Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(N)

Date: October 7, 2008

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

From: George M. Burgess
County Manager

Subject: Class IV Permit Application by Doranda, LLC, to Impact 16.94 Acres of Wetlands to Construct a Mixed Use Development

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Attached, please find for your consideration an application by Doranda, LLC, 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

Memorandum

MIAMI-DADE COUNTY

Date: October 7, 2008

To: George M. Burgess
County Manager

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

Subject: Class IV Permit Application by Doranda, LLC, to Impact 16.94 Acres of Wetlands to Construct a Mixed Use Development

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Recommendation

I have reviewed the application for a Class IV Permit by Doranda, LLC. 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 along the north side of NW 58 Street and along the west side of NW 104 Avenue, in County Commission District 12 (Commissioner Diaz).

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 16.94 acres of wetlands not supporting halophytic (coastal wetlands) vegetation to construct a mixed-use development along the north side of NW 58 Street and along the west side of NW 104 Avenue in Miami-Dade County. Chapter 24-48 of the Code of Miami-Dade County, which regulates the permitting of environmental resources, requires Board approval for the issuance of Class IV Permits to dredge and fill more than 15 acres of wetlands. The issuance of this approval does not relieve the applicants from obtaining all applicable federal, state and local permits.

The project site is adjacent to residential and mixed-use developments and within the Urban Development Boundary. Wetlands that will be impacted within the project site are characterized as wetland prairie with low to moderate densities of *Melaleuca,* an invasive exotic plant species. Compensatory mitigation for the ecological impacts related to the removal of wetland plant communities will be accomplished by providing mitigation funds in the amount of $1,039,250 to Everglades National Park for the purpose of restoring 22.6 acres of wetlands within the Hole-in-the-Donut Regional Off-Site Mitigation Area owned and managed by the Department of the Interior through Everglades National Park. The Hole-in-the-Donut project enhances property in Everglades National Park by removing exotic vegetation, restoring filled areas to natural wetland grade, and allowing the area to revegetate with native wetland plant species.

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: Affidavits of Limited Liability Corporation
Attachment C: Applicants/Agents Letter
Engineer's Certification Letter
Attachment D: Zoning Approval Letter
DERM Water Control's Cut & Fill Approval
Mitigation Acceptance Letter
Attachment E: Adjacent Property Owner's List
Attachment F: Project Report

NOTICE OF PUBLIC HEARING ON AN APPLICATION BY DORANDA, LLC, FOR A CLASS IV PERMIT TO IMPACT 16.94 ACRES OF WETLANDS TO CONSTRUCT A MIXED USE DEVELOPMENT ALONG THE NORTH SIDE OF NW 58 STREET AND ALONG THE WEST SIDE OF NW 104 AVENUE IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN pursuant to Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County that the Board of County Commissioners of Miami-Dade County will hold and conduct a Public Hearing on a request by Doranda, LLC, for a Class IV Permit to impact 16.94 acres of wetlands to construct a mixed use development. Such Public Hearing will be held on the 7th day of October 2008 at 9:30 AM at the County Commission Chambers on the 2nd Floor of the Stephen P. Clark Center at 111 NW 1 Street in Miami, Florida.

Plans and details concerning the work requested in the application may be reviewed by interested persons at the office of the Miami-Dade County Department of Environmental Resources Management, 701 NW 1st Court, Suite 400, Miami, Florida, 33136-3912.

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 NW 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 Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: October 7, 2008

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

SUBJECT: Agenda Item No. 5(N)

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(N)
10-7-08

RESOLUTION NO. _____

RESOLUTION RELATING TO AN APPLICATION BY DORANDA, LLC, FOR A CLASS IV PERMIT TO IMPACT 16.94 ACRES OF WETLANDS TO CONSTRUCT A MIXED USE DEVELOPMENT ALONG THE NORTH SIDE OF NW 58 STREET AND ALONG THE WEST SIDE OF NW 104 AVENUE IN SECTION 17, 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 Doranda, LLC, for a Class IV Permit to impact 16.94 acres of wetlands to construct a mixed use development, subject to the conditions set forth in the memorandum from the Director of the Miami-Dade County Department of Environmental Resources Management, a copy of which is attached hereto and made a part hereof. The issuance of this approval does not relieve the applicants 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 7th day of October, 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

Site Plans

RECEIVED
SEP 26 2008

MIAMI-DADE COUNTY

DERM
Environmental Resources Regulation Division

Class IV Wetland Permit Application

For Official Use Only	Date Received	Application Number
CORPS Application Number:	9/26/2008	07-053
DEP/SFWMD Application Number:		

1. Applicant Information:

Name: Doranda, LLC - Ernesto Peralta
Address: 1441 Brickell Avenue, Suite 1400
Miami, FL
Zip Code: 33131 Phone # 305-221-1110
Email Fax # 305-221-2322

2. Applicant's authorized permit agent:

Rainer W. Schael, President
Name: RS Environmental Consulting, Inc.
Address: PO Box 161158
Miami, FL
Zip Code: 33116-1158 Phone 305-383-3404
Email rainer@rs-env.com Fax # 305-383-3270

3. Location where proposed activity exists or will occur:

West of NW 104th Avenue and North of NW 58th Street
Street, road, or other descriptive location

Section: 17
Township: 53S
Range: 40E

City of Doral
Incorporated city or town

35-3017-001-0430 , -0431
Folio Number

4. Proposed use:

Private Single Dwelling		Commercial	
Multi-Family Dwelling		Agricultural	
Multi-Single Family		Public	
Please explain:		Other	X

Class IV Standard Form Permit Application Number FW 07-053, Doranda, LLC, for the dredging and filling of 16.94 acres of wetlands for the construction of a mixed use development in Section 17, Township 53S, Range 40E.

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

Total Acreage of Wetlands to be Impacted: 16.94

A. Lake Excavation or Dredging:

1. Total wetland acreage to be excavated or dredged: 3.16
2. Cubic yards: Total for Project: 40,333
   a. Depth of excavated/dredged area
   b. Type of material to be excavated/dredged: Clean Limerock Fill

B. Placement of Fill

1. Total wetland acreage to be filled: 13.78
   a. Cubic yards: 111,159
2. Type of material to be used: Clean limerock fill
3. Source of fill material to be used: Nearby borrow pit

CONTINUED ON NEXT PAGE

5. Description of Project (continued)

C. Agriculture

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

2. Total area to be bedded for planting _____

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) _____

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:

The applicant proposes the construction of a mixed use development and its associated surface water management system including french drains and green areas.

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 3 years

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

	State*	Corps*
A. Denied (date) _____	_____	_____
B. Issued (date) _____	_____	_____

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.)

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.

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)

Please see attached legal description

Ernesto Peralta
Signature

Ernesto Peralta
Print Name

Manager, Doranda, LLC.
Official Title

Sworn and subscribed before me at Miami Dade county, this 25 day of September 08

Elena Villegas
Notary Public

ELENA DIAZ DE VILLEGAS
MY COMMISSION # DD 542732
EXPIRES: August 14, 2010
Bonded Thru Notary Public Underwriters

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.

Ernesto Peralta — 9/25/08

Signature of Applicant(s) — Date

Ernesto Peralta

Print Name

Manager, Doranda, LLC

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!!

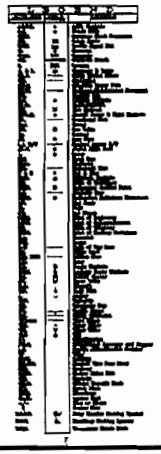
Revised 6-7-07

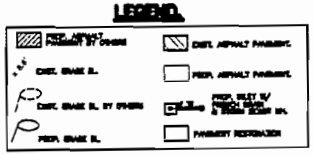
DORANDA AT DORAL
PAVING AND DRAINAGE PLANS

TRAFFIC GENERAL NOTES & CONDITIONS

1. Engineer shall prepare signing & pavement markings plans in a separate sheet (1"=50' scale minimum).
2. Engineer shall visit site & verify field conditions before preparing proposed signing & pavement markings plans.
3. Contractor shall be responsible for the removal of all pavement markings and signs conflicting with the proposed roadway construction.
4. Contractor shall be responsible for the installation of all pavement markings and signs as shown in the plans and applicable traffic design standards.
5. Contractor shall be responsible for matching existing pavement markings at the beginning and at the end of the project, and at all intersecting side streets.
6. Contractor shall be responsible for the installation of reflective pavement markers along the entire length of the project.
7. Any signing material, including supports to be removed, shall be delivered by the contractor to Dade County's Traffic Signals and Signs Maintenance Facility located at 7100 NW 36 Street, Miami, Florida.
8. Sign assembly locations shown in the plans which are in conflict with street lighting utilities, driveways, pedestrian ramps etc. may be adjusted as directed by the Engineer/Inspector.
9. Contractor shall be responsible for providing pedestrian ramps and crosswalks where sidewalk exists &/or proposed (ADA) (TYP.-PWM)

LOCATION MAP
SCALE 1"=300'





GENERAL NOTES:

