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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

The population data in this section was updated to reflect the American Community Survey Estimates for 2005-2009. The population projections in [Table 2.5-1](#) and FSAR Subsection 2.1.3, however, used the 2010 Census dataset in order to be consistent with the base population utilized by the Florida Office of Economic Development and Research for the state projected population growth between 2010 and 2030. The 2010 Census dataset was also used in FSAR Subsection 2.1.3 to calculate the same base growth rate multiplier as the state, so that the population projections would be consistent with those projected by the state through 2030.

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## **Miami-Dade County**

Miami-Dade County is the host county for new Units 6 & 7. In 2005-2009, Miami-Dade County had an estimated population of approximately 2.5 million (USCB 2010c). 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 2009c). The county's largest population center is Miami which had an estimated population of 418,480 in 2005-2009 (USCB 2010c). 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 2005-2009, the county's mean travel time to work was 29.9 minutes (USCB 2010a). 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 2009, Miami-Dade County's total employment was 1,369,128. Of that total, construction employment was 64,702 (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 26.9 minutes in 2005-2009 (USCB 2010a). 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 2005-2009 population base of the county, 1,759,132 (USCB 2010c), then the new workers and family members would represent less than 0.02 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 2005-2009, Monroe County had a population of 74,024 (USCB 2010c), 7.0 percent fewer residents than in 2000 (USCB 2009b). The county's largest population center, Key West, with a 2005-2009 population of 22,914 (USCB 2010c), 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 a 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 based on 2010 United States Census Bureau (USCB) decennial census data. The population was shown 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

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years 2020 through 2090 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). The growth rate was calculated using this exponential growth rate formula  $P_2 = P_1 \times e^{(rxn)}$ , where  $P_2$  is the projected population,  $P_1$  is the initial population,  $r$  is the growth rate and  $n$  is the number of years. 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 2010 census block group point 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 2011). 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 that shown for the year 2010.

#### 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 (USCB 2008) and a 2005-2009 population estimate of 55,036 (USCB 2010c). Florida City had a 2000 population of 7843 (USCB 2008) and a 2005-2009 population estimate of 9808 (USCB 2010c). 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.

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- The Miami-Fort Lauderdale-Pompano Beach, Florida, Metropolitan Statistical Area had a 2000 population of 5,007,992. From 2000 to 2005-2009, the population grew 9.5 percent. The 2005-2009 population estimate was 5,484,777.
- The Naples-Marco Island, Florida, Metropolitan Statistical Area had a 2000 population of 251,377. From 2000 to 2005-2009, the population grew 24.6 percent. The 2005-2009 population estimate was 313,165.
- The Key West, Florida, Micropolitan Statistical Area had a 2000 population of 79,589. From 2000 to 2005-2009, the population decreased 7.0 percent. The 2005-2009 population estimate was 74,024 (USCB 2010c).

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.

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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 0.81 percent annual growth rate ([Table 2.5-4](#)).

Florida has experienced a boom-bust economy over the last decade. From 2000 to 2006, a healthy national economy, strong state-wide real estate markets, and accelerating construction fueled Florida's population growth. Florida's population has increased at an average of about 340,000 people per year. (USCB 2009b)

In 2007, the national housing market and economy began to decline. In Florida, the phenomenon was magnified. As a result, there was a slowing in the population growth to about 149,800 persons per year from 2006 to 2009 (USCB 2009b). However, projections indicate that Florida's population is expected to return to more moderate growth levels of about 252,500 persons per year from 2010 to 2020 and about 255,100 persons per year from 2020 to 2030 ([Table 2.5-4](#)).

[Table 2.5-5](#) lists the age distributions of the populations in the ROI, in 2005–2009, 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.<sup>1</sup> Under this definition, transients include people in:

- Workplaces
- Places where people reside part-time, such as hotels and motels and seasonal housing

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<sup>1</sup>. 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.



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- 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 40,521 based on major employers, overnight accommodations including hotels, motels, and seasonal housing, and major recreational areas and marinas.

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. (More current inter-county work flows are not available from the USCB.) 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 late 2011, there were approximately 361 hotels and motels with about 47,642 rooms ([Table 2.5-35](#)). Because of the seasonal variation in the number of visitors, the occupancy rates vary. In 2010, there were 38,302 vacant housing units in the ROI that were designated as seasonal, recreational, or occasional use (USCB 2010d). 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](#).

#### 2.5.1.4 Turkey Point Units 3 & 4 Workforce

As reported in [Section 5.11](#), currently there are 977 operation workers that support the operation of Units 1 through 5. Also, Units 3 & 4 are both on 18-month refueling cycles and, during each refueling event, an additional 600–1000 outage workers join the current operation workforce for a period of 25 to 35 days.

## 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 been 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 is considered as the socioeconomic ROI. This section addresses the following community characteristics for the Miami-Dade County: economy, transportation taxes, land use, aesthetics and recreation, housing, public services, community infrastructure, and 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 2001 to 2011, as reported by the U.S. Bureau of Labor Statistics (BLS). In 2011, the Miami-Dade County labor force totaled 1.3 million people, representing 14.1 percent of the total Florida labor force. The Miami-Dade County labor force grew at an average annual rate of approximately 1.7 percent between 2001 and 2010. The population increased during that period

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by an average annual rate of 1.0 percent, 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 size of the state's labor force was essentially flat over the same period, reflecting faster growth in other Florida counties than in Miami-Dade County. In 2011, 156,562 people in Miami-Dade County were unemployed. The 2011 average annual unemployment rate in the Miami-Dade County was 12.0 percent, compared to 10.6 percent for Florida and 8.9 percent for the United States (BLS 2012a). 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 2009. As of 2009 in Miami-Dade County, in the nonfarm employment category, the services sector was the largest source of employment, accounting for 48.7 percent of jobs, slightly higher than Florida. The retail sector accounted for 9.9 percent of jobs, while the finance, insurance, and real estate sector provided 9.7 percent of the jobs, and local government provided 8.4 percent of jobs in Miami-Dade County. Construction provided 4.7 percent of the positions. 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.

Total employment in Miami-Dade County grew by an average of 0.5 percent annually between 2001 and 2009, with the highest absolute (number of new jobs) employment growth in health care and social assistance, 38,501 jobs; other services, except public administration, 22,557 jobs; and real estate and rental and leasing, 16,075 jobs. 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 recent economic downturn. Sectors experiencing declining employment were led by manufacturing with a loss of 22,465 jobs; positions in information services which declined by 13,709; and administrative and waste management services which lost 6962 jobs. During the same period, Florida's employment grew by an annual average rate of 1.0 percent, led by healthcare and social assistance, real estate and rental and leasing, and finance and insurance. **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 federal

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government, Florida state government, and Jackson Health System, while the five largest private employers are the University of Miami, Baptist Health South Florida, Publix Super Markets (a grocery chain), American Airlines, and Precision Response Corporation (marketing services).

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 2010 is the latest year for which final data is available.

**Table 2.5-11** presents employment trends for 2001 to 2010 for total workers in all nongovernment industry sectors, construction, heavy and civil engineering construction, utilities, and nuclear electric power generation. (Note that utilities data were not disclosed for 2001 for Miami-Dade County, and nuclear electric power generation data were not disclosed for any years for Florida or Miami-Dade County.<sup>1</sup>)

**Table 2.5-11** shows that construction employment dropped at similar rates nationally, in Florida, and in Miami-Dade County. This employment contraction also occurred, to a generally lesser degree, in the specialized heavy and civil engineering construction sector. Florida lost 3.0 percent of the jobs in the field, while Miami-Dade County fared better, losing only 0.3 percent of the positions. Employment in the utilities sector also declined during this period. Although employment data were not disclosed for either Florida or Miami-Dade County for the nuclear electrical power generation sector, national employment in the industry grew at a very modest 1.7 percent during the decade.

**Table 2.5-12** shows average annual wage (not adjusted for inflation) trends from 2001 to 2010 for the same industrial sectors described above. Although employment dropped in all industrial sectors, in construction and in heavy and civil engineering construction nationally, in Florida and in Miami-Dade County, average annual wages rose about 3 percent in all industrial sectors, construction, heavy and civil engineering construction, and utilities in all three geographical areas. Average annual wages also rose in the study period at a faster rate in the nuclear electrical power generation field than the other analyzed sectors. **Figure 2.5-5** compares wage trends in heavy and civil engineering construction for 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 2019 for each category.

**Table 2.5-13** shows 2011 employment totals for all industries in the construction sector, to include the heavy and civil engineering construction sectors and construction occupational categories. It

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1. Area data may not be disclosed when data does not meet BLS or state agency disclosure standards regarding confidentiality or data quality (BLS 2012c). 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.

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also reflects projected employment for 2019, the anticipated average annual change, and average hourly wages (for the occupational categories only). The table shows that the state has projected very slow growth in these sectors and occupations.

Per capita personal income provides a useful income comparison among regions. The BEA calculates per capita personal income by dividing the total personal income in an area by the area's population. In 2009 (the latest year for which the BEA provides data), the per capita personal income in Florida was \$38,965, \$670 less than the per capita personal income for the United States. The per capita personal income in Miami-Dade County in 2009 was \$36,357, which represented 91.7 percent of the United States and 93.3 percent of Florida per capita personal income. As shown in [Table 2.5-14](#), per capita personal income in Miami-Dade County grew by an average annual rate of 3.8 percent between 2001 and 2009 (not adjusted for inflation), showing stronger growth than Florida (3.4 percent) and the United States (3.1 percent) (BEA 2011b). [Figure 2.5-6](#) illustrates income trends in Miami-Dade County, the state of Florida, and the United States.

#### 2.5.2.2 Transportation

Miami-Dade County has an extensive roadway infrastructure including U.S. and interstate highways, multilane divided state highways, and local streets. The County operates public transportation services including rail, and express and local bus. Rail freight service in Miami-Dade County is provided by CSX. Rail passenger service is provided by Amtrak and TRI Rail. The County has public 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, and Interstates 75 and 95, which run north-south and terminate in Miami. These U.S. highways and interstates are shown on [Figure 2.5-7](#).

Two major state highways in the County are Florida's Turnpike and SR 997. Florida's Turnpike is a multilane divided toll road that connects Interstate 75 in Central Florida to U.S. Highway 1 at Homestead/ Florida City. SR 997 (also known as Krome Avenue) runs from the Homestead area to its intersection with U.S. Highway 27 just south of the Broward County/ Miami-Dade County line, skirting the western Miami metropolitan area. These highways are shown on [Figures 2.5-7](#) and [2.5-8a](#).

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The existing access road for Turkey Point is SW 344th Street/Palm Drive, which runs east-west. Workers from the west, northwest, north and south can access the west end of Palm Drive from U.S. Highway 1, Krome Avenue or Florida's Turnpike. Workers from the north can also access Palm Drive by traveling south on SW 137th Avenue/Tallahassee Road or SW 117th Avenue, a street east of Tallahassee Road.

SW 328th Street/North Canal Drive runs east-west several blocks north of Palm Drive, and also can be accessed from Krome Avenue, U.S. Highway 1 or Florida's Turnpike. North Canal Drive intersects with Tallahassee Road, north of Tallahassee Road's intersection with Palm Drive, and therefore provides an alternative access to Turkey Point from the west for part of the commute. Tallahassee Road, North Canal Drive and Palm Drive are 4-lane roads for at least part of their distances and are classified as rural major collectors (Table 2.5-15), designed for travel at lower speeds and shorter distances than arterials which provide the highest level of speed and mobility. Florida considers rural major collectors to be any road that connects major or minor thoroughfares, or connects a major thoroughfare with a concentrated land use (FDOT 2003).

Both the Florida Department of Transportation and Miami-Dade County monitor traffic in the Homestead/ Florida City area, mostly at intersections of the major highways with major surface streets (Figure 2.5-8a and Tables 2.5-16 and 2.5-17). The major roads support much greater traffic volumes than local streets. Average traffic counts do not provide information on the range of traffic volumes. When analyzing traffic in Florida, consideration must be given to the seasonality of many residents. The Bureau of Economic and Business Research, Warrington College of Business Administration, University of Florida has compiled a series of research papers on the impact of seasonal residents to Florida (Galvez, 1997). Florida has approximately 1 million seasonal residents in January and approximately 170,000 in late summer (Nova Southeastern University 2009). Forty-one percent of the seasonal residents can be found in the southwest counties and 35 percent in the 10 southeastern counties, including Miami-Dade (Galvez, 1997).

### **Evacuation Routes**

The severe weather evacuation routes in the Homestead and Florida City area are U.S. Highway 1, Florida's Turnpike, SR 997, and Card Sound Road (FDEM 2007). These routes are shown on Figure 2.5-8a.

### **Special Events Affecting Local Traffic**

In addition to seasonal population fluxes, the level of traffic on the local roads described above would be impacted by events at the Homestead Miami Speedway. The Speedway operates 280 days a year, and hosts events sponsored by all six of America's premier motorsport championships. Many of its activities are not national events, such as Porsche/BMW Owners



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Club meetings, SCCA Drivers School, VanEpps Teen Driving programs, and amateur formula, automobile and motorcycle races. The track has parking for 30,000 cars and 1300 RVs. The speedway lies at the intersection of SW 344th Street/Palm Drive and SW 137th Avenue/Tallahassee Road. 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

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(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.



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### 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; property taxes related to the construction and operation of the units; and 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 \$25.5 billion in 2011, while total tax revenues were \$32.4 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 2012d).

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 \$50,000, for tax years beginning on or after 1/1/2013, is subtracted to arrive at Florida net income, which is multiplied by 5.5 percent to compute the tax (FDOR 2012b).

Florida Statute §220.131 allows certain affiliated groups of corporations to elect to participate in the filing of a consolidated corporate income tax return. FPL is part of an affiliated group of corporations that has made this election. Under a consolidated Florida corporate income tax return the federal taxable income of the combined group is the same as the federal taxable income included in the affiliated groups consolidated federal tax return. The Florida adjustments, apportionment factor, and nonbusiness income allocations are all made on a consolidated basis and one exemption is available to the consolidated group. The resulting Florida net income is then multiplied by 5.5 percent to compute the tax.

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In 2011<sup>1</sup>, corporate income and excise tax accounted for 5.8 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 1.5 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 2012d). Miami-Dade County imposes a 1 percent discretionary sales surtax in addition to the state sales tax (FDOR 2012a).

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 vehicle and mobile home sales, the applicable surtax rate is 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 2012d).

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 2012d).

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 2012f).

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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 2010-2011, or simply 2011.

In 2011, sales and use taxes accounted for 59.8 percent of 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 2012c)

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 2012c).

In 2011, communications services taxes accounted for 7.1 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 2012e).

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

- Warranty deeds

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- 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.

In 2011, the documentary stamp tax accounted for 3.6 percent of the state’s tax revenues (Table 2.5-18).

#### 2.5.2.3.4 Property Taxes — County, School District, 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.

FPL pays property taxes to Miami-Dade County and the Miami-Dade school district. Table 2.5-18 presents information from 2000 to 2011 on the total assessed value of the three fossil units and

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the two nuclear units, and the total tax paid to the county and the school district. In 2011, taxes were \$6.7 million on the nuclear units and \$9.2 million on the fossil units, for a total of \$15.9 million. The county received 55 percent of this tax, while the school district received 45 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 and the Children's Trust Authority. [Table 2.5-20](#) provides the 2011 millage rate, taxable value, and taxes levied by each taxing entity. In 2011, FPL was levied \$15.3 million in tangible personal property taxes on its properties at Turkey Point.

#### 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. "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 (FSBA 2012)." 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. A detailed description of the FEFP equation used to determine school district allocations is found at the Florida School Board Association website (FSBA 2012).

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. 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. [Table 2.5-21](#) shows the Miami-Dade School District's revenues by source for the 2000–2001 to 2009–2010 school years. As the table shows, over this

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10-year period, the state contribution has steadily declined from 53.4 percent to 28.2 percent, while the local portion has risen from 37.2 percent to 54.0 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 17.9 percent. In the 2009–2010 school year, Miami-Dade schools had total revenues of \$3.5 billion. [Figure 2.5-10](#) illustrates these trends.

#### 2.5.2.3.6 Local Revenues and Expenditures

Over 83 percent of the current Turkey Point employees live in Miami-Dade County, which is the ROI. The county's extensive retail opportunities ensure that Turkey Point Plant workers would purchase a large portion of their goods and services within the county. Therefore, Miami-Dade is the county 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 2011, Miami-Dade County government had \$1.3 billion in total revenues. The county received 76.4 percent of its revenues from ad valorem (property) taxes, 5.1 percent from gas taxes, and 4.5 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 2011 totaled \$1.2 billion, as shown in [Table 2.5-22](#). Public safety was the largest expenditure, accounting for 43.2 percent. Health and human services accounted for 15.2 percent, general government for 14.7 percent, and transportation for 14.1 percent. [Figure 2.5-12](#) shows the expense breakout.

#### **City of Homestead**

[Table 2.5-23](#) presents 2001 through 2010 revenues and expenditures for the city of Homestead. In 2010, the city had total revenues of \$58.5 million and expenditures of \$54.5 million, resulting in a surplus of \$4.1 million, substantially more than the previous year's surplus of \$600,000. [Figure 2.5-13](#) illustrates the changes in revenues, expenditures, and the total tax levy from 2001 to 2010, and shows that all have grown substantially since 2002. Revenues and expenditures dropped in 2007 and 2008 from 2006 levels.

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In 2010, 37.8 percent of Homestead's revenues were from property taxes, with 33.9 percent coming from intergovernmental sources with 2.6 percent from licenses and permits. **Figure 2.5-14** illustrates the proportion from each revenue source.

Public safety was Homestead's largest expenditure in 2010, accounting for 47.2 percent of the total. General government accounted for 22.8 percent, capital outlay for 15.5 percent, and parks and recreation for 7.2 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 2001 to 2010, along with the total tax levy for each year. The assessed value of real property increased by more than fivefold (not adjusted for inflation) over that decade, while the amount of total tax levy more than quadrupled.

**Table 2.5-25** shows the history of millage rates over that decade. Rates for the city of Homestead, the school district, the county, and the state have declined somewhat, while the special district millages have fluctuated. Overall, the total property tax rate for Homestead property owners has declined from 26.2640 (dollars per \$1000 of taxable property value) to 23.1774.

### 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 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



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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 fluctuated. 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 9400 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.



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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 2007, approximately 5 percent of the land area of Miami-Dade County consisted of farms and ranches ([Subsection 2.2.3](#)). There are 281,172 acres of urban or built up land, 98,200 acres of agricultural land, 16,094 acres of rangeland, 61,069 acres of upland forest, 20,088 acres of water, 837,446 acres of wetland, and 3881 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.

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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).

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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 incorporated 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](#).

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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, means 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

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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 60<sup>th</sup> annual Rodeo in 2009 had approximately 27,500 spectators. The Annual Super Chili Bowl Cook-Off and Outhouse Race is held each February and draws about 2000 participants. The Dade County Farm Bureau Annual Barbeque and "Fun" Raiser is held in April and draws 1200 participants.

*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 and the Miami MetroZoo with 750,000 visitors a year. 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).

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*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 Sunlife Stadium (aka Pro Player Dolphin Stadium, Miami Gardens Stadium) which is also home to 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 approximately 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 5000 (FIU 2009). The Miami Marlins major league baseball team is now playing at the new Marlins Park, a natural grass playing field with 37,000 seats (MM 2012).

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. 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).

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*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. There are five public beaches in Broward County. Virtually all of the residents of Monroe County within the region live in the Keys and have ocean access. There are five public beaches in Monroe County that are within the 50-mile region. (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). In August 2010, the South Florida Water Management District took ownership of 26,800 acres of land formerly owned by United States Sugar Corporation and preserved the option to acquire 153,200 acres of additional land (SFWMD 2011). Also, the National Park Service is evaluating the possible acquisition of 320 acres within the park "expansion area" (The Everglades National Park Protection and Expansion Act of 1989) from FPL (NPS 2011). 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,



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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, Oleta River 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 16 community, municipal, neighborhood, or special use parks (CHF 2012) 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



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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 2005-2009. In 2005-2009, there were 962,935 total housing units in the ROI, an increase of 13 percent or 110,657 units since 2000. Of the occupied units in 2005-2009, 482,841 (58 percent) were owner-occupied and 345,090 (42 percent) were renter-occupied. For the ROI in 2005-2009, the vacancy rate of the owner-occupied units was 3.7 percent, and the vacancy rate for the renter-occupied units was 8.0 percent. Rental units include housing such as single-family units, multifamily units, apartments, or mobile homes that, if occupied are not owner-occupied, and if vacant are “for rent.” In 2009, 368,533 single-family homes were located in Miami-Dade County. The mean construction date of these units is 1973. A large concentration of condominiums, 345,654 units (22 percent of the state of Florida) was located in Miami-Dade County in 2009 (UF 2010).

Of the 852,278 total units within the ROI in 2000, approximately 9 percent (75,504 units) were vacant (USCB 2008). However, of the 962,935 total units within the ROI in 2005-2009, 14 percent (135,004 units) were vacant. In 2009, 42 percent of the condominiums in Miami-Dade County were owner-occupied (UF 2010).

Of the occupied units, approximately 42 percent were rental units in 2005-2009, the same percentage as 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 \$965 in 2005-2009 (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 2000b). Within Miami-Dade County in 2005-2009, there were 15,085 mobile homes. This is a 1.6 percent decrease in the number of mobile homes since 2000.

Housing characteristics in the Homestead and Florida City area are detailed in **Table 2.5-32**. In 2005-2009, 23,994 housing units were located in the Homestead and Florida City area. Approximately 17 percent (4,046) of these units were vacant. Approximately 57 percent of the occupied units are rental units. 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).

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There were 12,637 building permits for privately owned residential units (single and multifamily units) were issued in the Homestead and Florida City area from 2001 to 2010, nearly doubling the area's 2000 total housing inventory. There were 128,120 permits issued in Miami-Dade County for 2001–2010 ([Table 2.5-33](#)).

The median value of homes in Miami-Dade County increased from 2000 to 2005-2009. In 2005-2009, the largest portion of the owner-occupied housing inventory in Miami-Dade County was valued in the range of \$300,000 to \$499,999. In 2005-2009, approximately 28 percent of the owner-occupied housing in the county was valued at less than \$199,999 (USCB 2000b). In 2000, the median value of an owner-occupied house was \$124,000 (USCB 2010b). In 2005-2009, the median value of an owner-occupied house was \$277,200 (USCB 2010b). This is an increase of 124 percent for the 2000 to 2005-2009 period.

The median value for an owner-occupied home in Homestead was \$88,200 in 2000, and the median value for a owner-occupied home in Florida City was \$70,200 (USCB 2000b). As shown in [Table 2.5-32](#), the median value of an owner-occupied house was \$216,500 in Homestead and \$171,300 in Florida City in 2005-2009. These values reflect an increase of 145 percent and 144 percent respectively of the 2000 values.

#### 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 weekend home, winter residences, beach cottage, ski cabin, or a time-share condominium.

In 2010, there were 38,302 housing units for seasonal, recreational, or occasional use in Miami-Dade County ([Table 2.5-31](#)). Seasonal housing is a part of an area's "vacant housing." Of those housing units for seasonal, recreational, or occasional use in the ROI, 175 were in the Homestead and Florida City area ([Table 2.5-32](#)).

#### 2.5.2.6.3 Recreational Vehicle Parks with Hookups

There are at least nine recreational vehicle parks or campgrounds in Miami-Dade County. These identified parks and campgrounds have 1587 spaces with full hookups for private recreational vehicles in the ROI. Approximately 68 percent of these spaces are in the Homestead and Florida City area ([Table 2.5-34](#)). Because most of the recreational vehicle parks are privately owned, the average yearly capacity was not available.

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#### 2.5.2.6.4 Hotels and Motels

In 2011, there were approximately 361 hotels/motels with 47,642 rooms available in the ROI (Table 2.5-35). In the South Dade region, which includes the Homestead and Florida City area, 27 hotels/motels with approximately 1928 rooms were available in 2011.

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 in December 2011 ranged from \$75.76 per night in South Dade to \$206.54 per night in Miami Beach (GMCVB 2012).

#### 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 (FDEP 2008) (Figure 2.5-21).

The South Florida Water Management District (SFWMD) is a regional governmental agency that oversees the water resources in the southern half of Florida, covering 16 counties from Orlando to the Florida Keys and serving a population of 7.5 million residents. It is the largest of Florida's

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five water management districts and is responsible for water supply planning for each region within its jurisdiction. SFWMD's mission is to manage and protect water resources of the region by balancing and improving water quality, flood control, natural systems and water supply.

The SFWMD serves local governments by supporting efforts to safeguard existing natural resources and meet future water demands through one of the four water supply planning areas. The four water supply planning areas are the Upper East Coast, the Lower East Coast, the Lower West Coast, and the Kissimmee Basin. The planning areas are generally defined by the drainage divides of major surface water systems in South Florida. The Lower East Coast (LEC) Planning Area of the SFWMD encompasses approximately 6100 square miles that includes all of Miami-Dade, Broward and Palm Beach Counties, most of Monroe County, and the eastern portions of Hendry and Collier Counties. The SFWMD, through the LEC planning area, provides regional oversight to these specific counties for water demand projections, assessment of existing and projected resource conditions, and formulation of strategies to meet urban, agricultural and environmental water needs (SFWMD 2005).

Miami-Dade County is one of ten counties in the LEC planning area. Miami-Dade County's water is provided by five suppliers: the Miami-Dade Water and Sewer Department, the city of North Miami, the city of North Miami Beach, the city of Homestead and the city of Florida City. The Miami-Dade Water and Sewer Department (MDWASD) provides drinking water to approximately two million customers in Miami-Dade County ([Figure 2.5-22](#)) and draws drinking water from the Biscayne Aquifer. The MDWASD is composed of three water treatment facilities: the Hialeah-Preston Water and Sewer Department (WASD), serving the northern part of Miami-Dade County, the Alexander Orr, Jr. WASD, serving the central and portions of the southern part of Miami-Dade County and the South Dade WASD, serving the southern part of Miami-Dade County. The MDWASD has plans for the construction and operation of the South Miami Heights (SMH) Water Treatment Plant in the South Dade area, which is scheduled to come online in 2012. The MDWASD has a 20 year water use permit issued by the SFWMD which limits its annual allocation to 149,106 million gallons and its monthly maximum allocation to 13,047 million gallons (SFWMD 2010). These allocations are further limited by a wellfield operational plan, described in Limiting Condition 27 of the water use permit (MDWASD 2008).

The city of North Miami supplies water within its municipal boundary as well as outside of its municipal boundary to certain northern parts of unincorporated Miami-Dade County. The city of North Miami Beach supplies water within its municipal boundary as well as outside its municipal boundaries to certain northern parts of unincorporated Miami-Dade County. The city of Homestead provides water within its municipal boundary and for a portion of unincorporated Miami-Dade County, including the Redavo development, from 6 city-owned withdrawal wells. The city of Homestead also has an agreement with the MDWASD to provide some water service within portions of Homestead municipal boundary. Florida City also provides water to portions of

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unincorporated Miami-Dade County as a water supplier. Florida City provides water service within its incorporated boundaries from 4 production wells (MDWASD 2008).

In 2007, the total daily average demand of water supplied by these five major suppliers in Miami-Dade County was 398.03 million gallons per day (MGD) or 74.74 percent of total capacity (Table 2.5-36).

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

In 2005, the SFWMD analyzed projected use by type. In this study, the county's total water demand was projected to increase by 33 percent, from 526.22 mgd in 2005 to 699.9 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 27 percent over the same period, from 380.92 mgd to 483.10 mgd. Agricultural irrigation self-supplied demand was expected to decline by 2.70 percent, from 92.7 mgd to 90.2 mgd. Thermoelectric power self supplied demand will increase 3224 percent from 2.1 mgd to 69.8 mgd (SFWMD 2005).

