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2.5 SOCIOECONOMICS

This section describes the socioeconomic resources that have the potential to be impacted by the construction and operation of Units 6 & 7. This section is divided into four subsections: demography, community characteristics, historic properties, and environmental justice. These subsections include descriptions of spatial and temporal considerations, where appropriate. For purposes of socioeconomic analysis, regional socioeconomic data has been collected and analyzed to determine the appropriate socioeconomic region of influence (ROI).

In order to determine the counties that could potentially be impacted by the construction and operation of new Units 6 & 7, several characteristics of each county whose boundaries are at least partially within a 50-mile radius were reviewed. Those counties are Broward, Collier, Miami-Dade and Monroe. All of Miami-Dade County is within the 50-mile radius and the majority (64 percent) of Monroe County is within the 50-mile radius. A smaller portion, 37 percent, of Broward County and a very small portion, less than 3 percent, of Collier County lie within the 50-mile radius. For each of the four counties, several characteristics were examined:

- Percentage of current Turkey Point workforce that reside in the county
- Population size and density of the county
- Number of residents of the population center within the county and the center's driving distance from the Turkey Point plant property
- Mean travel time to work (in minutes) for the county
- Total employment for the county
- Construction employment for the county
- Worker commuting patterns of residents in the county

Miami-Dade County

Miami-Dade County is the host county for new Units 6 & 7. In 2007, Miami-Dade County had an estimated population of approximately 2.4 million (USCB 2009a). The County's 2000 population density of 1158 persons per square mile was approximately 15 times the national average of 80 and 4 times the average of Florida of 296 persons per square mile (USCB 2009a). The county's largest population center is Miami which had an estimated population of 404,048 in 2006 (USCB 2009a). The Turkey Point plant property is located approximately 25 miles south of Miami. The driving distance from many other residential clusters in the county to Turkey Point is shorter, when compared to the driving distance from populated areas in other counties within the 50-mile

region. In 2000, the county's mean travel time to work was 30.1 minutes. More than 90 percent of Miami-Dade County residents who travel to work are employed within the county. Of workers employed at a site within the Miami-Dade County, 86 percent were residents of the county (Table 2.5-6). The majority, 83.3 percent, of the current Turkey Point workforce resides in Miami-Dade County (Table 2.5-3).

Miami-Dade County has a large construction workforce. In 2007, Miami-Dade County's total employment was 1,454,499. Of that total, construction employment was 90,402 (Table 2.5-8).

Miami-Dade County would be the major recipient of property tax revenues from new Units 6 & 7.

It was determined that because of the large population base, the large construction work force, the reasonable commuting distance, the established residence-to-work site commuting patterns in south Florida, and the propensity of workers that live in the county, Miami-Dade County could potentially experience socioeconomic impacts.

Broward County

Broward County is where 6.4 percent of the current Turkey Point workers reside (Table 2.5-3). The county's population center, Fort Lauderdale is outside the 50-mile radius. The mean commute time to work in the county was 27 minutes in 2000. The majority, 76 percent, of the working residents of Broward County who commute to a work site, travel to a site within Broward County; approximately 15 percent of Broward County residents who commute to work travel to a work site in Miami-Dade County. If the percentage of the new construction workers that choose to live in Broward County were similar to the percentage of current workers that call the county home (Table 2.5-3), the large population base of the county, 1,623,018, then the new workers and family members would represent less than 0.01 percent of the population. Given the small number of current Turkey Point workers residing in Broward County, the resident workers commuting patterns, and short mean commute time, Broward County is not included in the socioeconomic ROI for Units 6 & 7.

Monroe County

Monroe County contains the islands of the Florida Keys, a portion of the Everglades National Park, and the Big Cypress National Preserve. In 2007, Monroe County had a population of 73,223, 8.0 percent fewer residents than in 2000 (USCB 2009a). The county's largest population center, Key West, with a 2000 population of 25,478, is an estimated 128 driving miles from Turkey Point. In 2000, 95.4 percent of Monroe County residents who traveled to a work place, commuted to a work site within Monroe County. Less than 3 percent of the resident workers traveled to Miami-Dade County for employment. Less than 5 percent of the current Turkey Point work force resides in Monroe County (Table 2.5-3). Thus, Monroe County is not included in the socioeconomic ROI for Units 6 & 7.

Collier County

Only a very small portion of Collier County is within 50-mile radius of Turkey Point. The county population center, Naples, is more than 100 miles from the site. Of the current employees of Turkey Point, only 1 employee lives in Collier County (Table 2.5-3). Thus, Collier County is not included in the socioeconomic ROI for Units 6 & 7.

Region of Interest

Based on this analysis, the socioeconomic ROI for Units 6 & 7 was determined to be Miami-Dade County. Miami-Dade County would be the only county likely to potentially experience socioeconomic impacts. However, to comply with NUREG 1555 in the description of certain resources in the 50-mile radius, a description of those resources in counties partially contained within the 50-mile radius of the Units 6 & 7 plant area was included where appropriate. Those counties are Broward, Collier, and Monroe.

2.5.1 DEMOGRAPHY

This subsection describes the following demographic characteristics: population data by sector, population data by political jurisdiction, and transient populations. Information specific to low-income and minority populations along with migrant populations is characterized in Subsection 2.5.4.

2.5.1.1 Population Data by Sector

The population surrounding the Turkey Point plant property, within 50 miles, was estimated based on 2000 United States Census Bureau (USCB) decennial census data since the next census is not scheduled until 2010. The population was estimated in 10 concentric rings at 0 to 1 mile, 1 to 2 miles, 2 to 3 miles, 3 to 4 miles, 4 to 5 miles, 5 to 10 miles, 10 to 20 miles, 20 to 30 miles, 30 to 40 miles, and 40 to 50 miles from the new units, and 16 directional sectors, each sector consisting of 22.5 degrees (Figure 2.5-2). The populations for years 2010 through 2080 have been projected by calculating a growth rate using state population projections (by county) as the base in 10-year increments (Table 2.5-1). This period covers the construction and operation through the first 40 years plus 20 years of license renewal for both units.

The resident population distribution within 10 miles and up to 50 miles was computed by overlaying the 2000 census block point data (the smallest unit of census data) on the grids shown in Figures 2.5-1 and 2.5-2 and summing the populations of the census block points in each sector/radius. Population projections to year 2030 were obtained from the Office of Economic and Demographic Research of the Florida Legislature and used to calculate an exponential growth rate for each county within 50 miles (EDR 2007). The growth rate for each county was then used to project future populations (within each sector and radius, taking into account the

percent of each sector in a particular county). The population distributions (including transient population to the 10-mile radius) and related information were tabulated for all radial distances within each of the 16 sectors. The current population within 50 miles is conservatively assumed to be that shown for the year 2010. The projected population for the expected first year of plant operation (2018 for Unit 6 and 2020 for Unit 7) is conservatively shown as that for the year 2020.

2.5.1.2 Population Data by Political Jurisdiction

Population data by political jurisdiction to facilitate analyses has also been included. The area defined by a 50-mile radius from the midpoint between the new units (Figure 2.5-2) includes all or portions of four counties in south Florida (Table 2.5-2 and Figure 2.5-2): Miami-Dade, Monroe, Broward and Collier. Miami-Dade County is entirely in the 50-mile radius. Most of Monroe County also lies within the area, while only a small portion of Broward County and Collier County are within 50 miles (Table 2.5-2).

The Turkey Point plant property is approximately 25 miles south of Miami, Florida, and 8 miles east of Florida City, Florida, and 9 miles southeast of Homestead, Florida. The Turkey Point plant property is located in an unincorporated portion of Miami-Dade County. The closest population centers are the cities of Homestead and Florida City (Figure 2.5-1). Homestead had a 2000 population of 31,909 and a 2007 population estimate of 56,601. Florida City had a 2000 population of 7843 and a 2007 population estimate of 9601. The Homestead and Florida City area is also the residence of the largest concentration of current Turkey Point employees. Table 2.5-3 presents the residential distribution patterns of the current Turkey Point employees.

The 50-mile vicinity includes a major portion of the Miami-Fort Lauderdale-Pompano Beach, Florida Metropolitan Statistical Area; portions of the Naples-Marco Island, Florida Metropolitan Statistical Area; and portions of the Key West, Florida Micropolitan Statistical Area.

- The Miami-Fort Lauderdale-Pompano Beach, Florida, Metropolitan Statistical Area had a 2000 population of 5,007,992. In 2008, it was the seventh largest metropolitan statistical area in the United States (out of 363). From 2000 to 2008, the population grew 8.1 percent. The 2008 population estimate was 5,414,772.

- The Naples-Marco Island, Florida, Metropolitan Statistical Area had a 2000 population of 251,377. In 2008, it was the 150th largest metropolitan statistical area in the United States (out of 363). From 2000 to 2008, the population grew 25.4 percent. The 2008 population estimate was 315,258.

- The Key West, Florida, Micropolitan Statistical Area had a 2000 population of 79,589, and it was the 114th largest micropolitan statistical area in the United States (out of 577). From

2000 to 2008, the population decreased 9.2 percent. The 2008 population estimate was 72,243.

The Naples-Marco Island, Florida, Metropolitan Statistical Area shares the same boundary as Collier County, Florida, and the Key West-Marathon, Florida, Micropolitan Statistical Area shares the same boundary as Monroe County, Florida.

Table 2.5-4 presents historical and projected population and growth rate data for the ROI (Miami-Dade County). For the purpose of comparison, population data for Florida is included in this table. From 1990 to 2000, the population of the ROI grew at an average annual rate of 1.53 percent. For the same period, Florida population grew at an average annual rate of 2.14 percent.

The population projections were completed using four extrapolation techniques and three different historical base periods.The four techniques were:

- Linear – the population changes by the same number of persons in each future year as the average annual change during the base period.
- Exponential – the population changes at the same percentage rate in each future year as the average annual rate during the base period.
- Share of growth – each county's share of state population growth in the future is the same as its share during the base period.
- Shift share – each county's share of the state population changes by the same annual amount in the future as the average annual change during the base period.

For the linear and share-of-growth techniques, base periods of five, ten, and fifteen years were used, yielding three sets of projections for each technique. For the exponential and shift-share techniques, a single base period of ten years was used, yielding one set of projections for each technique.

The starting point for each county's projection was the population estimate produced by the Bureau of Economic and Business Research for April 1, 2006. These estimates are based on 2000 Census counts and a variety of data and techniques showing population changes since 2000. The techniques described above provided eight projections for each county for each projection year (2010, 2015, 2020, 2025, and 2030). In order to moderate the effects of extreme projections, the highest and lowest projections for each county were excluded. The medium projection was then calculated by taking an average of the six remaining projections and adjusting the sum of the county projections to be consistent with the total population change implied by the state projections for each projection interval.

Between 2010 and 2030, the latest year for which data is provided, the average annual growth rates of the ROI and Florida are projected to slow. By 2030, the ROI is projected to slow to 0.82 percent annual growth rate (Table 2.5-4).

Florida has experienced a boom-bust economy over the past several years. From 2002 to 2006, strong real estate markets and growing construction fueled Florida's population growth. Florida's population increased at an average of 418,000 people per year during this period. The majority of Florida's population growth has been due to in-migration, and the majority of in-migrants have been between the ages of 20 and 40 (University of Florida 2008).

In 2007, the national housing market and economy began to decline. In Florida, this phenomenon has been magnified. As a result, a slowing in growth population rate is forecast for Florida. Florida is expected to add an average of only about 209,000 residents a year between 2007 and 2010. However, projections indicate that Florida's population is expected to return to more moderate growth levels of about 317,000 people a year between 2010 and 2020 (University of Florida 2008).

Table 2.5-5 lists the age distributions of the populations in the ROI, in 2000, and compares them to the age distribution of the population in Florida.

2.5.1.3 Transient Populations

Regulatory Guide 4.7, Section C.4 defines transient populations as people (other than those just passing through the area) who work, reside part-time, or engage in recreational activities in a given area, but are not permanent residents of the area.[1] Under this definition, transients include people in:

- Workplaces
- Places where people reside part-time, such as hotels and motels and seasonal housing
- Recreational areas or at special events

Transient information is presented in two formats: quantitatively within the 0- to 10-mile radius and qualitatively within the 10- to 50-mile radius. The transient population within 10 miles was estimated to be 38,822 based on major employers, overnight accommodations including hotels, motels, and seasonal housing, and major recreational areas and marinas.

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1. People living in institutional settings such as correctional institutions and nursing homes, and noninstitutional settings such as college dormitories and military quarters are considered, by the USCB, as permanent residents and are included in the decennial census.

These transient populations are included in Table 2.5-1 for values within the 0–10 mile radius. Transients within the 10- to 50-mile radius are not included in Table 2.5-1 because of a large amount of uncertainty associated with quantifying the transient population to 50 miles. This is because the 50-mile radius encompasses all or portions of four south Florida counties and all or portions of two major metropolitan areas that are popular vacation destinations for both U.S. and international tourists. Because of this uncertainty, the transient population was not keyed to sectors or projected for future years. However, a qualitative description is presented in this section and throughout Section 2.5.

A method for determining the number of transient workers entering an area is to analyze worker flows in and out of counties. The USCB tracks this data. Table 2.5-6 identifies the number of workers that traveled to a work site in Miami-Dade County for work in 2000. ROI transients include workers who reside outside the ROI, but traveled to a worksite in the ROI. According to the data in Table 2.5-6, 116,562 workers commuted from an area outside the ROI to a worksite in the ROI for work in 2000. Migrant populations are addressed in Subsection 2.5.4.2.

Within Miami-Dade County, in 2007, there were 456 hotels and motels with approximately 41,728 rooms. Because of the seasonal variation in the number of visitors, the occupancy rate can range from 89 percent in February to 50 percent in October in southern portion of Miami-Dade County. In 2000, there were 29,587 vacant housing units in the ROI that were designated as seasonal, recreational, or occasional use. Housing in the ROI is reviewed in detail in Subsection 2.5.2.6.

Recreational facilities and special events in the 50-mile radius, which may affect the number of transients, are addressed in Subsection 2.5.2.5.

2.5.2 COMMUNITY CHARACTERISTICS

Units 6 & 7 would be located on the Turkey Point plant property, adjacent to Units 3 & 4. The Turkey Point plant property is located in Miami-Dade County, Florida, south of the city of Miami on the Atlantic coast. Based on an analysis of the residence location of current Turkey Point workers, regional demographics and labor markets, and intercounty worker commuting patterns, it has determined that the construction and operation of the new units has the potential to impact socioeconomic variables (employment, population, income, housing, infrastructure, and community services) in only one county, Miami-Dade County. Therefore, that county was considered as the socioeconomic ROI. This section addresses the following community characteristics for the Miami-Dade County: economy, taxes, transportation, land use, housing, public services community infrastructure, and community infrastructure education. The aesthetics and recreation section contains data for the 50-mile radius because most of potential socioeconomic impacts to this resource may be experienced within that area.

2.5.2.1 Economy

Miami-Dade County is a consolidated government that includes the city of Miami. As noted in Subsection 2.5.1.2, Miami-Dade County is part of the Miami-Fort Lauderdale-Pompano Beach, Florida Metropolitan Statistical Area, which also includes Broward and Palm Beach Counties to the north. Miami-Dade County alone comprises of the Miami-Miami Beach-Kendall Metropolitan Division within the larger MSA. (OMB Nov 2008). Principal cities in Miami-Dade County include Miami, Hialeah, Miami Beach, North Miami, Coral Gables, and Homestead. Another population center near Turkey Point is Florida City. Key Largo, located on the Florida Keys in Monroe County, is approximately 30 miles south of Florida City along U.S. Highway 1.

Miami-Dade County includes highly urbanized and suburban areas surrounding the city of Miami along the Atlantic Coast, rural agricultural areas further south, and the Everglades areas, including Everglades National Park, in the western half of the county. Near Turkey Point, the non-wetland area centered around the Homestead and Florida City area is primarily agricultural. The region's tropical climate allows the winter production of green beans, tomatoes, strawberries, and squash for distribution throughout the United States, as well as year-round production of tropical fruits and vegetables such as avocados, passion fruit, malanga, and boniato. Another sector of the industry is Asian specialties such as Thai guava, Thai basil, Thai eggplant, lemon grass, bitter melon and various herbs and spices (MDCAM 2008).

Table 2.5-7 details labor force, employment, and unemployment trends in Miami-Dade County from 1998 to 2008, as reported by the U.S. Bureau of Labor Statistics (BLS). In 2008, the latest complete year reported, the Miami-Dade County labor force totaled 1.2 million people, representing 13.1 percent of the total Florida labor force. The Miami-Dade County labor force increased at an average annual rate of 1.0 percent between 1998 and 2008, at a slower rate than the population increase during that period, suggesting that a substantial portion of the population increase is from persons outside of the working age (i.e., children and the elderly or retired), and perhaps that there is a lower labor participation rate among those within the working age group (e.g., mothers staying at home rather than joining the work force). The state's labor force grew at an average annual rate of 2.0 percent over the same period, reflecting faster growth in other Florida counties than in Miami-Dade County. In 2008, 69,781 people in Miami-Dade County were unemployed. The 2008 average annual unemployment rate in the Miami-Dade County was 5.8 percent, compared to 6.2 percent for Florida and 5.8 percent for the United States (BLS 2009a). This may be because Miami-Dade County's highly diversified economy provides jobs for a wider spectrum of workers than some other parts of the state. BLS data about the economy, including labor force information and unemployment rates, is not available for geographical areas smaller than the county level.

The U.S. Bureau of Economic Analysis (BEA) reports employment data broken out by industrial sector (as defined by the North American Industrial Classification System, or NAICS). The latest

year for which BEA's data is published is 2007. As of 2007 in Miami-Dade County, in the nonfarm employment category, the services sector was the largest source of employment, accounting for 46.2 percent of jobs, slightly higher than Florida. The retail sector accounted for 10.3 percent of jobs, while the finance, insurance, and real estate sector provided 10 percent of the jobs, and local government provided 8.1 percent of jobs in Miami-Dade County. Construction provided 6.2 percent, transportation and warehousing 5.8 percent, and wholesale trade 5.8 percent (BEA 2009a). These trends are fairly typical for a diversified urban economy. Table 2.5-8 summarizes employment by industry sectors for Miami-Dade County and Florida, while Figures 2.5-3 and 2.5-4 illustrate employment by industry sector in Miami-Dade County and in Florida, respectively. BEA economic data, including employment and wages by industrial sector and per capital income, is not available for geographical areas smaller than the county level.

Total employment in Miami-Dade County grew by an average of 1.7 percent annually between 2001 and 2007, with the highest employment growth in real estate and rental and leasing (6.8 percent), construction (6.6 percent), and management services (6.1 percent). These trends reflect a period of higher-than-average home building and other growth in certain parts of Florida and in Miami-Dade County. This situation resulted in part from Florida's climate amenities and increased attraction for retirees, and in part from the increased availability of home mortgages to a wider segment of the population. These trends were prevalent over the past several years, and have only recently halted due to the economic downturn that began in 2008 (the latest economic and employment data available do not yet fully reflect this downturn). Sectors experiencing declining employment were led by information services (–5.8 percent), state government (–4.5 percent), and manufacturing (–3.6 percent). During the same period, Florida's employment grew by an average of 2.7 percent per year, led by the real estate and rental and leasing (8.9 percent), education services (6.2 percent), and construction (5.8 percent); the same trends described above also applied to other areas in Florida. Table 2.5-9 presents detailed employment trends by industry sector for Miami-Dade County and Florida.

Table 2.5-10 lists the Miami-Dade County major employers by the number of employees. The five largest public employers are Miami-Dade Schools, Miami-Dade County government, the U.S. government, Florida state government, and Jackson Health System, while the five largest private employers are Publix Super Markets (a grocery chain), Baptist Health South Florida, the University of Miami, American Airlines, and Precision Response Corporation (marketing services). Of the listed major employers by type, health care and biomedical firms account for the largest number (ten) and transportation the second largest (five).

In its Quarterly Census of Employment and Wages, the BLS collects employment and wage data by industrial sectors; the information is classified by the nature of a firm's business or an organization's activities. The year 2007 is the latest year for which final data is available. Table 2.5-11 presents employment trends for 2001 through 2007 for total workers in all nongovernment industry sectors, construction, heavy and civil engineering construction, utilities,

and nuclear electric power generation. (Note that utilities data was not disclosed for 2001–2004 for Miami-Dade County, and nuclear electric power generation data was not disclosed for any years for Florida or Miami-Dade County.[1])

Table 2.5-11 shows that construction employment grew at substantially higher average annual rates in Florida (5.9 percent) and Miami-Dade County (5.5 percent) than in the overall United States (1.9 percent). Again, these trends reflect the rapid growth home building and other construction described above. This expansionary trend also occurred within the more specialized subsector of heavy and civil engineering construction, with Miami-Dade County experiencing an average annual growth of 3.8 percent, Florida of 2.2 percent, and the United States of 0.6 percent. Utility employment declined during the same period in the United States (–1.5 percent) and Florida (–2.6 percent). Only data for 2005 through 2007 was disclosed for Miami-Dade County, revealing that 2007 employment increased by an annual average rate of 3.0 percent over 2005 (however, note that this is only a two-year change, and may not reflect the trend for a longer time period). In nuclear electric power generation, only U.S. employment information was disclosed, showing an average annual growth rate of 2.6 percent.

Table 2.5-12 shows the average annual wage trends from 2001 to 2007 for the same industrial sectors described above (not adjusted for inflation). Construction and heavy and civil engineering construction average wages grew faster in Miami-Dade County than in Florida or the United States, while Florida's growth exceeded that of the United States. The more rapid increase in Miami-Dade County wages in these sectors may suggest that demand for workers outstripped supply, probably as a result of the rapid expansion described above. Utility wages increased during the 2001–2007 period in the United States (3.9 percent) and Florida (2.1 percent). Only data for 2005 through 2007 was disclosed for Miami-Dade County, revealing that 2007 wages declined by an annual average rate of -1.9 percent from 2005, (again, this is two-year change may not reflect a longer-term period). In nuclear electric power generation, only U.S. wages were disclosed, showing an average annual growth rate of 5.4 percent. Figure 2.5-6 compares wage trends in heavy and civil engineering construction for the Miami-Dade County, the state of Florida, and the United States.

The Florida Agency for Workforce Innovation (FAWI) collects data by industrial sector and occupational category, and has projected employment levels for 2016 for each category. Table 2.5-13 shows 2008 employment in the Construction sector and the Heavy and Civil Engineering Construction sectors, and the construction occupational categories, projected employment for 2016, the anticipated average annual change, and 2008 average weekly wages

1. County area data may not be disclosed when data does not meet BLS or state agency disclosure standards regarding confidentiality or data quality (BLS Dec 2006). For example, if there are few firms in an area, data users could determine or approximate a firm's total payroll, hours worked, and other information that a firm may not want known to its competitors.

(for the occupational categories only). The table shows that the state has projected very slow growth or small declines in these sectors and occupations, reflecting in part the economic slowdown that began in 2008.

Per capita income provides a useful income comparison among regions. The BEA calculates per capita income by dividing the total personal income in an area by the area's population. In 2007 (the latest year for which the BEA provides data), the per capita income in Florida was $38,417, $198 less than the per capita income for the United States. The per capita income in Miami-Dade County in 2007 was $36,081, which represented 93.4 percent of the United States and 93.9 percent of Florida per capita income. As shown in Table 2.5-14, per capita income in Miami-Dade County grew by an average annual rate of 5.3 percent between 2001 and 2007 (not adjusted for inflation), showing stronger growth than Florida (4.6 percent) and the United States (4.0 percent) (BEA 2009b). The higher income growth in Miami-Dade County, compared to Florida as a whole, is a sign of the area's rapid economic growth during the 2001–2007 time period. Figure 2.5-6 illustrates income trends in Miami-Dade County, the state of Florida, and the United States.

2.5.2.2 Transportation

Turkey Point lies in an area that has an extensive transportation infrastructure. The roads and highways in Miami-Dade County include U.S. and interstate highways, multilane divided state highways, and local streets. The county operates public transportation services including rail, express bus, and buses that have multiple stops. Rail freight service in Miami-Dade County is provided by CSX Corporation. Rail passenger service is provided by Amtrak and TRI Rail. The county also includes air transportation infrastructure including airports, heliports, and a seaplane base; a seaport for commercial freight and passenger service; and an intermodal transportation hub for air, rail, and ship. The county is also served by private airstrips, heliports (including the FPL corporate and Turkey Point heliports), and seaplane bases. The following subsections describe the transportation infrastructure.

2.5.2.2.1 Roads and Highways

The major federal highways in Miami-Dade County are U.S. Highway 1, which bisects the county from north to south and continues to the Florida Keys south of Miami-Dade County and Interstates 75 and 95, which also have a north-south direction, but both of the interstates terminate in Miami. These U.S. highways and interstates are shown on Figure 2.5-7.

Two of the major state highways in the county are the Florida Turnpike and State Road 997. Florida's Turnpike is a multilane divided toll road that traverses much of Florida, linking Interstate 75 in the interior south of Ocala to Miami. The Homestead extension of Florida's Turnpike terminates at U.S. Highway 1 north of Florida City. State Road 997 connects U.S. Highway 1 in Homestead with U.S. Highway 27 northwest, skirting the western fringes of the Miami

metropolitan area and terminating in Homestead where the road changes names to Krome Avenue. Krome Avenue continues south and terminates at U.S. Highway 1 south of Florida City. These highways are shown on Figures 2.5-7 and 2.5-8.

The existing access road is SW 344th Street/Palm Drive. Construction and operations workers could use a number of different routes to reach SW 344th Street/Palm Drive (Figure 2.5-8). In addition, a second entrance would be constructed. This entrance would be at SW 359th Street and new road improvements would be made to access the new entrance. SW 344th Street/Palm Drive intersects with two major north-south roadways, U.S. Highway 1 and State Road 997. SW 344th Street/Palm Drive is a four-lane road that narrows to two lanes as it leads to Turkey Point (at its intersection with SW 137th Avenue/Tallahassee Road). Workers on U.S. Highway 1 could also take SW 328th Street/N. Canal Drive, which parallels SW 344th Street/Palm Drive to the north. SW 328th Street/N. Canal Drive is linked to SW 344th Street/Palm Drive by cross streets such as SW 137th Avenue/Tallahassee Road and SW 117th Avenue. SW 137th Avenue/Tallahassee Road is a four-lane road and SW 117th Avenue is a two-lane road. Workers and delivery vehicles could use the limited access highway, Florida's Turnpike, and could use the exit at SW 312th Street/Campbell Drive or continue to its terminus at U.S. Highway 1. SW 312th Street/Campbell Drive is a four-lane road which parallels SW 344th Street/Palm Drive to the north. A connecting road is SW 137th Avenue/Tallahassee Road. The functional class for these roads is presented in Table 2.5-15. The Florida Department of Transportation has traffic count stations for some of these roads that report annual average daily traffic and forecasted future annual average daily traffic for some of the locations. These details are presented in Table 2.5-16. Miami-Dade County also has traffic count stations for some of the roads that would be used to access Turkey Point. The traffic data for these station locations is presented in Table 2.5-17.

Evacuation Routes

The hurricane and storm evacuation routes for Miami-Dade County in the Homestead and Florida City area are U.S. Highway 1, Florida's Turnpike, State Road 997, and Card Sound Road (FDEM 2007). These routes are shown on Figure 2.5-8.

Special Events Affecting Local Traffic

The level of traffic on the local roads described above would be impacted by events at the Homestead Miami Speedway, which lies at the intersection of SW 344th Street/Palm Drive and SW 137th Avenue/Tallahassee Road. The speedway hosts premier motorsports events including NASCAR and IndyCar races, and has parking for more than 30,000 vehicles and 1300 recreational vehicles (Homestead Miami Speedway 2009). See Subsections 2.2.1.2 and 2.5.2.5 for additional details on this venue.

2.5.2.2.2 Public Transportation

Miami-Dade County operates public transportation services including rail, express bus, and local buses with multiple stops. The rail service has 22 stations and serves Miami. There are approximately 100 bus routes that serve a larger area. Bus routes that serve Homestead and Florida City are local with multiple stops, and express buses that link the area with Miami that have only a few stops. Buses use exclusive highway lanes called the busway, which ensures that they are not slowed by traffic congestion. The express route terminates at SW 344th Street/Palm Drive. The originating station (Dadeland South) has 1260 parking spaces (MDC 2009), and there are five “Park & Ride” parking lots located along the express route at SW 152th, SW 168th, SW 200th, SW 244th, and SW 296th Streets. Plans are being developed for a future Park & Ride lot at SW 344th Street/Palm Drive. (MDC 2008a)

In addition to this public bus transportation infrastructure, the TRI-Rail commuter train provides service to Miami International Airport and Fort Lauderdale/Hollywood International Airport. Connecting bus services to the portions of Miami-Dade County served by bus routes are available from TRI-Rail stations. (SFRTA 2008)

Miami-Dade County is constructing a ground transportation hub next to Miami International Airport—the Miami Intermodal Center. The anticipated opening date is 2011. Miami Central Station is to be one of the major facilities within the Miami Intermodal Center. Miami Central Station is to be situated between NW 25th Street on the north, NW 37th Avenue on the east, NW 21st Street on the south, and NW 38th Court on the west. The facility is designed to accommodate various transportation connections, thereby providing connectivity between various modes of transportation. The facility will feature grade level tracks for TRI-Rail, Metrorail, and Amtrak rail service. Bus depots will be provided for Greyhound, Miami-Dade Metrobus, and intra-city buses. Space will be provided for courtesy buses, shuttles, and taxis currently serving Miami International Airport. (FDOT 2008a)

2.5.2.2.3 Rail Service

Rail passenger service is provided to Miami by Amtrak and TRI-Rail; both have service to connecting rail lines across the United States (Amtrak 2008, SFRTA 2008). Neither rail service travels to locations south of Miami.

Rail freight service in Miami-Dade County is provided by CSX operating Class 1 rail lines (FDOT 2006). The CSX line services the Port of Miami and has an intermodal terminal in Miami (CSX 2008). The rail line is shown in Figure 2.5-7. The rail line terminates in Homestead. The nearest rail crossing to Turkey Point is at SW 320th Street and is approximately 11 roadway miles to the plant entrance.

2.5.2.2.4 Air Transportation

Miami-Dade County has air transportation infrastructure including airports, airstrips, heliports, and a seaplane base.

The county operates five airports: Miami International, a major commercial airport in Miami, Kendall-Tamiami Executive Airport in Kendall, Dade-Collier Training and Transition Airport in Collier and Miami-Dade County. Also operated by the county are Opa-Locka Airport and Homestead General Aviation Airport (Miami-Dade Aviation Department 2008). Homestead is also host to the Homestead Air Reserve Base (U.S. Air Force 2008), which is the closest airport to Turkey Point. Another major commercial airport is located within 50 miles of Turkey Point in Broward County, the Fort Lauderdale/Hollywood International Airport. Also within 50 miles is Broward County's North Perry Airport. The location of these airports is shown in Figure 2.5-7. In addition, the county has several private airstrips including Burr's Airstrip 16 miles southwest of Miami and Lindbergh's Landing Airstrip 20 southwest of Miami (FDOT 2008b).

Miami-Dade has many privately owned heliports, including the FPL Helistop and the FPL Turkey Point Heliport (FDOT 2008b).

Rounding out the variety of air transportation infrastructure in Miami-Dade County is the Miami Seaplane Base. The facility lies on Watson Island near the southern tip of the Miami Beach peninsula (CFASPP 2007).

2.5.2.2.5 Deep Sea Ports

Deep sea ports are located in Miami-Dade County and the adjacent counties of Broward County to the north and Monroe County to the southwest. The Port of Miami is in Miami and is shown on Figure 2.5-7. The Port of Key West is in Key West in Monroe County and Port Everglades is in Fort Lauderdale in Broward County (FDOT 2008e). The Port of Miami offers passenger and freight services (MDC 2008b).

2.5.2.2.6 Atlantic Intracoastal Waterway

The Atlantic Intracoastal Waterway traverses the eastern coastline of Florida and intersects with the Port of Miami, as shown on Figure 2.5-7. The existing equipment barge unloading area at Turkey Point is accessed via the waterway to receive shipments of oil and equipment.

2.5.2.3 Taxes

Several tax revenue categories would be affected by the construction and operation of Units 6 & 7. These include corporate taxes on company profits, sales and use taxes on construction- and operations-related purchases and on the purchases made by project-related workers; real property taxes related to the construction and operation of the units; and real property taxes paid

by incoming workers. The following subsections describe each type of tax and its application in the ROI (Miami-Dade County) and the state of Florida, and presents revenues and expenditures by category for local jurisdictions.

As shown in Table 2.5-18, the state of Florida's general revenues were $32.2 billion in 2007, while total tax revenues were $37.2 billion. Figure 2.5-9 illustrates Florida's revenues by source.

2.5.2.3.1 Personal and Corporate Income Taxes

Florida does not have a personal income tax (FDOR 2008a).

Corporations and artificial entities that conduct business, or earn or receive income in Florida, including out-of-state corporations, must file a Florida corporate income tax return unless specifically exempt. According to the Florida Department of Revenue web site, Florida's corporate income tax liability is computed using federal taxable income, modified by certain Florida adjustments, to determine adjusted federal income. A corporation doing business both within and outside of Florida may apportion its total income to Florida using a three-factor formula, which is a weighted average, designating 25 percent each to factors for property and payroll, and 50 percent to sales. Nonbusiness income allocated to Florida is added to the Florida portion of adjusted federal income. An exemption of up to $5000 is subtracted to arrive at Florida net income, which is multiplied by 5.5 percent to compute the tax (FDOR 2008b).

In 2007,[1] corporate income and excise tax accounted for 6.6 percent of the state's total tax revenues (Table 2.5-18).

2.5.2.3.2 Sales and Use Taxes

Florida imposes a state sales tax of 6 percent on the sale or rental of tangible personal property, certain services, admissions, and the rental or lease of real property and transient living accommodations. In addition, Florida law allows counties to levy discretionary sales surtaxes for various purposes, such as transit systems, infrastructure, indigent care, or health services. The eligibility for imposing a surtax differs by the type of tax. The authorized amounts also vary, but range from 0.5 to 1.0 percent. Generally, only the first $5000 of a single purchase is subject to the discretionary tax. Counties may also impose local option taxes on fuel, food and beverages, and tourism-related items (FDOR 2008c). Miami-Dade County imposes a 1 percent discretionary sales surtax in addition to the state sales tax (FDOR 2007).

A dealer who sells and delivers taxable merchandise or taxable services is required to collect the surtax at the rate imposed in the county where the merchandise or service is delivered. For motor

1. State and county fiscal years begin on July 1 and end on June 30. By convention, the fiscal year is referred to by the ending year, i.e., FY 2007-2008, or simply 2008.

vehicle and mobile home sales, the applicable surtax rate is the one for the county where the vehicle or mobile home will be registered. Only the first $5000 of a single sale of tangible personal property is subject to discretionary sales surtax if the property is sold as a single item, in bulk, as a working unit, or as part of a working unit. The $5000 limit does not apply to commercial rentals, transient rentals, or services (FDOR 2008c).

Florida also imposes a 6 percent tax on out-of-state purchases imported into the state. The tax applies to all items purchased outside of Florida that would have been subject to tax if purchased in the state. Examples of such taxable purchases include purchases made by mail order, furniture delivered from dealers located in another state, and computer equipment delivered by common carrier. Items purchased and used in another state for at least 6 months before being brought into Florida are not subject to the tax. Additionally, Florida allows a credit for a lawfully imposed sales tax paid in another state (FDOR 2008c).

General grocery items are exempt from sales tax. This exemption does not apply to candies, soft drinks, alcoholic or malt beverages, food or drinks prepared on the sellers' premises and sold for immediate consumption, or food or drink sold by restaurants, hotels, amusement parks, racetracks, taverns, stadiums, theaters, or similar places of business. Prescription and common household medicines, prosthetic and orthopedic devices, hearing aids, eyeglasses, and dentures are examples of other items also exempt from sales tax (FDOR 2008c).

In 2007, sales and use taxes accounted for 61.5 percent of the Florida's tax revenues (Table 2.5-18).

2.5.2.3.3 Other Taxes on Sales and Services

Communications Services Tax

In 2001, Florida restructured taxes on telecommunications, cable, direct-to-home satellite, and related services. The law replaced and consolidated several different state and local taxes with a single tax comprised of two parts: the Florida communications services tax and the local communications services tax. Communications services include telecommunications, cable, direct-to-home satellite, and related services. This definition includes voice, data, audio, video, or any other information or signals, including cable services, transmitted by any medium. (FDOR 2008d)

The Florida Department of Revenue’s web site provides some examples of services subject to the tax: local, long-distance, and toll telephone; cable television; direct-to-home satellite; mobile communications, including detailed billing charges, private line services, pager, and beeper services; telephone charges made by a hotel or motel; facsimiles, when not provided in the course of professional or advertising service; and telex, telegram, and teletype services. Governments, religious institutions, and certain nonprofit organizations are exempt from this tax.

Residential telephone service is exempt from the state portion of the communications services tax. This service is subject to the state gross receipts and local portions of the tax. Mobile telephone, cable, and direct-to-home satellite services are fully taxable, even if provided to a residence (FDOR 2008d).

In 2007, communications taxes accounted for 6.5 percent of the state's tax revenues (Table 2.5-18).

Documentary Stamp Tax

Florida levies a documentary stamp tax on deeds, bonds, notes, written obligations to pay money, mortgages, liens, and other evidences of indebtedness. According to the FDOR web site, the tax rate for documents that transfer an interest in real property is $0.70 per $100 (or portion thereof) of the total consideration paid, or to be paid, for the transfer. An exception is Miami-Dade County, where the rate is $0.60 per $100 (or portion thereof) when the property is a single-family residence. If the Miami-Dade property is anything other than a single-family residence, the tax rate is $0.60 plus $0.45 surtax per $100 (or portion thereof) (FDOR 2008e).

Examples of documents that may transfer interest in real property include:

- Warranty deeds
- Quit claim deeds
- Contracts for timber, gas, oil, or mineral rights
- Easements
- Contracts or agreements for deed
- Assignments of contract or agreement for deed
- Assignments of leasehold interest
- Assignments of beneficial interest in a trust
- Deeds in lieu of foreclosure

"Consideration" generally consists of:

- Money paid or to be paid
- Discharge of an obligation, mortgage or other lien encumbering the property

- Exchange of property
- Any other monetary consideration or consideration that has value.

When the consideration paid or exchanged for real property is property other than money, the consideration is equal to the fair market value of the real property. A document that transfers an interest in real property between a husband and wife may be subject to a documentary stamp tax. The documentary stamp tax is also due upon the original issuance of bonds in Florida, on notes and other written obligations to pay money, and on mortgages, liens, and other evidences of indebtedness (FDOR 2008e).

In 2007, the documentary stamp tax accounted for 8.2 percent of the state's tax revenues (Table 2.5-18).

2.5.2.3.4 Property Taxes — County, Schools, and Special Districts

Under Florida law, both real property (land and permanent buildings) and tangible personal property (primarily business equipment) are subject to property tax. Property taxes are administered by local governments. Homeowners may be entitled to receive a homestead exemption on real property tax. The owner of taxable tangible personal property is required to file an annual tax return with the county property appraiser by April 1 of each year. Taxable tangible personal property includes machinery and equipment and other items that are used for business purposes. Items that are household goods and personal effects, and other tangible personal property, such as a lawn mower or furniture, used exclusively for personal purposes are generally not subject to property tax (FDOR 2008f).

FPL pays real property taxes to Miami-Dade County and the Miami-Dade school district. Table 2.5-19 presents information from 2000 to 2007 on the total assessed value of the three fossil units and the two nuclear units, and the total tax paid to the county and the school district. In 2007, taxes were $6.9 million on the nuclear units and $0.8 million on the fossil units, for a total of $7.7 million. The county received 57 percent of this tax, while the school district received 43 percent of the tax revenue.

FPL also pays personal property taxes for the existing units to Miami-Dade County, the Miami-Dade school district, and several special taxing districts. These include the Florida Inland Navigation District, the South Florida Water Management District, the Everglades Construction Project, the Children's Trust Authority, and the Library District. Table 2.5-20 provides the 2007 millage rate, taxable value, and taxes levied by each taxing entity. (Note that this table is for all FPL properties within Miami-Dade County, not just for Turkey Point.) In 2007, FPL paid $6.5 million in tangible personal property taxes on its properties within Miami-Dade County.

2.5.2.3.5 School Districts

In Florida, each of its 67 counties comprises a single school district (FDOE 2008). Therefore, the Miami-Dade school district includes all of the schools within the ROI. The Miami-Dade School District and Miami-Dade County government are separate entities.

Like many states, Florida seeks to ensure that all students in the state receive comparable educational opportunities, regardless of the relative wealth of each student's school district, and has established a funding equalization process to accomplish this goal.The Florida Department of Education's *2007-08 Funding for Florida School Districts: Statistical Report* (FDOE 2008) provides the following description of Florida school funding: "In 1973, the Florida Legislature enacted the Florida Education Finance Program (FEFP) and established the state policy on equalized funding to guarantee to each student in the Florida public education system the availability of programs and services appropriate to his or her educational needs that are substantially equal to those available to any similar student notwithstanding geographic differences and varying local economic factors." The FEFP is the primary mechanism for funding the operating costs of Florida school districts. Funding is based on the number of full-time equivalent students, and considers variations in several factors when determining funding for each district: local property tax bases, education program costs, costs of living, and costs for equivalent educational programs due to the student population's density and distribution (FDOE 2008).

School funding comes primarily from local, state, and federal government sources. Local funding is from property taxes on properties located within the school district. State funding is by legislative appropriation, with the major source of revenue being the state sales tax (FDOE 2008). Federal funding is coordinated by the Florida Department of Education. School districts receive funds from the federal government directly and through the state as an administering agency, and may receive funds under a variety of programs from agencies such as the Department of Labor, Veterans Administration, Department of Interior, Department of Education, Department of Defense, and Department of Agriculture (FDOE 2008). Table 2.5-21 shows the Miami-Dade District's revenues by source for the 2000–2001 to 2007–2008 school years. As the table shows, over this 8-year period, the state contribution has steadily declined from 53.4 percent to 36.8 percent, while the local portion has risen from 37.2 percent to 52.0 percent. The change in contribution proportions between state and local funding is a result of legislative action in 2004 that changed the funding formula for large school districts such as the Miami-Dade School District (Iatarola 2004). As a result, the state contribution declined and local contributions increased to make up the difference. The federal contribution has also risen, from 9.5 percent to 11.2 percent. In the 2007–2008 school year, Miami-Dade schools had total revenues of $3.9 billion. Figure 2.5-10 illustrates these trends.

2.5.2.3.6 Local Revenues and Expenditures

Over 83 percent of the current Turkey Plant employees live in Miami-Dade County, which is the ROI. The county's extensive retail opportunities ensure that Turkey Plant workers would purchase a large portion of their goods and services within the county, which would, therefore, be most affected by project and worker expenditures and subsequent sales tax collections. Neither the city of Homestead nor Florida City, home to 43 percent of current Turkey Point plant employees, imposes a local sales tax, but both levy a tax on real and personal property. Local revenues and expenditures by Miami-Dade County and the cities of Homestead and Florida City are briefly described below.

Miami-Dade County

As shown in Table 2.5-22, in 2008, Miami-Dade County government had $1.3 billion in total revenues. The county received 79.5 percent of its revenues from ad valorem (property) taxes, 5 percent from gas taxes, and 4.2 percent from sales taxes. Figure 2.5-11 illustrates the proportion from each revenue source. (As noted previously, the Miami-Dade school district is a separate taxing entity.)

The county's expenditures for 2008 totaled $1.3 billion, as shown in Table 2.5-22. Public safety was the largest expenditure, accounting for 39.9 percent. Health and human services accounted for 20.8 percent, enabling strategies (essentially administrative services) for 15.4 percent, and transportation for 12.5 percent. Figure 2.5-12 shows the expense breakout.