1. ELEVATIONS SHOWN REFER TO N.G.V.D.
2. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
4. ALL WORK, MATERIALS AND RESTORATION SHALL CONFORM TO THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
5. IT IS THE INTENT OF THESE PLANS TO COMPLY WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CONSTRUCTION AND MAINTENANCE EASEMENTS THAT MAY BE REQUIRED FOR THIS PROJECT.
7. DIMENSIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. FOR EXACT DIMENSIONS, SEE FINAL PLAT OR SITE PLAN AS PREPARED BY A REGISTERED LAND SURVEYOR. FIELD LAY-OUT OF THE WORK SHALL BE AS PER THE FINAL PLAT OR SITE PLAN AND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
8. THE ENGINEER IS NOT RESPONSIBLE FOR COORDINATING THE WORK OF OTHER UTILITIES, SUB-CONSULTANTS OR TRADES. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE COORDINATION FOR, BUT NOT LIMITED TO, THE LOCATION OF WATER, SEWER, AND DRAINAGE UTILITIES, AS WELL AS THE SERVICES, WITH THE LOCATION OF DRIVEWAYS, RAMPS, LANDSCAPING, OTHER INFRASTRUCTURE IMPROVEMENTS AND OTHER SURFACE FEATURES.
9. CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING STRUCTURES AND OTHER MATERIALS.
10. DADE COUNTY FLOOD CRITERIA ELEVATION: 7.10' N.G.V.D.
11. MINIMUM CROWN OF ROAD ELEVATION: 7.10' N.G.V.D.
12. OCTOBER WATER LEVEL ELEVATION: 3.80' N.G.V.D.
13. FEMA ELEVATION: 8.00' N.G.V.D.
14. MIN. F.F. ELEVATION: +8.00 N.G.V.D. PER ERP. ELEVATION : VARIES SEE PLAN
15. WITHIN LIMITS SHOWN CONTRACTOR SHALL RE-WORK EXISTING PAVEMENT, BASE AND STABILIZATION AND REGRADE AS SHOWN ON PLAN AND SECTIONS. EXIST. MEDIAN CURB TO BE REMOVED AS REQUIRED TO PROVIDE MEDIAN OPENING AND TURN LANE.

UNDERGROUND CONTRACTORS:

A. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT, HB 3163, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.
2. CONTRACT BIDS FOR TRENCH EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.
3. ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.

B. ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328.FS.

CONTACT PERSON INFORMATION
NAME: KEN W. GROCE P.E.
TELEPHONE NUMBER: 305-477-6472
FAX NUMBER: 305-477-9014
E-MAIL ADDRESS: KGROCE@FORDCO.COM

- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ FOR PERMITTING AGENCY
- ☐ DRY RUN APPROVAL ONLY
- ☑ FINAL APPROVAL SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

FORD ENGINEERS, INC.
11929 N.W. 14th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 477-9014

No.	DATE	DESCRIPTION	BY	APP
1	9-11-07	REVISED AS PER SFWMD COMMENTS	E.J.	K.G.
2	9-18-07	REVISED NW 104th AVE. CROSS SECTION	E.J.	K.G.

DORANDA AT DORAL

TITLE OF PROJECT: PAVING AND DRAINAGE COVER SHEET

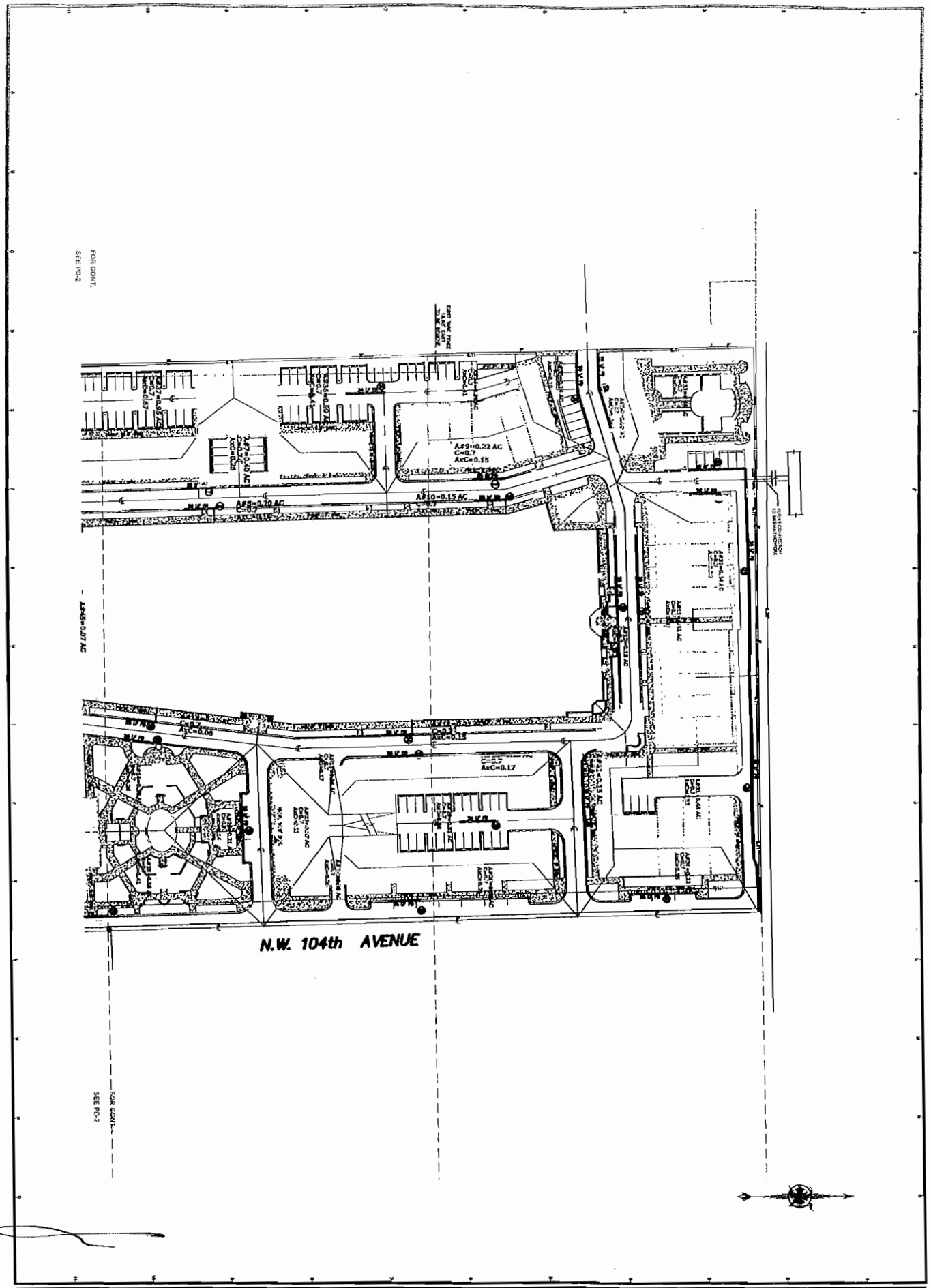
OWNER: DORANDA, LLC

OWNER ADDRESS: 10199 S.W. 77 AVENUE MIAMI, FLORIDA 33157

PROJ. LOC.: SEC. 17 TWP. 53 RAN. 40 MIAMI-DADE, FLORIDA

KEN W. GROCE P.E. LICENSE NO. 44847 STATE OF FLORIDA

SCALE	AS SHOWN
DESIGNED BY	KEN W. GROCE
DRAWN BY	A. CHAO
REVIEWED BY	KEN W. GROCE
SET #	SEE LABELS
DATE	05/30/00
PROJECT No.	04-019
SHEET	PD-CS



DORANDA AT DORAL

No.	DATE	DESCRIPTION	BY	APP.
1	9-11-07	REVISED AS PER SFWMD COMMENTS	E.L.	K.G.
2	9-18-07	REVISED NW 104th AVE CROSS SECTION	E.L.	K.G.

TITLE OF PROJECT: PAVING AND DRAINAGE PLANS

CLIENT: DORANDA, LLC

CLIENT ADDRESS: 10590 S.W. 7 TERRACE MIAMI, FLORIDA 33174

PROJ. LOC.: SEC 17, TWS 53 RAN 40 MIAMI-DADE, FLORIDA

KEN W. GROCE
P.E. No. 36844
CIVIL ENGINEER

DATE: 11-9-07

DESIGNED BY: KEN W. GROCE
DRAWN BY: A. CHAO
CHECKED BY: KEN W. GROCE
SCALE: SEE LABELS
FILE #: 0500006
PROJECT No.: 04-019

SHEET: PD-1
2 of 10

FORD ENGINEERS, INC.
1800 N.W. 104th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 477-8454