The two water systems in the Homestead and Florida City area currently have a combined facility capacity of 20.90 mgd. The total population served by both Homestead and Florida City water systems is estimated to increase from 57,951 in 2005 to 110,278 in 2025 (SFWMD 2005). This would be an estimated 90 percent increase in population since 2005. The projected water demands in 2025 for both the Homestead and Florida water systems are estimated to exceed the current rated capacity of these systems. The projected finished water demand in 2025 for the Homestead water system would be 122 percent of the current rated capacity. The projected finished water demand in 2025 for the Florida City water system would be 104 percent of the current rated capacity (SFWMD 2005).

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. 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).

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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).

In 2010, the SFWMD approved the renewal and modification of a water use permit for the public water supply for the MDWASD service area serving 2,787,451 persons in the year 2030. Modifications were recommended for several well fields and the delay of timelines for two projects (Hialeah Reverse Osmosis plant and South Miami Heights WTP). Also included were allocation changes to decrease the yearly raw water supply system allocation from 152,741 million gallons to 149,106 million gallons to meet the water supply needs through 2030.

#### 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 reported for May 2007 through April 2008, the permitted 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)]”



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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 wastewater 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.

The wastewater treatment facility for Homestead currently shows 102 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 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 2010, 2980 officers were employed in the Miami-Dade County Police Department. Law enforcement in the Homestead and Florida City area is served through the Miami-Dade County Police Department.

In 2010, 135 officers were employed in the Homestead and Florida City areas police departments. [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 2010. All of the firefighters in these departments, with the exception of those serving the Everglades National Park, are active, career firefighters.

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The Homestead and Florida City area is served by the Miami-Dade County Fire and Rescue. As of 2010, approximately 2070 firefighters were active throughout 65 fire stations located in the Homestead and Florida City service area.

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 10,497 physicians (AMA 2011), 31 hospitals, 8420 staffed beds, and a hospital census (the average number of in-patients receiving care each day) of 4010 (AHA 2006).

A majority (23) 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 (M-DCPS 2011a). M-DCPS is further divided into five regional centers and nine districts. The Homestead and Florida City area is a part of District IX.

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 435 schools (M-DCPS 2011a). There are 213 elementary schools, 79 middle schools, 46 K-8 schools, 68 high schools, 24 alternate or special schools, and 5 combined schools (M-DCPS 2011a). For the school year 2010-2011, M-DCPS had a kindergarten through Grade 12 total enrollment of 347,133 students. This is an approximately 4 percent decrease from the 2005-2006 school enrollments. Student enrollment has consistently decreased since 2001-2002 with the exception of 2009-2010 when there was a very small increase from 2008-2009 (M-DCPS 2011a). 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 13,746 student stations to accommodate enrollment with a completion date of 2015-2016. **Table 2.5-42** lists the various projects and capacities. Of the student population in M-DCPS, 91.4 percent are racial and/or ethnic minorities. Students enrolled in the English for Speakers of Other Languages Program totaled 62,838 (18.1 percent of the 2010-2011 enrollments) (M-DCPS 2011a).

All publicly funded Florida pre-kindergarten through Grade 12 schools are required to meet Florida Department of Education (FDOE)-mandated average student class size. 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 2002). The M-DCPS class size for the 2010–2011 school year for kindergarten through Grade 3 was 13.9, Grades 4 through 8 was 16.6, and Grades 9 through 12 was 20.2 (FDOE 2012). 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 District IX which includes the Homestead and Florida City area. District IX has 76 schools. For the 2010-2011 year, the public schools in the Homestead and Florida City area had an enrollment of 55,860 students (M-DCPS 2011a). Recent initiatives within the Miami Dade County Public School system have eliminated overcrowding in the Homestead and Florida City area (M-DCPS 2008).

#### **2.5.2.8.2 Private Schools – Pre-Kindergarten through 12**

### **Miami-Dade County**

In the 2009-2010 school year, Miami-Dade County had a total of 301 private schools (NCES 2012b), 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 61,161 (NCES 2012b). Capacity levels are not available.

## Homestead and Florida City

In the 2009-2010 school year, the Homestead and Florida City area had a total of 16 private schools (NCES 2012b), 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 2263 (NCES 2012b). Capacity levels are not available.

### 2.5.2.8.3 Post-Secondary Institutions

There are 12 colleges or universities that are accredited by the Southern Association of Colleges and Schools (SACS) 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. [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

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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 has submitted survey reports and work plans to the SHPO (FPL 2009a, FPL 2009b, FPL 2009c, and FPL 2009d) for consultation on the Site and associated non-linear facilities, as detailed in [Subsection 2.5.3.3.1](#), and received concurrence from the SHPO on the recommendations made by FPL in the work plans. FPL will continue consultation with the SHPO in accordance with Section 106 of the National Historic Preservation Act for the offsite linear facilities, as described in [Subsection 2.5.3.3.2](#). Results of continued SHPO consultation, including reports of surveys and investigations, and all original and current correspondence between FPL and SHPO is contained in [Appendix 2.5A](#). Future correspondence will be provided to the NRC.

#### 2.5.3.3 Cultural Resource Reports and Work Plans

FPL has prepared and submitted several reports and work plans to the SHPO, including the following:

- *Cultural Resource Assessment Survey for the Turkey Point Units 6 & 7 Site, Associated Non-Linear Facilities, and Spoils Area on Plant Property* (FPL 2009a).
- *Cultural Resource Assessment Survey Work Plan for the Turkey Point Units 6 & 7 Site and Associated Non-Linear Facilities* (FPL 2009b).
- *Preliminary Cultural Resources Report for the Turkey Point Units 6 & 7 Associated Linear Facilities* (FPL 2009c).
- *Cultural Resource Assessment Survey Work Plan for the Turkey Point Units 6 & 7 Associated Linear Facilities* (FPL 2009d).

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All cultural resource work plans and reports 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).

The results of these reports, contents of the work plans, recommendations for further work, and SHPO correspondence are discussed in the following paragraphs.

2.5.3.3.1 Units 6 & 7 Site and Associated Non-Linear Facilities

A Cultural Resource Assessment Survey (FPL 2009a) of the Site and associated non-linear facilities was prepared by FPL and submitted in June 2009 as part of the Turkey Point Units 6 & 7 Site Certification Application (FPL 2009e). This survey addressed the potential for historic properties within the following potentially impacted areas:

- Turkey Point Units 6 & 7 Site
- Nuclear Administration Building, Training Building and Parking Area
- Radial Collector Wells
- FPL Reclaimed Water Treatment Facility and Delivery Pipelines to the Plant Area
- FPL-Owned Fill Source
- Equipment Barge Unloading Area
- Heavy Haul Road on Plant Property
- Spoils Areas on Plant Property

The locations of these areas are depicted in [Figure 3.9-1](#).

The Areas of Potential Effects (APEs) for the historic resources survey considered direct as well as secondary or indirect effects. The APE for direct effects included areas within the footprints of the Site and associated non-linear facilities. The APE for potential indirect effects is defined as the area within which potential visual, audible, or atmospheric impacts from the improvements could be observed. The highest proposed structure will be 400 feet tall, which will not exceed the current height of the structures associated with the existing units. Also considered is the relatively flat topography and the undeveloped character of the surrounding area. Based on these factors, an indirect effects APE of one-half mile from the proposed site was recommended.

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The survey (FPL 2009a) included 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 included a search of the Florida Master Site File and review of Miami-Dade County and local inventories. No previously recorded properties or locally-designated sites are located within or adjacent to (within 100 feet) of the APEs, and research determined that, prior to 1963, the area surrounding the site was undeveloped.

A pedestrian survey and subsurface shovel testing were conducted during the months of October 2008, December 2008, March 2009, and April 2009. A total of 21 shovel tests were judgmentally excavated in the following areas: two within the Site, four within the radial collector well area, five within the FPL reclaimed water treatment facility area, and 10 within the FPL-owned fill source area. These subsurface tests resulted in stratigraphic sequences consistent with land modification, disturbance, and inundation. No artifacts, features, or cultural material were identified in any of the shovel tests conducted during the survey. The field investigations confirmed that the locations of the Site and associated non-linear facilities have a low probability for archaeological sites. The results of the field investigations are detailed below.

### **Site**

The area along the southern edge of the Site was examined to determine whether any remnants of a possible hammock, as suggested by the historic plat map, existed. The survey confirmed that this area consisted of a spoil pile from the canal bordering the property to the south. An area of slightly higher elevation on the spoil pile appeared to be in the approximate location of the possible hammock. A shovel test was excavated in that location and revealed that the strata consisted of 30 cm of spoil overlying black peat. Water was encountered at 60 cm below the surface. A second shovel test was excavated to the north of the spoil pile in an area containing mangroves. This shovel test consisted of brown muck and water, which was evident at the surface. The remainder of the Site consisted of mudflats, some of which were too low or unstable to walk on or through. The mudflats are frequently inundated and have been impacted by flooding and hurricanes over the years.

### **Nuclear Administration Building, Training Building and Parking Area**

The nuclear administration building, training building and parking area are located within the plant property in an area dominated by mangrove and coastal plain willow. This area is considered to have a low probability for archaeological sites. Given the wet environmental conditions, the results of the survey, and the lack of previously recorded sites within or adjacent to the Turkey Point plant property and the Everglades Mitigation Bank, subsurface testing was not deemed necessary.

### **Radial Collector Wells**

Four test excavations conducted within the radial collector well corridor demonstrated an average 40 cm deposit of limestone fill before the shovel test was inundated with groundwater, indicating that this area is man-made land.

### **FPL Reclaimed Water Treatment Facility and Delivery Pipelines to the Plant Area**

The area proposed for the FPL reclaimed water treatment facility consisted of dwarf mangroves and sawgrass with clusters of Australian pines. One of the Australian pine clusters was tested and showed a black muck to a depth of about 40 cm underlain by water. A line of five shovel tests was placed running along the northern area resulting in a white-ashy muck to a grayish brown colored muck and water was encountered very close to the surface.

The delivery pipeline to the plant follows an existing access road south of the facility; crosses fill areas and roadways and goes underneath the existing discharge canal before ending at the southwest portion of the Site. This area is considered to have a low probability for archaeological sites. Given the existing conditions, the results of the survey, and the lack of previously recorded sites within or adjacent to the Turkey Point plant property and the Everglades Mitigation Bank, subsurface testing was not deemed necessary.

### **FPL-Owned Fill Source**

Archaeological testing within the FPL-owned fill source revealed gray brown loamy clay, which ranged in depth from approximately 10 to 30 cm below the surface, over limerock. No archaeological material was identified.

### **Equipment Barge Unloading Area**

The equipment barge unloading area is located within the plant property to the north of the Site in land currently classified as electric power facilities. A portion of the existing barge unloading area will be expanded. This area is considered to have a low probability for archaeological sites. Given the existing conditions, the results of the survey, and the lack of previously recorded sites within or adjacent to the Turkey Point plant property and the Everglades Mitigation Bank, subsurface testing was not deemed necessary.

### **Heavy Haul Road on Plant Property**

The heavy haul road is an existing heavy haul road located within the plant property. The only improvements will be to improve the road for additional weight. This area is considered to have a low probability for archaeological sites. Given the existing conditions and the lack of proposed ground disturbance, no subsurface testing was deemed necessary.

### **Spoils Areas on Plant Property**

Spoils generated from de-mucking the Site will be deposited onto existing spoils berms adjacent to the Grand Canal (main return canal) and the southern boundary of the industrial wastewater facility. The existing berms consist of limestone taken from the adjacent canals. This area is considered to have a low probability for archaeological sites. Given the existing conditions and the lack of proposed ground disturbance, subsurface testing was not deemed necessary.

*A Cultural Resource Assessment Survey Work Plan* (FPL 2009b) was submitted to SHPO in June 2009 that summarized the results of the *Cultural Resource Assessment Survey* (FPL 2009a). Based on the results of the survey, which included both historical research and field survey, the recommendation that no further field investigations or research are needed for these construction areas was proposed to SHPO. Additional recommendations included continued coordination with the Miami-Dade County Office of Historic and Archaeological Resources, consultation with five federally recognized tribes (see [Subsection 2.5.3.4](#)) regarding the results of the archaeological field assessment, and development of an Unanticipated Finds Plan and associated Contractor Training Program.

SHPO concurred with the recommendations of the Work Plan in July 2009 (FDOS Jul 2009a). The letter of concurrence has been attached as [Appendix 2.5A](#). FPL will implement the Work Plan recommendations prior to construction on the site and associated non-linear facilities.

#### **2.5.3.3.2 Units 6 & 7 Associated Linear Facilities**

*A Preliminary Cultural Resources Report for the Turkey Point Units 6 & 7 Associated Linear Facilities* (FPL 2009c) was prepared by FPL and submitted in June 2009 as part of the Turkey Point Units 6 & 7 Site Certification Application (FPL 2009e). This survey addressed the potential for historic properties within the following potentially impacted areas:

- New transmission lines going north and west from the Clear Sky substation (the East Preferred Corridor and West Preferred/Secondary Corridors) and the Levee substation expansions.
- Reclaimed water delivery pipelines from the MDWASD South District Wastewater Treatment Plant to the FPL reclaimed water treatment facility (reclaimed water delivery pipelines).
- Access roads and bridges to Units 6 & 7 (access roads and bridges).
- Potable water pipelines from MDWASD potable water transmission main to Units 6 & 7 (potable water pipelines).

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The locations of these areas are depicted in [Figures 2.2-5](#) (transmission and reclaimed water corridors) and [3.9-1](#).

*The Preliminary Cultural Resources Report* (FPL 2009c) researched a direct effects APE of 100 feet from the associated linear facilities to identify any previously recorded archaeological sites. An indirect APE for potential visual effects is defined as the area within which the improvements could be observed. For this preliminary report, the indirect APE was defined as 500 feet from the associated linear facilities to identify any previously recorded historic structures, resource groups, bridges, and cemeteries. No previously recorded resources were located within the direct or indirect APEs for the reclaimed water delivery pipeline, potable water pipelines, access roads, or bridges. For the West Preferred/Secondary corridors, three previously recorded archaeological sites are located with the direct APE and three resource groups (a trail, a canal, and a railway) cross the corridors. Also, two historic structures are located between 100 and 500 feet of the corridors. For the East Preferred Corridor, the direct APE contains two archaeological sites, 82 historic structures, 12 resource groups, and one historic bridge. The indirect APE includes an additional 109 historic structures, one resource group, and one historic bridge.

Based on the results of the *Preliminary Cultural Resources Report* (FPL 2009c), a *Cultural Resource Assessment Survey Work Plan* (FPL 2009d) was prepared by FPL and submitted to SHPO for their review and concurrence with the recommendation for further surveys and investigations. The areas considered include the western and eastern transmission lines, the reclaimed water and potable water pipelines, and the access roads and bridges. The APE for direct effects would be the construction corridors for the transmission lines, the reclaimed water and potable water pipelines, access road rights-of-way, and any associated staging or laydown areas. 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 be determined in consultation with the SHPO after conduct of a reconnaissance visual survey. The SHPO agreed (FDOS Jul 2009b) with the recommendation proposed in the Work Plan (FDEP 2009d). The SHPO response is included in [Appendix 2.5A](#).

Specific recommendations for offsite linear facilities with which the SHPO concurred include the following:

**Archaeological and Historic Survey and Identification Plan for Access Roads and Bridges**

- Historic access roads and bridges will be surveyed prior to construction.
- No archaeological survey will be necessary for existing roads with no proposed widening.
- Visual surveys of all roads will be conducted to identify areas of high archaeological probability within new roads or areas of road widening.



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- Standard archaeological surveys will be conducted in areas of high archaeological potential. Testing will be conducted at 25-meter intervals within the APE.

**Archaeological Survey and Identification Plan for the Transmission Line Corridors, the Reclaimed Water Delivery Pipelines and the Potable Water Pipelines**

- Surveys will be conducted prior to construction.
- The APE for archaeological survey will be confined to the construction corridor and associated staging areas.
- Visual surveys will be conducted of the APE to refine areas of high archaeological probability.
- All previously recorded archaeological sites within the APE will be field verified and re-evaluated. Updated Florida Master Site File (FMSF) forms will be completed for each previously recorded site.
- A reconnaissance level survey will be conducted for previously surveyed areas that do not meet current professional standards. In areas that have not been previously surveyed, a standard archaeological survey will be conducted of high and moderate probability zones. Testing will be conducted at 25-meter and 50-meter intervals respectively, with judgmental testing of low probability zones. Shovel testing will be confined to the APE.

**Historic Resource Survey and Identification Plan for the Transmission Line Corridors, the Reclaimed Water Delivery Pipelines, and Potable Water Pipelines**

- Surveys will be conducted prior to construction.
- A standard historic resource survey will be conducted to identify resources in areas that have not been previously surveyed. FMSF forms will be completed for newly identified resources.
- All previously recorded historic districts and individual resources in the APE will be field verified. Each individual building or structure within the boundaries of a previously recorded historic district will not be field verified. Updated FMSF forms will be completed only if substantial changes have occurred since a resource's initial recording, including: demolition, change in National Register status, and change in original massing.
- The boundaries of both previously recorded and newly identified historic districts will be noted and recorded on FMSF forms. Individual buildings within the historic district will not be recorded.

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- A reconnaissance level historic resource survey will be conducted of the APE for indirect impacts of the transmission line corridors. This APE will be determined in consultation with the SHPO's office.

Other recommendations with which the SHPO concurred include continual tribal coordination and the development of an Unanticipated Finds Plan and Contractor Training for the non-linear facilities prior to construction. FPL will implement the Work Plan recommendations prior to construction of the associated linear facilities. 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. A meeting was held by FPL with the land management of the Miccosukee Tribe on January 9, 2009 to discuss the project. The Miccosukee 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. Letters and responses received from the tribes have been included in [Appendix 2.5A](#).

#### 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](#).

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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

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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*.

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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 Issues*. 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<sup>®1</sup> 10.0 software was used with 2005-2009 American Community Survey (ACS) 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 1627 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 races, and Hispanic ethnicity. Additionally, the guidance states that “Other” race may be considered a separate category and requires that the multiracial and aggregate racial minority categories be analyzed separately. The

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

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guidance also indicates that a significant minority population exists if either of two conditions is met:

- 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 1627 block groups was calculated in the 50-mile radius using 2005-2009 ACS 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 2005-2009 ACS census data for the state of Florida ([Table 2.5-52](#)), 15.4 percent of the state’s population is Black, 0.3 percent is American Indian/Alaska Native, 2.3 percent is Asian, 0.05 percent is Native Hawaiian/Other Pacific Islander, 3.6 percent is Other, 1.8 percent is multiracial (two or more races), and 20.6 percent of the state’s population is of Hispanic ethnicity. 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 411 block groups within 50 miles of Units 6 & 7 with a significant Black population. Units 6 & 7 lie within the closest block group ([Figure 2.5-24](#)). Of these 411 block groups, 92 are in Broward County (more than 36 miles from the plant area) and the remaining 319 are 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.

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 over 640 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

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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 Tribe of Indians of Florida 2012).

**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 six block groups with a significant Asian minority population, all within Miami-Dade County. The closest of these is approximately 22 miles north of Units 6 & 7. **Figure 2.5-26** shows the locations of these block groups. There are 22 block groups with a significant *Other races* population. The closest is approximately 15 miles north-northeast of Units 6 & 7. The locations of these block groups are shown on **Figure 2.5-27**. Two block groups within 50 miles have significant multiracial minority populations, both are in Miami-Dade County. The closest of these is approximately 10 miles north-northwest of Units 6 & 7. These block groups' locations are shown on **Figure 2.5-28**. Within the 50-mile radius, 443 block groups contain significant aggregate minority racial populations (**Figure 2.5-29**). The closest of these is the block group containing the Turkey Point plant property.

There are 843 block groups (58 in Broward County, 783 in Miami-Dade County, and 2 in Monroe County) that contain significant Hispanic ethnicity minority populations (**Figure 2.5-30**).

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 (24 farms), Collier (31), and Miami-Dade (234). There are no farms in Monroe County that employ migrant labor (USDA 2007).

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#### 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 12.5 percent of households are low income ([Table 2.5-52](#)). Within 50 miles of Units 6 & 7, 231 block groups have a significant low-income population. [Table 2.5-52](#) identifies and [Figure 2.5-31](#) locates the significant low-income block groups, 212 of which are in Miami-Dade County and 19 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 the Miccosukee Indian Tribe 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 Miami-Dade County were attempted.

Many agencies had no information concerning activities and health issues of minority populations. Interviews were conducted with the Community Action Agency, Miami-Dade Office of Community Advocacy, Miami-Dade County Community and Economic Development, Countywide Healthcare Planning, Metro Miami Action Plan Trust, and the Miami-Dade Black Advisory Board. 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.

Contact with the Miccosukee Indian Tribe reported that the Indians residing in the reservation within the 50-mile radius do not depend on hunting, fishing, or gardening for subsistence. 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 3)**  
**Current Population and Projections, by Sector, to 2090**

Radii/Assistance (miles)																				
Sectors		0-1	1-2	0-2 Cumulative	2-3	0-3 Cumulative	3-4	0-4 Cumulative	4-5	0-5 Cumulative	5-10	0-10 Cumulative	10-20	0-20 Cumulative	20-30	0-30 Cumulative	30-40	0-40 Cumulative	40-50	0-50 Cumulative
N	2010	1,467	0	1,467	2,400	3,867	0	3,867	0	3,867	22,777	26,644	214,391	241,035	489,271	730,306	581,457	1,311,763	497,103	1,808,866
	2020	1,596	0	1,596	2,610	4,206	0	4,206	0	4,206	24,771	28,977	233,163	262,140	532,113	794,253	625,294	1,419,547	520,458	1,940,005
	2030	1,735	0	1,735	2,839	4,574	0	4,574	0	4,574	26,940	31,514	253,580	285,094	578,706	863,800	672,637	1,536,437	544,911	2,081,348
	2040	1,887	0	1,887	3,088	4,975	0	4,975	0	4,975	29,299	34,274	275,784	310,058	629,379	939,437	723,777	1,663,214	570,512	2,233,726
	2050	2,053	0	2,053	3,358	5,411	0	5,411	0	5,411	31,865	37,276	299,932	337,208	684,488	1,021,696	779,031	1,800,727	597,316	2,398,043
	2060	2,232	0	2,232	3,652	5,884	0	5,884	0	5,884	34,655	40,539	326,195	366,734	744,424	1,111,158	838,741	1,949,899	625,380	2,575,279
	2070	2,428	0	2,428	3,972	6,400	0	6,400	0	6,400	37,690	44,090	354,757	398,847	809,607	1,208,454	903,280	2,111,734	654,762	2,766,496
	2080	2,640	0	2,640	4,319	6,959	0	6,959	0	6,959	40,990	47,949	385,820	433,769	880,498	1,314,267	973,052	2,287,319	685,524	2,972,843
	2090	2,872	0	2,872	4,698	7,570	0	7,570	0	7,570	44,579	52,149	419,603	471,752	957,596	1,429,348	1,048,495	2,477,843	717,732	3,195,575
	NNE	2010	0	0	0	0	0	0	0	0	0	0	0	5,688	5,688	423,532	429,220	420,970	850,190	209,467
2020		0	0	0	0	0	0	0	0	0	0	0	6,186	6,186	460,618	466,804	456,688	923,492	219,322	1,142,814
2030		0	0	0	0	0	0	0	0	0	0	0	6,728	6,728	500,950	507,678	495,480	1,003,158	229,642	1,232,800
2040		0	0	0	0	0	0	0	0	0	0	0	7,317	7,317	544,815	552,132	537,613	1,089,745	240,447	1,330,192
2050		0	0	0	0	0	0	0	0	0	0	0	7,958	7,958	592,520	600,478	583,375	1,183,853	251,762	1,435,615
	2060	0	0	0	0	0	0	0	0	0	0	0	8,654	8,654	644,402	653,056	633,084	1,286,140	263,610	1,549,750
	2070	0	0	0	0	0	0	0	0	0	0	0	9,412	9,412	700,828	710,240	687,080	1,397,320	276,016	1,673,336
	2080	0	0	0	0	0	0	0	0	0	0	0	10,236	10,236	762,193	772,429	745,737	1,518,166	289,007	1,807,173
	2090	0	0	0	0	0	0	0	0	0	0	0	11,133	11,133	828,933	840,066	809,459	1,649,525	302,611	1,952,136
	NE	2010	0	0	0	0	0	0	0	0	0	0	0	15	15	0	15	0	15	0
2020		0	0	0	0	0	0	0	0	0	0	0	17	17	0	17	0	17	0	17
2030		0	0	0	0	0	0	0	0	0	0	0	18	18	0	18	0	18	0	18
2040		0	0	0	0	0	0	0	0	0	0	0	20	20	0	20	0	20	0	20
2050		0	0	0	0	0	0	0	0	0	0	0	21	21	0	21	0	21	0	21
	2060	0	0	0	0	0	0	0	0	0	0	0	23	23	0	23	0	23	0	23
	2070	0	0	0	0	0	0	0	0	0	0	0	25	25	0	25	0	25	0	25
	2080	0	0	0	0	0	0	0	0	0	0	0	27	27	0	27	0	27	0	27
	2090	0	0	0	0	0	0	0	0	0	0	0	30	30	0	30	0	30	0	30
	ENE	2010	0	0	0	0	0	0	0	0	0	3	3	0	3	0	3	0	3	0
2020		0	0	0	0	0	0	0	0	0	3	3	0	3	0	3	0	3	0	3
2030		0	0	0	0	0	0	0	0	0	4	4	0	4	0	4	0	4	0	4
2040		0	0	0	0	0	0	0	0	0	4	4	0	4	0	4	0	4	0	4
2050		0	0	0	0	0	0	0	0	0	4	4	0	4	0	4	0	4	0	4
	2060	0	0	0	0	0	0	0	0	0	5	5	0	5	0	5	0	5	0	5
	2070	0	0	0	0	0	0	0	0	0	5	5	0	5	0	5	0	5	0	5
	2080	0	0	0	0	0	0	0	0	0	5	5	0	5	0	5	0	5	0	5
	2090	0	0	0	0	0	0	0	0	0	6	6	0	6	0	6	0	6	0	6
	E	2010	0	0	0	0	0	0	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	0	0	0	0	0	0	0
2030		0	0	0	0	0	0	0	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	0	0	0	0	0	0	0
2050		0	0	0	0	0	0	0	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	0	0	0	0	0	0	0
	2070	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0
	2090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ESE	2010	0	0	0	0	0	0	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	0	0	0	0	0	0	0
2030		0	0	0	0	0	0	0	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	0	0	0	0	0	0	0
2050		0	0	0	0	0	0	0	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	0	0	0	0	0	0	0
	2070	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0
	2090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	SE	2010	0	0	0	0	0	0	0	0	0	49	49	0	49	0	49	0	49	0
2020		0	0	0	0	0	0	0	0	0	52	52	0	52	0	52	0	52	0	52
2030		0	0	0	0	0	0	0	0	0	56	56	0	56	0	56	0	56	0	56
2040		0	0	0	0	0	0	0	0	0	59	59	0	59	0	59	0	59	0	59

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**Table 2.5-1 (Sheet 2 of 3)**  
**Current Population and Projections, by Sector, to 2090**