City of Homestead

Table 2.5-23 presents 1999 through 2008 revenues and expenditures for the city of Homestead. In 2008, the city had total revenues of $51.9 million and expenditures of $54.7 million, resulting in a deficit of $2.8 million, substantially less than the previous year's deficit of $4.3 million. Figure 2.5-13 illustrates the changes in revenues, expenditures, and the total tax levy from 1999 to 2008, and shows that all have grown substantially since 2002, although growth was very slow in 2008.

In 2008, 45.4 percent of Homestead's revenues were from property taxes, with 25.7 percent coming from intergovernmental sources and 4 percent from licenses and permits. Figure 2.5-14 illustrates the proportion from each revenue source.

Public safety was Homestead's largest expenditure in 2008, accounting for 45.5 percent of the total. General government accounted for 22.8 percent, capital outlay for 16.2 percent, and parks and recreation for 7.5 percent. Figure 2.5-15 outlines the expense breakout.

Table 2.5-24 presents the assessed value of Homestead's real and personal property from 1999 to 2008, along with the total tax levy for each year. The assessed value of real property increased by more than sixfold (not adjusted for inflation) over that decade, while the amount of total tax levy almost quadrupled.

Table 2.5-25 shows the history of millage rates over that decade. Rates for the city of Homestead, the school district, and the county have declined somewhat, the state has declined very slightly, and the special district millages have varied. Overall, the total property tax rate for Homestead property owners has declined from 26.2640 (dollars per $1000 of taxable property value) to 21.6848.

City of Florida City

Table 2.5-26 presents 1998 through 2007 revenues and expenditures for the city of Florida City. In 2007, the city had total revenues of $14.7 million and expenditures of $11.6 million, resulting in a surplus of $3.1 million, slightly less than the previous year's surplus of $3.2 million. Figure 2.5-16 illustrates the changes in revenues and expenditures over the past decade, along with the total tax levy (values are not adjusted for inflation). Since 2001, both revenues and expenditures have generally grown, although they declined between 2003 through 2004, 2004 through 2005, and 2006 through 2007. The surplus of revenue over expenditures has gradually increased during most years. The total tax levy grew steadily, increasing at a faster rate between 2004 and 2006, but increasing only slightly between 2006 and 2007.

In 2007, 41.5 percent of Florida City's revenues were from taxes, 20.6 percent came from charges for services, and 13.2 percent came from intergovernmental sources. Figure 2.5-17 illustrates the proportion from each revenue source.

General government was Florida City's largest expenditure in 2007, accounting for 34.2 percent of the total. Public safety accounted for 22.1 percent, capital outlays for 20.2 percent, public works for 19.0 percent, and parks and recreation for 3.4 percent. Figure 2.5-18 illustrates the breakout of expenses.

Table 2.5-27 presents the assessed value of Florida City's real and personal property from 1998 to 2007, along with the total tax levy for each year. The assessed value of real property more than quadrupled (not adjusted for inflation) over that decade, while the amount of total tax levy increased by about fivefold.

Table 2.5-28 shows the history of millage rates over that decade. Rates for the city of Florida City have increased, while the school district, the county, and the state have declined and special district millages have increased. Overall, the total property tax rate for Florida City property owners has declined from 28.8620 (dollars per $1000 of taxable property value) to 27.1998.

2.5.2.4 Land Use

The Turkey Point plant property is located in southeastern Miami-Dade County and consists of approximately 11,000 acres of land. It is located approximately 4.5 miles east of the southeastern municipal limits of Homestead, adjacent to Biscayne Bay and Card Sound. Homestead is the closest population center of 25,000 or more. As shown in Table 2.5-3, 43 percent of FPL's current workforce resides in the Homestead and Florida City area. Based on the percentage of the existing workforce that lives in Homestead and Florida City, this area is described in addition to Miami-Dade County. Section 2.2 provides tables and maps displaying land use categories and breakdowns for the Turkey Point plant property, vicinity, and the 50-mile radius.

Laws adopted during the 1984–86 period established Florida's growth management system, including the adoption of a state comprehensive plan. This system requires regional planning councils to prepare and adopt comprehensive regional policy plans. Amendments mandated that specific level-of-service standards for traffic, mass transit, parks, water, sewer, solid waste, and drainage be included in local comprehensive plans and that no development orders can be issued when the adopted levels of service would not be met (MDC 2006). Chapter 163 of the Florida Statutes requires consistency between the local plan, the applicable regional plan, and the state comprehensive plan, and all development regulations and orders must be consistent with the adopted local comprehensive plan (FDCA 2008a, FDCA 2008b, and MDC 2006).

2.5.2.4.1 Florida's State Comprehensive Plan

Chapter 187 of Title XIII of the Florida Statutes is the state of Florida's designated comprehensive plan. The plan provides long-range policy guidance for the orderly social, economic, and physical growth of the state and is reviewed biennially by the state legislature.

The comprehensive plan encourages the centralization of commercial, governmental, retail, residential, and cultural activities within downtown areas and promotes directing development to those areas that have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

2.5.2.4.2 South Florida Regional Planning District

The South Florida Regional Planning Council has regional planning responsibilities for Broward, Miami-Dade, and Monroe Counties (SFRPC 2004), while the Southwest Florida Regional Planning Council is responsible for Collier County and five other counties (SWFRPC 2004). State legislation passed in 1993 recognized that the regional planning council is Florida's only multipurpose regional entity that is in a position to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues. This legislation requires each

regional planning council to develop and periodically update a strategic regional policy plan (SFRPC 2004).

2.5.2.4.3 Miami-Dade County

Miami-Dade County has more than 2420 square miles of land and water, of which almost 510 square miles have been developed for urban uses. The land use portion of the Miami-Dade County Comprehensive Development Master Plan (CDMP) includes a map for 2015–2025 which shows recommended land uses by major categories. Each of these categories is interpreted locally through zoning designations (MDC 2006).

Miami-Dade County covers a land area of 1946 square miles (1,245,440 acres). In 2002, approximately 7 percent of the land area of Miami-Dade County consisted of farms and ranches (Subsection 2.2.3). There are 237,545 acres of urban or built up land, 97,410 acres of agricultural land, 19,180 acres of rangeland, 15,502 acres of upland forest, 34,471 acres of water, 854,641 acres of wetland, and 2581 acres of barren land.

The Miami-Dade County CDMP provides broad parameters for the county government to do detailed land use planning and zoning activities (MDC 2006). The CDMP applies to incorporated and unincorporated areas, addressing primarily the unincorporated areas and the county's jurisdictional responsibilities in the 35 municipalities. The CDMP cannot supersede authority of incorporated municipalities to exercise all powers relating solely to their local affairs, provided that four fundamental growth management components of the CDMP serve as minimum standards for zoning, service, and regulation to be implemented through all municipal comprehensive plans and land development regulations (MDC 2006). The four fundamental growth management components are:

1. The urban development boundary, urban expansion area boundaries, and the CDMP provisions that prescribe allowable land uses and public services and facilities outside the urban development boundary;

2. The Policies for Development of Urban Centers contained in the text of the land use element;

3. The Population Estimates and Distributions as mapped in the land use element;

4. Policies require the county to maintain and use its authority as provided by the Miami-Dade County Charter to maintain, site, construct and operate public facilities in incorporated and unincorporated areas of the county.

The plan encourages development in a contiguous pattern centered around a network of high-intensity urban centers well-connected by multimodal, intra-urban transportation facilities and in

locations that optimize efficiency in public service delivery and conservation of valuable natural resources (MDC 2006).

Miami-Dade County zoning code mandates that the county must plan for and manage its population growth and provide the best possible distribution of land uses, by type and density, to meet the needs of the present and future resident and tourist populations in a manner that would maintain or improve the quality of the environment (Miami-Dade Code 2008). It also regulates the subdivision of land in both the incorporated and unincorporated areas of the county (Miami-Dade Code 2008).

2.5.2.4.4 City of Homestead

Homestead is the closest incorporated municipality with a population of 25,000 or more (Section 2.1). The city of Homestead is entirely surrounded by unincorporated Miami-Dade County, except for a common border with Florida City to the south and west. Homestead is comprised of approximately 15 square miles (Homestead EAR 2007). Homestead has 4755 acres of developed land and 4914 acres of undeveloped (vacant) land. Specifically, the city has 690 acres of land under construction zoned for residential purposes, 83 acres under construction for commercial uses, and 424 acres of open land.

There are currently 5525 acres of urban or built up land, 2241 acres of agricultural land, 440 acres of rangeland, 138 acres of upland forest, 400 acres of water, 250 acres of wetland, and 160 acres of transportation, communications, and utilities.

Homestead's comprehensive plan is intended to provide effective, long-term future direction for redevelopment and new growth (Homestead CP 2005). The city also has neighborhood development and redevelopment plans.

The Homestead comprehensive plan is organized into ten plan elements and six sub-elements, including the future land use map contained in the future land use element. This comprehensive plan was approved by the Homestead city council for transmittal to the Florida Department of Community Affairs on September 5, 2000. (Homestead CP 2005)

Homestead has established an official zoning ordinance. One purpose of the ordinance is to conserve the value of buildings and encourage the most appropriate use of land within the corporate area by designating specific uses of land, such as various residential and commercial designations (Homestead Code 2008). Homestead has undeveloped land designated for planned unit developments, which allows mixed uses including residential and commercial (Homestead Code 2008). In addition, mobile home parks are only permitted in areas zoned as residential mobile home (RMH), which total 88 acres in Homestead (Homestead Code 2008).

2.5.2.4.5 City of Florida City

Florida City is 8 miles west of the Turkey Point plant property (Section 2.1). It is bordered by unincorporated Miami-Dade County to the west and south, and shares a common border with Homestead to the north and east. Florida City consists of approximately 3.2 square miles. In 2005, there were 1126 acres of developed land and 837 acres of undeveloped or vacant land (Florida City EAR 2006). Specifically, the city has 66 acres of land under construction zoned for residential purposes, 6 acres under construction for commercial uses, and 255 acres of open land.

There are currently 1473 acres of urban or built up land, 266 acres of agricultural land, 60 acres of rangeland, 64 acres of upland forest, 47 acres of water, 95 acres of wetland, and 57 acres of transportation, communications, and utilities.

Florida City uses comprehensive planning as a means to direct development and redevelopment in a positive manner such that the community benefits and service levels are maximized. (Florida City EAR 2006). The city's comprehensive plan was adopted in 1991 with an evaluation and appraisal report completed in 1996. Another evaluation and appraisal report was completed in 2005 (Florida City EAR 2006).

Florida City has established zoning ordinances. One purpose of the ordinances is to encourage the most appropriate and convenient use of land in accordance with the adopted Comprehensive Development Master Plan and in the public interest (FCC 2008). Florida City has subdivision zoning codes that are intended to aid in coordinating land development in the community and to assist with implementing the master plan. (FCC 2008). In addition, mobile home parks are only permitted in areas zoned as R-T, which total 40 acres in Florida City (FCC 2008).

2.5.2.5 Aesthetics and Recreation

This subsection characterizes the visual aesthetics and recreational facilities and opportunities in the 50-mile region. Other aesthetics variables, including noise, odors, and vibrations, are discussed in Subsection 4.4.1.

2.5.2.5.1 Aesthetics

The Turkey Point plant property lies in an unincorporated area in Miami-Dade County, Florida, approximately 8 miles east of Florida City and 4.5 miles east of the southeastern municipal limits of Homestead. The Units 6 & 7 plant area is currently at an elevation of approximately –2.4 to 0.8 feet (NAVD 88). The topography of the area consists of flat mud lands and lies within the Floridian plateau. The Units 1 & 2 emissions stacks are the tallest structures on the property, approximately 400 feet tall.

There are some sensitive visual resources in the vicinity (within 6 miles) of the plant property. There are residential neighborhoods in Homestead. A portion of Biscayne National Park, including the visitor's center, lies within 6 miles to the east. There is a municipally-owned recreational area in the plant area vicinity, Homestead Bayfront Park. In addition, a privately owned recreational venue, Homestead Miami Speedway, is approximately 5 miles northwest of the plant property. Although the topography surrounding the plant property is relatively flat and sparsely populated with trees, there is sufficient vegetation to screen the existing units from area roadways and recreational areas on land.

SW 344th Street/Palm Drive and SW 328th Street/N. Canal Street provide the best opportunity for the public to view the existing units from roadways. However, trees and scrub growth aid in screening the units, including the emissions stacks, from area roadways. Because of the vegetation, the existing units and emission stacks are not visible from most points in Biscayne National Park and Homestead Bayfront Park. The emission stacks may be visible from some upper level seats in the grand stand at the Homestead-Miami Speedway. The existing units are fully visible from Biscayne Bay.

Beyond the six mile radius, on land, the existing units are not visible and, therefore, have no visual aesthetics considerations. Over the waters in Biscayne Bay however, the units can be clearly seen. There are no facility-generated noises, odors, or vibrations experienced outside the boundaries of the plant property, and hence, no recreational venue in the vicinity, ROI, or fifty-mile region, is affected by these aesthetic variables.

2.5.2.5.2 Recreation

Public and private recreational opportunities and facilities abound in the region. The metropolitan character of south Florida, including Miami-Dade and Broward Counties, mean there is a wide range of leisure choices. In addition, the area is a major recreation tourist destination. Monroe County, a portion of which is also within the region (Figure 2.1-4), is famous as the home of the Florida Keys. Recreational opportunities in the region include, but are not limited to, festivals, specialized tourist attractions (zoos, botanical gardens, art and cultural museums, etc), spectator sports, participatory sports, beaches, and parks. Select recreational opportunities in the region and more specifically in the cities of Homestead and Florida City are discussed below. Recreational areas in the vicinity are shown on Figure 2.5-19. Select recreational venues in the 50-mile radius are shown on Figure 2.5-20.

Festivals — The Region

Large and small municipalities and special interest organizations in the region host countless festivals throughout the year. Many reflect the region's rich cultural heritage. Among the two largest festivals in the region are the Italian Renaissance Festival in Miami, which drew 80,000

attendees in 2008 (SFS-S 2009) and the Orange Bowl Festival, also in Miami, which centers around the Orange Bowl football game on New Year's night.

Festivals — Homestead and Florida City

There are three major festivals in the Homestead and Florida City area. The Homestead Rodeo, “It’s more than a sport … It’s a lifestyle”, is held each January. The 60th annual Rodeo in 2009 had approximately 27,500 spectators (Obeck 2009). The Annual Super Chili Bowl Cook-Off and Outhouse Race is held each February and draws about 2000 participants (Powell 2009). The Dade County Farm Bureau Annual Barbeque and “Fun” Raiser is held in April and draws 1200 participants (Brandy 2009).

Specialized Attractions — The Region

The region has several popular specialized attractions that provide a recreational outlet. Among the more popular attractions, in terms of attendance, is the Miami Seaquarium which has more than 300,000 guests a year (Perrina 2009) and the Miami MetroZoo with 750,000 visitors a year (Mesa 2009). The region also has the largest botanical garden in the continental United States, the Fairchild Tropical Garden, in Coral Gables.

There are many venues for concerts and theatrical performances in the region. There are also large libraries, historical museums, memorials, and several regional museums and galleries which reflect the varied culture of the region.

Specialized Attractions — Homestead and Florida City

Homestead has several popular specialized attractions that provide recreational opportunities. The Everglades Alligator Farm in Homestead is home to almost 3000 alligators as well as local and exotic snakes. Homestead is also the home of the Fruit and Spice Park, the only one of its kind in the USA which features over 500 varieties of fruits, herbs, spices, and nuts (Dot 2008). In addition, Coral Castle is a park that consists of over 1,100 tons of carved coral rock built by one man over a thirty-year period. Also known as Rock Gate, Coral Castle is listed on the National Register of Historic Places (AM 2009).

Recreational Sports for the Spectator — The Region

The region offers a variety of spectator sports at both the professional and collegiate level. The Miami Dolphins of the National Football League play their home games in Pro Player Stadium (aka Dolphin Stadium, Miami Gardens Stadium) which is also home to the Florida Marlins National League baseball team, and the University of Miami Hurricanes. The stadium seats 75,540 for football and soccer and 38,560 for baseball (DS 2009). The American Airlines Arena houses the professional basketball team, the Miami Heat. The arena seats 20,000 for basketball

(AAA 2009). The Florida Panthers of the National Hockey League play at the BankAtlantic Center, which seats 19,250 (FPT 2009). The Florida International University Golden Panthers play at the Golden Panther Arena which has seating capacity of approximately 5,000 (FIU 2009).

Popular spectator sports in the area are horse and auto racing. Calder Race Course in Miami offers thoroughbred racing. Calder Race Course had a 2006 track attendance of 690,270 (Blanco 2009). Other spectator sports include golf tournaments, greyhound races, horse shows, regattas, soccer matches, and tennis tournaments.

Recreational Sports for the Spectator — Homestead and Florida City

One of the region's major sporting events is the Grand Prix of Miami, which draws an estimated 85,000 over three days (Miami Today 2003) is held at the Homestead Miami Speedway in Homestead. The Speedway is approximately 5 miles from the Units 6 & 7 plant area. The grandstand seats 65,000 spectators. The Speedway hosts race car and motorcycle events throughout the year (HMS 2008).

Recreational Sports for the Participant — The Region

A complete range of outdoor sports activities is available year-round in the region at numerous public and private facilities. Within the region, Miami-Dade County offers more than 20 public golf courses. Nearly 500 tennis courts for day and evening play are located in many parks and recreation areas throughout the region; in addition, most hotels have their own tennis facilities. There are opportunities to participate in water sports including scuba and skin diving, snorkeling, windsurfing, waterskiing, and recreational boating in the region's lakes, rivers and in Biscayne Bay. Fishing is popular. A fresh water fishing license is required for anyone between the ages of 15 and 65 years. No license is required for salt water fishing, but minimum size and bag limits apply (FWC 2008). In addition, there are many opportunities for camping.

The Florida Keys are also known for sport fishing (fishing tournaments and angling opportunities), boating, sailing, kayaking, and ecotours (FK 2009).

Recreational Sports for the Participant — Homestead and Florida City

Participatory recreational opportunities in the Homestead and Florida City area are available in the area's two dozen municipal parks. These parks are described below in "Parks-Homestead and Florida City."

Beaches — The Region

There are 21 public beaches in Miami-Dade County alone (CTG 2009). There are no beaches in Broward County. Virtually all of the residents of Monroe County within the region live in the Keys

and have ocean access (CTG 2009). There is one public beach in Monroe County that is within the 50-mile region, John U. Lloyd Beach (CTG 2009).

Beaches — Homestead and Florida City

Homestead Bayfront Park has a public beach. The park offers picnic tables and barbeque grills, shelters, food/drink concession stands, restrooms and showers, and fishing (CTG 2009). The Homestead Bayfront Park is located next to Biscayne National Park which offers a beach, fishing, picnic areas, and a playground (FNAI 2008). The Biscayne National Park entrance is approximately 3 miles north of the plant property.

Parks (National, National Wildlife Refuges, and State Parks) — The Region

There are eight federal, state, and privately managed, wildlife management areas, preserves, national wildlife refuges, and sanctuaries within 50 miles of Units 6 & 7 (Figure 2.5-20). Tables 2.5-29 and 2.5-30 list locations, acreages, and other information for these facilities located within the 50-mile region.

Big Cypress National Preserve consists of 720,561 acres of swamp (FNAI 2008). The park offers hiking, hunting, and off-road vehicle use. Everglades National Park is primarily comprised of internationally important wetlands that are home to rare and endangered species such as the American crocodile, Florida panther, and West Indian manatee (NPS 2008b). The park covers 1,508,533 acres (FNAI 2008) and has proposed to purchase 181,000 additional acres north of the park (Thomson Reuters 2009). Recreational opportunities in the park include camping, hiking, boating, and wildlife viewing.

There are 11 state parks within 50 miles of Turkey Point. These parks offer an array of activities such as camping, fishing, hiking, wildlife viewing, scuba diving, snorkeling, boating, picnicking, and historic lighthouse tours. Table 2.5-30 lists the park's distance from Units 6 & 7 to the various state parks and other information.

Among the more visited parks managed by the state or the U.S. Park Service in the region are Bill Baggs Cape Florida State Park, John Pennekamp Coral Reef State Park, John U. Lloyd Beach State Park, Big Cypress National Preserve, and Everglades National Park. Bill Baggs Cape Florida State Park is the home of the oldest standing structure in Miami-Dade County, a lighthouse. Visitors come to the park to sunbathe, swim, bike, kayak, fish and picnic on over a mile of Atlantic beachfront. (FPS 2008). John Pennekamp Coral Reef State Park near Key Largo in the Florida Keys has the only living coral reef in the United States. Visitors to the park can swim, snorkel, surf fish, canoe, and scuba dive (FPS 2008).

Parks (National, National Wildlife Refuges, and State Parks) — Homestead and Florida City

The Biscayne National Park visitor's center is approximately 3 miles north of Units 6 & 7. Biscayne National Park protects a "rare combination of aquamarine waters, emerald islands, and fish-bejeweled coral reefs" (NPS 2008a). It covers an area of approximately 173,000 acres, 95 percent of which is water (FNAI 2008). Visitors can view wildlife, snorkel, scuba dive, canoe, camp, hike, and fish.

There are no state-owned recreational properties within 6 miles of the Units 6 & 7 plant area.

Parks (County, Local, Municipal) — The Region

There are over 400 county and local parks within the 50-mile region. Among the recreational activities that can be pursued in many of the parks are picnicking, canoeing, boating, hiking, camping, fishing, swimming, basketball, softball, handball, racquetball, and bike trails.

Parks (County, Local, Municipal) — Homestead and Florida City

The city of Homestead has 19 community, municipal, neighborhood, or special use parks (CHF 2004) and Florida City has 5 city parks (Iler Planning Group 2005). Among the recreational activities that can be pursued in many of the parks are picnicking, canoeing, boating, hiking, camping, fishing, swimming, basketball, softball, handball, racquetball, and bike trails.

2.5.2.6 Housing

Within Miami-Dade County, residential areas are found in cities, towns, smaller communities, and in the unincorporated portions of the county. Most of the housing is concentrated in the municipalities throughout the county, including the Homestead and Florida City area. The residential distribution of current Turkey Point employees is presented in Subsection 2.5.1 and Table 2.5-3. Approximately 43 percent of the current Turkey Point workers live in the Homestead and Florida City area. An additional 40 percent of the current workforce lives outside the Homestead and Florida City area, but within Miami-Dade County, primarily in Miami. The ROI is densely populated and residential clusters abound in the many incorporated and unincorporated communities.

2.5.2.6.1 Permanent Housing

Table 2.5-31 provides information about housing units and housing characteristics for Miami-Dade County for 2000 and 2006. In 2006, there were 953,031 total housing units in the ROI (USCB 2006), an increase of 12 percent or 100,753 units since 2000. Of the occupied units in 2006, 495,733 (60 percent) were owner-occupied and 333,061 (40 percent) were renter-occupied. For the ROI in 2006, the vacancy rate of the owner-occupied units was 3.5 percent, and the vacancy rate for the rental-occupied units was 5.7 percent. In 2007, 309,527 single-

family homes were located in Miami-Dade County. The mean construction date of these units is 1968. A large concentration of condominiums, 356,013 units (22 percent of the state of Florida) was located in Miami-Dade County in 2006 (UF 2008).

Of the 852,278 total units within the ROI in 2000, approximately 9 percent (75,504 units) were vacant (USCB 2008a). However, of the 953,031 total units within the ROI in 2006, 13 percent (124,237 units) were vacant (USCB 2006). In 2007, 49 percent of the condominiums in Miami-Dade County were owner-occupied (UF 2008).

Of the occupied units, approximately 40 percent were rental units in 2006, slightly less than the 42 percent in 2000. In 2000, the majority of rental units in the ROI had a monthly rental rate below $750 with a median rent of $647 per month. The median monthly rate increased to $891 in 2006 (dollars are not adjusted for inflation). Of the 852,278 housing units in Miami-Dade County in 2000, 15,338 were mobile homes, approximately 1.8 percent of the county's housing units (USCB 2000a). Within Miami-Dade County in 2006, there were 14,674 mobile homes. This is a 4 percent decrease in the number of mobile homes since 2000 (USCB 2006).

Housing characteristics in the Homestead and Florida City area are detailed in Table 2.5-32. In 2000, 13,703 housing units were located in the Homestead and Florida City area. Approximately 10 percent (1361) of these units were vacant. Approximately 63 percent of the occupied units are rental units. The more recent information regarding the number of housing units, owner-occupied units, and rental-occupied units was not available for the Homestead and Florida City area from the US Census Bureau. In August 1992, Hurricane Andrew hit Miami-Dade County, devastating areas in the southern portion of the county, particularly the Homestead and Florida City area. In 2000, there were 335 mobile homes in the Homestead and Florida City area; however, in 1990, there were 929 mobile homes in this same area, indicating a decrease of 64 percent of the mobile home stock in the decade that experienced Hurricane Andrew (USCB 1990).

Nearly 12,395 building permits for privately owned residential units (single and multifamily units) were issued in the Homestead and Florida City area from 2001 to 2008, nearly doubling the area's 2000 total housing inventory. There were 125,236 permits issued in Miami-Dade County for 2001–2008 (Table 2.5-33) (USCB 2009b).

The median value of homes in Miami-Dade County increased from 2000 to 2006. In 2000, the largest portion of housing inventory in Miami-Dade County was valued in the range of $100,000 to $149,999. In 2000, approximately 83 percent of the housing in the county was valued at less than $199,999 (USCB 2000a). In 2000, the median value of an owner-occupied house was $124,000. In 2006, the median value of an owner-occupied house was $308,500 (USCB 2006). This is an increase of 149 percent for 2000–2006. Miami-Dade County has experienced growth in their single-family housing inventory since the last decennial census.

The median value for a home in Homestead was $88,200 in 2000, and the median value for a owner-occupied home in Florida City was $70,200 (Table 2.5-32). The USCB does not provide estimates of the 2006 median value of homes for the Homestead and Florida City area (Table 2.5-32).

2.5.2.6.2 Seasonal Housing

The U.S. Census Bureau defines seasonal housing as a housing unit held for occupancy only during limited portions of the year; such as a beach cottage, ski cabin, or a time-share condominium.

In 2000, there were 29,587 housing units for seasonal, recreational, or occasional use in Miami-Dade County (USCB 2000b). Seasonal housing is a part of an area's "vacant housing." Of those housing units for seasonal, recreational, or occasional use in the ROI, 152 were in the Homestead and Florida City area. More recent reliable information regarding the amount of seasonal, recreational, and occasional use is not available for Miami-Dade County or the Homestead and Florida City area.

2.5.2.6.3 Recreational Vehicle Parks with Hookups

There are eight recreational vehicle parks or campgrounds in Miami-Dade County. These identified parks and campgrounds have 1277 spaces with full hookups (water, sewer, and electricity) for private recreational vehicles in the ROI. Approximately 62 percent of these spaces are in the Homestead and Florida City area (Table 2.5-34) (Woodall's 2008). Because most of the recreational vehicle parks are privately owned, the average yearly capacity was not available.

2.5.2.6.4 Hotels and Motels

In 2007, there were 456 hotels/motels with approximately 41,728 rooms available in the ROI. In the South Dade region, which includes the Homestead and Florida City area, 25 hotels/motels with approximately 1683 rooms were available in 2007.

Because many areas of Miami-Dade County are tourist attractions, the room rates and the occupancy rates vary in different regions of the county during different seasons of the year. The room rates ranged from $72.30 per night in South Dade in July 2007 to $366.72 per night in Miami Beach in February 2007 (GMCVB 2007). Occupancy rates ranged from 50 percent in South Dade in October 2007 to 89 percent in South Dade in February 2007 (GMCVB 2007).

The peak room rates and occupancy percentage for the South Dade area were during February and March 2007. The average room rate for South Dade in 2007 was $84.85, and average occupancy percentage for the area was 63.9 percent (Table 2.5-35).

2.5.2.7 Public Services and Community Infrastructure

Public services and community infrastructure include public water supply and wastewater treatment systems, law enforcement and fire departments, medical facilities, and schools. Schools are described in Subsection 2.5.2.8. The other services and infrastructures are described below.

2.5.2.7.1 Public Water Supply and Wastewater Treatment Systems

As described in Subsection 2.5.2, the ROI consist of Miami-Dade County. Since 43 percent of the current Turkey Point workforce reside in the Homestead and Florida City area, the description of public services and community infrastructure details this area in addition to the ROI. Table 2.5-36 details major public water suppliers in the county, their rated capacities, and their daily average annual flow measured in 2005. Table 2.5-38 details wastewater treatment facilities in the county. The public water suppliers and the wastewater treatment facilities in the Homestead and Florida City area are included in the table. Currently, there is sufficient water supply for peak demand in all of the major water supply facilities and in most of the wastewater treatment facilities. The water supply facilities that serve the Homestead and Florida City area have excess production capacity, as does the wastewater facility that serves Florida City.

2.5.2.7.1.1 Public Water Supply

The Florida Department of Environmental Protection (FDEP) is involved in managing the quality and quantity of water through its relationship with the state's five water management districts; Northwest Florida Water Management District, Suwannee River Water Management District, St. Johns River Water Management District, South Florida Water Management District (SFWMD), and Southwest Florida Water Management District. Turkey Point and all of Miami-Dade County lie within the SFWMD, which is the largest district, encompassing 16 counties, from Orlando (in Orange County) to the southern tip of Florida (FDEP 2008) (Figure 2.5-21).

Each district performs technical investigations into water resources, develops water management plans for water shortages in times of drought, and acquires and manages lands for water management purposes. Florida's regulatory programs that are delegated to the districts include programs to manage the consumptive use of water, aquifer recharge, well construction, and surface water management (FDEP 2008).

There are five major public water supply systems in Miami-Dade County as listed in Table 2.5-36. The Miami-Dade Water and Sewer Department (MDWASD) does not cover the entire ROI; however, the remaining four systems cover the areas within the ROI that are not serviced by the MDWASD. The boundaries of the MDWASD's services do not overlay exactly at the county level, nor do Homestead or the Florida City system districts overlay exactly at the respective municipality (Figure 2.5-22).

Within the MDWASD service area, there are 14 wholesale customers. Homestead is one of these customers. Homestead is a water supplier to certain portions of unincorporated Miami-Dade County, in addition to serving residents within its boundary. The MDWASD provides some water service within portions of the municipal boundary of the city of Homestead (MDWASD 2008). Florida City provides water within its municipal boundary only. The MDWASD does not have an agreement with Florida City. Miami-Dade County sells some of its water to Homestead. Water is purchased from Homestead for Redavo Estates, a subdivision in unincorporated Miami-Dade County, to serve its residents.

The MDWASD consists of the Alexander Orr water treatment plant, the Hialeah Preston water treatment plant, and the South Dade water treatment plant, serving a combined population of 2,075,304 citizens. The combined 2005 daily average flow for these three water treatment plants was 346.50 millions of gallons per day (mgd), well below the combined rated capacity of these three water treatment plants of 622.56 mgd. Other remaining public water suppliers outside of the MDWASD consist of, Florida City, Homestead, North Miami, and North Miami Beach and are identified in Table 2.5-36. The 2005 daily average annual flow for all of the water treatment plants in these townships was less than their rated capacities.

Demand, Supply, Additional Water Needs, and Water Management Strategies

The current estimated population for both Homestead and Florida City is a total of 102,058 in 2025. This would be an estimated 55 percent increase in population since 2005. In addition, the estimated projected water demand for Homestead is 15.1 mgd, which would be approximately 89 percent of the current capacity of the Homestead Water Treatment Plant. No projections for water demand exist for Florida City out to 2025.

In 2005, the SFWMD analyzed projected use by type. In this study, the county's total water demand was projected to increase by 28 percent, from 537.62 mgd in 2005 to 689.1 mgd in 2025 (Table 2.5-37). Thermoelectric power use accounted for the largest increase of projected demand through 2025. Municipal demand was projected to experience an increase by approximately 20 percent over the same period, from 392.32 mgd to 472.28 mgd. Agricultural irrigation demand was expected to decline by 2.70 percent, from 92.7 mgd to 90.2 mgd. Thermoelectric power demand will increase 3224 percent from 2.1 mgd to 69.8 mgd. (SFWMD 2005)

The Lower East Coast (LEC) 2005 Water Supply Plan listed "Miami-Dade Self-Supplied," as a category for the water suppliers. This category is comprised of water treatment plants that provide less than 100,000 gallons per day, and serves residents in the suburbs with their own water systems and private businesses. The *2008 Draft Miami-Dade County WASD Work Plan* lists all water supply systems in Miami-Dade County. One-hundred and four listed water systems generate less than 100,000 gallons per day, and are referred to as self-supplied systems. The

Miami-Dade self-supplied category was not included in these analyses because the systems are not considered public.

The two water systems in the Homestead and Florida City area serve approximately 65,901 people, with a daily average annual flow of 10.21 mgd. The combined rated capacity of the system is 20.99 mgd (Table 2.5-36).

The major water supply source for all of the existing water treatment systems in Miami-Dade County is from the surficial (also known as Biscayne) and Floridan aquifers (MDWASD 2008). While the Biscayne aquifer is highly productive with high-quality freshwater in some areas of the county (in the vicinity of the Turkey Point plant property, the water is saline, see Subsection 2.3.3), it is generally shallow, located within 200 feet of ground surface, and is connected to surface water systems, including canals, lakes, and wetlands (SFWMD 2005).

Groundwater from the Floridan aquifer is used to blend brackish and fresh water at water treatment plants in order to extend the water supply. Alexander Orr water treatment plant is currently using this process. Blending of groundwater from the Floridan aquifer is also proposed at the Hialeah Preston water treatment plant in 2010. The construction of the wells were ongoing at the time of submittal. The design capacity of the Hialeah Preston Upper Floridan aquifer wells is 12.50 mgd with a total designed installed capacity of 295 mgd, and is proposed to be operational by 2010 (MDWASD 2008).

The SFWMD, local governments, and utilities have been working closely with the Florida Department of Community Affairs to project water demands and propose viable alternative water supply projects. Water management strategies for the Miami-Dade county plan include, but are not limited to, a more coordinated use of conservation and alternative water supply projects, such as reverse osmosis plants, and reclaimed water systems. In total, these strategies could provide 98.3 mgd of additional water supply to Miami-Dade County by the year 2025, at a total capital cost of approximately $989,460,000 (SFWMD 2005).

2.5.2.7.1.2 Wastewater Treatment Systems

Wastewater is the spent or used water from homes, communities, farms, and businesses. Wastewater includes both domestic sewage and industrial waste from manufacturing sources. Wastewater treatment in the region is provided by local jurisdictions and primarily regulated by the FDEP. Wastewater treatment capacity depends on two factors: water supply and the availability of infrastructure. There is currently excess capacity in most of the wastewater treatment systems within Miami-Dade County.

Capacity for Wastewater Treatment

Table 2.5-38 details public wastewater treatment facilities located within the ROI, the average annual flow rates for their plant designs, the plant capacity, and their flow as a percent of the design capacity.

Infrastructure for Wastewater Treatment

In the event that capacity limits may be approached or exceeded, Florida Administrative Code Section 62-600.405 directs that:

> "When the three-month average daily flow for the most recent three consecutive months exceeds 50 percent of the permitted capacity of the treatment plant or reuse and disposal systems, the permittee shall submit to the Department a capacity analysis report. [Section 62-600.405(3)]"

An evaluation of the data listed in Table 2.5-38 indicates that the wastewater systems for the city of Homestead, MDWASD South District, MDWASD North District, and MDWASD Central District are in excess of the 50 percent flow value described above.

Currently, Homestead water treatment plant uses the MDWASD system as backup and excess flows are diverted to the county wastewater treatment facilities. These excess flows are included in the South District water treatment plant flows reports (Socorras Jul 2008).

The wastewater treatment facility for Homestead currently shows 97 percent capacity; however, the city's proposed 10-Year Water Supply Facilities Work Plan identifies and details the construction of a 3.45 mgd high level disinfectant wastewater treatment plant upgrade. The proposed expanded wastewater treatment plant will have the capacity to handle 9.45 mgd, which will provide enough capacity through at least 2030.

The wastewater created in Miami-Dade County is either treated at the public wastewater treatment facilities listed in Table 2.5-38, or is handled by privately owned and operated septic systems. These septic systems are likely to be found in unincorporated areas of Miami-Dade County.

MDWASD handles Florida City's wastewater and they are currently below the design capacity. Capacity. Capacity modifications are the responsibility of MDWASD.

2.5.2.7.2 Law Enforcement, Fire, and Emergency Management

Law Enforcement

The Miami-Dade County police department serves the entire county including all the municipalities. However, each incorporated city is also served by their own police department as in Homestead and Florida City under the Miami-Dade County Police Department.

In 2007, 3118 total sworn officers and 1420 civilians were employed in the Miami-Dade County police department for a total of 4538 total law enforcement employees. In 2007, the national average was 3.0 law enforcement employees (including civilians) per 1000 residents (FBI 2008). Miami-Dade County has approximately 2.02 law enforcement employees (including civilians) per 1000 residents.

Law enforcement in the Homestead and Florida City area is served through the Miami-Dade County Police Department.

In 2007, 139 total sworn officers and 52 civilians were employed in the Homestead and Florida City areas police departments for a total of 191 total law enforcement employees. In 2007, the national average was 3.0 law enforcement employees (including civilians) per 1000 residents (FBI 2008). The Homestead and Florida City area has approximately 4.80 law enforcement employees (including civilians) per 1000 residents.

Table 2.5-39 summarizes the number of law enforcement personnel in Miami-Dade County, Homestead, and Florida City.

Fire

Table 2.5-40 provides fire protection personnel data for the departments in Miami-Dade County as of 2008. All of the firefighters in these departments are active, career firefighters. In Miami-Dade County, there are 666 residents per active firefighter.

The Homestead and Florida City area are served by the Miami-Dade County Fire and Rescue. As of 2009, approximately 96 firefighters were active throughout three fire stations located in the area of Homestead and Florida City (departments 6, 16, and 65).

The public protection classification system is a national system used by the insurance services office to reflect a community's local fire protection for property insurance rating purposes. The insurance services office is an advisory organization that serves the property and casualty insurance industry by providing inspection services, insurance coverage for development, and statistical services. The public fire protection of a city, town, or area is graded using the insurance services office fire suppression rating schedule. The insurance services office classifies communities from 1 (the most preferred) to 10 (the least preferred). Communities are graded on

water distribution, fire department equipment and manpower, and fire alarm facilities, among other things. The overall public protection classification rating for Miami-Dade County is 4. The overall public protection classification for Homestead and Florida City was 4.

2.5.2.7.3 Medical

Table 2.5-41 presents hospital use data in Miami-Dade County. Miami-Dade County has 10,109 physicians (AMA 2005), 34 hospitals, 9330 staffed beds, and a hospital census (the average number of in-patients receiving care each day) of 4524 (AHA 2006). A comparison of the number of staffed beds to the census yields a use rate of approximately 48 percent.

A majority (25) of the hospitals located within the ROI are classified as “General and Surgical” hospitals. Three hospitals are listed as certified trauma centers (Shands at University of Florida, Jackson Memorial Hospital, and Miami Children’s Hospital). Four hospitals are listed as rehabilitation, while two are long-term acute care, one is children’s general, one is eye, ear, nose and throat, and one other specialty hospital.

2.5.2.8 Education

2.5.2.8.1 Public Schools — Pre-Kindergarten through 12

This subsection describes the enrollment, capacity, and facilities of public schools in the ROI. The state of Florida divides the school districts by county. The Miami-Dade County Public School District (M-DCPS) covers all of the ROI and is ranked fourth largest in student population among school districts in the United States (Figure 2.5-23). M-DCPS is further divided into six regional centers.

The Florida Legislature enacted the FEFP and equalized funding to guarantee each student receives the same programs and services regardless of geographical and local economic differences. Subsection 2.5.2.3 describes school revenue sources and other fiscal issues.

Miami-Dade County Public School District

The M-DCPS has a total of 392 schools (M-DCPS 2008). There are 212 elementary schools, 73 middle schools, 30 K-8 schools, 61 high schools, 5 alternate or special schools, and 11 combined schools (M-DCPS 2008). For the school year 2007–2008, M-DCPS had a kindergarten through Grade 12 total enrollment of 347,774 students. This is an approximately 1.6 percent decrease from the 2006–2007 school enrollments. Student enrollment has consistently decreased since 2001–2002 and is projected to decrease to 334,487 for the 2008–2009 school year (M-DCPS 2008). In the school year 2006–2007, the district relied on 2193 portable units to handle excess student enrollment (M-DCPS 2007). The district has construction and expansion projects underway for an additional 12,826 student stations to accommodate enrollment with a completion

date of 2012-2013 (M-DCPS 2009). Table 2.5-42 lists the various projects and capacities. Of the student population in M-DCPS, 90.8 percent are racial and/or ethnic minorities (M-DCPS 2008). Students enrolled in the English for Speakers of Other Languages Program totalled 50,948 (15 percent of the 2007-2008 enrollment) (M-DCPS 2008).

All publicly funded Florida pre-kindergarten through Grade 12 schools are required to meet Florida Department of Education (FDOE)-mandated average student class size by the 2010-2011 school year. The mandated class sizes vary depending on the grade level: Pre-kindergarten through grade 3 = 18 students, Grades 4 through 8 = 22 students, and Grades 9 through 12 = 25 students by the 2010-2011 school year (FDOE 2002a). The M-DCPS class size for the 2007–2008 school year for kindergarten through Grade 3 was 17.3, Grades 4 through 8 was 19.7, and Grades 9 through 12 was 22 (FDOE 2007c). Therefore, M-DCPS met the state-mandated average classroom size for all grades.

Homestead and Florida City Area

Approximately 43 percent of the current Turkey Point workforce resides within the Homestead and Florida City area. Therefore, special focus has been given to the schools within this area. The Homestead and Florida City area have a total of 17 schools. There are 11 elementary schools, 3 middle schools, 1 K-8 schools, and 2 high schools (M-DCPS 2007). For the 2006–2007 year, the public schools in the Homestead and Florida City area had a total enrollment of 21,042 students. Currently, these schools are over capacity. Portable modules are being used to ease the crowding. The *M-DCPS: Five-Year Capital Plan Fiscal Years 2008-2013* has funded additions and new schools to add an additional capacity for 800 students for schools in the Homestead and Florida City area.

2.5.2.8.2 Private Schools – Pre-Kindergarten through 12

Miami-Dade County

In the 2007-2008 school year, Miami Dade County had a total of 272 private schools (NCES 2009), which includes all grade levels from pre-kindergarten through 12. In that same school year, the private schools in Miami-Dade county had a total enrollment of 61,597 (NCES 2009). Capacity levels are not available.

Homestead and Florida City

In the 2007-2008 school year, the Homestead and Florida City area had a total of 11 private schools (NCES 2009), which include all grade levels from pre-kindergarten through 12. In the same school year, the private schools in the Homestead and Florida City area had a total enrollment of 1560 (NCES 2009).

2.5.2.8.3 Post-Secondary Institutions

There are 35 colleges or universities that are accredited to award various certificates and degrees ranging from associate to doctoral. There are also a large number of vocational schools that offer professional and paraprofessional training within 50 miles of Units 6 & 7 (NCES 2008). Table 2.5-43 lists the colleges' distance from Homestead, type of college, awards offered, and the 2007 student enrollment.

2.5.3 HISTORIC PROPERTIES

2.5.3.1 Applicable Federal, State, and Local Historic Preservation Regulations

Because the NRC, a federal agency, would issue the combined licenses for Units 6 & 7, the project is subject to review and consultation under the *National Historic Preservation Act* (16 U.S.C. § 470 et seq.). In particular, Section 106 of the Act applies, along with the section's implementing regulations, 36 CFR Part 800, which direct the lead federal agency to consider the potential effects of proposed projects on historic properties and to enact measures to avoid, reduce, or mitigate those effects. This regulation applies to historic properties, which are those cultural resources determined potentially eligible or eligible for listing on the National Register of Historic Places.

The state of Florida's Statutes, Title XVIII, Chapter 267, *Historical Resources*, provides Florida's state policy regarding historical resources, and outlines the role of the Division of Historical Resources. Florida Statutes, Title XLVI, Chapter 872, *Offenses Concerning Dead Bodies and Graves*, Section 5, *Unmarked Human Burials*, addresses the protection and treatment of human remains and associated burial artifacts found on public or private lands, including submerged lands.

