

**A Conceptual Land Use Plan**

**for**

**Dade Correctional Institution**  
**and Homestead Correctional Institution**

**Dade County, Florida**

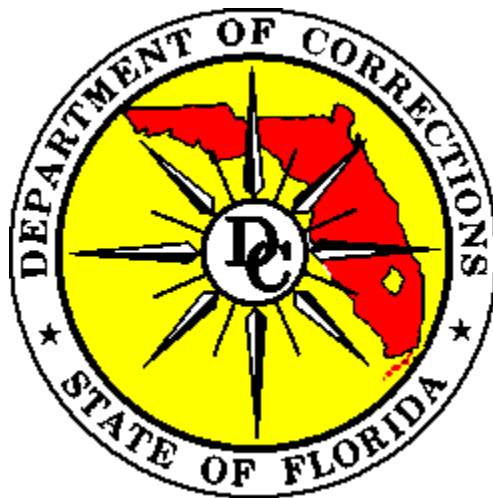
**2009-2019**



Florida Department of Corrections  
Land Management Section, Bureau of Procurement and Supply  
2601 Blair Stone Road  
Tallahassee, Florida 32399-2500

CONCEPTUAL LAND USE PLAN  
FOR  
DADE CORRECTIONAL INSTITUTION  
AND HOMESTEAD CORRECTIONAL INSTITUTION

DADE COUNTY, FLORIDA



AUGUST 2009

A copy of this Land Use Plan was sent to the Dade County Planning Department and copies were placed on display at the Dade Correctional Institution and Homestead Correctional Institution in Florida City, Florida, and at the Department of Corrections Central Office in Tallahassee, Florida for a 90 day review period.

Date Sent: September 11, 2009

Review Period Ended: December 11, 2009

Please address any comments or questions to:  
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## LAND USE PLAN EXECUTIVE SUMMARY

**Land Agency:** Florida Department of Corrections

**Common Name of Property:** Dade Correctional Institution and Homestead Correctional Institution

**Location:** 19000 Southwest 377<sup>th</sup> Street  
Florida City, Florida 33034

**Total Acreage:** 255.047 Acres +/-

<b>Acreage Breakdown:</b>	<u>Land Cover Classification</u>	<u>Acreage</u>	<u>Percentage Coverage</u>
	Natural Communities	112.00 +/-	44%
	Developed and/or Disturbed	143.047+/-	56%

**Lease Management Agreement Number:** 3309

**Use:** Single  X  Multiple \_\_\_\_\_

### **Management Responsibilities:**

Agency: Florida Department of Corrections

Responsibilities: Management activities related to the supervisory and protective care, custody, and control of inmates, buildings, grounds, property and all other matters pertaining to the operation and security of this facility.

**Designated Land Use:** Institutional

**Type of Acquisition:** This land was acquired through multiple deeds by the Board of Trustees of the Internal Improvement Trust Fund (TIITF). Subsequently, the property was leased to the Department of Corrections to construct and operate a correctional facility.

**Subleases:** None (Previous Sub-Leases have all been released)

### **Encumbrances:**

1. August 26, 1980 - TIITF granted Easement No. 26071 to construct and maintain a water treatment plant.
2. November 25, 1980 - Corrections transferred the rights granted in No. 26071 to Rex Utilities, Inc. under Easement No. 36071-1.
3. Undated - TIITF granted Dade County a Right-of-Way Easement No. 29675.
4. December 6, 1996 - TIITF granted BellSouth Telecommunications, Inc. Easement No. 29585 to construct and maintain communications facilities.

**Unique Features:** Natural: None  
Archaeological/Historical: None

**Management Needs:** Continued monitoring of land and facilities to ensure proper use.

**Acquisition Needs / Acreage:** None

**Surplus Lands / Acreage:** None

**Public Involvement:** A copy of this Land Use Plan was sent to the Dade County Planning Department and copies were placed on display at the Dade Correctional Institution in Florida City, Florida, and at the Department of Corrections Central Office in Tallahassee, Florida for a 90 day review period beginning on the 11th day of September, 2009.