Radii/Assistance (miles)																				
Sectors		0-1	1-2	0-2 Cumulative	2-3	0-3 Cumulative	3-4	0-4 Cumulative	4-5	0-5 Cumulative	5-10	0-10 Cumulative	10-20	0-20 Cumulative	20-30	0-30 Cumulative	30-40	0-40 Cumulative	40-50	0-50 Cumulative
	2050	0	0	0	0	0	0	0	0	0	63	63	0	63	0	63	0	63	0	63
	2060	0	0	0	0	0	0	0	0	0	68	68	0	68	0	68	0	68	0	68
	2070	0	0	0	0	0	0	0	0	0	73	73	0	73	0	73	0	73	0	73
	2080	0	0	0	0	0	0	0	0	0	78	78	0	78	0	78	0	78	0	78
	2090	0	0	0	0	0	0	0	0	0	84	84	0	84	0	84	0	84	0	84
SSE	2010	0	0	0	0	0	0	0	0	0	8,355	8,355	0	8,355	0	8,355	0	8,355	0	8,355
	2020	0	0	0	0	0	0	0	0	0	8,135	8,135	0	8,135	0	8,135	0	8,135	0	8,135
	2030	0	0	0	0	0	0	0	0	0	7,920	7,920	0	7,920	0	7,920	0	7,920	0	7,920
	2040	0	0	0	0	0	0	0	0	0	7,712	7,712	0	7,712	0	7,712	0	7,712	0	7,712
	2050	0	0	0	0	0	0	0	0	0	7,509	7,509	0	7,509	0	7,509	0	7,509	0	7,509
	2060	0	0	0	0	0	0	0	0	0	7,311	7,311	0	7,311	0	7,311	0	7,311	0	7,311
	2070	0	0	0	0	0	0	0	0	0	7,118	7,118	0	7,118	0	7,118	0	7,118	0	7,118
	2080	0	0	0	0	0	0	0	0	0	6,931	6,931	0	6,931	0	6,931	0	6,931	0	6,931
	2090	0	0	0	0	0	0	0	0	0	6,748	6,748	0	6,748	0	6,748	0	6,748	0	6,748
S	2010	0	0	0	0	0	0	0	0	0	61	61	2,165	2,226	23	2,249	0	2,249	0	2,249
	2020	0	0	0	0	0	0	0	0	0	62	62	2,108	2,170	22	2,192	0	2,192	0	2,192
	2030	0	0	0	0	0	0	0	0	0	63	63	2,052	2,115	22	2,137	0	2,137	0	2,137
	2040	0	0	0	0	0	0	0	0	0	65	65	1,998	2,063	21	2,084	0	2,084	0	2,084
	2050	0	0	0	0	0	0	0	0	0	66	66	1,946	2,012	21	2,033	0	2,033	0	2,033
	2060	0	0	0	0	0	0	0	0	0	68	68	1,894	1,962	20	1,982	0	1,982	0	1,982
	2070	0	0	0	0	0	0	0	0	0	71	71	1,844	1,915	20	1,935	0	1,935	0	1,935
	2080	0	0	0	0	0	0	0	0	0	73	73	1,796	1,869	19	1,888	0	1,888	0	1,888
	2090	0	0	0	0	0	0	0	0	0	76	76	1,749	1,825	19	1,844	0	1,844	0	1,844
SSW	2010	0	0	0	0	0	0	0	0	0	6	6	225	231	9,407	9,638	5,957	15,595	1,106	16,701
	2020	0	0	0	0	0	0	0	0	0	7	7	237	244	9,159	9,403	5,800	15,203	1,077	16,280
	2030	0	0	0	0	0	0	0	0	0	7	7	250	257	8,918	9,175	5,647	14,822	1,049	15,871
	2040	0	0	0	0	0	0	0	0	0	8	8	264	272	8,683	8,955	5,498	14,453	1,021	15,474
	2050	0	0	0	0	0	0	0	0	0	8	8	280	288	8,454	8,742	5,354	14,096	994	15,090
	2060	0	0	0	0	0	0	0	0	0	9	9	298	307	8,231	8,538	5,212	13,750	968	14,718
	2070	0	0	0	0	0	0	0	0	0	10	10	317	327	8,014	8,341	5,075	13,416	942	14,358
	2080	0	0	0	0	0	0	0	0	0	11	11	338	349	7,803	8,152	4,941	13,093	917	14,010
	2090	0	0	0	0	0	0	0	0	0	12	12	361	373	7,598	7,971	4,811	12,782	893	13,675
SW	2010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15
	2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15
	2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
	2040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
	2050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13
	2060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13
	2070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13
	2080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12
	2090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12
WSW	2010	0	0	0	0	0	0	0	0	0	106	106	230	336	21	357	0	357	3	360
	2020	0	0	0	0	0	0	0	0	0	115	115	250	365	23	388	0	388	3	391
	2030	0	0	0	0	0	0	0	0	0	125	125	272	397	25	422	0	422	3	425
	2040	0	0	0	0	0	0	0	0	0	136	136	296	432	27	459	0	459	3	462
	2050	0	0	0	0	0	0	0	0	0	148	148	322	470	29	499	0	499	3	502
	2060	0	0	0	0	0	0	0	0	0	161	161	350	511	32	543	0	543	3	546
	2070	0	0	0	0	0	0	0	0	0	175	175	381	556	35	591	0	591	3	594
	2080	0	0	0	0	0	0	0	0	0	191	191	414	605	38	643	0	643	2	645
	2090	0	0	0	0	0	0	0	0	0	207	207	450	657	41	698	0	698	2	700
W	2010	0	0	0	0	0	0	0	0	0	19,609	19,609	6,175	25,784	0	25,784	0	25,784	0	25,784
	2020	0	0	0	0	0	0	0	0	0	21,326	21,326	6,716	28,042	0	28,042	0	28,042	0	28,042
	2030	0	0	0	0	0	0	0	0	0	23,193	23,193	7,304	30,497	0	30,497	0	30,497	0	30,497
	2040	0	0	0	0	0	0	0	0	0	25,224	25,224	7,943	33,167	0	33,167	0	33,167	0	33,167
	2050	0	0	0	0	0	0	0	0	0	27,433	27,433	8,639	36,072	0	36,072	0	36,072	0	36,072
	2060	0	0	0	0	0	0	0	0	0	29,835	29,835	9,395	39,230	0	39,230	0	39,230	0	39,230
	2070	0	0	0	0	0	0	0	0	0	32,447	32,447	10,218	42,665	0	42,665	0	42,665	0	42,665
	2080	0	0	0	0	0	0	0	0	0	35,289	35,289	11,113	46,402	0	46,402	0	46,402	0	46,402
	2090	0	0	0	0	0	0	0	0	0	38,378	38,378	12,086	50,464	0	50,464	0	50,464	0	50,464
WNW	2010	0	0	0	0	0	0	0	0	0	62,316	62,316	20,753	83,069	0	83,069	6	83,075	6	83,081

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**Table 2.5-1 (Sheet 3 of 3)**  
**Current Population and Projections, by Sector, to 2090**

Radii/Assistance (miles)																				
Sectors		0-1	1-2	0-2 Cumulative	2-3	0-3 Cumulative	3-4	0-4 Cumulative	4-5	0-5 Cumulative	5-10	0-10 Cumulative	10-20	0-20 Cumulative	20-30	0-30 Cumulative	30-40	0-40 Cumulative	40-50	0-50 Cumulative
	2020	0	0	0	0	0	0	0	0	0	67,773	67,773	22,570	90,343	0	90,343	6	90,349	6	90,355
	2030	0	0	0	0	0	0	0	0	0	73,707	73,707	24,546	98,253	0	98,253	7	98,260	6	98,266
	2040	0	0	0	0	0	0	0	0	0	80,161	80,161	26,696	106,857	0	106,857	7	106,864	6	106,870
	2050	0	0	0	0	0	0	0	0	0	87,180	87,180	29,033	116,213	0	116,213	7	116,220	6	116,226
	2060	0	0	0	0	0	0	0	0	0	94,814	94,814	31,576	126,390	0	126,390	8	126,398	5	126,403
	2070	0	0	0	0	0	0	0	0	0	103,116	103,116	34,340	137,456	0	137,456	8	137,464	5	137,469
	2080	0	0	0	0	0	0	0	0	0	112,145	112,145	37,347	149,492	0	149,492	9	149,501	5	149,506
	2090	0	0	0	0	0	0	0	0	0	121,964	121,964	40,618	162,582	0	162,582	9	162,591	5	162,596
NW	2010	0	0	0	0	0	4	4	4	8	44,445	44,453	10,937	55,390	40	55,430	407	55,837	11	55,848
	2020	0	0	0	0	0	4	4	4	8	48,337	48,345	11,895	60,240	44	60,284	443	60,727	12	60,739
	2030	0	0	0	0	0	5	5	5	10	52,569	52,579	12,936	65,515	47	65,562	481	66,043	13	66,056
	2040	0	0	0	0	0	5	5	5	10	57,172	57,182	14,069	71,251	51	71,302	524	71,826	15	71,841
	2050	0	0	0	0	0	6	6	6	12	62,178	62,190	15,301	77,491	56	77,547	569	78,116	17	78,133
	2060	0	0	0	0	0	6	6	6	12	67,623	67,635	16,641	84,276	61	84,337	619	84,956	19	84,975
	2070	0	0	0	0	0	7	7	7	14	73,544	73,558	18,098	91,656	66	91,722	673	92,395	21	92,416
	2080	0	0	0	0	0	7	7	7	14	79,984	79,998	19,682	99,680	72	99,752	732	100,484	23	100,507
	2090	0	0	0	0	0	8	8	8	16	86,987	87,003	21,406	108,409	78	108,487	797	109,284	26	109,310
NNW	2010	0	0	0	6	6	0	6	0	6	30,986	30,992	245,476	276,468	127,205	403,673	80	403,753	20	403,773
	2020	0	0	0	7	7	0	7	0	7	33,699	33,706	266,970	300,676	138,343	439,019	87	439,106	21	439,127
	2030	0	0	0	7	7	0	7	0	7	36,650	36,657	290,347	327,004	150,457	477,461	94	477,555	22	477,577
	2040	0	0	0	8	8	0	8	0	8	39,859	39,867	315,770	355,637	163,631	519,268	102	519,370	23	519,393
	2050	0	0	0	8	8	0	8	0	8	43,349	43,357	343,420	386,777	177,959	564,736	110	564,846	24	564,870
	2060	0	0	0	9	9	0	9	0	9	47,145	47,154	373,490	420,644	193,542	614,186	120	614,306	26	614,332
	2070	0	0	0	10	10	0	10	0	10	51,273	51,283	406,194	457,477	210,489	667,966	130	668,096	27	668,123
	2080	0	0	0	11	11	0	11	0	11	55,763	55,774	441,761	497,535	228,920	726,455	141	726,596	28	726,624
	2090	0	0	0	12	12	0	12	0	12	60,646	60,658	480,443	541,101	248,964	790,065	153	790,218	30	790,248
TOTAL	2010	1,467	0	1,467	2,406	3,873	4	3,877	4	3,881	188,713	192,594	506,055	698,649	1,049,499	1,748,148	1,008,877	2,757,025	707,731	3,464,756
	2020	1,596	0	1,596	2,617	4,213	4	4,217	4	4,221	204,280	208,501	550,112	758,613	1,140,322	1,898,935	1,088,318	2,987,253	740,914	3,728,167
	2030	1,735	0	1,735	2,846	4,581	5	4,586	5	4,591	221,234	225,825	598,033	823,858	1,239,125	2,062,983	1,174,346	3,237,329	775,660	4,012,989
	2040	1,887	0	1,887	3,096	4,983	5	4,988	5	4,993	239,699	244,692	650,157	894,849	1,346,607	2,241,456	1,267,521	3,508,977	812,041	4,321,018
	2050	2,053	0	2,053	3,366	5,419	6	5,425	6	5,431	259,803	265,234	706,852	972,086	1,463,527	2,435,613	1,368,446	3,804,059	850,135	4,654,194
	2060	2,232	0	2,232	3,661	5,893	6	5,899	6	5,905	281,694	287,599	768,516	1,056,115	1,590,712	2,646,827	1,477,784	4,124,611	890,024	5,014,635
	2070	2,428	0	2,428	3,982	6,410	7	6,417	7	6,424	305,522	311,946	835,586	1,147,532	1,729,059	2,876,591	1,596,246	4,472,837	931,789	5,404,626
	2080	2,640	0	2,640	4,330	6,970	7	6,977	7	6,984	331,460	338,444	908,534	1,246,978	1,879,543	3,126,521	1,724,612	4,851,133	975,518	5,826,651
	2090	2,872	0	2,872	4,710	7,582	8	7,590	8	7,598	359,687	367,285	987,879	1,355,164	2,043,229	3,398,393	1,863,724	5,262,117	1,021,311	6,283,428

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

<b>Broward<sup>(a)</sup></b>
<b>Collier<sup>(a)</sup></b>
<b>Miami-Dade</b>
<b>Monroe</b>

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**

<b>County</b>	<b>City</b>	<b>Number of Turkey Point Employees in Residence</b>	<b>Percentage of Total Turkey Point Employees</b>	<b>2005–2009 City or County Population<sup>(a)</sup></b>	<b>Percentage of Population</b>
Miami-Dade County		814	83.3	2,457,044	0.03
	Homestead	391	40.0	55,036	0.71
	Miami	380	38.9	418,480	0.09
	Florida City	27	2.8	9,808	0.28
	Other	16	1.6	N/A	N/A
Broward County		63	6.4	1,759,132	<0.01
Collier County		1	0.1	313,165	<0.01
Monroe County		47	4.8	74,024	0.06
Other Florida Counties		35	3.6	N/A	N/A
Other States		17	1.7	N/A	N/A
Total		977	100		

(a) Source: USCB 2010c  
N/A — Not Applicable

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**Table 2.5-4**  
**Population Data, Miami-Dade County and Florida, 1970 to 2030**

Year	Miami-Dade County		Florida	
	Population	Average Annual Growth Rate	Population	Average Annual Growth Rate
1970 <sup>(a)</sup>	1,267,792	N/A	6,789,447	N/A
1980 <sup>(a)</sup>	1,625,509	2.52%	9,746,961	3.68%
1990 <sup>(a)</sup>	1,937,194	1.77%	12,938,071	2.87%
2000 <sup>(a)</sup>	2,253,779	1.53%	15,982,824	2.14%
2010 <sup>(b)</sup>	2,496,435	1.03%	18,801,310	1.64%
2020 <sup>(b)</sup>	2,722,889	0.87%	21,326,797	1.27%
2030 <sup>(b)</sup>	2,952,762	0.81%	23,877,889	1.14%

(a) Source: EDR 2007

(b) Source: EDR 2012

N/A — Not Available

**Table 2.5-5**  
**Population Distribution by Age, Miami-Dade County and Florida, 2005-2009**

	Miami-Dade County		Florida	
	Number	Percent	Number	Percent
Total population	2,457,044	—	18,222,420	—
Under 5 years	168,911	6.9	1,145,667	6.3
5 to 9 years	148,782	6.1	1,066,621	5.9
10 to 14 years	158,984	6.5	1,131,018	6.2
15 to 19 years	164,314	6.7	1,170,393	6.4
20 to 24 years	164,466	6.7	1,176,441	6.5
25 to 34 years	345,564	14.1	2,291,105	12.6
35 to 44 years	369,276	15.0	2,517,243	13.8
45 to 54 years	338,765	13.8	2,564,133	14.1
55 to 59 years	134,244	5.5	1,098,387	6.0
60 to 64 years	116,790	4.8	990,442	5.4
65 to 74 years	171,735	7.0	1,479,365	8.1
75 to 84 years	125,060	5.1	1,162,247	6.4
85 years and over	50,153	2.0	429,358	2.4
Median age (years)	37.2	N/A	39.7	N/A

Source: USCB 2010c

N/A — Not Applicable



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**Table 2.5-6  
Worker Flows, 2000**

<b>Residence County</b>	<b>Number of Workers that Commute to Work in Residence County</b>	<b>Number of Workers Traveling to Miami-Dade County for Work</b>	<b>Corresponding Percentage of the Miami-Dade County Workforce</b>
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

	<b>Number of Workers in County</b>	<b>Number of Workers Residing in Miami-Dade County but Traveling into Surrounding Counties for Work</b>	<b>Corresponding Percentage of Corresponding County's Workforce</b>
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

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**Table 2.5-7**  
**Employment Trends, Miami-Dade County and Comparison Areas, 2001 to 2011**

	Labor Force			Employed			Unemployed			Unemployment Rate		
	2001	2005	2011	2001	2005	2011	2001	2005	2011	2001	2005	2011
USA <sup>(a)</sup>	143,734,000	149,320,000	153,617,000	136,933,000	141,730,000	139,869,000	6,801,000	7,591,000	13,747,000	4.7%	5.1%	8.9%
Florida <sup>(b)</sup>	7,998,062	8,635,032	9,233,765	7,624,718	8,305,281	8,251,332	373,344	329,751	982,433	4.7%	3.8%	10.6%
Miami-Dade County <sup>(b)</sup>	1,098,226	1,123,472	1,303,385	1,031,747	1,071,853	1,146,823	66,479	51,619	156,562	6.1%	4.6%	12.0%
Miami-Dade County as % of Florida	13.7%	13.0%	14.1%	13.5%	12.9%	13.9%	17.8%	15.7%	15.9%	N/A	N/A	N/A

(a) Source: BLS 2012a

(b) Source: BL 2012b

N/A — Not Applicable

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**Table 2.5-8**  
**Employment by Industry Sector Summary, Miami-Dade County and Florida, 2009**

Industry Sector	ROI — Miami Dade County		Florida	
	Employment	Percent of Total	Employment	Percent of Total
Total Employment	1,369,128	100.0	9,840,243	100.0
Farm/Forestry & Fishing	9,108	0.7	142,280	1.4
Mining & Utilities	4,812	0.4	50,666	0.5
Construction	64,702	4.7	564,324	5.7
Manufacturing	42,080	3.1	349,030	3.5
Wholesale Trade	75,705	5.5	357,169	3.6
Retail Trade	136,000	9.9	1,081,224	11.0
Transportation and Warehousing	77,866	5.7	293,722	3.0
Finance, Insurance, and Real Estate <sup>(a)</sup>	133,257	9.7	1,108,039	11.3
Services <sup>(b)</sup>	667,435	48.7	4,689,764	47.7
Federal and State Government <sup>(c)</sup>	43,695	3.2	443,044	4.5
Local Government	114,468	8.4	760,981	7.7

(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; accommodations 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 2011a

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**Table 2.5-9**  
**Employment Trends by Industry Sectors, Miami-Dade County and Florida, 2001 to 2009**

Description	Miami-Dade County			Florida		
	2001	2009	Average Annual Change	2001	2009	Average Annual Change
<b>Total employment</b>	1,302,652	1,369,128	0.5%	8,917,152	9,840,243	1.0%
Wage and salary employment	1,090,997	1,038,010	-0.5%	7,473,473	7,632,084	0.2%
Proprietors employment	211,655	331,118	4.6%	1,443,679	2,208,159	4.3%
Farm proprietors employment	1,828	1,821	0.0%	41,702	39,108	-0.6%
Nonfarm proprietors employment	209,827	329,297	4.6%	1,401,977	2,169,051	4.5%
Farm employment	7,465	6,585	-1.2%	95,766	80,574	-1.7%
Nonfarm employment	1,295,187	1,362,543	0.5%	8,821,386	9,759,669	1.0%
<b>Private employment</b>	1,139,623	1,204,380	0.6%	7,709,225	8,555,644	1.0%
Forestry, fishing, and related activities	3,497	2,523	-3.2%	64,009	61,706	-0.4%
Mining	740	1,160	4.6%	13,237	24,909	6.5%
Utilities	(ND)	3,652	N/A	28,963	25,757	-1.2%
Construction	61,445	64,702	0.5%	582,475	564,324	-0.3%
Manufacturing	64,545	42,080	-4.2%	451,304	349,030	-2.5%
Wholesale trade	75,339	75,705	0.0%	343,372	357,169	0.4%
Retail trade	141,661	136,000	-0.4%	1,077,002	1,081,224	0.0%
Transportation and warehousing	(ND)	77,866	N/A	286,317	293,722	0.3%
Information	36,938	23,229	-4.5%	213,331	176,056	-1.9%
Finance and insurance	59,617	71,201	1.8%	440,788	573,384	2.7%
Real estate and rental and leasing	45,981	62,056	3.0%	344,523	534,655	4.5%
Professional, scientific, and technical services	87,650	89,576	0.2%	533,954	659,989	2.1%
Management of companies and enterprises	6,587	10,615	4.9%	63,532	88,747	3.4%
Administrative and waste management services	108,960	101,998	-0.7%	836,220	764,108	-0.9%
Educational services	27,707	36,020	2.7%	118,468	183,120	4.5%
Health care and social assistance	117,505	156,006	2.9%	839,090	1,078,551	2.5%
Arts, entertainment, and recreation	20,882	25,405	2.0%	234,882	286,867	2.0%
Accommodation and food services	86,659	97,352	1.2%	660,634	775,734	1.6%
Other services, except public administration	104,677	127,234	2.0%	577,124	676,592	1.6%
<b>Government and government enterprises</b>	155,564	158,163	0.2%	1,112,161	1,204,025	0.8%
Federal, civilian	18,135	19,895	0.9%	118,673	132,904	1.1%
Military	7,375	7,341	0.0%	105,111	99,415	-0.6%
State and local	130,054	130,927	0.1%	888,377	971,706	0.9%
State government	20,733	16,459	-2.3%	219,277	210,725	-0.4%
Local government	109,321	114,468	0.5%	669,100	760,981	1.3%

(ND) As reported by the U. S. Bureau of Economic Analysis, "not shown to avoid disclosure of confidential information, but the estimate for this item is 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 8-year period.

Source: BEA 2011a

NA — Not Available

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**Table 2.5-10  
Major Employers, Miami-Dade County, 2009**

Company	Number of Employees
<b>Top Private Employers</b>	
University of Miami	16,000
Baptist Health South Florida	13,376
Publix Super Markets	10,800
American Airlines	9,000
Precision Response Corporation	5,000
Florida Power & Light Company	3,840
Carnival Cruise Lines	3,500
Winn-Dixie Stores	3,400
AT&T	3,100
Mount Sinai Medical Center	3,000
Miami Children's Hospital	2,800
Sedanos Supermarkets	2,500
Wachovia, A Wells Fargo Co.	2,179
Assurant Solutions	2,100
Bank of America	2,000
Royal Caribbean International/Celebrity Cruises	1,880
Beckman Coulter Corp.	1,400
United Parcel Service	1,150
Federal Express	1,134
Eulen America	1,000
<b>Top Public Employers</b>	
Miami-Dade County Public Schools	48,571
Miami-Dade County	29,000
Federal Government	19,500
Florida State Government	17,100
Jackson Health System	12,571
Florida International University	8,000
Miami-Dade College	6,200
City of Miami	4,309
Homestead AFB	2,700
Miami V A Healthcare System	2,385
City of Miami Beach	1,950
City of Hialeah	1,700
U.S. Southern Command	1,600

Source: BC 2009

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**Table 2.5-11**  
**Average Annual Employment by Sector, Miami-Dade County and Comparison Areas,**  
**2001 to 2010**

(a)Sector/Area	2001	2005	2010	Average Annual Growth 2001 to 2010
<b>Total, All Industry Sectors</b>				
United States	109,304,802	110,611,016	106,201,232	-0.3%
Florida	6,153,547	6,694,864	6,044,806	-0.2%
Miami-Dade County	847,368	848,754	803,654	-0.6%
MDC, of Florida, all sectors	13.8%	12.7%	13.3%	
<b>Sector 23, Construction Sector</b>				
United States	6,773,512	7,269,317	5,489,499	-2.3%
Florida	420,783	580,051	347,106	-2.1%
Miami-Dade County	38,353	45,792	31,395	-2.2%
MDC, Sector 23 of all MDC sectors	4.5%	5.4%	3.9%	
<b>Sector 237, Heavy and Civil Engineering Construction Sector</b>				
United States	950,385	931,031	811,123	-1.7%
Florida	65,450	70,258	49,742	-3.0%
Miami-Dade County	5,256	6,035	5,401	0.3%
MDC Sector 237 of MDC sector 23	13.7%	13.2%	17.2%	
<b>Sector 22, Utilities</b>				
United States	599,899	550,593	551,287	-0.9%
Florida	27,811	24,219	22,540	-2.3%
Miami-Dade County <sup>(b)</sup>	(ND)	2,999	2,991	N/A
MDC Sector 22, of all MDC sectors	N/A	0.4%	0.4%	
<b>Sector 221113, Nuclear Electric Power Generation<sup>(c)</sup></b>				
United States	45,312	52,331	52,582	1.7%

(a) Information reflects privately owned firms and establishments of all sizes.

(b) Sector 22 information is not disclosed for Miami-Dade County 2001.

(c) Source: BLS 2012c.

(ND) — As reported by Bureau of Labor Statistics, "Not disclosable-data do not meet BLS or state agency disclosure standards."

N/A — Not Available

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**Table 2.5-12**  
**Average Annual Wages, Miami-Dade County and Comparison Areas,**  
**2001 to 2010**

<sup>(a)</sup> Sector/Area	2001	2005	2010	Average Annual Growth 2001 to 2010
<b>Total, All Industry Sectors</b>				
United States	\$36,157	\$40,505	\$46,455	2.8%
Florida	\$31,038	\$36,096	\$40,562	3.0%
Miami-Dade County	\$33,640	\$39,222	\$44,042	3.0%
<b>Sector 23, Construction Sector</b>				
United States	\$38,412	\$42,100	\$49,597	2.9%
Florida	\$33,602	\$38,297	\$41,075	2.3%
Miami-Dade County	\$34,755	\$42,382	\$45,976	3.2%
<b>Sector 237, Heavy and Civil Engineering Construction Sector</b>				
United States	\$43,099	\$49,399	\$58,952	3.5%
Florida	\$38,094	\$45,313	\$49,278	2.9%
Miami-Dade County	\$41,408	\$54,108	\$58,662	3.9%
<b>Sector 22, Utilities</b>				
United States	\$65,561	\$75,208	\$86,791	3.2%
Florida	\$59,507	\$66,927	\$76,463	2.8%
Miami-Dade County <sup>(b)</sup>	(ND)	\$79,881	\$84,479	N/A
<b>Sector 221113, Nuclear Electric Power Generation<sup>(c)</sup></b>				
United States	\$74,294	\$91,732	\$109,901	4.4%

(a) Information reflects privately owned firms and establishments of all sizes.

(b) Sector 22 information is not disclosed for Miami-Dade County 2001.

(c) Information was not disclosed for Florida or Miami-Dade County for NAICS 221113, Nuclear Electric Power Generation.

Source: BLS 2012d

(ND) — As reported by Bureau of Labor Statistics, "Not disclosable-data do not meet BLS or state agency disclosure standards."

