



Homestead Hospital



Community Growth

### 3.1 CHRONOLOGY OF EVENTS

This JLUS document is one step in an ongoing effort by local governments and HARB representatives to address compatibility around the base. The following timeline of actions represents a desire on the part of local and military officials to be proactive in dealing with land use, safety, and noise issues and to protect the health and well-being of both the military and civilian communities.

June 2003 - Homestead Air Reserve Base Encroachment Study prepared by the Vision Council for the Miami-Dade Defense Alliance

June 2004 - Air Installation Compatible Use Zone Study for the 482<sup>nd</sup> Fighter Wing prepared by the U.S. Air Force

May 26, 2005 - Initial meeting of the HARB Joint Land Use Study Policy Committee

June 14, 2005 - Meeting of the HARB Joint Land Use Study Policy Committee

June 29, 2005 - Meeting of the HARB Joint Land Use Study Policy Committee

January 2006 - Initiation of Joint Land Use Study Process

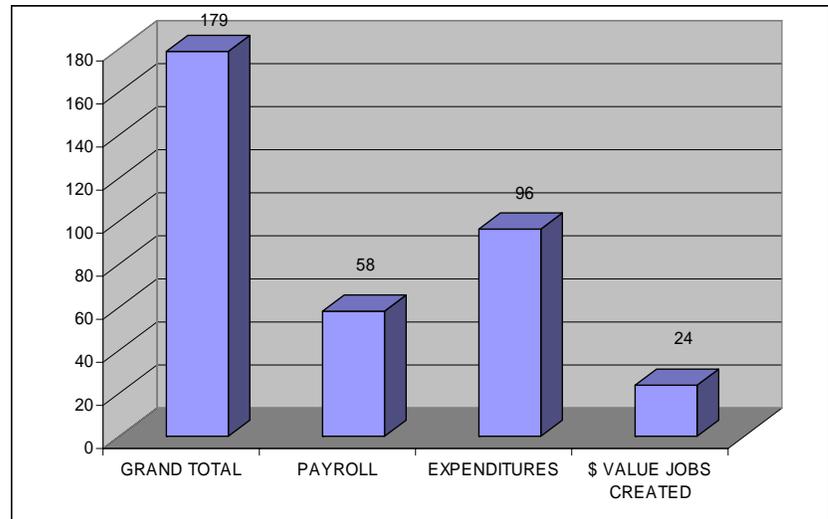
### 3.2 ECONOMIC IMPACTS OF HARB

Though Miami-Dade County has a highly diverse and robust job base, HARB remains an economic force in south Florida. The base's military and civilian payroll, coupled with spending in goods and services, infuse the regional economy with almost \$180,000,000 each year (See Figure 2).

HARB employs over 2,000 personnel, including more than 700 civilian workers. According to a 2005 Air Force Reserve Command economic impact analysis, base activities generate an additional 600 jobs in the local economy to support active military, reserve trainee and civilian positions. To quantify the ripple effect of military expenditures within a region, economists develop a multiplier number. For example, the employment multiplier associated with HARB is 0.3, meaning that for every 100 new jobs at the base, the civilian sector creates 30 new jobs. Similarly, the expenditure multiplier is 1.4, which translates as an additional \$0.40 in economic activity for each dollar that HARB spends.

A 2005 Military Economic Impact report prepared by the Beacon Council indicates a steady growth in Miami-Dade County's military industry. Military activity and expenditures generated over 24,000 direct or indirect local jobs and circulated \$1.5 billion through the economy. Overall, defense-related spending accounts for \$44 billion, or 9.8 percent, of Florida's gross state product.

*Figure 2. Total Annual Economic Impact, HARB*



### 3.3 CURRENT AND FUTURE MILITARY OPERATIONS

The 482<sup>nd</sup> Fighter Wing (482<sup>nd</sup> FW), Air Force Reserve Command, maintains and operates Homestead Air Reserve Base. The wing has more than 1,500 members, including approximately 1,200 reservists and 300 full-time civilians. HARB's three primary mission functions are: mobilization, training and logistical staging. The base recruits, organizes and trains reserve forces for active duty and can rapidly deploy F-16C fighter aircraft, mission ready pilots and civil engineering, communication, medical, logistics, aircraft maintenance, mission support, aerial port and security police around the world. The 482<sup>nd</sup> FW maintains a high operations tempo, engaging in year-round training to ensure combat readiness.

HARB is one of the most strategically sited of the Air Force's facilities, serving as a convenient launching point for military or humanitarian operations in the Caribbean and Latin America. Given its warm weather climate, ready access to military airspace over water, and state-of-the-art air combat maneuvering instrumentation, HARB regularly receives combat units from all over the world.

As the host unit at Homestead ARB, the 482<sup>nd</sup> FW supports the operations of several tenant units, including the Flight

Interceptor Group of the Florida Air National Guard and the U.S. Customs Miami Air Branch drug enforcement air interdiction mission. During the Atlantic hurricane season, HARB accommodates the Air Force Reserve's "Hurricane Hunters" weather reconnaissance mission.