## MANAGEMENT PLAN COMPLIANCE CHECKLIST

REQUIREMENTS	PAGE NUMBERS
<b>18-2.021 Land Management Advisory Council.</b>	
<b>(4) Management Plans.</b> Plans submitted to the division for council review under the requirements of Section 253.034 F.S. should contain, where applicable to the management of resources, the following:	
1. The common name of the property.	1 - I (A)
2. A map showing the location and boundaries of the property plus any structures or improvements to the property.	Appendix I(e)
3. The legal description and acreage of the property.	1 - I (C)
4. The degree of title interest held by the Board, including reservations and encumbrances such as leases.	1 - I (D)
5. The land acquisition program (e.g., C. A. R. L., E. E. L., Save Our Coast), if any, under which the property was acquired.	1 - I (E)
6. The designated single use or multiple use management for the property, including other managing agencies.	1 - I (F)
7. Proximity of property to other significant State, local, or federal land or water resources.	1 - I (B)
8. A statement as to whether the property is within an aquatic preserve or a designated area of critical State concern or an area under study for such designation.	1 - I (G)
9. The location and description of known and reasonably identifiable renewable and non-renewable resources of the property including, but not limited to, the following:	
A. Brief description of soil types, using U. S. D. A. maps when available;	2 - II (A)
B. Archaeological and historical resources;	2 - II (B)
C. Water resources including the water quality classification for each water body and the identification of any such water body that is designated as an Outstanding Florida Waters;	2 - II (C)
D. Fish and wildlife and their habitat;	2 - II (D)
E. State and federally listed endangered or threatened species and their habitat;	2 - II (D)
F. Beaches and dunes;	2 - II (E)
G. Swamps, marshes and other wetlands;	2 - II (F)
H. Mineral resources, such as oil, gas and phosphate;	3 - II (G)
I. Unique natural features, such as coral reefs, natural springs, caverns, large sinkholes, virgin timber stands, scenic vistas, and natural rivers and streams; and	3 - II (H)
J. Outstanding native landscapes containing relatively unaltered flora, fauna, and geological conditions.	3 - II (H)
10. A description of actions the agency plans, to locate and identify unknown resources such as surveys of unknown archaeological and historical resources.	3 - II (I)
11. The identification of resources on the property that are listed in the Natural Area Inventory.	3 - II (J)

## MANAGEMENT PLAN COMPLIANCE CHECKLIST

REQUIREMENTS	PAGE NUMBERS
12. A description of past uses, including any unauthorized uses of the property.	4 - III (B)
13. A detailed description of existing and planned use(s) of the property.	4 - III (C)
14. A description of alternative or multiple uses of the property considered by the managing agency and an explanation of why such uses were not adopted.	4 - III (D)
15. A detailed assessment of the impact of planned uses on the renewable and non-renewable resources of the property and a detailed description of the specific actions that will be taken to protect, enhance and conserve these resources and to mitigate damage caused by such uses.	4 - III (E)
16. A description of management needs and problems for the property.	5 - III (F)
17. Identification of adjacent land uses that conflict with the planned use of the property, if any.	5 - III (G)
18. A description of legislative or executive directives that constrain the use of such property.	5 - III (H)
19. A finding regarding whether each planned use complies with the State Lands Management Plan adopted by the Trustees on March 17, 1981, and incorporated herein by reference, particularly whether such uses represent "balanced public utilization", specific agency statutory authority, and other legislative or executive constraints. A copy of the plan may be obtained by writing to the Department of Environmental Protection, Division of State Lands, Bureau of Land Management Services, 3900 Commonwealth Boulevard, Mail Station 130, Tallahassee, Florida 32399-3000.	6 - III (L)
20. An assessment as to whether the property, or any portion, should be declared surplus.	5 - III (I)
21. Identification of other parcels of land within or immediately adjacent to the property that should be purchased because they are essential to management of the property.	5 - III (I)
22. A description of the management responsibilities of each agency and how such responsibilities will be coordinated, including a provision that requires that the managing agency consult with the Division of Archives, History and Records Management before taking actions that may adversely affect archaeological or historic resources.	4 - III (A)
23. A statement concerning the extent of public involvement and local government participation in the development of the plan, if any, including a summary of comments and concerns expressed.	5 - III (J)
<b>Additional Requirements—Per Trustees</b>	
24. Letter of Compliance of the management plan with the Local Government Comprehensive Plan.	5 - III (G)
<b>253.034 State-Owned Lands; Uses. —</b>	
<b>(5)</b> Each entity managing lands shall submit to the Division of State Lands a land management plan at least every 10 years in a form and manner prescribed by rule by the board.	