N/A — Not Available

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**Table 2.5-13**  
**Industry and Occupation Employment Forecasts, Miami-Dade County, 2011 to 2019**

Industry Sector/Occupational Title	Estimated Employment 2011	Projected Employment 2019	Average Annual Percent Change	2011 Average Hourly Wage
<b>Industry Sector<sup>(a)</sup></b>				
Total, All Industries	1,074,873	1,163,250	1.03	N/A
Construction (NAICS 23)	31,221	38,264	2.82	N/A
Heavy and Civil Engineering Construction (NAICS 237)	5,515	6,061	1.24	N/A
<b>Occupational Title<sup>(b)</sup></b>				
Construction and Extraction Occupations	32,976	38,645	2.15	N/A
First-Line Superv. of Construction and Extraction Workers	4,283	5,156	2.55	\$28.74
<i>Construction Trades Workers</i>	23,442	27,275	2.04	N/A
Brick Masons and Block Masons	273	311	1.74	\$21.40
Carpenters	4,634	5,307	1.82	\$16.95
Floor Layers, Except Carpet, Wood, and Hard Tiles	83	95	1.81	\$18.80
Tile and Marble Setters	341	433	3.37	\$12.51
Cement Masons and Concrete Finishers	340	412	2.65	\$16.08
Construction Laborers	5,366	6,464	2.56	\$13.14
Operating Engineers/Construction Equipment Operators	1,507	1,731	1.86	\$19.80
Drywall and Ceiling Tile Installers	422	540	3.50	\$17.19
Electricians	3,160	3,571	1.63	\$21.24
Glaziers	348	409	2.19	\$19.52
Painters, Construction and Maintenance	2,097	2,341	1.45	\$17.33
Plumbers, Pipefitters, and Steamfitters	2,188	2,477	1.65	\$21.56
Roofers	639	748	2.13	\$16.42
Sheet Metal Workers	399	443	1.38	\$17.61
Structural Iron and Steel Workers	288	355	2.91	\$16.02
<i>Helpers – Construction Trades</i>	2,113	2,561	2.65	N/A
Helpers – Carpenters	272	355	3.81	\$12.61
Helpers – Electricians	835	1,026	2.86	\$12.23
Helpers – Plumbers, Pipefitters, and Steamfitters	552	665	2.56	\$12.78
<i>Other Construction and Related Workers</i>	2,869	3,381	2.23	N/A
Construction and Building Inspectors	1,088	1,367	3.21	\$29.33
Construction and Related Workers, All Other	1,134	1,299	1.82	\$18.66

(a) Source: FAWI 2011a.

(b) Source: FAWI 2011b.

N/A — Not Available



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**Table 2.5-14**  
**Per Capita Personal Income, Miami-Dade County and Comparison Areas, 2001 to 2009**

<b>Area</b>	<b>2001</b>	<b>2005</b>	<b>2009</b>	<b>Average Annual Change 2001 to 2009</b>
United States	\$31,145	\$35,424	\$39,635	3.1%
Florida	\$29,809	\$35,605	\$38,965	3.4%
Florida as percentage of United States	95.7%	100.5%	98.3%	N/A
Miami-Dade County	\$27,041	\$32,057	\$36,357	3.8%
Miami-Dade County PCI as Percentage of Florida	90.7%	90.0%	93.3%	N/A
Miami-Dade County PCI as Percentage of United States	86.8%	90.5%	91.7%	N/A

Source: BEA 2011b  
N/A — Not Applicable  
PCI — Per Capita Income

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

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

Source: FDOT 2008c, 2008d  
Shaded: Roadways are primary access roads to Turkey Point, east of U.S. Highway 1.

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**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 344th St/Palm Drive 100 ft E of SR 997	19,800	22,500	Not reported	Not reported	Not reported
870084	Florida City — SW 344th 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 296th 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 8th St	16,500	18,600	19,800	20,300	20,700
870131	Homestead — SR 997 200 ft. S of SE 8th Street	12,200	13,400	14,100	14,400	14,600
870544	Homestead — U.S. Highway 1 100 ft. N of SW 328th Street	30,000	35,900	39,400	40,600	41,700
870545	US 5/U.S. Highway 1 100 ft. N of SW 308th St	31,500	36,000	38,700	39,600	40,500
972259	Florida's Turnpike between U.S. Highway 1 and SW 312nd Street	59,700	Not reported	Not reported	Not reported	Not reported
972262	Florida's Turnpike N. of SW 162nd Ave. Bridge	34,100	43,100	48,400	50,200	52,000
870518	SR 997/Krome Ave, 400 ft. NW SR 5/U.S. Highway 1	8,800	10,900	12,100	12,600	13,000
870543	SR 5/US Highway 1, 2,500 ft. S of SW 344th St/ Palm Drive	27,000	30,900	33,300	34,100	34,900

Source: FDOT 2008d

Shaded: Roadway is primary access roads to Turkey Point, east of U.S. Highway 1.

**Table 2.5-17**  
**Traffic Counts for Turkey Point Access Roads**

Miami-Dade County Traffic Count Station	Location	Peak Hour Capacity <sup>(a)</sup>	Peak Hour Trips <sup>(b)</sup>	Available Peak Hour Capacity
9956	Palm Drive west of Tallahassee Road	3,030	231	2,799
9952	N. Canal Street west of 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

Shaded: Roadways are primary access roads to Turkey Point, east of U.S. Highway 1.

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**Table 2.5-18**  
**Florida - Revenue Collection Summary**  
**Five Year Comparison of DOR Administered Tax Collections**  
**FY 2006/2007 through FY 2010/2011 (\$ Millions)**

<b>General Revenue Sources</b>	<b>2006-2007</b>	<b>2007-2008</b>	<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>	<b>Percent of Total Taxes, 2010-2011</b>
Sales and Use Tax	22,854.6	21,518.0	19,227.7	18,537.0	19,352.98	59.8
Communications Services Tax	2,420.8	2,507.2	2,516.9	2,419.2	2,307.05	7.1
Corporate Income and Excise Tax	2,442.5	2,211.8	1,836.6	1,793.2	1,869.87	5.8
Documentary Stamp Tax	3,064.5	1,977.5	1,128.4	1,093.6	1,176.82	3.6
Insurance Premium Tax	785.9	714.7	651.3	667.8	698.11	2.2
Intangible Tax B & D (annual)	40.0	2.1	0.8	0.7	0.32	0.0
Intangible Tax C	726.7	436.5	199.9	158.9	162.47	0.5
Estate Tax	43.4	12.2	4.8	3.3	1.12	0.0
Severance Tax – Oil & Gas	9.4	12.8	8.0	3.9	10.06	0.0
Severance Tax – Solid Mineral	36.5	43.2	73.3	67.1	48.96	0.2
Audit Clearing Account	129.2	107.3	123.0	116.7	165.57	0.5
Warrant Clearing Account	0.5	0.4	0.1	0.0	0.00	0.0
GR Sources – Refunds	-360.5	-460.9	-596.8	-536.5	-319.70	-1.0
<b>Subtotal - General Revenues</b>	<b>32,218.7</b>	<b>29,082.8</b>	<b>25,173.8</b>	<b>24,324.9</b>	<b>25,473.62</b>	
<b>Other Tax Sources</b>						
Governmental Leasehold Tax	0.5	0.4	0.7	0.9	0.95	0.0
Fuel-Related Taxes and Fees	3,167.9	3,392.0	3,287.0	3,330.1	3,335.68	10.3
Gross Receipts Tax – Utility	603.1	648.3	653.2	660.0	639.45	2.0
Solid Waste Return Taxes	185.7	187.6	166.1	160.8	172.88	0.5
Warranty Fee (Lemon Law)	2.3	2.1	1.5	1.3	1.62	0.0
Lakebelt Mitigation	4.5	5.0	4.5	4.3	4.67	0.0
Lakebelt Plant Upgrade Fee	2.8	5.4	3.4	2.7	2.86	0.0
Clerk of Court – DOR	152.6	169.6	287.8	198.9	190.70	0.6
Clerk of Court – Other Agencies	149.1	153.2	174.8	1,027.1	831.78	2.6
Miscellaneous	2.1	5.4	3.9	9.2	66.05	0.2
Other Sources – Refunds	-52.0	-54.7	-61.1	-59.5	-63.00	-0.2
Unemployment Tax	1,047.4	885.8	900.7	1,184.2	1,699.24	5.3
<b>Subtotal – Other Tax Sources</b>	<b>5,525.7</b>	<b>5,400.0</b>	<b>5,422.6</b>	<b>6,520.0</b>	<b>6,882.87</b>	21.3
<b>Total DOR Administered Taxes</b>	<b>37,719.1</b>	<b>34,482.8</b>	<b>30,596.4</b>	<b>30,844.9</b>	<b>32,356.50</b>	100.0
<b>Annual Percent Change</b>	-3.4%	-8.6%	-11.3%	0.8%	4.9%	
<b>Growth over 5 years</b>					<b>-14.2%</b>	

Note: Values displayed as presented in the referenced source; values may not reflect sum of the subtotals.  
Source: FDOR 2011: 2011 Annual Report (pg 27)

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**Table 2.5-19**  
**Turkey Point Plant Property Taxes, 2000 to 2011**  
**Miami-Dade County School District and Miami-Dade Schools**

<b>Tax Year</b>	<b>Plant</b>	<b>Total Assessed Value<sup>(a)</sup></b>	<b>Total Tax Paid<sup>(b)</sup></b>	<b>Miami-Dade School Tax</b>	<b>Percent of Total</b>	<b>Miami-Dade County Tax<sup>(c)</sup></b>	<b>Percent of Total</b>
2000	Turkey Point Fossil	\$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%
	<b>Subtotal, 2000</b>	<b>\$538,912,950</b>	<b>\$11,541,198</b>	<b>\$4,975,417</b>	<b>43%</b>	<b>\$6,565,781</b>	<b>57%</b>
2001	Turkey Point Fossil	\$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%
	<b>Subtotal, 2001</b>	<b>\$524,086,630</b>	<b>\$11,082,024</b>	<b>\$4,717,283</b>	<b>43%</b>	<b>\$6,364,741</b>	<b>57%</b>
2002	Turkey Point Fossil	\$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%
	<b>Subtotal, 2002</b>	<b>\$529,677,876</b>	<b>\$11,115,873</b>	<b>\$4,704,557</b>	<b>42%</b>	<b>\$6,411,316</b>	<b>58%</b>
2003	Turkey Point Fossil	\$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%
	<b>Subtotal, 2003</b>	<b>\$322,222,126</b>	<b>\$6,861,396</b>	<b>\$2,814,933</b>	<b>41%</b>	<b>\$4,046,463</b>	<b>59%</b>
2004	Turkey Point Fossil	\$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%
	<b>Subtotal, 2004</b>	<b>\$324,810,723</b>	<b>\$6,760,438</b>	<b>\$2,708,734</b>	<b>40%</b>	<b>\$4,051,704</b>	<b>60%</b>
2005	Turkey Point Fossil	\$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%
	<b>Subtotal, 2005</b>	<b>\$599,071,051</b>	<b>\$12,259,150</b>	<b>\$4,852,763</b>	<b>40%</b>	<b>\$7,406,387</b>	<b>60%</b>
2006	Turkey Point Fossil	\$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%
	<b>Subtotal, 2006</b>	<b>\$680,350,734</b>	<b>\$13,550,477</b>	<b>\$5,293,673</b>	<b>39%</b>	<b>\$8,256,804</b>	<b>61%</b>
2007	Turkey Point Fossil	\$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%
	<b>Subtotal, 2007</b>	<b>\$434,680,250</b>	<b>\$7,748,253</b>	<b>\$3,316,641</b>	<b>43%</b>	<b>\$4,431,612</b>	<b>57%</b>
2008	Turkey Point Fossil	\$552,418,545	\$9,873,101	\$4,146,702	42%	\$5,726,399	58%
2008	Turkey Point Nuclear	352,130,695	6,293,456	2,643,252	42%	3,650,204	58%
	<b>Subtotal, 2008</b>	<b>\$904,549,240</b>	<b>\$16,166,557</b>	<b>\$6,789,954</b>	<b>42%</b>	<b>\$9,376,603</b>	<b>58%</b>
2009	Turkey Point Fossil	\$523,870,631	\$9,502,092	\$4,180,920	44%	\$5,321,172	56%
2009	Turkey Point Nuclear	357,175,158	6,478,529	2,850,553	44%	3,627,976	56%
	<b>Subtotal, 2009</b>	<b>\$881,045,789</b>	<b>\$15,980,621</b>	<b>\$7,031,473</b>	<b>44%</b>	<b>\$8,949,148</b>	<b>56%</b>
2010	Turkey Point Fossil	\$503,497,020	\$9,888,181	\$4,153,036	42%	\$5,735,145	58%
2010	Turkey Point Nuclear	360,308,464	7,076,100	2,971,962	42%	4,104,138	58%
	<b>Subtotal, 2010</b>	<b>\$863,805,484</b>	<b>\$16,964,281</b>	<b>\$7,124,998</b>	<b>42%</b>	<b>\$9,839,283</b>	<b>58%</b>
2011	Turkey Point Fossil	\$511,021,255	\$9,181,946	\$4,131,876	45%	\$5,050,070	55%
2011	Turkey Point Nuclear	372,646,453	6,695,650	3,013,043	45%	3,682,608	55%
	<b>Subtotal, 2011</b>	<b>\$883,667,708</b>	<b>\$15,877,596</b>	<b>\$7,144,919</b>	<b>45%</b>	<b>\$8,732,678</b>	<b>55%</b>

- (a) This column includes both real and TPP assessed values.  
(b) This column includes both real and TPP property tax.  
(c) Includes County-Wide operating, OCL operating, Library District, Fire-Rescue SFWMD.

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**Table 2.5-20**  
**FPL Tangible Personal Property Taxes for Turkey Point Units 1-5**  
**Miami-Dade County, Schools, and Special Districts, 2011**

<b>Taxing Unit</b>	<b>Millage Rate</b>	<b>Taxable Value</b>	<b>Taxes Levied<sup>(a)</sup></b>
<b>Miami-Dade Schools</b>			
School Board Operating	7.7650	\$819,313,485	\$6,361,969
School Board Debt Service	0.2400	\$819,313,485	\$196,635
Subtotal			\$6,558,604
<b>State and Others</b>			
Florida Inland Navigation District	0.0345	\$819,313,485	\$28,267
South Florida Water Mgmt District	0.3739	\$819,313,485	\$306,341
Everglades Construction Project	0.0624	\$819,313,485	\$51,126
Children's Trust Authority	0.5000	\$819,313,485	\$409,656
Subtotal			\$795,390
<b>Miami-Dade County</b>			
County Wide Operating	4.8050	\$819,313,485	\$3,936,802
County Wide Debt Service	0.2850	\$819,313,485	\$233,505
Unincorporated Operating	2.0083	\$819,313,485	\$1,645,428
Library District	0.1795	\$819,313,485	\$147,068
Fire Rescue Operating	2.4496	\$819,313,485	\$2,006,990
Fire Rescue Debt Service	0.0131	\$819,313,485	\$10,732
Subtotal			\$7,980,525
<b>Total</b>			<b>\$15,334,519</b>

(a) Values reflect taxes levied; FPL paid taxes prior to November 30, 2011 and secured a 4 percent reduction in taxes due.

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**Table 2.5-21**  
**Miami-Dade Schools Revenues by Source (Dollars), FY 2000–2001 to 2009–2010**

	<b>Federal</b>	<b>State</b>	<b>Local</b>	<b>Total Revenues</b>
2000-2001	268,150,714	1,512,439,113	1,054,286,298	2,834,876,125
2001-2002	289,012,907	1,421,376,456	1,109,624,023	2,820,013,386
2002-2003	340,707,795	1,398,807,944	1,170,145,397	2,909,661,136
2003-2004	383,660,896	1,513,259,169	1,281,405,099	3,178,325,164
2004-2005	409,209,373	1,542,761,004	1,430,246,807	3,382,217,184
2005-2006	401,736,168	1,473,040,327	1,605,092,982	3,479,869,477
2006-2007	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
2008-2009	455,555,278	1,080,904,568	2,045,069,733	3,581,529,579
2009-2010	625,946,741	987,315,968	1,890,151,904	3,503,414,614
<b>As % of Total</b>				
	<b>Federal</b>	<b>State</b>	<b>Local</b>	<b>Total</b>
2000-2001	9.5%	53.4%	37.2%	100.0%
2001-2002	10.2%	50.4%	39.3%	100.0%
2002-2003	11.7%	48.1%	40.2%	100.0%
2003-2004	12.1%	47.6%	40.3%	100.0%
2004-2005	12.1%	45.6%	42.3%	100.0%
2005-2006	11.5%	42.3%	46.1%	100.0%
2006-2007	11.8%	39.1%	49.1%	100.0%
2007-2008	11.2%	36.8%	52.0%	100.0%
2008-2009	12.7%	30.2%	57.1%	100.0%
2009-2010	17.9%	28.2%	54.0%	100.0%

Note: Subtotals may not sum to presented totals because of rounding.

Sources: FDOE 2002; FDOE 2004; FDOE 2005; FDOE 2006; FDOE 2007a; FDOE 2007b; FDOE 2008; FDOE 2009; FDOE 2010; FDOE 2011.

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**Table 2.5-22**  
**Miami-Dade County Revenues and Expenses, 2011 (Thousands of Dollars)**

	2011 Actual	2012 Forecast	2013 Forecast	2014 Forecast	2015 Forecast	2016 Forecast
<b>Revenues</b>						
Property Tax	\$976,737	\$853,434	\$853,424	\$879,008	\$905,361	\$932,504
Gas Tax	\$64,600	\$65,389	\$66,370	\$67,366	\$68,376	\$69,402
Carryover	\$61,121	\$99,915	\$21,568	\$0	\$0	\$0
Interest	\$1,263	\$2,470	\$2,470	\$2,544	\$2,620	\$2,699
State Revenue Sharing	\$28,747	\$30,572	\$31,489	\$32,433	\$33,406	\$34,409
Limited Term Revenues	\$25,133	\$25,000	\$0	\$0	\$0	\$0
Administrative Reimb.	\$42,343	\$31,401	\$31,715	\$32,032	\$32,352	\$32,676
Sales Tax	\$57,559	\$58,702	\$60,463	\$62,277	\$64,145	\$66,070
Other	\$20,571	\$14,562	\$14,780	\$15,002	\$15,227	\$15,456
Total Revenues	\$1,278,074	\$1,181,445	\$1,082,279	\$1,090,663	\$1,121,489	\$1,153,215
<b>Expenses</b>						
Public Safety	\$509,204	\$488,336	\$500,915	\$528,004	\$542,329	\$563,019
Policy Formulation	\$31,527	\$28,343	\$28,489	\$29,483	\$30,289	\$31,461
Transportation	\$166,165	\$168,497	\$174,046	\$216,290	\$226,847	\$234,421
Recreation and Culture	\$59,421	\$47,315	\$47,541	\$48,892	\$50,003	\$51,600
Neighborhood and Infrastructure	\$9,279	\$8,517	\$8,565	\$8,857	\$9,096	\$9,440
Economic Development	\$49,198	\$41,854	\$41,873	\$43,146	\$44,429	\$45,796
Health & Human Services	\$179,596	\$189,463	\$193,368	\$196,429	\$201,885	\$207,934
General Government	\$173,768	\$187,552	\$172,553	\$180,659	\$212,864	\$227,253
Total Expenses	\$1,178,158	\$1,159,877	\$1,167,350	\$1,251,760	\$1,317,742	\$1,370,924
Surplus/Funding Gaps	\$99,916	\$21,568	(\$85,071)	(\$161,097)	(\$196,253)	(\$217,709)

Note: All values were entered from the source and were not calculated.  
Source: MDC 2012

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**Table 2.5-23**  
**City of Homestead, Florida, Revenues and Expenditures, 2001 to 2010**

Fiscal Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<b>Revenues</b>										
Taxes	\$9,067,706	\$10,526,894	\$11,452,540	\$10,394,172	\$12,983,777	\$17,883,162	\$22,801,735	\$23,572,143	\$24,582,143	\$22,150,021
Licenses and permits	1,038,177	1,399,721	3,681,426	7,319,860	9,874,796	7,115,937	6,843,013	2,092,160	1,134,500	1,502,317
Intergovernmental	5,673,791	4,804,512	5,871,505	10,125,061	14,449,612	25,682,205	13,402,273	13,352,446	22,449,188	19,833,928
Charges for services	222,995	427,786	812,168	682,823	1,761,002	821,636	1,053,153	1,424,963	716,941	492,969
Fines and forfeitures	5,540,240	3,171,116	3,379,188	1,839,569	1,858,985	1,579,083	1,023,917	1,237,766	4,675,874	2,449,746
Investment income	539,903	391,594	582,542	485,883	958,572	1,873,176	2,153,768	1,608,681	1,766,610	1,897,670
Payment in lieu of taxes	510,000	510,000	510,000	510,000	735,000	735,000	738,800	738,800	738,800	738,800
Other revenues	4,246,688	3,547,826	4,717,819	4,305,843	3,366,325	3,281,295	3,812,819	7,863,335	7,304,237	9,475,586
Total revenues	26,839,500	24,779,449	31,007,188	35,663,211	45,988,069	58,971,494	51,829,478	51,890,294	63,368,293	58,541,037
<b>Expenditures</b>										
General government	5,583,705	6,920,475	6,203,405	7,757,725	10,362,703	15,968,715	12,540,349	12,461,323	11,438,655	12,433,496
Public safety	12,304,539	10,820,422	14,230,606	14,079,160	17,251,305	24,844,565	23,144,728	24,879,553	27,066,693	25,744,339
Public works	608,594	728,869	833,282	1,217,976	1,544,222	2,091,683	2,365,714	2,048,259	2,658,300	1,697,207
Parks and recreation	2,213,556	2,805,187	4,936,101	3,426,868	3,819,015	5,165,915	5,106,593	4,095,683	4,511,005	3,943,597
Capital outlay	1,947,353	1,773,427	2,342,217	4,620,898	6,141,460	11,843,770	10,542,159	8,861,472	14,666,466	8,463,578
Debt service:										
Principal	1,538,187	1,433,221	1,289,535	539,203	924,203	2,179,203	1,759,203	1,644,203	1,644,203	1,644,203
Interest mid fiscal charges	1,318,449	1,076,770	1,856,070	874,130	804,159	892,828	674,278	709,328	782,412	559,104
Total expenditures	25,514,383	25,558,371	31,691,216	32,515,960	40,847,067	62,986,679	56,133,024	54,699,821	62,767,734	54,485,524
Excess of revenues over (under) expenditures	1,325,117	(778,922)	(684,028)	3,147,251	5,141,002	(4,015,185)	(4,303,546)	(2,809,527)	600,559	4,055,513
<b>Other financing sources (uses):</b>										
Transfer in	4,458,820	6,745,663	4,924,889	4,711,383	5,050,024	5,280,740	6,445,577	17,813,998	657,243	662,192
Transfer out	(582,467)	(1,780,801)	(1,439,761)	(1,841,050)	(1,410,935)	(2,422,456)	(901,544)	(717,704)	(630,703)	(952,194)
Other financing source	—	—	952,419	352,550	—	1,200,000	—	—	—	—
Total other financing sources (uses)	3,876,353	4,964,862	4,437,547	3,222,883	3,639,089	4,058,284	5,544,033	17,096,294	26,540	(290,002)
Net change in fund balances	5,201,470	4,185,940	3,753,519	6,370,134	8,780,091	43,099	1,240,487	14,286,767	627,099	3,765,511
Debt services as a percentage of noncapital expenditures	12.12%	10.55%	10.61%	4.82%	4.87%	5.89%	5.11%	5.08%	5.18%	4.78%

Note 1: Values are not adjusted for inflation.

Note 2: City of Homestead CAFR for fiscal years ending September 30, 2001 through September 30, 2010

Source: CHF 2011



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**Table 2.5-24**  
**City of Homestead Assessed Value and Estimated Actual Value of Taxable Property,**  
**2001 to 2010 (Dollars in Thousands)**

<b>Fiscal Year</b>	<b>Real Property Assessed Value</b>	<b>Personal Property Assessed Value</b>	<b>Total Taxable Assessed Value</b>	<b>Valuation Adjustments</b>	<b>Total Direct Tax Rate</b>	<b>Estimated Actual Taxable Value</b>	<b>Assessed Value as % of Estimated</b>
2001	535,512	90,363	625,875	(19,801)	8.5000	606,074	97
2002	609,955	80,156	690,011	(16,632)	8.5000	673,379	98
2003	663,610	79,307	742,917	(23,445)	8.5000	719,472	97
2004	807,659	84,096	891,755	(37,645)	8.2500	854,110	96
2005	1,121,336	84,435	1,205,771	(42,778)	7.7500	1,162,993	96
2006	1,736,246	83,296	1,819,542	68,326	6.7500	1,887,868	104
2007	2,809,561	108,324	2,917,885	(7,886)	6.2500	2,909,999	100
2008	3,690,990	112,797	3,803,787	-160,333	5.1585	3,643,454	96
2009	3,854,307	110,531	3,964,838	-206,460	5.3410	3,758,378	95
2010	2,876,330	110,037	2,986,367	N/A	6.2917	2,986,367	N/A

Source: CHF 2011  
N/A — Not Available

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**Table 2.5-25**  
**City of Homestead Property Tax Rates**  
**Direct and Overlapping Governments, 1999 to 2010**

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
2000	8.5000	8.5000	9.6440	0.7410	9.6980	N/A	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	7.0948	0.6585	4.8646	3.0552	21.6848
2009	5.3410	5.3410	7.7970	0.6585	5.1229	3.0305	21.9499
2010	6.2917	6.2917	7.9950	0.6585	5.1229	3.1093	23.1774

Source: CHF 2011  
N/A — Not Available

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**Table 2.5-26**  
**City of Florida City, Florida, Revenues and Expenditures, 1998–2007<sup>(a)</sup>**

<b>Fiscal Year:</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Revenues</b>										
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
<b>Expenditures</b>										
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
<b>Debt Service</b>										
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

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**Table 2.5-27**  
**City of Florida City Assessed Value and Estimated Actual Value of Taxable Property**  
**1998–2007 (Dollars in Thousands)<sup>(a)</sup>**

<b>Fiscal Year</b>	<b>Real Property Assessed Value</b>	<b>Personal Property Assessed Value</b>	<b>Less Tax Exempt Property</b>	<b>Total Taxable Assessed Value</b>	<b>Estimated Actual Taxable Value</b>	<b>Total Tax Levy</b>
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	641,289	5,201,929
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

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

Fiscal Year	City of Florida City Direct Rates		Overlapping Rates				Total Millage
	Operating Millage	Total City Millage	School District Millage	State Millage	Miami- Dade County	Special District 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

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**Table 2.5-29**  
**Wildlife Management Areas, National Wildlife Refuges, and Preserves<sup>(a)</sup> within 50 Miles of Turkey Point**

<b>Name</b>	<b>Management Agency</b>	<b>County</b>	<b>Acres</b>	<b>Annual Visitors</b>	<b>Capacity</b>	<b>Distance to the Plant Area (miles)</b>
Big Cypress National Preserve	U.S. National Park Service	Broward, Collier, Miami-Dade, and Monroe	720,561	822,864	N/A	44
Biscayne National Park	U.S. National Park Service	Miami-Dade	172,971	517,442	N/A	Adjacent to the plant property <sup>(b)</sup>
Cross Key	The Nature Conservancy	Monroe	124	N/A	N/A	15
Crocodile Lake National Wildlife Refuge	U.S. Fish and Wildlife Service	Monroe	6,692	N/A	N/A	12
Everglades National Park	U.S. National Park Service	Collier, Miami-Dade, and Monroe	1,508,533	1,074,764	N/A	29
Florida Keys Wildlife and Environmental Area	Florida Fish and Wildlife Conservation Commission	Monroe	3,089	N/A	N/A	31
Mary Krome Bird Refuge	Florida Audubon Society, Inc.	Miami-Dade	2	N/A	N/A	10
Tarpon Basin	The Nature Conservancy	Monroe	598	N/A	N/A	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) Park's visitor center is 3 miles from Units 6 & 7.

