

Memorandum

MIAMI-DADE
COUNTY

Date: July 17, 2008

To: Honorable Chairman Bruno A. Barreiro and Members,
Board of County Commissioners

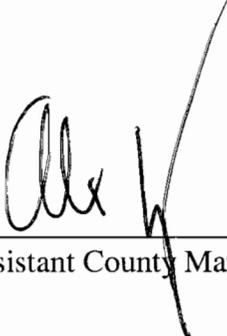
Agenda Item No. 5(H)

From: George M. Burgess
County Manager



Subject: Class IV Permit Application by US Southern Command, to Impact 55.42 Acres
of Wetlands to Construct the US Southern Command Headquarters.

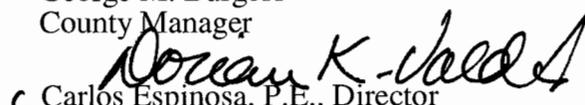
Attached, please find for your consideration an application by US Southern Command for a Class IV Permit. Also, attached is the recommendation of the Director of the Department of Environmental Resources Management and a Resolution seeking the Board's approval of the aforesaid Class IV Permit.



Assistant County Manager

Date: July 17, 2008

To: George M. Burgess
County Manager

From: *for*  Carlos Espinosa, P.E., Director
Environmental Resources Management

Subject: Class IV Permit Application by US Southern Command, to Impact 55.42 Acres of Wetlands to Construct the US Southern Command Headquarters.

Recommendation

I have reviewed the application for a Class IV Permit by US Southern Command. Based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County, I recommend that the Board of County Commissioners approve the issuance of a Class IV Permit for the reasons set forth below.

Scope

The subject property is located north of NW 33 Street between NW 89 Court and NW 97 Avenue, which is within Commissioner Jose "Pepe" Diaz County Commission District 12.

Fiscal Impact/Funding Source

Not applicable.

Track Record/Monitor

Not applicable.

Background

The subject Class IV Permit application involves the proposed dredging and filling of 55.42 acres of wetlands that do not support salt tolerant vegetation to construct the US Southern Command Headquarters. The subject property is located north of NW 33 Street between NW 89 Court and NW 97 Avenue in Section 28, Township 53 South, Range 40 East, Miami-Dade County Florida. The proposed project site is adjacent to residential, mixed-use developments, commercial developments, an agricultural field and a public park. The proposed project site is located within the Urban Development Boundary.

The wetlands that will be impacted within the project site are historically characterized as an herbaceous prairie dominated with high densities of Brazilian Pepper, an invasive exotic plant species. Compensatory mitigation for the ecological impacts related to the removal of wetland plant communities will be accomplished by purchasing 12.83 herbaceous wetland mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The Everglades Mitigation Bank Wetland Restoration and Enhancement Project has enhanced property in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoration of filled areas to natural wetland grade, and the implementation of a fire management program.

The proposed project has been designed in accordance with all relevant Miami-Dade County Class IV Permit criteria and is consistent with all other Miami-Dade County wetland protection provisions. Please find attached a Project Report from the Department of Environmental Resources Management (DERM) Wetland Resources Section, which sets forth in more detail the reasons this project is recommended for approval by DERM pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County, Florida. The conditions, limitations, and restrictions set forth in the Project Report attached hereto are incorporated herein by reference hereto.

Attachments

- Attachment A: Class IV Permit Application
Site Plans
- Attachment B: Applicants/Agents Letter
Engineer's Certification Letter
- Attachment C: Zoning Approval Letter
DERM Water Control's Cut & Fill Approval
Mitigation Acceptance Letter
- Attachment D: Adjacent Property Owner's List
- Attachment E: Project Report

Oral statements will be heard and appropriate records made. For accuracy of records, all important facts and arguments should be prepared in writing in triplicate, with two copies being submitted to the Deputy Clerk of the County Commission at the hearing or mailed to her beforehand (Kay Sullivan, Deputy Clerk), 111 N.W. 1st Street, Stephen P. Clark Center, Suite 17-202, Miami, Florida 33128; and with one copy being submitted beforehand to the Miami-Dade County Department of Environmental Resources Management, 701 NW 1st Court, Suite 400, Miami, Florida, 33136.

A person who decides to appeal any decision made by any Board, Agency, or Commission with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK

BY: _____
Kay Sullivan, Deputy Clerk



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: July 17, 2008

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(H)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(H)
7-17-08

RESOLUTION NO. _____

RESOLUTION RELATING TO AN APPLICATION BY THE US SOUTHERN COMMAND FOR A CLASS IV PERMIT TO IMPACT 55.42 ACRES OF WETLANDS TO CONSTRUCT THE US SOUTHERN COMMAND HEADQUARTERS NORTH OF NW 33 STREET BETWEEN NW 89 COURT AND NW 97 AVENUE, IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board having considered all the applicable factors contained within Section 24-48.3 of the Code of Miami-Dade County hereby approves the application by the US Southern Command for a Class IV Permit to impact 55.42 acres of wetlands to construct the US Southern Command Headquarters. The issuance of this approval does not relieve the applicant from obtaining all applicable Federal, State, and local permits.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