The *Metropolitan Miami-Dade County Historic Preservation Ordinance* (Miami-Dade County Ordinance 81-13 Chapter 16-A) was adopted to ensure the protection, enhancement, and perpetuation of properties of historical, cultural, archaeological, paleontological, aesthetic, and architectural merit that represent distinctive elements of the county's cultural, social, economic, political, scientific, religious, prehistoric, and architectural history. It applies to all incorporated and unincorporated parts of the county, except for municipalities that enact their own ordinance that is at least as prescriptive as the county ordinance. The ordinance establishes the Miami-Dade County, Office of Planning and Zoning, Office of Historic Preservation and its Historic Preservation Board. The board designates important properties and archaeological and paleontological zones, and if projects are proposed that will affect those properties or zones, the project cannot go forward without a board-issued certificate of appropriateness or certificate to dig.

The city of Homestead is the only certified local government with an historic preservation ordinance in the project area. The city of Homestead enacted its own *Historic Preservation Ordinance* 2005-11-37. Very similar to the county ordinance, the Homestead ordinance establishes the Homestead Historic Preservation Board, which designates historical, archaeological, or architectural properties of merit and issues certificates of appropriateness for any projects that could affect designated properties.

2.5.3.2 Consultation with the Florida Division of Historical Resources

FPL initiated consultation by letter with the Florida Division of Historical Resources, the executive director of which is the State Historic Preservation Officer (SHPO), for the proposed project. FPL will continue consultation with the SHPO in accordance with Section 106 of the *National Historic Preservation Act*. Future consultation will address (1) determination of the areas of potential effect for physical disturbance and visual impacts to historic properties from the proposed project; (2) determination of what investigations are necessary in the areas of potential effects in order to determine the potential for adverse effects to historic properties from the proposed project; (3) identification of Native American tribes who should be consulted regarding impacts to cultural properties of concern; (4) results of cultural resource investigations; and (5) FPL's determination of effect for the project. Consultation will include all areas on the Turkey Point plant property needed for construction, including the power block and makeup water reservoir areas, staging areas, laydown areas, parking, spoils areas, FPL reclaimed water treatment facility, radial collector wells, barge turning basin and canal, heavy haul road, transmission route, and heavy haul bridges. Offsite areas for development of infrastructure will also be included, including access roads, FPL-owned fill source, transmission lines, substations, and reclaimed water and potable water pipelines. Results of SHPO consultation, including reports of assessments and investigations, and correspondence to and from the SHPO, will be provided to the NRC.

2.5.3.3 Cultural Resource Work Plans and Investigations

All cultural resource loans and investigations were conducted and prepared by personnel who meet or exceed the professional qualifications as stipulated in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (36 CFR Part 61) (48FR44716-44742).

A work plan was prepared that addresses the potential for historic properties within some of the onsite areas that would be used for construction. The Plan addresses the Units 6 & 7 plant area, the laydown area directly wet, the reclaimed water treatment facility, and the radial collector wells and associated pipelines. Two Areas of Potential Effects (APEs) are recommended in the plan. For direct impacts, (i.e., physical effects), the APE is the footprint of these onsite areas. For indirect impacts, (i.e., visual, audible, or atmospheric effects to setting), the APE is one-half mile from Units 6 & 7. The Plan includes a review of Pre-Contact and Historic cultural history; an

environmental overview; a description of land use history, including research from Government Land Office historic plat maps and historic aerial photographs of the area; and the results of background research into previously recorded cultural resources. The background research includes a search of the Florida Master Site File and review of Miami-Dade County and local inventories. Finally, a field assessment with limited shovel testing was conducted in three areas.

The work plan reports that no previously recorded properties or locally-designated sites are located within or adjacent to (within 100 feet of) the APEs, and also determined that prior to 1963, the area surrounding the site was undeveloped. The archaeological field assessment confirmed that all these areas are frequently inundated and have a low probability for archaeological sites. Based on this information, the Work Plan recommends that no further field investigations or research are needed for these construction areas. Recommendations are for continued coordination with the Miami-Dade County Office or Historic and Archaeological Resources, consultation with five federally recognized tribes (see Section 2.5.3.4) regarding the results of the archaeological field assessment, and development of an Unanticipated Finds Plan and associated Contractor Training Program. The work plan and archaeological field assessment will be submitted to the SHPO for consultation under Section 106 of the NHPA. The work plan, archaeological field assessment, and the SHPO's response will be provided to the NRC.

A work plan will also be developed to address the offsite construction use areas. These areas include the western and eastern transmission lines, the reclaimed water and potable water pipelines, offsite FPL-owned fill source, and the access roads. It is likely that the APE for direct effects would be the footprint of the FPL-owned fill source, the transmission line corridor, the reclaimed water and potable water pipeline corridors, any associated staging or laydown areas, and the access road rights-of-way. Only the transmission lines would have an indirect APE because the other work areas would be at or below the ground surface. This indirect APE for the transmission lines would likely be a 500 foot radius. It is anticipated that some field investigations and additional research would be necessary to determine potential impacts to historic properties. It is anticipated that coordination with Miami-Dade County's Office of History and Archaeological Resources, consultation with five federally recognized tribes (see Section 2.5.3.4) regarding the results of any archaeological field assessments, and development of an Unanticipated Finds Plan and associated Contractor Training Program would be conducted. In addition, it is anticipated that the following types of field assessments would be required:

- The access roads would require archaeological survey of work areas for road improvements. Dirt roads that would only be graded would require survey if they are in an area of high archaeological potential or located adjacent to a known archaeological site.

- The FPL-owned fill source would require archaeological survey, with subsurface testing in areas with moderate to high archaeological potential. Testing in low potential areas would be judgmental.

- The reclaimed water and potable water pipeline corridors and associated staging areas would require archaeological survey, with subsurface testing in areas with moderate to high archaeological potential. Testing in low potential areas would be judgmental.

- The transmission line corridors would require archaeological survey, with subsurface testing in areas with moderate to high archaeological potential. Testing in low potential areas would be judgmental. An historic resources survey would also be required for areas within 500 feet of the corridor.

The new work plan will be submitted to the SHPO for consultation. The new work plan and the SHPO's response will be provided to the NRC. When field investigations have been completed, a report of the results will be submitted, along with recommendations on effects to historic properties, to the SHPO for consultation under Section 106 of the NHPA. The report, recommendations on effect, and the SHPO's response will be provided to the NRC.

2.5.3.4 Native American Consultation

Five federally-recognized tribes with cultural affiliation to Florida have been notified about the Units 6 & 7 project. These tribes include: Miccosukee Tribe of Indians of Florida, the Seminole Tribe of Florida, the Muskogee Creek Indians, the Poarch Band of Creek Indians, and the Seminole Nation of Oklahoma. The Mioccosukee Tribe of Indians of Florida and the Seminole Tribe of Florida have reservations in the State of Florida. Consultations will be held with these five tribes regarding the results of any archaeological field investigations conducted for the project. Responses received from the tribes will be provided to the SHPO and the NRC.

2.5.3.5 Significant Cultural Resources within 10 Miles

There are seven types of designations in the project region of interest to recognize and protect significant historic and prehistoric properties; two are federal, three are state, and two are local designations. The National Park Service designates areas as National Historic Landmarks and lists properties on the National Register of Historic Places. The Florida Division of Historical Resources offers three designations: State Archeological Landmark, Florida Heritage Site, and Florida Heritage Landmark. In addition, the Miami-Dade County Historic Preservation Board and the Homestead Historic Preservation Board each maintain a listing of significant cultural resources within their respective jurisdictions.

A search of records maintained by the National Park Service, Florida Division of Historical Resources, Miami-Dade County, and city of Homestead was conducted to identify significant cultural resources located within 10 miles of Units 6 & 7. The research identified 290 individual resources and five resource groups in the search area. These resources are summarized below, and are listed with details in Tables 2.5-44 through 2.5-47.

Within the search area are 22 archaeological sites, most are located in Key Largo and Elliott Key. None are located within the Turkey Point plant property. The sites date to both prehistoric and historic periods, and include middens, refuse dumps, road segments, artifact scatters, and habitations. One site is listed on the National Register of Historic Places and one site is listed by the Miami-Dade Historic Preservation Board.

Two historic cemeteries are located within the 10-mile search area. One is in Naranja and one in Miami. Both date to the early 20th century and the latter is listed by the Miami-Dade Historic Preservation Board.

The search area contains 266 recorded historic period structures, of which 34 have been designated as destroyed (likely by hurricanes). These resources are found mostly in Homestead, followed by Florida City and South Dade County. The other towns with historic structures in the search area are Goulds, Leisure City, Miami, Modello, and Naranja. None are located within the Turkey Point plant property. Most of the historic structures are residences, though public and commercial buildings are also represented. Nine of the structures are listed on the National Register of Historic Places, while 19 have been designated as significant by the Miami-Dade Historic Preservation Board and 8 have been designated by the Homestead Historic Preservation Board.

There are five resource groupings within the 10-mile search area. One is an archaeological district located offshore on Islandia. This district contains both prehistoric and historic resources and is listed on the National Register of Historic Places. Another is an historic district located in Goulds. It is listed by the Miami-Dade Historic Preservation Board, but has not been evaluated for National Register of Historic Places eligibility. Two other historic districts, located in Homestead and in Key Largo, are both listed on the National Register of Historic Places. Finally, there is a railway located in Miami that has not been evaluated for listing.

2.5.3.6 Significant Cultural Resources within 1.2 Miles of Offsite Areas

A search of records maintained by the National Park Service, Florida Division of Historical Resources, Miami-Dade County, and city of Homestead was conducted to identify significant cultural resources located within 1.2 miles of the transmission lines, substations, and reclaimed water pipelines. The research identified 178 individual resources and five resource groups in the search area. These resources are summarized below, and are listed with details in Tables 2.5-48 through 2.5-51.

Within the search area are 58 archaeological sites, six of which have been destroyed since recording. Most of the sites are in the search area surrounding the northern portion of the proposed transmission lines, in unincorporated Dade County west of the developed metropolitan area from Everglades National Park north to the area around Pennsuco substation. Other

locations include Alladin City, Florida City, Goulds, Hialeah, Hialeah Gardens, Homestead, Medley, Miami, and Pennsuco. The sites date to both prehistoric and historic periods, and include campsites, roads, habitations, artifact scatters, middens, burials, a quarry, and a mound. None are listed on the National Register of Historic Places; however, nine sites are listed by the Miami-Dade Historic Preservation Board.

The northern-most portion of the eastern transmission line corridor is located within the North Bank and West Bank Archaeological Zones designated by the City of Miami. The same portion of the eastern transmission line corridor is also located less than 500 feet west of the City of Miami's South Bank Archaeological Zone.

Only one historic cemetery is located within the 1.2-mile search area. It is an African-American cemetery located in Miami. It dates to the early 20th century and is listed by the Miami-Dade Historic Preservation Board.

The search area contains 303 recorded historic period structures, of which one has been designated as destroyed (likely by hurricanes). These resources are found mostly in the search areas surrounding the northern half of the proposed Turkey Point-to-Davis transmission line, along the Davis-to-Miami line, and in unincorporated Dade County west of Florida City and Homestead. The other places with historic structures in the search area are Florida City, Goulds, Homestead, Longview, Medley, Miami, and Pennsuco. Most of the historic structures are residences, though public and commercial buildings are also represented. Four of the structures are listed on the National Register of Historic Places, while 21 have been designated as significant by the Miami-Dade Historic Preservation Board.

There are 16 resource groupings within the 1.2-mile search area. Ten of the groupings are linear resources, mostly roads, which extend through multiple towns. Five groupings are districts and one grouping is a multiple property submission. Seven of the resource groups have been determined potentially eligible for listing on the National Register of Historic Places. Two resource groups are listed on the Register: the Calle Ocho and the MacFarlane Homestead Historic District.

2.5.4 ENVIRONMENTAL JUSTICE

2.5.4.1 Methodology

Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies (U.S. EPA 2008). Concern that minority and/or low-income populations might be bearing a disproportionate share of adverse health and environmental impacts led to Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations.*

This order directs federal agencies to make environmental justice part of their mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority and low income populations (EO 1994). The Council on Environmental Quality has provided guidance for addressing environmental justice (CEQ 1997). The NRC has also issued guidance on environmental justice analysis in *Procedural Guidance for Preparing Environmental Assessments and Considering Environmental Issue*s. NRC guidance was used to determine the minority and low-income composition in the environmental impact area.

The NRC concluded that a 50-mile radius could reasonably be expected to contain the area of potential impact and that the state was appropriate as the geographic area for comparative analysis. The NRC methodology identifies minority and low-income populations within the 50-mile region and then determines if these populations could receive disproportionately high adverse impacts from the proposed action. This approach was adopted for identifying the minority and low-income populations and associated impacts that could be caused by the proposed action. While this section identifies the locations of minority and low income populations in the area surrounding the plant property, the potential adverse impacts to these groups from construction and operation are identified and described in Chapters 4 and 5, respectively.

The ArcGIS®[1] 9.2 software was used with USCB 2000 census data to determine minority and low-income populations by block group within 50 miles of Units 6 & 7 (i.e., the environmental impact area), which is located in Miami-Dade County. A census block group is a geographic unit used by the USCB, hierarchically between the census tract and census block. A block group generally contains 600 to 3000 people. For the environmental justice analysis of Units 6 & 7, a block group in the analysis set was included if any part of its area fell within 50 miles. There are 1625 block groups that meet this criterion (Table 2.5-52). Consistent with the NRC guidance, the geographic area for comparative analysis was defined as the state of Florida.

2.5.4.2 Minority Populations

The NRC *Procedural Guidance for Preparing Environmental Assessments and Considering Environmental Issues* defines minority categories as: American Indian/Alaskan Native races, Asian race, Native Hawaiian/Other Pacific Islander races, Black, and Hispanic ethnicity. Additionally, the guidance states that “Other” race may be considered a separate category and requires that the multiracial and aggregate minority categories be analyzed separately. The guidance also indicates that a significant minority population exists if either of two conditions is met:

1. ArcGis is a registered trademark of Environmental Systems Research Institute, Inc.

- The minority population of a block group or environmental impact area exceeds 50 percent.
- The minority population of a block group or environmental impact area is a significantly greater proportion than the minority population in the geographic comparison area. "Significantly greater" is defined as at least 20 percentage points.

Each minority group's proportion of each of the 1625 block groups was calculated in the 50-mile radius using USCB 2000 census data, and each minority group's proportion of the population in the state of Florida was also calculated. If the percentage of any minority population in a block group exceeded 50 percent of the total population in that block group, or if it surpassed the state's percentage for that minority category by 20 percentage points or more, that block group qualified as containing a "significant" minority population. Some block groups contained more than one significant minority population.

For this analysis, Florida was the geographic comparison area. According to USCB 2000 census data for the state of Florida (Table 2.5-52), 14.6 percent of the state's population is Black, 0.3 percent is American Indian/Alaska Native, 1.7 percent is Asian, 0.1 percent is Native Hawaiian/Other Pacific Islander, 3.0 percent is Other, 2.4 percent is multiracial (two or more races), and 16.8 percent of the state's population is Hispanic. Persons of Hispanic ethnicity may be of any race.

Table 2.5-52 provides the block group analysis results and Figures 2.5-24 through 2.5-30 show the locations of block groups with significant minority populations. There are 430 block groups within 50 miles of Units 6 & 7 with a significant Black or African American population. The closest of these is slightly less than 5 miles from Units 6 & 7 (Figure 2.5-24). Of these 430 block groups, 89 are in Broward County (more than 36 miles from the plant area) and the remaining 341 in Miami-Dade County.

There is only one block group with a significant American Indian or Alaskan Native population within 50 miles of Units 6 & 7. It is in Broward County, approximately 42 miles north-northeast, adjacent to the Hollywood Indian Reservation. The Hollywood Reservation is one of six reservations of the Seminole Tribe of Florida. As the Seminole Tribe of Florida Headquarters, the reservation offers many commercial enterprises including a restaurant, casinos, and a museum (Seminole Tribe of Florida 2008).

Four Miccosukee Indian Reservations--Tamiami Trail (Miami-Dade County), Alligator Alley (Broward County), and two at Krome Avenue (Miami-Dade County)--also lie within 50 miles. There are approximately 650 people enrolled in the Miccosukee Tribe. The Tamiami Trail Reservation, which consists of four parcels of land, is 40 miles west of Miami and is presently the site of most Tribal operations and the center of the Miccosukee Indian population. One parcel is under a 50-year use permit from the National Park Service, which expires on January 24, 2014.

The other three parcels were originally dedicated to the Miccosukee by the state of Florida and have since acquired federal reservation status. These areas are used for commercial development. The tribe also has a perpetual lease from the state of Florida for 189,000 acres, which is part of the South Florida Water Management District's Conservation Area 3A South. The tribe is allowed to use this land for hunting, fishing, frogging, subsistence agriculture, and to carry on the traditional Miccosukee way of life. Alligator Alley is the largest of the Miccosukee Tribe's reservations, comprising approximately 75,000 acres. This land consists of 20,000 acres with potential for development and 55,000 acres of wetlands. The reservation contains a modern service station plaza, a police substation, and 13,000 acres of land that is leased for cattle grazing. There are two reservations located at the intersection of Krome Avenue and Tamiami Trail. One (25 acres) is the site of the Miccosukee Indian gaming facility and the Miccosukee resort and convention center. The second reservation area (less than 1 acre) is the site of the Miccosukee tobacco shop. (Miccosukee Resort and Gaming 2007)

Figure 2.5-25 shows the locations of the single American Indian or Alaskan Native block group, the Hollywood Indian Reservation, and the Miccosukee Indian Reservations.

There are only two block groups with a significant *Other* races population, both in Miami-Dade County. One is approximately 36 miles north-northeast of Units 6 & 7 and the other is a large (approximately 65,000 acres) block group that contains the Turkey Point plant property. The locations of these two block groups are shown on Figure 2.5-26. Eight block groups within 50 miles have significant multiracial minority populations, one in Broward County and seven in Miami-Dade County. The closest of these is approximately 19 miles north-northwest of Units 6 & 7. The block group in Broward County lies almost completely outside the 50-mile radius. These block groups' locations are shown on Figure 2.5-27. Within the 50-mile radius, 473 block groups contain significant aggregate minority racial populations (Figure 2.5-28). The closest of these is the block group containing the Turkey Point plant property.

There are 778 block groups (23 in Broward County and 755 in Miami-Dade County) that contain significant Hispanic ethnicity minority populations (Figure 2.5-29). Collectively, these block groups encompass 1,165,838 acres, representing approximately 58 percent of the land area (2,005,707 acres) and 48 percent of the block groups (1625) in this 50-mile radius. In comparison, the total population of the state of Florida is 16.8 percent Hispanic.

Based on the two criteria established previously, no significant Asian or Native Hawaiian/Other Pacific Islander populations exist within the 50-mile radius.

Seasonal, agricultural (migrant) workers may make up a portion of the minority population within 50 miles. While migrant worker populations are not available from USCB, the U.S. Department of Agriculture has collected information on farms that employ migrant labor. Farms in the following Florida counties, which fall wholly or partially within the 50-mile radius, employ migrant labor:

Broward (39 farms), Collier (46), and Miami-Dade (132). There are no farms in Monroe County that employ migrant labor (USDA 2004).

2.5.4.3 Low-Income Populations

The NRC guidance defines low-income households based on statistical poverty thresholds. A block group is considered low income if either of the following two conditions is met:

- The low-income population of a block group or environmental impact area exceeds 50 percent.
- The low-income population of a block group or environmental impact area is a significantly greater proportion than the low income population in the geographic comparison area. “Significantly greater” is defined as at least 20 percentage points.

The proportion of low-income households was calculated in each block group within 50 miles relative to the total households in that block group. For this analysis, Florida is the geographic comparison area. For the state of Florida as a whole, it was determined that 11.7 percent of households are low income relative to all households in Florida (USCB 2000c). Within 50 miles of Units 6 & 7, 254 block groups have a significant low-income population. Table 2.5-52 identifies and Figure 2.5-30 locates the significant low-income block groups, 230 of which are in Miami-Dade County and 24 in Broward County. There are no significant low-income block groups in Collier or Monroe County.

2.5.4.4 Potential for Disproportionate Impacts

Local government officials, staff of social welfare agencies, and Indian Tribes were contacted concerning unusual resource dependencies or practices or health conditions that could result in potentially disproportionate impacts to minority and low-income populations. Contacts with multiple government entities in Broward and Miami-Dade counties were attempted. Collier and Monroe County were not contacted because neither has block groups within the 50-mile radius with significant minority or low-income populations, nor do they contain Indian Reservations.

Many agencies had no information concerning activities and health issues of minority populations. Interviews were conducted with Community Action Agency, the director of the Miami-Dade Head Start program, Community Advocacy, Community and Economic Development, Countywide Healthcare Planning, Human Services, Metro Miami Action Plan, and District 9 County Commissioner. No agency reported dependencies or practices, such as subsistence agriculture, hunting, or fishing, or preexisting health conditions through which the populations could be disproportionately or adversely affected by the proposed project. Several agencies alluded to the extreme urban nature of the study area and implied that there was no possibility of any subsistence activity on the part of any group.

Contacts with the Seminole and Miccosukee Indian Tribes reported that the Indians residing in reservations within the 50-mile radius do not depend on hunting, fishing, or gardening for subsistence. Today, most Seminole Tribal members are afforded modern housing and health care. In fact, today's Seminole Indian lives much the same way as anyone living outside Seminole Country (Seminole Tribe of Florida 2008). The Miccosukee Tribe does lease land from the SFWMD for hunting, fishing, frogging, agriculture, and to carry on the traditional Miccosukee way of life. However, most tribal members rely on modern means to meet their food needs.

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Table 2.5-1 (Sheet 1 of 6)
Current Populations and Projections, by Sector, to 2080

Sectors	Year	Radii/Distances (miles)											
		0–1	1–2	2–3	3–4	4–5	5–10	0–10[a]	10–20	20–30	30–40	40–50	0-50
N	2000	1,467	0	2,401	0	0	10,854	14,722	210,661	455,863	498,946	455,890	1,636,082
	2010	1,628	0	2,665	0	0	12,047	16,340	233,833	506,008	556,823	515,155	1,828,159
	2020	1,819	0	2,977	0	0	13,458	18,254	261,219	565,270	624,679	583,539	2,052,961
	2030	2,024	0	3,313	0	0	14,978	20,315	290,711	629,091	697,524	656,481	2,294,122
	2040	2,244	0	3,673	0	0	16,606	22,523	322,311	697,470	778,352	743,100	2,563,756
	2050	2,494	0	4,082	0	0	18,451	25,027	358,123	774,967	869,158	838,837	2,866,112
	2060	2,787	0	4,562	0	0	20,622	27,971	400,255	866,140	974,933	948,251	3,217,550
	2070	3,095	0	5,066	0	0	22,901	31,062	444,494	961,871	1,088,691	1,071,341	3,597,459
	2080	3,447	0	5,642	0	0	25,506	34,595	495,053	1,071,278	1,217,417	1,208,108	4,026,451
NNE	2000	0	0	0	0	0	0	0	5,014	388,521	398,870	202,902	995,307
	2010	0	0	0	0	0	0	0	5,565	431,258	443,279	229,272	1,109,374
	2020	0	0	0	0	0	0	0	6,217	481,766	495,666	259,700	1,243,349
	2030	0	0	0	0	0	0	0	6,919	536,159	552,041	292,158	1,387,277
	2040	0	0	0	0	0	0	0	7,671	594,437	612,939	330,696	1,545,743
	2050	0	0	0	0	0	0	0	8,523	660,486	681,814	373,292	1,724,115
	2060	0	0	0	0	0	0	0	9,526	738,190	762,656	421,975	1,932,347
	2070	0	0	0	0	0	0	0	10,579	819,780	848,019	476,739	2,155,117
	2080	0	0	0	0	0	0	0	11,782	913,025	945,349	537,589	2,407,745
NE	2000	0	0	0	0	0	0	0	0	0	0	0	0
	2010	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	0	0	0	0	0	0	0	0
	2030	0	0	0	0	0	0	0	0	0	0	0	0
	2040	0	0	0	0	0	0	0	0	0	0	0	0
	2050	0	0	0	0	0	0	0	0	0	0	0	0
	2060	0	0	0	0	0	0	0	0	0	0	0	0
	2070	0	0	0	0	0	0	0	0	0	0	0	0
	2080	0	0	0	0	0	0	0	0	0	0	0	0

Table 2.5-1 (Sheet 2 of 6)
Current Populations and Projections, by Sector, to 2080

Sectors	Year	Radii/Distances (miles)											
		0–1	1–2	2–3	3–4	4–5	5–10	0–10[a]	10–20	20–30	30–40	40–50	0-50
ENE	2000	0	0	0	0	0	0	0	0	0	0	0	0
	2010	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	0	0	0	0	0	0	0	0
	2030	0	0	0	0	0	0	0	0	0	0	0	0
	2040	0	0	0	0	0	0	0	0	0	0	0	0
	2050	0	0	0	0	0	0	0	0	0	0	0	0
	2060	0	0	0	0	0	0	0	0	0	0	0	0
	2070	0	0	0	0	0	0	0	0	0	0	0	0
	2080	0	0	0	0	0	0	0	0	0	0	0	0
E	2000	0	0	0	0	0	6	6	0	0	0	0	6
	2010	0	0	0	0	0	6	6	0	0	0	0	6
	2020	0	0	0	0	0	7	7	0	0	0	0	7
	2030	0	0	0	0	0	8	8	0	0	0	0	8
	2040	0	0	0	0	0	9	9	0	0	0	0	9
	2050	0	0	0	0	0	10	10	0	0	0	0	10
	2060	0	0	0	0	0	11	11	0	0	0	0	11
	2070	0	0	0	0	0	12	12	0	0	0	0	12
	2080	0	0	0	0	0	14	14	0	0	0	0	14
ESE	2000	0	0	0	0	0	0	0	0	0	0	0	0
	2010	0	0	0	0	0	0	0	0	0	0	0	0
	2020	0	0	0	0	0	0	0	0	0	0	0	0
	2030	0	0	0	0	0	0	0	0	0	0	0	0
	2040	0	0	0	0	0	0	0	0	0	0	0	0
	2050	0	0	0	0	0	0	0	0	0	0	0	0
	2060	0	0	0	0	0	0	0	0	0	0	0	0
	2070	0	0	0	0	0	0	0	0	0	0	0	0
	2080	0	0	0	0	0	0	0	0	0	0	0	0
SE	2000	0	0	0	0	0	33	33	0	0	0	0	33
	2010	0	0	0	0	0	35	35	0	0	0	0	35
	2020	0	0	0	0	0	39	39	0	0	0	0	39

Table 2.5-1 (Sheet 3 of 6)
Current Populations and Projections, by Sector, to 2080

Sectors	Year	Radii/Distances (miles)											
		0–1	1–2	2–3	3–4	4–5	5–10	0–10[a]	10–20	20–30	30–40	40–50	0-50
SE	2030	0	0	0	0	0	43	43	0	0	0	0	43
	2040	0	0	0	0	0	46	46	0	0	0	0	46
	2050	0	0	0	0	0	51	51	0	0	0	0	51
	2060	0	0	0	0	0	56	56	0	0	0	0	56
	2070	0	0	0	0	0	62	62	0	0	0	0	62
	2080	0	0	0	0	0	68	68	0	0	0	0	68
SSE	2000	0	0	0	0	0	863	863	0	0	0	0	863
	2010	0	0	0	0	0	871	871	0	0	0	0	871
	2020	0	0	0	0	0	871	871	0	0	0	0	871
	2030	0	0	0	0	0	880	880	0	0	0	0	880
	2040	0	0	0	0	0	888	888	0	0	0	0	888
	2050	0	0	0	0	0	897	897	0	0	0	0	897
	2060	0	0	0	0	0	897	897	0	0	0	0	897
	2070	0	0	0	0	0	906	906	0	0	0	0	906
	2080	0	0	0	0	0	914	914	0	0	0	0	914
S	2000	0	0	0	0	0	40	40	2,407	16	0	0	2,463
	2010	0	0	0	0	0	41	41	2,431	16	0	0	2,488
	2020	0	0	0	0	0	43	43	2,431	16	0	0	2,490
	2030	0	0	0	0	0	46	46	2,455	16	0	0	2,517
	2040	0	0	0	0	0	48	48	2,479	16	0	0	2,543
	2050	0	0	0	0	0	51	51	2,503	16	0	0	2,570
	2060	0	0	0	0	0	54	54	2,503	16	0	0	2,573
	2070	0	0	0	0	0	58	58	2,527	16	0	0	2,601
	2080	0	0	0	0	0	62	62	2,551	16	0	0	2,629
SSW	2000	0	0	0	0	0	3	3	188	10,557	6,696	1,211	18,655
	2010	0	0	0	0	0	3	3	202	10,662	6,763	1,223	18,853
	2020	0	0	0	0	0	3	3	219	10,662	6,763	1,223	18,870
	2030	0	0	0	0	0	4	4	238	10,768	6,829	1,235	19,074
	2040	0	0	0	0	0	4	4	258	10,873	6,896	1,247	19,278
	2050	0	0	0	0	0	5	5	281	10,979	6,963	1,259	19,487

Table 2.5-1 (Sheet 4 of 6)
Current Populations and Projections, by Sector, to 2080

Sectors	Year	Radii/Distances (miles)											
		0–1	1–2	2–3	3–4	4–5	5–10	0–10[a]	10–20	20–30	30–40	40–50	0-50
SSW	2060	0	0	0	0	0	5	5	307	10,979	6,963	1,259	19,513
	2070	0	0	0	0	0	6	6	335	11,084	7,030	1,271	19,726
	2080	0	0	0	0	0	6	6	367	11,190	7,097	1,283	19,943
SW	2000	0	0	0	0	0	0	0	0	0	0	149	149
	2010	0	0	0	0	0	0	0	0	0	0	150	150
	2020	0	0	0	0	0	0	0	0	0	0	150	150
	2030	0	0	0	0	0	0	0	0	0	0	151	151
	2040	0	0	0	0	0	0	0	0	0	0	153	153
	2050	0	0	0	0	0	0	0	0	0	0	154	154
	2060	0	0	0	0	0	0	0	0	0	0	154	154
	2070	0	0	0	0	0	0	0	0	0	0	156	156
	2080	0	0	0	0	0	0	0	0	0	0	157	157
WSW	2000	0	0	0	0	0	0	0	550	9	2	53	614
	2010	0	0	0	0	0	0	0	610	9	2	53	674
	2020	0	0	0	0	0	0	0	682	11	2	53	748
	2030	0	0	0	0	0	0	0	759	12	2	54	827
	2040	0	0	0	0	0	0	0	841	13	2	54	910
	2050	0	0	0	0	0	0	0	935	15	2	55	1,007
	2060	0	0	0	0	0	0	0	1,045	17	3	55	1,120
	2070	0	0	0	0	0	0	0	1,160	18	3	55	1,236
	2080	0	0	0	0	0	0	0	1,292	21	3	56	1,372
W	2000	0	0	0	0	0	9,228	9,228	5,839	0	0	0	15,067
	2010	0	0	0	0	0	10,243	10,243	6,481	0	0	0	16,724
	2020	0	0	0	0	0	11,442	11,442	7,240	0	0	0	18,682
	2030	0	0	0	0	0	12,734	12,734	8,057	0	0	0	20,791
	2040	0	0	0	0	0	14,118	14,118	8,933	0	0	0	23,051
	2050	0	0	0	0	0	15,687	15,687	9,926	0	0	0	25,613
	2060	0	0	0	0	0	17,533	17,533	11,094	0	0	0	28,627
	2070	0	0	0	0	0	19,471	19,471	12,320	0	0	0	31,791
	2080	0	0	0	0	0	21,685	21,685	13,721	0	0	0	35,406

Table 2.5-1 (Sheet 5 of 6)
Current Populations and Projections, by Sector, to 2080

Sectors	Year	Radii/Distances (miles)											
		0–1	1–2	2–3	3–4	4–5	5–10	0–10[a]	10–20	20–30	30–40	40–50	0-50
WNW	2000	0	0	0	0	0	46,546	46,546	17,219	15	0	5	63,785
	2010	0	0	0	0	0	51,666	51,666	19,113	16	0	5	70,800
	2020	0	0	0	0	0	57,717	57,717	21,351	18	0	5	79,091
	2030	0	0	0	0	0	64,233	64,233	23,762	20	0	5	88,020
	2040	0	0	0	0	0	71,215	71,215	26,345	22	0	5	97,587
	2050	0	0	0	0	0	79,128	79,128	29,272	25	0	5	108,430
	2060	0	0	0	0	0	88,437	88,437	32,716	28	0	5	121,186
	2070	0	0	0	0	0	98,212	98,212	36,332	31	0	5	134,580
	2080	0	0	0	0	0	109,383	109,383	40,464	35	0	6	149,888
NW	2000	0	0	0	1	0	28,731	28,732	9,656	57	2	0	38,447
	2010	0	0	0	1	0	31,891	31,892	10,718	63	2	0	42,675
	2020	0	0	0	1	0	35,626	35,627	11,973	70	2	0	47,672
	2030	0	0	0	1	0	39,648	39,649	13,325	78	2	0	53,054
	2040	0	0	0	1	0	43,958	43,959	14,773	87	3	0	58,822
	2050	0	0	0	1	0	48,842	48,843	16,415	96	3	0	65,357
	2060	0	0	0	1	0	54,588	54,589	18,346	108	3	0	73,046
	2070	0	0	0	2	0	60,622	60,624	20,374	120	4	0	81,122
	2080	0	0	0	2	0	67,517	67,519	22,691	133	4	0	90,347
NNW	2000	0	0	0	0	0	17,926	17,926	219,918	96,261	141	0	334,246
	2010	0	0	0	0	0	19,897	19,897	244,108	106,849	156	0	371,010
	2020	0	0	0	0	0	22,228	22,228	272,698	119,363	175	0	414,464
	2030	0	0	0	0	0	24,737	24,737	303,486	132,840	195	0	461,258
	2040	0	0	0	0	0	27,426	27,426	336,474	147,279	217	0	511,396
	2050	0	0	0	0	0	30,474	30,474	373,860	163,643	241	0	568,218
	2060	0	0	0	0	0	34,059	34,059	417,843	182,895	270	0	635,067
	2070	0	0	0	0	0	37,823	37,823	464,026	203,110	300	0	705,259
	2080	0	0	0	0	0	42,126	42,126	516,806	226,213	335	0	785,480

Table 2.5-1 (Sheet 6 of 6)
Current Populations and Projections, by Sector, to 2080

Sectors	Year	Radii/Distances (miles)											
		0–1	1–2	2–3	3–4	4–5	5–10	0–10[(a)]	10–20	20–30	30–40	40–50	0-50
TOTAL	**2000**	1,467	0	2,401	1	0	114,230	118,099	471,452	951,299	904,657	660,210	3,105,717
	2010	1,628	0	2,665	1	0	126,700	130,994	523,061	1,054,881	1,007,025	745,858	3,461,819
	2020	1,819	0	2,977	1	0	141,434	146,231	584,030	1,177,176	1,127,287	844,670	3,879,394
	2030	2,024	0	3,313	1	0	157,311	162,649	649,712	1,308,984	1,256,593	950,084	4,328,022
	2040	2,244	0	3,673	1	0	174,318	180,236	720,085	1,450,197	1,398,409	1,075,255	4,824,182
	2050	2,494	0	4,082	1	0	193,596	200,173	799,838	1,610,227	1,558,181	1,213,602	5,382,021
	2060	2,787	0	4,562	1	0	216,262	223,612	893,635	1,798,373	1,744,828	1,371,699	6,032,147
	2070	3,095	0	5,066	2	0	240,073	248,236	992,147	1,996,030	1,944,047	1,549,567	6,730,027
	2080	3,447	0	5,642	2	0	267,281	276,372	1,104,727	2,221,911	2,170,205	1,747,199	7,520,414

(a) Note: Population projections for all sectors, 2010–2080, 0–10 miles include transient populations.

Table 2.5-2
Counties Completely or Partially within the 50-Mile Region

Broward[(a)]
Collier[(a)]
Miami-Dade
Monroe

Source: Figure 2.5-2

(a) Less than approximately 50% of the land area of this county falls within the 50-mile radius.

Table 2.5-3
Residential Distribution of Current Turkey Point Employees

County	City	Number of Current Turkey Point Employees in Residence	Percentage of Total Turkey Point Employees	City or County Population[(a)]	Percentage of Population
Miami-Dade County		814	83.3	2,253,362	0.04
	Homestead	391	40.0	31,909	1.23
	Miami	380	38.9	362,470	0.10
	Florida City	27	2.8	7,843	0.34
	Other	16	1.6	N/A	N/A
Broward County		63	6.4	1,623,018	<0.01
Collier County		1	0.1	251,377	<0.01
Monroe County		47	4.8	79,589	0.06
Other Florida Counties		35	3.6	N/A	N/A
Other States		17	1.7	N/A	N/A
Total		977	100.0		

(a) Source: USCB 2000d
N/A — Not Applicable

Table 2.5-4
ROI and Comparison Area Population Data, 1970 to 2030

Year	Miami-Dade (ROI)		Florida	
	Population	Average Annual Percent Growth	Population	Average Annual Percent Growth
1970	1,267,792	N/A	6,789,447	N/A
1980	1,625,509	2.52	9,746,961	3.68
1990	1,937,194	1.77	12,938,071	2.87
2000	2,253,779	1.53	15,982,824	2.14
2010	2,568,807	1.32	19,974,199	2.25
2020	2,860,921	1.08	23,552,136	1.66
2030	3,103,028	0.82	26,513,332	1.19

Source: EDR 2007
N/A — Not Applicable

Table 2.5-5
ROI Age Distribution and Comparison Area, 2000

	Miami-Dade County (ROI)		Florida	
Age Group	**Number**	**Percent**	**Number**	**Percent**
Under 5 years	145,752	6.5	945,823	5.9
5 to 9 years	157,871	7	1,031,718	6.5
10 to 14 years	160,754	7.1	1,057,024	6.6
15 to 19 years	154,989	6.9	1,014,067	6.3
20 to 24 years	144,721	6.4	928,310	5.8
25 to 29 years	163,859	7.3	995,358	6.2
30 to 34 years	173,574	7.7	1,088,742	6.8
35 to 39 years	191,834	8.5	1,261,040	7.9
40 to 44 years	170,132	7.6	1,224,207	7.7
45 to 49 years	150,878	6.7	1,085,400	6.8
50 to 54 years	131,888	5.9	984,079	6.2
55 to 59 years	109,141	4.8	821,517	5.1
60 to 64 years	97,417	4.3	737,496	4.6
65 to 69 years	84,496	3.7	727,495	4.6
70 to 74 years	77,761	3.5	724,681	4.5
75 to 79 years	59,856	2.7	616,693	3.9
80 to 84 years	39,971	1.8	407,441	2.5
85 to 89 years	24,620	1.1	221,674	1.4
90 years and over	13,848	0.6	109,613	0.7
Total	**2,253,362**	**100**	**15,982,378**	**100**
Median age (years)	35.6		38.7	

Source: USCB 2000d
Note: Age stratification data at this level of detail is not available in 2006 estimates; therefore, the 2000 data is the most current available.

Table 2.5-6
Worker Flows, 2000

Residence County	Number of Workers that remain in County of Residence	Number of Workers Traveling to ROI for Work	Corresponding Percentage of the ROI Workforce
Broward	565,812	115,044	12.03
Collier	95,020	332	0.03
Monroe	39,721	1,186	0.12
Miami-Dade (ROI)	823,642	N/A	86.11
Total In-Migrating Workers		116,562	12.19
Total Workforce in Miami-Dade County		956,458	100.00

	Number of Workers in County	Number of Workers Residing in ROI but Traveling into Surrounding Counties for Work	Corresponding Percentage of Corresponding Counties Workforce
Broward	670,271	60,096	8.97
Collier	113,038	399	0.35
Monroe	43,946	2,821	6.42

Source: USCB 2003
N/A — Not Applicable

Table 2.5-7
Employment Trends, Miami-Dade County and Comparison Areas, 1998–2008

Area	Labor Force			Employed			Unemployed		Unemployment Rate[a]	
	1998	2008	Average Annual % Change	1998	2008	Average Annual % Change	1998	2008	1998	2008
United States	137,673,000	154,287,000	1.1%	131,463,000	145,362,000	1.0%	6,210,000	8,924,000	4.5%	5.8%
Florida[b]	7,572,631	9,231,462	2.0%	7,232,345	8,659,856	1.8%	340,286	571,606	4.5%	6.2%
ROI — Miami-Dade County[c]	1,102,294	1,212,446	1.0%	1,025,506	1,142,665	1.1%	76,788	69,781	7.0%	5.8%
Miami-Dade County as % of Florida	14.6%	13.1%		14.2%	13.2%		22.6%	12.2%		

(a) Unemployment rate = unemployed ÷ labor force.
(b) Values for 2003-2008 reflect revised population controls and model re-estimation.
(c) Values for 2003-2008 reflect revised inputs, reestimation, and new statewide controls.
Source: BLS 2009a.

Table 2.5-8
Summary of Employment by Industry Sector, 2007, for ROI and Florida

Industry Sector	ROI – Miami-Dade County		Florida	
	Employment	Percent of Total	Employment	Percent of Total
Total employment	1,454,499	100.0	10,679,883	100.0
Farm / Forestry & Fishing	11,365	0.8	175,363	1.6
Mining & Utilities	4,405	0.3	40,314	0.4
Construction	90,402	6.2	820,609	7.7
Manufacturing	52,240	3.6	420,891	3.9
Wholesale Trade	84,018	5.8	401,595	3.8
Retail Trade	149,120	10.3	1,206,428	11.3
Transportation and Warehousing	84,932	5.8	325,046	3.0
Finance, Insurance, and Real Estate[(a)]	145,238	10.0	1,191,884	11.2
Services[(b)]	672,436	46.2	4,888,769	45.8
Federal and State Government[(c)]	42,727	2.9	434,578	4.1
Local Government	117,616	8.1	774,406	7.3

(a) "Finance, Insurance, and Real Estate" includes the following sectors: Finance and insurance, and real estate and rental and leasing.
(b) "Services" includes the following sectors: information, professional and technical services, management of companies and enterprises, administrative and waste services, educational services, health care and social assistance, arts, entertainment, and recreation, Accommodation and food services, and Other services, except public administration.
(c) "Federal and State Government" includes the following sectors: federal civilian, federal military, and state government.
Source: BEA 2009a.