N/A — Not Available

Source: NPS 2008c, FNAI 2008

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**Table 2.5-30**  
**State Parks within 50 Miles of Turkey Point**

<b>Name</b>	<b>County</b>	<b>Acres</b>	<b>Annual Visitors 2007–2008</b>	<b>Daily Capacity 2007–2008</b>	<b>Distance to the site (miles)</b>
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		80,647	2,721,696	29,147	

Sources: FNAI 2008

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**Table 2.5-31**  
**Residential Housing, Miami-Dade County, 2000 to 2005–2009**

	<b>Total Housing Units</b>	<b>Occupied Units</b>	<b>Owner- occupied Units</b>	<b>Vacancy Rate, Owner- occupied Units</b>	<b>Median Value of Owner- occupied</b>	<b>Renter Occupied Units</b>	<b>Vacancy Rate, Rental Units</b>	<b>Median Monthly Rental</b>	<b>Vacant Units</b>	<b>Seasonal, Recreational, and Occasional Use (Vacant Units)</b>	<b>Mobile Homes</b>
2000	852,278	776,774	449,325	2.1%	\$124,000	327,449	5.7%	\$647	75,504	29,587	15,338
2005-2009	962,935	827,931	482,841	3.7%	\$277,200	345,090	8.0%	\$965	135,004	38,302	15,085
Change 2000 to 2005-2009	13.0%	6.6%	7.5%	N/A	123.5%	5.4%	N/A	49.1%	78.8%	29.5%	-1.6%

Sources: USCB 2000a and 2000b, USCB 2010b, and USCB 2010d  
N/A — Not Applicable



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**Table 2.5-32**  
**Residential Housing, Homestead and Florida City Area, 2005-2009**

	<b>Total Housing Units</b>	<b>Occupied Units</b>	<b>Owner- Occupied Units</b>	<b>Vacancy Rate of Owner Occupied Units</b>	<b>Median Value of Owner Occupied Units</b>	<b>Renter Occupied Units</b>	<b>Vacancy Rate of Rental Units</b>	<b>Median Monthly Rent</b>	<b>Vacant Units</b>	<b>Seasonal, Recreational, Occasional Use (Vacant Units)</b>	<b>Mobile Homes</b>
Homestead	20,875	17,239	7,594	10.7%	\$216,500	9,645	11.0%	\$928	3,636	164	599
Florida City	3,119	2,709	946	2.7%	\$171,300	1,763	11.5%	\$828	410	11	12
Total Homestead/ Florida City Area	23,994	19,948	8,540	N/A	N/A	11,408	N/A	N/A	4,046	175	611

Note: Data reflect numbers from years 2005-2009, except for "Seasonal, recreational, occasional use" which is 2010 data.

Sources: USCB 2010b and USCB 2010d

N/A — Not Applicable

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**Table 2.5-33**  
**Residential Building Permits Issued, Miami-Dade County, Homestead, and Florida City, 2001 to 2011**

Year	Miami-Dade County	Homestead	Florida City	Total, Homestead and Florida City Area
2001 <sup>(a)</sup>	13,996	491	13	504
2002 <sup>(a)</sup>	14,606	300	39	339
2003 <sup>(a)</sup>	15,533	1,565	174	1,739
2004 <sup>(a)</sup>	22,856	2,719	242	2,961
2005 <sup>(a)</sup>	26,120	3,798	233	4,031
2006 <sup>(a)</sup>	20,017	1,653	143	1,796
2007 <sup>(a)</sup>	8,082	709	148	857
2008 <sup>(a)</sup>	2,569	41	2	43
2009 <sup>(b)</sup>	1,133	107	4	111
2010 <sup>(b)</sup>	3,208	158	98	256
2011 <sup>(b)</sup>	2,635	N/A	N/A	N/A
Total (2001 to 2010)	128,120	11,541	1,096	12,637

(a) USCB 2009a

(b) USCB 2012a

N/A — Not Available

**Table 2.5-34**  
**Recreational Vehicle Parks, Miami-Dade County, 2012**

RV Park <sup>(a)</sup>	Location	Number of RV Sites	Number of Sites with Full Hookups
Everglades National Park (Long Pine Key) <sup>(b)</sup>	Homestead	108	0
Florida City Campsite (City Park) <sup>(c)</sup>	Florida City	310	253
Goldcoaster Mobile Home and RV Resort <sup>(c)</sup>	Homestead	90	90
Larry & Penny Thompson Park & Campground <sup>(c)</sup>	Miami	240	240
Miami Everglades Campground <sup>(d)</sup>	Miami	300	252
Pine Isle Mobile Home Park <sup>(c)</sup>	Homestead	257	257
The Boardwalk <sup>(c)</sup>	Homestead	130	130
Gator Park <sup>(c)</sup>	Miami	60	15
Southern Comfort <sup>(e)</sup>	Florida City	356	350
Total	N/A	1851	1587

(a) Rates generally range from \$30 -\$60 per night for 2 people or per vehicle.

(b) Source: NPS 2009.

(c) Source: Woodall's 2012.

(d) Source: TLD 2012.

(e) Source: RVP 2012.

N/A — Not Applicable

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**Table 2.5-35**  
**Hotel/Motel Data, Miami-Dade County, 2011**

<b>City/Town/Place</b>	<b>Number of (Hotel/Motel) Units<sup>(a)</sup></b>	<b>Rooms Available</b>	<b>Room Nights Available (unoccupied)<sup>(b)</sup></b>	<b>Average Room Rate<sup>(c)</sup></b>	<b>Occupancy Rate<sup>(c)</sup></b>
Airport/Civic Center	61	10,698	1,979	\$98.65	81.5%
Aventura/Sunny Isle	15	2,670	724	\$166.04	72.9%
Central Dade	18	2,034	572	\$101.21	71.9%
Coral Gables	15	1,677	428	\$129.46	74.5%
Downtown/Surfside/BalHabor	37	7,285	1,938	\$153.08	73.4%
Grove/Key Biscayne	12	1,715	430	\$189.41	74.9%
Miami Beach	138	16,599	3,967	\$206.54	76.1%
North Dade	38	3,036	777	\$76.93	74.4%
South Dade	27	1,928	713	\$75.76	63.0%
Miami-Dade County Total	361	47,642	11,528	\$150.79	75.8%

(a) Smith Travel Research, from Planning and Research Department, Greater Miami Convention & Visitor's Bureau; this number represents only the hotel/motels that report to the Smith Travel Research.

(b) The number of available rooms multiplied by vacancy rate (1-occupancy rate).

(c) Average 2011 as of October 2011.

Source: GMCVB 2012

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**Table 2.5-36**  
**Major Public Water Suppliers in Miami-Dade County**

<b>Major Suppliers</b>	<b>Service Area Population, 2007</b>	<b>2007 Daily Average Demand (MGD)</b>	<b>Available Facility Capacity (MGD)</b>	<b>Daily Demand as Percent of Capacity, 2007</b>
Total from major suppliers, Miami-Dade County	2,621,700	398.03	532.55	74.74%
Miami-Dade County Water and Sewer Department (WASD) <sup>(a)(b)(c)</sup>	2,250,944	347.81	470.35	73.95%
Florida City <sup>(d)</sup>	15,000	2.33	4.00	58.13%
Homestead <sup>(d)</sup>	71,252	12.47	16.90	73.78%
North Miami <sup>(d)</sup>	97,504	8.50	9.30	91.40%
North Miami Beach <sup>(d)</sup>	187,000	26.93	32.00	84.15%

(a) Table 5-4.

(b) SFWMD 2010.

(c) Includes 20 mgd for South Miami Heights water treatment plant scheduled to come online in 2012.

(d) Chapter 2.6 and footnote to Exhibit C-4.

Source: MDWASD 2008

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

<b>Category</b>	<b>2005 (mgd)</b>	<b>2025 (mgd)</b>	<b>Percent change in demand 2005–2025</b>	<b>Percent of overall demand, 2005</b>
Public Water Utility and Domestic Self-Supply	380.92	483.10	26.8	72.39
Commercial/Industrial Self-Supply	41.7	41.7	0.00	7.92
Recreational Self-Supply	8.8	15.1	71.59	1.67
Thermoelectric Power Self-Supply	2.1	69.8	3223.81	0.40
Agricultural Self-Supply	92.7	90.2	-2.70	17.62
Total Water Demand	526.22	699.9	33.01	100.00

Source: SFWMD 2005, Appendix D

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

<b>System Name (Facility #)</b>	<b>Plant Capacity<sup>(a)</sup> (mgd)</b>	<b>Annual Average Flow (mgd)</b>	<b>Flow as Percent of Design Capacity</b>
<b>Miami-Dade County</b>			
City of Homestead (FLA013609)	6.0	6.13	102%
MDWASD South District WWTF (FL0042137)	112.5	98.53	88%
MDWASD North District WWTP (FL0032182)	112.5	91.39	81%
Central District WWTP (FLA024805)	143	115	80%

(a) Maximum permitted capacity.

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**Table 2.5-39**  
**Law Enforcement, Miami-Dade County, Florida City, and Homestead, 2010**

<b>Political Jurisdiction</b>	<b>Total Law Enforcement Employees</b>	<b>Total Officers</b>
Miami-Dade County <sup>(a)(b)</sup>	4363	2980
Florida City <sup>(c)</sup>	44	33
Homestead <sup>(c)</sup>	144	102

(a) Excludes employees employed by municipalities within the county.

(b) Source: FBI 2010a.

(c) Source: FBI 2010b.

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**Table 2.5-40**  
**Fire Protection, Miami-Dade County, 2010**

Fire Department Name	City	Department Type	Number Of Stations	Active Firefighters Career	Active Firefighters Volunteer	Active Firefighters Paid per Call
482 SPTG/CEF Fire Department	Homestead ARB	Career	1	54	0	0
Coral Gables Fire & Rescue Department	Coral Gables	Career	3	140	0	0
Everglades National Park Visitor Protection	Homestead	Volunteer	2	0	0	15
Hialeah Fire Department	Hialeah	Career	8	284	0	0
Key Biscayne Fire Rescue	Key Biscayne	Career	1	38	0	0
Miami Beach Fire Department	Miami Beach	Career	4	200	0	0
Miami Fire-Rescue	Miami	Career	14	699	0	0
Miami-Dade Fire Rescue Department	Doral	Career	65	2070	0	0
Totals	-	-	98	3485	0	15

Note: Homestead and Florida City are served by the Miami-Dade Fire Rescue Department.  
Source: USFA 2010



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

Facility Name	Staffed Beds	Admissions <sup>(a)</sup>	Census <sup>(b)</sup>	Outpatient Visits <sup>(c)</sup>	Personnel <sup>(c)</sup>	Service Classification
Aventura Hospital and Medical Center	390	15,956	246	76,540	892	General & Surgical
Coral Gables Hospital	188	N/A	N/A	N/A	N/A	General & Surgical
Doctors Hospital	148	6,994	105	61,204	740	General & Surgical
Kindred Hospital South Florida – Coral Gables	53	N/A	N/A	N/A	N/A	Other Specialty
Hialeah Hospital	220	N/A	N/A	N/A	N/A	General & Surgical
Palm Springs General Hospital	190	N/A	N/A	N/A	N/A	General & Surgical
Palmetto General Hospital	190	N/A	N/A	N/A	N/A	General & Surgical
Homestead Hospital	116	7,284	86	68,452	631	General & Surgical
Baptist Hospital of Miami	551	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	Rehabilitation
Jackson Memorial Hospital	1,776	66,192	1,472	626,140	11,193	General & Surgical
Jackson South Community Hospital	233	N/A	N/A	N/A	N/A	General & Surgical
Kendall Regional Medical Center	296	16,428	210	80,098	1,217	General & Surgical
Meadowbrook Rehabilitation Hospital of West Gables	60	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	General & Surgical
North Shore Medical Center	357	N/A	N/A	N/A	N/A	General & Surgical
Pan American Hospital	146	N/A	N/A	N/A	N/A	General & Surgical
Select Specialty Hospital of Miami	40	N/A	N/A	N/A	N/A	Long-Term Acute Care
Sister Emmanuel Hospital for Continuing Care	29	N/A	N/A	N/A	N/A	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
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	N/A	N/A	N/A	N/A	Rehabilitation

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

Facility Name	Staffed Beds	Admissions <sup>(a)</sup>	Census <sup>(b)</sup>	Outpatient Visits <sup>(c)</sup>	Personnel <sup>(c)</sup>	Service Classification
Parkway Regional Medical Center	392	N/A	N/A	N/A	N/A	General & Surgical
Larkin Community Hospital	122	N/A	N/A	N/A	N/A	General & Surgical
<b>Total</b>	<b>8,420</b>	<b>223,456</b>	<b>4,010</b>	<b>2,622,793</b>	<b>29,123</b>	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.

N/A — Not Available.

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**Table 2.5-42**  
**Additional Planned Capacity, Miami-Dade County Public Schools,**  
**FY 2011/2012 to FY 2015/2016**

<b>Project</b>	<b>School to be Relieved</b>	<b>Fiscal year</b>	<b>Additional Capacity (Student Stations)</b>
Partial Replacement	Southwest Miami Senior High	2013/2014	600
Campus addition	Norman S Edelcup/Sunny Isles Beach K-8	2012/2013	264
Partial Replacement	Southwest Miami Senior High	2015/2016	1,000
Classroom Remodeling	Key Biscayne K-8 Center	2011/2012	90
Campus addition	Norman S Edelcup/Sunny Isles Beach K-8	2014/2015	400
NEW K-8 Center, Hialeah	Location not specified	2014/2015	1,600
NEW K-8 Center, Doral	Location not specified	2013/2014	1,200
NEW K-8 Center, NE Corridor	Location not specified	2015/2016	1,200
iPrepClassroom	Miami Palmetto Senior High	2011/2012	150
iPrepClassroom	Miami Norland Senior High	2011/2012	100
iPrepClassroom	North Miami Beach Senior High	2011/2012	100
Replacement w/ K-8 Center	Frederick Douglass Elementary	2012/2013	800
Addition	Key Biscayne K-8 Center	2013/2014	320
Partial Replacement	Key Biscayne K-8 Center	2015/2016	540
Partial Replacement	Miami Norland Senior High	2013/2014	600
Partial Replacement	Miami Norland Senior High	2015/2016	1,000
Replacement	Miami Park Elementary	2014/2015	500
Partial Replacement	West Homestead Elementary	2013/2014	200
Addition	Glades Middle	2014/2015	600
New Senior	Location not specified	2014/2015	1,800
Partial Replacement	Cutler Ridge Middle	2012/2013	270
PLC Expansion	School Board Administration Complex	2011 to 2015/2016	212
iPrepClassroom	School Board Administration Complex	2012 to 2013/2014	200
Total	—	—	13,746

Source: M-DCPS 2011b

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**Table 2.5-43**  
**Accredited Post-Secondary Institutions within 50 Miles of Homestead Florida**

<b>Name</b>	<b>Location</b>	<b>Distance from Zip (miles)</b>	<b>Type</b>	<b>Lowest/Highest Awards Offered</b>	<b>2009 Student Enrollment</b>
Florida National College—South Campus <sup>(a)</sup>	Miami	18	Private, for-profit	Less than 1 yr Certificate, Bachelor's Degree	N/A
Saint John Vianney College Seminary	Miami	20	Private, not for-profit	Bachelor's Degree, Post Baccalaureate Certificate	65
Florida International University	Miami	21	Public	Associate's Degree, Doctor's Degree	42,197
Keiser University—Miami	Miami	24	Private, not for-profit	Associate's Degree, Master's Degree	N/A
University of Miami	Coral Gables	24	Private, not for-profit	Less than 1 yr Certificate, Doctor's Degree	15,657
Miami Dade College	Miami	29	Public	Less than 1 yr Certificate, Bachelor's Degree	61,674
Florida National College—Main Campus	Hialeah	30	Private, for-profit	Less than 1 yr Certificate, Bachelor's Degree	2,819
Florida Memorial University	Miami Gardens	33	Private, not for-profit	Bachelor's Degree, Master's Degree	1,891
Saint Thomas University	Miami Gardens	33	Private, not for-profit	Less than 1 yr Certificate, Doctor's Degree	2,469
Barry University	Miami	35	Private, not for-profit	Bachelor's Degree, Doctor's Degree	8,995
Jose Maria Vargas University	Pembroke Pines	38	Private, for-profit	Less than 1 yr Certificate, Master's Degree	N/A
Nova Southeastern University	Fort Lauderdale	44	Private, not for-profit	Associate's Degree, Doctor's Degree	28,741

(a) Student enrollment is included in the Florida National-Main Campus.

Note 1: Accredited by the Commission of Colleges, Southern Association of Colleges and Schools (SACS).

Note 2: Zip code 33030 (Homestead Florida) used to calculate distances.

Sources: NCES 2012a and SACS 2011

N/A — Not Available

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**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 <sup>(a)</sup>	Dates	Ownership	Designation <sup>(b)</sup>	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	

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**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 <sup>(a)</sup>	Dates	Ownership	Designation <sup>(b)</sup>	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	1	Designated by Miami-Dade County Historic Preservation Board
2	Listed with Human Remains found	0	Designated by Homestead Historic Preservation Board
1	Individually listed National Register property identified		

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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



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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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.



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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	Dates	Ownership	Local Designation <sup>(b)</sup>	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	

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**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 <sup>(a)</sup>	Dates	Ownership	Local Designation <sup>(b)</sup>	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	

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**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 <sup>(a)</sup>	Dates	Ownership	Local Designation <sup>(b)</sup>	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	<sup>(b)</sup> 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	

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**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 <sup>(a)</sup>	Dates	Ownership	Local Designation <sup>(b)</sup>	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	

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**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 <sup>(a)</sup>	Dates	Ownership	Local Designation <sup>(b)</sup>	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

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**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

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**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 <sup>(a)</sup>	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



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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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 14 <sup>th</sup> Terrace	37 SW 14 <sup>th</sup> 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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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



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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**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 <sup>(a)</sup>	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

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**Table 2.5-52**  
**County Summary, Block Groups within 50 Miles of the Turkey Point Site**  
**with Significant Minority or Low-Income Populations**

<b>County</b>	<b>Total Block Groups</b>	<b>Black Block Groups</b>	<b>American Indian or Alaska Native Block Groups</b>	<b>Asian Block Groups</b>	<b>Native Hawaiian or Other Pacific Islander Block Groups</b>	<b>Other Block Groups</b>	<b>Multiracial</b>	<b>Aggregate of Minority Races Block Groups</b>	<b>Hispanic Ethnicity Block Groups</b>	<b>Low-Income Households Block Groups</b>
Broward	367	92	1	0	0	4	0	108	58	19
Collier	1	0	0	0	0	0	0	0	0	0
Miami-Dade	1222	319	0	6	0	18	2	335	783	212
Monroe	37	0	0	0	0	0	0	0	2	0
<b>Total Counties</b>	<b>1627</b>	<b>411</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>22</b>	<b>2</b>	<b>443</b>	<b>843</b>	<b>231</b>
State of Florida Percentages		15.4%	0.3%	2.3%	0.05%	3.6%	1.8%	23.4%	20.6%	12.5%

Source: USCB 2012b



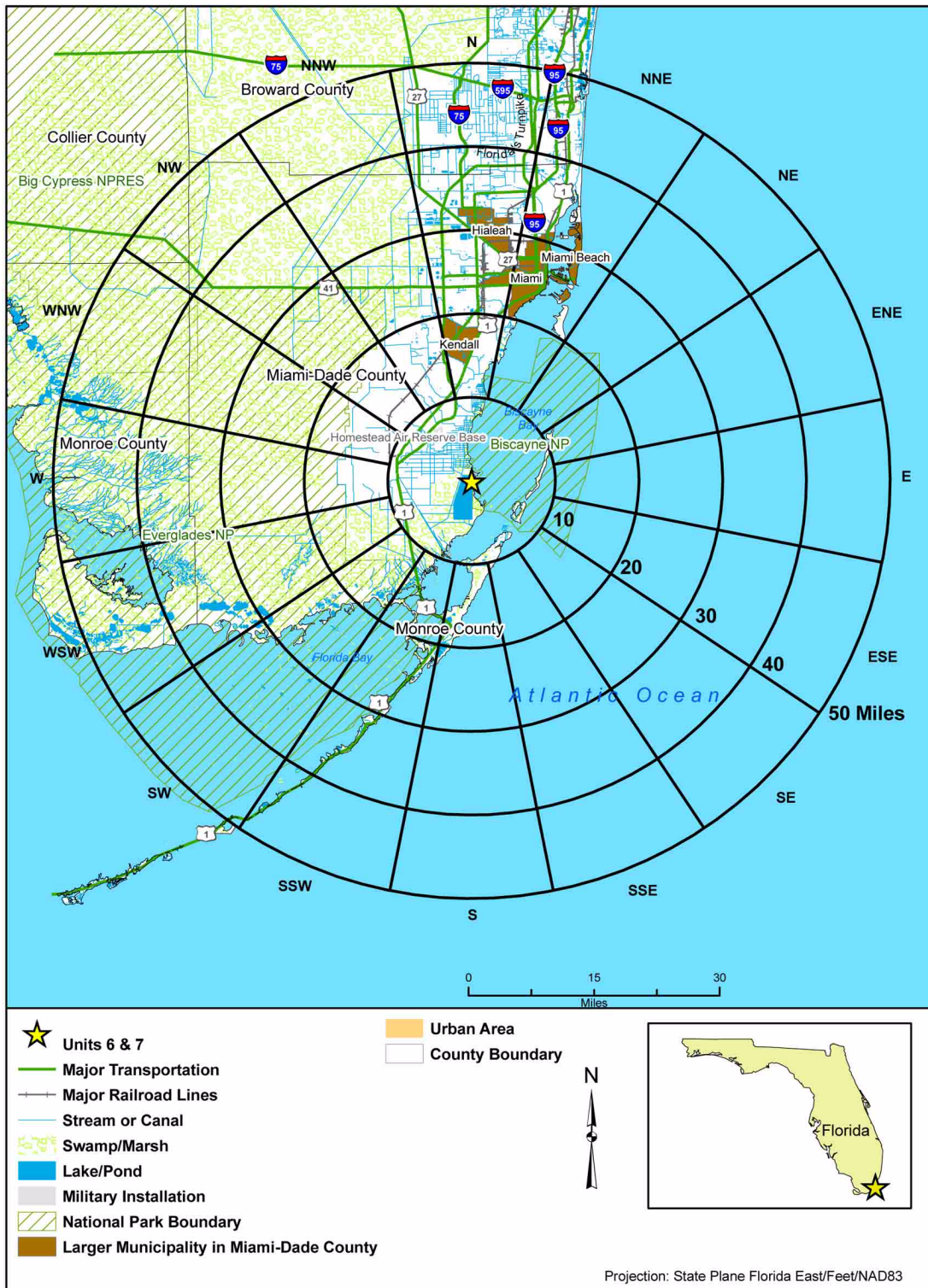
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**Figure 2.5-1 10-Mile Vicinity with Direction Sectors**



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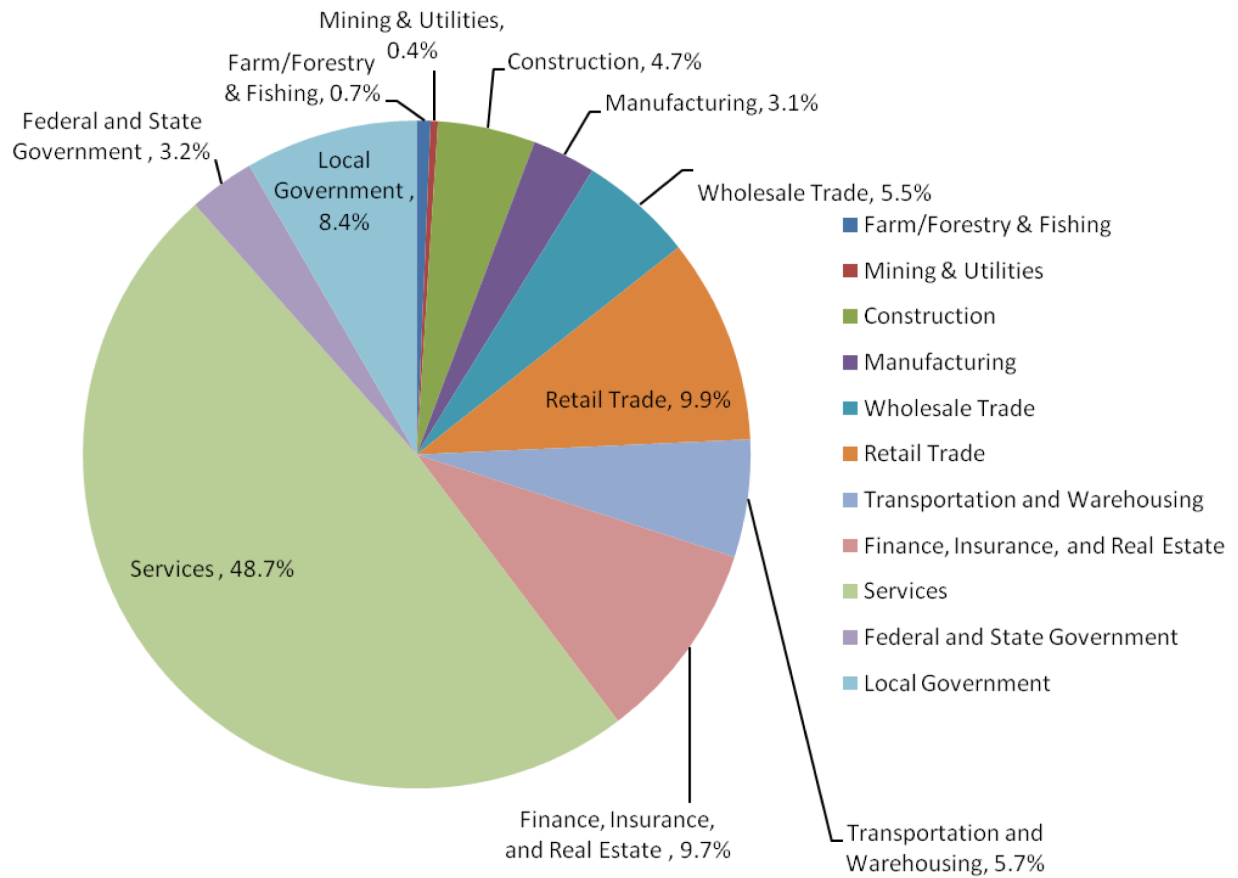
**Figure 2.5-2 50-Mile Vicinity with Direction Sectors**





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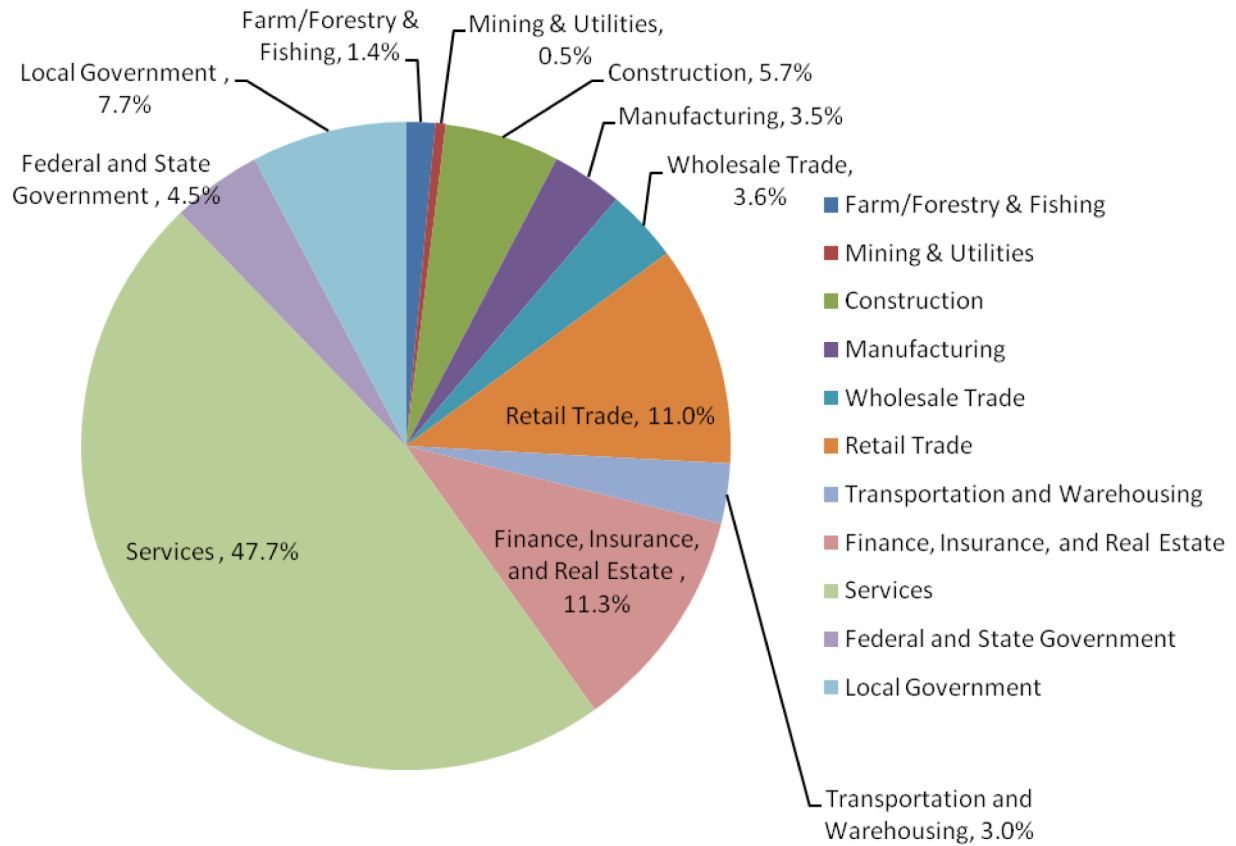
**Figure 2.5-3 Employment Sectors, Miami-Dade County, 2009**



