

Memorandum



Agenda Item No. 5(H)

Date: June 3, 2014
To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners
From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the printed name.

Subject: Class I Permit Application by Parque Towers Developers, LLC to Fill Halophytic Wetlands for the Construction of a Residential Development and to Authorize the Acceptance of a Restrictive Covenant Running with the Land in Favor of Miami-Dade County at 290-330 Sunny Isles Boulevard, Sunny Isles Beach, Miami-Dade County

Attached, please find for your consideration an application by Parque Towers Developers, LLC for a Class I permit and to authorize the acceptance of a restrictive covenant running with the land in favor of Miami-Dade County. Also attached is the recommendation of the Department of Regulatory and Economic Resources, Division of Environmental Resources Management (RER-DERM) and a proposed resolution approving the issuance of the Class I permit.

A handwritten signature in black ink, appearing to read "Jack Osterholt", written over the printed name.

Jack Osterholt, Deputy Mayor

Memorandum



Date: May 13, 2014

To: Carlos A. Gimenez
Mayor

From: Jack Osterhoff, Deputy Mayor/Director
Department of Regulatory and Economic Resources

Subject: Class I Permit Application by Parque Towers Developers, LLC to Fill Halophytic Wetlands for the Construction of a Residential Development and to Authorize the Acceptance of a Restrictive Covenant Running with the Land in Favor of Miami-Dade County at 290-330 Sunny Isles Boulevard, Sunny Isles Beach, Miami-Dade County

Recommendation

I have reviewed the attached application for a Class I permit and the attached restrictive covenant running with the land in favor of Miami-Dade County by Parque Towers Developers, LLC. Based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County (Code), I recommend that the Board of County Commissioners (Board) approve the issuance of a Class I permit and authorize the acceptance of the restrictive covenant for the reasons set forth below.

Scope

The project site is located at 290-330 Sunny Isles Boulevard, Sunny Isles Beach, Miami-Dade County in Commission District 4 (Commissioner Heyman).

Fiscal Impact/Funding Source

This resolution is a regulatory approval and does not have a fiscal impact as contemplated by Resolution No. R-530-10.

Track Record/Monitor

The Coastal and Wetlands Resources Section Manager, Lisa Spadafina, within the Department of Regulatory and Economic Resources, Division of Environmental Resources Management (RER-DERM), will be responsible for monitoring the proposed permit.

Background

This Class I permit application requests authorization to fill 0.042 acres of halophytic (salt tolerant) wetland areas associated with the installation of a new seawall for the construction of a residential development at 290-330 Sunny Isles Boulevard in the City of Sunny Isles Beach. The proposed project is required to be reviewed and approved by the Board at a public hearing because the scope of work is specifically referenced in Section 24-48.2 of the Code as work that shall be processed with a standard form application. Therefore, a standard form application, including a public hearing, is required.

The project site is approximately 0.73 acres, of which approximately 0.64 acres are uplands. The remaining 0.09 acres are comprised of halophytic (salt tolerant) wetlands and submerged land. The applicant has stated that the proposed seawall location will provide the minimum area necessary for the construction and operation of the proposed development and associated amenity space, in addition to the necessary safety buffers that are required. They have further asserted that the proposed development will not be financially viable if the seawall is required to be located entirely landward of the wetlands.

Section 24-48.3 of the Code requires that the RER-DERM evaluate environmental and related impacts including but not limited to aesthetics, navigation, marine resources and any other

environmental value affecting the public interest when deciding whether to recommend approval or denial of a proposed project. Furthermore, Section 24-48.3(2) of the Code requires that dredging or filling work proposed in Class I permit applications shall comply with at least one of six listed dredge and fill criteria. The proposed project is not consistent with the dredge and fill criteria in the Code. Therefore, the applicant applied for and was granted a variance from Section 24-48.3(2) of the Code by the Miami-Dade County Environmental Quality Control Board on May 8, 2014.

The project site consists of an unconsolidated shoreline measuring approximately 274 linear feet, which is dominated by mature red, white, and black mangroves. However, approximately 65 linear feet of the shoreline currently supports lower quality wetlands consisting of herbaceous wetland vegetation and juvenile mangroves. The applicant is proposing to locate the seawall landward of the wetlands along the majority of the project site to avoid and minimize impacts to the higher quality wetlands. The seawall and fill are proposed to be located within the lower quality wetlands and will result in filling of 0.042 acres of wetlands. The proposed project will also include trimming of lateral branches of mangroves in the areas where the new seawall is proposed to be installed on the uplands, and the Class I permit will authorize maintenance trimming along the length of the seawall. Mitigation for adverse impacts to halophytic wetlands will be satisfied through the creation of a 0.03 acre mangrove planter on-site, and through the purchase of mitigation credits from the Everglades Mitigation Bank.

To minimize the potential for water quality impacts associated with the project, proper turbidity controls will be implemented throughout construction operations to ensure that State and County water quality standards are met. Section 24-48.3 of the Code requires mitigation for permissible projects that otherwise result in adverse environmental impacts. To mitigate for minor temporary water quality impacts associated with the work, the applicant has agreed to place limerock riprap boulders at the base of the new seawall to provide habitat for marine fauna.