Table 2.5-9
Detail of Employment Trends by Industry, 2001–2007, for ROI and Florida

Unit Industry	ROI – Miami-Dade County			Florida		
	2001	2007	Average Annual Change	2001	2007	Average Annual Change
Total Employment	1,312,231	1,454,499	1.7%	9,112,069	10,679,883	2.7%
Wage and salary employment	1,100,098	1,126,728	0.4%	7,643,817	8,489,432	1.8%
Proprietors employment	212,133	327,771	7.5%	1,468,252	2,190,451	6.9%
Farm proprietors employment	1,457	1,313	–1.7%	40,452	36,469	–1.7%
Nonfarm proprietors employment	210,676	326,458	7.6%	1,427,800	2,153,982	7.1%
Farm employment	7,094	6,992	–0.2%	94,516	83,692	–2.0%
Nonfarm employment	1,305,137	1,447,507	1.7%	9,017,553	10,596,191	2.7%
Private Employment	1,149,538	1,287,164	1.9%	7,903,700	9,387,207	2.9%
Forestry, fishing, related activities, and other	5,288	4,373	–3.1%	92,234	91,671	–0.1%
Mining	745	965	4.4%	13,219	14,807	1.9%
Utilities[(a)]	(D)	3,440	N/A	29,159	25,507	–2.2%
Construction	61,437	90,402	6.6%	583,527	820,609	5.8%
Manufacturing	65,185	52,240	–3.6%	454,256	420,891	–1.3%
Wholesale trade	75,703	84,018	1.8%	344,832	401,595	2.6%
Retail trade	144,011	149,120	0.6%	1,095,740	1,206,428	1.6%
Transportation and warehousing[(a)]	(D)	84,932	N/A	286,730	325,046	2.1%
Information	36,814	25,777	–5.8%	212,528	193,046	–1.6%
Finance and insurance	59,750	67,412	2.0%	441,613	528,657	3.0%
Real estate and rental and leasing	52,372	77,826	6.8%	397,190	663,227	8.9%
Professional and technical services	91,342	95,067	0.7%	553,987	684,619	3.6%
Management of companies and enterprises	6,578	9,367	6.1%	63,451	87,534	5.5%
Administrative and waste services	106,114	117,175	1.7%	906,992	949,128	0.8%
Educational services	28,057	34,180	3.3%	119,632	171,652	6.2%
Health care and social assistance	120,177	145,911	3.3%	856,918	1,041,025	3.3%
Arts, entertainment, and recreation	21,162	25,462	3.1%	243,688	287,139	2.8%
Accommodation and food services	86,885	97,647	2.0%	662,193	801,915	3.2%
Other services, except public administration	98,443	121,850	3.6%	545,811	672,711	3.5%
Government and Government Enterprises	155,599	160,343	0.5%	1,113,853	1,208,984	1.4%
Federal, civilian	18,127	19,751	1.4%	118,630	128,181	1.3%
Military	7,406	7,209	–0.4%	106,683	101,559	–0.8%
State and Local	130,066	133,383	0.4%	888,540	979,244	1.6%
State government	20,750	15,767	–4.5%	219,469	204,838	–1.1%
Local government	109,316	117,616	1.2%	669,071	774,406	2.5%

(a) Note (D): As reported by the U.S. Bureau of Economic Analysis, “not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.” For this reason, sums may not total as shown, and the average annual percent change could not be calculated for the 7-year period.

Source: BEA 2009a.

N/A: Not Applicable.

Table 2.5-10
Major Employers in Miami-Dade County

Employer	Ownership	Number of Employees
Miami-Dade County Public Schools	Public	50,000
Miami-Dade County	Public	32,000
Federal Government	Public	20,400
Florida State Government	Public	17,000
Publix Super Markets	Private	11,000
Baptist Health South Florida	Private	10,826
Jackson Health System	Public	10,500
University of Miami	Private	9,874
American Airlines	Private	9,000
Miami-Dade College	Public	6,500
Precision Response Corporation	Private	6,000
Bellsouth Corporation — Florida	Private	5,500
Winn-Dixie Stores	Private	4,833
City of Miami	Public	4,034
Florida Power & Light Company	Private	3,900
Carnival Cruise Lines	Private	3,500
Macy's Florida	Private	3,368
Mount Sinai Medical Center	Private	3,264
Florida International University	Public	3,132
Miami Children's Hospital	Private	2,600
Mercy Hospital	Private	2,412
V A Medical Center	Public	2,300
Wachovia, N.A.	Private	2,229
Cordis (a Johnson & Johnson Company)	Private	2,100
Royal Caribbean International/Celebrity Cruises	Private	2,000
City of Miami Beach	Public	1,979
Assurant Solutions	Private	1,800
City of Hialeah	Public	1,800
Bank of America	Private	1,700
Miami Herald Publishing Co.	Private	1,700
United Parcel Service	Private	1,627
Beckman Coulter Corp.	Private	1,600
The Home Depot	Private	1,500
Cedars Medical Center	Private	1,410
U.S. Coast Guard	Public	1,220
Federal Express	Private	1,200
MasTec, Inc.	Private	1,200
U.S. Southern Command	Public	1,200
Boston Scientific	Private	1,100

Source: BC 2007

Table 2.5-11
Average Annual Employment Trends,[a] 2001–2007, Miami-Dade County and Comparison Areas

Sector/Area	Average Annual Numbers of Employees							Average Annual Growth Rate
	2001	2002	2003	2004	2005	2006	2007	
Total, All Industry Sectors								
U.S.	109,304,802	107,577,281	107,065,553	108,490,066	110,611,016	112,718,858	114,012,221	0.7%
Florida	6,153,547	6,149,892	6,213,122	6,423,693	6,694,864	6,887,084	6,864,467	1.8%
Miami-Dade County	847,368	832,067	816,765	831,010	848,754	860,265	865,334	0.4%
as percentage of Florida	13.8%	13.5%	13.1%	12.9%	12.7%	12.5%	12.6%	
Sector 23, Construction Sector								
U.S.	6,773,512	6,683,553	6,672,360	6,916,398	7,269,317	7,602,148	7,562,732	1.9%
Florida	420,783	427,044	444,552	493,993	580,051	634,751	593,198	5.9%
Miami-Dade County	38,353	38,555	40,217	41,592	45,792	51,910	52,741	5.5%
Miami-Dade County Construction as percentage of Total	4.5%	4.6%	4.9%	5.0%	5.4%	6.0%	6.1%	
Sector 237, Heavy and Civil Engineering Construction Sector								
U.S.	950,385	924,699	891,491	894,976	931,031	974,697	987,141	0.6%
Florida	65,450	63,619	62,730	65,615	70,258	76,695	74,781	2.2%
Miami-Dade County	5,256	5,433	5,426	5,426	6,035	6,660	6,591	3.8%
Miami-Dade County Sector 237 as percentage of Construction	13.7%	14.1%	13.5%	13.0%	13.2%	12.8%	12.5%	
Sector 22, Utilities								
U.S.	599,899	592,152	575,877	563,931	550,593	546,521	549,539	-1.5%
Florida	27,811	27,681	26,805	23,931	24,219	24,414	23,680	-2.6%
Miami-Dade County[b]	—(ND)	—(ND)	—(ND)	—(ND)	2,999	3,080	3,180	3.0%[c]
Miami-Dade County Utilities as percentage of Total Employment	N/A	N/A	N/A	N/A	0.4%	0.4%	0.4%	
Sector 221113, Nuclear Electric Power Generation[d]								
U.S.	45,312	45,457	50,675	52,029	52,331	53,396	52,968	2.6%

(a) Information reflects privately owned firms and all establishment sizes.
(b) Sector 22 information is not disclosed for Miami-Dade County for 2001–2004.
(c) Reflects average annual growth rate from 2005-2007.
(d) Information was disclosed for Florida or Miami-Dade County for NAICS 221113, Nuclear Electric Power Generation.
Source: BLS 2009b
(ND) — "Not Disclosable — data do not meet BLS or state agency disclosure standards."
N/A — Not available.

Table 2.5-12
Average Annual Wage Trends,[a] 2001-2007, ROI and Comparison Areas

Sector/Area	Average Annual Wages							Average Annual Growth Rate
	2001	2002	2003	2004	2005	2006	2007	
Total, All Industry Sectors								
U.S.	$36,157	$36,539	$37,508	$39,134	$40,505	$42,414	$44,362	3.5%
Florida	$31,038	$31,816	$32,915	$34,438	$36,096	$37,808	$38,963	3.9%
Miami-Dade County	$33,640	$34,676	$35,873	$37,611	$39,222	$41,716	$42,885	4.1%
Sector 23, Construction Sector								
U.S.	$38,412	$39,027	$39,509	$40,521	$42,100	$44,496	$46,784	3.3%
Florida	$33,602	$34,096	$35,266	$36,653	$38,297	$40,746	$41,649	3.6%
Miami-Dade County	$34,755	$36,210	$37,746	$40,149	$42,382	$44,389	$44,312	4.1%
Sector 237, Heavy and Civil Engineering Construction Sector								
U.S.	$43,099	$44,298	$45,417	$47,027	$49,399	$52,617	$55,457	4.3%
Florida	$38,094	$38,803	$40,971	$43,630	$45,313	$48,654	$49,575	4.5%
Miami-Dade County	$41,408	$44,157	$46,772	$47,810	$54,108	$53,916	$56,897	5.4%
Sector 22, Utilities								
U.S.	$65,561	$67,374	$68,651	$72,403	$75,208	$78,341	$82,275	3.9%
Florida	$59,507	$61,592	$63,944	$65,715	$66,927	$64,853	$67,381	2.1%
Miami-Dade County[b]	—(ND)	—(ND)	—(ND)	—(ND)	$79,881	$75,684	$76,951	-1.9%[c]
Sector 221113, Nuclear Electric Power Generation[d]								
U.S.	$74,294	$77,076	$83,627	$89,590	$91,732	$95,927	$102,028	5.45%
Florida[c]	(ND)	(ND)	(ND)	(ND)	(ND)	(ND)	(ND)	
Miami-Dade County[c]	(ND)	(ND)	(ND)	(ND)	(ND)	(ND)	(ND)	

(a) Information reflects privately owned firms and all establishment sizes. Dollars are not adjusted for inflation.
(b) Sector 22 information is not disclosed for Miami-Dade County for 2001-2004.
(c) Reflects average annual growth rate from 2005-2007.
(d) Information was not disclosed for Florida or Miami-Dade County for NAICS 221113, Nuclear Electric Power Generation.
Source: BLS 2009b
(ND) — "Not Disclosable — data do not meet BLS or state agency disclosure standards."

Table 2.5-13
Industry and Occupational Employment Forecasts, Miami-Dade County

Sector/Occupation	Employment 2008	Employment 2016	Average Annual Percent Change	2008 Average Hourly Wage ($)
Industrial Sector Title				
Sector 23, Construction	51,523	48,611	-0.72%	n/a
Sector 237, Heavy and Civil Engineering Construction	7,157	6,975	-0.32%	n/a
Occupation Title				
Construction and Extraction Occupations	49,256	47,654	-0.41%	n/a
First-Line Supervisors of Construction and Extraction Workers	6,456	6,299	-0.31%	$29.19
Construction Trades Workers	34,721	33,605	-0.41%	n/a
Carpenters	7,972	8,143	0.27%	$16.08
Tile and Marble Setters	1,437	1,535	0.83%	$13.30
Cement Masons and Concrete Finishers	701	601	-1.91%	$14.71
Construction Laborers	7,469	7,271	-0.34%	$11.93
Paving, Surfacing, and Tamping Equipment Operators	292	282	-0.43%	$14.89
Pile-Driver Operators	150	144	-0.51%	$20.62
Operating Engineers/Construction Equipment Operators	1,976	1,894	-0.53%	$20.52
Electricians	4,048	3,733	-1.01%	$19.72
Glaziers	362	286	-2.90%	$14.95
Painters, Construction and Maintenance	2,431	2,615	0.92%	$15.66
Pipelayers	340	353	0.47%	$18.09
Plumbers, Pipefitters, and Steamfitters	2,862	2,662	-0.90%	$20.13
Plasterers and Stucco Masons	252	245	-0.35%	$19.51
Reinforcing Iron and Rebar Workers	146	130	-1.44%	$15.13
Roofers	1,147	858	-3.56%	$15.54
Sheet Metal Workers	742	676	-1.16%	$19.79
Helpers — Construction Trades	4,166	3,698	-1.48%	n/a
Helpers — Carpenters	617	540	-1.65%	$10.71
Helpers — Electricians	1,094	945	-1.81%	$11.51
Helpers — Painters, Paperhangers, Plasterers, & Stucco	242	229	-0.69%	$9.59
Helpers — Plumbers, Pipefitters, and Steamfitters	1,293	1,201	-0.92%	$11.78
Helpers — Construction Trades, All Other	506	458	-1.24%	$14.02
Other Construction and Related Workers	3,741	3,848	0.35%	n/a
Construction and Building Inspectors	1,192	1,422	2.23%	$28.83
Elevator Installers and Repairers	400	352	-1.59%	$31.39
Hazardous Materials Removal Workers	144	73	-8.14%	$14.87
Construction and Related Workers, All Other	1,588	1,614	0.20%	$15.93
Earth Drillers, Except Oil and Gas	66	80	2.43%	$15.71

Source: FAWI Nov 2008
n/a = Not available/not applicable

Table 2.5-14
Per Capita Income, Miami-Dade County and Comparison Areas, 2001–2007

Area	2001	2002	2003	2004	2005	2006	2007	Average Annual Change
United States	$30,574	$30,821	$31,504	$33,123	$34,757	$36,714	$38,615	4.0%
Florida	$29,277	$29,727	$30,330	$32,618	$34,798	$36,720	$38,417	4.6%
Florida as percentage of U.S.	95.8%	96.5%	96.3%	98.5%	100.1%	100.0%	99.5%	
Miami-Dade County	$26,445	$27,147	$27,891	$29,817	$32,025	$33,712	$36,081	5.3%
Miami-Dade County as percentage of Florida	90.3%	91.3%	92.0%	91.4%	92.0%	91.8%	93.9%	
Miami-Dade County as percentage of U.S.	86.5%	88.1%	88.5%	90.0%	92.1%	91.8%	93.4%	

Sources: BEA 2009b. Dollar values are not adjusted for inflation.

Table 2.5-15
Roadway Functional Classes for Roadways near Turkey Point

Roadway	Functional Class
SW 344 Street/Palm Drive W of US Highway 1	Urban — Minor Arterial
SW 344 Street/Palm Drive E of Tallahassee Road	Rural — Major Collector
SW 328 Street/N. Canal Drive	Rural — Major Collector
SW 312 Street/Campbell Drive	Urban — Major Collector
SW 360 Street/ Lucille Drive	Not included in FDOT Functional Class listing, rural 2-lane
SW 117 Avenue	Not included in FDOT Functional Class listing, rural 2-lane between SW 328 Street and SW 344 Street
SW 137 Avenue/Tallahassee Road	Rural — Major Collector
US Highway 1	Urban — Principal Arterial - Other
Florida's Turnpike	Urban — Principal Arterial – Other Freeways and Expressways
State Road 997	Urban — Principal Arterial - Other

Source: FDOT 2008c, 2008d

Table 2.5-16
Annual Average Daily Traffic (AADT) for Roadways near Turkey Point

Station	Location	2007 AADT	Forecasted 2012 AADT	Forecasted 2015 AADT	Forecasted 2016 AADT	Forecasted 2017 AADT
872548	Florida City — SW 344 St/ Palm Drive 100 ft E of State Road 997	19,800	22,500	Not reported	Not reported	Not reported
870084	Florida City — SW 344 St/ Palm Drive 200 ft W of SW 2 Ave.	24,000	30,000	33,600	34,800	36,000
870043	Homestead — SR 997/ Krome Ave. 200 ft S of SW 296 St/Avocado Dr.	17,600	20,800	22,800	23,400	24,100
875017	Homestead — SR 997/ Krome Ave. 200 ft S of NE/ NW 8 St	16,500	18,600	19,800	20,300	20,700
870131	Homestead — State Road 997 200 ft. S of SE 8 Street	12,200	13,400	14,100	14,400	14,600
870544	Homestead — US Highway 1 100 ft. N of SW 328 Street	30,000	35,900	39,400	40,600	41,700
870545	US 5/US Highway 1 100 ft. N of SW 308 St	31,500	36,000	38,700	39,600	40,500
972259	Florida's Turnpike between U.S. Highway 1 and SW 312 Street	59,700	Not reported	Not reported	Not reported	Not reported
972262	Florida's Turnpike N. of SW 162 Ave. Bridge	34.100	43,100	48,400	50,200	52,000
870518	SR 997/Krome Ave, 400 ft. NW SR 5/US Highway 1	8,800	10,900	12,100	12,600	13,000
870543	SR 5/US Highway 1, 2,500 ft. S of SW 344 St/ Palm Drive	27,000	30,900	33,300	34,100	34,900

Source: FDOT 2008d

Table 2.5-17
Traffic Counts for Turkey Point Access Roads

Miami-Dade County Traffic Count Station	Location	Peak Hour Capacity[(a)]	Peak Hour Trips[(b)]	Available Peak Hour Capacity
9956	SW 344th Street/Palm Drive west of SW 137th Avenue/Tallahassee Road	3,030	231	2,799
9952	SW 328th Street/N. Canal Drive west of SW 137th Avenue/Tallahassee Road	2,600	254	2,346
9944	SW 312th Street /Campbell Drive east of Florida's Turnpike	3,350	2,061	1,289

(a) Maximum level of service capacity.
(b) Existing traffic volumes plus peak hour trips associated with approved, but not built, developments.
Source: MDC 2008c

Table 2.5-18
Florida Revenue Collection Summary FY 2003 through FY 2007 ($ Millions)

General Revenue Sources	Millions of Dollars					% of Total Taxes, 2007
	2003	2004	2005	2006	2007	
Sales and Use Tax	$16,670.1	$18,420.1	$20,572.1	$22,814.4	$22,854.6	61.5%
Communications Services Tax	2,004.2	2,058.6	2,210.7	2,338.5	2,420.8	6.5%
Corporate Income and Excise Tax	1,226.9	1,345.8	1,736.9	2,405.9	2,442.5	6.6%
Documentary Stamp Tax	2,022.3	2,667.4	3,414.6	4,105.4	3,064.5	8.2%
Insurance Premium Tax	510.9	573.1	609.0	685.8	785.9	2.1%
Intangible Tax B & D (annual)	346.2	261.7	291.3	187.9	40.0	0.1%
Intangible Tax C	460.5	583.3	679.1	891.3	726.7	2.0%
Estate Tax	558.9	383.0	324.7	71.3	43.4	0.1%
Severance Tax — Oil & Gas	5.3	6.8	7.9	9.3	9.4	0.0%
Severance Tax — Solid Mineral	41.4	37.3	50.8	46.5	36.5	0.1%
Audit Clearing Account	173.1	184.5	120.2	111.1	129.2	0.3%
Warrant Clearing Account	30.3	11.7	4.9	1.0	0.5	0.0%
GR Sources — Refunds	–391.4	–371.3	–293.6	–317.9	–335.3	–0.9%
Subtotal — General Revenues	**$23,658.7**	**$26,162.0**	**$29,728.6**	**$33,350.5**	**$32,218.7**	**86.7%**
Other Tax Sources						
Governmental Leasehold Tax	$1.3	$1.1	$1.5	$1.0	$0.5	0.0%
Fuel-Related Taxes and Fees	2,937.8	3,095.8	3,221.0	3,379.3	3,167.9	8.5%
Gross Receipts Tax — Utility	403.6	445.6	475.8	562.4	603.1	1.6%
Solid Waste Return Taxes	164.1	166.4	184.1	188.7	185.7	0.5%
Warranty Fee (Lemon Law)	8.2	4.6	2.5	2.3	2.3	0.0%
Miscellaneous	5.7	5.5	5.9	6.0	9.4	0.0%
Other Sources — Refunds	–48.3	–60.3	–36.9	–2.0	–57.2	–0.2%
Unemployment Tax	680.0	935.3	1,159.5	1,244.2	1,047.4	2.8%
Total DOR Administered Taxes	$27,811.1	$30,755.9	$34,742.1	$38,736.1	$37,177.5	100.0%[(a)]
Annual Percent Change		10.6%	13.0%	11.5%	–4.0%	
Growth over 5 years					33.7%	

(a) Total DOR administered taxes presented as reported in the referenced source; values in total DOR line may not reflect sum of the subtotals.

Source: FDOR 2008g

Table 2.5-19
Turkey Point Plant Property Taxes, 2000–2007
Miami-Dade County and Miami-Dade Schools

Tax Year	Plant	Total Assessed Value[(a)]	Total Tax Paid[(b)]	Miami-Dade School Tax	Percent of Total	Miami-Dade County Tax[(c)]	Percent of Total
2000	Turkey Point Nonnuclear	$83,354,423	$1,785,093	$769,555	43%	$1,015,538	57%
2000	Turkey Point Nuclear	455,558,527	9,756,105	4,205,862	43%	5,550,243	57%
	Subtotal, 2000	**$538,912,950**	**$11,541,198**	**$4,975,417**	**43%**	**$6,565,781**	**57%**
2001	Turkey Point Nonnuclear	$65,987,617	$1,395,335	$593,952	43%	$801,383	57%
2001	Turkey Point Nuclear	458,099,013	9,686,689	4,123,331	43%	5,563,358	57%
	Subtotal, 2001	**$524,086,630**	**$11,082,024**	**$4,717,283**	**43%**	**$6,364,741**	**57%**
2002	Turkey Point Nonnuclear	$64,338,341	$1,350,211	$571,448	42%	$778,763	58%
2002	Turkey Point Nuclear	465,339,535	9,765,662	4,133,109	42%	5,632,553	58%
	Subtotal, 2002	**$529,677,876**	**$11,115,873**	**$4,704,557**	**42%**	**$6,411,316**	**58%**
2003	Turkey Point Nonnuclear	$43,511,650	$926,496	$380,118	41%	$546,378	59%
2003	Turkey Point Nuclear	278,710,476	5,934,900	2,434,815	41%	3,500,085	59%
	Subtotal, 2003	**$322,222,126**	**$6,861,396**	**$2,814,933**	**41%**	**$4,046,463**	**59%**
2004	Turkey Point Nonnuclear	$39,894,027	$830,306	$332,693	40%	$497,613	60%
2004	Turkey Point Nuclear	284,916,696	5,930,132	2,376,041	40%	3,554,091	60%
	Subtotal, 2004	**$324,810,723**	**$6,760,438**	**$2,708,734**	**40%**	**$4,051,704**	**60%**
2005	Turkey Point Nonnuclear	$71,888,527	$1,471,098	$582,332	40%	$888,766	60%
2005	Turkey Point Nuclear	527,182,524	10,788,052	4,270,431	40%	6,517,621	60%
	Subtotal, 2005	**$599,071,051**	**$12,259,150**	**$4,852,763**	**40%**	**$7,406,387**	**60%**
2006	Turkey Point Nonnuclear	$74,247,918	$1,478,788	$577,708	39%	$901,080	61%
2006	Turkey Point Nuclear	606,102,816	12,071,689	4,715,965	39%	7,355,724	61%
	Subtotal, 2006	**$680,350,734**	**$13,550,477**	**$5,293,673**	**39%**	**$8,256,804**	**61%**
2007	Turkey Point Nonnuclear	$47,437,549	$845,583	$361,952	43%	$483,631	57%
2007	Turkey Point Nuclear	387,242,701	6,902,670	2,954,689	43%	3,947,981	57%
	Subtotal, 2007	**$434,680,250**	**$7,748,253**	**$3,316,641**	**43%**	**$4,431,612**	**57%**

(a) This column includes both real and tangible personal property assessed values.
(b) This column includes both real and tangible personal property tax.
(c) Includes countywide operating, OCL operating, Library District, Fire-Rescue SFWMD.
Source: FPL 2008

Table 2.5-20
Florida Power & Light Tangible Personal Property Taxes
Miami-Dade County, Schools, and Special Districts, 2007[a]

Taxing Unit	Millage Rate[b]	Taxable Value	Taxes Levied[c]
Miami-Dade Schools			
School Board Operating	7.5700	$347,416,640	$2,629,944
School Board Debt Service	0.3780	$347,416,640	$131,323
Subtotal			**$2,761,267**
State and Others			
Florida Inland Navigation Dist.	0.0345	$347,416,640	$11,986
South Florida Water Mgmt District	0.5346	$347,416,640	$185,729
Everglades Construction Project	0.0894	$347,416,640	$31,059
Children's Trust Authority	0.4223	$347,416,640	$146,714
Subtotal			**$375,488**
Miami-Dade County			
County Wide Operating	4.5796	$347,416,640	$1,591,029
County Wide Debt Service	0.2850	$347,416,640	$99,014
Unincorporated Operating	2.0416	$347,416,640	$709,286
Library District	0.3842	$347,416,640	$133,477
Fire Rescue Operating	2.2067	$347,416,640	$766,644
Fire Rescue Debt Service	0.0420	$347,416,640	$14,591
Subtotal			**$3,314,042**
Total			**$6,450,797[d]**

(a) Taxes are for all FPL properties located within Miami-Dade County and include Turkey Point plant as well as other FPL properties.
(b) Millage rate is dollars per $1000 of taxable value.
(c) Combined taxes and assessments; FPL paid taxes during 1% discount period ($6,192,765.52)
(d) Taxes levied have been rounded to nearest whole dollar.
Source: FPL 2007

Table 2.5-21
Miami-Dade School District Revenues by Source, 2000–2001 to 2007–2008

School Year	Federal	State	Local	Total
2000–01	$268,150,714	$1,512,439,113	$1,054,286,298	$2,834,876,125
2001–02	289,012,907	1,421,376,456	1,109,624,023	2,820,013,386
2002–03	340,707,795	1,398,807,944	1,170,145,397	2,909,661,136
2003–04	383,660,896	1,513,259,169	1,281,405,099	3,178,325,164
2004–05	409,209,373	1,542,761,004	1,430,246,807	3,382,217,184
2005–06	401,736,168	1,473,040,327	1,605,092,982	3,479,869,477
2006–07	440,366,731	1,463,821,921	1,838,092,952	3,742,281,604
2007–2008	434,301,957	1,431,106,534	2,024,188,466	3,889,596,957
As % of Total	**Federal**	**State**	**Local**	**Total[(a)]**
2000–01	9.5%	53.4%	37.2%	100.0%
2001–02	10.2%	50.4%	39.3%	100.0%
2002–03	11.7%	48.1%	40.2%	100.0%
2003–04	12.1%	47.6%	40.3%	100.0%
2004–05	12.1%	45.6%	42.3%	100.0%
2005–06	11.5%	42.3%	46.1%	100.0%
2006–07	11.8%	39.1%	49.1%	100.0%
2007–08	11.2%	36.8%	52.0%	100.0%

(a) Subtotals may not sum to presented totals because of rounding.
Source: FDOE 2002, 2004, 2005, 2006, 2007a, 2007b, 2008, 2009.

Table 2.5-22
Miami-Dade County Revenues and Expenses, 2008 (Thousands of Dollars)

	2008 Actual	2009 Forecast	2010 Forecast	2011 Forecast	2012 Forecast	2013 Forecast
Countywide Revenues						
Property Tax	$1,070,967	$1,128,607	$1,138,185	$1,154,512	$1,186,949	$1,226,595
Gas Tax	$67,186	$68,129	$69,151	$70,188	$71,241	$72,310
Calculated Carryover	$62,700	$50,571	$20,272	$0	$0	$0
Interest	$11,409	$6,120	$6,172	$6,260	$6,436	$6,651
State Revenue Sharing	$31,444	$32,165	$32,647	$33,627	$35,308	$37,074
Administrative Reimb.	$31,446	$33,631	$33,967	$34,307	$34,650	$34,997
Sales Tax	$57,125	$55,360	$56,190	$57,876	$60,770	$63,808
Other	$14,336	$11,849	$12,204	$12,571	$12,948	$13,336
Total Revenues	$1,346,613	$1,386,432	$1,368,789	$1,369,341	$1,408,302	$1,454,771
Countywide Expenses						
Public Safety	$516,809	$562,250	$592,066	$623,322	$656,091	$690,451
Policy Formulation	$32,971	$34,972	$36,827	$38,771	$40,809	$42,946
Transportation	$161,683	$163,317	$169,199	$175,298	$181,624	$188,186
Recreation and Culture	$54,868	$60,871	$61,873	$65,139	$68,563	$72,155
Neighborhood and Unincorporated Area Municipal Services	$13,718	$12,864	$13,546	$14,261	$15,011	$15,797
Economic Development	$45,726	$53,040	$55,853	$58,801	$61,893	$65,134
Health & Human Services	$270,088	$262,046	$263,333	$265,156	$275,342	$285,937
Enabling Strategies	$200,179	$216,800	$262,553	$250,656	$265,362	$273,529
Total Expenses	$1,296,042	$1,366,160	$1,455,249	$1,491,404	$1,564,695	$1,634,135
Surplus/Funding Gaps			($86,460)	($122,063)	($156,392)	($179,364)

Source: MDC Dec 2008

Table 2.5-23
City of Homestead, Florida, Changes in Fund Balances of Governmental Funds, 1999-2008[(a)]

Fiscal Year:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Revenues										
Taxes	$ 6,443,378	$ 7,280,517	$ 9,067,706	$ 10,526,894	$ 11,452,540	$ 10,394,172	$ 12,983,777	$ 17,883,162	$ 22,801,735	$ 23,572,143
Licenses and permits	774,304	775,524	1,038,177	1,399,721	3,681,426	7,319,860	9,874,796	7,115,937	6,843,013	2,092,160
Intergovernmental	5,451,489	6,333,974	5,673,791	4,804,512	5,871,505	10,125,061	14,449,612	25,682,205	13,402,273	13,352,446
Charges for services	170,547	157,857	222,995	427,786	812,168	682,823	1,761,002	821,636	1,053,153	1,424,963
Fines and forfeitures	3,790,067	3,557,352	5,540,240	3,171,116	3,379,188	1,839,569	1,858,985	1,579,083	1,023,917	1,237,766
Investment income	510,093	491,186	539,903	391,594	582,542	485,883	958,572	1,873,176	2,153,768	1,608,681
Payment in lieu of taxes	2,220,868	509,982	510,000	510,000	510,000	510,000	735,000	735,000	738,800	738,800
Other revenues	3,056,480	3,125,842	4,246,688	3,547,826	4,717,819	4,305,843	3,366,325	3,281,295	3,812,819	7,863,335
Total revenues	22,417,226	22,232,234	26,839,500	24,779,449	31,007,188	35,663,211	45,988,069	58,971,494	51,829,478	51,890,294
Expenditures										
General government	6,198,153	6,468,406	5,583,705	6,920,475	6,203,405	7,757,725	10,362,703	15,968,715	12,540,349	12,461,323
Public safety	10,524,779	12,821,477	12,304,539	10,820,422	14,230,606	14,079,160	17,251,305	24,844,565	23,144,728	24,879,553
Public works	353,638	461,366	608,594	728,869	833,282	1,217,976	1,544,222	2,091,683	2,365,714	2,048,259
Parks and recreation	2,480,463	2,326,503	2,213,556	2,805,187	4,936,101	3,426,868	3,819,015	5,165,915	5,106,593	4,095,683
Capital outlay	2,913,367	5,899,924	1,947,353	1,773,427	2,342,217	4,620,898	6,141,460	11,843,770	10,542,159	8,861,472
Debt Service										
Principal	1,333,223	1,348,288	1,538,187	1,433,221	1,289,535	539,203	924,203	2,179,203	1,759,203	1,644,203
Interest mid-fiscal charges	1,334,440	1,550,399	1,318,449	1,076,770	1,856,070	874,130	804,159	892,828	674,278	709,328
Total expenditures	25,138,063	30,876,363	25,514,383	25,558,371	31,691,216	32,515,960	40,847,067	62,986,679	56,133,024	54,699,821
Amount of Excess revenues over (under) expenditures	(2,720,837)	(8,644,129)	1,325,117	(778,922)	(684,028)	3,147,251	5,141,002	(4,015,185)	(4,303,546)	(2,809,527)

(a) Values are not adjusted for inflation.
Source: CHF Mar 2009

Table 2.5-24
City of Homestead Assessed Value and Estimated Actual Value of Taxable Property, 1999–2008 (Dollars in Thousands)[a]

Fiscal Year	Real Property Assessed Value	Personal Property Assessed Value	Total Taxable Assessed Value	Valuation Adjustments	Estimated Actual Taxable Value	Total Tax Levy
1999	505,121	107,656	612,777	(38,112)	574,665	$5,289
2000	516,189	93,405	609,594	(13,836)	595,758	$5,037
2001	535,512	90,363	625,875	(19,801)	606,074	$5,147
2002	609,855	80,156	690,011	(16,632)	673,379	$5,779
2003	663,610	79,307	742,917	(23,445)	719,472	$6,162
2004	807,659	84,096	891,755	(37,645)	854,110	$7,110
2005	1,121,336	84,435	1,205,771	(42,778)	1,162,993	$9,068
2006	1,736,246	83,296	1,819,542	68,326	1,887,868	$12,779
2007	2,809,561	108,324	2,917,885	(7,886)	2,909,999	$18,687
2008	3,690,990	112,797	3,803,787	(160,333)	3,643,454	$19,622

(a) Values are not adjusted for inflation.
Source: CHF Mar 2009

Table 2.5-25
City of Homestead Property Tax Rates
Direct and Overlapping Governments, 1999–2008

Fiscal Year	City of Homestead Direct Rates		Overlapping Rates				Total Millage
	Operating Millage	Total City Millage	School District Millage	State Millage	Miami-Dade County	Special District Millage	
1999	8.5000	8.5000	10.1600	0.7440	6.8600	3.1980	26.2640[a]
2000	8.5000	8.5000	9.6440	0.7410	9.6980	N/A[b]	28.5830
2001	8.5000	8.5000	9.6170	0.7380	6.4030	3.1030	28.3610
2002	8.5000	8.5000	9.3760	0.7355	6.2650	3.2030	28.0795
2003	8.5000	8.5000	9.2520	0.7355	6.2790	3.1470	27.9135
2004	8.2500	8.2500	9.1000	0.7355	6.2540	3.6470	27.9865
2005	7.7500	7.7500	8.6870	0.7355	6.2200	3.5912	26.9837
2006	6.7500	6.7500	8.4380	0.7355	6.1200	3.5758	25.6193
2007	6.2500	6.2500	8.1050	0.7355	5.9000	3.5593	24.5498
2008	5.1585	5.1585	7.9480	0.6585	4.8646	3.0552	21.6848

(a) Total millage shown is from source document (total for 1999 should be 29.4620).
(b) Data not available. Combined with County millage.

Table 2.5-26
City of Florida City, Florida, Changes in Fund Balances of Governmental Funds, 1998–2007[(a)]

Fiscal Year:	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Revenues										
Taxes	1,743,321	1,913,387	2,007,569	2,347,976	2,866,283	3,048,194	3,318,362	3,704,135	4,712,751	6,083,020
Intergovernmental	3,400,593	3,359,370	3,401,390	3,702,841	5,293,461	6,157,460	1,596,708	1,886,441	1,860,483	1,938,026
Charges for services	867,039	2,170,488	2,253,455	2,760,624	3,218,026	3,717,208	2,128,659	2,621,528	2,907,724	3,013,128
Program income	830,659	129,578	236,679	50,974	24,745	15,530	6,415	68,841	11,467	6,751
Interest	225,802	161,365	156,138	143,832	140,601	174,075	218,875	87,033	387,365	823,122
Impact fees	0	423,134	244,797	180,266	120,469	154,791	495,137	254,765	591,756	256,263
Licenses and permits	213,200	361,415	228,565	343,830	243,856	320,698	809,898	523,472	771,320	645,951
Donations	64,467	11,285	56,450	19,325	7,011	15,550	10,725	2,328	1,900	20,535
Confiscated property	14,786	13,569	6,449	15,451	6,990	7,826	11,477	17,027	8,589	10,551
Public safety	26,774	16,146	0	0	0	0	0	0	0	0
Fines and forfeitures	0	0	23,280	28,831	17,487	22,087	35,321	362,025	70,770	38,589
Grants	0	0	0	0	0	0	3,379,924	2,178,292	4,268,564	1,638,886
Other revenues	186,451	167,951	345,153	329,085	334,763	288,351	415,755	226,218	453,479	175,872
Total revenues	7,573,092	8,727,688	8,959,925	9,923,035	12,273,692	13,921,770	12,427,256	11,932,105	16,046,168	14,650,694
Expenditures										
General government	4,927,434	5,072,683	6,206,941	5,828,041	7,304,899	8,759,836	4,992,062	4,387,909	6,263,248	3,959,431
Public safety	1,304,263	1,596,194	1,752,545	1,644,892	1,587,478	1,664,272	1,809,718	1,868,060	2,411,032	2,559,295
Public works	1,176,822	1,159,669	1,258,117	1,368,100	1,536,536	1,699,657	1,815,524	1,848,024	2,078,063	2,200,313
Parks and recreation	139,979	153,960	176,205	162,108	182,413	229,592	266,312	245,119	413,403	392,531
Capital outlay	787,763	44,404	143,952	87,934	35,135	63,703	1,843,754	1,381,943	1,464,536	2,332,956
Debt Service										
Principal	0	48,700	47,095	45,440	42,345	41,388	0	87,108	180,301	115,882
Interest	0	32,100	33,100	34,100	39,270	38,700	0	0	0	0
Total expenditures	8,336,261	8,107,710	9,617,955	9,170,615	10,728,076	12,497,148	10,727,370	9,818,163	12,810,583	11,560,408
Excess of revenues over (under) expenditures	(763,169)	619,978	(658,030)	752,420	1,545,616	1,424,622	1,699,886	2,113,942	3,235,585	3,090,286

(a) Values are not adjusted for inflation.
Source: CFCF May 2008

Table 2.5-27
City of Florida City Assessed Value and Estimated Actual Value of Taxable Property 1998–2007 (Dollars in Thousands)[(a)]

Fiscal Year	Real Property Assessed Value	Personal Property Assessed Value	Less Tax Exempt Property	Total Taxable Assessed Value	Estimated Actual Taxable Value	Total Tax Levy
1998	$152,240	$21,262	$20,344	$153,158	$204,391	$1,079,547
1999	$168,647	$21,030	$28,988	$160,689	$225,229	$1,276,772
2000	$190,151	$24,982	$29,448	$185,685	$251,504	$1,563,805
2001	$225,434	$26,337	$35,030	$216,741	$293,021	$1,931,973
2002	$238,528	$23,964	$38,208	$224,284	$310,708	$2,006,105
2003	$266,852	$25,507	$40,284	$252,075	$342,489	$2,222,409
2004	$308,595	$26,261	$45,403	$289,453	$405,519	$2,562,967
2005	$396,474	$33,975	$62,710	$367,739	$459,651	$3,528,894
2006	$549,218	$37,010	$65,093	$521,135	$540,289	$5,201,919
2007	$702,348	$39,434	$72,027	$669,755	$812,637	$5,579,344

(a) Values are not adjusted for inflation.
Source: CFCF May 2008

Table 2.5-28
City of Florida City Property Tax Rates
Direct and Overlapping Governments, 1998–2007

	City of Florida City Direct Rates		Overlapping Rates				
Fiscal Year	Operating Millage	Total City Millage	School District Millage	State Millage	Miami-Dade County	Special District Millage	Total Millage
1998	7.9000	7.9000	10.1600	0.7440	6.8600	3.1980	28.8620
1999	7.9000	7.9000	9.6440	0.7410	6.6250	3.0730	27.9830
2000	8.4000	8.4000	9.6170	0.7380	6.4030	3.1030	28.2610
2001	8.9000	8.9000	9.3760	0.7355	6.2650	3.2030	28.4795
2002	8.9000	8.9000	9.2520	0.7355	6.2790	3.1470	28.3135
2003	8.9000	8.9000	9.1000	0.7355	6.2540	3.6470	28.6365
2004	8.9000	8.9000	8.6870	0.7355	6.2200	3.5912	28.1337
2005	8.9000	8.9000	8.4380	0.7355	6.1200	3.5758	27.7693
2006	8.9000	8.9000	8.1050	0.7355	5.9000	3.5593	27.1998
2007	8.9000	8.9000	8.1050	0.7355	5.9000	3.5593	27.1998

Source: CFCF May 2008

Table 2.5-29
Wildlife Management Areas, National Wildlife Refuges, and Preserves[(a)] within 50 Miles of Turkey Point

Name	Management Agency	County	Acres	Annual Visitors	Capacity	Distance to the Plant Area (miles)
Big Cypress National Preserve	U.S. National Park Service	Broward, Collier, Miami-Dade, and Monroe	720,561	822,864	NA[(b)]	44
Biscayne National Park	U.S. National Park Service	Miami-Dade	172,971	517,442	NA	Adjacent to the plant property
Cross Key	The Nature Conservancy	Monroe	124	NA	NA	15
Crocodile Lake National Wildlife Refuge	U.S. Fish and Wildlife Service	Monroe	6,692	NA	NA	12
Everglades National Park	U.S. National Park Service	Collier, Miami-Dade, and Monroe	1,508,533	1,074,764	NA	29
Florida Keys Wildlife and Environmental Area	Florida Fish and Wildlife Conservation Commission	Monroe	3,089	NA	NA	31
Mary Krome Bird Refuge	Florida Audubon Society, Inc.	Mami-Dade	2	NA	NA	10
Tarpon Basin	The Nature Conservancy	Monroe	598	NA	NA	21
ROI Total			2,412,570			

(a) Only wildlife management areas, national wildlife refuges, and preserves that are open to the public are listed.
(b) NA = not available.
Source: NPS 2008c, FNAI 2008

Table 2.5-30
State Parks within 50 Miles of Units 6 & 7

Name	County	Acres	Annual Visitors 2007–2008	Daily Capacity 2007–2008	Distance to the site (miles)
Bill Baggs Cape Florida State Park	Miami-Dade	432	893,543	6,560	20
Curry Hammock State Park	Monroe	1,000	60,544	NA	26
Dagny Johnson Key Largo Hammock Botanical State Park	Monroe	2,421	11,372	140	12
Indian Key Historic State Park	Monroe	110	18,295	50	43
John Pennekamp Coral Reef State Park	Monroe	63,836	878,939	2,225	17
John U. Lloyd Beach State Park	Broward	311	495,609	12,600	47
Lignumvitae Key Botanical State Park	Monroe	10,818	23,416	50	42
Oleta River State Park	Miami-Dade	1,033	357,178	6,902	36
San Pedro Underwater Archaeological Preserve State Park	Monroe	644	712	60	45
The Barnacle Historic State Park	Miami-Dade	10	31,545	160	21
Windley Key Fossil Reef Geological State Park	Monroe	32	11,087	400	36
ROI Total		79,647	2,721,696	29,147	

Sources: FNAI 2008, Burket 2008

Table 2.5-31
Residential Housing in Miami-Dade County, 2000 and 2006

	Total Housing Units	Occupied Units	Owner-Occupied Units	Vacancy Rate of Owner-Occupied Units	Median Value of Owner-Occupied Unit (Dollars)	Renter-Occupied Units	Vacancy Rate of Rental Units	Median Monthly Rental (Dollars)	Vacant Units	Seasonal, Recreational, Occasional Use (Vacant Units)	Mobile Homes
2000	852,278	776,774	449,325	2.1	124,000	327,449	5.7	647	75,504	29,587	15,338
2006	953,031	828,794	495,733	3.5	308,500	333,061	5.7	891	124,237	NA	14,674
Change (between 2000 and 2006)	12%	6.7%	10%	NA	149%	2%	NA	38%	64.5%	NA	–4.3%

Source: USCB 2000a, USCB 2000b, USCB 2006.
N/A — Not Applicable.

Table 2.5-32
Residential Housing in the Homestead and Florida City Area, 2000

	Total Housing Units	Occupied Units	Owner-Occupied Units	Vacancy Rate of Owner-Occupied Units	Median Value of Owner-Occupied Unit (Dollars)	Renter-Occupied Units	Vacancy Rate of Rental Units	Median Monthly Rental (Dollars)	Vacant Units	Seasonal, Recreational, Occasional Use (Vacant Units)	Mobile Homes
Homestead	11,162	10,095	3,639	3.7	88,200	6,456	8.0	546	1,067	141	313
Florida City	2,541	2,247	919	2.2	70,200	1,328	11.7	499	294	11	22
Total Homestead/ Florida City Area	13,703	12,342	4,558	NA	84,923[(a)]	7,784	NA	537[(a)]	1,361	152	335

(a) Weighted Average for Homestead and Florida City.
Source: USCB 2000e.

Table 2.5-33
Residential Building Permits Issued from 2001–2008

Year	Miami-Dade County	Homestead	Florida City	Homestead and Florida City Combined
2001	13,996	491	13	504
2002	14,606	300	39	339
2003	15,533	1,565	174	1,739
2004	22,856	2,719	242	2,961
2005	26,120	3,798	233	4,031
2006	20,017	1,653	143	1,796
2007	8,082	709	148	857
2008	4026	66	102	168
Total	125,236	11,301	1094	12,395

Source: USCB 2008.