Source: Table 2.5-3

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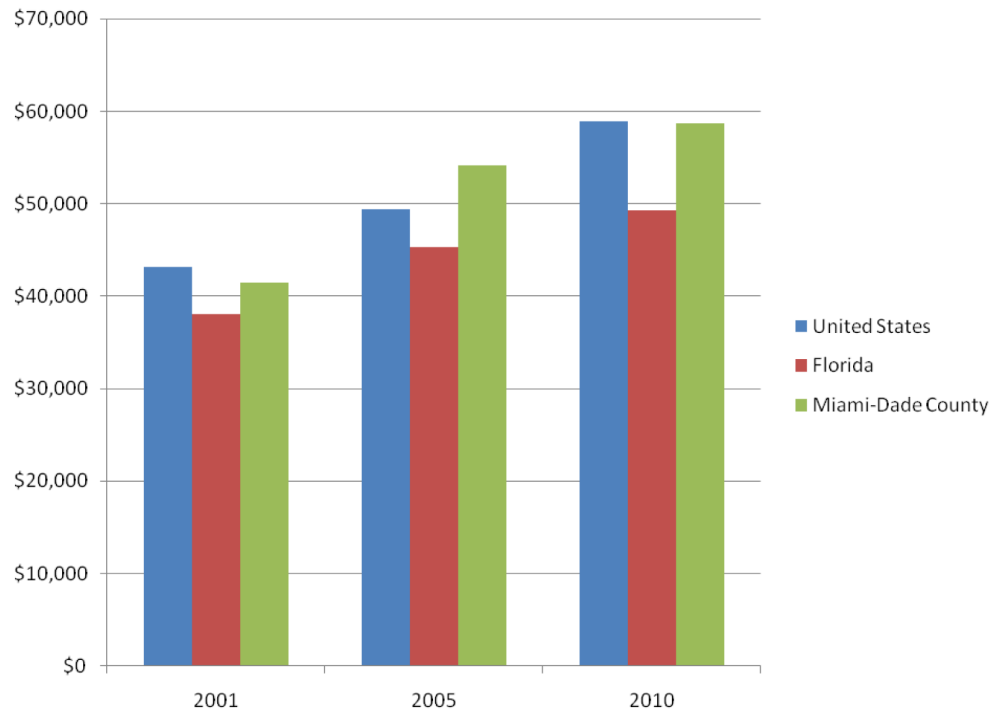
**Figure 2.5-4 Employment Sectors, Florida, 2009**



Source: Table 2.5-9

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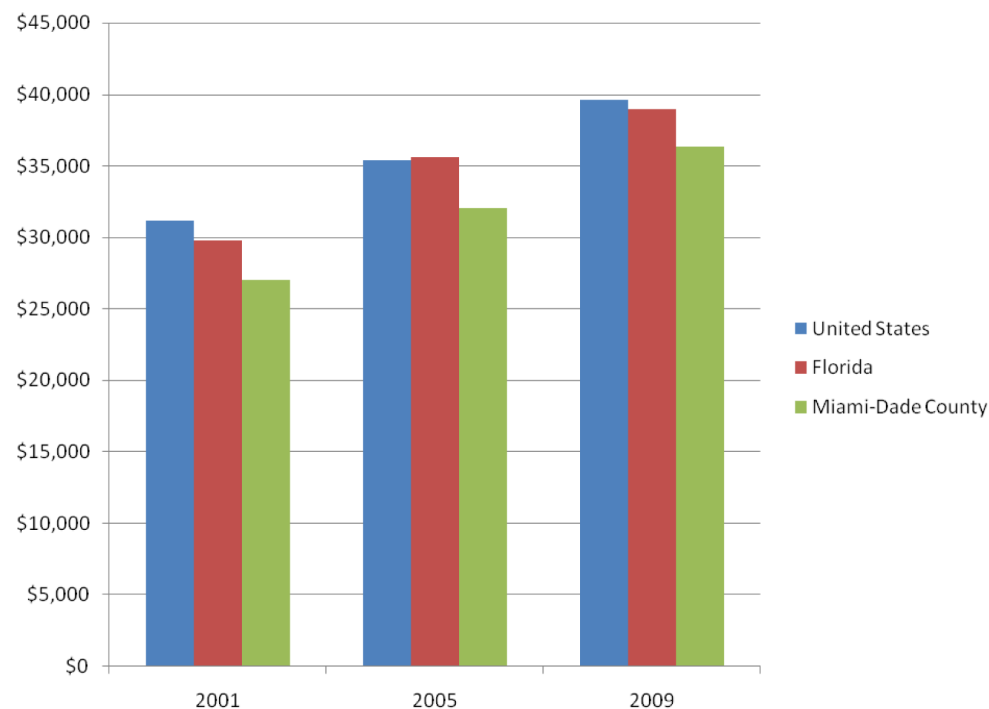
**Figure 2.5-5 Average Annual Wage, Heavy and Civil Engineering Construction, 2001 to 2010**



Source: Table 2.5-12

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**Figure 2.5-6 Per Capita Personal Income, 2009**



Source: [Table 2.5-14](#)

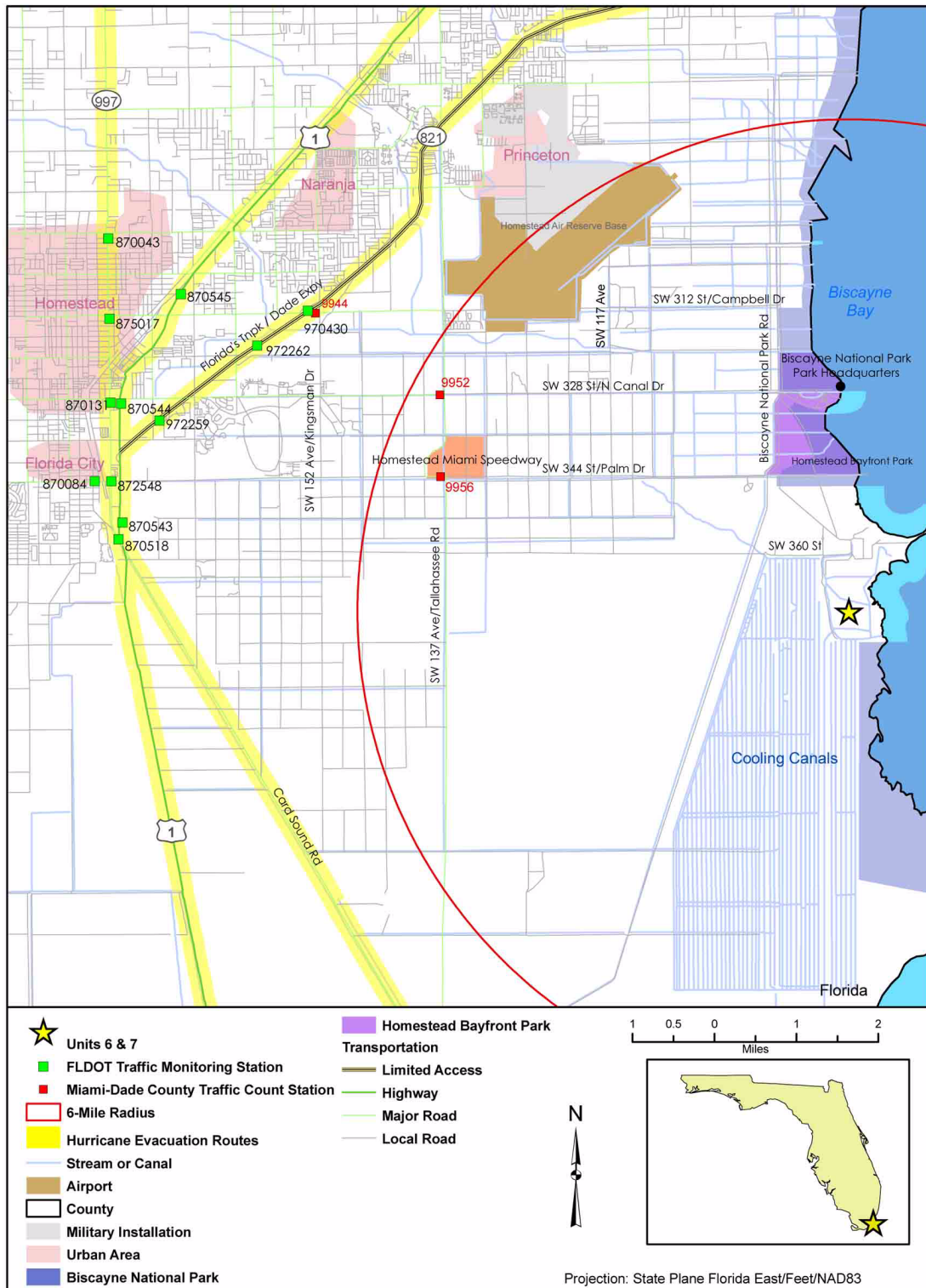
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**Figure 2.5-7 Airports, Highways, Ports, Intracoastal Waterways and Railroads**



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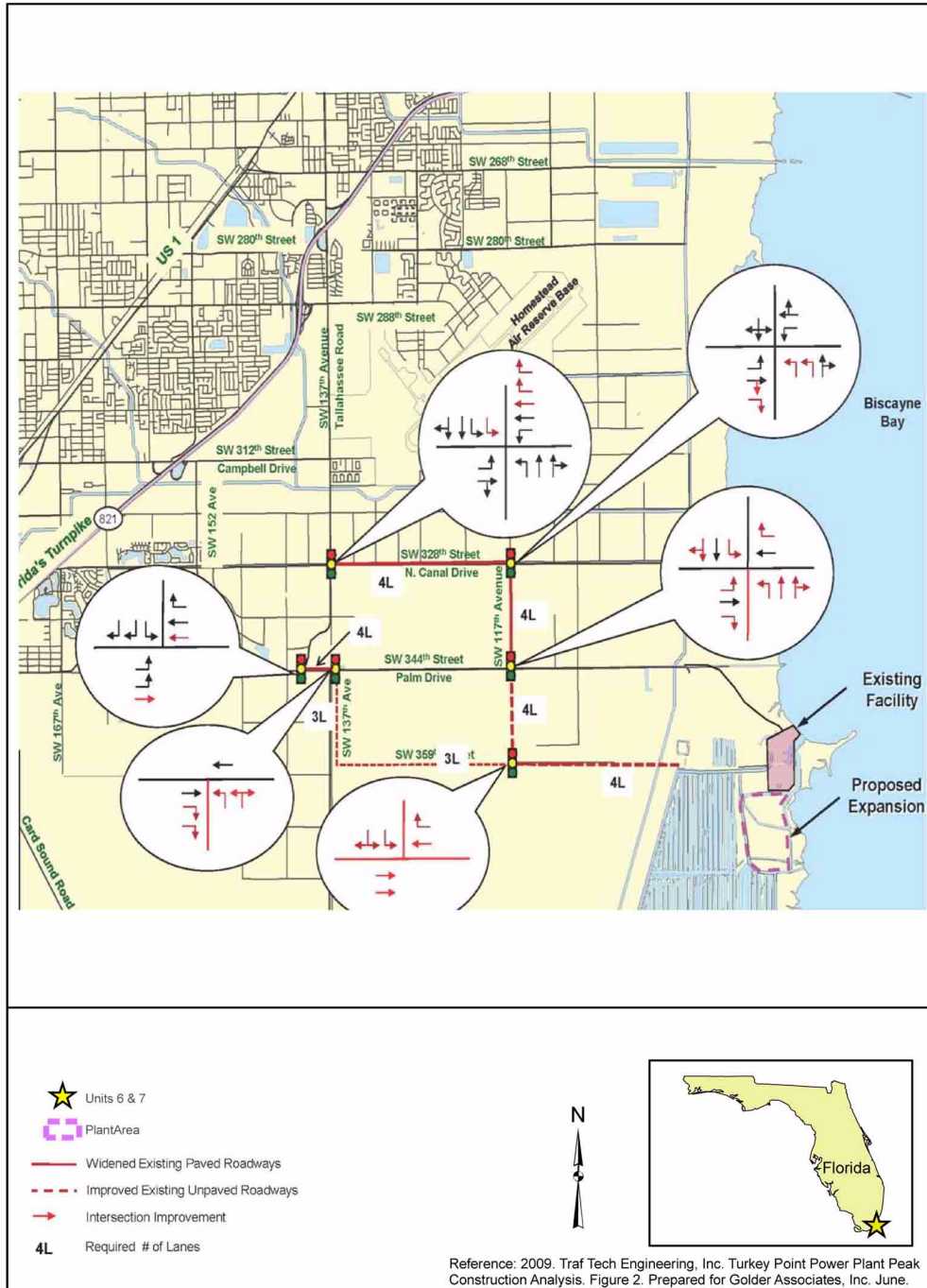
**Figure 2.5-8a Highways and Streets**





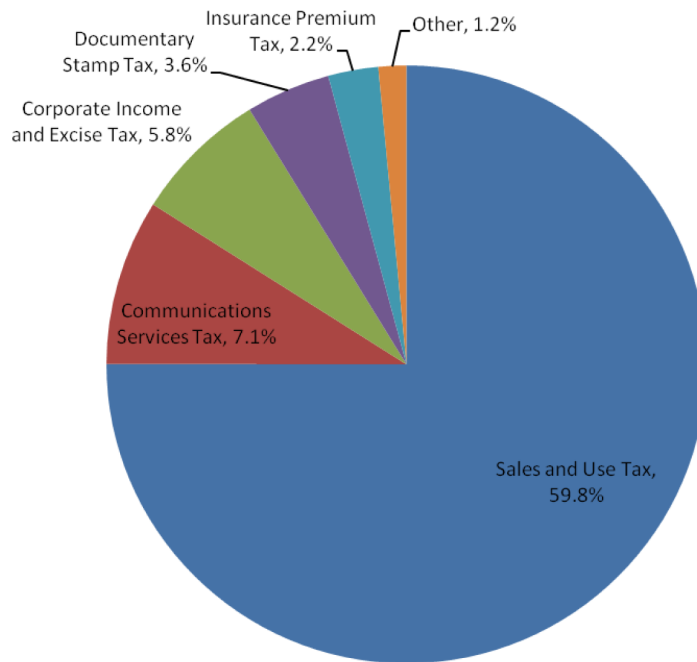
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**Figure 2.5-8b Traffic Study, Turkey Point Area**



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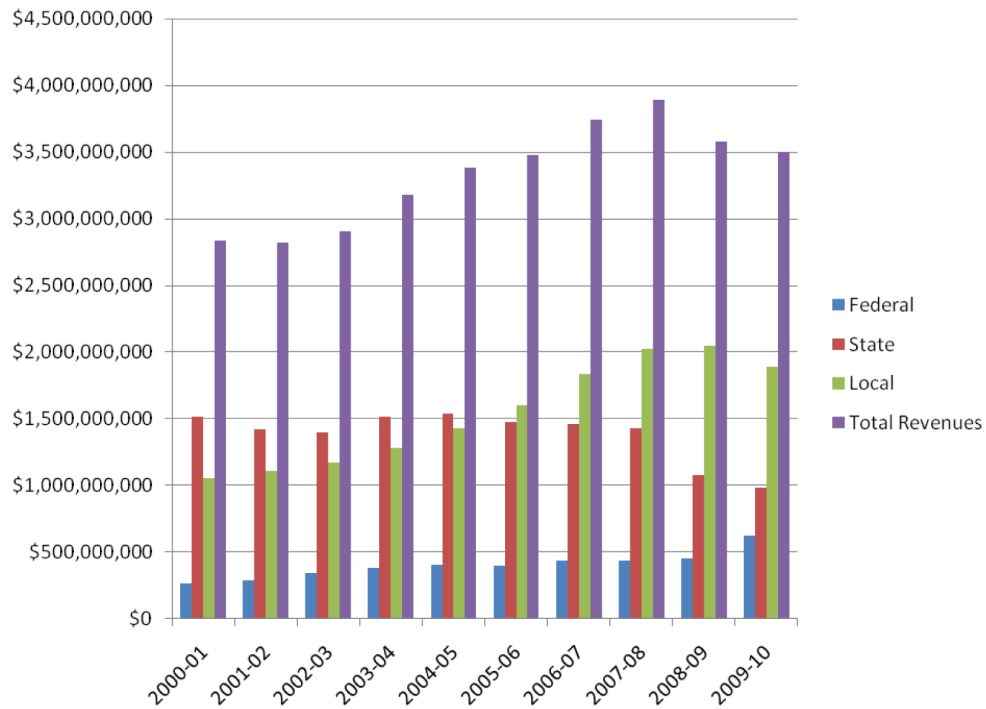
**Figure 2.5-9 Florida Revenues by Source, 2010–2011**



Source: Table 2.5-18

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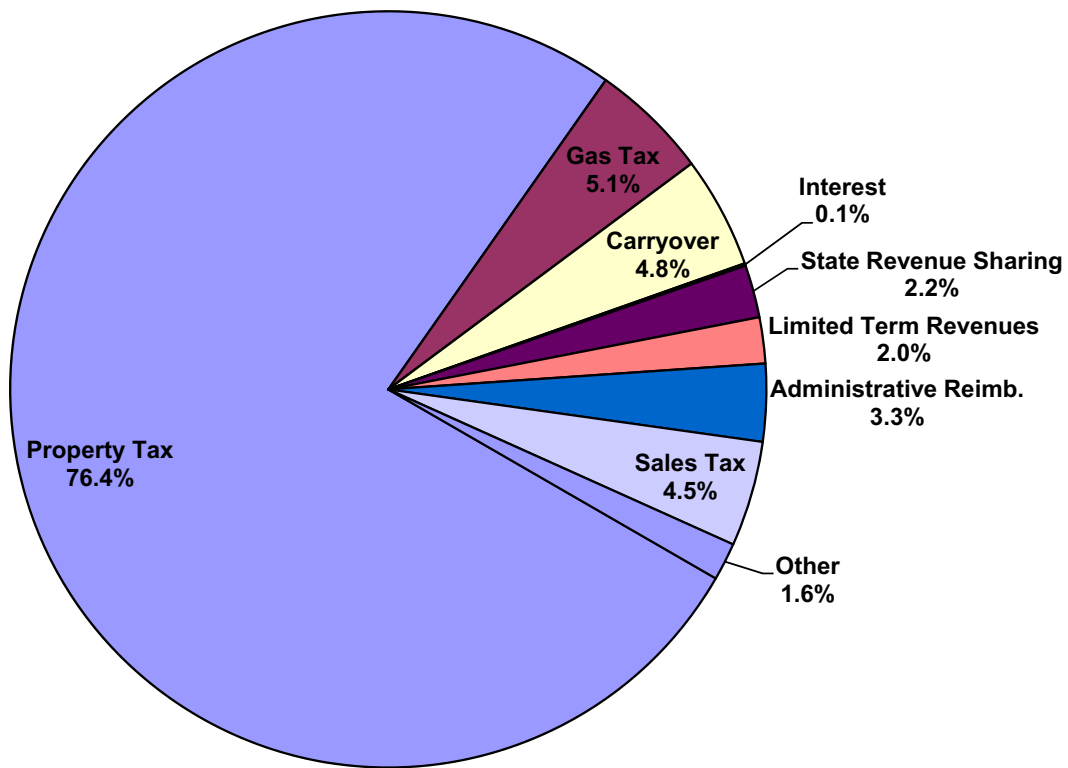
**Figure 2.5-10 Miami-Dade School District, Revenues by Source, FY 2000–2001 to FY 2009–2010**



Source: Table 2.5-21

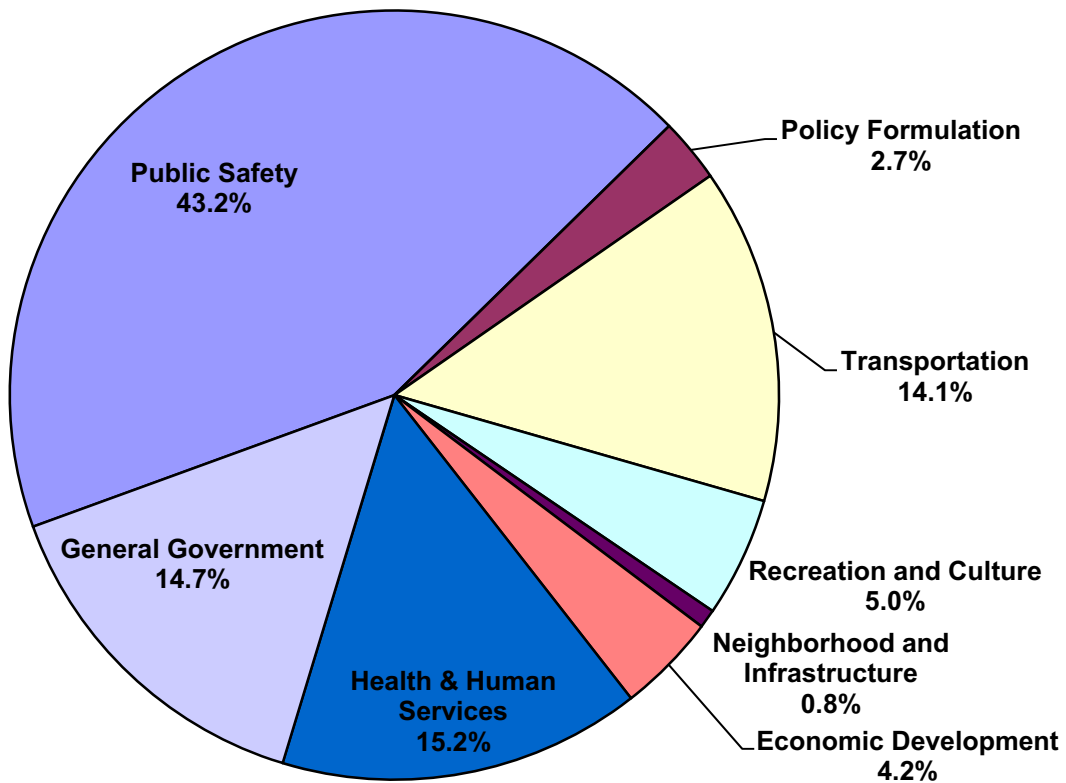
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**Figure 2.5-11 Miami-Dade County Revenues by Source, 2011–2012**



Source: [Table 2.5-22](#)

**Figure 2.5-12 Miami-Dade County Expenditures by Category, 2011–2012**



Source: [Table 2.5-22](#)

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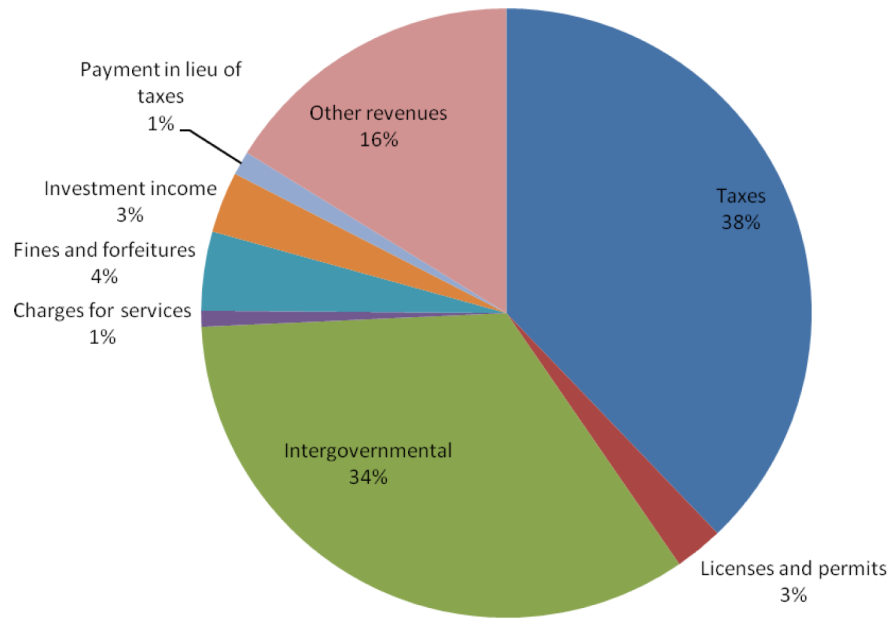
**Figure 2.5-13 Homestead, Revenues and Expenditures, 2001–2010  
(Millions of Dollars)**



Source: Table 2.5-23

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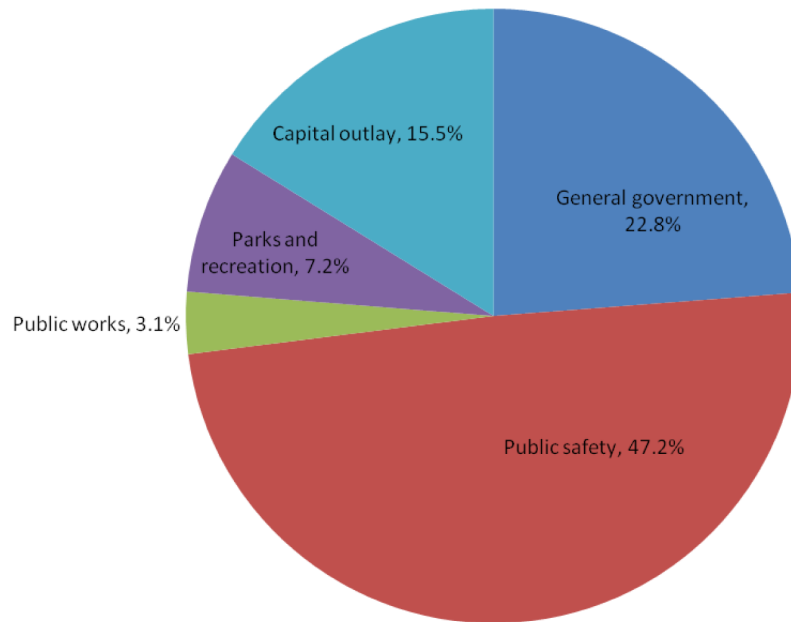
**Figure 2.5-14 Homestead, Revenues by Source, 2010**



Source: [Table 2.5-23](#)

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**Figure 2.5-15 Homestead, Expenditures by Category, 2010**