	Bruno A. Barreiro, Chairman
	Barbara J. Jordan, Vice-Chairwoman
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of July, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



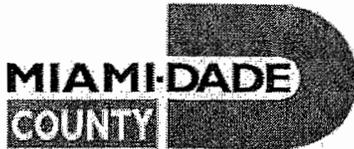
Peter S. Tell

ATTACHMENT A

Class IV Permit Application Form

Affidavit of Ownership

Site Plans



Class IV Wetland Permit Application

For Official Use Only CORPS Application Number: DEP/SFWMD Application Number:	Date Received <u>6/25/2008</u>	Application Number <u>FW 08-021</u>
---	-----------------------------------	--

1. Applicant Information:

Name: Denis P. Martin, Garrison Manager, U.S. Southern Command
 Address: 8300 NW 33rd Street, Suite 110
Miami, Florida
 Zip Code: 33172 Phone # (305) 437-1704
 Email: Denis.martin@hq.southcom.mil Fax # (305) 437-2995

2. Applicant's authorized permit agent:

Name: Bruce Myhre, P.E. PBS&J
 Address: 7406 Fullerton Street, Suite 350
Jacksonville, FL.
 Zip Code: 32256 Phone (904) 363-6100
 Email: BEMyhre@pbsj.com Fax # (904) 363-8811

3. Location where proposed activity exists or will occur:

North of 33rd street between NW 97th Avenue and NW 89th Court
Doral, Florida 33172

Street, road, or other descriptive location

Section: 28 City of Doral
 Township: 53 S Incorporated city or town
 Range: 40 E 35-3028-000-001
 Folio Number

4. Proposed use:

Private Single Dwelling	<input type="checkbox"/>	Commercial	<input type="checkbox"/>
Multi-Family Dwelling	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>
Multi-Single Family	<input type="checkbox"/>	Public	<input type="checkbox"/>
Please explain:		Other	<input checked="" type="checkbox"/>

U.S. Southern Command Headquarters

5. Description of Project (Use additional sheets, if necessary)

Total Acreage of Wetlands to be Impacted 55.42

A. Lake Excavation or Dredging:

1. Total wetland acreage to be excavated or dredged 9.38

2. Cubic yards: Total for Project 275,000 cu yds

a. Depth of excavated/dredged area 32.5 feet

b. Type of material to be excavated/dredged Limerock

B. Placement of Fill

1. Total wetland acreage to be filled 46.04

a. Cubic yards 185,000 cu yds

2. Type of material to be used Clean limerock fill

3. Source of fill material to be used On-site lake

CONTINUED ON NEXT PAGE

5. Description of Project (continued)

C. Agriculture

1. Total wetland area to be cleared and/or plowed N/A

2. Total area to be bedded for planting N/A

3. Type of agriculture to be conducted (check any that apply):

a. Row Crops

b. Grove

c. Field Nursery

d. Container Nursery

e. Shade House Nursery

f. Other

(please explain) N/A

4. If proposed project involves the construction of any drainage, water containment or conveyance facilities (i.e. ditches, diked areas, ponds, swales), please describe the proposed facilities:

See site plan

NOTE: If the project involves construction of any residential, office, storage facilities or other structures, or if the project involves the placement of a trailer on the property, separate approval from Miami-Dade County Building and Zoning Department (305-375-2500) is required:

6. Date activity is proposed to commence ASAP
Date activity is proposed to be completed 2010

7. Previous permits for this project (or any part thereof) have been:

May 05, 2008 letter from Mathew Davis (DERM) authorizing temporary wetland impacts and letter from Robert Brown (SFWMD) dated May 02, 2008

State*

Corps*

A. Denied (date) _____

B. Issued (date) May 05, 2008 May 02, 2008

C. Other (please explain) _____

*Differentiate between existing work and proposed work on the drawings.

8. ADDITIONAL ITEMS REQUIRED FOR APPLICATION SUBMITTAL. (Please note that, in addition to the information requested on this application form, there are several other items which must be submitted with your application. See Instruction pamphlet for the additional information required for this application.)

See aerial photograph, site location map and site plan, topographic/boundary survey, and authorized agent letter.

9. AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken.

I CERTIFY THAT I AM THE RECORD OWNER, LESSEE, OR RECORD EASEMENT HOLDER OF THE PROPERTY DESCRIBED BELOW.

See attached

NOTE: Lessees must provide a signed, notarized statement from the property owner indicating that the owner has reviewed the proposed project, including all proposed plans, and has agreed to allow the proposed project to occur on his or her lands.