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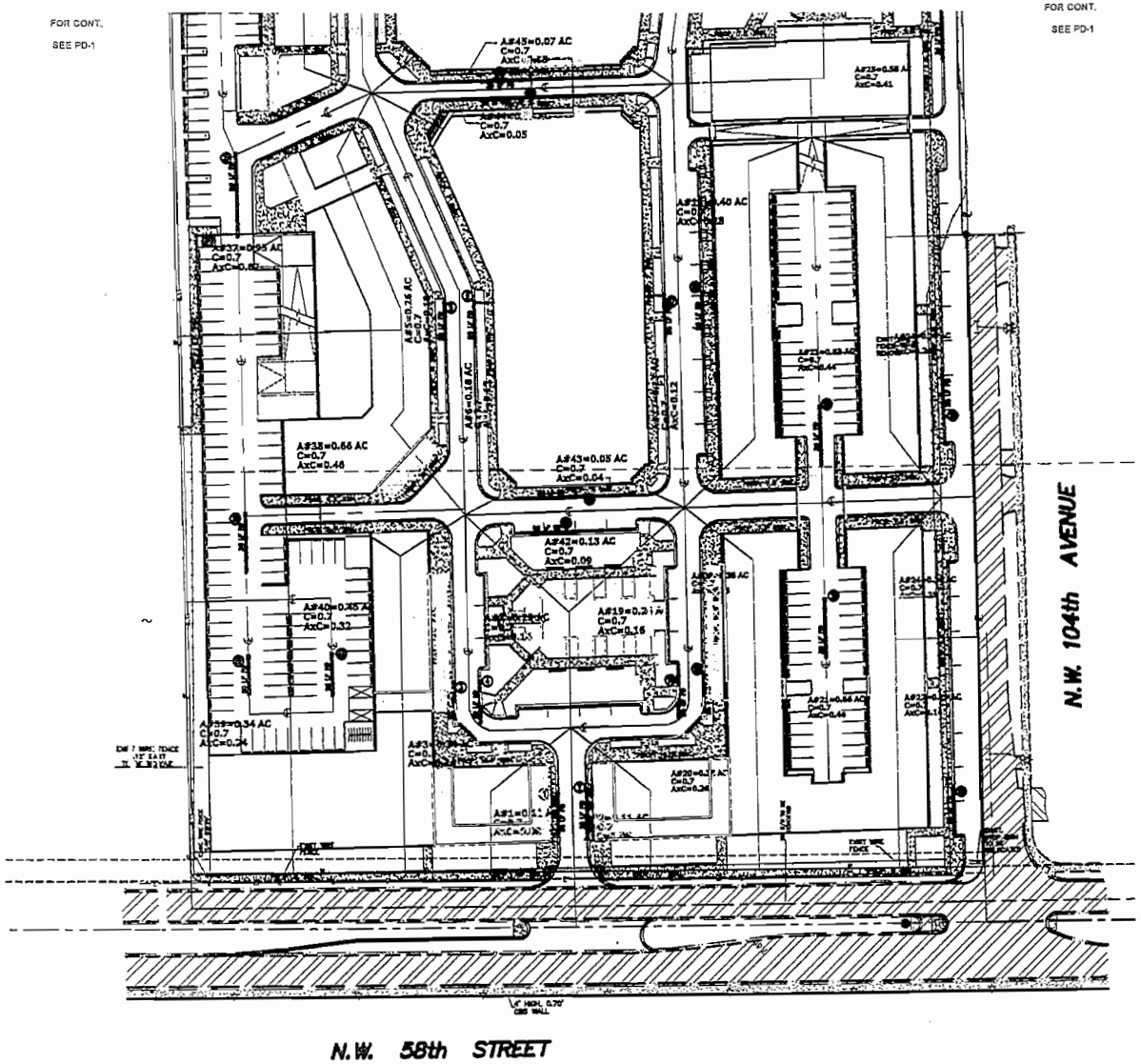


FORD ENGINEERS, INC.
1900 N.W. 89th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-4472
FAX (305) 477-4054

REVISED AS REQUIRED		
DESCRIPTION	BY	APP
REVISED AS PER SFWMD COMMENTS	E.I.	K.G.
REVISED NW 104th AVE CROSS SECTION	E.I.	K.G.

NO.	DATE
1	9-11-07
2	9-18-07

DORANDA AT DORAL

TITLE OF PROJECT: PAVING AND DRAINAGE PLANS

OWNER: DORANDA, LLC

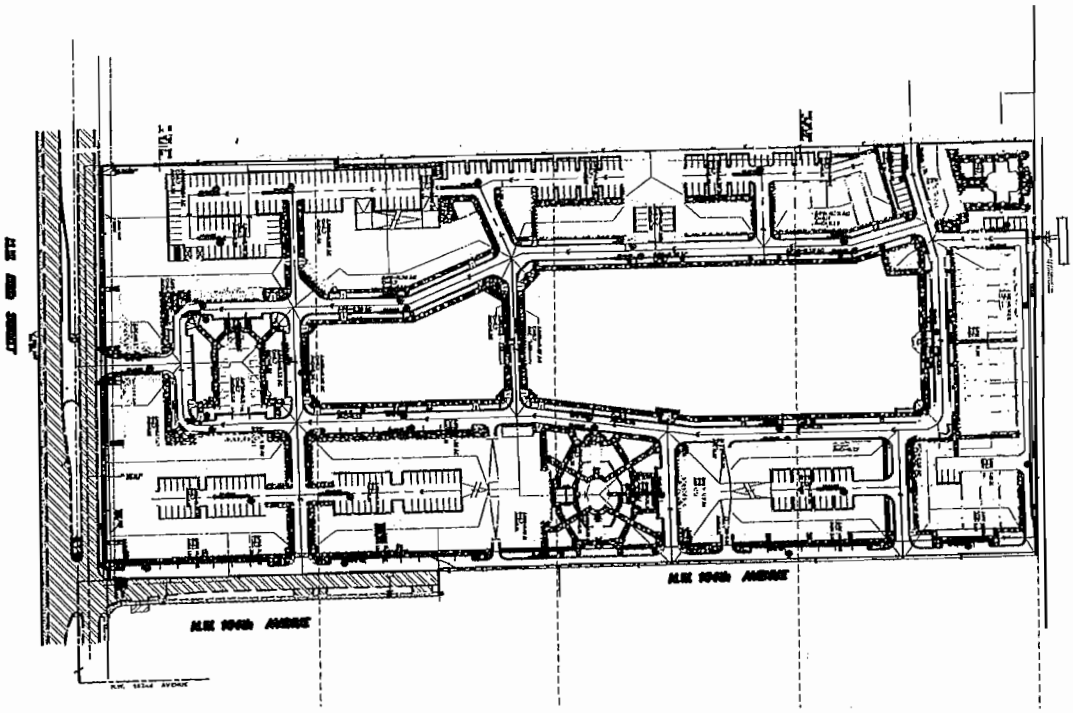
CLIENT ADDRESS: 13299 S.W. 128 STREET MIAMI, FLORIDA 33186

PROJ. LOC.: SEC 12 TWS 53 RGE 40 MIAMI-DADE, FLORIDA

KEN W. GROCE
REGISTERED
CIVIL ENGINEER
No. 34966
STATE OF FLORIDA

SCALE	1" = 40'
DESIGNED BY	KEN W. GROCE
DRAWN BY	A. CHAO
CHECKED BY	KEN W. GROCE
SET #	SEE LABELS
DATE	05/30/06
PROJECT No.	04-019
SHEET	PD-2

3 of 10



DORANDA AT DORAL

TYPE OF PROJECT: DRAINAGE BASIN AREAS

CLIENT: DORANDA, LLC

CLIENT ADDRESS: 10598 S.W. 7 TERRACE MIAMI, FLORIDA 33174

PROJ. LOCA: SEC 17, TWS 53, RAN 40 MIAMI-DADE, FLORIDA

KEN W. GROCE
P.E. # 6 No. 36944
CIVIL ENGINEER

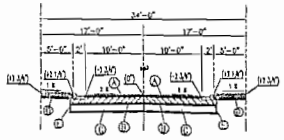
No.	DATE	DESCRIPTION	BY	APP.
1	9-11-07	REVISED AS PER SFWMD COMMENTS	E.I.	K.G.
2	9-18-07	REVISED NW 104th AVE CROSS SECTION	E.I.	K.G.

FORD ENGINEERS, INC.
1695 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 477-6854

SCALE: 1" = 80'
DRAWN BY: KEN W. GROCE
CHECKED BY: A. CHAO
APPROVED BY: KEN W. GROCE
DATE: 05/30/06
PROJECT No.: 04-019

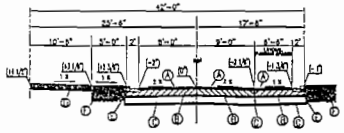
PD-3
4 of 10

17



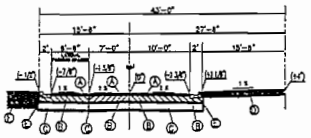
(A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK ((2) 3/4" LIFT (S-3))
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER

A DT1 N.T.S.



(A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK ((2) 3/4" LIFT (S-3))
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER
(F) SOD

B DT1 N.T.S.



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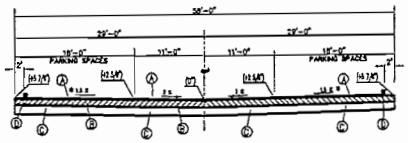
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER
(F) SOD

C DT1 N.T.S.



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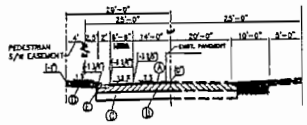
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE WHEEL STOP

D DT1 N.T.S.



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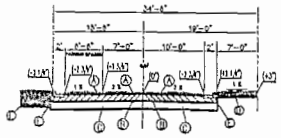
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER

E DT1 N.T.S.