Table 2.5-34
Recreational Vehicle Parks within the ROI,[(a)] 2008

Site Name	Location	Number of Sites	Number of Full Hookups
Everglades National Park (Long Pine Key)	Homestead	108	0
Florida City Campsite (City Park)	Florida City	310	253
Goldcoaster Mobile Home and RV Resort	Homestead	148	148
Larry & Penny Thompson Park & Campground	Miami	240	240
Miami Everglades Campground	Miami	327	234
Pine Isle Mobile Home Park	Homestead	257	257
The Boardwalk	Homestead	130	130
The Gator Park	Miami	60	15
Total		1,580	1,277

(a) Rates may range from $20-$65 per night for 2 people.
Source: Woodall's 2008

Table 2.5-35
Hotel/Motel Data, 2007

City/Town/Place	Number of Hotels[a]	Rooms Available[a]	Room Nights Available[b]	Average Room Rate[c]	Percent Occupancy (%)[c]
Miami-Dade County					
Airport/Civic Center	37	9332	3,406,180	$115.25	79.9
Aventura/Sunny Isles	14	2614	954,110	$193.17	67.2
Central Dade	17	1941	708,465	$130.88	71.6
Coral Gables	13	1411	515,015	$170.01	68.7
Downtown	24	5478	1,999,470	$190.25	69.0
Grove/Key Biscayne	10	1558	568,670	$215.72	74.1
Miami Beach	139	14,534	5,304,910	$246.84	74.3
North Dade	39	3177	1,159,605	$97.03	67.2
South Dade	25	1683	614,295	$84.85	63.9
Total	456[c]	41,728[c]	15,230,743	N/A	N/A

(a) Smith Travel Research, from Planning & Research Department, Greater Miami Convention& Visitors Bureau; this number only represents the amount of hotels and motels that report to the Smith Travel Research.
(b) Room Nights Available — the number rooms in a hotel multiplied by the number of nights in the year
(c) Average of 2007 as of Dec 2007, from Planning & Research Department, Greater Miami Convention & Visitors Bureau.

Table 2.5-36
Major Public Water Suppliers in the ROI

System Name	Population Served	Primary Water Source[a]	2005 Daily Average Annual Flow (mgd)[a][b]	Rated Capacity (mgd)
Miami-Dade County Water and Sewer Department (WASD)	2,075,304	Surficial Aquifer System	346.50	622.56[c]
• Alexander Orr (WASD)	1,001,562[a]	Surficial Aquifer System	NA	308.00[c]
• Hialeah Preston (WASD)	1,036,416[a]	Surficial Aquifer System	NA	294.47[c]
• South Dade (WASD)	37,326[a]	Surficial Aquifer System	NA	20.09[c]
Florida City	13,105[d]	Surficial Aquifer System	2.44	4.00[a]
Homestead	52,796[d]	Surficial Aquifer System	7.77	16.99[c]
North Miami	97,504[d]	Surficial Aquifer System	12.86	32.00[c]
North Miami Beach	164,982[d]	Surficial Aquifer System	22.49	39.97[c]

(a) SFWMD 2005.
(b) The total volume of water flowing into a water facility during any consecutive 365 days, divided by 365 days.
(c) MDWASD 2008. Population projects provided by Miami-Dade Department of Planning and Zoning Transportation Analysis Zone 2004 data.
(d) MDWASD 2008 (populations as of 2007).
NA SFWMD LEC Report calculated the average daily consumption rate by including the data from Alexandar Orr, Hialeah Prestion, and South Dade water treatment plants into one number.

Table 2.5-37
Miami-Dade County- Projected Water Demands for 2005–2025

Category	2005 (mgd)[a]	2025 (mgd)[a]	Percent change in demand 2005–2025	Percent of overall demand in 2005
Municipal	392.32[b]	472.28	20.38	72.97
Alexander Orr	NA	NA	NA	NA
Hialeah Preston	NA	NA	NA	NA
South Dade	NA	NA	NA	NA
Americana Village	0.26[b]	0.24	–7.69	0.05
Florida City	2.44[b]	4.14	69.67	0.45
Homestead	7.77[b]	15.1	94.3	1.45
North Miami	12.86	16.89	31.34	2.39
North Miami Beach	22.49[b]	28.05	24.72	4.18
Commercial/Industrial	41.70	41.70	0.00	0.00
Recreational[c]	8.80	15.10	71.59	1.64
Thermoelectric Power	2.1	69.8	3,224	0.39
Irrigation	92.7	90.2	–2.70	17. 24
Agricultural — Citrus	0.3	0.3	0.00	0.00
Agricultural — Fruits and Nuts	15.1	14.9	–1.32	2.81
Agricultural — Vegetables, Melons, and Berries	37.7	36.6	–2.92	7.01
Agricultural — Sugarcane	0.0	0.0	0.0	0.0
Agricultural — other field crops[d]	16.5	15.8	–4.24	3.07
Sod	0.0	0.0	0.0	0.0
Greenhouse/Nursery	23.1	22.6	–2.70	4.30
Total Overall Water Demand	537.62	689.1	28.18	NA

(a) Unless otherwise noted, all data is from SFWMD 2005, Appendix D.
(b) SFWMD, 2005, Appendix E, Table 1, page 6, as shown on Table 2.5-3.
(c) Recreational includes irrigation for golf courses and other large landscaped areas.
(d) ”Other field crops” are defined as primarily rice, potatoes, and tropical field crops.
NA = Data Not Available.

Table 2.5-38
Wastewater Treatment Systems in Miami-Dade County

System Name (Facility #)	Plant Capacity[(a)] (mgd)	Annual Average Flow (mgd)	Flow as Percent of Design Capacity
Miami-Dade County			
City of Homestead (FLA013609)	6.0	5.81	97%
MDWASA South District WWTF (FLA042137)	112.5	98.53	88%
Miami-Dade Water and Sewer Department North District WWTP (FL0032182)	112.5	91.39	81%
Central District WWTP (FLA024805)	143	115	80%

(a) Maximum permitted capacity.
Source: Socarras 2008.

Table 2.5-39
Law Enforcement in the ROI, and the Homestead and Florida City Area, 2007

Political Jurisdiction	Total Law Enforcement Employees	Total Officers	Total Civilians
Miami-Dade County and City Personnel			
Miami-Dade County	4538	3118	1420
Homestead and Florida City Area	191	139	52

Source: FBI 2008.

Table 2.5-40
Fire Protection Miami-Dade County

Fire Dept Name	Dept Type[a]	Organization Type[a]	Number of Stations[a]	Active Firefighters (Career)[b]	Active Firefighters (Volunteer)[b]	Active Firefighters (Paid per Call)[b]	Non-Firefighting (Civilian)[b]
Miami-Dade County							
Coral Gables Fire & Rescue	Career	Local	3	140	0	0	0
Hialeah Fire Department	Career	Local	7	275	0	0	32
Key Biscayne Fire Rescue	Career	Local	1	38	0	0	1
Miami Beach Fire Department	Career	Local	4	198	0	0	24
City of Miami Fire & Rescue	Career	Local	14	633	0	0	70
Miami-Dade County Fire Rescue[c]	Career	Local	54	2,098	0	0	591
			Total Active Firefighters:	**3382**			

(a) Source: U.S. Fire Administration 2007.
(b) Information was obtained through personal communications with the local fire departments.
(c) Homestead and Florida City are served by the Miami-Dade Fire Rescue Department.

Table 2.5-41 (Sheet 1 of 2)
Medical Facilities and Personnel for Miami-Dade County, 2006

Facility Name	Staffed Beds	Admissions[a]	Census[b]	Outpatient Visits[c]	Personnel[c]	Service Classification
Aventura Hospital and Medical Center	390	15,956	246	76,540	892	General & Surgical
Coral Gables Hospital	188	NA	NA	NA	NA	General & Surgical
Doctors Hospital	148	6,994	105	61,204	740	General & Surgical
Kindred Hospital South Florida – Coral Gables	53	NA	NA	NA	NA	Other Specialty
Shands at AGH	269	NA	NA	NA	NA	General & Surgical
Shands at the University of Florida	606	29,007	514	533,374	4,094	General & Surgical
Shands Rehab Hospital	35	NA	NA	NA	NA	Rehabilitation
Hialeah Hospital	220	NA	NA	NA	NA	General & Surgical
Palm Springs General Hospital	190	NA	NA	NA	NA	General & Surgical
Palmetto General Hospital	190	NA	NA	NA	NA	General & Surgical
Homestead Hospital	116	7,284	86	68,452	631	General & Surgical
Baptist Hospital of Miami	551	NA	NA	NA	NA	General & Surgical
Bascom Palmer Eye Institute – Anne Bates Leach Eye Hospital	22	174	2	186,118	570	Eye, Ear, Nose & Throat
Cedars Medical Center	350	17,933	301	51,153	1,179	General & Surgical
Healthsouth Rehabilitation Hospital	60	NA	NA	NA	NA	Rehabilitation
Jackson Memorial Hospital	1,776	66,192	1,472	626,140	11,193	General & Surgical
Jackson South Community Hospital	233	NA	NA	NA	NA	General & Surgical
Kendall Regional Medical Center	296	16,428	210	80,098	1,217	General & Surgical
Meadowbrook Rehabilitation Hospital of West Gables	60	NA	NA	NA	NA	Rehabilitation
Mercy Hospital	367	19,790	291	93,699	2,065	General & Surgical
Miami Children's Hospital	252	13,297	195	266,010	2,266	Children's General
Miami Jewish Home and Hospital for the Aged	32	NA	NA	NA	NA	General & Surgical
North Shore Medical Center	357	NA	NA	NA	NA	General & Surgical
Pan American Hospital	146	NA	NA	NA	NA	General & Surgical
Select Specialty Hospital of Miami	40	NA	NA	NA	NA	Long-Term Acute Care
Sister Emmanual Hospital for Continuing Care	29	NA	NA	NA	NA	Long-Term Acute Care
South Miami Hospital	324	21,062	233	180,214	1,813	General & Surgical
University of Miami Hospital and Clinics	40	1,428	24	175,234	757	General & Surgical

Table 2.5-41 (Sheet 2 of 2)
Medical Facilities and Personnel for Miami-Dade County, 2006

Facility Name	Staffed Beds	Admissions[(a)]	Census[(b)]	Outpatient Visits[(c)]	Personnel[(c)]	Service Classification
Veterans Affairs Medical Center	347	6,623	270	542,111	2,402	General & Surgical
Westchester General Hospital	172	5,976	142	22,129	561	General & Surgical
Mount Sinai Medical Center	685	24,319	433	173,691	2,837	General & Surgical
St. Catherine's Rehabilitation Hospital	272	NA	NA	NA	NA	Rehabilitation
Parkway Regional Medical Center	392	NA	NA	NA	NA	General & Surgical
Larkin Community Hospital	122	NA	NA	NA	NA	General & Surgical
Total	**9,330**	**252,463**	**4,524**	**3,136,167**	**33,217**	N/A

(a) Total during a recent 12-month period (2005–2006).
(b) Average daily census during a recent 12-month period.
(c) Hospital personnel list does not include doctors that serve patients in the hospital, but are employed by the hospital.

Source: AHA 2006.
NA – Not Available.

Table 2.5-42
MDCPS Additional Capacity Planned Projects

Project	School(s) to be Relieved	Additional Capacity
Miami Carol SHS Replacement	Miami Carol City SHS	2200
North Dade Middle Replacement	North Dade MS	900
Miami Park ES Replacement	Miami Park ES	500
Addition at Southside ES	Southside ES/Riverside ES	826
K8 at MacArthur North	Hialeah Gardens ES, Bob Graham Ed.	1200
9th Grade Center	Doral Senior	800
S/S LLL1 (Int. Studies SHS)	Coral Gables SHS	700
Sunset ES	Sunset ES	500
Addition at Glades MS	Glades MS	600
S/S HHH1	F. Varela, Southridge SHS	2000
Southwest Miami SHS Replacement	Southwest Miami SHS	1800
Medical Technologies SHS	Homestead SHS	800
	Total	**12826**

Source: M-DCPS 2009.

Table 2.5-43 (Sheet 1 of 2)
Post-Secondary Institutions within 50 miles of Homestead, Florida

Name	Location	Distance from ZIP (miles)	Type	Awards Offered	2007 Student Enrollment
National School of Technology Inc	Miami, Florida	14	2-year, Private for-profit	Less than one year certificate; One but less than two years certificate; Associate's degree	131
College of Business and Technology	Miami, Florida	15	2-year, Private for-profit	Less than one year certificate; One but less than two years certificate; Associate's degree	51
City College	Miami, Florida	18	4-year, Private not-for-profit	Associate's' degree; Bachelor's degree	278
Saint John Vianney College Seminary	Miami, Florida	20	4-year, Private not-for-profit	Bachelor's' degree; Postbaccalaureate certificate	67
Florida International University	Miami, Florida	21	4-year, Public	Associate's' degree; Bachelor's degree; Postbaccalaureate certificate; Master's degree; Post-master's' certificate; Doctor's degree; First-professional degree	38,182
Florida Career College	Miami, Florida	22	4-year, Private for-profit	One but less than two years certificate; Associate's degree; Bachelor's degree	3,952
College of Business and Technology-Flagler Campus	Miami, Florida	23	2-year, Private for-profit	Less than one year certificate; One but less than two years certificate; Associate's degree	118
Carlos Albizu University-Miami Campus	Miami, Florida	24	4-year, Private not-for-profit	Bachelor's' degree; Master's degree; Doctor's degree	1,092
University of Miami	Coral Gables, Florida	24	4-year, Private not-for-profit	Less than one year certificate; One but less than two years certificate; Bachelor's degree; Postbaccalaureate certificate; Master's degree; Post-master's' certificate; Doctor's degree; First-professional degree	15,449
Florida College of Natural Health	Miami, Florida	25	4-year, Private for-profit	Less than one year certificate; Associate's degree; Bachelor's degree	219
ITT Technical Institute-Miami	Miami, Florida	25	4-year, Private for-profit	Associate's' degree; Bachelor's degree	568
AI Miami International University of Art and Design	Miami, Florida	29	4-year, Private for-profit	Associate's' degree; Bachelor's degree; Master's degree	2,825
Brown Mackie College-Miami	Miami, Florida	29	2-year, Private for-profit	One but less than two years certificate; Associate's degree	504
Miami Dade College	Miami, Florida	29	4-year, Public	Less than one year certificate; One but less than two years certificate; Associate's degree; Two but less than 4 years certificate; Bachelor's degree	54,094
College of Business and Technology-Hialeah Campus	Hialeah, Florida	30	2-year, Private for-profit	Less than one year certificate; One but less than two years certificate; Associate's degree	103
Everest Institute	Hialeah, Florida	30	2-year, Private for-profit	Less than one year certificate; One but less than two years certificate; Associate's degree	170
Florida National College	Hialeah, Florida	30	2-year, Private for-profit	Less than one year certificate; One but less than two years certificate; Associate's degree	2,158
Miami Ad School	Miami Beach, Florida	31	4-year, Private for-profit	Associate's' degree; Two but less than 4 years certificate; Master's degree	208
Talmudic College of Florida	Miami Beach, Florida	31	4-year, Private not-for-profit	Bachelor's' degree; Master's degree; Doctor's degree; First-professional degree	44
Yeshivah Gedolah Rabbinical College	Miami Beach, Florida	31	4-year, Private not-for-profit	Bachelor's' degree; Master's degree	47

Table 2.5-43 (Sheet 2 of 2)
Post-Secondary Institutions within 50 miles of Homestead, Florida

Name	Location	Distance from ZIP (miles)	Type	Awards Offered	2007 Student Enrollment
Florida Memorial University	Miami Gardens, Florida	34	4-year, Private not-for-profit	Bachelor's' degree; Master's degree	1,750
Saint Thomas University	Miami Gardens, Florida	34	4-year, Private not-for-profit	Less than one year certificate; Two but less than 4 years certificate; Bachelor's degree; Postbaccalaureate certificate; Master's degree; Post-master's certificate; Doctor's degree; First-professional degree; First-professional certificate	2,407
Barry University	Miami, Florida	35	4-year, Private not-for-profit	Bachelor's degree; Postbaccalaureate certificate; Master's degree; Post-master's certificate; Doctor's degree; First-professional degree	8,733
Johnson & Wales University-Florida Campus	North Miami, Florida	37	4-year, Private not-for-profit	Associate's degree; Bachelor's degree	1,955
ATI College of Health	Miami, Florida	37	2-year, Private for-profit	Associate's degree	1,191
Everest Institute	Miami, Florida	37	2-year, Private for-profit	Less than one year certificate; One but less than two years certificate; Associate's degree	141
Le Cordon Bleu College of Culinary Arts-Miami	Miramar, Florida	38	2-year, Private for-profit	Associate's degree	881
Academy For Five Element Acupuncture	Hallandale Beach, Florida	41	4-year, Private not-for-profit	Master's degree	67
ITT Technical Institute-Fort Lauderdale	Fort Lauderdale, Florida	43	4-year, Private for-profit	Associate's degree; Bachelor's degree	661
Nova Southeastern University	Fort Lauderdale, Florida	44	4-year, Private not-for-profit	Associate's degree; Bachelor's degree; Master's degree; Post-master's certificate; Doctor's degree; First-professional degree; First-professional certificate	27,518
American Intercontinental University	Weston, Florida	45	4-year, Private for-profit	Associate's degree; Bachelor's degree; Master's degree	969
Key College	Dania Beach, Florida	46	2-year, Private for-profit	One but less than two years certificate; Associate's degree; Two but less than 4 years certificate	100
Trinity International University	Davie, Florida	46	4-year, Private not-for-profit	Bachelor's degree; Postbaccalaureate certificate; Master's degree	338
University of Phoenix-South Florida Campus	Plantation, Florida	46	4-year, Private for-profit	Less than one year certificate; Bachelor's degree; Master's degree	2,724
The Art Institute of Fort Lauderdale Inc	Fort Lauderdale, Florida	49	4-year, Private for-profit	One but less than two years certificate; Associate's degree; Bachelor's degree	3,121

Source: NCES 2008.

Table 2.5-44 (Sheet 1 of 2)
Previously Recorded Archaeological Sites Located Within 10 Miles of Units 6 & 7

Site ID	Site Name	City	County	Description	Human Remains[a]	Dates	Ownership	Designation[b]	SHPO Eval	Comments
DA00143	Biscayne National Seashore 1	Elliott Key	Dade	Redeposited site (to this location)		Glades I, 1000 B.C.–A.D. 750	Federal		Not evaluated by SHPO	In Biscayne National Park
DA00144	Biscayne National Seashore 2	Elliott Key	Dade	Redeposited site (to this location)		Glades I, 1000 B.C.–A.D. 750	Federal		Not evaluated by SHPO	In Biscayne National Park
DA00147	Biscayne National Seashore 6	Elliott Key	Dade	Prehistoric midden(s)		Glades I, 1000 B.C.–A.D. 750	Federal		Not evaluated by SHPO	In Biscayne National Park
DA00148	Biscayne National Seashore 7	Elliott Key	Dade	Redeposited site (to this location)		American, 1821–present/Glades, A.D. 750	Federal		Not evaluated by SHPO	In Biscayne National Park
DA00149	Biscayne National Seashore 8	Elliott Key	Dade	Redeposited site (to this location)		Glades I, 1000 B.C.–A.D. 750	Federal		Not evaluated by SHPO	In Biscayne National Park
DA00150	Biscayne National Seashore 9	Elliott Key	Dade	Redeposited site (to this location)		Glades I, 1000 B.C.–A.D. 750/ Spanish-First Period 1513–1599	Federal		Not evaluated by SHPO	In Biscayne National Park
DA00151	Biscayne National Seashore 10	Elliott Key	Dade	Historic refuse/dump		Spanish-First Period 1513–1599 or Second Period 1783–1821	Federal		Not evaluated by SHPO	In Biscayne National Park
DA00152	Biscayne National Seashore 11	Elliott Key	Dade	Artifact scatter-low density		Glades I, 1000 B.C.–A.D. 750	Federal		Not evaluated by SHPO	In Biscayne National Park
DA01031	Black Creek 2	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private	Miami-Dade	Not evaluated by SHPO	
DA03439	Totten Key Mound	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Federal		Not evaluated by SHPO	
DA06451	Goulds Pineland	Goulds	Dade	Building remains/ subsurface features		Twentieth Century American/African-American	State		Not evaluated by SHPO	

Table 2.5-44 (Sheet 2 of 2)
Previously Recorded Archaeological Sites Located Within 10 Miles of Units 6 & 7

Site ID	Site Name	City	County	Description	Human Remains[a]	Dates	Ownership	Designation[b]	SHPO Eval	Comments
DA06463	Hattie Bauer Hammock	Unincorp Dade County	Dade	Subsurface features are present	Yes	Twentieth Century American	Private		Not evaluated by SHPO	
DA06792	Harden Hammock	Unincorp Dade County	Dade	Habitation (prehistoric)		Glades, 1000 B.C.–A.D. 1700/ Prehistoric	County		Not evaluated by SHPO	
DA06996	Sweeting Homestead	Elliott Key	Dade	Homestead	Yes	Nineteenth & Twentieth Century American	Federal		NRHP listed	
DA07016	Ingraham Highway	Florida City	Dade	Historic road segment		Twentieth Century American	State		Ineligible for NRHP	
DA09990	U.S. 1	Florida City	Dade	Historic road segment		Twentieth Century American	Federal		Ineligible for NRHP	
MO00028	Key Largo 4	Key Largo	Monroe	Prehistoric mound(s)		Not recorded	Unknown		Not evaluated by SHPO	General Vicinity — never located
MO01486	Card Sound Road Intersection	Key Largo	Monroe	Historic road segment		Nineteenth & Twentieth Century American	County		Ineligible for NRHP	
MO01978	Pumpkin Key	Key Largo	Monroe	Prehistoric shell midden		Glades, 1000 B.C.–A.D. 1700	Not recorded		Not evaluated by SHPO	
MO02052	Litman	Key Largo	Monroe	Prehistoric midden(s)/artifact scatter		Glades IIIc, A.D. 1513-Ca.1700	Not recorded		Not evaluated by SHPO	
MO02062	Ocean Reef	Key Largo	Monroe	Prehistoric shell midden		Prehistoric	Not recorded		Not evaluated by SHPO	Based on informants
MO02068	Black Lowe	Key Largo	Monroe	House/Historic Well		Nineteenth & Twentieth Century American	Not recorded		Not evaluated by SHPO	

(a) Blank Entry = No Human Remains Recorded.
(b) Blank Entry = Not Locally Designated.

Summary

22 Archeological Sites identified via Florida Master Site File records
2 Listed with Human Remains found
1 Individually listed National Register property identified
1 Designated by Miami-Dade County Historic Preservation Board
0 Designated by Homestead Historic Preservation Board

Table 2.5-45
Previously Recorded Historic Cemeteries Located Within 10 Miles of Units 6 & 7

Site ID	Site Name	City	County	Description	Year Established	Ownership	Local Designation[a]	SHPO Evaluation
DA05893	Palms Memorial Park Cemetery	Naranja	Dade	Multi-ethnic Cemetery	1913	Private-individual		Not evaluated by SHPO
DA06793	Silver Green Cemetery	Miami	Dade	African-American Cemetery	1922	Private-corporate	Miami-Dade	Not evaluated by SHPO

(a) Blank Entry = Not Locally Designated.

Summary

2 Historic Cemeteries identified via Florida Master Site File records
0 Individually listed National Register properties identified
1 Designated by Miami-Dade County Historic Preservation Board
0 Designated by Homestead Historic Preservation Board

Table 2.5-46 (Sheet 1 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
Dade	Masonry Vernacular Commercial	1920	Private	Miami-Dade	NRHP Listed
Dade	Frame Vernacular Residence, now Museum	c 1904	Miami-Dade County	Miami-Dade	NRHP Listed
Dade	Masonry Vernacular Commercial	1936	Private	Homestead	Ineligible for NRHP
Dade	Masonry Vernacular Hotel	1914	Private		Not Evaluated by SHPO
Dade	Mediterranean Revival School	1913	Miami-Dade School Board		NRHP Listed
Dade	Frame Vernacular Hotel	1912	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1915	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Hotel and outbuilding	c 1913	Private	Homestead	Homestead NRHP Historic District
Dade	Commercial	1936	Private		Not Evaluated by SHPO
Dade	Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Residence	1914	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Bank	c 1922	Private		Homestead HD
Dade	Commercial	1921	City of Homestead		Homestead HD
Dade	Art Deco Theater	c 1940	City of Homestead	Homestead	Potentially Eligible for NRHP
Dade	Bungalow Hotel	1916	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1938	Private		Not Evaluated by SHPO
Dade	Service station	1926	Private		Not Evaluated by SHPO
Dade	Mediterranean Revival Church	c 1949	Private religious		Ineligible for NRHP
Dade	Frame Vernacular Residence	1904	Florida City	Miami-Dade	Not Evaluated by SHPO
Dade	Mission Commercial	c 1923	Private	Homestead	NRHP Listed
Dade	Residence	1925	Private		Not Evaluated by SHPO
Dade	Residence	c 1915	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1924	Private		Ineligible for NRHP
Dade	Residence	1924	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1916	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	1912	Florida City		Not Evaluated by SHPO
Dade	Frame Vernacular Commercial	1911	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	Not recorded	Private		Not Evaluated by SHPO

Table 2.5-46 (Sheet 2 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
Dade	Masonry Vernacular Residence	Not recorded	Private		Not Evaluated by SHPO
Dade	Mediterranean Revival Residence	1919	Private		Not Evaluated by SHPO
Dade	English Tudor Cottage residence	1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1923	Private		Not Evaluated by SHPO
Dade	Civic center/ House of worship	1915	Private		Not Evaluated by SHPO
Dade	Apartment/ Hospital	1921	Private		Not Evaluated by SHPO
Dade	Residence	c 1925	Private		Not Evaluated by SHPO
Dade	Commercial	1938	Miami-Dade County		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	1923	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Residence	c 1915	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1920	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	1920	Private		Not Evaluated by SHPO
Dade	Mission Residence	1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1937	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1915	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	School	c 1920	Miami-Dade School Board		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1926	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1920	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Residence	1909	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1936	Private		Homestead NRHP Historic District
Dade	Frame Vernacular Residence	1906	Private		Not Evaluated by SHPO

Table 2.5-46 (Sheet 3 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
Dade	House of worship	1916	Private religious		Not Evaluated by SHPO
Dade	Commercial	1934	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Commercial	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1938	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1915	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1914	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1938	Private religious		Not Evaluated by SHPO
Dade	Residence	1925	Private		Not Evaluated by SHPO
Dade	Residence	1912	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1920	Private		NRHP Listed
Dade	Masonry Vernacular Commercial	1920	Private	Miami-Dade	Potentially Eligible for NRHP
Dade	Frame Vernacular Residence	1925	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1905	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1925	Private		Not Evaluated by SHPO
Dade	Mediterranean Revival Apartment	c 1920	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1929	Private		Not Evaluated by SHPO
Dade	Log Outbuilding	c 1914	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1904	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1910	Private		Not Evaluated by SHPO
Dade	Bungalow Residence	1919	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1923	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	Not recorded	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	1912	Private		Not Evaluated by SHPO
Dade	Bungalow Residence	1911	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1913	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	c 1920	Private religious		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1925	Private	Miami-Dade	Not Evaluated by SHPO

Table 2.5-46 (Sheet 4 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
Dade	Frame Vernacular Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1938	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1913	Private		Not Evaluated by SHPO
Dade	Bungalow Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1912	Private		Not Evaluated by SHPO
Dade	Modern Apartment	c 1915	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Commercial	1904	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1913	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1925	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1913	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1925	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1923	Private		Not Evaluated by SHPO
Dade	Mediterranean Revival Library	1938	City of Homestead		NRHP Listed
Dade	Masonry Vernacular Commercial	c 1900	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1930	Private	Homestead	Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1921	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1925	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Bungalow Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c. 1940	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Apartment	c 1939	Private		Ineligible for NRHP
Dade	Masonry Vernacular Residence	c 1940	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO

Table 2.5-46 (Sheet 5 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1928	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1939	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1936	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	c 1930	Private		Homestead NRHP Historic District
Dade	Frame Vernacular Residence	1926	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Commercial	c 1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	1920	Private		Not Evaluated by SHPO
Dade	Mission Residence	1926	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1940	Private		Ineligible for NRHP
Dade	Masonry Vernacular Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Mission Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Mission Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Spanish Colonial Commercial	1926	Private		NRHP Listed
Dade	Masonry Vernacular Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Mission Residence	1925	Private		Not Evaluated by SHPO
Dade	Mission Residence	1925	Private		Not Evaluated by SHPO
Dade	Mission Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Mission Residence	c 1920	Private		Not Evaluated by SHPO
Dade	Mission Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Mission Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Mission Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1945	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1920	Private		Not Evaluated by SHPO

Table 2.5-46 (Sheet 6 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
Dade	Masonry Vernacular Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Mission Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1930	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	c 1935	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1935	Private		Ineligible for NRHP
Dade	Masonry Vernacular Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Moderne Residence	c 1930	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1930	Private		Ineligible for NRHP
Dade	Gothic Revival Temple	1942	Private religious		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1910	Private		Not Evaluated by SHPO
Dade	Mission Apartment	c 1920	Private		Not Evaluated by SHPO
Dade	Armory	c 1940	Federal		Ineligible for NRHP
Dade	Neo-Classical Revival Meetinghouse	c 1947	Private religious		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	c 1928	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Hotel	c 1920	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1921	Private	Miami-Dade	Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1936	Private	Miami-Dade	Ineligible for NRHP
Dade	Moorish Revival Residence	c 1926	Private	Miami-Dade	Ineligible for NRHP
Dade	Mission Residence	c 1930	Private	Miami-Dade	Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1920	Private	Miami-Dade	Ineligible for NRHP
Dade	Frame Vernacular Residence	C1930	Private		Ineligible for NRHP
Dade	Masonry Vernacular Residence	1920	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1939	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1929	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1923	Private		Ineligible for NRHP
Dade	Masonry Vernacular Residence	c 1940	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1935	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1930	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1920	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1936	Private		Ineligible for NRHP

Table 2.5-46 (Sheet 7 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
Dade	Masonry Vernacular Commercial	c 1930	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	c 1910	Private		Not Evaluated by SHPO
Dade	Craftsman Residence	c 1925	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1940	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Residence	c 1915	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1930	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	c 1911	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	1920	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	c 1912	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1930	Private		Not Evaluated by SHPO
Dade	Frame Vernacular Commercial	c 1925	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1920	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Frame Vernacular Commercial	c 1920	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Masonry Vernacular Commercial	c 1919	Private	Miami-Dade	Not Evaluated by SHPO
Dade	Masonry Vernacular Hotel	c 1913	Private		Homestead NRHP Historic District
Dade	Wall	c 1935	Miami-Dade County		Ineligible for NRHP
Dade	Masonry Vernacular Residence	c 1941	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1934	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1914	Private	Homestead	NRHP Listed
Dade	Masonry Vernacular City Hall	c 1917	City of Homestead		NRHP Listed
Dade	Minimal Traditional Residence	c 1932	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1940	Private		Ineligible for NRHP
Dade	Masonry Vernacular Garage	c 1945	Private		Ineligible for NRHP
Dade	Masonry Vernacular Service Station	c 1948	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1948	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1950	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1950	Private	Homestead	Ineligible for NRHP
Dade	Masonry Vernacular Garage	c 1948	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1935	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1950	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1945	Private		Ineligible for NRHP

Table 2.5-46 (Sheet 8 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
Dade	Masonry Vernacular Commercial	c 1925	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1948	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	c 1920	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	c 1947	Private		Ineligible for NRHP
Dade	Masonry Vernacular Meetinghouse (religious)	c 1948	Private	Homestead	Ineligible for NRHP
Dade	Moderne Residence	c 1950	Private		Ineligible for NRHP
Dade	Masonry Vernacular Duplex	c 1948	Private		Ineligible for NRHP
Dade	Masonry Vernacular Residence	c 1948	Private		Ineligible for NRHP
Dade	Masonry Vernacular Bank	c 1948	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	c 1951	Private		Ineligible for NRHP
Dade	Masonry Vernacular Duplex	1951	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1935	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1940	Private		Homestead NRHP Historic District
Dade	Mediterranean Revival Commercial	1924	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1924	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1924	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1924	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1924	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Residence	1930	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1948	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	1935	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	1951	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	1945	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	1924	Private		Ineligible for NRHP
Dade	Moderne Commercial	1948	Private		Ineligible for NRHP
Dade	Frame Vernacular Residence	1930	Private		Ineligible for NRHP
Dade	Masonry Vernacular Residence	1945	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1940	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	1949	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1935	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial & Outbuilding	1948	Private		Homestead NRHP Historic District

Table 2.5-46 (Sheet 9 of 9)
Previously Recorded Historic Structures Located Within 10 Miles of Units 6 & 7

County	Description	Year Built	Ownership	Local Designation[(a)]	SHPO Evaluation
Dade	Masonry Vernacular Commercial	1948	Private		Homestead NRHP Historic District
Dade	Masonry Vernacular Commercial	1948	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1925	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1945	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1948	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1945	Private		Ineligible for NRHP
Dade	Frame Vernacular Commercial	1925	Private		Ineligible for NRHP
Dade	Masonry Vernacular Lodge	1950	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1947	Private		Ineligible for NRHP
Dade	Mission Animal Shelter	1930	Private		Ineligible for NRHP
Dade	Masonry Vernacular Power Plant	1925	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1945	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1945	Private		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1934	Private		Ineligible for NRHP
Dade	Gothic Revival Meetinghouse (religious)	1935	Private religious		Ineligible for NRHP
Dade	Masonry Vernacular Commercial	1945	Private		Ineligible for NRHP
Dade	Masonry Vernacular Residence	c 1920	Private		Potentially Eligible for NRHP
Dade	Masonry Vernacular Commercial	1947	Private		Ineligible for NRHP
Dade	Mediterranean Revival Residence	1959	Private		Not Evaluated by SHPO
Dade	Masonry Vernacular Residence	1955	Private		Ineligible for NRHP
Monroe	Frame Vernacular Lodge	1928	Private		Not Evaluated by SHPO

(a) Blank entry = not locally designated.

Table 2.5-47
Previously Recorded Resource Groups Located Within 10 Miles of Units 6 & 7

Site ID	Site Name	City	County	Description	Dates of Significance	Local Designation[(a)]	SHPO Evaluation
DA03219	Offshore Reefs Archaeological District	Miami	Dade	Archaeological District	Nineteenth century American/Transitional, 1000 B.C.–700 B.C.		NRHP Listed
DA06943	Goulds Historic District	Goulds	Dade	Historical District	Not specified	Miami-Dade	Not evaluated by SHPO
DA10107	F.E.C. Railway	Miami	Dade	Linear Resource	1896-1959		Insufficient information
DA10465	Homestead Historic Downtown District	Homestead	Dade	Historical District	Twentieth century American		NRHP listed
MO00208	John Pennekamp Coral Reef State Park	Key Largo	Monroe	Mixed District	British, 1763–1783/ Nineteenth Century American		NRHP listed

(a) Blank entry = not locally designated.

Summary

5 Resource Groups identified via Florida Master Site File records
3 National Register listed resource groups identified
1 Designated by Miami-Dade County Historic Preservation Board
0 Designated by Homestead Historic Preservation Board

Table 2.5-48 (Sheet 1 of 5)
Previously Recorded Archaeological Sites Within 1.2 Miles of Offsite Areas

Site ID	Site Name	City	County	Description	Human Remains[a]	Dates	Ownership	Local Designation[b]	SHPO Evaluation	Comment
DA02100	Monkey Jungle	Alladin City	Dade	Paleontological remains/ artifact scatter	Yes	Archaic, 8500 B.C.–1000 B.C.	Private		Not evaluated by SHPO	
DA02102	Refugee Island	Unincorp Dade County	Dade	Prehistoric campsite	Yes	Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA02103	Dade Corners	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA02104	Levee Cut	Unincorp Dade County	Dade	Prehistoric midden(s)	Yes	Glades IIa-b A.D. 750v1100, IIIa A.D. 1200–1400	State	Miami-Dade	Not evaluated by SHPO	
DA02105	Pee Wee Island	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades III, A.D. 1000–1700	Private		Not evaluated by SHPO	
DA02106	Bench Mark Island	Unincorp Dade County	Dade	Prehistoric lithic scatter/quarry		Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA02107	Turnpike Bend	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private		Ineligible for NRHP	
DA00035	Collins	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades II, A.D. 750–1200	Private		Not evaluated by SHPO	
DA00040	(No Name)	Hialeah Gardens	Dade	Prehistoric midden(s)		Prehistoric	Private		Potentially eligible for NRHP	
DA00041	Pennsuco	Pennsuco	Dade	Prehistoric midden(s)		Glades I, 1000 B.C.–A.D. 750	Private		Not evaluated by SHPO	
DA00045	Maddens Hammock	Hialeah	Dade	Prehistoric midden(s)/ Mounds	Yes	Glades, 1000 B.C.–A.D. 1700	Private	Miami-Dade	Not evaluated by SHPO	
DA00075	Hialeah 1	Hialeah	Dade	Prehistoric midden(s)		Prehistoric with pottery	Private		Not evaluated by SHPO	

Table 2.5-48 (Sheet 2 of 5)
Previously Recorded Archaeological Sites Within 1.2 Miles of Offsite Areas

Site ID	Site Name	City	County	Description	Human Remains[a]	Dates	Ownership	Local Designation[b]	SHPO Evaluation	Comment
DA00076	Hialeah 2	Hialeah	Dade	Prehistoric midden(s) & artifact scatter		European/ Prehistoric with pottery	Private		Not evaluated by SHPO	Destroyed
DA00077	Hialeah 3	Hialeah	Dade	Prehistoric midden(s)		Prehistoric with pottery	Private		Not evaluated by SHPO	Destroyed
DA00082	Hialeah 4	Hialeah	Dade	Prehistoric burial(s)/ Middens	Yes	Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	Destroyed
DA00085	Black Creek 1	Miami	Dade	Prehistoric midden(s)		Glades II, A.D. 750–1200	Private		Not evaluated by SHPO	
DA00087	Medley 2	Medley	Dade	Prehistoric midden(s)		Deptford, 700 B.C.–300 B.C./ Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA00092	Medley	Medley	Dade	Prehistoric midden(s)		Prehistoric with pottery	Private		Not evaluated by SHPO	
DA00093	Lehigh Portland	Miami	Dade	Prehistoric midden(s)		Prehistoric with pottery	Private	Miami-Dade	Not evaluated by SHPO	
DA00094	Krome, Portland, Bamboo Mound	Unincorp Dade County	Dade	Prehistoric campsite	Yes	Late Archaic 3000–500 B.C./ Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	Destroyed
DA00141	(No Name)	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1200	Private		Not evaluated by SHPO	
DA00142	Micro Wave Tower	Unincorp Dade County	Dade	Prehistoric midden(s)	Yes	Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA01031	Black Creek 2	Goulds	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private	Miami-Dade	Not evaluated by SHPO	
DA01043	Beal Smith	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700/ Seminole, 1716–present	Private		Not evaluated by SHPO	
DA01052	Prasado	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private	Miami-Dade	Not evaluated by SHPO	

Table 2.5-48 (Sheet 3 of 5)
Previously Recorded Archaeological Sites Within 1.2 Miles of Offsite Areas

Site ID	Site Name	City	County	Description	Human Remains[a]	Dates	Ownership	Local Designation[b]	SHPO Evaluation	Comment
DA01058	Cheetums	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	Destroyed
DA01068	Cibi	Unincorp Dade County	Dade	Prehistoric midden(s)	Yes	Glades, 1000 B.C.–A.D. 1700	Private	Miami-Dade	Not evaluated by SHPO	
DA01069	Mendoza	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA01077	Leo	Unincorp Dade County	Dade	Prehistoric habitation & artifact scatter		Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA01078	Diedra	Medley	Dade	Prehistoric habitation		Glades, 1000 B.C.–A.D. 1700	Private		Potentially eligible for NRHP	
DA01085	Coptic Camp	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA02109	Fang Island	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades II & III, A.D. 750–A.D. 1700	Private		Not evaluated by SHPO	
DA02110	Voodoo Island	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades III, A.D. 1000–1700	Private		Not evaluated by SHPO	
DA02111	Bulldozer Cut	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	
DA02113	Cottonmouth Island	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 v	Private		Not evaluated by SHPO	
DA02114	Ditch Island	Unincorp Dade County	Dade	Prehistoric burial(s)/ Campsite	Yes	Prehistoric with pottery	Private		Ineligible for NRHP	[b]Recent testing (2008) found no human remains
DA02117	Boat Ramp	Unincorp Dade County	Dade	Prehistoric midden(s)		Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	

Table 2.5-48 (Sheet 4 of 5)
Previously Recorded Archaeological Sites Within 1.2 Miles of Offsite Areas

Site ID	Site Name	City	County	Description	Human Remains[(a)]	Dates	Ownership	Local Designation[(b)]	SHPO Evaluation	Comment
DA02135	Meissner/ Redland Hammock	Homestead	Dade	Paleontological remains/ artifact scatter		Not recorded	Not recorded		Not evaluated by SHPO	
DA02178	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA02182	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA02184	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA02186	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA02188	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA02191	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA02192	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA02223	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA02224	(No Name)	Unincorp Dade County	Dade	No field investigation		Not recorded	Not recorded		Not evaluated by SHPO	Recorded based on aerials & maps
DA03221	Double Island	Medley	Dade	Historic burial(s)/ Prehistoric campsite	Yes	Twentieth Century American	Private	Miami-Dade	Potentially Eligible for NRHP	
DA04737	Black Island Midden	Unincorp Dade County	Dade	Prehistoric campsite	Yes	Glades, 1000 B.C.–A.D. 1700	Private		Not evaluated by SHPO	

Table 2.5-48 (Sheet 5 of 5)
Previously Recorded Archaeological Sites Within 1.2 Miles of Offsite Areas

Site ID	Site Name	City	County	Description	Human Remains[(a)]	Dates	Ownership	Local Designation[(b)]	SHPO Evaluation	Comment
DA05128	L and L Site	Unincorp Dade County	Dade	Prehistoric burial(s)/ Campsite	Yes	Glades, 1000 B.C.–A.D. 1700	Private	Miami-Dade	Potentially eligible for NRHP	
DA05131	Bogg	Unincorp Dade County	Dade	Historic burial(s)/ Prehistoric campsite	Yes	Glades, 1000 B.C.–A.D. 1700	Private	Miami-Dade	Potentially eligible for NRHP	
DA06460	Panther North	Unincorp Dade County	Dade	Prehistoric campsite	Yes	Late Archaic, 3000–500 B.C.	Private		Not evaluated by SHPO	
DA06461	Panther South	Unincorp Dade County	Dade	Prehistoric campsite	Yes	Late Archaic, 3000–500 B.C.	Private		Not evaluated by SHPO	
DA06792	Harden Hammock	Goulds	Dade	Prehistoric habitation		Glades, 1000 B.C.–A.D. 1700	County		Not evaluated by SHPO	
DA07016	Ingraham Highway	Florida City	Dade	Historic road segment		Twentieth Century American	State		Ineligible for NRHP	
DA09603	Krome Ave	Unincorp Dade County	Dade	Historic road segment		Twentieth Century American	Federal		Ineligible for NRHP	
DA09990	U.S. 1	Florida City	Dade	Historic road segment		Twentieth Century American	Federal		Ineligible for NRHP	
DA00017	Miami Rock Mound 2	Miami	Dade	Prehistoric Mound		Prehistoric	Unknown		Not evaluated by SHPO	Destroyed

(a) Blank entry = no human remains recorded.
(b) Blank entry = not locally designated.