To provide for the future preservation of the wetland areas, a restrictive covenant running with the land in favor of Miami-Dade County is included in this application. The restrictive covenant designates the remaining and proposed halophytic wetlands as a mitigation area and requires that they be managed such that they are not disturbed or removed and are maintained free of invasive and exotic vegetation.

The proposed project has been designed in accordance with all relevant Miami-Dade County coastal construction criteria and is consistent with all Miami-Dade County coastal protection provisions. The attached Project Report sets forth the reasons the proposed project is recommended for approval pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code. The conditions, limitations, and restrictions set forth in the Project Report attached hereto are incorporated herein by references hereto.

Attachments

- Attachment A: Class I Permit Application
- Attachment B: Owner/Agent Letter, Engineer Certification Letter, and Project Sketches
- Attachment C: Zoning Memorandum
- Attachment D: Names and Addresses of Owners of All Riparian or Wetland Property within Three Hundred (300) Feet of the Proposed Work
- Attachment E: Restrictive Covenant Running with the Land in Favor of Miami-Dade County
- Attachment F: RER-DERM Project Report



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 3, 2014

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

SUBJECT: Agenda Item No. 5(H)

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(H)
6-3-14

RESOLUTION NO. _____

RESOLUTION APPROVING A CLASS I PERMIT APPLICATION BY PARQUE TOWERS DEVELOPERS, LLC TO FILL HALOPHYTIC WETLANDS FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT AND TO AUTHORIZE THE ACCEPTANCE OF A RESTRICTIVE COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY AT 290-330 SUNNY ISLES BOULEVARD, SUNNY ISLES BEACH, 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 Parque Towers Developers, LLC for a Class I permit to fill halophytic wetlands for the construction of a residential development and authorizes the acceptance of a restrictive covenant running with the land in favor of Miami-Dade County at 290-330 Sunny Isles Boulevard, Sunny Isles Beach, Miami-Dade County, Florida, subject to the conditions set forth in the memorandum from the Miami-Dade County Department of Regulatory and Economic Resources, a copy of which is attached hereto and made a part hereof. 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:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Jean Monestime
Sen. Javier D. Souto
Juan C. Zapata

Esteban L. Bovo, Jr.
Audrey M. Edmonson
Barbara J. Jordan
Dennis C. Moss
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 2014. 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.



Abbie Schwaderer-Raurell

Attachment A
Class I Permit Application



Class I Permit Application

RECEIVED DEPARTMENTAL USE ONLY

Date Received: MAY 09 2014 DERM Coastal Resources Section Natural Resources Regulation & Restoration Division (NRRRD)	Application Number: CLI-2013-0035 Application Fee: \$4,720.00
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Application must be filled out in its entirety. Please indicate N/A for non-applicable fields.

1. Applicant Information: Name: <u>Parque Towers Developers, LLC</u> Address: <u>3211 Ponce de Leon Blvd. Suite 301</u> <u>Coral Gables, Florida</u> Zip Code: <u>33134</u> Phone #: <u>(305) 460-6300</u> Fax #: <u>(305) 461-0531</u> Email: <u>joseph_milton@j-milton.com</u> <small>* This should be the applicant's information for contact purposes.</small>	2. Applicant's Authorized Permit Agent: <small>Agent is allowed to process the application, furnish supplemental information relating to the application and bind the applicant to all requirements of the application.</small> Name: <u>Coastal Systems International, Inc.</u> Address: <u>2047 Vista Parkway, Suite 101</u> <u>West Palm Beach, Florida</u> Zip Code: <u>33411</u> Phone #: <u>(561) 640-1003</u> Fax #: <u>(561) 640-1009</u> Email: <u>pcutt@coastalsystemsint.com</u>
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3. Location where proposed activity exists or will occur (latitude and longitude are only necessary for properties without address or folio #):
Folio #: 31-2214-044-0001 Latitude: _____ Longitude: _____
Street Address: 290-330 Sunny Isles Boulevard
Section: 14 Township: 52 Range: 42
In City or Town: Sunny Isles Beach Near City or Town: _____
Name of waterway at location of the activity: Biscayne Bay

4. Describe the proposed activity (check all that apply):

<input checked="" type="checkbox"/> Seawall	<input type="checkbox"/> Dock(s)	<input type="checkbox"/> Boatlift	<input type="checkbox"/> Dredging	<input checked="" type="checkbox"/> Mangrove Trimming
<input checked="" type="checkbox"/> New/Replacement Seawall	<input type="checkbox"/> Pier(s)	<input type="checkbox"/> Mooring Piles	<input type="checkbox"/> Maintenance	<input checked="" type="checkbox"/> Mangrove Removal
<input checked="" type="checkbox"/> Seawall Cap	<input type="checkbox"/> Viewing Platform	<input type="checkbox"/> Fender Piles	<input type="checkbox"/> New	
<input checked="" type="checkbox"/> Batter Piles	<input type="checkbox"/> Davits	<input checked="" type="checkbox"/> Filling		
<input type="checkbox"/> King Piles				
<input type="checkbox"/> Footer/Toe Wall				
<input checked="" type="checkbox"/> Riprap				