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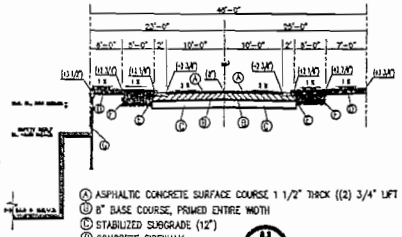
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER
(F) SOD

G DT1 N.T.S.



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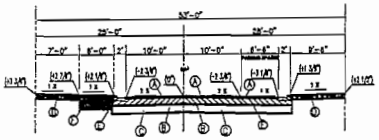
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER
(F) MEDIAN (SOLID SOD)
(G) STRUCTURAL WALL BY OTHERS (SEE ARCHITECTURAL PLANS FOR DETAILS)

H DT1 N.T.S.



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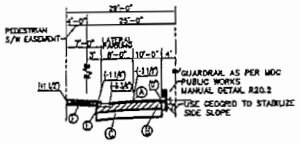
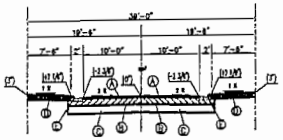
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER
(F) MEDIAN (SOLID SOD)

I DT1 N.T.S.



(A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK ((2) 3/4" LIFT (S-3))
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) STABILIZED SUBGRADE (12")
(D) TYPE "E" MEDIAN CURB
(E) TYPE "F" CURB AND GUTTER
(F) CONCRETE SIDEWALK

J DT1 N.T.S.



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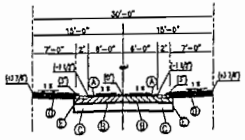
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER

F DT1 N.T.S.



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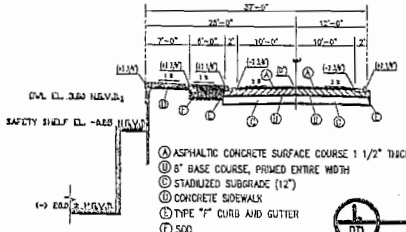
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER

K DT1 N.T.S.



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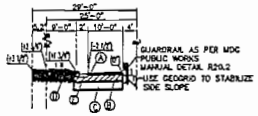
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER
(F) SOD

L DT1 N.T.S.



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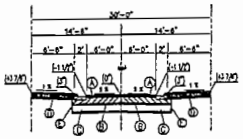
(C) STABILIZED SUBGRADE (12")
(D) SOD
(E) TYPE "F" CURB AND GUTTER

M DT1 N.T.S.



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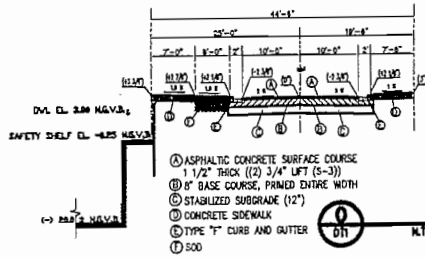
(C) STABILIZED SUBGRADE (12")
(D) SOD
(E) TYPE "F" CURB AND GUTTER

N DT1 N.T.S.



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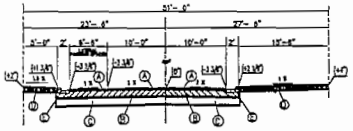
(E) TYPE "F" CURB AND GUTTER
(F) SOD

O DT1 N.T.S.



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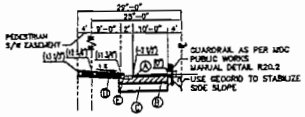
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER
(F) MEDIAN (SOLID SOD)

P DT1 N.T.S.



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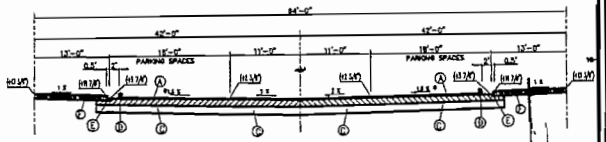
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER

Q DT1 N.T.S.



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(C) STABILIZED SUBGRADE (12")
(D) CONCRETE WHEEL STOP
(E) PROP. 8" CURB
(F) CONCRETE SIDEWALK

* 1.5% MIN. SLOPE AT HIGH POINT.

R DT1 N.T.S.

FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 477-8854

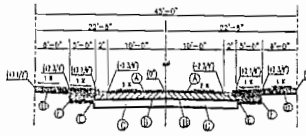
NO.	DATE	DESCRIPTION	BY	APP.
1	9-11-07	REVISED AS PER SFWMD COMMENTS	E.F.	K.G.
2	9-18-07	REVISED NW 104th AVE CROSS SECTION	E.F.	K.G.

DORANDA AT DORAL

PAVING AND DRAINAGE COVER SHEET

DORANDA, LLC

SCALE	1" = 40'
DESIGNED BY	KEN W. GROCE
DRAWN BY	A. CHAO
CHECKED BY	KEN W. GROCE
REF. #	SEE LABELS
DATE	05/30/06
PROJECT No.	04-019
SHEET	DT1
	5 of 10



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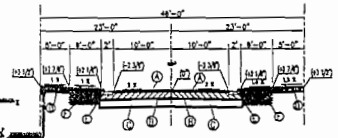
(E) TYPE "F" CURB AND GUTTER
(F) SOD

P DT1 N.T.S.



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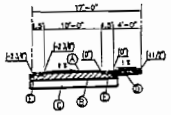
Q DT1 N.T.S.



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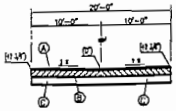
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) VALLEY GUTTER

R DT1 N.T.S.



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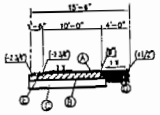
S DT1 N.T.S.



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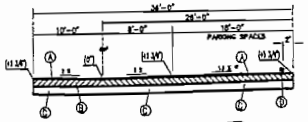
(D) SOD
(E) VALLEY GUTTER

T DT1 N.T.S.



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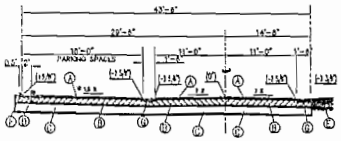
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE WHEEL STOP

* 1.5% MIN. SLOPE AT HIGH POINT.

S1 DT1 N.T.S.



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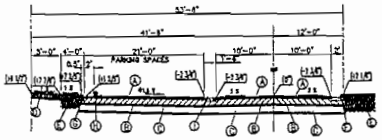
(D) CONCRETE WHEEL STOP
(E) SOD
(F) TYPE "D" CURB
(G) VALLEY GUTTER

U DT1 N.T.S.



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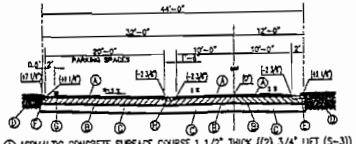
(E) SOD
(F) TYPE "F" CURB AND GUTTER
(G) TYPE "D" CURB
(H) CONCRETE WHEEL STOP
(I) VALLEY GUTTER

* 1.5% MIN. SLOPE AT HIGH POINT.

V DT1 N.T.S.



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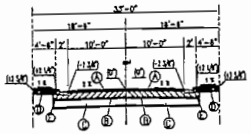
(E) TYPE "F" CURB AND GUTTER
(F) TYPE "D" CURB
(G) CONCRETE WHEEL STOP
(H) VALLEY GUTTER

* 1.5% MIN. SLOPE AT HIGH POINT.

W DT1 N.T.S.



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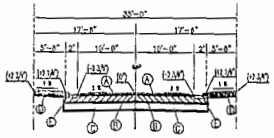
(E) TYPE "F" CURB AND GUTTER

X DT1 N.T.S.



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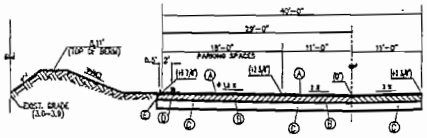
Y DT1 N.T.S.



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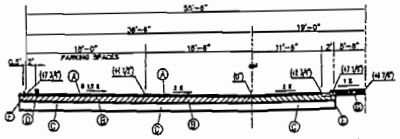
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE WHEEL STOP
(E) TYPE "D" CURB

* 1.5% MIN. SLOPE AT HIGH POINT.

A1 DT1 N.T.S.



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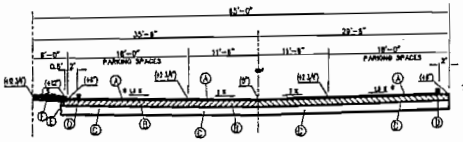
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE WHEEL STOP
(E) TYPE "F" CURB AND GUTTER
(F) PROP. 6" CURB
(G) CONCRETE SIDEWALK

* 1.5% MIN. SLOPE AT HIGH POINT.

B1 DT1 N.T.S.



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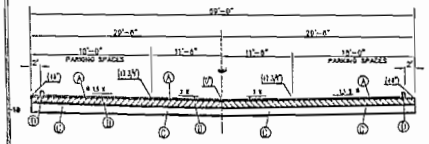
(D) CONCRETE WHEEL STOP
(E) PROP. 6" CURB
(F) CONCRETE SIDEWALK

* 1.5% MIN. SLOPE AT HIGH POINT.

C1 DT1 N.T.S.