The U.S. Special Operations Command South on HARB conducts counternarcotics operations, provides multinational training, and hosts symposiums for Latin American countries on combating terrorism.

The Air Installation Compatible Use Zone Study documents over 27,000 annual aircraft operations at HARB, including about 50 total daily operations by F-16 and 10 daily operations by F-15.

As a result of the BRAC decision, the base will expand its attack fighter capabilities, adding 9 aircraft to its current squadron of 18 F-16s. The Federal Emergency Management also used hangar space to stage operations during the devastating 2005 hurricane season. HARB will continue its critical role as a logistics base for hurricane preparedness and relief efforts throughout Florida, the Southeast and Gulf Coast.

In addition, Miami-Dade established a strategy during the 2005 Base Realignment and Closure process to maximize the use of the base's cantonment area and to develop the surplus property adjacent to the base as the Homestead Defense Complex, accommodating additional military and homeland security operations.

### 3.4 REGIONAL DEMOGRAPHICS AND GROWTH PATTERNS

For decades Homestead and its surrounding areas have been largely rural and a major contributor to Miami-Dade County's agriculture production. The once robust agricultural industry, however, is undergoing an economic transition and growth from the metropolitan Miami area continues to spread southward. As these factors converge, they produce development pressure in



New Residential Development in Homestead

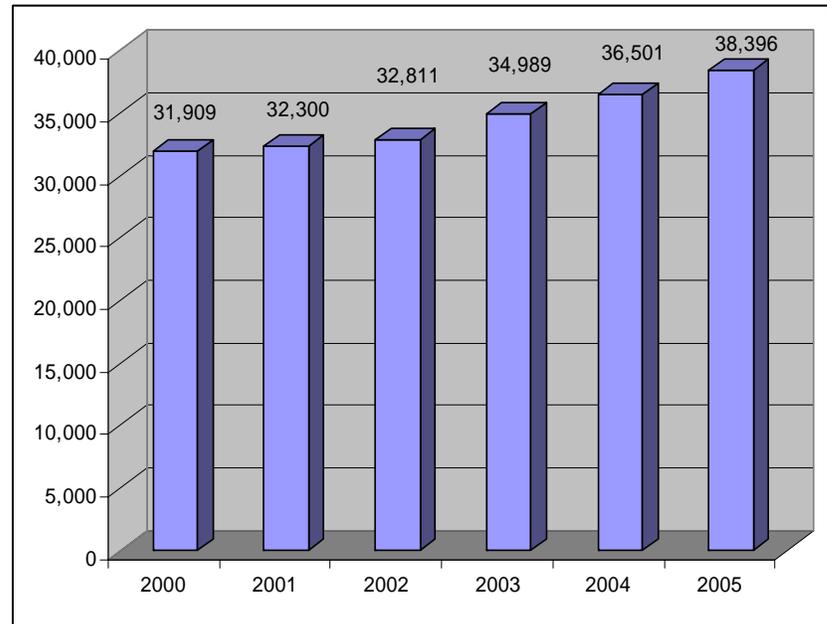
south Miami-Dade County and increase market opportunities to convert agricultural lands into residential and commercial uses. Following a period of dormancy in the wake of the devastating Hurricane Andrew in 1992, the City of Homestead and nearby areas are in the midst of significant economic renewal.

Much of the new residential growth in Homestead is focused east of U.S. Highway 1 in proximity to the base. Among the most significant developments are Malibu Bay, a community of 251 single-family homes, 257 town houses, and 624 condominiums slated for completion in 2009 and Phase I of Waterstone, which added 1,058 units west of Southwest 137th Avenue. Waterstone's second phase will bring 1,126 single-family homes and town houses to the area. As of 2005, the city expected a total of 14,500 units to go up in the next decade.

In addition to the residential growth, the community is seeing commercial development and the construction of a new five-story Homestead Hospital on Campbell Drive. The 270-acre Homestead Park of Commerce is also in the rapidly growing eastern portion of the community, just to the southwest of HARB.

Figure 3 indicates steady population growth in the City of Homestead since 2000.