LEGAL DESCRIPTION OF PROPERTY SITUATED IN MIAMI-DADE COUNTY, FLORIDA
(use additional sheets if necessary)

See attached



Signature

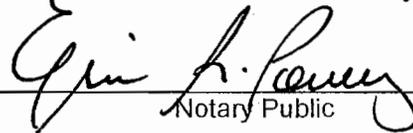
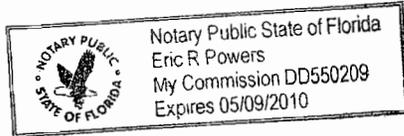
Denis P. Martin

Print Name

Garrison Manager, U.S. Southern Command

Official Title

Sworn and subscribed before me at Miami-Dade county, this 11th day of June, 2008

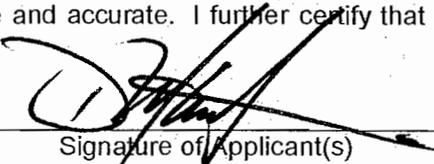

Notary Public

My commission expires: _____

10. APPLICATION IS MADE FOR A PERMIT(S) TO AUTHORIZE THE ACTIVITIES DESCRIBED HEREIN.

- A. I authorize the agent listed in Item #2 to negotiate modifications or revisions, when necessary, and accept or assent to any requirements on my behalf.
- B. I agree to provide entry to the project site for inspectors with proper identification or documents from Miami-Dade County Department of Environmental Resources Management for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work if a permit is granted.
- C. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the required state, federal or local permits **before** commencement of construction activities. I also understand that before commencement of this proposed project I must be granted separate permits or authorizations from the U.S. Army Corps of Engineers, the Department of Environmental Protection and the South Florida Water Management District, as necessary.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.



Signature of Applicant(s)

June 11, 2008

Date

Denis P. Martin

Print Name

Garrison Manager, U.S. Southern Command

Official Title

Signature of Applicant(s)

Date

Print Name

Official Title

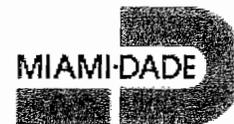
NOTE: THIS APPLICATION MUST BE SIGNED by the person(s) who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant, attach proof of authority for the agent to sign and bind the applicant.

NOTICE TO PERMIT APPLICANTS

This is a Class IV Permit Application; It is **NOT** A Class IV Permit! You Must Obtain **ALL** Required Local, State, and Federal Authorizations or Permits **BEFORE** Commencing work!!

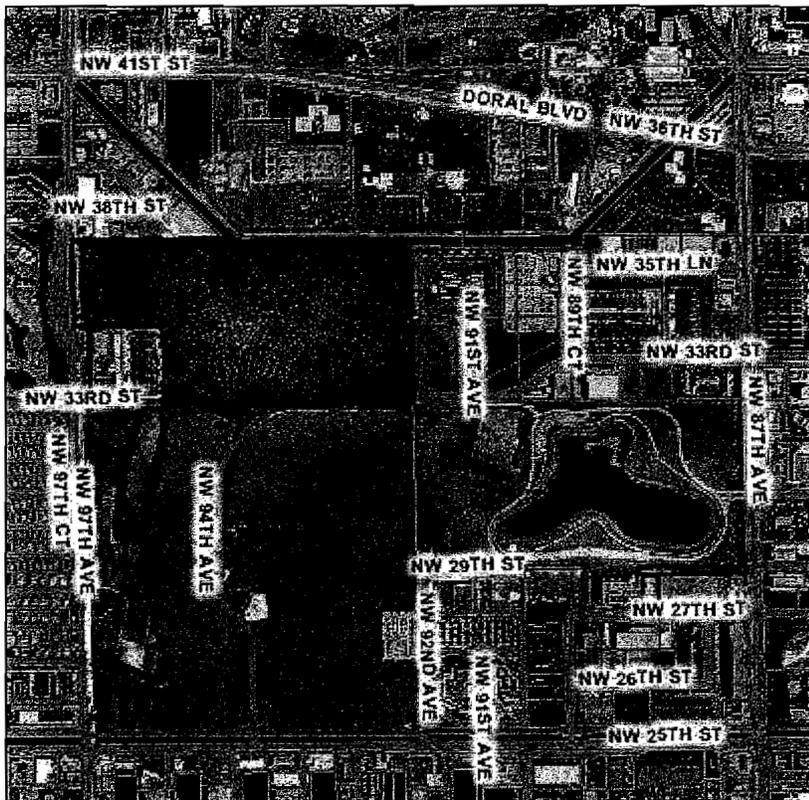
Revised 6-7-07

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Digital Orthophotography - 2007

0 — 631 ft

This map was created on 5/16/2008 7:59:04 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	35-3028-000-0010
Property:	
Mailing Address:	TIITF/STATE OF FLORIDA PUBLIC LANDS % DNR DOUGLAS BLDG TALLAHASSEE FL 32399-

Property Information:

Primary Zone:	7300 INDUSTRIAL-HEAVY
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3,096,742 SQ FT
Year Built:	0
Legal Description:	28 53 40 71.091 AC S1/2 OF NW1/4 LESS BEG 2632.94FT N OF SW COR OF SEC N616.61FT E 706.60FT S616.61FT W706.60FT TO POB & N50FT OF S1/2 OF SE1/4 OF SEC LESS W1735.41FT & LESS E55FT