## MANAGEMENT PLAN COMPLIANCE CHECKLIST

REQUIREMENTS	PAGE NUMBERS
25. All management plans, whether for single-use or multiple-use properties, shall specifically describe how the managing entity plans to identify, locate, protect and preserve, or otherwise use fragile nonrenewable resources, such as archaeological and historic sites, as well as other fragile resources, including endangered plant and animal species.	Sections II and III
26. Provide for the conservation of soil and water resources and for the control and prevention of soil erosion.	5 - III (K)
27. Land management plans submitted by an entity shall include reference to appropriate statutory authority for such use or uses and shall conform to the appropriate policies and guidelines of the state land management plan.	6 - III (L)
28. All land management plans for parcels larger than 1,000 acres shall contain an analysis of the multiple-use potential of the parcel, which analysis shall include the potential of the parcel to generate revenues to enhance the management of the parcel.	N/A
29. Additionally, the land management plan shall contain an analysis of the potential use of private land managers to facilitate the restoration or management of these lands.	N/A
<p><b>253.034 (9)</b>—The following additional uses of conservation lands acquired pursuant to the Florida Forever program and other state-funded conservation land purchase programs shall be authorized, upon a finding by the Board of Trustees, if they meet the criteria specified in paragraphs (a)-(e): water resource development projects, water supply development projects, storm-water management projects, linear facilities, and sustainable agriculture and forestry. Such additional uses are authorized where:</p> <ul style="list-style-type: none"> <li>(a) Not inconsistent with the management plan for such lands;</li> <li>(b) Compatible with the natural ecosystem and resource values of such lands;</li> <li>(c) The proposed use is appropriately located on such lands and where due consideration is given to the use of other available lands;</li> <li>(d) The using entity reasonably compensates the titleholder for such use based upon an appropriate measure of value; and</li> <li>(e) The use is consistent with the public interest.</li> </ul> <p><b>This is not a land management plan requirement; however, it should be considered when developing a LMP.</b></p>	
<p><b>253.036 Forest Management. —</b></p>	
For parcels larger than 1,000 acres, the lead agency shall prepare the analysis, which shall contain a component or section prepared by a qualified professional forester which assesses the feasibility of managing timber resources on the parcel for resource conservation and revenue generation purposes through a stewardship ethic that embraces sustainable forest management practices if the lead management agency determines that the timber resource management is not in conflict with the primary management objectives of the parcel.	N/A

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- (b) Deeds
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- (d) County Comprehensive Plan Compliance Letter
- (e) Maps and Photographs of the Property

### Appendix II

- (a) Florida Department of Environmental Protection, Office of Coastal and Aquatic Managed Areas: Aquatic Preserve Letter
- (b) Florida Department of Environmental Protection, Bureau of Water Resource Management: Water Resources and Classification Letter
- (c) Department of Environmental Protection, Division of State Lands, Florida Forever Program: Site Map
- (d) Florida Department of Community Affairs, Bureau of State Planning: Area of Critical Concern Letter
- (e) United States Fish and Wildlife Service, Wetlands On-line Mapping Component: Overview of Wetlands based on the Zip Code of the Institution
- (f) National Flood Insurance Program: Flood Insurance Rate Map

### Appendix III

- (a) United States Department of Agriculture, Natural Resources Conservation Services: Soil Types Report
- (b) Florida Natural Areas Inventory: Report
- (c) Florida Department of Agriculture and Consumer Services, Division of Forestry, Forest Management Bureau: Forest Resources Letter
- (d) Florida Fish and Wildlife Conservation Commission, Fish and Wildlife Research Institute: Wildlife and Habitat Report
- (e) Florida Fish and Wildlife Conservation Commission, Division of Habitat and Species Conservation, Imperiled Species Management Section: Impact Review for Correctional Facilities
- (f) Florida Department of State, Division of Historical Resources: Archaeological, Historical and Cultural Resources Report
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# CONCEPTUAL LAND USE PLAN