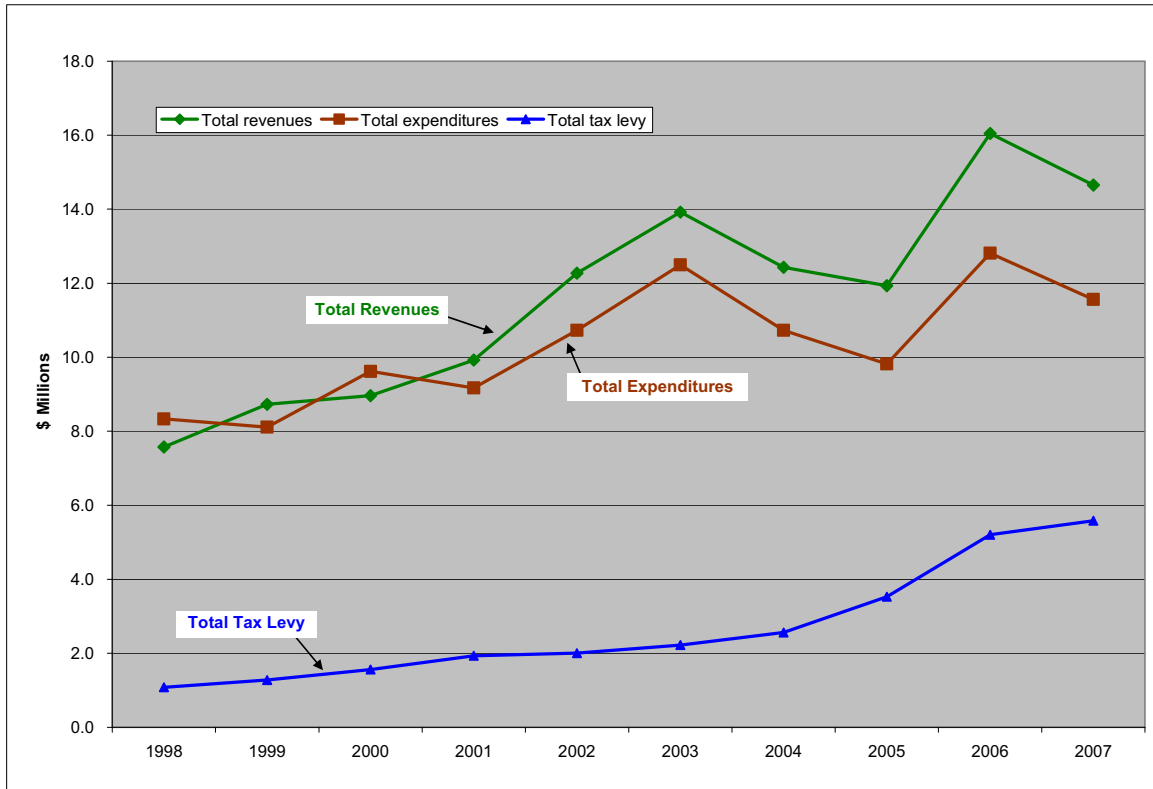


Source: [Table 2.5-23](#)



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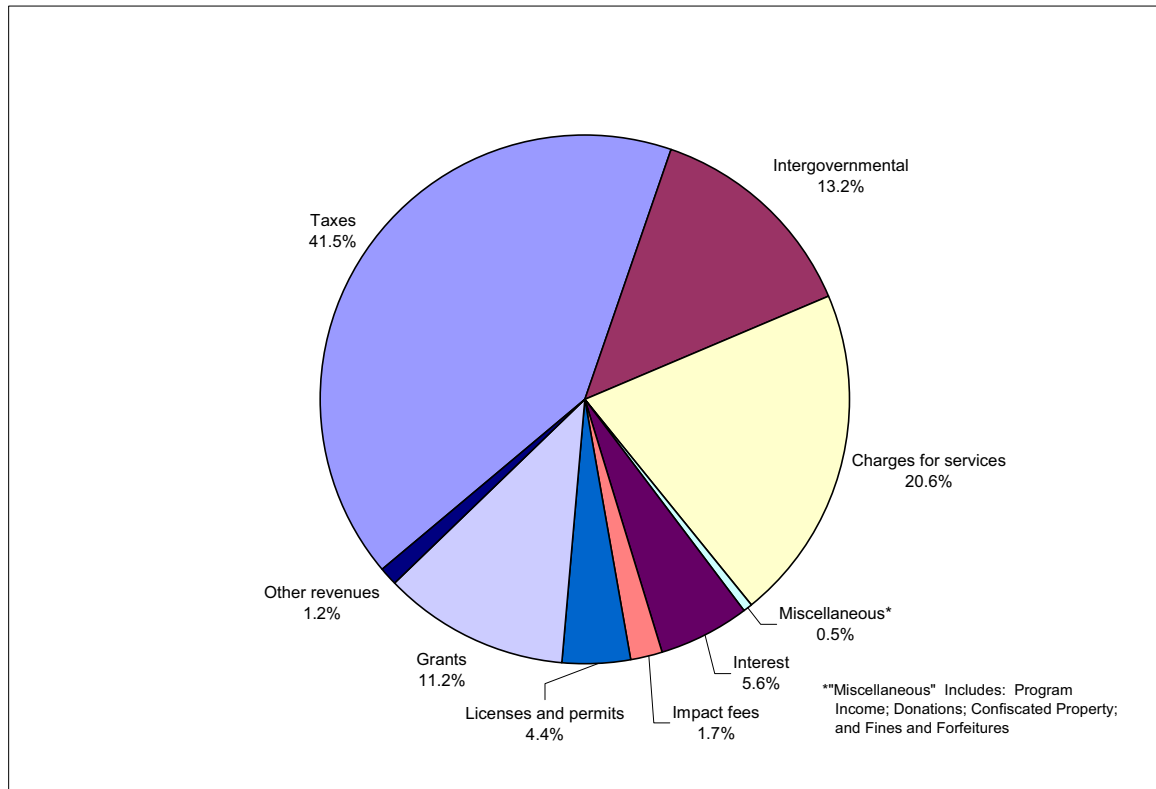
**Figure 2.5-16 City of Florida City Revenues, Expenditures, and  
Total Tax Levy, 1998–2007**



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

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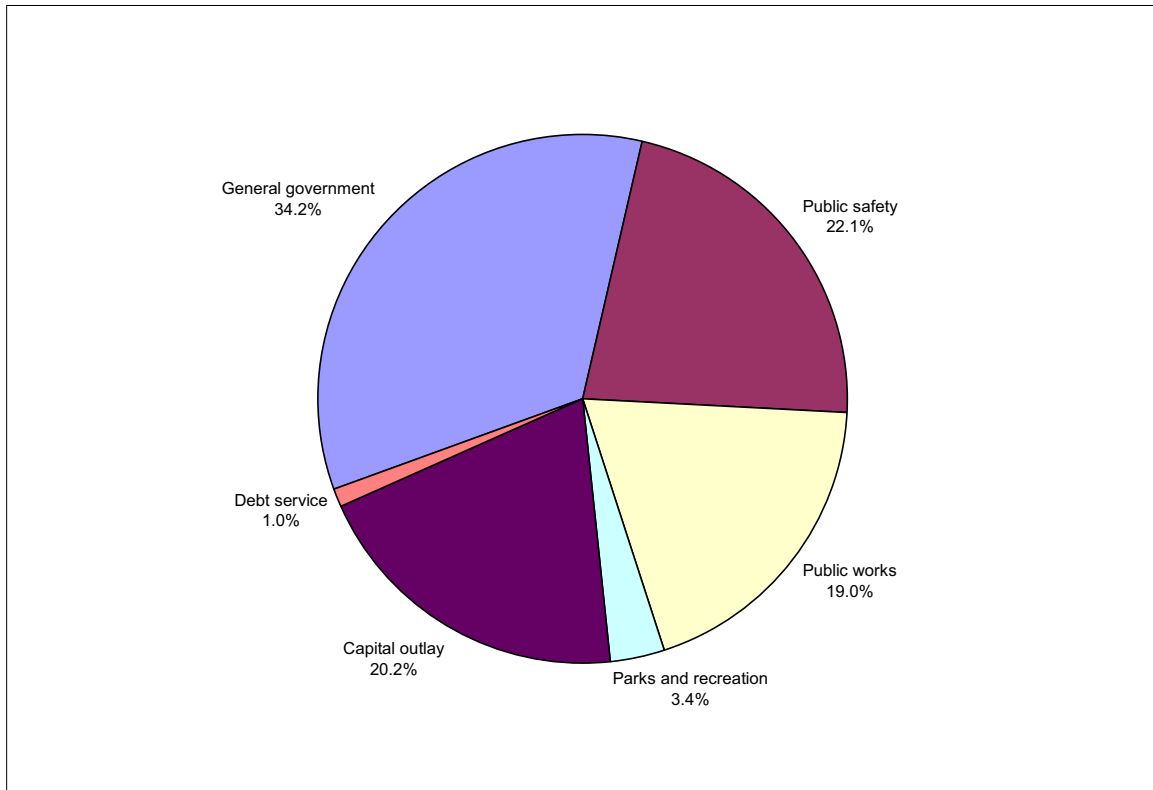
**Figure 2.5-17 City of Florida City Revenues by Source, 2007**



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

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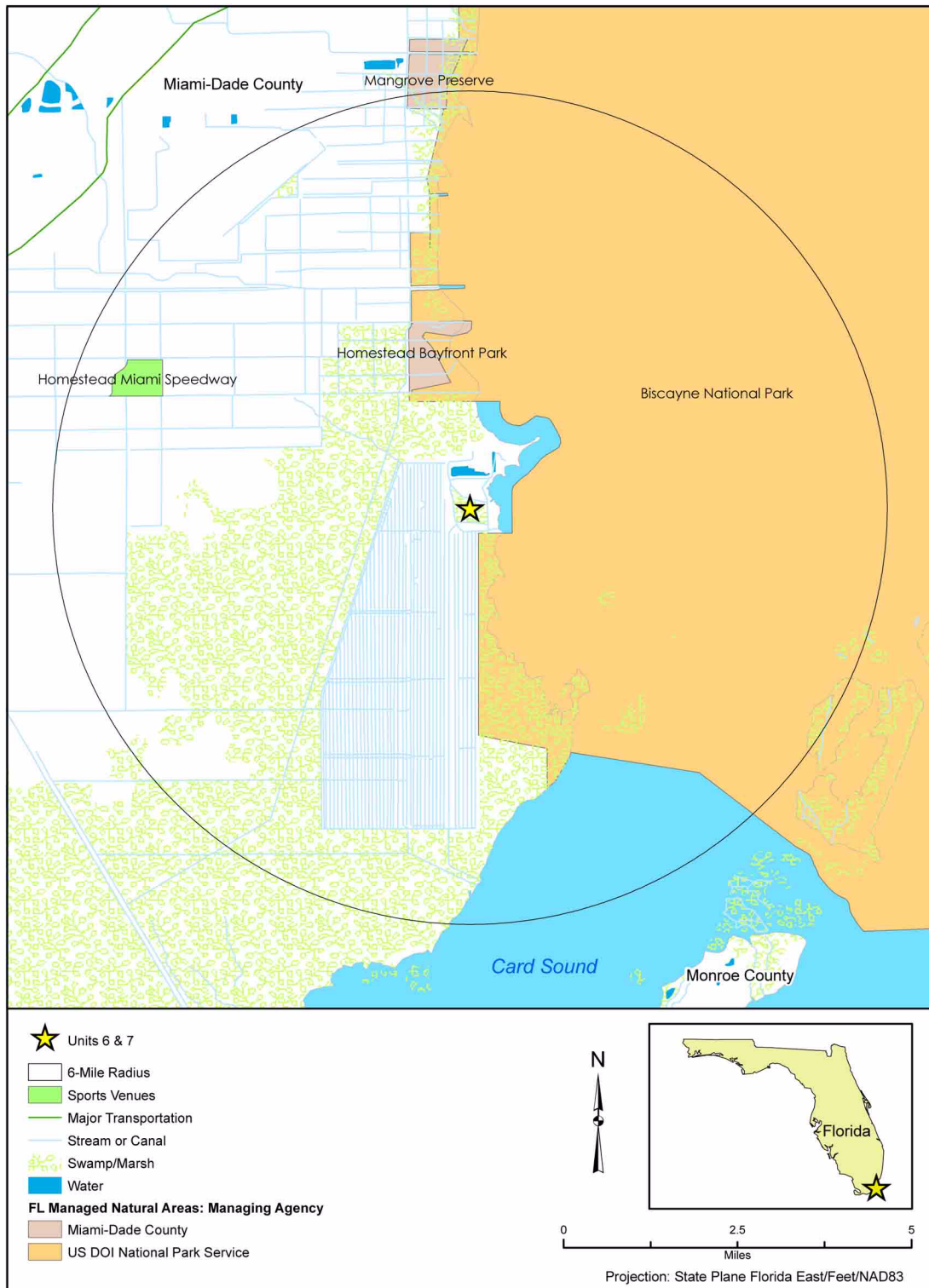
**Figure 2.5-18 City of Florida City Expenditures by Category, 2007**



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

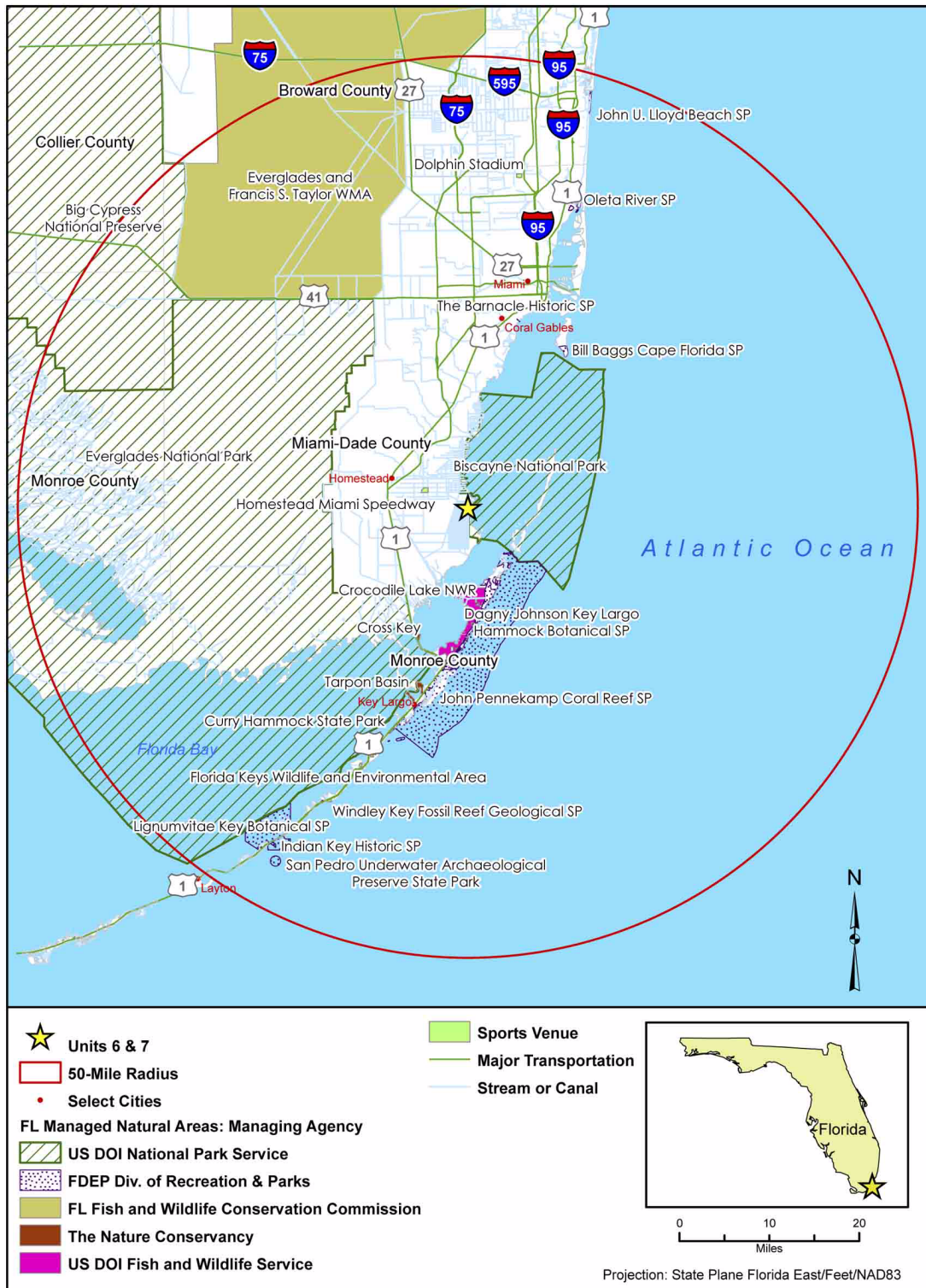
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**Figure 2.5-19 Recreational Areas in 6-Mile Region**



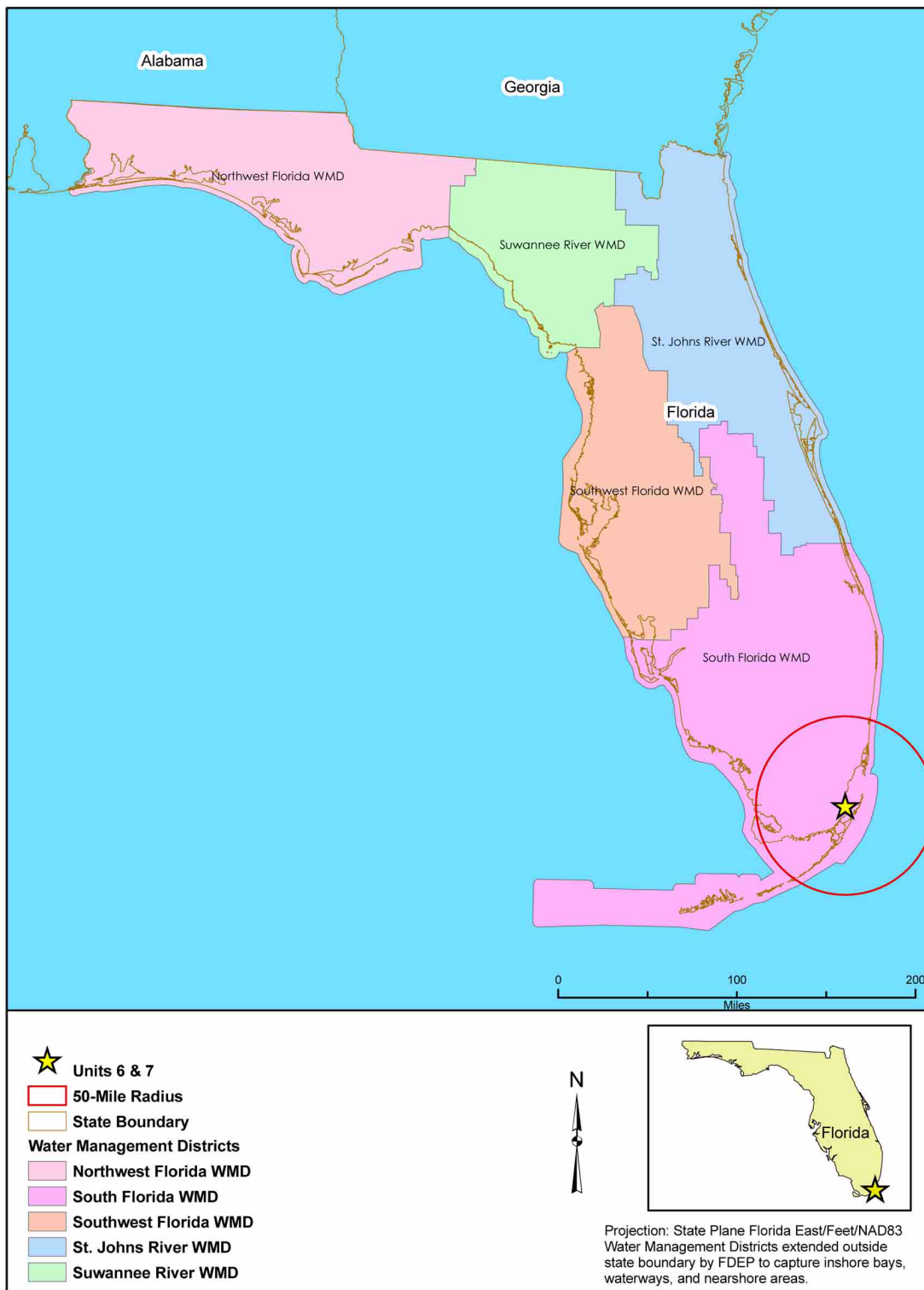
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**Figure 2.5-20 Federal, State, and Select Non-Profit Recreational Areas in 50-Mile Region**



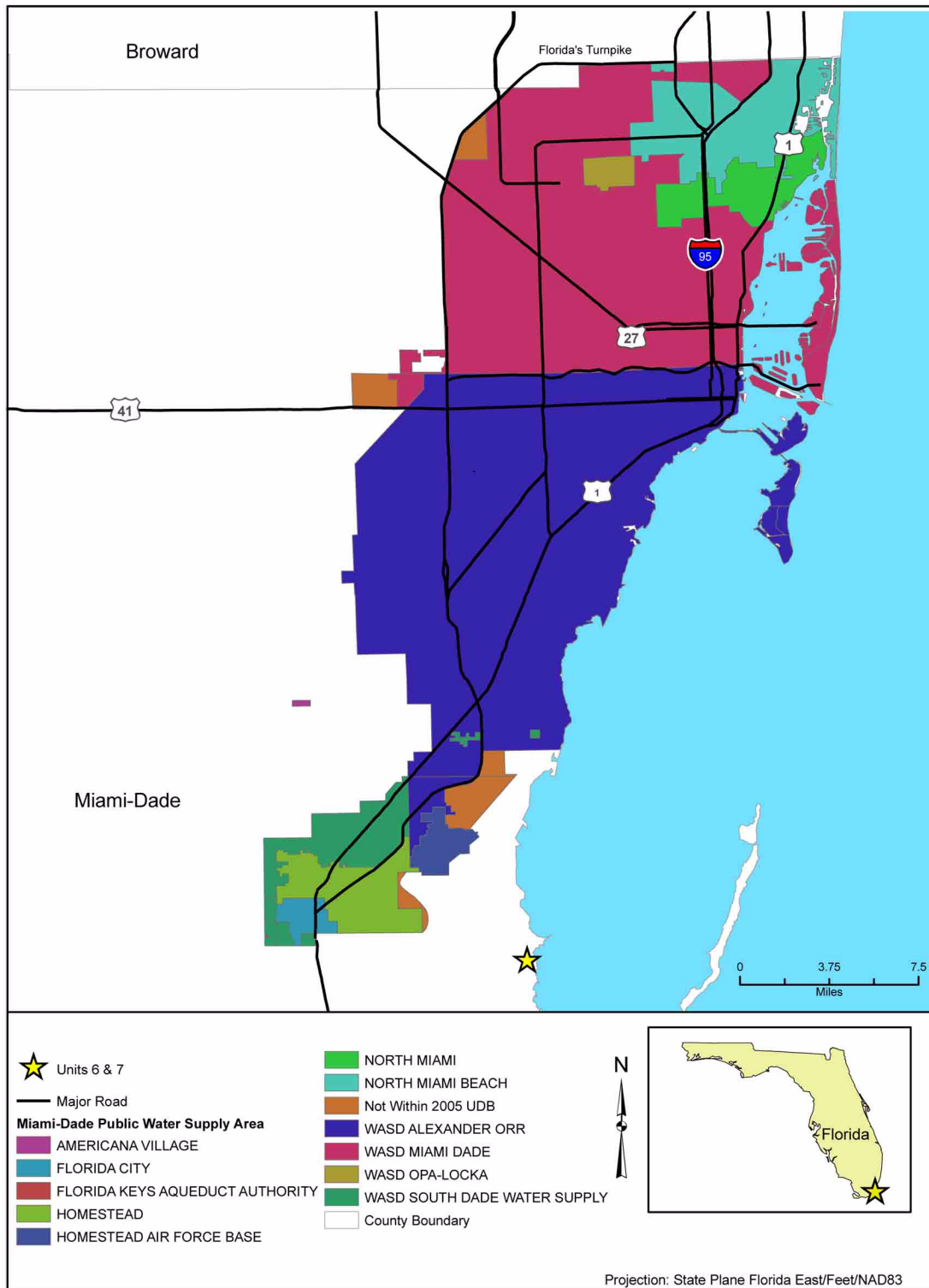
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**Figure 2.5-21 Regional Water Management Districts of Florida**



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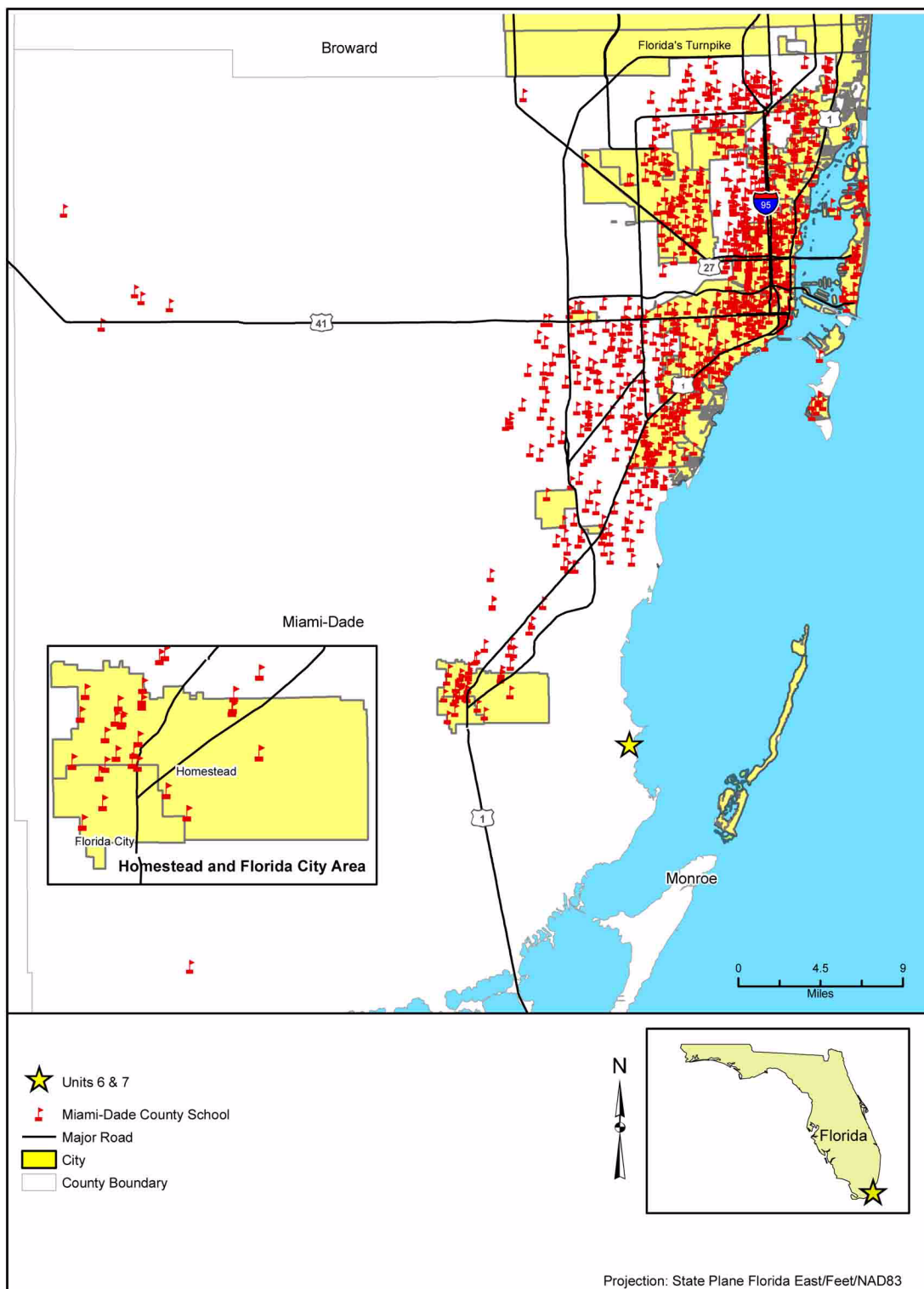
**Figure 2.5-22 Miami-Dade County Public Water Supply Areas**