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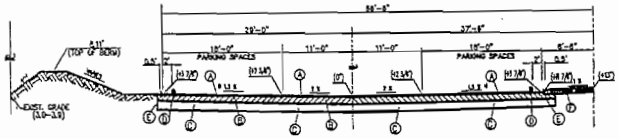
(D) CONCRETE WHEEL STOP

* 1.5% MIN. SLOPE AT HIGH POINT.

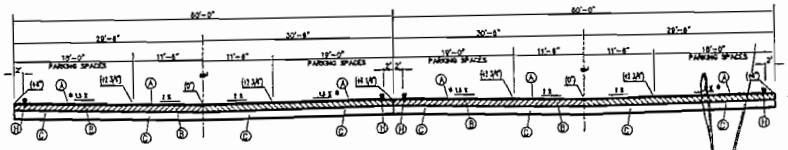
C2 DT1 N.T.S.



(A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK ((2) 3/4" LIFT (S-3))
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE WHEEL STOP
(E) PROP. 6" CURB
(F) CONCRETE SIDEWALK

* 1.5% MIN. SLOPE AT HIGH POINT.

D1 DT1 N.T.S.



(A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK ((2) 3/4" LIFT (S-3))
(B) 8" BASE COURSE, PRIMED ENTIRE WIDTH
(C) STABILIZED SUBGRADE (12")
(D) CONCRETE SIDEWALK
(E) TYPE "F" CURB AND GUTTER
(F) TYPE "D" CURB
(G) MEDIAN (SOLID SOD)
(H) CONCRETE WHEEL STOP

E1 DT1 N.T.S.

FORD ENGINEERS, INC.
1150 N.W. 14th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6470
FAX (305) 477-6654

NO.	DATE	DESCRIPTION	BY	APP'D
1	9-11-07	REVISED AS PER SFWMD COMMENTS	E.L.T.	K.G.
2	9-18-07	REVISED NW 104th AVE CROSS SECTION	E.L.T.	K.G.

DORANDA AT DORAL

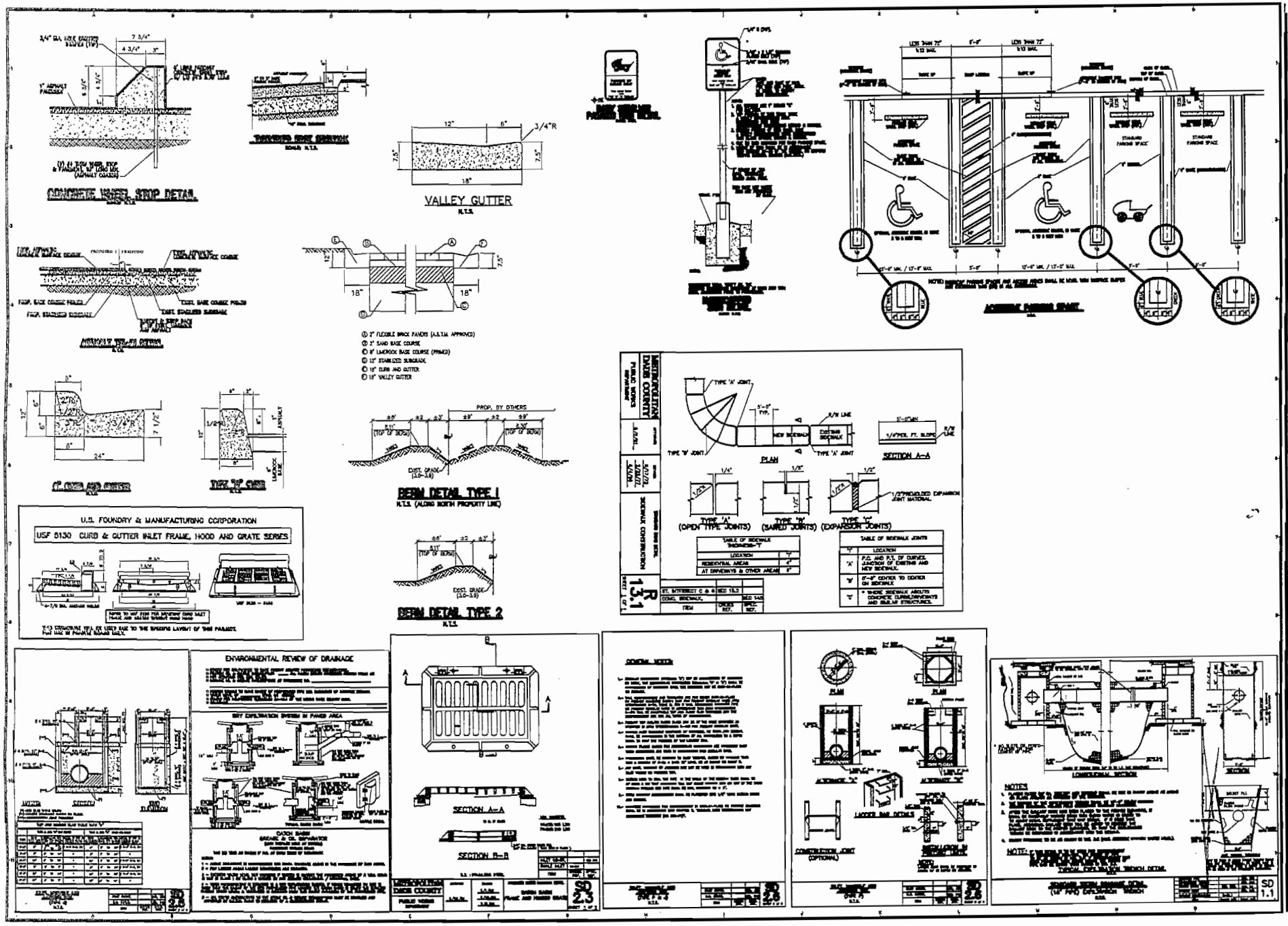
PAVING AND DRAINAGE SECTIONS

DORANDA, LLC

SCALE	N.T.S
DESIGNED BY	KEN W. GROCE
DRAWN BY	A. CHAO
CHECKED BY	KEN W. GROCE
SHT #	SEE LABELS
DATE	05/09/06
PROJECT No.	04-019
SHEET	DT2

6 of 10

20



FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 477-8054

No.	DATE	DESCRIPTION	BY	APP.
1	9-11-07	REVISED AS PER SFWMD COMMENTS	E.L.	K.G.
2	9-18-07	REVISED NW 104th AVE CROSS SECTION	E.L.	K.G.

DORANDA AT DORAL

PAVING AND DRAINAGE DETAILS

DORANDA, LLC

KEN W. GROCE

SCALE	N.T.S.
DESIGNED BY	KEN W. GROCE
DRAWN BY	A. CHAO
CHECKED BY	KEN W. GROCE
DATE	SEE LABELS
DATE	05/30/06
PROJECT No.	04-019