## Dade Correctional Institution and Homestead Correctional Institution

### I. GENERAL INFORMATION AND PROPERTY USAGE

- A. Common Name of Property:** Dade Correctional Institution and Homestead Correctional Institution. The Departmental Abbreviation for Dade Correctional Institution is DACI, for Homestead Correctional Institution is HMSTDCI. This report will utilize those abbreviations.
- B. General Location and Proximity to other State and Federal Land Resources:** The Dade Correctional Institution and the Homestead Correctional Institution is located at 19000 Southwest 377<sup>th</sup> Street, Florida City, in Dade County, Florida. The DACI and HMSTDCI are located near other state or federal land resources. See Appendix II(c) for Florida Department of Environmental Protection, Division of State Lands, Florida Forever Program Site Maps.
- C. Legal Description, Acreage:** The property is located in Dade County, Florida and containing 255.047 acres, more or less. See Appendix I (a) for a copy of the lease and legal description. See Appendix I (e) for the following maps and photographs of the property:
1. Figure 1 (Appendix I (e) Page 1) shows a location map.
  2. Figure 2 and 3 (Appendix I (e) Page 2) are Department of Management Services State Facilities Inventory maps.
  3. Figure 4 (Appendix I (e) Page 3) is an aerial photograph of the property and improvements.
  4. Figure 5 (Appendix I (e) Page 4) is an aerial photograph and location map combined.
  5. Figures 6, 7, 8, and 9 (Appendix I (e) Pages 5, 6, 7, and 8) are Department of Corrections Insurance Inventories of Buildings and Structures.
- D. Degree of Title Interest Held by the Board of Trustees:** The Board of Trustees of the Internal Improvement Trust Fund holds title to this property as described in multiple Deeds. [See Appendix I (b)]
- E. Land Acquisition Program:** The State of Florida purchased the property from multiple entities using general revenue funds.
- F. Designated Single Use or Multiple Use Management:** Alternative or additional uses would not be possible due to the size of this property and the security concerns of a correctional facility.
- G. Location within an Aquatic Preserve or Area of Critical State Concern:**
1. The Florida Department of Environmental Protection, Office of Coastal and Aquatic Managed Areas, reports that DACI and HMSTDCI do not contain and are not adjacent to any of the state's aquatic preserves. [See Appendix II (a)]

2. This property is not an Area of Critical State Concern, or under study for such designation, as determined by the Florida Department of Community Affairs, Bureau of Local Planning. [See Appendix II (d)]

## II. NATURAL AND CULTURAL RESOURCES

- A. Soil Types:** The United States Department of Agriculture, Natural Resources Conservation Service, has determined the dominant soils on this property are: Biscayne gravelly marl, Lauderhill muck, Pennsuco marl, Perrine marl, Krome very gravelly loam, Biscayne marl. For more information on these soils, including their components and percentages, and a soil survey photograph please see Appendix III (a).
- B. Archaeological/Historical and Cultural Resources:** The Florida Department of State, Division of Historical Resources (DHR), reports that Section 1, 2, and 11, Township 58 South, Range 38 East, in which DACI and HMSTDCI is located contains no previously recorded archeological sites, one resource group, and no standing structures. The Department of Corrections will adhere to DHR guidelines during all construction related activities to ensure the preservation of unrecorded resources. [See Appendix III (f) and (g)]
- C. Water Resources and Classification:** The Florida Department of Environmental Protection, Bureau of Water Resource Management, records no Outstanding Florida Waters located on DACI and HMSTDCI property and all surface water present is characterized as Class III, which is the statewide default classification. [See Appendix II (b)]
- D. Fish and Wildlife:** The Florida Fish and Wildlife Conservation Commission, Fish and Wildlife Research Institute reports multiple listed species occurrences within or adjacent to DACI and HMSTDCI, including multiple Florida Panther locations. This includes state and federally listed endangered or threatened species. The property is surrounded by and contains Biodiversity Hotspots. The property is located within one-half mile of multiple Strategic Habitat Conservation Areas for Florida Panther, Short Tailed Hawk, and Snail Kite. Priority Wetlands are also prevalent on and around the DACI and HMSTDCI. [See Appendix III (d)]
- E. Beaches and Dunes:** There are no beaches or dunes within or near the project boundary.
- F. Swamps, Marshes and Other Wetlands:** The Florida Fish and Wildlife Conservation Commission, Fish and Wildlife Research Institute, reports the following ground covers on or near DACI and HMSTDCI: Sand Pine Scrub, Dry Prairie, Cabbage Palm – Live Oak Hammock, Cattail Marsh, Shrub Swamp, Cypress Pine / Cabbage Palm, Hardwood Swamp, Open Water, Grassland, Bare Soil / Clear-cut, Other Agriculture, Exotic Plants, and High and Low Impact Urban. Before any alterations to existing facilities are made, the Department of Corrections will contact the Florida Department of Environmental Protection for

guidance in order to mitigate the impact of any activities on existing natural communities. [See Appendix II (e) and Appendix III (d)]