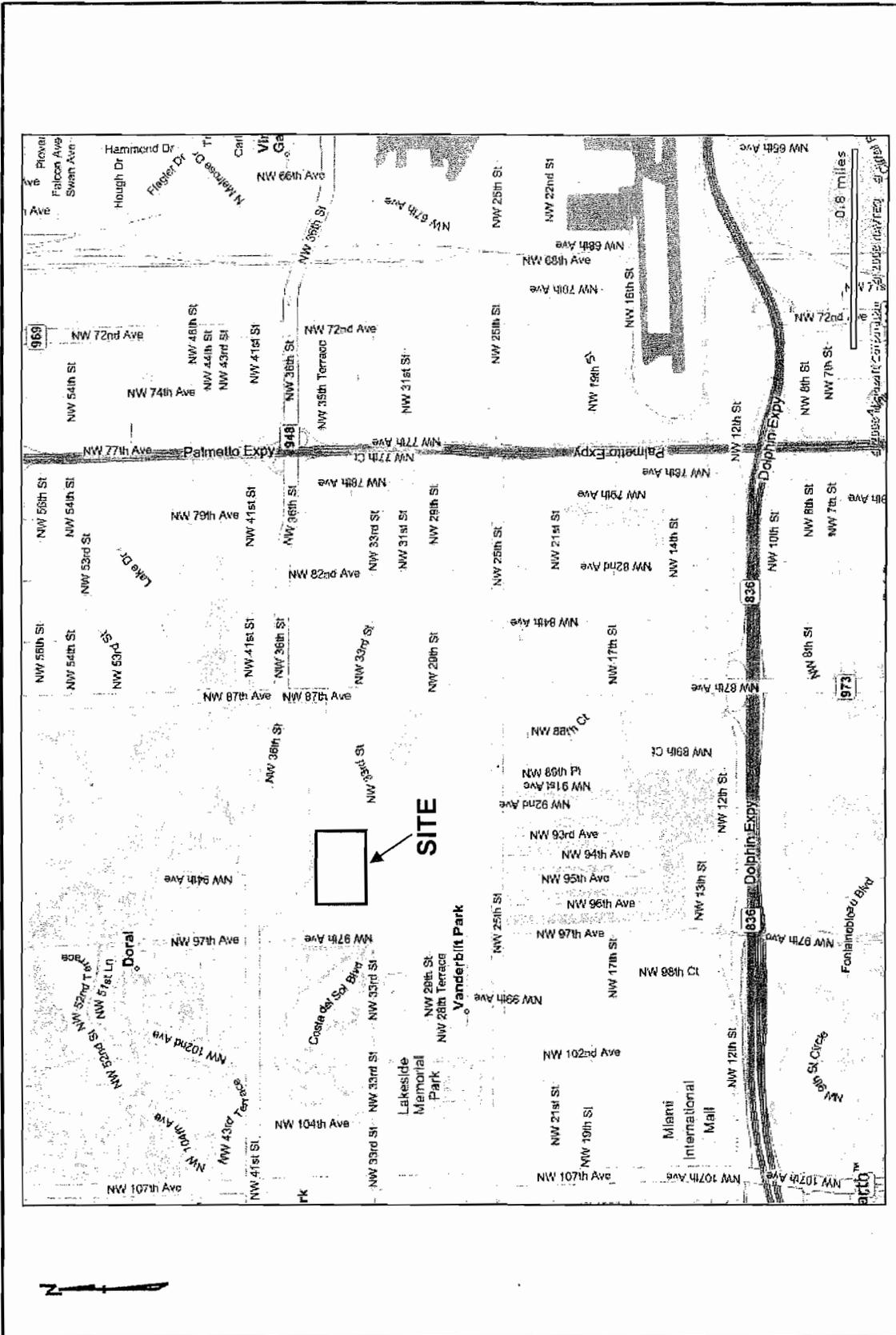
Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

Assessment Information:

Year:	2007	2006
Land Value:	\$24,773,936	\$23,225,565
Building Value:	\$0	\$0
Market Value:	\$24,773,936	\$23,225,565
Assessed Value:	\$24,773,936	\$23,225,565
Total Exemptions:	\$24,773,936	\$23,225,565
Taxable Value:	\$0	\$0

14




US Army Corps of Engineers®
 of Engineers®

US Southern Command HQ
 Miami - Doral, FL

U.S. ARMY CORPS OF ENGINEERS
 MOBILE DISTRICT
 DORAL, FLORIDA
PBSJ 800 NW 107 AVENUE
 DORAL, FLORIDA 33127

DESIGNED BY: MH
 MODIFIED BY:
 CHECKED BY: AG
 DATE: May 6, 2008
 DATE:

Site Location Map
 Section 28 Township 53S Range 40E



© 2008 AG, LLC
 0.25 IN. GRID, IRR

1" = 396 ft.