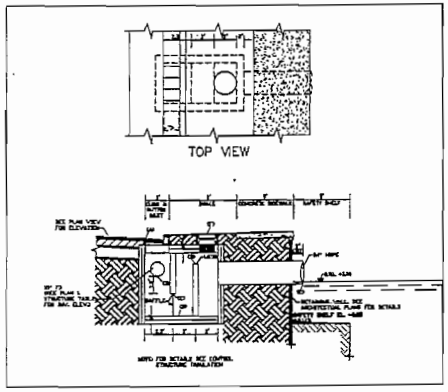
DT3

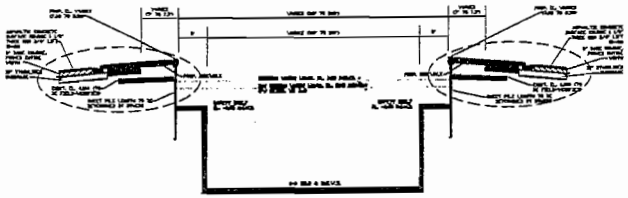
7 of 10

STRUCTURE NUMBER	GRATE OR RIM	PIPE INV. ELEV. (FD)	PIPE INV. ELEV. (SOLID)	PIPE DIRECTION (FD)	PIPE DIRECTION (SOLID)	FLOOR ELEV.	GREASE BAFFLE (DIRECTION)	INLET FRAME & GRATE	STRUCT. (TYPE)	FD LENGTH
1	7.34	4.09		S		2.09	NA	USF 5130-6168	TYPE D-3	25 LF
2	7.34	4.09		S		2.09	NA	USF 5130-6168	TYPE D-3	25 LF
3	7.20	3.95		S		1.95	NA	USF 5130-6168	TYPE D-3	25 LF
4	7.20	3.95		S		0.45	S	USF 5130-6168	TYPE D-3	25 LF
5	7.20	3.95		S		1.95	NA	USF 5130-6168	TYPE D-3	25 LF
6*	*	*	*	*	*	*	*	*	*	25 LF
7	7.20	3.95		S		0.45	S	USF 5130-6168	TYPE P	25 LF
8*	*	*	*	*	*	*	*	*	*	25 LF
9	7.30	4.05		S		2.05	NA	USF 5130-6168	TYPE D-3	25 LF
10*	*	*	*	*	*	*	*	*	*	25 LF
11	7.38	4.13		W		2.13	NA	USF 5130-6168	TYPE P	25 LF
12*	*	*	*	*	*	*	*	*	*	25 LF
13	7.20	3.95		S		1.95	NA	USF 5130-6168	TYPE D-3	25 LF
14*	*	*	*	*	*	*	*	*	*	25 LF
15*	*	*	*	*	*	*	*	*	*	25 LF
16	7.38	4.11		S		2.11	NA	USF 5130-6168	TYPE P	25 LF
17*	*	*	*	*	*	*	*	*	*	25 LF
18	7.20	4.01		S		0.51	S	USF 5130-6168	TYPE P	25 LF
19	7.20	3.95		S		0.45	S	USF 5130-6168	TYPE D-3	25 LF
20	7.20	3.95		S		1.95	NA	USF 5130-6168	TYPE P	25 LF
21	7.20	3.95		S		0.45	S	USF 4106-6224	TYPE J	38 LF
22	7.55	4.30		S		0.80	S	USF 5130-6168	TYPE D-3	25 LF
23	7.20	3.95		S		0.45	S	USF 4106-6224	TYPE J	38 LF
24	7.84	4.59		S		1.19	W	USF 5130-6168	TYPE P	25 LF
25	7.20	3.95		S		0.45	S	USF 5130-6168	TYPE J	34 LF
26	7.41	4.16		W		0.58	S	USF 5130-6168	TYPE D-3	25 LF
27	7.41	4.16		W		2.16	NA	USF 5130-6168	TYPE D-3	25 LF
28	7.20	3.95		S		0.45	W	USF 5130-6168	TYPE P	25 LF
29	7.20	3.99		S		0.49	S	USF 4106-6224	TYPE P	30 LF
30	7.32	4.07		S		0.67	W	USF 5130-6168	TYPE D-3	25 LF
31	7.40	4.16		W		0.85	S	USF 6101-6156	TYPE P	28 LF
32	7.20	3.95		W		1.95	NA	USF 6101-6156	TYPE D-3	25 LF
32A	5.20	4.95		S		2.95	NA	USF 6101-6156	TYPE D-3	25 LF
33	7.45	4.20		S		0.70	S	USF 6101-6156	TYPE P	25 LF
34	7.41	4.16		W		2.16	NA	USF 5130-6168	TYPE D-3	25 LF
35	7.41	4.16		W		0.66	W	USF 6101-6156	TYPE D-3	25 LF
36	7.46	4.23		S		0.73	S	USF 4106-6224	TYPE J	34 LF
37	7.39	4.14		S		0.64	S	USF 4106-6224	TYPE J	68 LF
38	7.20	3.95		S		0.45	S	USF 4106-6224	TYPE J	38 LF
39	7.20	3.95		S		0.45	S	USF 4106-6224	TYPE D-3	25 LF
40	7.20	3.95		S		0.45	S	USF 4106-6224	TYPE P	28 LF
41	7.43	4.18		W		2.18	NA	USF 5130-6168	TYPE D-3	25 LF
42	7.47	4.22		W		0.72	W	USF 5130-6168	TYPE D-3	25 LF
43*	*	*	*	*	*	*	*	*	*	25 LF
44*	*	*	*	*	*	*	*	*	*	25 LF
45	7.42	4.17		W		2.17	NA	USF 5130-6168	TYPE D-3	25 LF
									TOTAL:	1,245 LF

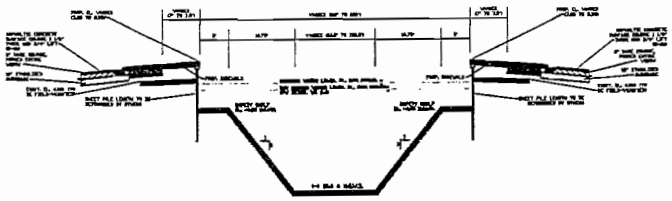
* SEE CONTROL STRUCTURE TABLE FOR INFORMATION

STRUCTURE NUMBER	(A) FRAME & GRATE	PIPE INV. ELEV. (D) FD	PIPE INV. ELEV. (C) OUTFALL	PIPE DIRECTION FD	PIPE DIRECTION OUTFALL	(D) FLOOR ELEV.	(E) BAFFLE BOT. ELEV.	INLET FRAME & GRATE	(F) RIM & COVER ELEV.	STRUCT. (TYPE)	(G) WTR ELEV.
6	7.20	3.95	3.20	S	E	0.45	2.45	USF 5130-4168	7.70	TYPE J (78"X42")	5.00
8	7.20	3.95	3.20	S	E	0.45	2.45	USF 5130-4168	7.70	TYPE J (78"X42")	5.00
10	7.30	4.05	3.30	S	E	0.55	2.55	USF 5130-4168	7.80	TYPE J (78"X42")	5.00
12	7.38	4.13	3.38	W	S	0.63	2.63	USF 5130-4168	7.88	TYPE J (78"X42")	5.00
14	7.20	3.95	3.20	S	W	0.45	2.45	USF 5130-4168	7.70	TYPE J (78"X42")	5.00
15	7.36	4.11	3.36	S	W	0.61	2.61	USF 5130-4168	7.86	TYPE J (78"X42")	5.00
17	7.20	4.01	3.20	S	W	0.51	2.51	USF 5130-4168	7.76	TYPE J (78"X42")	5.00
43	7.47	4.22	3.47	W	N	0.72	2.72	USF 5130-4168	7.97	TYPE J (78"X42")	5.00
44	7.42	4.17	3.42	W	S	0.67	2.67	USF 5130-4168	7.92	TYPE J (78"X42")	5.00





LAKE SECTION A
N.T.S.



LAKE SECTION B
N.T.S. (ALONE METHOD)

FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 477-8654

No.	DATE	DESCRIPTION	BY	APP.
1	9-14-07	REVISED AS PER SFWMD COMMENTS	K.G.	
2	9-18-07	REVISED NW 104th AVE. CROSS SECTION	K.G.	

DORANDA AT DORAL

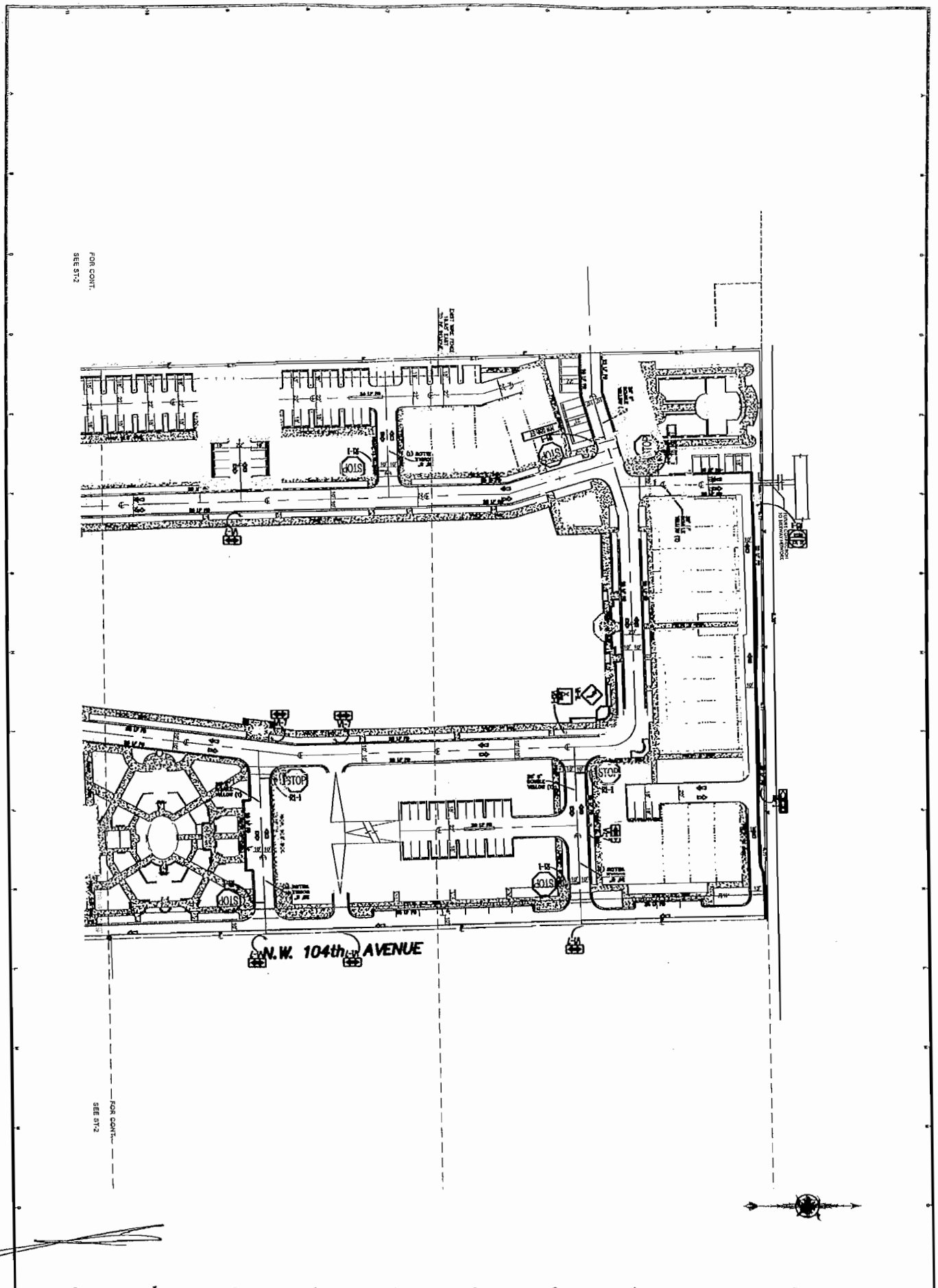
TITLE OF PLANS: PAVING AND DRAINAGE DETAILS

OWNER: DORANDA, LLC

LOCATION: MIAMI-DADE COUNTY, FLORIDA

PREPARED BY: KEN W. GROCE, P.E. FL LIC. No. 34784

SCALE: N.T.S.
DESIGNED BY: KEN W. GROCE
DRAWN BY: A. CHAO
CHECKED BY: KEN W. GROCE
REF. #: SEE LABELS
DATE: 05/30/06
PROJECT No.: 04-019
SHEET: DT4
8 of 10



DORANDA AT DORAL

No.	DATE	DESCRIPTION	BY	APP.
1	9-11-07	REVISED AS PER SFWMD COMMENTS	E.L.	K.G.
2	9-18-07	REVISED NW 104th AVE CROSS SECTION	E.L.	K.G.