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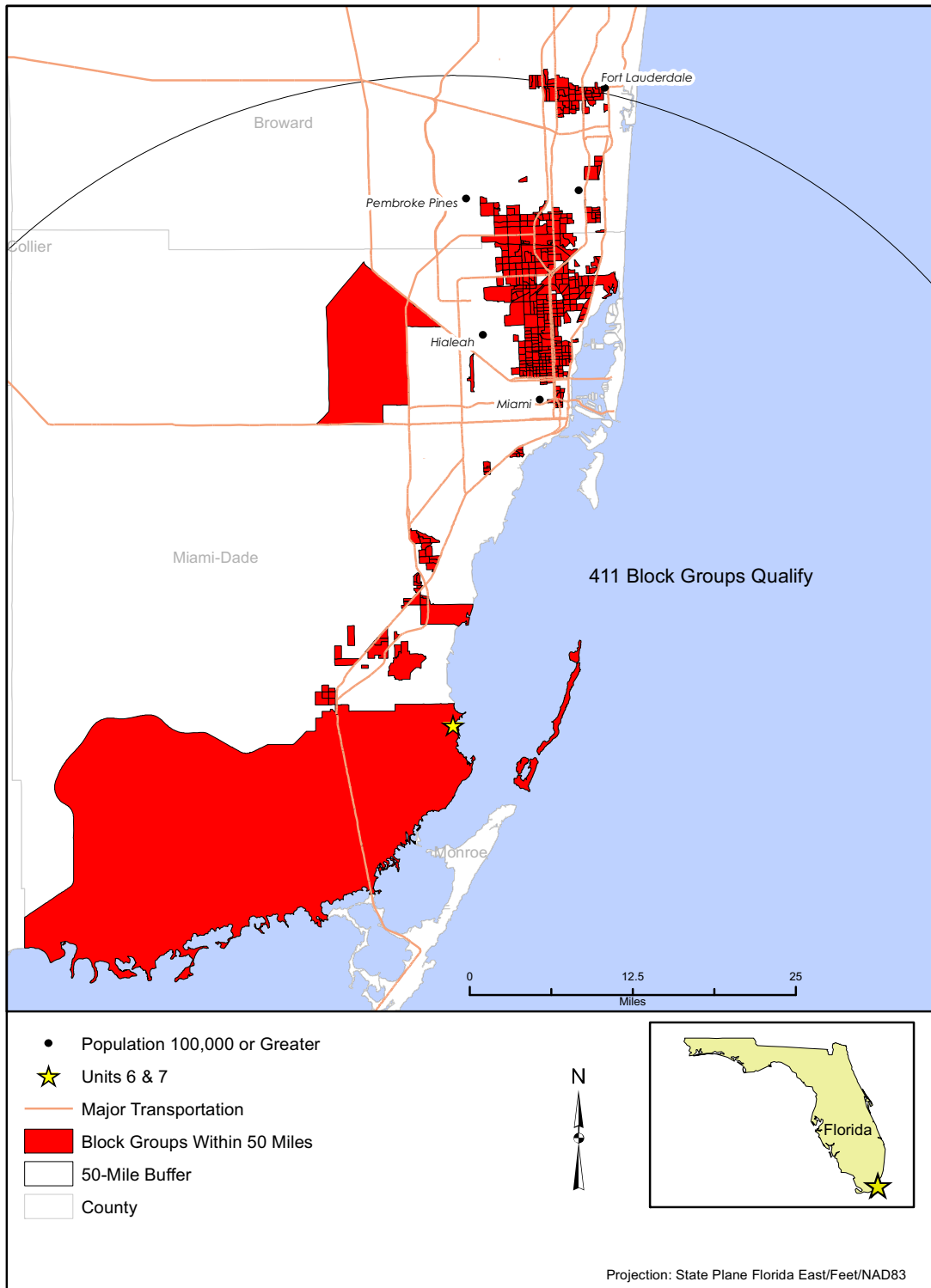
**Figure 2.5-23 Miami-Dade County School District**





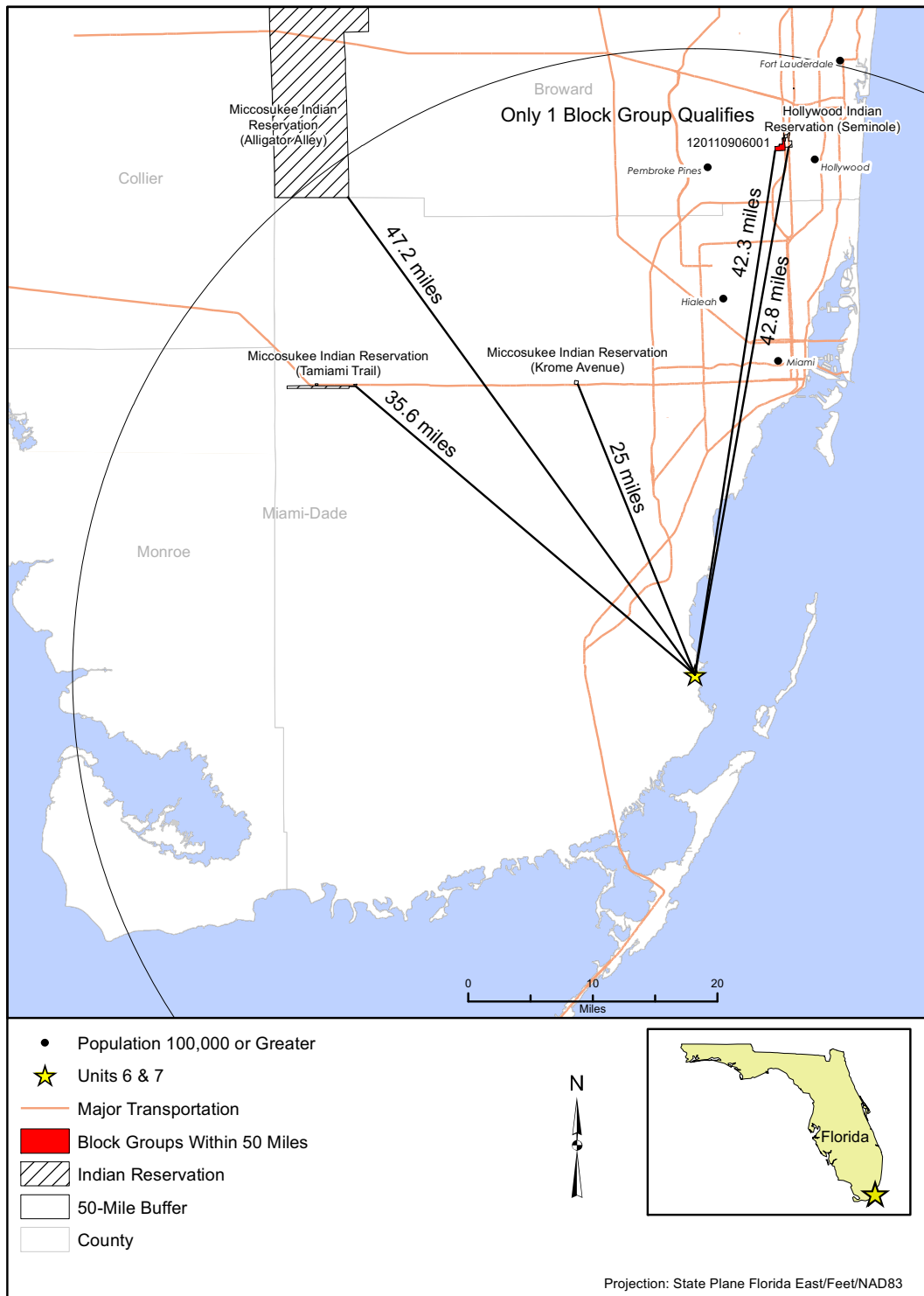
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**Figure 2.5-24 Significant Black Minority Population**



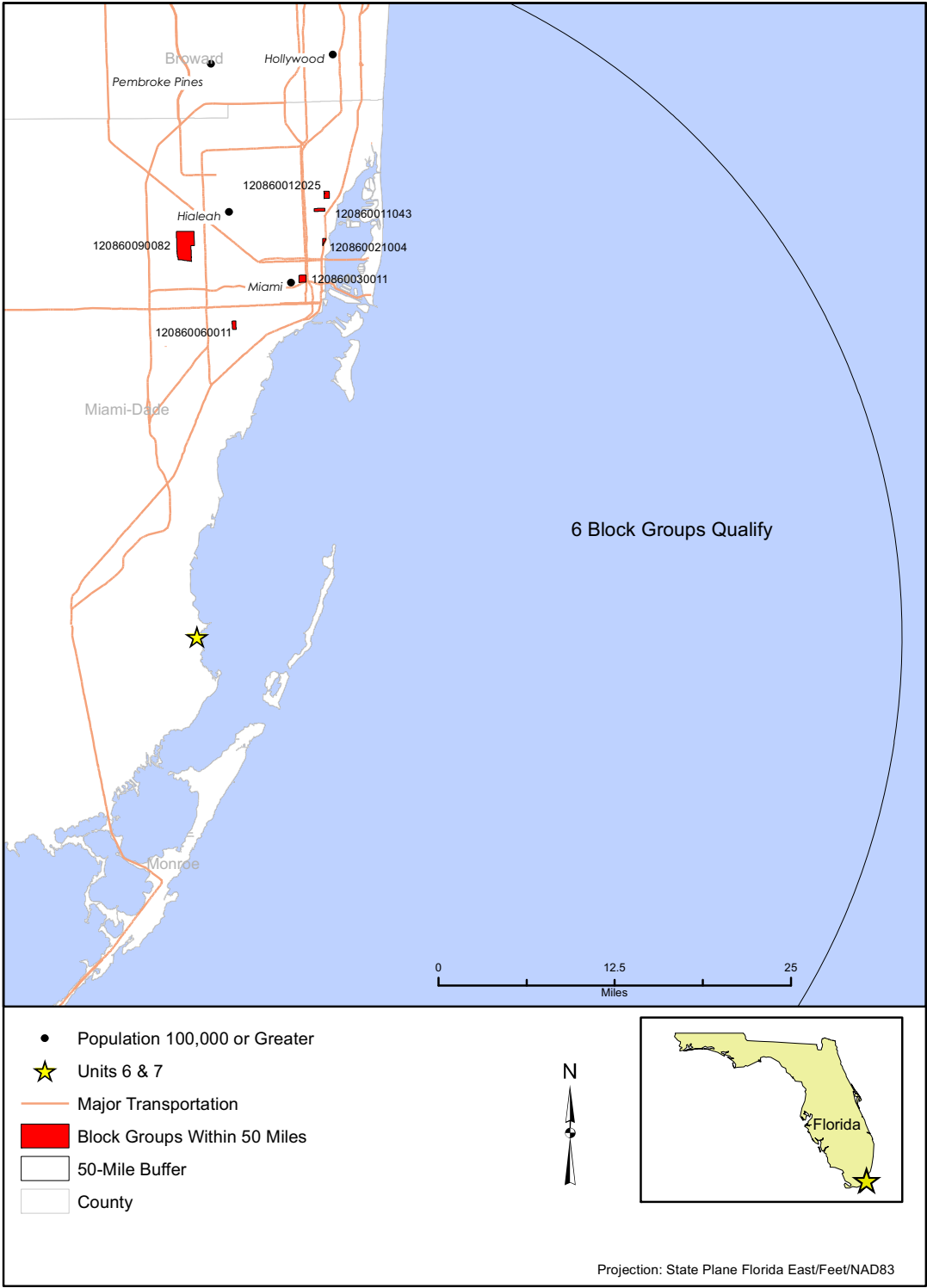
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**Figure 2.5-25 Significant American Indian/Alaskan Native Minority Population**



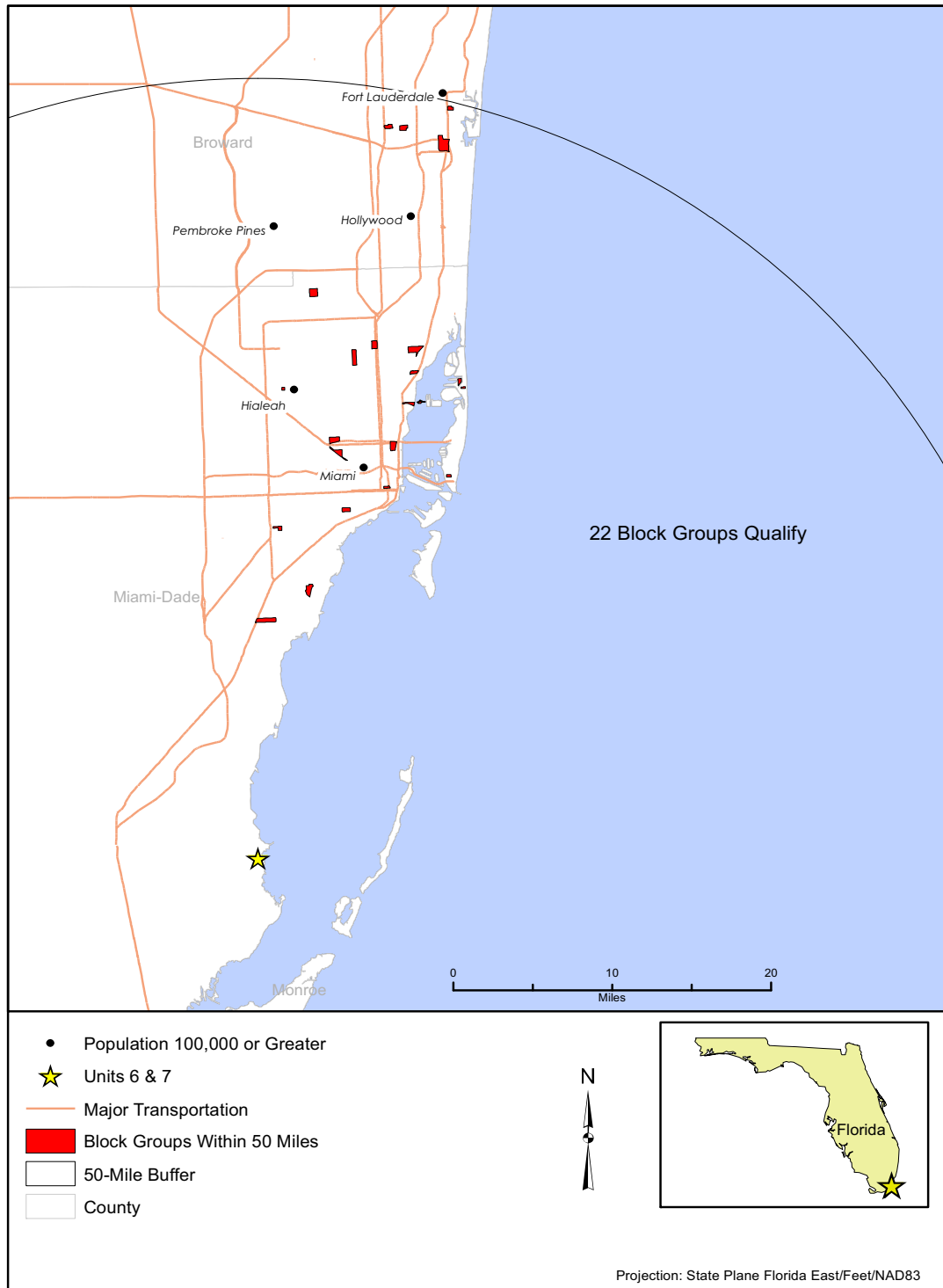
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**Figure 2.5-26 Asian Minority Population**



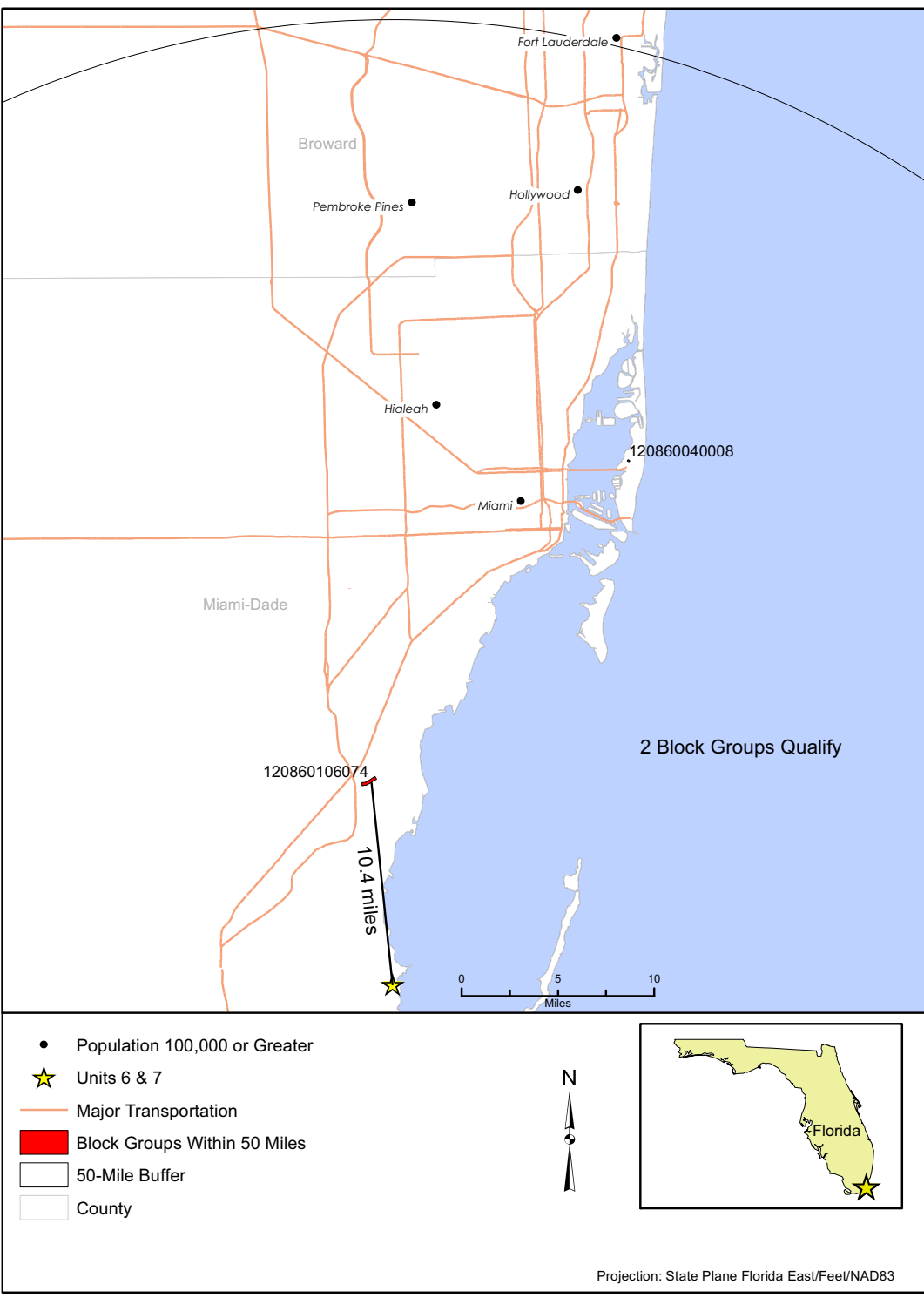
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**Figure 2.5-27 Significant Other Races Minority Population**



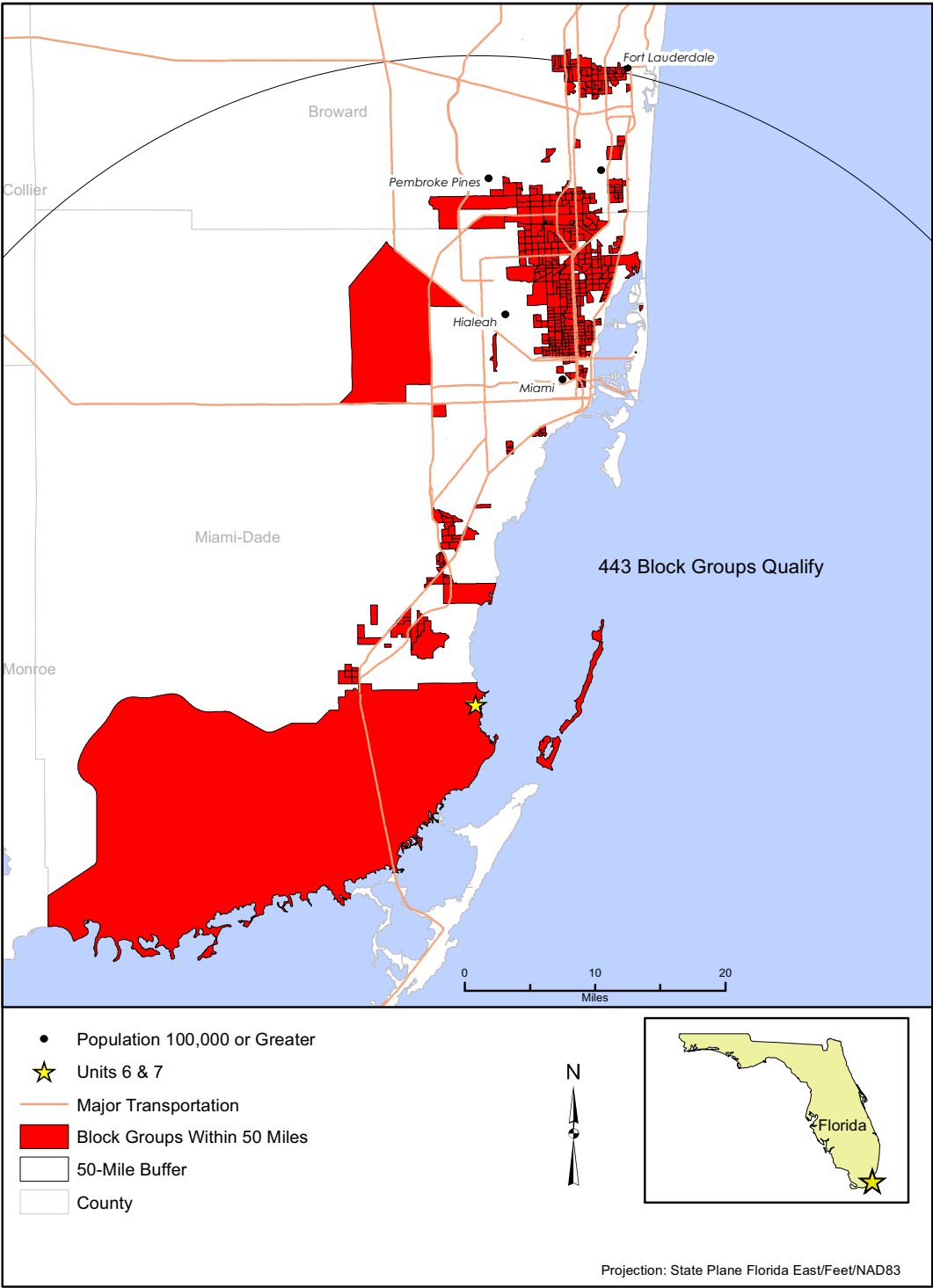
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**Figure 2.5-28 Significant Multiracial Minority Population**



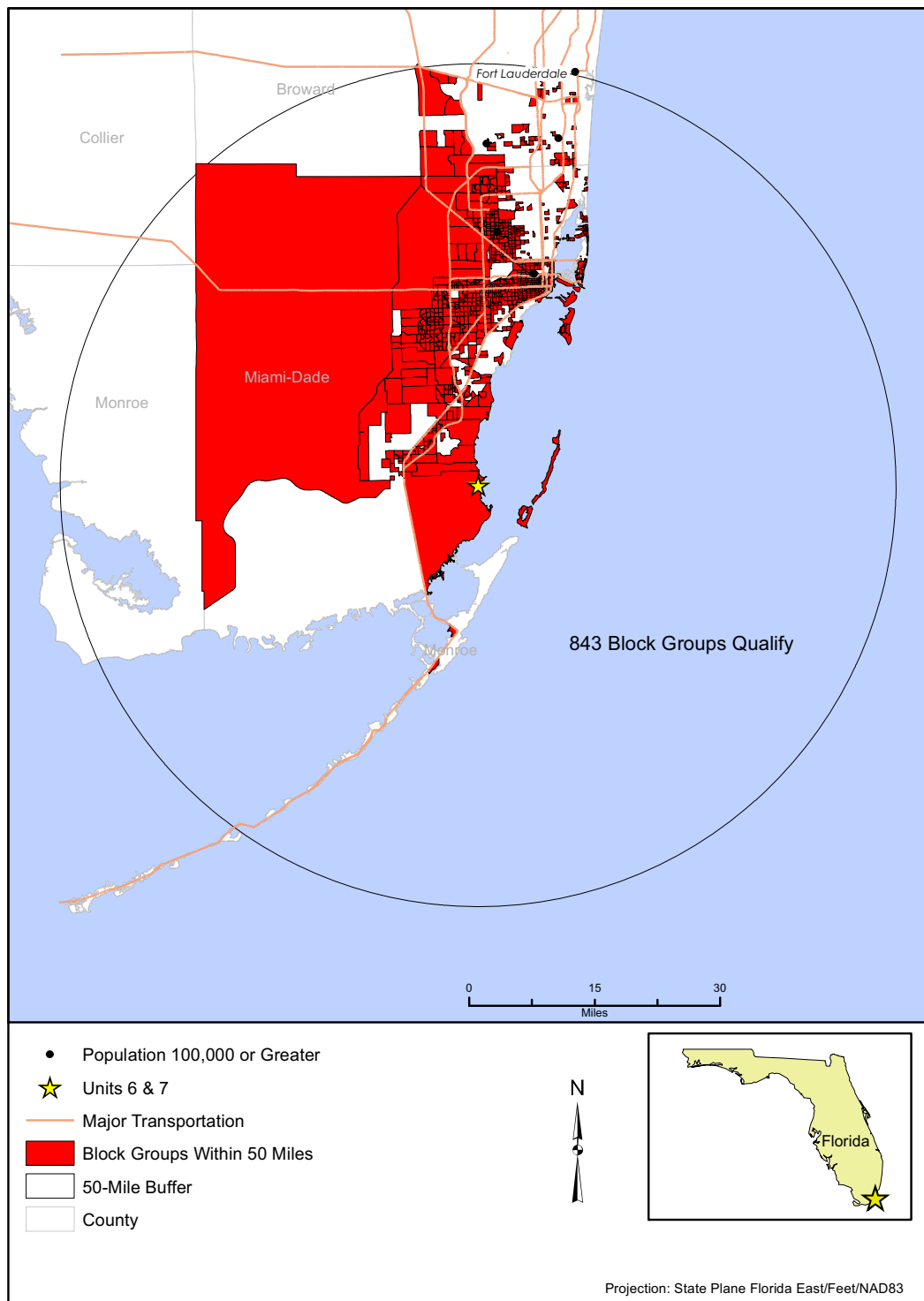
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**Figure 2.5-29 Significant Aggregate Racial Minority Population**



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**Figure 2.5-30 Significant Hispanic Ethnicity Minority Population**



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Figure 2.5-31 Significant Low Income Household Population