**US Army Corps
 of Engineers** ®

US Southern Command HQ
 Miami – Doral, FL

U.S. ARMY CORPS OF ENGINEERS
 MOBILE DISTRICT
 DORAL, FLORIDA
PBS&I 2001 NW 137 AVENUE
 DORAL, FL 33122

DESIGNED BY: AM	DATE: May 6, 2008
MODIFIED BY:	DATE:
CHECKED BY: AG	

Aerial Map
 Section 28 Township 53S Range 40E

ATTACHMENT B

Applicants/Agents Letter
Engineer's Certification Letter

PERMIT APPLICANT/AUTHORIZED AGENT STATEMENT



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
SOUTHEAST REGION
UNITED STATES ARMY GARRISON-MIAMI
3511 NW 91 STREET AVENUE
MIAMI, FL 33172-1217

United States Army Garrison-Miami

Date: June 6, 2008

Miami Dade County DERM
Wetland Resources Section
701 N.W. 1st Court, 6th Floor
Miami, Florida 33136

Re: Class IV Standard Form Permit Application Number FW 08-021, for the Dredging and Filling of 55.42 acres of wetlands to construct the U.S. Southern Command Headquarters located north of N.W. 33rd Street between NW 89th Court and N.W. 97th Avenue in Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida (Folio no. 35-3028-000-0010) EEOS #2008-CLIV-PER-00021.

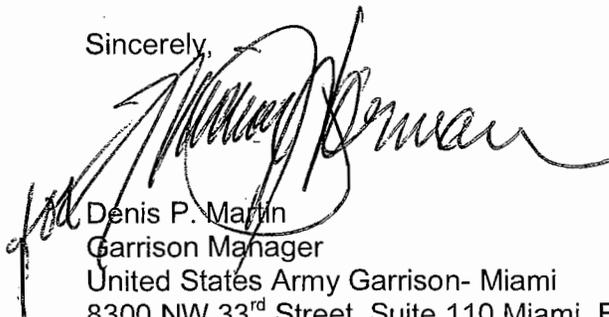
By the attached Standard Form permit application with supporting documents, I, Denis Martin, am the permit applicant and hereby request permission to perform the following: Class IV Short/Standard Form Permit Application Number FW 08-021, for the Dredging and Filling of 55.42 acres of wetlands to construct the U.S. Southern Command Headquarters located north of N.W. 33rd Street between NW 89th Court and N.W. 97th Avenue in Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida (Folio no. 35-3028-000-0010) EEOS #2008-CLIV-PER-0002. I understand that a Miami-Dade County Class IV Standard Form Permit is required to perform this work.

If approval is granted for the proposed work by the Board of County Commissioners, complete and detailed plans and calculations of the proposed work shall be prepared by an engineer registered in the State of Florida in accordance with the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Said plans and calculations shall be subject to the review and approval of the Department of Environmental Resources Management. The permit applicant will secure the services of an engineer registered in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record.

Respectfully submitted,

Permit Applicant

Sincerely,



Denis P. Martin
Garrison Manager
United States Army Garrison- Miami
8300 NW 33rd Street, Suite 110 Miami, FL 33172

RECEIVED
JUN 25 2008

DERM
Environmental Resources Regulation Division



An employee-owned company

ENGINEER LETTER OF CERTIFICATION

June 23, 2008

Miami-Dade County DERM
Wetland Resources Section
701 N.W. 1st Court, 6th floor
Miami, Florida 33136

RE: Class IV Standard Form Permit Application Number FW 08-021, for the Dredging and Filling of 55.42 acres of wetlands to construct the U.S. Southern Command Headquarters located north of N.W. 33rd Street between NW 89th Court and N.W. 97th Avenue in Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida (Folio no. 35-3028-000-0010) EEOS #2008-CLIV-PER-00021.

Ladies and Gentlemen:

This letter will certify that I am an engineer registered in the State of Florida, qualified by education and experience in the area of construction, and that to the best of my knowledge and belief, the proposed work does not violate any laws of the State of Florida or any provision of the Code of Miami Dade County which may be applicable, that diligence and recognized standard practices of the engineering profession have been exercised in the engineer's design process for the proposed work, and in my opinion based upon my knowledge and belief, the following will not occur:

- a. Harmful obstruction or undesirable alteration of the natural flow of the water within the area of the proposed work.
- b. Harmful or increased erosion, shoaling of channels or stagnant areas of water. (Not applicable to class IV permits)
- c. Material injury to adjacent property.
- d. Adverse environmental impacts from changes in water quality or quantity. (Applicable to class IV permits only)

Further, I have been retained by the applicant to provide inspections throughout the construction period and shall prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked-up prints, drawings, and other data furnished by the contractor to me.

Sincerely,
PBS&J

Bruce Myhre, P.E.
Group Manager, AVP

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JUN 25 2008

DERM
Environmental Resources Regulation Division

ATTACHMENT C

Zoning Approval Letter

DERM Water Control's Cut & Fill Approval

Mitigation Acceptance Letter



June 13, 2008

Planning and Zoning
Department

Bruce Myhre, P.E.
PBS&J
7406 Fullerton Street, Suite 350
Jacksonville, Florida 32256

RE: Class IV Standard Form Permit Application Number FW 08-021, for the Dredging and Filling of 55.42 acres of wetlands to construct the U.S. Southern Command Headquarters located north of N.W. 33rd Street between NW 89th Court and N.W. 97th Avenue in Section 28, Township 53 South, Range 40 East, Miami-Dade County, Florida (Folio no. 35-3028-000-0010) EEOS #2008-CLIV-PER-00021.