TYPE OF PROJECT: STRIPING AND SIGNAGE PLANS

CLIENT: DORANDA, LLC

CLIENT ADDRESS: 10493 S.W. 7 TERRACE MIAMI, FLORIDA 33174

PROJ. LOC.: SEC 17, TWS 53, RAN 40 MIAMI-DADE, FLORIDA

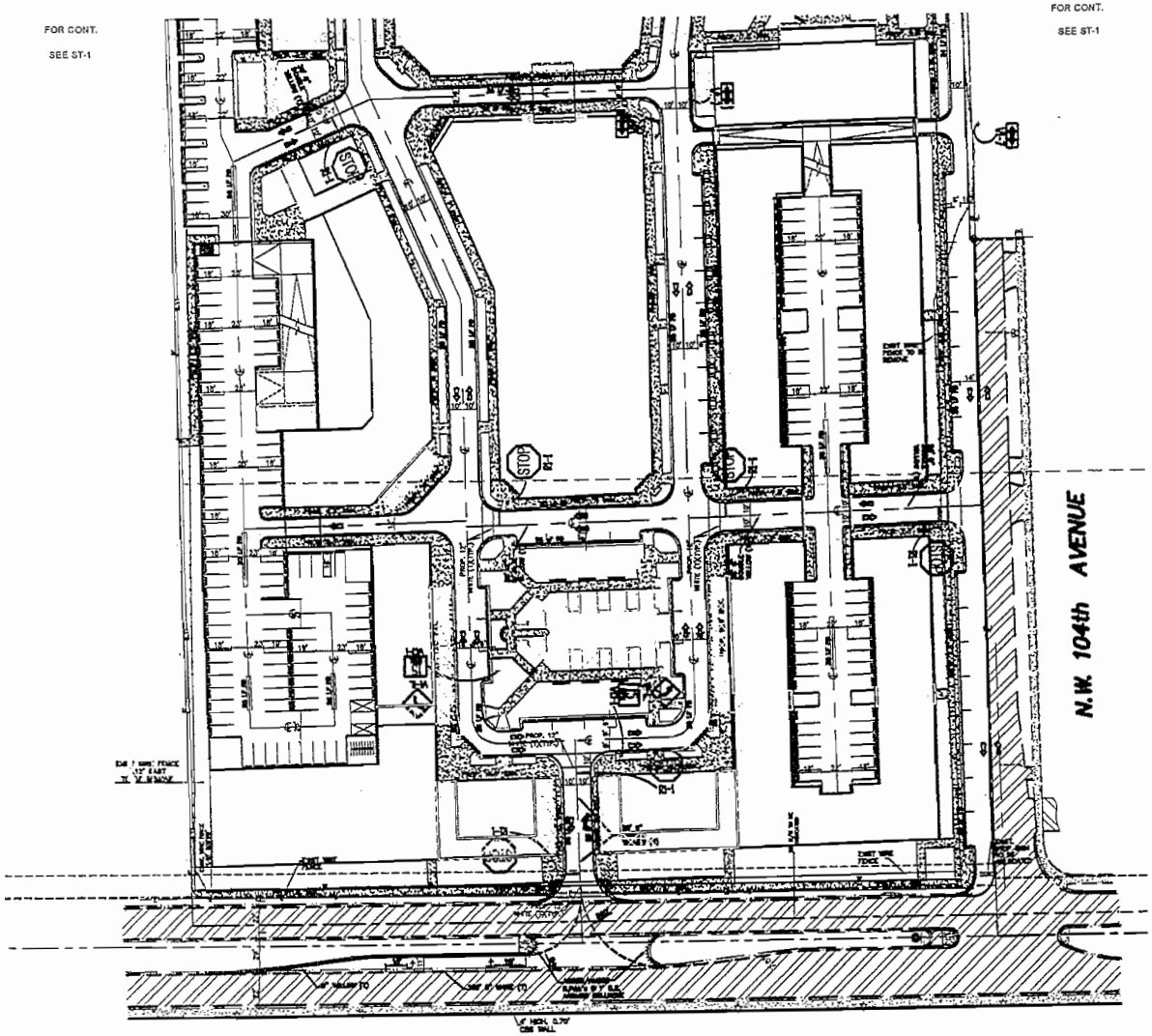
KEN W. GROCE
P.E. No. 29864
CIVIL ENGINEER

SCALE: 1" = 40'
DRAWN BY: KEN W. GROCE
DESIGNED BY: A. CHAO
CHECKED BY: KEN W. GROCE
SCALE: SEE LABELS
DATE: 06/30/06
PROJECT No.: 04-019
SHEET: ST-1
9 of 10

FORD ENGINEERS, INC.
1800 N.W. 104th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 477-8464

22

23



FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-8472
FAX (305) 477-8054

No.	DATE	DESCRIPTION	BY	APP.
1	9-11-07	REVISED AS PER SFWMD COMMENTS	EL	K.G.
2	9-18-07	REVISED NW 104th AVE CROSS SECTION	EL	K.G.

DORANDA AT DORAL

STRIPING AND SIGNAGE PLANS

DORANDA, LLC

10193 S.W. 7 TERRACE
MIAMI, FLORIDA 33174

SEC 17, TWS 53 RAN 40
MIAMI-DADE, FLORIDA

KEN W. GROCE
P.O. BOX 3844
DUNE, NEW JERSEY

SCALE	1" = 40'
DESIGNED BY	KEN W GROCE
DRAWN BY	A. CHAO
CHECKED BY	KEN W GROCE
SHT #	SEE LABELS
DATE	05/30/00
PROJECT No.	04-019
SHEET	ST-2

10 of 10

ATTACHMENT B

Affidavit for Limited Liability Company

AFFIDAVIT OF MEMBERS, MANAGING MEMBERS, AND MANAGERS OF FLORIDA LIMITED LIABILITY COMPANY

WE, (Print full name(s) and all title(s) of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit; the list of names and titles shall include all names on the list required by Section 608.4101(1)(a),Fla. Stat. (2004), as same may be amended from time to time)

Full name	**Title(s)**
Ernesto Peralta	Manager

hereby swear or affirm that :

1. **The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, of the Florida Limited Liability Company known as Doranda, LLC (Print name of the Florida Limited Liability Company as the name appears in the Articles of Organization currently filed with the Secretary of State of the State of Florida);**
2. **There are no Members, Managing Members or Managers of the aforesaid Florida Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.**
3. **There are no provisions in any Articles of Organization of the aforesaid Florida Limited Liability Company or in any operating agreement, written or oral, of the aforesaid Florida Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit Application CLIV-PER-00053 (FW07-053) (Print the title of the instrument or document) by any of the foregoing persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Florida Limited**

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Liability Company and to bind and obligate the aforesaid Florida Limited Liability as set forth in the foregoing instrument or document.

4. All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the foregoing Florida Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Class IV Permit Application CLIV-PER-00053 (FW07-053) (Print the title of the instrument or document) for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability Company as set forth in the foregoing instrument or document.
5. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.

Ernesto Peralta

Signature

Manager, Doranda, LLC

Title(s)

Sworn to and subscribed before me this 9 day of October, 2007 (year) by Ernesto Peralta (print name legibly), who is personally known to me or who has produced _____ (type of identification).

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
AMALIA BOCANEGRA
MY COMMISSION # DD474376
EXPIRES: Sept. 21, 2009
(407) 398-0153 Florida Notary Service.com

(Print, type or stamp name of notary public)

(Add additional Signature, Title(s), and Notary Public areas for all other LLC Members, Managing Members, and Managers, as needed)

ATTACHMENT C

Applicants/Agents Letter

Engineer's Certification Letter

RS ENVIRONMENTAL CONSULTING, INC.

Permit Applicant/ Authorized Agent Statement

September 26, 2008

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

RE: Class IV Standard Form Permit Application Number FW 07-053, Doranda, LLC, for the dredging and filling of 16.94 acres of wetlands for the construction of a mixed use development in Section 17, Township 53S, Range 40E.