Summary
58 Archeological Sites identified via Florida Master Site File records
15 listed with Human Remains found
0 Individually listed National Register properties identified
9 designated by Miami-Dade County Historic Preservation Board
0 designated by Homestead Historic Preservation Board

Table 2.5-49
Previously Recorded Historic Cemeteries Within 1.2 Miles of Offsite Areas

Site ID	Site Name	City	County	Description	Year Established	Ownership	Local Designation	SHPO Evaluation
DA06793	Silver Green Cemetery	Miami	Dade	African-American Cemetery	1922	Private-corporate	Miami-Dade	Not Evaluated by SHPO

Summary

1 Historic Cemetery identified via Florida Master Site File records
0 Individually listed National Register properties identified
1 Designated by Miami-Dade County Historic Preservation Board
0 Designated by Homestead Historic Preservation Board

Table 2.5-50 (Sheet 1 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
DA00164	Graham Dairy House	10721 Us 27	No	Pennsuco	Masonry Vernacular Residence	1924	Private	Miami-Dade	Potentially eligible for NRHP
8DA279	Holsum Bakery Building	5750 S Dixie Highway							Not Evaluated
8DA429	152 SW 20 Road	152 SW 20 Road							Not Evaluated
8DA430	100 SW 21 Road	100 SW 21 Road							Not Evaluated
8DA431A	Vizcaya Farm Building 1	50 SW 32nd Road							Not Evaluated
8DA431B	Vizcaya Farm Building 2	50 SW 32nd Road							Not Evaluated
8DA431C	Vizcaya Farm Building 3	50 SW 32nd Road							Not Evaluated
8DA431D	Vizcaya Farm Building 4	50 SW 32nd Road							Not Evaluated
8DA431E	Vizcaya Farm Building 5	50 SW 32nd Road							Not Evaluated
8DA431F	Viscaya Farm Building 6								Not Evaluated
8DA431G	Vizcaya Farm Building 7	50 SW 32nd Road							Not Evaluated
8DA431H	Vizcaya Farm Building 8	50 SW 32nd Road							Not Evaluated
8DA433	5900 S Dixie Highway	5900-5910 S Dixie Highway							Potentially Eligible
8DA434	5904 S Dixie Highway	5904 S Dixie Highway							Potentially Eligible
8DA437	5900 Sunset Drive	5900 Sunset Drive							Potentially Eligible
8DA439	914 SW 1st Avenue	914 SW 1st Avenue							Not Evaluated
8DA440	921 SW 1st Avenue	921 SW 1st Avenue							Not Evaluated
8DA442	1013-1015 SW 1st Avenue	1013-1015 SW 1st Avenue							Not Evaluated

Table 2.5-50 (Sheet 2 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
8DA443	Shipyard Corporation	615 SW 2nd Avenue							Potentially Eligible
8DA447	123 SW 10th Street	123 SW 10th Street							Not Evaluated
8DA448	120 SW 20 Road	120 SW 20 Road							Not Evaluated
8DA449	105 SW 20 Road	105 SW 20 Road							Not Evaluated
8DA450	51 SW 19th Road	51 SW 19th Road							Not Evaluated
8DA451	50 SW 19th Road	50 SW 19th Road							Not Evaluated
8DA452	76 SW 18th Terrace	76 SW 18th Terrace							Not Evaluated
8DA456	Woodside Apartments	2460 SW 16 Court							Not Evaluated
8DA457	53 SW 14th Street	53 SW 14th Street							Not Evaluated
8DA459	70 SW 12th Street	70 SW 12th Street							Not Evaluated
8DA460	67 SW 12th Street	67 SW 12th Street							Not Evaluated
8DA461	60 SW 12th Street	60 SW 12th Street							Not Evaluated
8DA462	52 SW 12th Street	52 SW 12th Street							Not Evaluated
8DA463	911 SW 1st Avenue	911 SW 1st Avenue							Not Evaluated
8DA464	908 SW 1st Avenue	908 SW 1st Avenue							Not Evaluated
8DA465	903 SW 1st Avenue	903 SW 1st Avenue							Not Evaluated
8DA469	35 SW 9th Street	35 SW 9th Street							Not Evaluated
8DA470	104 SW 9th Street	104 SW 9th Street							Not Evaluated
8DA471	118 SW 9th Street	118 SW 9th Street							Not Evaluated
8DA472	118 SW 9th Street Rear	118 SW 9th Street Rear							Not Evaluated
8DA473	120 SW 9th Street	120 SW 9th Street							Not Evaluated
8DA474	126 SW 9th Street	126 SW 9th Street							Not Evaluated
8DA475	128 SW 9th Street	128 SW 9th Street							Not Evaluated
8DA483	FEC Railway Freight House	400 SW 1st Avenue							Not Evaluated
8DA484	916 SW 1st Avenue	916 SW 1st Avenue							Not Evaluated
8DA485	940 SW 1st Avenue	940 SW 1st Avenue							Not Evaluated

Table 2.5-50 (Sheet 3 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
8DA486	3435 SW 1st Avenue	3435 SW 1st Avenue							Not Evaluated
8DA488	37 SW 7th Street	37 SW 7th Street							Not Evaluated
8DA489	44 SW 7th Street	44 SW 7th Street							Not Evaluated
8DA490	54 SW 7th Street	54 SW 7th Street							Not Evaluated
8DA492	79 SW 12th Street	79 SW 12th Street							Not Evaluated
8DA493	84 SW 13th Street	84 SW 13th Street							Not Evaluated
8DA495	60 SW 18th Road	60 SW 18th Road							Not Evaluated
8DA496	74 SW 18th Terrace	74 SW 18th Terrace							Not Evaluated
8DA497	826 SW 1st Avenue	826 SW 1st Avenue							Not Evaluated
8DA498	145 SW 21st Road	145 SW 21st Road							Not Evaluated
8DA500	1770 SW 24th Terrace	1770 SW 24th Terrace							Not Evaluated
8DA501	1780 SW 24th Terrace	1780 SW 24th Terrace							Not Evaluated
8DA502	1868 SW 25th Terrace								Not Evaluated
8DA505	46 SW 12th Street	46 SW 12th Street							Not Evaluated
8DA513	87 SW 11th Street	87 SW 11th Street							Not Evaluated
8DA514	68 SW 11th Street	68 SW 11th Street							Not Evaluated
8DA515	59 SW 11th Street	59 SW 11th Street							Not Evaluated
8DA516	52 SW 11th Street	52 SW 11th Street							Not Evaluated
8DA517	Brickell Plaza Hotel	44 SW 11th Street							Not Evaluated
8DA518	2420 SW 16th Court	2420 SW 16th Court							Not Evaluated
8DA519	87 SW 18th Road	87 SW 18th Road							Not Evaluated
8DA521	2598 Taluga Drive	2598 Taluga Drive							Not Evaluated
8DA523	Miami First United Methodist Church								Not Evaluated
8DA524	2892 S W 32 Court	2892 S W 32 Court							Not Evaluated
8DA530	2912 Bridgeport Avenue	2912 Bridgeport Avenue							Not Evaluated

Table 2.5-50 (Sheet 4 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
8DA533	Marion Villa	45 SW 12th Street							Not Evaluated
8DA1086	Simpson Park	85 SW 17th Road							Not Evaluated
8DA1180	Columbus Group	637 S Miami Avenue							Not Evaluated
8DA1181	650 S Miami Avenue	650 S Miami Avenue							Not Evaluated
8DA1184	Fire Station No. 4	1000 S. Miami Avenue							NRHP–listed
8DA1186	Burkhart, House and Office	1150 S Miami Avenue							Not Evaluated
8DA1187	1326 S Miami Avenue	1326 S Miami Avenue							Not Evaluated
8DA1188	1525 S Miami Avenue	1525 S Miami Avenue							Not Evaluated
8DA1190	2000 S Miami Avenue	2000 S Miami Avenue							Not Evaluated
8DA1191	2238 S Miami Avenue	2238 S Miami Avenue							Not Evaluated
8DA1192	2300 S Miami Avenue	2300 S Miami Avenue							Not Evaluated
8DA1193	2500 S Miami Avenue	2500 S Miami Avenue							Not Evaluated
8DA1243	936 SW 1st Avenue	936 SW 1st Avenue							Not Evaluated
8DA1246	1345 SW 1st Avenue	1345 SW 1st Avenue							Not Evaluated
8DA1284	400 SW 2nd Avenue	400 SW 2nd Avenue							Not Evaluated
8DA1382	Mercy Restaurant	93 SW 8th Street							Not Evaluated
8DA1384	78 SW 7th Street	78 SW 7th Street							Not Evaluated
8DA1393	29 S 9th Street	29 S 9th Street							Not Evaluated
8DA1394	62-62 SW 9th Street	62-62 SW 9th Street							Not Evaluated
8DA1395	70 SW 9th Street	70 SW 9th Street							Not Evaluated
8DA1396	29 SW 9th Street	29 SW 9th Street							Not Evaluated
8DA1397	45-45 ½ SW 10th Street	45-45 ½ SW 10th Street							Not Evaluated

Table 2.5-50 (Sheet 5 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
8DA1399	28 SW 11th Street	28 SW 11th Street							Not Evaluated
8DA1402	60 SW 11th Street	60 SW 11th Street							Not Evaluated
8DA1404	75 SW 11th Street	75 SW 11th Street							Not Evaluated
8DA1405	37 SW 12th Street	37 SW 12th Street							Not Evaluated
8DA1418	Southside School	45 SW 13th Street							NRHP–listed
8DA1419	Terrace Apartments	21 SW 14th Terrace							Not Evaluated
8DA1427	171 SW 14th Street	171 SW 14th Street							Not Evaluated
8DA1429	37 SW 14th Terrace	37 SW 14th Terrace							Not Evaluated
8DA1445	43 SW 18 Road	43 SW 18 Road							Not Evaluated
8DA1450	65 SW 18th Terrace	65 SW 18th Terrace							Not Evaluated
8DA1451	73 SW 18th Terrace	73 SW 18th Terrace							Not Evaluated
8DA1452	70 SW 18th Terrace	70 SW 18th Terrace							Not Evaluated
8DA1454	42 SW 19th Road	42 SW 19th Road							Not Evaluated
8DA1457	73 SW 19th Road	73 SW 19th Road							Not Evaluated
8DA1465	46 SW 20th Road	46 SW 20th Road							Not Evaluated
8DA1487	43 SW 21 Road	43 SW 21 Road							Not Evaluated
8DA1493	38 SW 22 Road	38 SW 22 Road							Not Evaluated
8DA1518	32 SW 23rd Road	32 SW 23rd Road							Not Evaluated
8DA1678	2741 SW 22nd Avenue	2741 SW 22nd Avenue							Not Evaluated
8DA1688	25 SW 27 Road	25 SW 27 Road							Not Evaluated
8DA1691	2497 Abaco Avenue	2497 Abaco Avenue							Not Evaluated
8DA1695	2517 Andros Avenue	2517 Andros Avenue							Not Evaluated
8DA1696	2530 Andros Avenue	2530 Andros Avenue							Not Evaluated
8DA1697	2533 Andros Avenue	2533 Andros Avenue							Not Evaluated
8DA1698	2539 Andros Avenue	2539 Andros Avenue							Not Evaluated

Table 2.5-50 (Sheet 6 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
8DA1699	2544 Andros Avenue	2544 Andros Avenue							Not Evaluated
8DA1807	2823 Coconut Avenue	2823 Coconut Avenue							Not Evaluated
8DA1848	2801 Emathla Street	2801 Emathla Street							Not Evaluated
8DA1894	2830 Jefferson Street	2830 Jefferson Street							Not Evaluated
8DA1895	2924 Jefferson Street	2924 Jefferson Street							Not Evaluated
8DA1909	2911 Lucaya Street	2911 Lucaya Street							Not Evaluated
8DA1959	2825 S Miami Avenue	2825 S Miami Avenue							Not Evaluated
8DA1972	2621 Natoma Street	2621 Natoma Street							Not Evaluated
8DA1973	2630 Natoma Street	2630 Natoma Street							Not Evaluated
8DA1974	2631 Natoma Street	2631 Natoma Street							Not Evaluated
8DA1977	2601 Nocatee Drive	2601 Nocatee Drive							Not Evaluated
8DA1978	146 Oak Street	146 Oak Street							Not Evaluated
8DA2014	2085 Secoffee Street	2085 Secoffee Street							Not Evaluated
8DA2015	2107 Secoffee Street	2107 Secoffee Street							Not Evaluated
8DA2016	2140 Secoffee Street	2140 Secoffee Street							Not Evaluated
8DA2080	1757 Wa-Kee-Na Drive	1757 Wa-Kee-Na Drive							Not Evaluated
8DA2081	1765 Wa-Kee-Na Drive	1765 Wa-Kee-Na Drive							Not Evaluated
8DA2082	1866 Wa-Kee-Na Drive	1866 Wa-Kee-Na Drive							Not Evaluated
8DA2631	635 SW 3rd Avenue	635 SW 3rd Avenue							Not Evaluated
8DA2643	145 SW 8th Street	145 SW 8th Street							Not Evaluated
DA02666	304 S Flagler Avenue	304 S Flagler Ave	Yes	Homestead	Commercial	1936	Private		Not evaluated by SHPO

Table 2.5-50 (Sheet 7 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
DA02675	425 S Krome Ave	425 S Krome Ave	No	Florida City	Frame Vernacular Residence	1938	Private		Not evaluated by SHPO
DA02685	17 Palm Dr	17 Palm Dr	No	Florida City	Frame Vernacular Residence	1916	Private		Not evaluated by SHPO
DA02686	Florida City Hall	400 W Palm Dr	No	Florida City	Masonry Vernacular Government Offices	1912	Private		Not evaluated by SHPO
DA02687	500 W Palm Dr	500 W Palm Dr	No	Florida City	Frame Vernacular Commercial	1911	Private		Not evaluated by SHPO
DA02688	726 W Palm Dr	726 W Palm Dr	No	Florida City	Frame Vernacular Residence	Not recorded	Private		Not evaluated by SHPO
DA02689	777 W Palm Dr	777 W Palm Dr	No	Florida City	Masonry Vernacular Residence	Not recorded	Private		Not evaluated by SHPO
DA02690	808 W Palm Dr	808 W Palm Dr	No	Florida City	Mediterranean Revival Residence	1919	Private		Not evaluated by SHPO
DA02691	904 W Palm Dr	904 W Palm Dr	No	Florida City	Frame Vernacular Residence	c 1924	Private		Not evaluated by SHPO
DA02692	19905 W Palm Dr	19905 W Palm Dr	No	Longview	Frame Vernacular Residence	1926	Private		Not evaluated by SHPO
DA02701	Edwards House	310 NW 1st St	No	Florida City	Masonry Vernacular Residence	1923	Private	Miami-Dade	Not evaluated by SHPO
DA02702	320 NW 1st St	320 NW 1st St	No	Florida City	Masonry Vernacular Residence	1930	Private		Not evaluated by SHPO
DA02703	321 NW 1st St	321 NW 1st St	No	Florida City	Frame Vernacular Residence	1930	Private		Not evaluated by SHPO
DA02704	328 NW 1st St	328 NW 1st St	No	Florida City	Frame Vernacular Residence	1930	Private		Not evaluated by SHPO
DA02706	237 SW 1st St	237 SW 1st St	No	Florida City	Frame Vernacular Residence	1920	Private		Not evaluated by SHPO
DA02707	246 SW 1st St	246 SW 1st St	No	Florida City	Masonry Vernacular Residence	1920	Private		Not evaluated by SHPO
DA02708	306 SW 1st St	306 SW 1st St	No	Florida City	Mission Residence	1920	Private		Not evaluated by SHPO
DA02709	330 SW 1st St	330 W 1st St	No	Florida City	Frame Vernacular Residence	1920	Private		Not evaluated by SHPO

Table 2.5-50 (Sheet 8 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
DA02710	345 SW 1st St	345 SW 1st St	No	Florida City	Frame Vernacular Residence	1937	Private		Not evaluated by SHPO
DA02711	406 SW 1st St	406 SW 1st St	No	Florida City	Frame Vernacular Residence	1915	Private		Not evaluated by SHPO
DA02712	430 SW 1st St	430 SW 1st St	No	Florida City	Frame Vernacular Residence	1930	Private		Not evaluated by SHPO
DA02718	146 NW 3rd Ave	146 NW 3rd Ave	No	Florida City	Frame Vernacular Residence	1930	Private		Not evaluated by SHPO
DA02720	246 SW 3rd Ave	246 SW 3rd Ave	No	Florida City	Frame Vernacular Residence	1920	Private		Not evaluated by SHPO
DA02751	19470 SW 320th St	19470 SW 320th St	No	Longview	Frame Vernacular Residence	1931	Private		Not evaluated by SHPO
DA02752	19790 SW 320th St	19790 SW 320th St	No	Longview	Frame Vernacular Residence	Not recorded	Private		Not evaluated by SHPO
DA02753	20255 SW 320th St	20255 SW 320th St	No	Longview	Frame Vernacular Residence	1945	Private		Not evaluated by SHPO
8DA2754	9100 Dadeland Boulevard	9100 Dadeland Boulevard							Not Evaluated
DA02762	Historic Cauley Square	22400 Old Dixie Hwy	No	Goulds	Masonry Vernacular Commercial	1920	Private	Miami-Dade	Potentially eligible for NRHP
DA02767	24005 S Federal Highway	24005 S Federal Highway	No	S. Dade County	Frame Vernacular Residence	c 1920	Private		Not evaluated by SHPO
DA02768	24101 S Dixie Highway	24101 S Dixie Highway	No	S. Dade County	Frame Vernacular Residence	c 1905	Private		Not evaluated by SHPO
DA02769	25501 S Dixie Highway	25501 S Dixie Highway	No	S. Dade County	Frame Vernacular Residence	1925	Private		Not evaluated by SHPO
8DA2773	9830 SW 77th Avenue	9830 SW 77th Avenue							Not Evaluated
8DA2774	9840 SW 77th Avenue	9840 SW 77th Avenue							Not Evaluated
DA02785	21000 SW 127th Ave	21000 Sw 127th Ave	No	S. Dade County	Frame Vernacular Residence	c 1920	Private		Not evaluated by SHPO
DA02786	24700 SW 129th	24700 Sw 129th Ave	No	S. Dade County	Masonry Vernacular Commercial	c 1930	Private		Not evaluated by SHPO

Table 2.5-50 (Sheet 9 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
DA02788	18200 SW 134th Ave	18200 SW 134th Ave	No	S. Dade County	Frame Vernacular Residence	c 1930	Private		Not evaluated by SHPO
DA02789	20101 SW 134th Ave	20101 SW 134th Ave	No	S. Dade County	Masonry Vernacular Residence	c 1920	Private		Not evaluated by SHPO
DA02790	20379 SW 134th Ave	20379 SW 134th Ave	No	S. Dade County	Frame Vernacular Residence	c 1920	Private		Not evaluated by SHPO
DA02791	25267 SW 134th Ave	25267 SW 134th Ave	No	S. Dade County	Frame Vernacular Residence	c 1929	Private		Not evaluated by SHPO
DA02792	26055 SW 134th Ave	26055 SW 134th Ave	No	S. Dade County	Log Outbuilding	c 1914	Private		Not evaluated by SHPO
DA02794	Drake Lumber Co	SW 137th Ave and SW 248	No	S. Dade County	Frame Vernacular Residence	c 1904	Private		Not evaluated by SHPO
DA02795	25820 SW 137th Ave	25820 SW 137th Ave	No	S. Dade County	Frame Vernacular Residence	1930	Private		Not evaluated by SHPO
DA02796	21690 SW 138th Ave	21690 SW 138th Ave	No	S. Dade County	Frame Vernacular Residence	1910	Private	Miami-Dade	Not evaluated by SHPO
DA02798	23500 SW 142nd Ave	23500 SW 142nd Ave	No	S. Dade County	Frame Vernacular Residence	1911	Private		Not evaluated by SHPO
DA02819	21615 SW 187th Ave	21615 SW 187th Ave	No	S. Dade County	Frame Vernacular Residence	1922	Private		Not evaluated by SHPO
DA02820	21901 SW 187th Ave	21901 SW 187th Ave	No	S. Dade County	Frame Vernacular Residence	c 1920	Private		Not evaluated by SHPO
DA02827	12641 SW 200th St	12641 SW 200th St	No	S. Dade County	Frame Vernacular Residence	1912	Private		Not evaluated by SHPO
DA02828	12505 SW 216th St	12505 SW 216th St	No	S. Dade County	Frame Vernacular Residence	1936	Private		Not evaluated by SHPO
DA02829	Mobley/Wood House	13550 SW 218th St	No	S. Dade County	Frame Vernacular Residence	1910	Private	Miami-Dade	Not evaluated by SHPO
DA02830	Full Gospel Mission	12425 SW 224th St	No	S. Dade County	Masonry Vernacular House of Worship	c 1920	Private religious		Not evaluated by SHPO
DA02831	12490 SW 224th St	12490 SW 224th St	No	S. Dade County	Frame Vernacular Residence	1925	Private	Miami-Dade	Not evaluated by SHPO
DA02832	13280 SW 232nd St	13280 SW 232nd St	No	S. Dade County	Frame Vernacular Residence	c 1930	Private		Not evaluated by SHPO
DA02833	13295 SW 232nd St	13295 SW 232nd St	No	S. Dade County	Frame Vernacular Residence	c 1938	Private		Not evaluated by SHPO
DA02834	13301 SW 232nd St	13301 SW 232nd St	No	S. Dade County	Frame Vernacular Residence	c 1913	Private		Not evaluated by SHPO

Table 2.5-50 (Sheet 10 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
DA02835	13401 SW 232nd St	13401 SW 232nd St	No	S. Dade County	Bungalow Residence	c 1920	Private		Not evaluated by SHPO
DA02836	13460 SW 232nd St	13460 SW 232nd St	No	S. Dade County	Frame Vernacular Residence	c 1920	Private		Not evaluated by SHPO
DA02847	19501 SW 232nd St	19501 SW 232nd St	No	S. Dade County	Frame Vernacular Residence	1925	Private		Not evaluated by SHPO
DA02848	13425 SW 248th St	13425 SW 248th St	No	S. Dade County	Frame Vernacular Commercial	c 1912	Private		Not evaluated by SHPO
DA02849	13610 SW 248th St	13610 SW 248th St	No	S. Dade County	Moderne Apartment	c 1915	Private		Not evaluated by SHPO
DA02850	13620 SW 248th St	13620 SW 248th St	No	S. Dade County	Frame Vernacular Industrial Plant	1904	Private		Not evaluated by SHPO
DA02851	13805 SW 248th St	13805 SW 248th St	No	S. Dade County	Frame Vernacular Residence	c 1930	Private		Not evaluated by SHPO
DA02860	19701 SW 248th St	19701 SW 248th St	No	S. Dade County	Frame Vernacular Residence	1925	Private		Not evaluated by SHPO
DA02862	19500 SW 264th St	19500 SW 264th St	No	S. Dade County	Frame Vernacular Residence	c 1926	Private		Not evaluated by SHPO
DA02863	13317 SW 266th St	13317 SW 266th St	No	S. Dade County	Frame Vernacular Residence	1913	Private		Not evaluated by SHPO
8DA2882	Dorn Building	5900-5904 S Dixie Highway							Not Evaluated
8DA2886	5875-5885 Sunset Drive	5875-5885 Sunset Drive							Not Evaluated
8DA2887	6130 Sunset Drive	6130 Sunset Drive							Potentially Eligible
8DA3067	209 SW 5th Avenue	209 SW 5th Avenue							Not Evaluated
DA03184	Lindgren House	19300 SW 137th Ave	No	Miami	Frame Vernacular Residence	1912	Private	Miami-Dade	Not evaluated by SHPO
8DA3186	43 SW 7th Street	43 SW 7th Street							Not Evaluated
8DA3187	87 SW 9th Street	87 SW 9th Street							Not Evaluated
8DA3704	I&E Greenwald, Steam Engine #1058	3898 Shipping Avenue							NRHP–listed
8DA4585	South Bayshore Drive & South Miami Avenue	South Bayshore Drive & South Miami Avenue							Not Evaluated

Table 2.5-50 (Sheet 11 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
8DA4626	Gulf Gas Station	1492 S Dixie Highway							Not Evaluated
8DA4630	George Washington Carver Elementary	238 Grand Avenue							Not Evaluated
8DA4650	4855 Ponce De Leon Blvd	4855 Ponce De Leon Blvd							Not Evaluated
8DA4667	1722 SW 1 Avenue	1722 SW 1 Avenue							Not Evaluated
8DA4668	3211 SW 1 Avenue	3211 SW 1 Avenue							Not Evaluated
8DA4681	2939 SW 36 Avenue	2939 SW 36 Avenue							Not Evaluated
8DA4683	126 SW 17 Road	126 SW 17 Road							Not Evaluated
8DA4684	157 SW 20 Road	157 SW 20 Road							Not Evaluated
8DA4685	158 SW 20 Road	158 SW 20 Road							Not Evaluated
8DA4686	101 SW 22 Road	101 SW 22 Road							Not Evaluated
8DA4687	148 SW 22 Road	148 SW 22 Road							Not Evaluated
8DA4688	160 SW 22 Road	160 SW 22 Road							Not Evaluated
8DA4690	120 SW 31 Road	120 SW 31 Road							Not Evaluated
8DA4691	168 SW 32 Road	168 SW 32 Road							Not Evaluated
8DA4696	137 SW 10th Street	137 SW 10th Street							Not Evaluated
8DA4706	1038 SW 22 Street	1038 SW 22 Street							Not Evaluated
8DA4710	3382 SW 29 Street	3382 SW 29 Street							Not Evaluated
8DA4721	1712 SW 24th Terrace	1712 SW 24th Terrace							Not Evaluated
8DA4722	1865 SW 25th Terrace	1865 SW 25th Terrace							Not Evaluated
8DA5022	113 Frow Avenue	113 Frow Avenue							Not Evaluated
8DA5023	117-119 Frow Avenue	117-119 Frow Avenue							Not Evaluated
8DA5024	125 Frow Avenue	125 Frow Avenue							Not Evaluated
8DA5608	8370 SW 122 Street	8370 SW 122 Street							Ineligible
8DA6129	5891-93 Sunset Drive	5891-93 Sunset Drive							Potentially Eligible

Table 2.5-50 (Sheet 12 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
8DA6130	5875-81 Sunset Drive	5875-81 Sunset Drive							Ineligible
8DA6131	5843-49 Sunset Drive	5843-49 Sunset Drive							Ineligible
8DA6132	5857 Sunset Drive	5857 Sunset Drive							Ineligible
8DA6500	6101 Sunset Drive	6101 Sunset Drive							Ineligible
8DA6508	South Miami City Hall	6130 Sunset Drive							Ineligible
8DA9986	118 Frow Avenue	118 Frow Avenue							Not Evaluated
8DA9987	123/125 Frow Avenue	123/125 Frow Avenue							Not Evaluated
8DA9988	217 Florida Avenue	217 Florida Avenue							Not Evaluated
8DA9989	134 Florida Avenue	134 Florida Avenue							Not Evaluated
8DA9991	11555 SW 82nd Avenue	11555 SW 82nd Avenue							Not Evaluated
DA03702A	FLA East Coast Railway Locomotive #153	12400 SW 152nd St	No	Miami	Railroad Vehicle	1922	Dade County		NRHP listed
DA05087	Talbott Estate	13390 SW 200th St	No	S. Dade County	Masonry Vernacular Residence	c 1929	Private	Miami-Dade	Not evaluated by SHPO
DA05593	Ogden Residence	22200 Miami Ave	No	Miami	Frame Vernacular Residence	c 1925	Private	Miami-Dade	Ineligible for NRHP
DA05594	Cauley Residence	22215 Miami Ave	No	Miami	Frame Vernacular Residence	c 1930	Private	Miami-Dade	Ineligible for NRHP
DA05595	WC Roberts Residence	22240 Miami Ave	No	Miami	Frame Vernacular Residence	c 1921	Private	Miami-Dade	Ineligible for NRHP
DA05596	Hathaway Residence	22300 Miami Ave	No	Miami	Frame Vernacular Residence	c 1936	Private	Miami-Dade	Ineligible for NRHP
DA05600	Monkey Jungle	14805 SW 216 St	No	Miami	Frame Vernacular Theme park (resort complex)	1946	Private		Ineligible for NRHP
DA05615	Gossman Residence	2225 SW 124 Ave	No	Miami	Moorish Revival Residence	c 1926	Private	Miami-Dade	Ineligible for NRHP
DA05616	Evans Residence	22295 SW 124 Ave	No	Miami	Mission Residence	c 1930	Private	Miami-Dade	Ineligible for NRHP
DA05617	Talbott Residence	22301 SW 124 Ave	No	Miami	Frame Vernacular Residence	c 1920	Private	Miami-Dade	Ineligible for NRHP

Table 2.5-50 (Sheet 13 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
DA05618	22520 SW 134 Ave	22520 SW 134 Ave	No	Miami	Frame Vernacular Residence	c 1927	Private		Ineligible for NRHP
DA05621	Fitzgibbons Residence	22850 SW 134 Ave	No	Miami	Masonry Vernacular Residence	c 1936	Private		Ineligible for NRHP
DA05622	Fitzgibbons Residence (Bldg A)	22850 SW 134 Ave	No	Miami	Masonry Vernacular Residence	c 1936	Private		Ineligible for NRHP
DA05623	16400 SW 137 Ave	16400 SW 137 Ave	No	Miami	Frame Vernacular Residence	c 1924	Private		Ineligible for NRHP
DA05624	25900 SW 137 Ave	25900 SW 137 Ave	No	Miami	Frame Vernacular Residence	c 1930	Private		Ineligible for NRHP
DA05625	Cooper Residence	14204 SW 248th St	No	Miami	Masonry Vernacular Residence	1920	Private		Ineligible for NRHP
DA05627	Wright Residence	19905 SW 147 Ave	No	Miami	Frame Vernacular Residence	c 1910	Private		Ineligible for NRHP
DA05645	Kufeldt Residence	22201 SW 187 Ave	No	Miami	Masonry Vernacular Residence	c 1937	Private		Ineligible for NRHP
DA05648	25250 SW 194 Ave	25250 SW 194 Ave	No	Miami	Frame Vernacular Residence	c 1938	Private		Ineligible for NRHP
DA05649	25190 SW 194 Ave	25190 SW 194 Ave	No	Miami	Frame Vernacular Residence	c 1920	Private		Ineligible for NRHP
DA05650	Barrow Residence	26100 SW 194 Ave	No	Miami	Frame Vernacular Residence	c 1935	Private		Ineligible for NRHP
DA05651	Ingiverson, Pritchett Residence	25600 SW 197 Ave	No	Miami	Frame Vernacular Residence	c 1945	Private		Ineligible for NRHP
DA05652	Petzolt Residence	14000 SW 216 St	No	Miami	Frame Vernacular Residence	c 1910	Private		Ineligible for NRHP
DA05655	Mulkins Residence	19300 SW 256 St	No	Miami	Frame Vernacular Residence	c 1930	Private		Ineligible for NRHP
DA05656	19930 SW 256 St	19930 SW 256 St	No	Miami	Frame Vernacular Residence	c 1928	Private		Ineligible for NRHP
DA05661	19470 SW 264 St	19470 SW 264 St	No	Miami	Frame Vernacular Residence	c 1911	Private		Ineligible for NRHP
DA05663	McCallman Residence	19200 SW 264 St	No	Miami	Frame Vernacular Residence	c 1917	Private		Ineligible for NRHP
DA05664	Silverstein Residence	19380 SW 264 St	No	Miami	Frame Vernacular Residence	c 1926	Private		Ineligible for NRHP
DA05666	Easton Residence	19945 SW 197 Ave	No	Miami	Mission Residence	c 1937	Private		Ineligible for NRHP

Table 2.5-50 (Sheet 14 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
DA05667	Murray Residence	19650 SW 264 St	No	Miami	Frame Vernacular Residence	c 1925	Private		Ineligible for NRHP
DA05668	Baker Residence	20100 SW 264 St	No	Miami	Frame Vernacular Residence	c 1926	Private		Ineligible for NRHP
DA05671	Inst of Food and Agricultural Sciences	18905 SW 280 St	No	Miami	Frame Vernacular Laboratory	c 1931	State University		Ineligible for NRHP
DA05672	19701 SW 280 Street	19701 SW 280 Street	No	Miami	Frame Vernacular Residence	c 1934	Private		Ineligible for NRHP
DA05673	19201 SW 288 Street	19201 SW 288 Street	No	Miami	Frame Vernacular Residence	c 1939	Private		Ineligible for NRHP
DA05674	Redd Residence	19440 SW 296 St	No	Miami	Frame Vernacular Residence	c 1927	Private	Miami-Dade	Ineligible for NRHP
DA05678	Dunn Residence	19570 SW 264 St	No	Miami	Frame Vernacular Residence	c 1926	Private		Ineligible for NRHP
DA05681	28800 SW 192 Ave	28800 SW 192 Ave	No	Miami	Frame Vernacular Residence	c 1937	Private		Ineligible for NRHP
DA05682	Deitz Residence	237 NW 2nd St	No	Florida City	Frame Vernacular Residence	c 1935	Private		Ineligible for NRHP
DA05684	327 SW 2nd St	327 SW 2nd St	No	Miami	Frame Vernacular Residence	c 1930	Private		Ineligible for NRHP
DA05685	Cano Residence	336 SW 3rd St	No	Miami	Frame Vernacular Residence	c 1920	Private		Ineligible for NRHP
DA05904	Country Cottage II	12312 SE 224th St	No	Goulds	Frame Vernacular Commercial	c 1925	Private	Miami-Dade	Not evaluated by SHPO
DA05905	22430 Old Dixie Hwy	22430 Old Dixie Hwy	No	Goulds	Masonry Vernacular Commercial	c 1920	Private	Miami-Dade	Not evaluated by SHPO
DA05906	22420 Old Dixie Hwy	22420 Old Dixie Hwy	No	Goulds	Frame Vernacular Commercial	c 1920	Private	Miami-Dade	Not evaluated by SHPO
DA05907	22400 Old Dixie Hwy	22400 Old Dixie Hwy	No	Goulds	Masonry Vernacular Commercial	c 1919	Private	Miami-Dade	Not evaluated by SHPO
DA06355	27 SW 2nd Ave	27 SW 2nd Ave	No	Florida City	Masonry Vernacular Residence	c 1941	Private		Ineligible for NRHP
DA06356	750 S Krome Ave	750 S Krome Ave	No	Florida City	Masonry Vernacular Bar/ Restaurant	1934	Private		Ineligible for NRHP
DA06458	Naval Air Station, Richmond, FL	15810 SW 129th Ave	No	Miami	Frame Vernacular Military	1942	Federal		Not evaluated by SHPO

Table 2.5-50 (Sheet 15 of 15)
Previously Recorded Historic Structures Within 1.2 Miles of Offsite Areas

Site ID	Site Name	Address	Destroyed	City	Description	Year Built	Ownership	Local Designation[a]	SHPO Evaluation
DA06700	275 S Krome Ave	275 S Krome Ave	No	Florida City	Minimal Traditional Residence	c 1932	Private		Ineligible for NRHP
DA07008	36650 SW 192nd Ave	36650 SW 192nd Ave	No	Florida City	Moderne Commercial	1950	Private		Ineligible for NRHP
DA07009	36590 SW 192nd Ave	36590 SW 192nd Ave	No	Florida City	Masonry Vernacular Residence	1949	Private		Ineligible for NRHP
DA07010	36490 SW 192nd Ave	36490 SW 192nd Ave	No	Florida City	Moderne Residence	1947	Private		Ineligible for NRHP
DA07011	Longview School	19225 v 344th St	No	Florida City	Frame Vernacular Education Related	1911	Private		Potentially eligible for NRHP
DA07012	Cuchiella House	778 W Palm Dr	No	Florida City	Masonry Vernacular Residence	c 1920	Private	Miami-Dade	Potentially eligible for NRHP
DA08040	AT&T Pennsuco	11011 NW 177th Ave	No	Pennsuco	Warehouse	c 1956	Private		Ineligible for NRHP
DA09601	17700 SW 8th St	17700 SW 8th St	No	Miami	Masonry Vernacular Commercial	1955	Private		Ineligible for NRHP
DA09900	8130 NW 74th	11825 NW 56th St	No	Medley	Masonry Vernacular Residence	1936	Private		Ineligible for NRHP
DA09901	11825 NW 56th St	8130 NW 74th St	No	Medley	Masonry Vernacular Commercial	1950	Private		Ineligible for NRHP

(a) Blank entry = not locally designated.

All sites are within Miami-Dade County

Summary

120 Historic Structures identified via Florida Master Site File records
1 Listed as "Destroyed"
1 Individually listed National Register property identified
21 Designated by Miami-Dade County Historic Preservation Board
0 Designated by Homestead Historic Preservation Board

Table 2.5-51
Previously Recorded Resource Groups Within 1.2 Miles of Offsite Areas

Site ID	Site Name	City	County	Description	Dates of Significance	Local Designation[(a)]	SHPO Evaluation
DA06943	Goulds Historic District	Goulds	Dade	Historical district	Not specified	Miami-Dade	Not evaluated by SHPO
DA09997	Monkey Jungle	Alladin City	Dade	Mixed district	American, 1821–present		Potentially eligible for NRHP
DA4353	Coral Way State Historic Highway	Multiple	Dade	Linear resource	Historic		Potentially eligible for NRHP
DA4584	Bird Road	Multiple	Dade	Linear resource	Historic		Ineligible for NRHP
DA4585	S. Bayshore Drive/Miami Avenue	Miami	Dade	Linear resource	Historic		Potentially eligible for NRHP
DA4586	Calle Ocho	Multiple	Dade	Linear resource	Historic		NRHP-listed
DA5123	Downtown Miami Multiple Resource Area	Miami	Dade	Multiple property submission	Historic		Potentially eligible for NRHP
DA5583	Macfarlane Homestead Historic District	Coral Gables	Dade	Historical district	Historic		NRHP-listed
DA6486	Sunset Drive		Dade	Linear resource	Historic		Ineligible for NRHP
DA6509	Sunset Drive Historic District		Dade	Historical district	Historic		Potentially eligible for NRHP
DA8039	Miami Roads Neighborhood	Miami	Dade	Historical district	Historic		Not evaluated
DA10107	F.E.C. Railway	Multiple	Dade	Linear resource	Historic		Insufficient info
DA10753	CSX Railroad	Multiple	Dade	Linear resource	Historic		Insufficient info
DA10754	Snapper Creek Canal	Multiple	Dade	Linear resource	Historic		Ineligible for NRHP
DA6453	Tamiami Canal	Multiple	Dade	Linear resource	Historic		Potentially eligible for NRHP
DA6510	Tamiami Trail	Multiple	Dade	Linear resource	Historic		Potentially eligible for NRHP

(a) Blank entry = not locally designated.

Summary

16 Resource Groups identified via Florida Master Site File records
2 National Register listed resource groups identified
1 designated by Miami-Dade County Historic Preservation Board
0 designated by Homestead Historic Preservation Board

Table 2.5-52
County Summary Block Groups within 50 Miles of Units 6 & 7 with Significant Minority or Low Income Populations

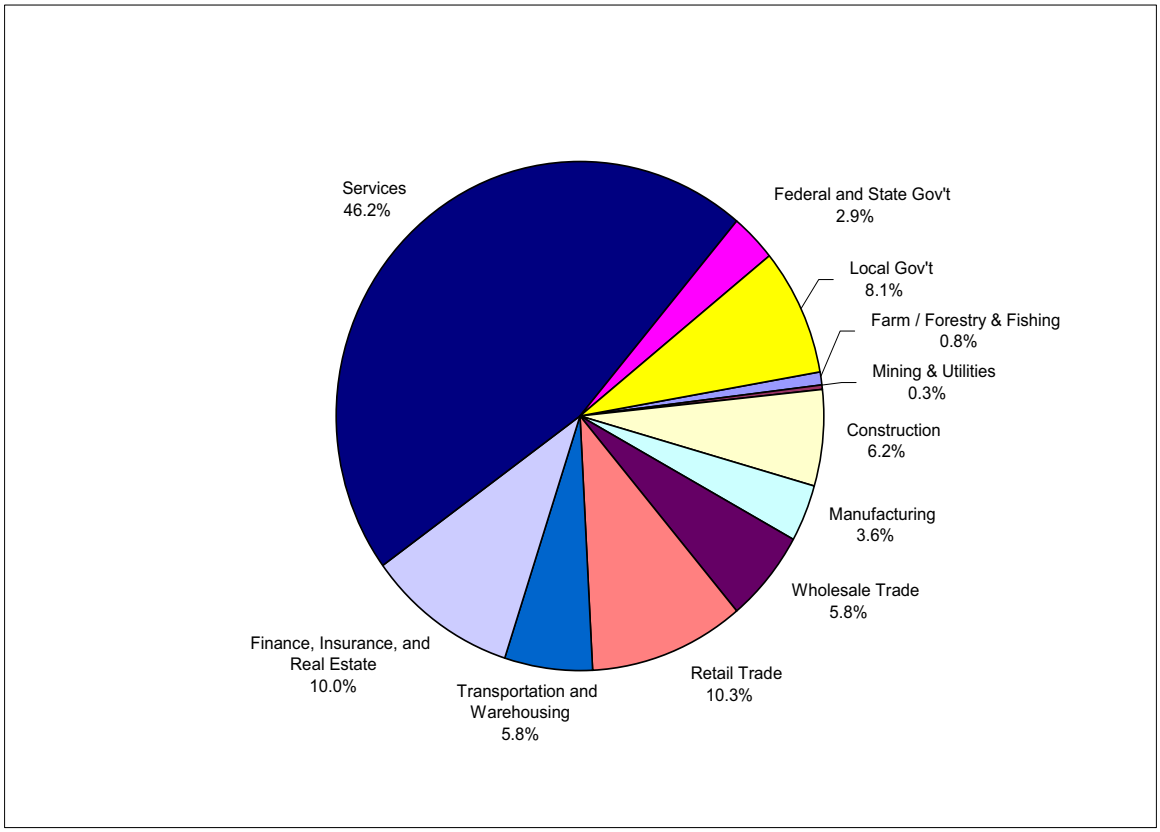
County	Total Block Groups	Black Block Groups	American Indian or Alaska Native Block Groups	Asian Block Groups	Native Hawaiian or Other Pacific Islander Block Groups	Other Block Groups	Multi-racial	Aggregate of Minority Races Block Groups	Hispanic Block Groups	Low Income Households Block Groups
Broward	365	89	1	0	0	0	1	97	23	24
Collier	1	0	0	0	0	0	0	0	0	0
Miami-Dade	1,222	341	0	0	0	2	7	376	755	230
Monroe	37	0	0	0	0	0	0	0	0	0
Total Counties	1,625	430	1	0	0	2	8	473	778	254
State of Florida Percentages		14.6%	0.3%	1.7%	0.1%	3.0%	2.4%	22.0%	16.8%	11.7%

Source: USCB 2000c, USCB 2000f, USCB 2000g, USCB 2000h, USCB 2000i

Figure 2.5-1 10-Mile Vicinity with Direction Sectors

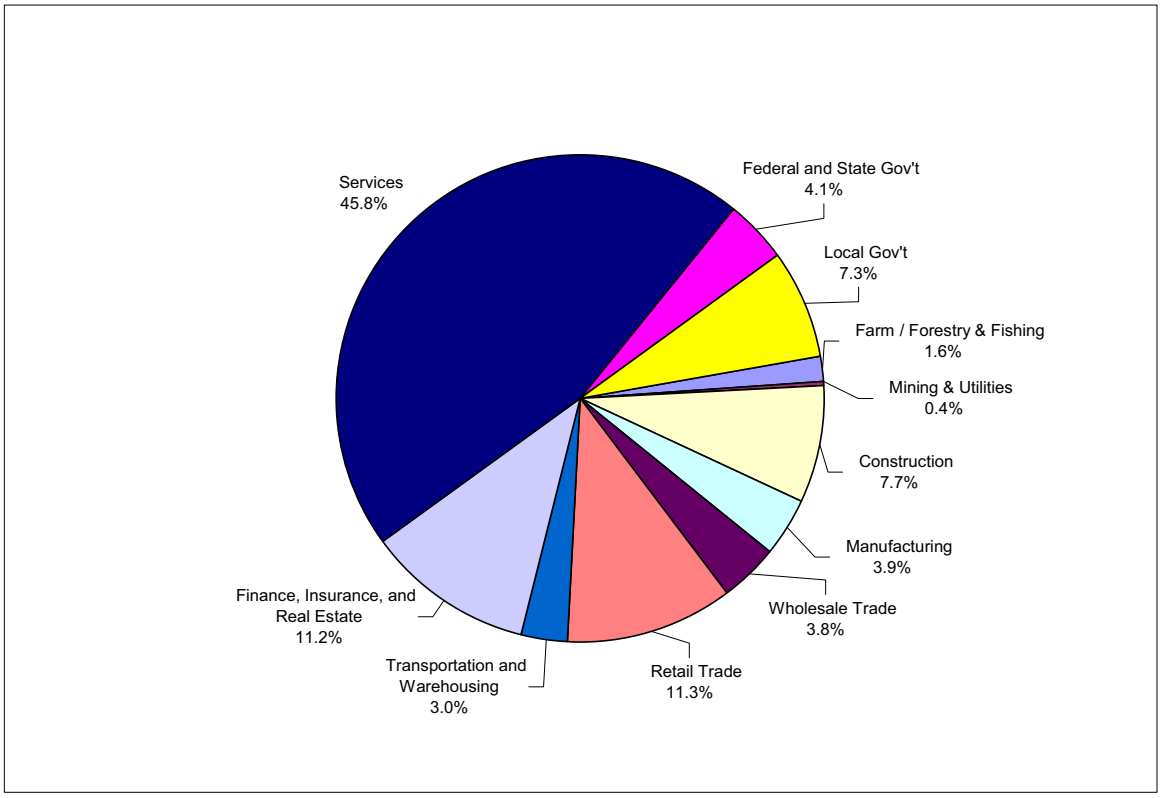
Figure 2.5-2 50-Mile Vicinity with Direction Sectors

Figure 2.5-3 Employment Sectors, Miami-Dade County, 2007



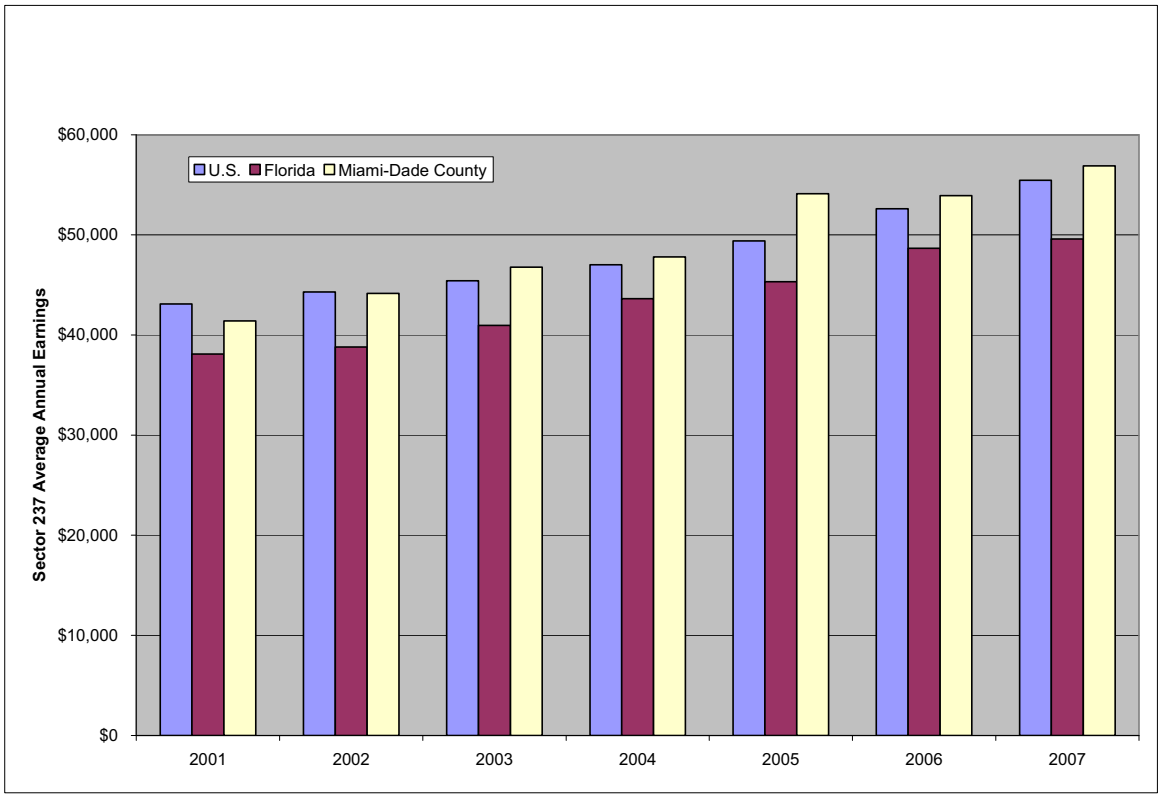
Source: BEA 2009a (Table 2.5-8).