- G. Forest, Mineral, Scenic and Water Resources:** Due to the lack of significant forest resources at DACI and HMSTDCI, the Florida Department of Agriculture and Consumer Services, Division of Forestry, does not require a forest resource plan or a prescribed burning plan. There are no significant water, scenic, or mineral resources on the property. [See Appendix III (c)]
- H. Unique Natural Features or Outstanding Native Landscapes:** There are no unique natural features or outstanding native landscapes occurring on this property.
- I. A Description of Agency Plans to Locate, Identify, Protect, Preserve or Otherwise Use Fragile, Nonrenewable Natural and Cultural Resources:** The primary management function for the Department of Corrections at this facility is the supervisory and protective care, custody, and control of inmates, buildings, grounds, property, and all other matters pertaining to the operation and security of this facility for the imprisonment, correction, and rehabilitation of adult offenders. No nonrenewable natural or cultural resources are currently known to exist. The Department will cooperate with other agencies should the need arise for identification and protection of fragile, nonrenewable natural and cultural resources.
- J. Florida Natural Areas Inventory Listed Resources:**
- 1. Element Occurrences:** The Florida Natural Inventories (FNAI) reports several documented Element Occurrences of rare or endangered species within the vicinity of the property. Documented Species include Krug's Holly, Blunt-leaved Peperomia, Bahama Brake, Pineland Jacquemontia, Bald Eagle, Eastern Indigo Snake, Coastal Vervain, Florida Gama Grass, Florida Five-Petaled Leaf Flower, Locustberry, Bahama Sachsia, Rockland Painted-Leaf, Rhacoma, Christmas Berry, Pineland Noseburn, Rockland's Morning Glory, Florida Brickell-Bush, Villose Fennel, Silver Palm, Florida Lantana, Florida Pinewood Privet, Porter's Broad-Leaved Spurge, Wild Potato Morning Glory, Pineland Milk Pea, Atlantic Coast Florida Lantana, Coker's Beach Creeper, Florida Panther, West Indies Mahogany, Havana Skullcap, Mangrove Berry, Lamarck's Trema, and Robinson's Anomala Scarab Beetle.
  - 2. Likely and Potential Habitat for Rare Species:** The DACI and HMSTDCI may be located near other rare species and natural communities. Care should be taken and impact should be avoided or mitigated. Likely species include Eastern Indigo Snake, Wood Stork, and Florida Panther. There are numerous potential species listed.
  - 3. Managed Areas:** Portions of the site appear to be located within or near the Southern Glades, managed by the South Florida Water Management District.
  - 4. Land Acquisition Projects:** The site appears to be located near a portion of the Dade County Archipelago Florida Forever Project. [See Appendix II (c)]

FNAI recommends that professionals familiar with Florida's flora and fauna conduct a site specific survey to determine the current presence or absence of rare, threatened or endangered species before any expansions or alterations are made to the facility. [See Appendix III (b)]

### III. MANAGEMENT ACTIVITIES AND PUBLIC USE

**A. Responsibilities:** The Department of Corrections is responsible for the maintenance and operation of the DACI and HMSTDCI as specified in its lease agreement with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. Appendix I (a) includes a copy of this lease. The Department regulates the activities of personnel in the areas of personnel management, safety issues, uniforms and personal appearance, training, accounting, purchasing and budgetary procedures through an archive of internal memos available on the Department's intranet. Facilities that are developed and/or managed by the Department of Corrections are constructed or retrofitted to be in compliance with the Americans with Disabilities Act. The Management Procedures required by the Department of State, Division of Historical Resources, are followed during all construction activities. [See Appendix III (f)]

**B. Past Uses:** The Dade Correctional Institution was originally established in 1972 and was designated as such. The Institution houses adult male inmates. The Homestead Correctional Institution was originally established in 1976 and was designated as such. The Institution houses adult female inmates.