By the attached Class IV Standard Form permit application with supporting documents, I, Mr. Rainer W. Schael, am the permit applicant / applicant's authorized agent and hereby request permission to perform the following: Class IV Standard Form Permit Application Number FW 07-053, Doranda, LLC, for the dredging and filling of 16.94 acres of wetlands for the construction of a mixed use development in Section 17, Township 53S, Range 40E. 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/licensed 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 Resource 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,

Mr. Rainer W. Schael, President, RS Environmental Consulting, Inc.
Authorized Agent

PO Box 161158 - Miami, FL 33116-1158 T: (305) 383-3404 F: (305) 383-3270

FORD ENGINEERS, INC.

ENGINEER LETTER OF CERTIFICATION

RECEIVED
JAN 11 2008
DERM
Environmental Resources Regulation Division

January 2, 2008

Miami-Dade County DERM
Wetland Resources Section
701 NW 1st Court
6th Floor
Miami, Florida 33136

RE: **Class IV Standard Form Permit Application Number FW 07-053, Doranda, LLC, for the dredging and filling of 16.94 acres of wetlands for the construction of a mixed use development in Section 17, Township 53S, Range 40E.**

Ladies and Gentlemen:

This letter will certify that I am an engineer registered/licensed 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 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,

Ford Engineers, Inc.

Ken W. Groce P.E. FL #35944

1950 NW 94th Avenue • 2nd Floor • Doral , FL 33172-2330 • Phone: 305-477-6472 • Fax: 305-470-2805
http:// www.fordco.com

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ATTACHMENT D

Zoning Approval Letter

DERM Water Control's Cut & Fill Approval

Mitigation Acceptance Letter

December 5th, 2007

Planning and Zoning Department

Mr. Ernesto Peralta
1441 Brickell Avenue, Suite 1400
Miami, FL 33131

RE: Class IV Standard Form Permit Application Number FW 07-053, Doranda, LLC, for the dredging and filling of 16.94 acres of wetlands for the construction of a mixed use development in Section 17, Township 53S, Range 40E.

Dear Mr. Peralta:

The proposed usage of the property upon which the proposed work would occur does not violate any zoning law applicable to the area of the proposed work.

Should you have any questions, please call our office.

Sincerely,

Nathan Kogon, AICP
Planning and Zoning Director

RECEIVED
JAN 11 2008
DERM
Environmental Resources Regulation Division

8300 Northwest 53rd Street, Suite 100 • Doral, Florida 33166 • (305) 59DORAL (593-6725) • Fax: (305) 470-6850
www.cityofdoral-fl.gov

Memorandum

MIAMI-DADE COUNTY

Date: August 7, 2008

To: Lazaro J. Quintino, ERPS
Wetlands Resources Section

From: Rogelio Mata, Engineer II
Water Control Section RM

Subject: Doranda at Doral (Folio Nos. 30-3017-001-0430, 0431)
Tracts 41, 42, 43 & 44 of Florida Fruit Land Company
Section 17-53-40

The Water Control Section has reviewed the paving and drainage plans for the above referenced permit application and offers the following comments:

1) The proposed work will not result in adverse environmental impacts to water quality or water quantity.

2) An Individual Environmental Resource Permit issued by the South Florida Water Management District, and a Class II permit issued by the Department of Environmental Resources Management must be obtained before construction of the proposed surface water management system, or final plat approval.

3) A Cut and Fill Permit No. CF-428 for the subject property is in effect.

If you should have any questions, please advice.

Attachments

United States Department of the Interior
NATIONAL PARK SERVICE

Everglades and Dry Tortugas National Parks
40001 State Road 9336
Homestead, Florida 33034

IN REPLY REFER TO:
HID 2008-003

Mr. Armando Perez-Aleman
Doranda, LLC
1441 Brickell Avenue, Suite 1400
Miami, FL, 33131

Dear Mr. Perez-Aleman:

As the manager of the Hole-in-the-Donut Wetland Restoration and Mitigation Banking Program at Everglades National Park, it is my intent to provide 22.6 acres of freshwater herbaceous wetland restoration for mitigation for the Doranda at Doral project, with permit application numbers and property information as follows:

Permit/Application Numbers

DERM: 2007-CLIV-PER-00053 SFWMD: 0700404-2 Corps:

Property Information

Folio	S	T	R	Location
35-3017-001-0431	17	53	40	West of NW 104th Avenue and North of NW 58th Street
35-3017-001-0430	0	0	0	

The cost for each restored acre will be $45,984.52, for a total of $1,039,250.15, payable to the National Park Foundation, 1201 I Street NW #550B, Washington, DC 20005. The Foundation currently adds a $100.00 transaction fee to the cost listed above. If the aforementioned restoration credits are not purchased within one year of the date of this reservation, the offer to sell is withdrawn and the reserved credits will be released for sale to other buyers.

The Hole-in-the-Donut Wetland Resources Mitigation Bank operates according to permits issued by the Florida Department of Environmental Protection (permit #132416479) and the U.S. Army Corps of Engineers (permit #1993-01691), both of which expire on February 15, 2015. Thank you for supporting the Hole-in-the-Donut wetland restoration project. If the Hole-in-the-Donut Wetland Resources Mitigation Bank can be of assistance to you as a source of wetland mitigation credits in the future, please contact me.

Sincerely,

Craig S. Smith
Restoration Project Manager

HOLE-IN-THE-DONUT MITIGATION CREDIT PAYMENT FORM

National Park Foundation Project AEVEA

To purchase the reserved credits, please include a copy of this page with a check payable to the National Park Foundation for the indicated amount.

Reference: 2008-003

Project: Doranda at Doral

Purchase of 22.6 freshwater herbaceous wetland mitigation credits.

Mitigation Credit Cost	$1,039,250.15
National Park Foundation Service Fee	$100.00
Total Amount Due	**$1,039,350.15**

Mailing address: ATTN: Celeste Regan
National Park Foundation
1201 Eye Street NW #550B
Washington, DC 20005

ATTACHMENT E

Adjacent Property Owner's List

RS Environmental Consulting, Inc.
PO Box 161158
Miami, FL 33116

LANDMARK AT DORAL SOUTH LLC
7284 WEST PALMETTO PARK RD
#106
BOCA RATON, FL 33433

TOWN CENTER AT DORAL, LLC
7284 WEST PALMETTO PARK RD
SUITE 106
BOCA RATON, FL 33433-

WN CENTER AT DORAL, LLC
4 WEST PALMETTO PARK RD
SUITE 106
BOCA RATON,FL 33433-

ABC DEVELOPMENT INC
5300 RIVIERA DR
CORAL GABLES, FL. 33146-2743

INTERAMERICAN BANK FSB
9190 CORAL WAY
MIAMI, FL 33165-2049

MICHAEL P LATTERNER TR
13 SW 7 ST
MIAMI, FL 33130-3009

PROPERTIES LAND 59 I LLC
5201 BLUE LAGOON DR STE 980
MIAMI, FL 33126-2064

ATTACHMENT F

Project Report

PROJECT REPORT

CLASS IV PERMIT APPLICATION NO. FW 07-053

Doranda, LLC

June 27, 2008

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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 16.94 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 DERM water quality standards.

5. Well Fields – The proposed project is not within a well field 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 16.94 acres of wetlands. The wetlands that will be impacted within the project site are characterized as wetland prairie with low to moderate densities of *Melaleuca,* an invasive exotic plant species. Compensatory mitigation for the ecological impacts related to the removal of wetland plant communities will be accomplished by providing mitigation funds in the amount of $1,039,250.15 to Everglades National Park for the purpose of restoring 22.6 acres of wetlands within the Hole-in-the-Donut Regional Off-Site Mitigation Area owned and managed by the Department of the Interior through Everglades National Park. The Hole-in-the-Donut project has restored approximately 3,000 acres of invasive exotic plant species dominated wetlands by removing exotic vegetation, restoring filled areas to natural wetland grade, and allowing the area to revegetate with native wetland plant species.

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 wetlands. However, the mitigation, as set forth in Number 14 above, will provide for the off-site restoration of wetlands and the establishment of native wetland plant communities.

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 D).

20. Wetland Values – The proposed project will result in the dredging and filling of 16.94 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 work does not violate any zoning law applicable to the area of the proposed work. (See Attachment D)

22. Recreation – There are no recreation aspects that will be affected by the proposed project.

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. Biscayne Bay Management Plan (Section 33D-1 through 33-D-4)
    c. 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 - Well field protection area protection. - The project is not within a well field protection area.

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.

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Objective 7/Policy 7A - No net loss of high quality, relatively unstressed wetlands. – The wetlands associated with this project are surrounded by development and no longer hydrologically connected to other wetlands as well as having a light to moderate infestation of *Melaleuca,* an invasive exotic plant species. 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 does not violate any zoning law applicable to the area of the proposed work. (See Attachment D)

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 B Fill Criteria - The proposed project complies with criteria for the total volume of fill material placed on a project. Specifically, the applicants have provided calculations showing engineering alternatives to the standard formula that provide for the full on-site retention of storm water without exceeding established stages for the 100-year, three-day storm. 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.

8-20-08

Matthew Davis, Manager
Wetland Resources Section

8/20/2008

Lazaro J. Quintino, Environmental Resources Project Supervisor
Wetland Resources Section

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