Figure 2.5-4 Employment Sectors, Florida, 2007



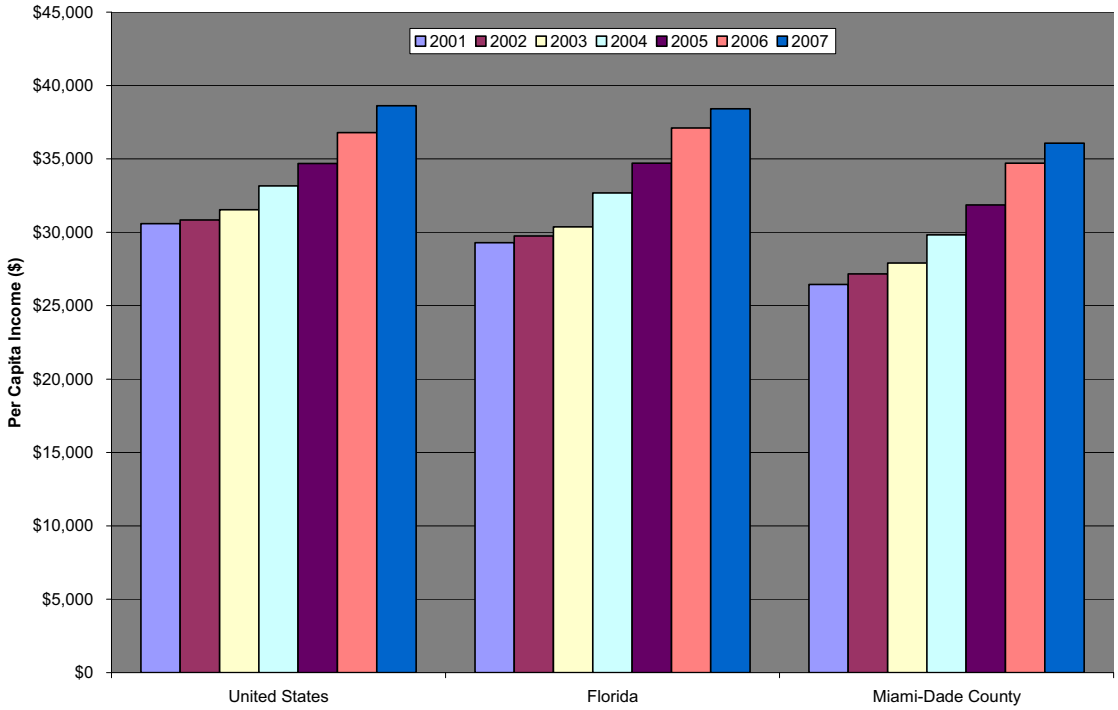
Source: BEA 2009a (Table 2.5-8).

Figure 2.5-5 Average Annual Wage Trends,[(a)] Heavy and Civil Engineering Construction Sector, 2001–2007, ROI and Comparison Areas



Source: BLS 2009b (Table 2.5-11)
(a) Information reflects privately owned firms and all establishment sizes.

Figure 2.5-6 Per Capita Income, ROI and Comparison Areas, 2001–2007



Source: BEA 2009b (Table 2.5-14).
Note: Dollars are not adjusted for inflation.

Figure 2.5-7 Airports, Highways, Ports, Intracoastal Waterways and Railroads

Figure 2.5-8 Highways and Streets

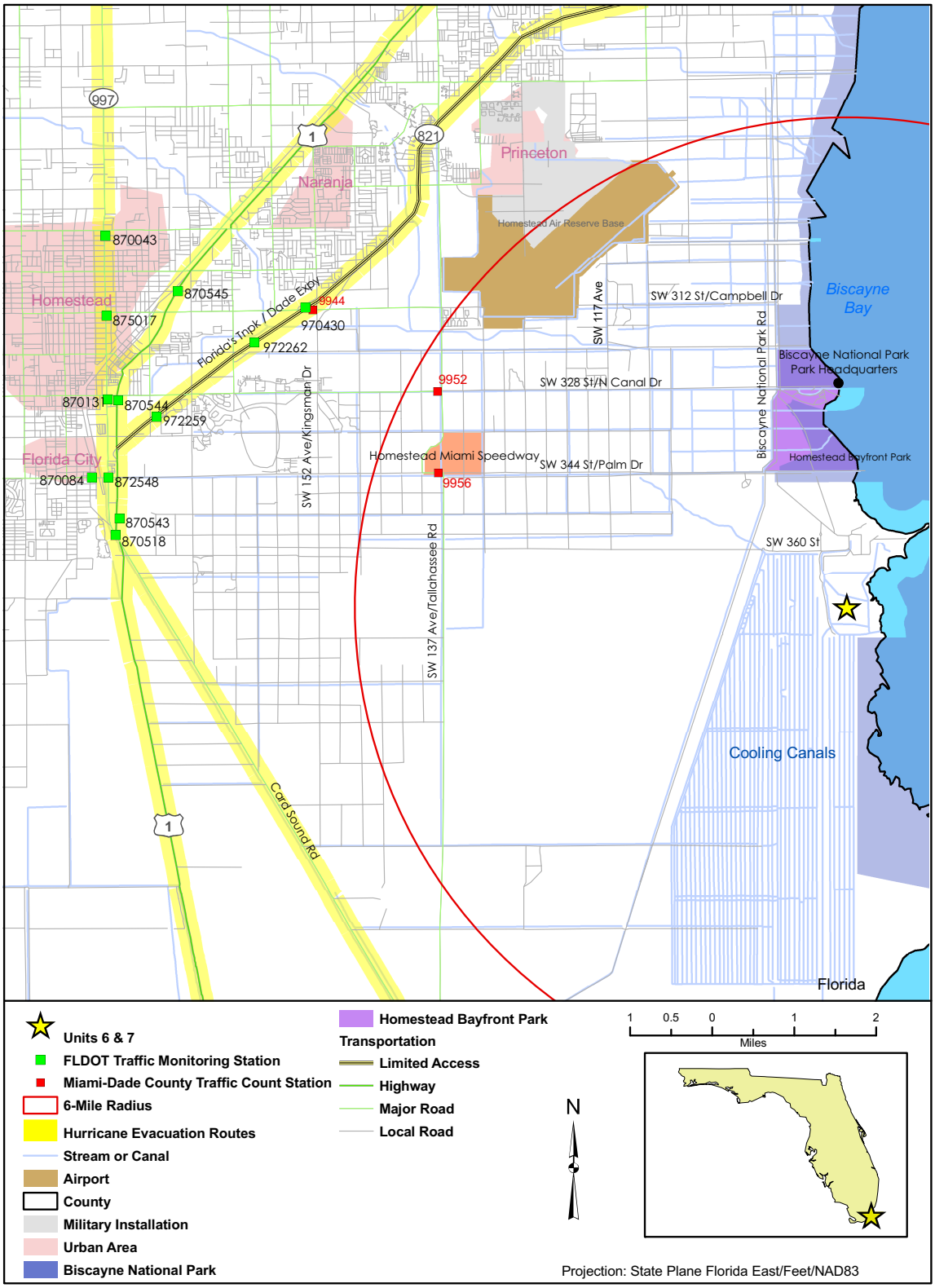
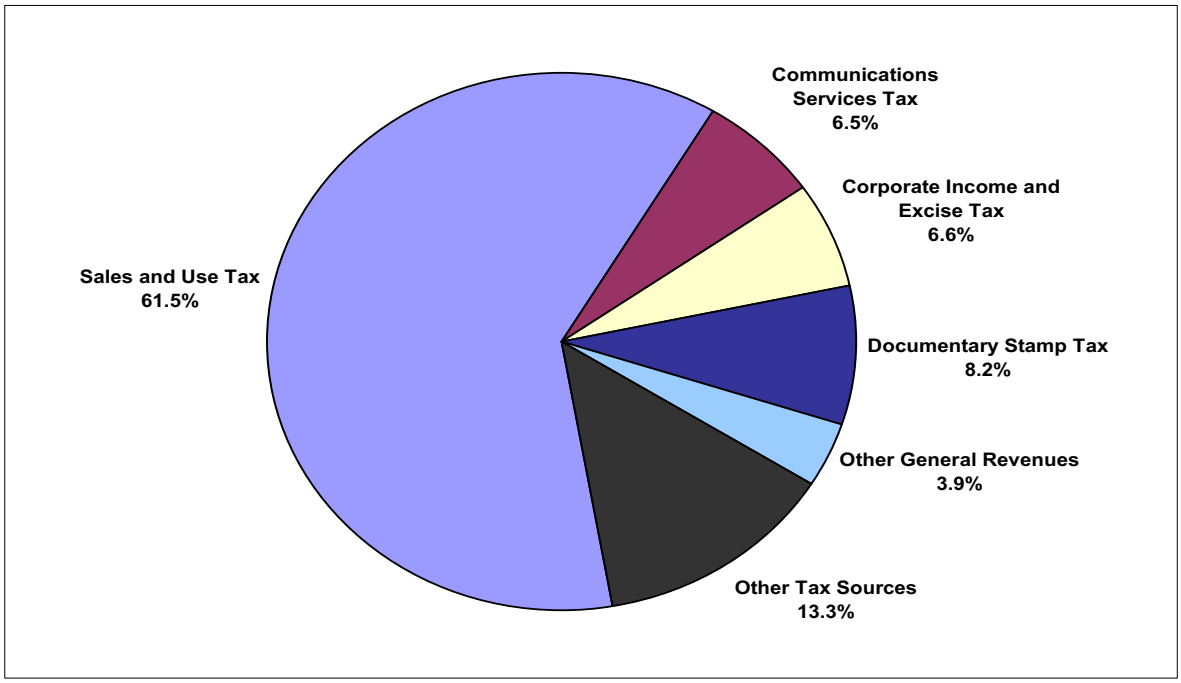
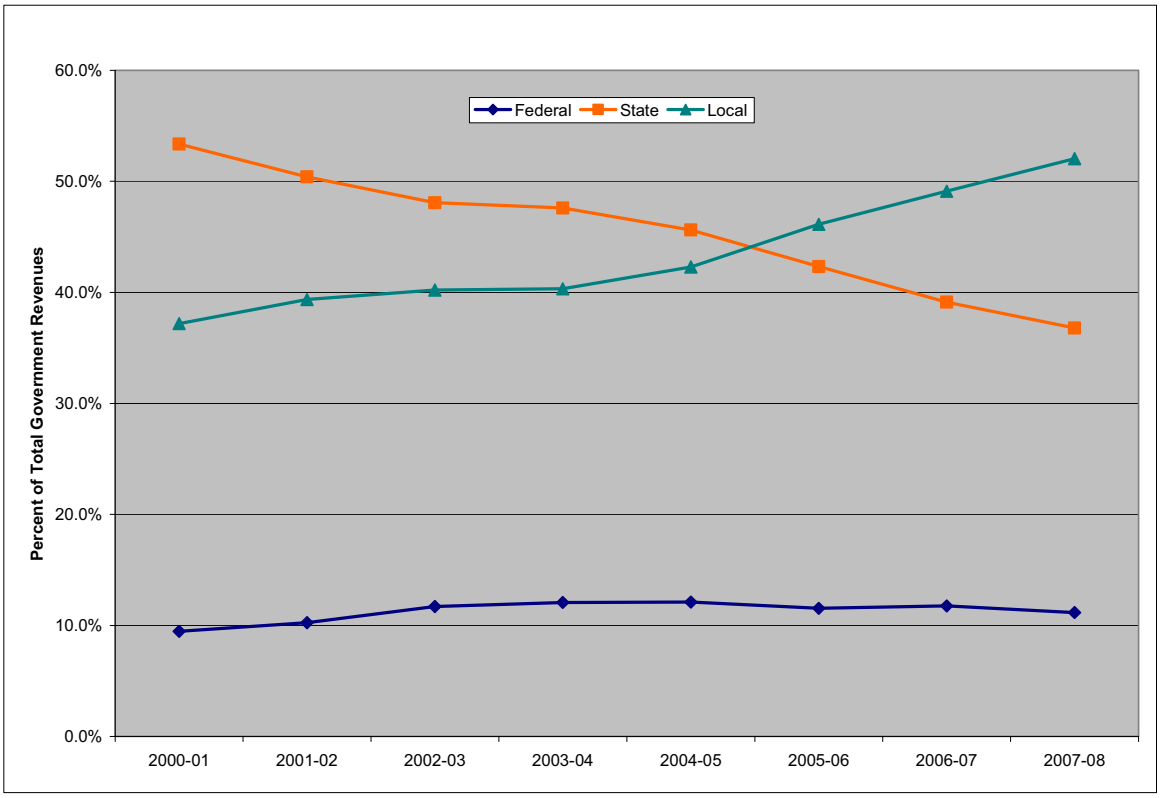


Figure 2.5-9 Florida Revenues by Source, 2007



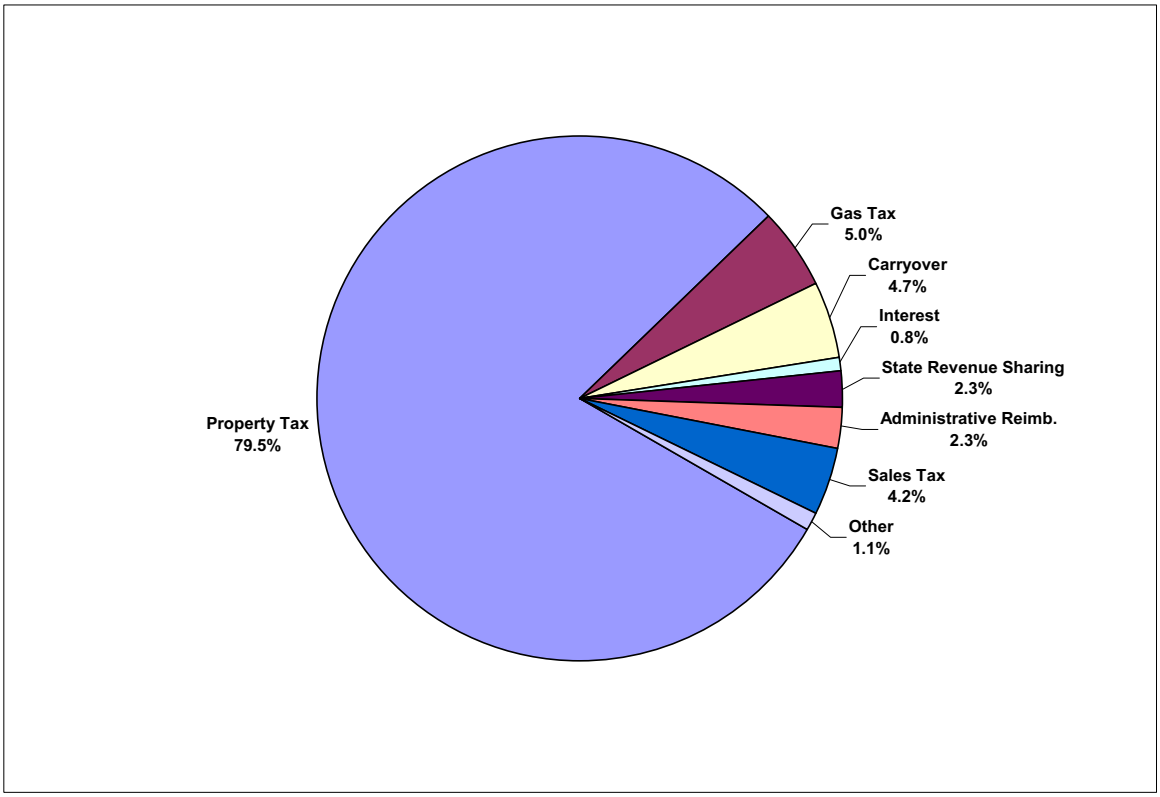
Source: FDOR 2008g

Figure 2.5-10 Miami-Dade Schools Revenues by School Year, 2000–2001 to 2007–2008



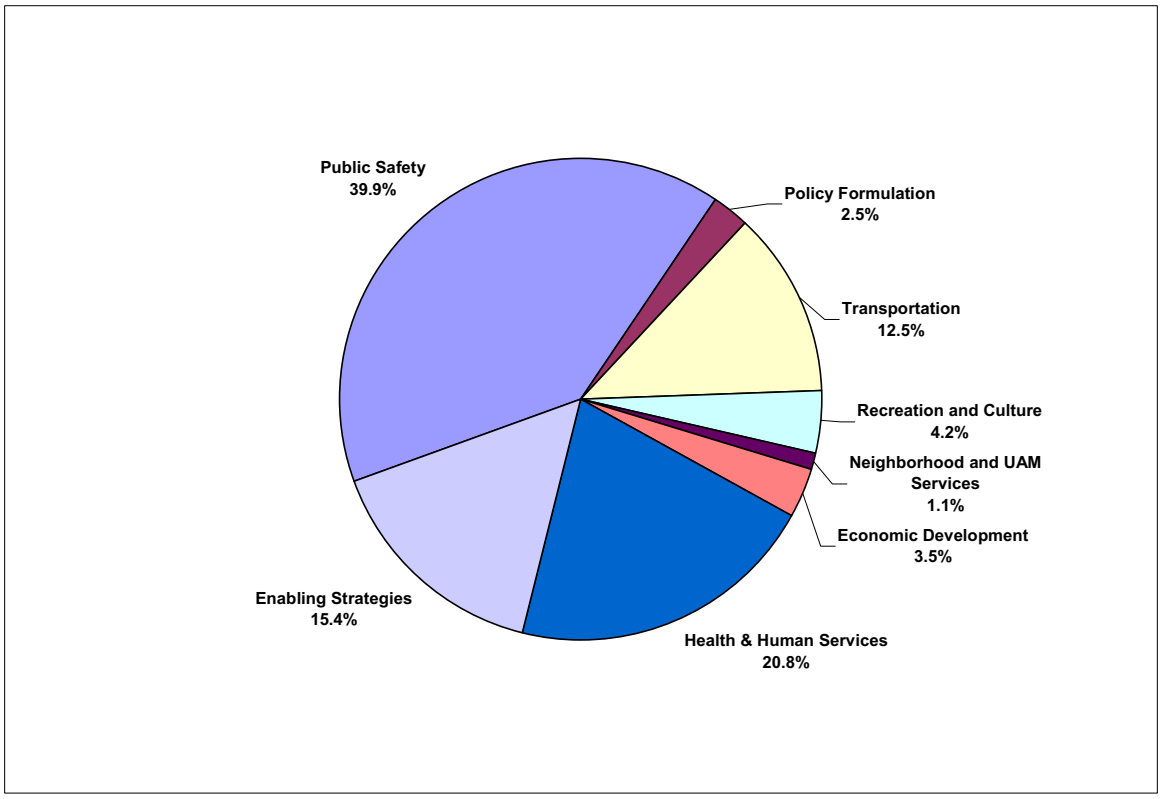
Source: FDOE 2002, 2004, 2005, 2006, 2007a, 2007b, 2008, 2009.

Figure 2.5-11 Miami-Dade County Revenues by Source, 2008



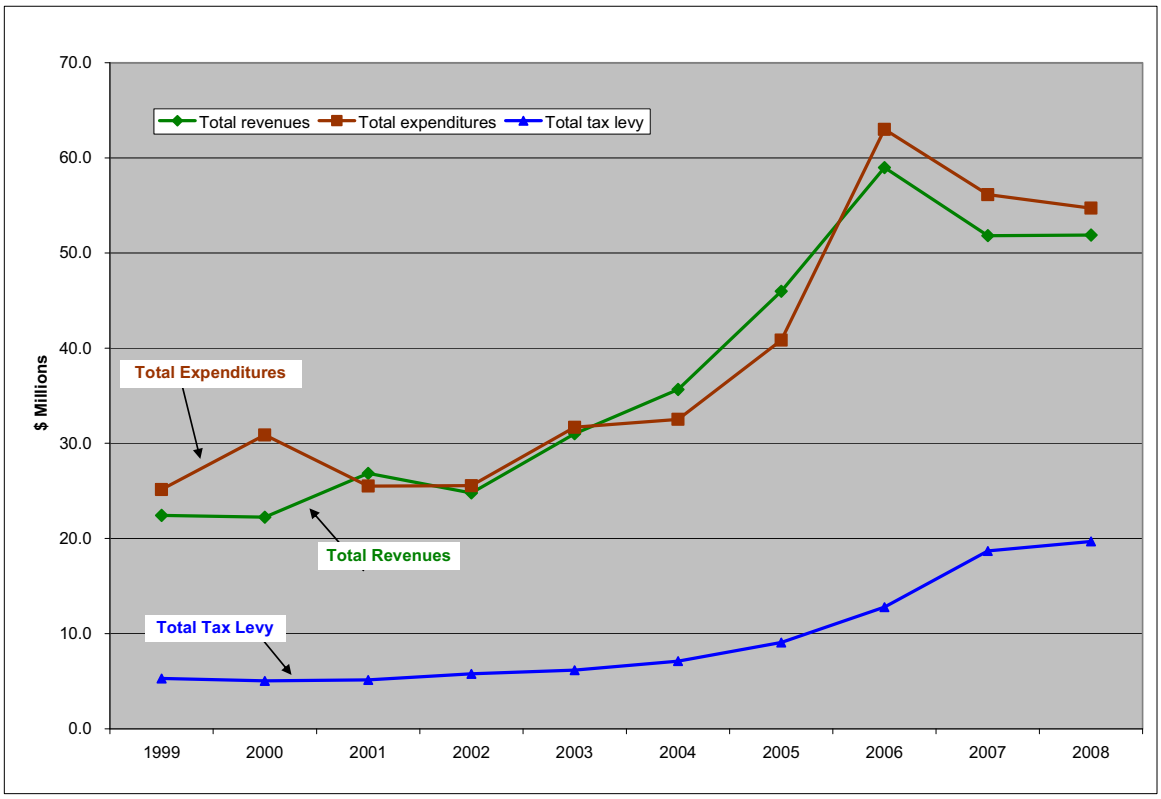
Source: MDC Dec 2008 (Table 2.5-22).

Figure 2.5-12 Miami-Dade County Expenditures by Category, 2008



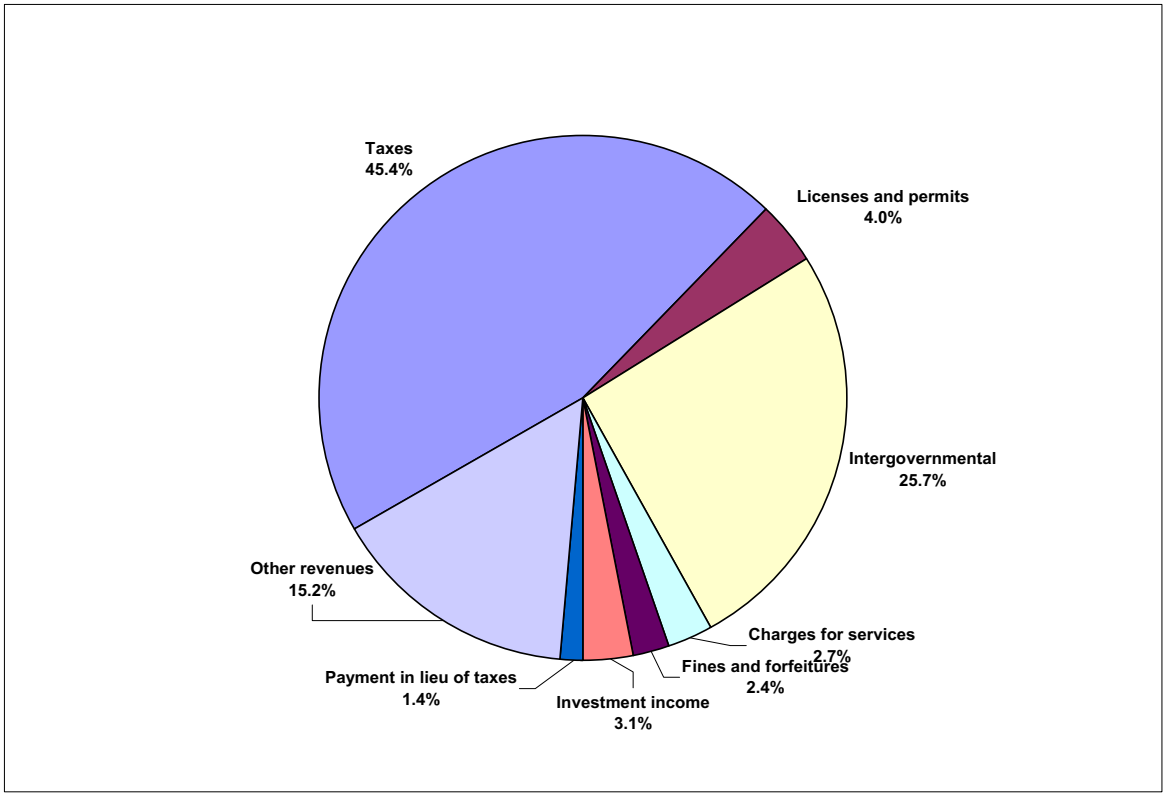
Source: MDC Dec 2008 (Table 2.5-22).

Figure 2.5-13 City of Homestead Revenues, Expenditures, and Total Tax Levy, 1999–2008



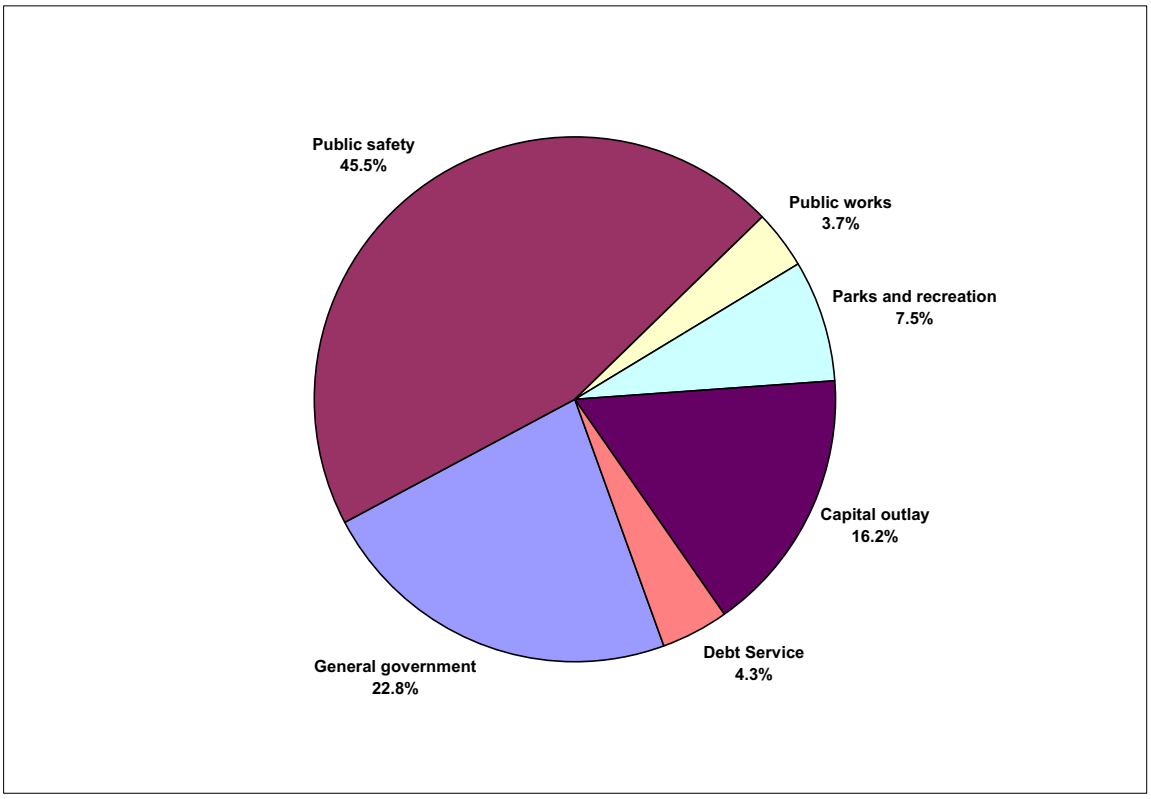
Source: CHF Mar 2009

Figure 2.5-14 City of Homestead Revenues by Source, 2008



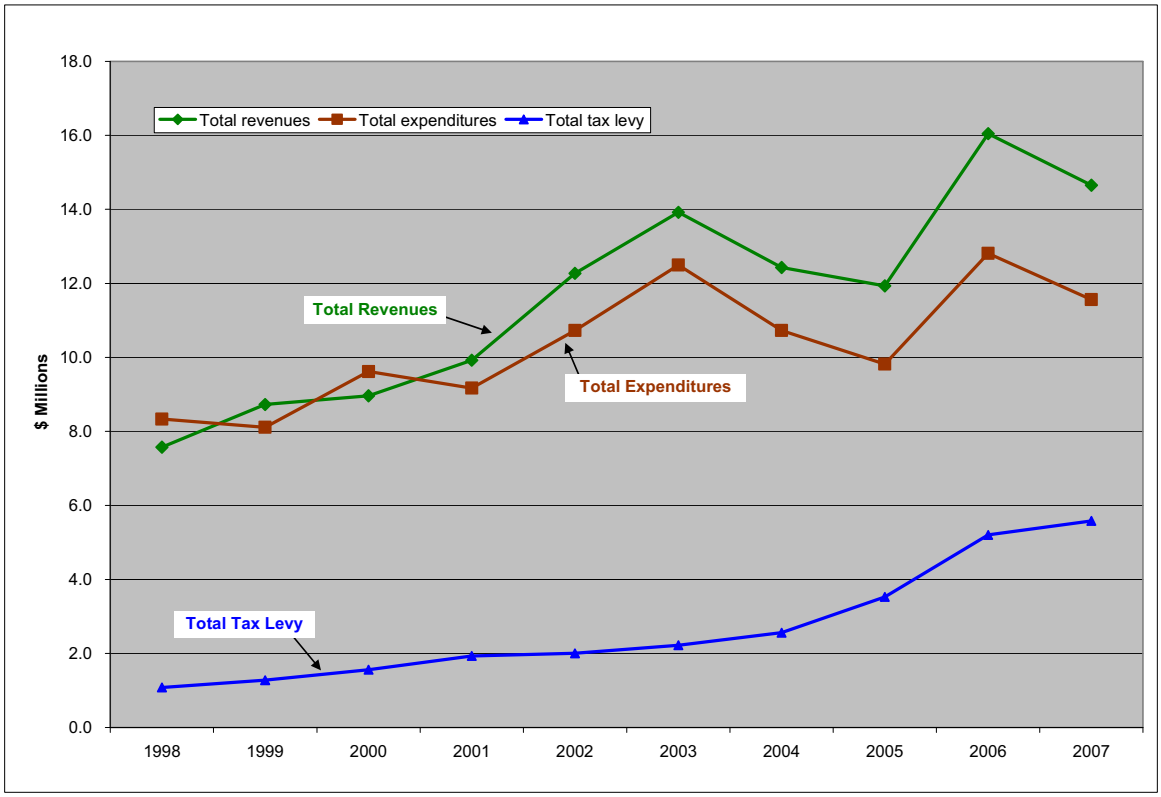
Source: CHF Mar 2009 (Table 2.5-23)

Figure 2.5-15 City of Homestead Expenditures by Category, 2008



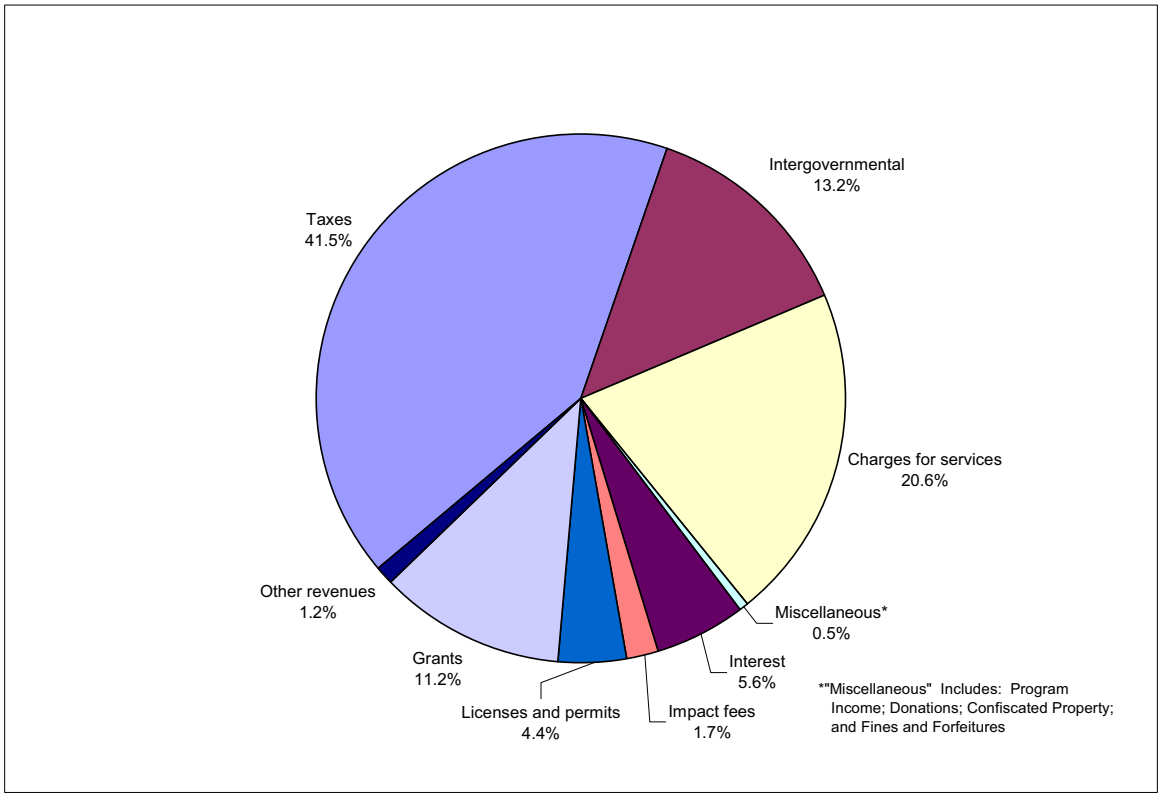
Source: CHF Mar 2009 (Table 2.5-23).

Figure 2.5-16 City of Florida City Revenues, Expenditures, and Total Tax Levy, 1998–2007



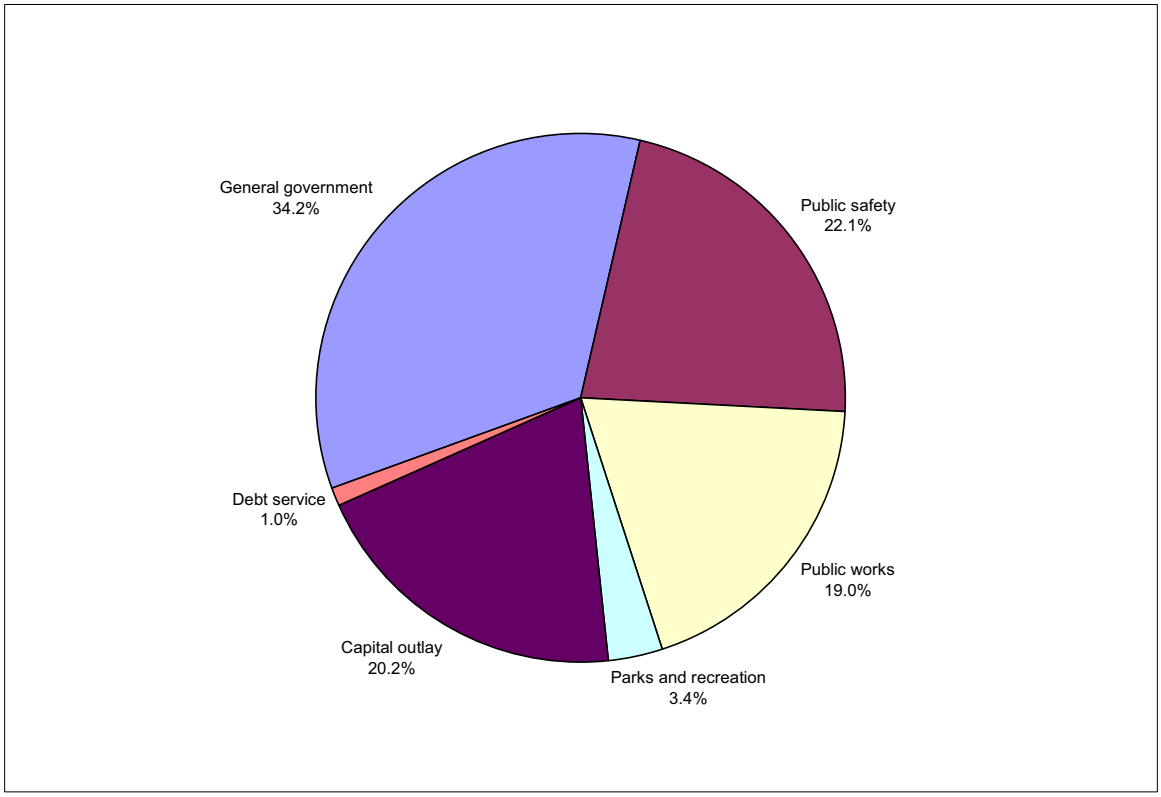
Source: CFCF May 2008 (Tables 2.5-26 and 2.5-27).

Figure 2.5-17 City of Florida City Revenues by Source, 2007



Source: CFCF May 2008 (Table 2.5-26).

Figure 2.5-18 City of Florida City Expenditures by Category, 2007



Source: CFCF May 2008 (Table 2.5-26).