**C. Description of Existing and Planned Use(s) of the Property:** This property is a correctional institution that provides supervisory and protective care, custody, and control to inmates, buildings, grounds, property, and all other matters pertaining to the programs for imprisonment, correction, and rehabilitation of offenders. There are currently no plans to expand or otherwise alter this facility or to use this facility for a purpose other than a correctional institution. Changes in the offender population may require expansion or other uses in the future.

**Future changes to the property include:**

1. Plans at Dade Correctional Institution include establishing a garden approximately 5 acres in size.
2. Plans at Homestead Correctional Institution include farming a plot of land one to one-half acres in size within the secure compound behind E, F, and H dormitories.

**D. Analysis of Multiple Use Potential:** Alternative or additional uses would not be possible due to the size of this property and the security concerns of a correctional facility. Allowing public access to the property for recreation or other uses would endanger public safety and prevent the Department of Corrections from pursuing its mission.

**E. Resource Assessment:** The Department of Corrections does not acquire property for the purpose of public recreation or the conservation of natural resources. The Department will, when feasible and in accordance with its

primary purpose, work to protect sensitive natural communities as well as native flora and fauna and act to mitigate the effects of human activity.

- F. Management Needs and Problems for the Property:** Management shall be for the primary purposes of ensuring the continued care and custody of inmates and the proper maintenance of the facility and grounds. The property within the fenced area of the facility shall be landscaped and free from sight obstructions for security purposes. The outside grounds shall be regularly inspected and monitored for any conditions that require special attention and care. There are no known problems at this facility related to property management.
1. The Department of Environmental Protection, Division of Waste Management, **State Storage Tank and Petroleum Contamination Monitoring (STCM) Database**, reports the existence of a fuel or storage tank issue requiring clean-up and monitoring.
  2. There are apparent errors in the survey used in the easement for water from Dade CI to DCF. This issue is being corrected by the Land Administration Section.
- G. Identification of Adjacent Land Uses that Conflict with the Planned Use:** The DACI and HMSTDCI are under the political jurisdiction of Dade County. A request has been made to the Dade County Planning Department for a determination of compliance with the County's Comprehensive Plan and the zoning of the property. The County has not responded. [See Appendix I (d)]
- H. Legislative or Executive Directives that Constrain the Use of the Property:** The purpose of the Department of Corrections is to protect the public through the incarceration and supervision of offenders and to rehabilitate offenders. [F S 203.15(1)] The Department must maintain a volume of land sufficient to implement this purpose. The Department prohibits and/or restricts access of the public to offenders. This eliminates the use of Departmental lands for recreational use and prohibits unrestricted public access to the property.
- I. Acreage That Should be Acquired or Deemed Surplus:** The DACI and HMSTDCI currently require no additional property in order to serve the purpose for which they were designed. No surplus land is available; the Department of Corrections utilizes 100% of this property.
- J. Public Involvement:** A copy of this Land Use Plan was sent to the Dade County Planning Department and copies were placed on display at the Dade Correctional Institution in Florida City, Florida, and at the Department of Corrections Central Office in Tallahassee, Florida for a 90 day review period beginning on the 11<sup>th</sup> day of September, 2009.
- K. Soil and Water Resource Conservation:** There are no issues in the conservation of soil or water resources on this property. Land cover present at DACI and HMSTDCI is sufficient to conserve water and soil resources. Soil disturbing activities such as foot and vehicular traffic is confined to paved areas whenever feasible. If the Department of Corrections has reason to believe there

is a threat to the water or soil at this facility, appropriate action will be taken for conservation purposes.

- L. Conformance with State and Local Plans:** The management of DACI and HMSTDCI complies with the Conceptual State Lands Management Plan and its requirement for balanced public utilization and is in compliance with the mission of the Department of Corrections. Such uses also comply with the authority granted to the Department of Corrections pursuant to Chapter 33 of the Florida Administrative Code and Chapters 253, 255, 270, 380, 944 and 945, Florida Statutes. It is unknown if the use of this property complies with the County of Dade's Comprehensive Development Plan. [See Appendix I (d)]