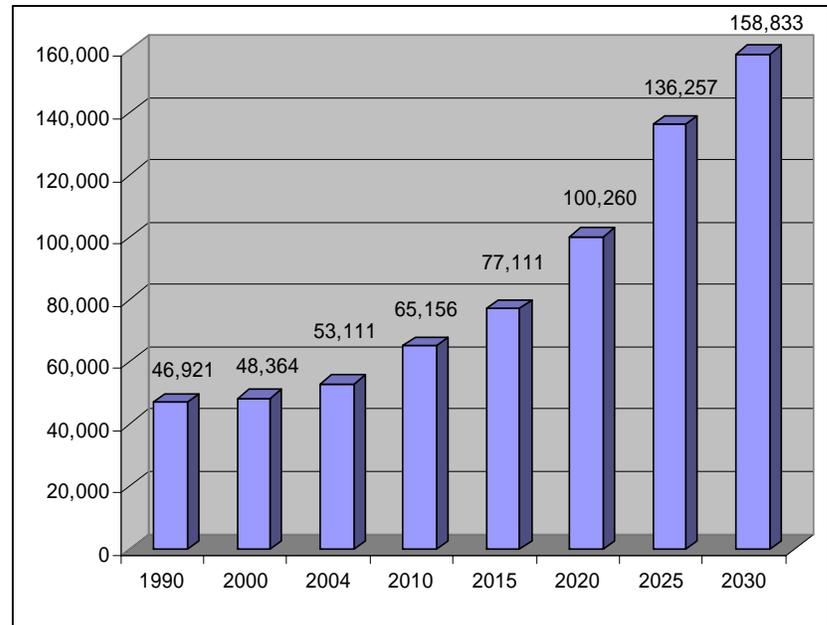
*Figure 3. Population Growth, 2000-2005, City of Homestead*



Source: University of Florida, Bureau of Economic and Business Research (BEBR), 2005

According to population projections conducted by the Miami-Dade County Department of Planning and Zoning, Research Section, the minor statistical area that includes the City of Homestead (7.4) will increase by about 200 percent over the next two and half decades (See Figure 4). Miami-Dade County overall will grow to include 3.19 million residents by the 2030.

*Figure 4. Population Projections for MSA 7.4 to 2030*



Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2005



Biscayne National Park

### 3.5 ENVIRONMENTAL RESOURCES

Though HARB lies in the trajectory of southward growth from the burgeoning Miami metropolitan area, it is also set within a highly sensitive natural environment. The base is approximately two miles west of Biscayne National Park (BNP) and eight miles east of Everglades National Park. See Figure 5.

BNP consists of about 172,000 acres and hosts roughly a half million visitors each year. Water covers 90 percent of the park's acreage, making it a haven for anglers, boaters and snorklers. The park features Biscayne Bay, about 45 low islands, 20 miles of mainland mangrove shoreline and an extensive coral reef system. BNP is also a sanctuary for birds, including brown pelicans, white ibis, blue herons, snowy egrets, and other wading birds.

At 1.4 million acres in size, the Everglades National Park holds the designation of an International Biosphere Reserve, World

Heritage Site, and Wetland of International Significance. The Everglades are home to a great diversity of plants and more than 36 threatened or endangered animal species, including the American alligator and crocodile, the Florida panther, and the West Indian manatee.

Over the years, a series of canals and channels created to support agriculture and development have degraded the South Florida's extensive wetlands system. As described below, a variety of restoration efforts are underway in the area to enhance coastal ecosystems, protect threatened habitat and species, and promote less-polluting agriculture practices.

#### Comprehensive Everglades Restoration Plan

The Comprehensive Everglades Restoration Plan (CERP) seeks to restore, protect and preserve the water resources of central and southern Florida, including the Everglades. CERP projects in the South Florida Water Management District include the Biscayne Bay Coastal Wetlands project.

Biscayne Bay is a critical component of the South Florida ecosystem and a unique natural and economic resource for the region. The bay comprises a marine ecosystem of about 428 square miles, and a watershed area of about 938 square miles. The State of Florida designates this subtropical estuary as an Outstanding Florida Water and an Aquatic Preserve.

Overall, Biscayne Bay shows increasing signs of distress, including declines in fisheries, increased pollution and a reduction in shoreline vegetation. The goal of the Biscayne Coastal Wetlands project is to restore or enhance freshwater wetlands, tidal wetlands, and nearshore bay habitat. The project consists of two major components. A land based strategy seeks to improve water flow by establishing alternative routes similar to the original drainage system. The second component is an operational change to increase water

elevations at the coastal water control structures in the dry season. The project area encompasses the mainland coast of southern Biscayne Bay into the undeveloped areas south of Homestead and Florida City.

#### South Miami-Dade Watershed Plan

At 370 square miles, the South Miami-Dade Watershed forms one of the most critical watersheds in Florida and significantly influences the health of Biscayne Bay.

The South Miami-Dade Watershed Study and Plan (SMDWSP) is a long-term land planning and water resources study that evaluates the effects of expected population growth on regional water quality. The SMDWSP tests a series of land use scenarios including continuing existing land use and zoning practices; applying "smart growth" planning practices within an expanded Urban Development Boundary (UDB) if necessary; and maintaining the existing UDB.

The final plan will identify lands that are essential for preserving the environmental, economic and community values of the watershed and will develop land use, zoning and acquisition strategies to protect the water quality of Biscayne Bay. Draft results indicate that more compact and higher density land use patterns in urban areas can more readily accommodate projected population growth, while reducing the damaging effects of water runoff associated with increased rural development. These findings strongly complement suggested land use compatibility tools, such as conservation related acquisition and transfer of development rights, as described later in this report.

Figure 5. Regional Environmental Resources