Mr. Myhre:

The proposed usage of the property upon which the proposed work would occur is exempt from all applicable local zoning laws.

Should you have any questions, please call our office at (305) 593-6630.

Sincerely,

Nathan Kogon, AICP
Planning & Zoning Director

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JUN 25 2008

DERM
Environmental Resources Regulation Division

Memorandum



Date: May 29, 2008

To: Martha Garcia, Biologist II *MG*
Wetlands Resources Section

From: Rogelio Mata, Engineer II *RM*
Water Control Section

Subject: Class IV Application FW 08-021
NW 33rd Street and NW 97th Avenue
Folio no. 35-3028-000-0010
Miami-Dade County Public Works

- 1) Water Control has reviewed the drainage plans and calculations for the subject project and determined that based on the information submitted, the project meets the water quality and water quantity requirements for stormwater.
- 2) Project is located outside of the Cut and Fill basins.
- 3) A class II permit No. 2008-CLII-PER-00025 for this project is in effect.

If you need more information contact me directly.



EVERGLADES
MITIGATION BANK

April 18, 2008

W. Mark Henry
PBS&J
2001 NW 107th Avenue
Miami, Florida 33172-2507

Re: Everglades Mitigation Bank Credit Availability

Dear Mark:

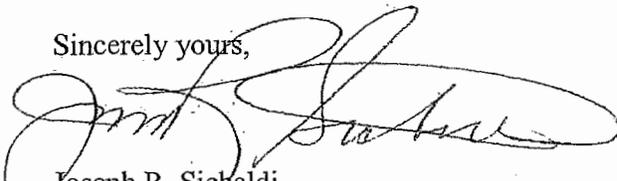
The FPL Everglades Mitigation Bank (EMB) has no freshwater herbaceous credits available. Our next major credit release will come with the completion of the installation of the control structures (40) through the South Florida Water Management Districts' (SFWMD) L31-E levee. We have begun construction activities for this project and hope to complete the project by May 31, 2008. Once complete and final drawings are received I will be requesting the release of 148.33 credits to our ledger. The release will most likely occur in July, 2008.

Once the EMB receives this credit release we will begin to address the projects we have on our freshwater herbaceous credit waiting list. Currently U.S. Southern Command Head Quarters project is 26th on the waiting list and in the position to be offered credits when we receive the release.

When the credits are released, the EMB will begin addressing the waiting list credit requests in the order they were received. At that time, if the credits are available and the U.S. Southern Command Head Quarters project is still in need of credits the EMB will contract with U.S. Southern Command Head Quarters for the purchase of up to 15 freshwater herbaceous credits.

Should you have any questions or need any additional information concerning this matter, please don't hesitate to contact me at 561 691-2889.

Sincerely yours,


Joseph R. Sicbaldi
Everglades Mitigation Bank

RECEIVED
JUN 25 2008

DERM
Environmental Resources Regulation Division



ATTACHMENT D

Adjacent Property Owner's List

1

GRST Inc.
9637 NW 33rd St.
Doral, FL 33172

2

Josh and K Corp.
9601 NW 33rd St.
Doral, FL 33172

USA Blowouts Inc.
9649 NW 33rd St.
Doral, FL 33172

1

Sasso Investment Corp.
9625 NW 33rd St.
Doral, FL 33172

2

Curacao Investments Inc.
9643 NW 33rd St.
Doral, FL 33172

9631 Realty Inc.
9631 NW 33rd St.
Doral, FL 33172

1

Coolair Logistics LLC
9607 NW 33rd St.
Doral, FL 33172

2

Global Holdings LLC
9655 NW 33rd St.
Doral, FL 33172

Hospital Mdics Corp.
9613 NW 33rd St.
Doral, FL 33172

1

USA General Service Administration
Region 4
Atlanta, GA 30301

2

Gel Realty LLC
1 Atalanta Plaza
Elizabeth, NJ 07206

GPA-1 LLC
5858 Ridgeway Ct Parkway
Memphis, TN 38120

2

GAP-Buffer LP
5858 Ridgeway Ct Parkway
Memphis, TN 38120

2

GRST Inc.
9637 NW 33rd St.
Doral, FL 33172

Josh and K Corp.
9601 NW 33rd St.
Doral, FL 33172

2

USA Blowouts Inc.
9649 NW 33rd St.
Doral, FL 33172

2

Sasso Investment Corp.
9625 NW 33rd St.
Doral, FL 33172

Curacao Investments Inc.
9643 NW 33rd St.
Doral, FL 33172

2

9631 Realty Inc.
9631 NW 33rd St.
Doral, FL 33172

2

Coolair Logistics LLC
9607 NW 33rd St.
Doral, FL 33172

Global Holdings LLC
9655 NW 33rd St.
Doral, FL 33172

2

Hospital Mdics Corp.
9613 NW 33rd St.
Doral, FL 33172

2

USA General Service Administration
Region 4
Atlanta, GA 30301

Gel Realty LLC
1 Atalanta Plaza
Elizabeth, NJ 07206

2

GPA-1 LLC
5858 Ridgeway Ct Parkway
Memphis, TN 38120

GAP-Buffer LP
5858 Ridgeway Ct Parkway
Memphis, TN 38120

ATTACHMENT E

Project Report

PROJECT REPORT

CLASS IV PERMIT APPLICATION NO. FW 08-021

US Southern Command Headquarters

July 1, 2008

Staff's recommendation of approval for the above-referenced project is based upon the applicable evaluation factors set forth in Section 24-48.3, Code of Miami-Dade County. The following is a summary evaluation of the proposed project with respect to each applicable evaluation factor:

