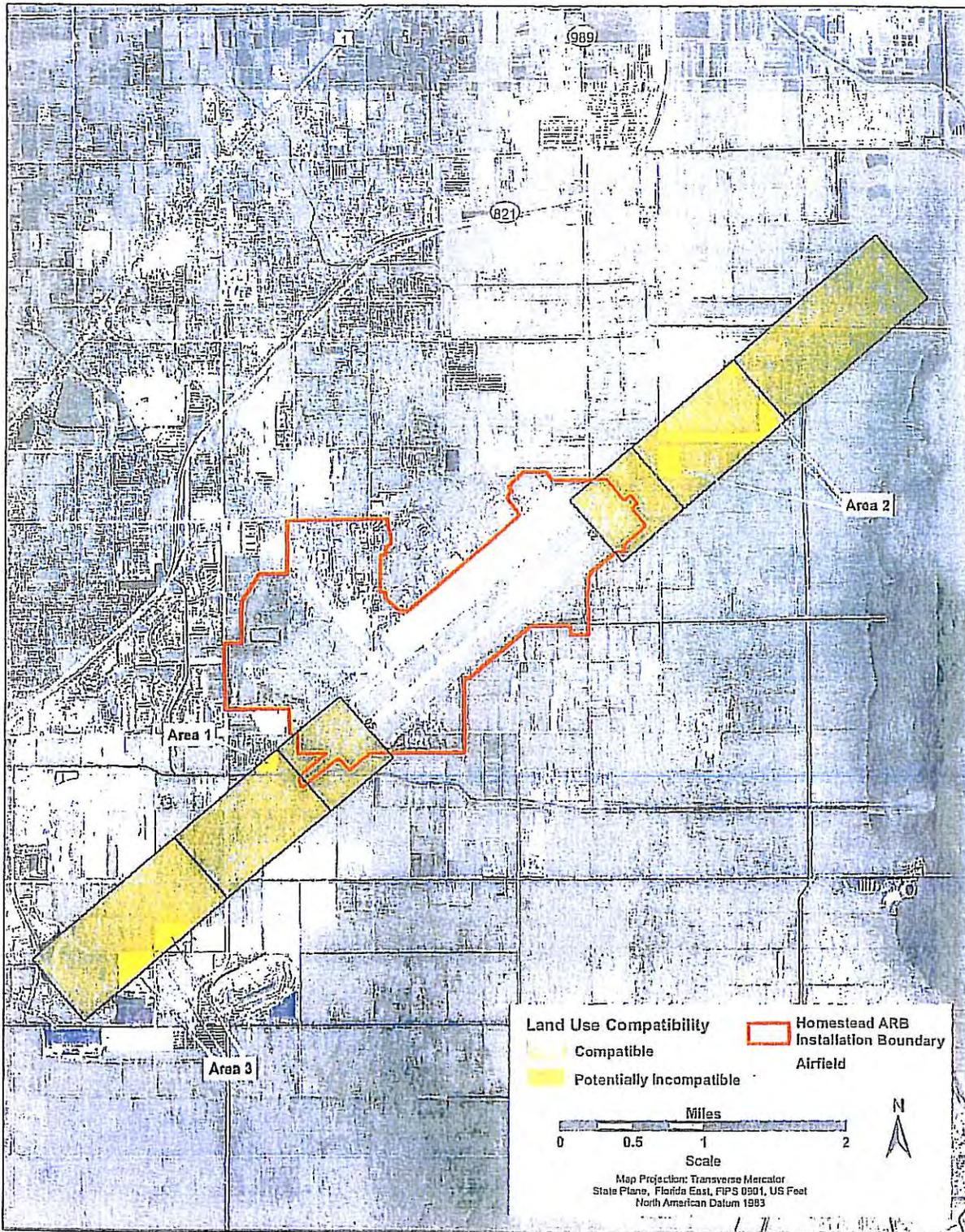




Sources: Forecasted Noise Contours: Homestead ARB BRAC Scenario.05.18\_Colour\_Lines.shp; Accident Potential Zones: 482 FW 2006; Land Use: Miami-Dade County, Florida, Department of Planning & Zoning, Research Section. Verification Survey Updates: 22 August 2006 by 482 MSG/CEV & e'M, Inc. and 15 May 2007 by 482 MSG/CEV

Figure 4-1. Existing Land Use in Relation to APZs and Forecasted Noise Zones





Sources: Accident Potential Zones and December 2005 Aerial Photography; 482 FW 2005

Figure 4-3. Land Use Compatibility Status in Relation to APZs