Figure 2.5-19 Recreational Areas in 6-Mile Region

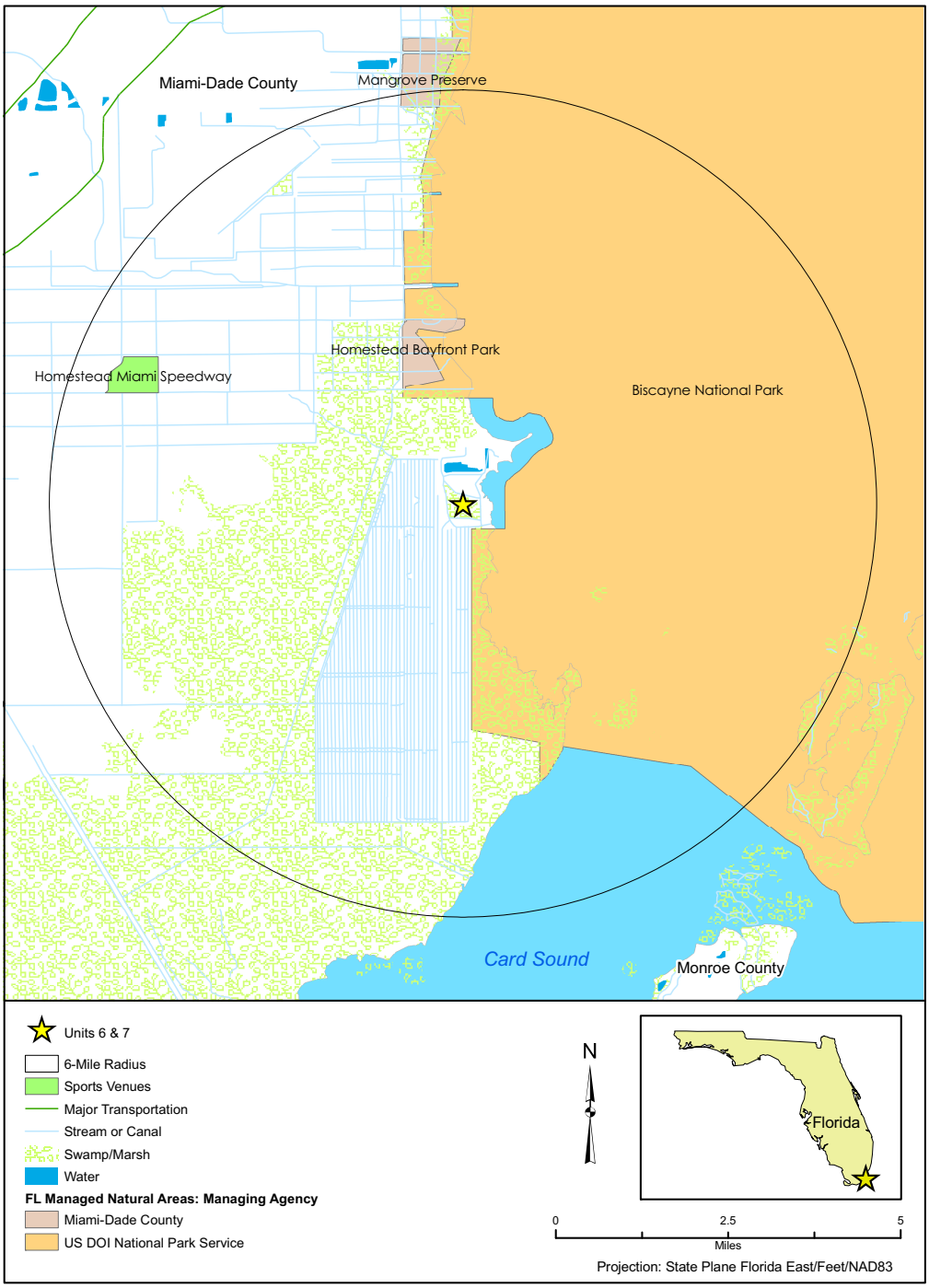


Figure 2.5-20 Recreational Areas in 50-Mile Region

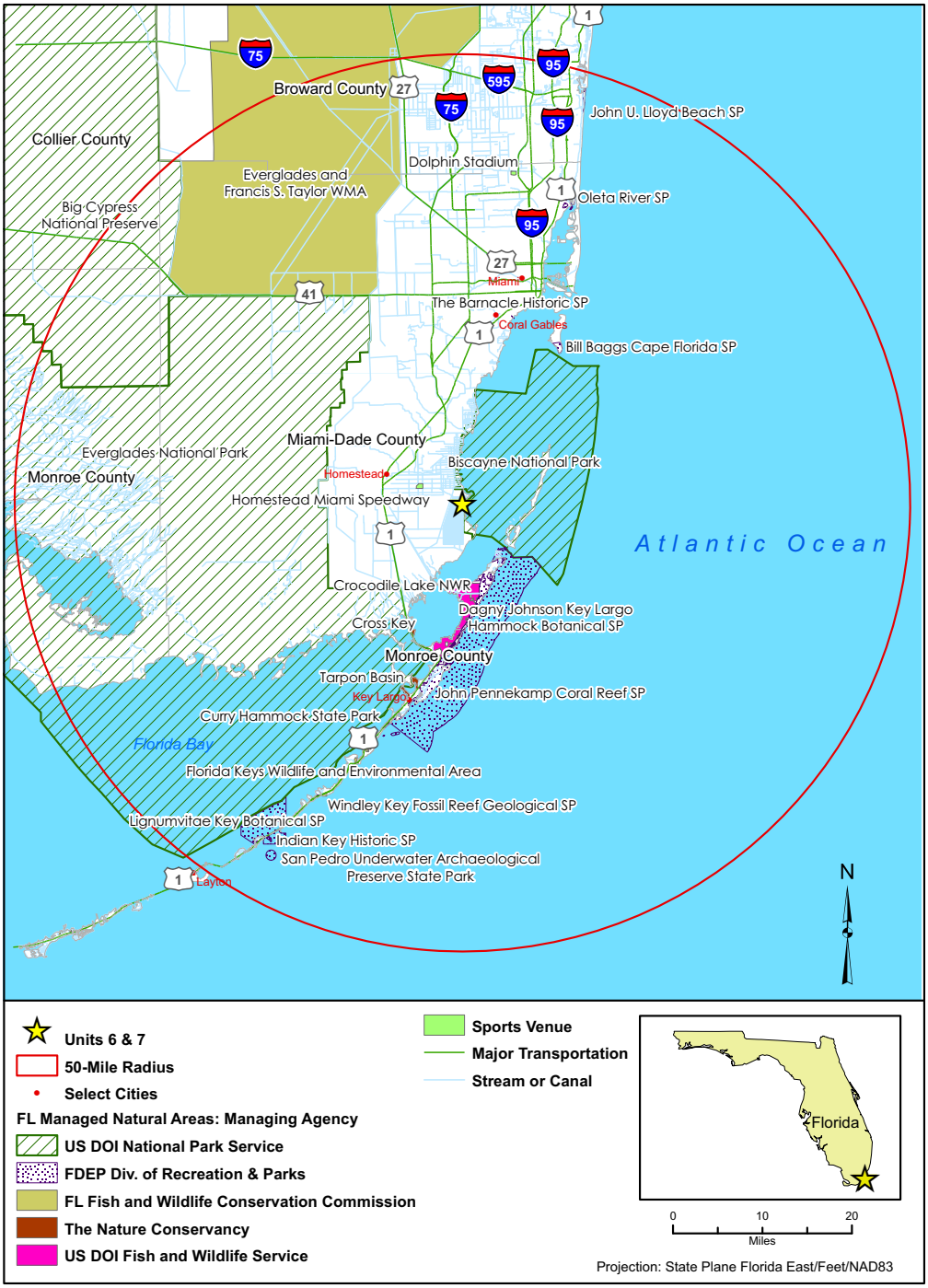


Figure 2.5-21 Regional Water Management Districts of Florida

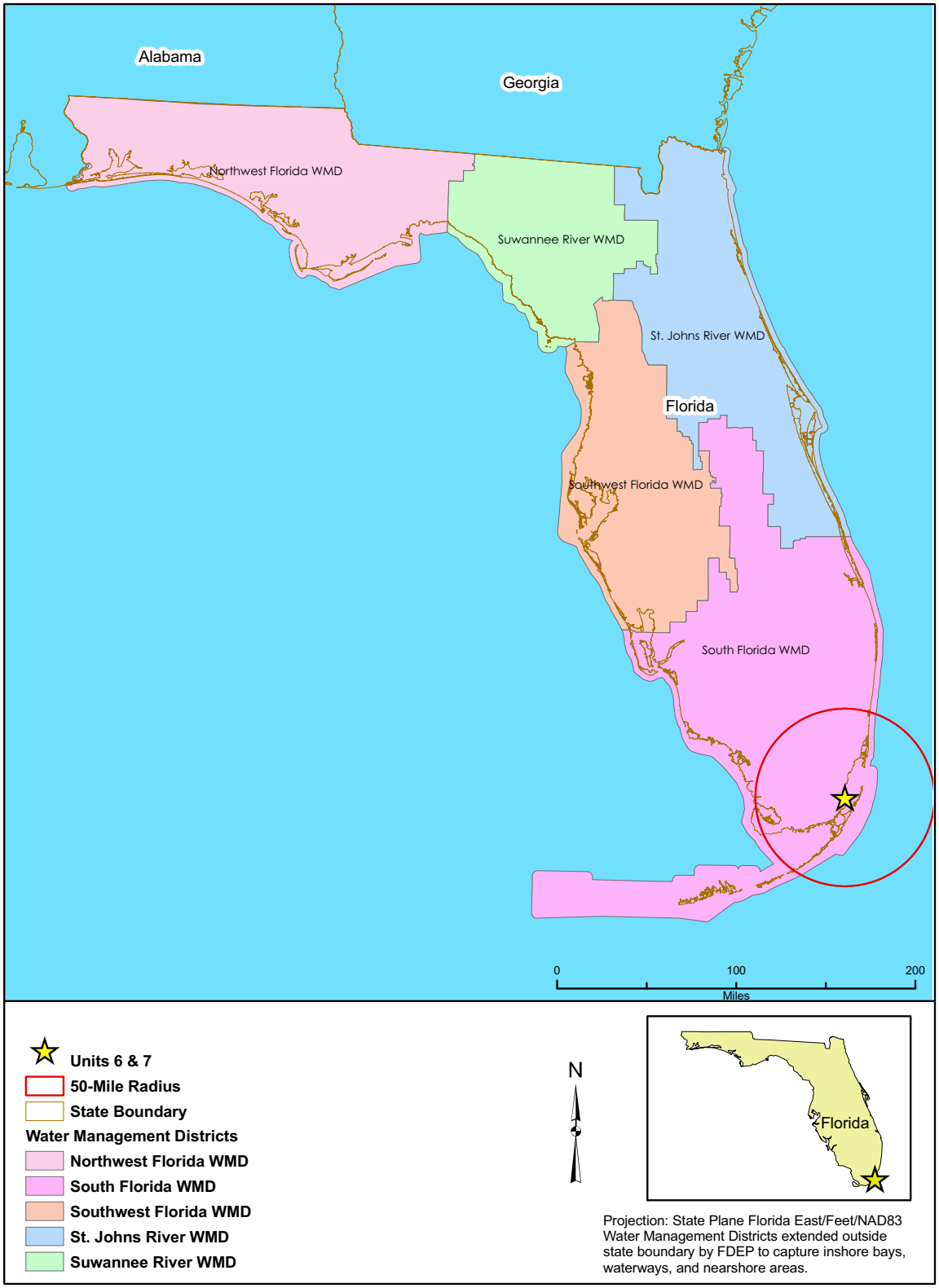


Figure 2.5-22 Miami-Dade County Public Water Supply Areas

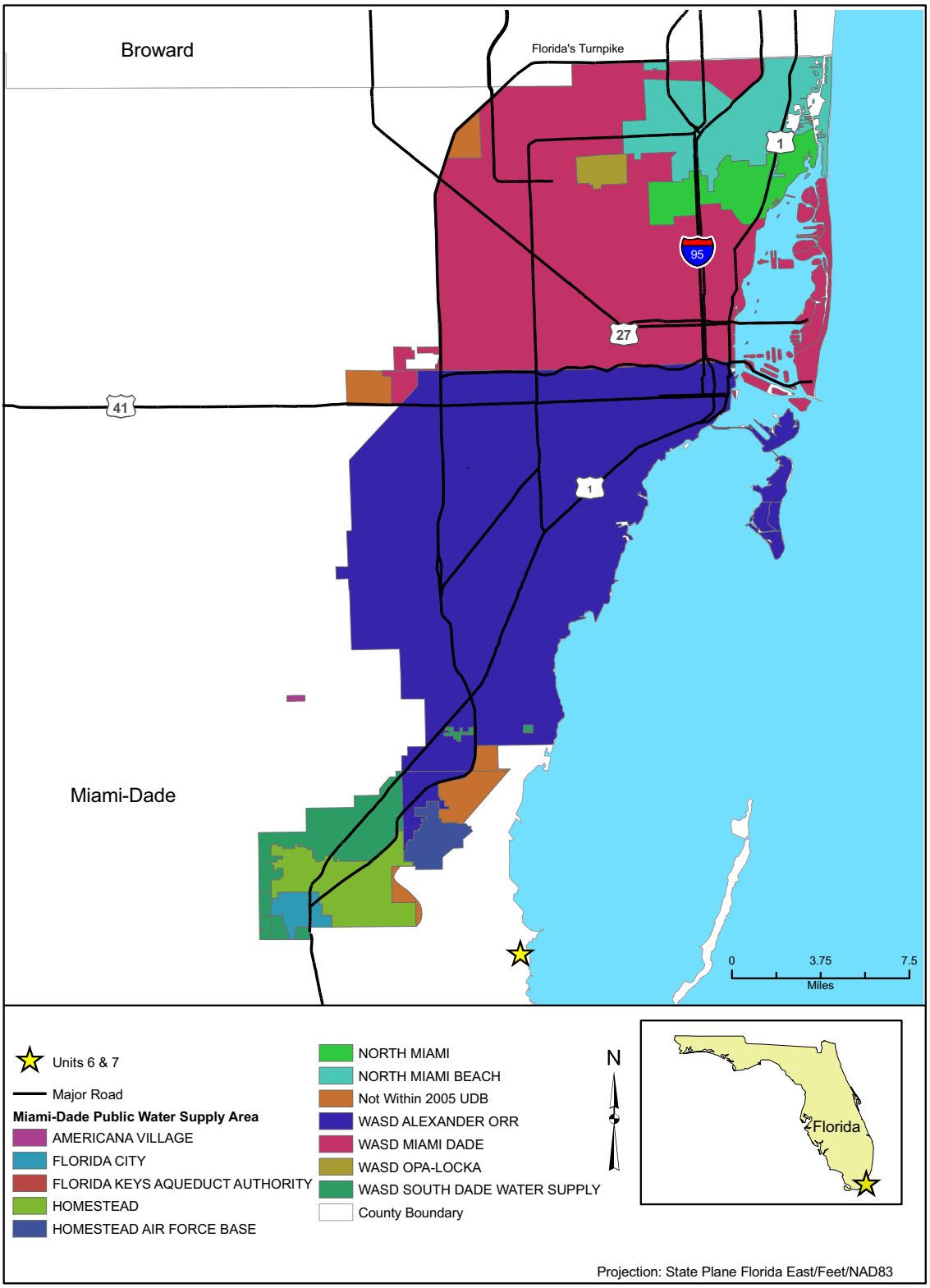


Figure 2.5-23 Miami-Dade County School District

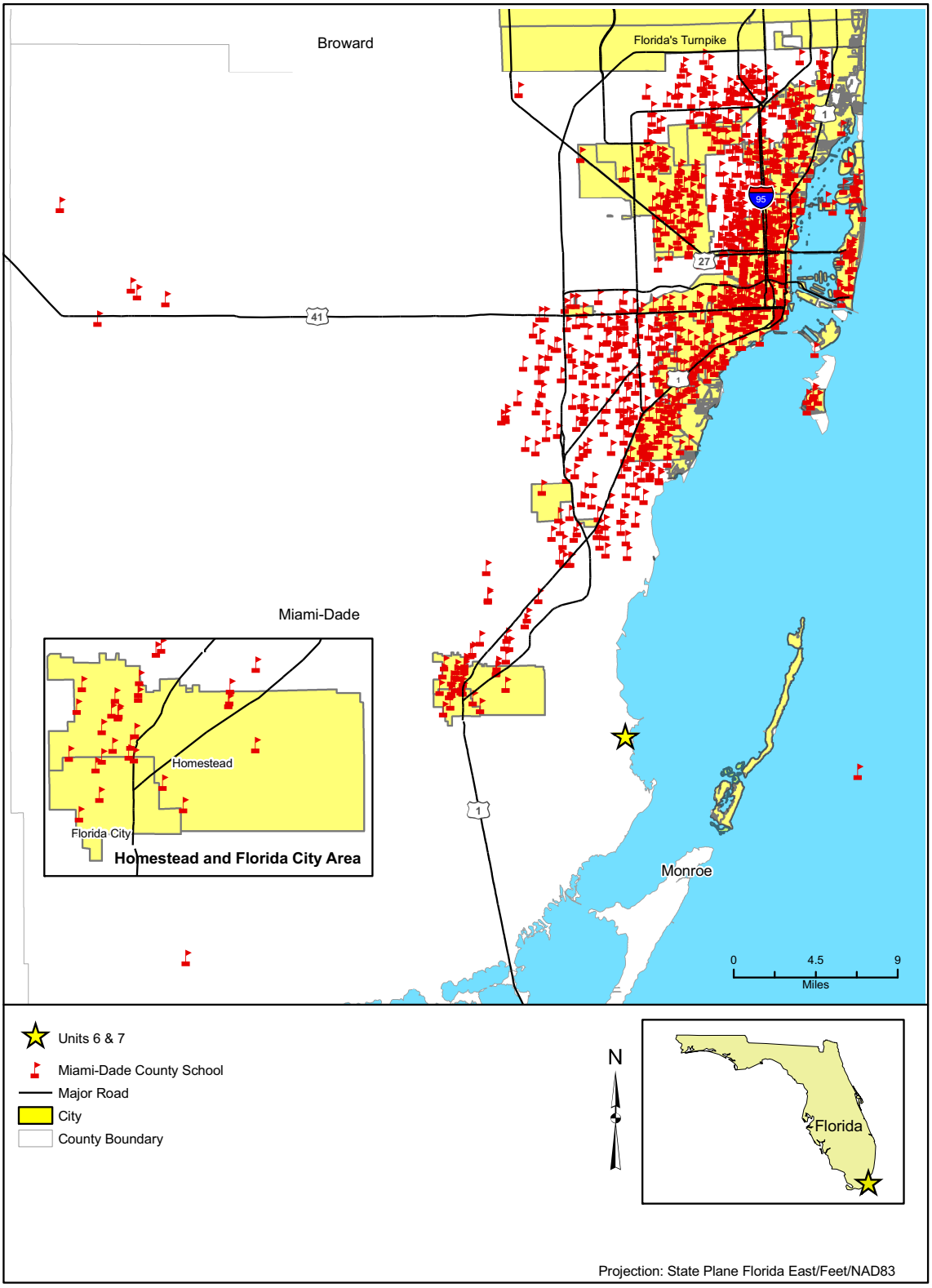


Figure 2.5-24 Significant Black Minority Population

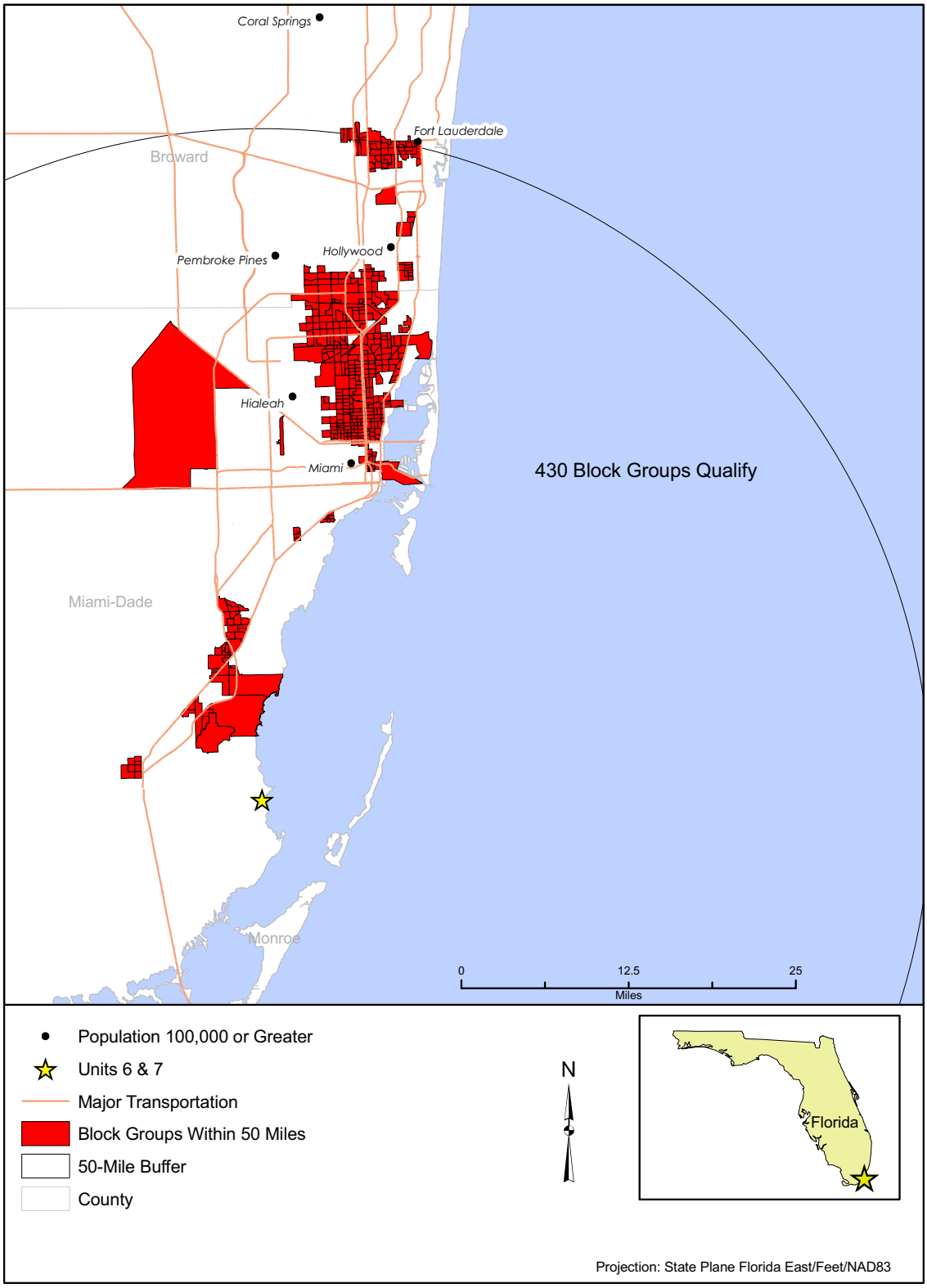


Figure 2.5-25 Significant American Indian/Alaskan Native Minority Population

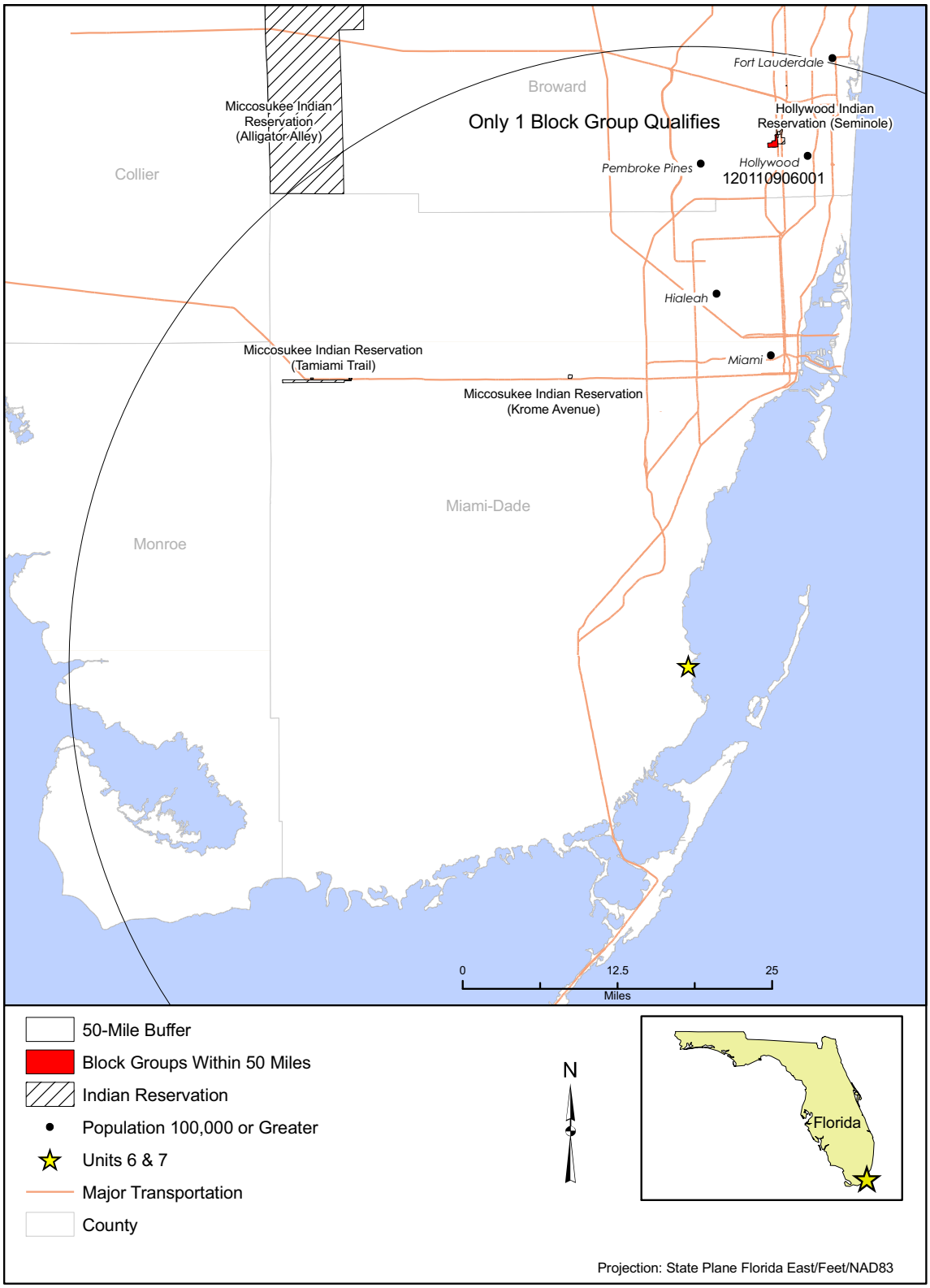


Figure 2.5-26 Significant Other Races Minority Population

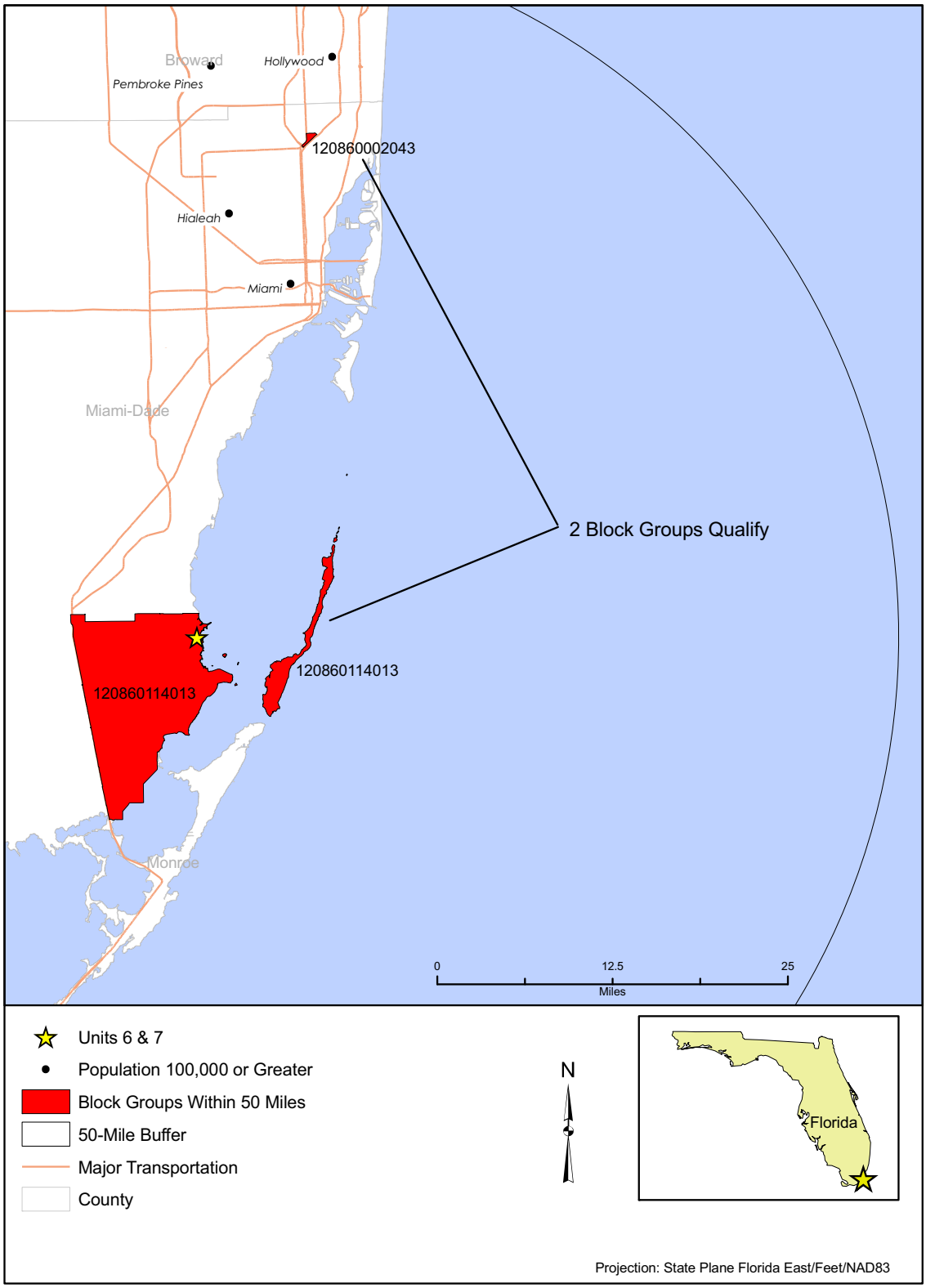


Figure 2.5-27 Significant Multiracial Minority Population

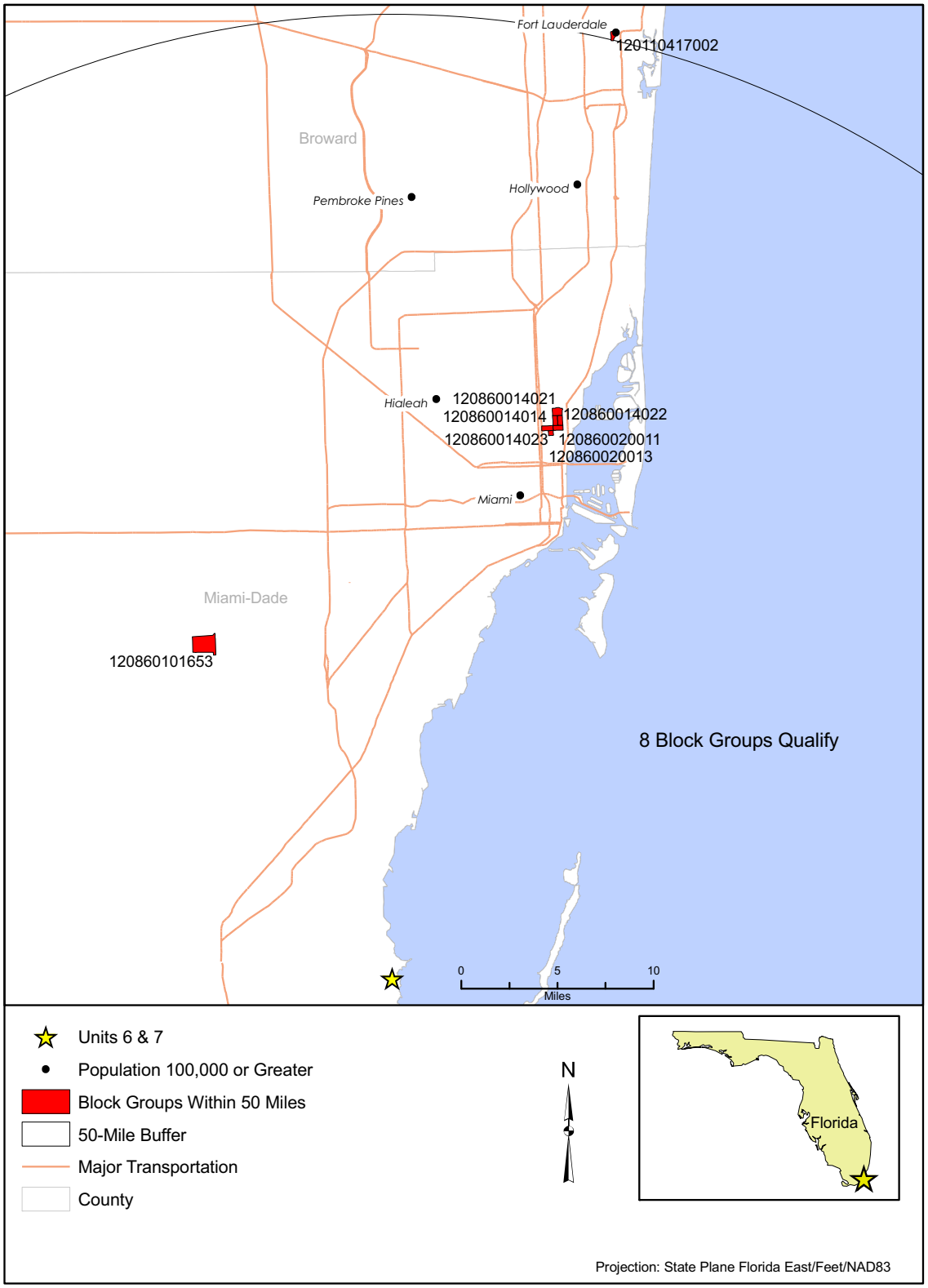


Figure 2.5-28 Significant Aggregate Minority Population

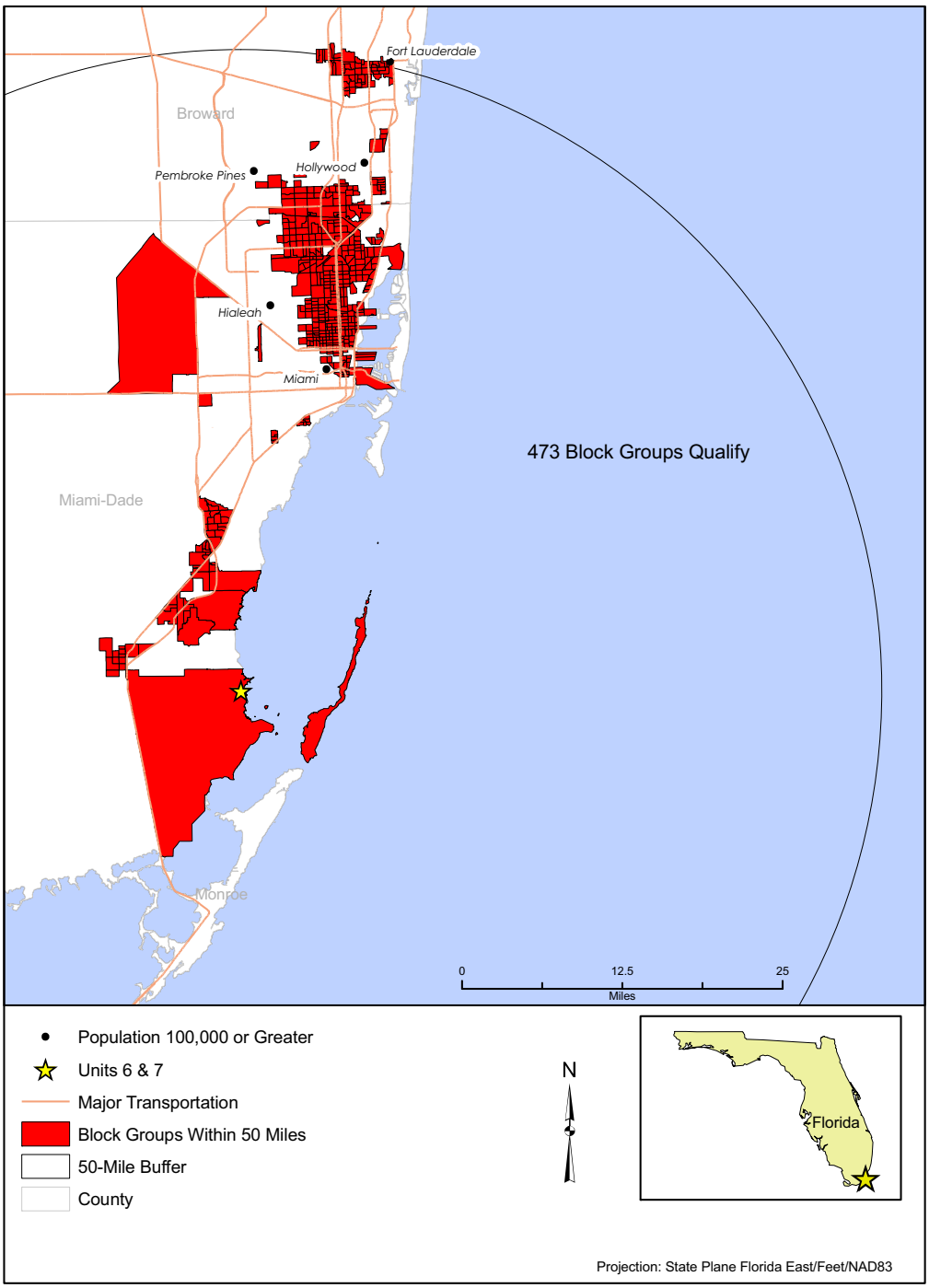


Figure 2.5-29 Significant Hispanic Minority Population

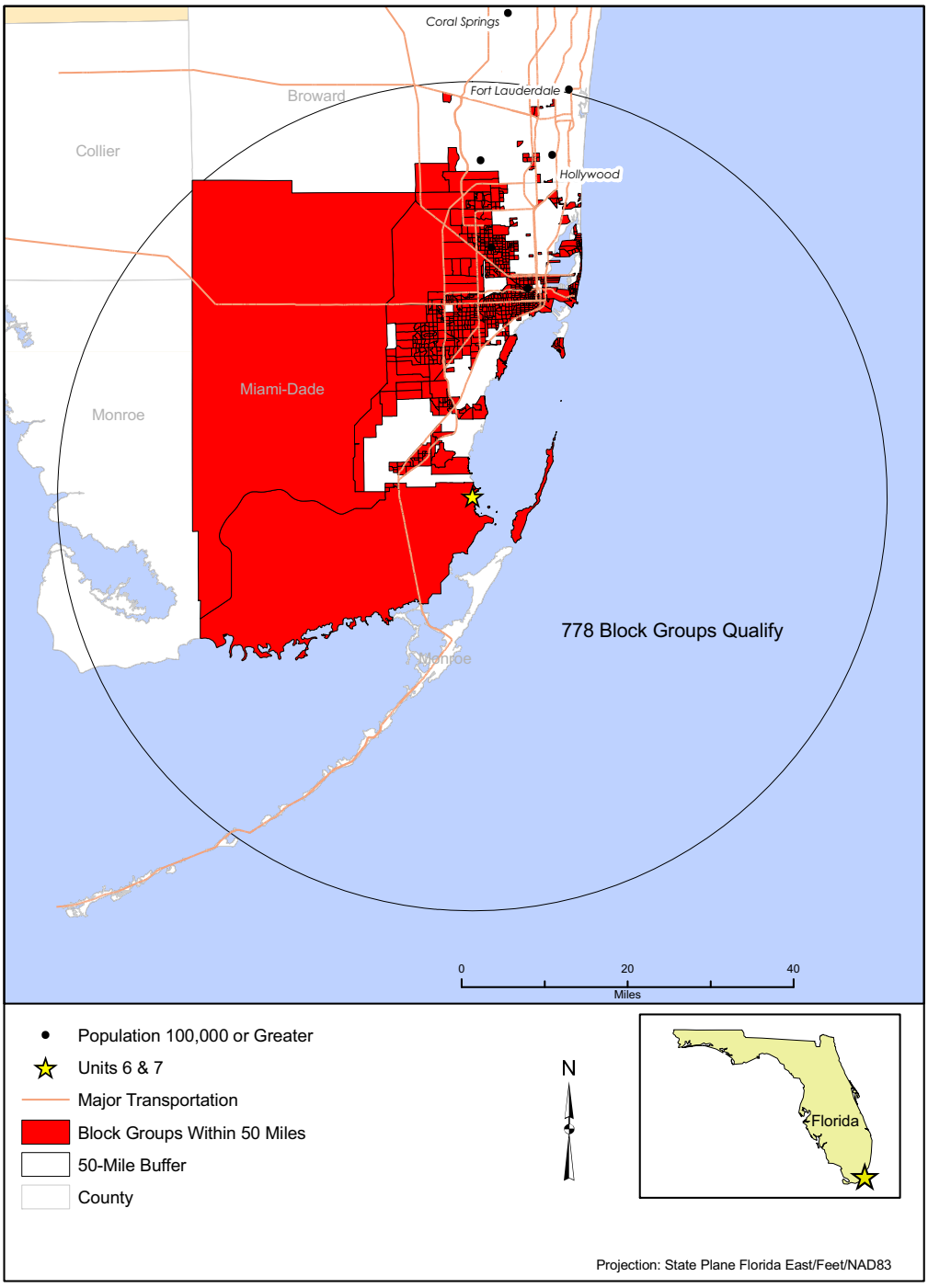
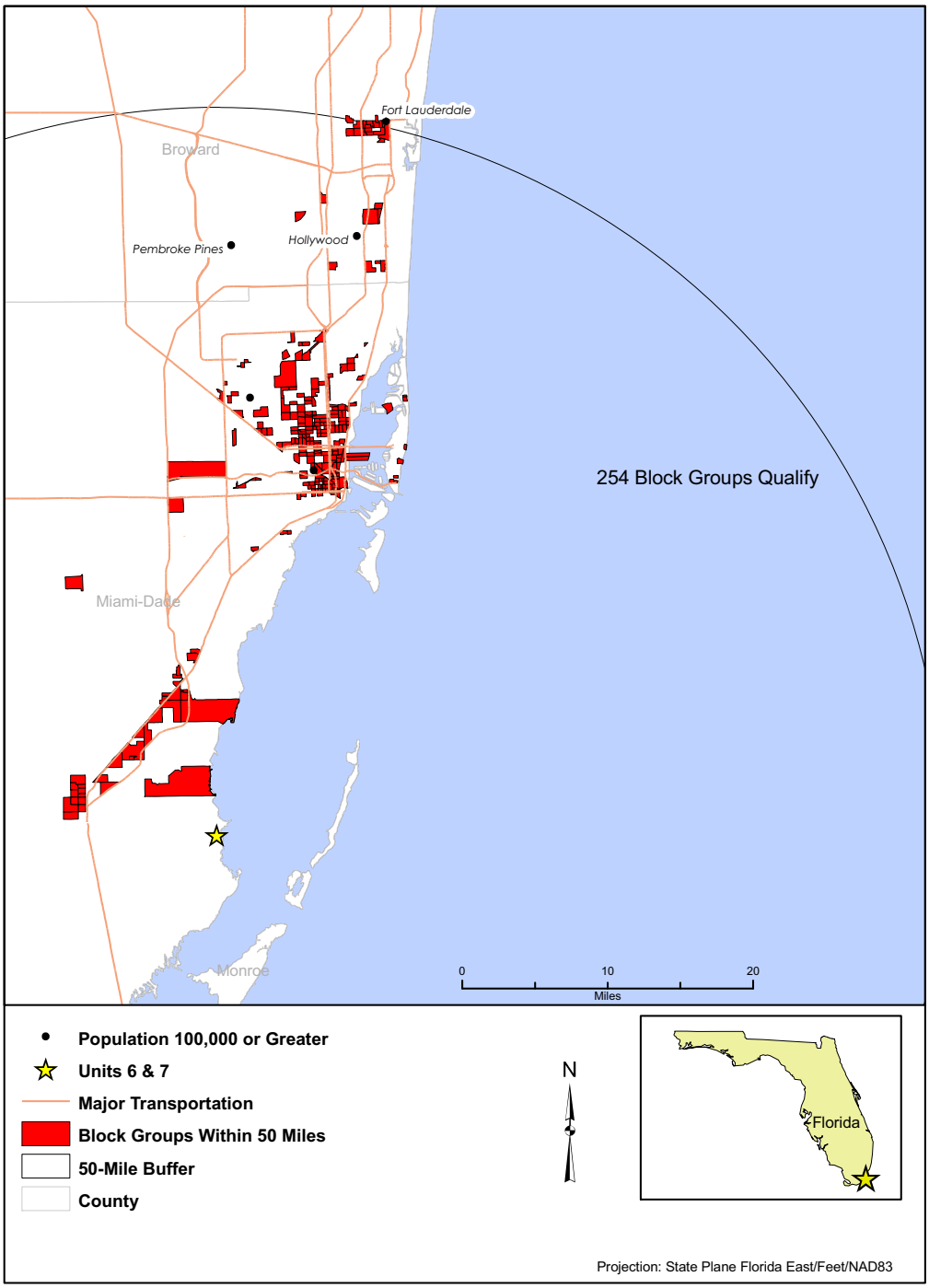



Figure 2.5-30 Significant Low Income Household Population