1. Potential Adverse Environmental Impact – The proposed project will result in an adverse environmental impact to 55.42 acres of wetlands. However, the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project.
2. Potential Cumulative Adverse Environmental Impact – The proposed project will result in minimal cumulative adverse environmental impacts. However, the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project within the subject property.
3. Hydrology - The proposed project, as designed, is not reasonably expected to adversely affect surface water drainage or retention of storm water.
4. Water Quality – The proposed project, as designed, is not reasonably expected to adversely affect applicable Miami-Dade County water quality standards.
5. Wellfields – The proposed project is not located within a wellfield protection area.
6. Water Supply – The proposed project is not reasonably expected to adversely affect the water supply.
7. Aquifer Recharge – The proposed project is not reasonably expected to adversely affect aquifer recharge.
8. Aesthetics - The proposed project is designed to be aesthetically compatible with the surrounding area.
9. Navigation – Not applicable.
10. Public Health - The proposed project is not reasonably expected to adversely affect the public health.
11. Historic Values – The proposed project is not reasonably expected to adversely affect historic values.
12. Archaeological Values – There is no known archaeological site located within the boundaries of this application.
13. Air Quality – The proposed project is not reasonably expected to adversely affect air quality.

14. Marine and Wildlife Habitats - The proposed project will result in the dredging and filling of 55.42 acres of wetlands. The wetlands that will be impacted within the project site are historically characterized as an herbaceous prairie with generally high densities of Brazilian Pepper (*Schinus terebinthifolius*), an invasive exotic plant species. Compensatory mitigation for the ecological impacts related to the removal of wetland plant communities will be accomplished by purchasing 12.83 herbaceous wetland mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The Everglades Mitigation Bank Wetland Restoration and Enhancement Project has enhanced property in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade, and the implementation of a fire management program.
15. Wetland Soils Suitable for Habitat - The proposed project will result in the permanent removal of wetland soils. However, the mitigation, as set forth in Number 14, will result in the enhancement of existing wetland habitat and soils by restoring appropriate wetland elevations and removing exotics, thereby promoting re-vegetation with native wetland plant species and soil-vegetative interactions.
16. Floral Values - The proposed project will impact herbaceous wetlands. However, the mitigation, as set forth in Number 14 above, will provide for the establishment of native wetland vegetation appropriate for promoting the natural ecosystem.
17. Faunal Values - The proposed project will disturb native wildlife habitat. However, the mitigation, as set forth in Number 14 above, will provide for high quality habitat for native fauna.
18. Rare, Threatened and/or Endangered Species – The proposed project is not reasonably expected to result in adverse impacts to rare, threatened or endangered species.
19. Natural Flood Damage Protection - The water management features of the project have been reviewed by DERM's Water Control Section and are in compliance with DERM's cut and fill criteria for development in this area. (see attachment C).
20. Wetland Values – The proposed project will result in the dredging and filling of 55.42 acres of jurisdictional wetlands. However, the mitigation, as set forth in Number 14 above, will compensate for the loss of wetland values associated with the proposed project.
21. Land Use Classification - The City of Doral Planning and Zoning Department has determined the proposed is exempt from all zoning laws applicable to the area of the proposed work. (See Attachment C)

22. Recreation – The proposed project does not conflict with the recreation element of the Miami-Dade County Comprehensive Development Master Plan and the recreation element of the Biscayne Bay Management Plan recreation elements.
23. Other Environmental Values Affecting the Public Interest – There are no other known environmental factors that will affect the public interest.
24. Standard Construction Procedures and Practices and Design and Performance Standards - The proposed project complies with the standard construction procedures and practices and design and performance standards of the applicable portions of the following:
 - a. Miami-Dade County Public Works Manual
 - b. Chapter 33B of the Code of Miami-Dade County
25. Comprehensive Environmental Impact Statement (CEIS) - In the opinion of the Director, the proposed mitigation plan will compensate for the loss of wetland values associated with the proposed project. As such, a CEIS was not required by DERM to evaluate the proposed project.
26. Conformance with All Applicable Federal and State Laws and Regulations – The proposed project is in conformance with the following applicable State, Federal and local laws and regulations:
 - a) United States Clean Water Act (US Army Corps of Engineers and US Environmental Protection Agency)
 - b) Federal Endangered Species Act (US Fish & Wildlife Service)
 - c) Florida Department of Environmental Protection Regulations
 - c) Chapter 24 of the Code of Miami-Dade County
 - d) Rules of the South Florida Water Management District
 - e) Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District
27. Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP) – In the opinion of DERM, the proposed land use is consistent with the CDMP. Specifically, the proposed project complies with the following CDMP Elements and Policies:

LAND USE ELEMENT:

Objective 1 – Growth management - The proposed project is generally consistent with the goals, objectives and policies contained in the Conservation, Aquifer Recharge and Drainage Element.

Objective 3/Policies 3B, 3C - Protection of natural resources and systems. - The proposed project is consistent with all applicable environmental regulations, as well as all other elements of the CDMP. The proposed project is compatible with surrounding land uses and does not involve development in the Big Cypress area of Critical State concern or the East Everglades.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT:

Objective 2/Policy 2A – Protection of ground and surface water resources – The proposed project adheres to all relevant storm water management criteria.

Objective 3/Policies 3A, 3B, 3D - Wellfield protection area protection. - The proposed project is located over 2 miles outside of the maximum cone of influence for the Northwest Wellfield protection area. The project, as designed, is not reasonably expected to adversely affect the water quality reaching the Northwest Wellfield.

Objective 3/Policy 3E - Limestone mining within the area bounded by the Florida Turnpike, the Miami-Dade/Broward Levee, N.W. 12 Street and Okeechobee Road. - The proposed project is not located within the above area.

Objective 4/Policies 4A, 4B, 4C - Water storage, aquifer recharge potential and maintenance of natural surface water drainage. - The proposed project is not reasonably expected to adversely affect water storage, aquifer recharge potential, or natural surface water drainage.

Objective 5/Policies 5A, 5B, 5F - Flood protection and cut and fill criteria - The water management features of the proposed project have been reviewed by DERM's Water Control Section and are in compliance with DERM's cut and fill criteria for development in this area.

Objective 6/Policy 6A - Areas of highest suitability for mineral extraction. - The proposed project is not located in an area proposed or suitable for mineral extraction.

Objective 6/Policy 6B - Guidelines for rock quarries for the re-establishment of native flora and fauna. – Not applicable.

Objective 6/Policy 6D - Suitable fill material for the support of development. – The proposed project will not cause premature urban encroachment. The proposed project

must use suitable fill material in order to meet the requirements of Chapter 24 of the Code of Miami-Dade County.

Objective 7/Policy 7A - No net loss of high quality, relatively unstressed wetlands. – The wetlands associated with this project are not high quality. The loss of wetland values associated with the proposed project will be mitigated as set forth in Number 14 above.

Objective 9/Policies 9A, 9B, 9C - Protection of habitat critical to Federal or State-designated threatened or endangered species. - The proposed project is not expected to affect any rare, threatened, or endangered species.

28. Conformance with Chapter 33B, Code of Miami-Dade County (East Everglades Zoning Overlay Ordinance) – The proposed project is not within the East Everglades Zoning overlay area.
29. Conformance with Miami-Dade County Ordinance 81-19 (Biscayne Bay Management Plan) – The proposed project is not within the area of the Biscayne Bay Management Plan.
30. Conformance with Manatee Protection Plan – Not applicable.
31. Consistency with Miami-Dade County Criteria for Lake Excavation – Not applicable.
32. Municipality Recommendation - The City of Doral Planning and Zoning Department has determined the proposed work is exempt from all zoning laws applicable to the area of the proposed work. (See Attachment C)
33. Coastal Resources Management Line – Not Applicable.
34. Maximum Protection of a Wetland’s Hydrological and Biological Functions Through Adherence to the Following Fill Limitations: -
 - i) Placement of the minimum fill necessary to provide for the land usage alternative which results in the least adverse environmental impact and the least cumulative adverse environmental impact – The proposed project uses the minimum amount of fill necessary to provide for the proposed land usage alternative.
 - ii) Placement of temporary fill pads and fill roads for the purpose of conducting rock mining. - Not applicable.

The proposed project was also evaluated for compliance with the minimum required standards contained in Section 24-48.3 (2), (3), and (4) of the Code of Miami-Dade County. The following is a summary of the proposed project’s compliance with said standards:

24-48.3 (2) Dredging and/or Filling for Class I Permit – Not applicable.

24-48.3 (3) Docks and Piers for Mooring Purposes - Not applicable.

24-48.3 (4) Clean Fill in Wetlands - The proposed project involves the placement of clean fill material only.

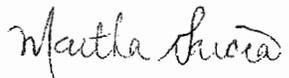
24-48.3 (6) Basin Fill Criteria – The proposed project complies with criteria for the total volume of fill material placed on a project. Specifically, the drainage plans and calculations for the subject project demonstrate the project meets the water quality and water quantity for stormwater. The project is located outside of the Cut and Fill basins and a Class II Permit No. 2008-CLII-PER-00025 for this project is in effect. Additionally the side slopes of the storm water management areas comply with the 4:1 slope criteria.

SUMMARY

BASED ON THE FOREGOING, IT IS RECOMMENDED THAT A CLASS IV PERMIT BE APPROVED.

 7-1-08

Matthew Davis, Manager
Wetland Resources Section

 7/1/08

Martha Garcia, Biologist 2
Wetland Resources Section