Other: Mangrove Planter

Estimated project cost = \$180,000.00

Are you seeking an after-the-fact approval (ATF)? Yes No If "Yes", describe the ATF work: _____

5. Proposed Use (check all that apply): <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> MultiFamily <input type="checkbox"/> Private <input type="checkbox"/> Public <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Utility	6. If the proposed work relates to the mooring of vessels provide the following information (please also indicate if the applicant does not have a vessel): Proposed Vessel Type (s): <u>Not Applicable</u> Vessel Make/Model (If known): <u>Not Applicable</u> Draft (s)(range in inches.): <u>Not Applicable</u> Length (s)(range in feet.): <u>Not Applicable</u> Total Number of Slips: <u>Not Applicable</u>
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7. List all permits or certifications that have been applied for or obtained for the above referenced work:

Issuing Agency	Type of Approval	Identification Number	Application Date	Approval Date

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MAY 09 2014

8. Contractor Information (If known):

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

Name: To Be Determined License # (County/State): _____

Address: _____ Zip Code: _____

Phone #: _____ Fax #: _____ E-mail: _____

9. IMPORTANT NOTICE TO APPLICANTS: The written consent of the property owner is required for all applications to be considered complete. Your application WILL NOT BE PROCESSED unless the Applicant and Owner Consent portion of the application is completed below. You have the obligation to apprise the Department of any changes to information provided in this application.

Application is hereby made for a Miami-Dade County Class I permit to authorize the activities described herein. I agree to or affirm the following:

- I possess the authority to authorize the proposed activities at the subject property, and
- I am familiar with the information, data and plans contained in this application, and
- To the best of my knowledge and belief, the information, data and plans submitted are true, complete and accurate, and
- I will provide any additional information, evidence or data necessary to provide reasonable assurance that the proposed project will comply with the applicable State and County water quality standards both during construction and after the project is completed, and
- I am authorizing the permit agent listed in Section 2 of this application to process the application, furnish supplemental information relating to this application and bind the applicant to all requirements of this application, and
- I agree to provide access and allow entry to the project site to inspectors and authorized representatives of Miami-Dade County for the purpose of making the preliminary analyses of the site and to monitor permitted activities and adherence to all permit conditions.

A. **IF APPLICANT IS AN INDIVIDUAL**

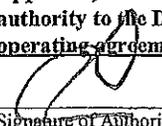
Signature of Applicant _____ Print Applicant's Name _____ Date _____

B. **IF APPLICANT IS OTHER THAN AN INDIVIDUAL OR NATURAL PERSON**

(Examples: Corporation, Partnership, Trust, LLC, LLP, etc.)

Parque Towers Developers, LLC _____ LLC _____ Florida _____
Print Name of Applicant (Enter the complete name as registered) Type (Corp, LLC, LLP, etc.) State of Registration/Incorporation

Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Applicant, to bind the Applicant, and if so required to authorize the issuance of a bond on behalf of the Applicant. (If asked, you must provide proof of such authority to the Department). *****Please Note: If additional signatures are required, pursuant to your governing documents, operating agreements, or other applicable agreements or laws, you must attach additional signature pages.*****

 _____ Joseph Milton _____ Manager _____ 5-7-14 _____
Signature of Authorized Representative Print Authorized Representative's Name Title Date

C. **IF APPLICANT IS A JOINT VENTURE** Each party must sign below (If more than two members, list on attached page)

Print Name of Applicant (Enter the complete name as registered) _____ Type (Corp, LLC, LLP, etc.) _____ State of _____
Registration/Incorporation

Print Name of Applicant (Enter the complete name as registered) _____ Type (Corp, LLC, LLP, etc.) _____ State of _____
Registration/Incorporation

Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Applicant, to bind the Applicant, and if so required to authorize the issuance of a bond on behalf of the Applicant. (If asked, you must provide proof of such authority to the Department). *****Please Note: If additional signatures are required, pursuant to your governing documents, operating agreements, or other applicable agreements or laws, you must attach additional signature pages.*****

Signature of Authorized Representative _____ Print Authorized Representative's Name _____ Title _____ Date _____

Signature of Authorized Representative _____ Print Authorized Representative's Name _____ Title _____ Date _____

Attachment B

**Owner/Agent Letter, Engineer Certification Letter, and Project
Sketches**



PERMIT APPLICANT / AUTHORIZED AGENT STATEMENT

March 27, 2014

Miami Dade County Department of Regulatory and Economic Resources
Class I Permitting Program
701 NW 1st Court
Miami, FL 33136

Re: Class I Standard Form Permit Application Number CLI-2013-0035

By the attached Class I Standard Form permit application with supporting documents, I, Joseph Milton, Manager, Parque Towers Developers, LLC, am the permit applicant and hereby request permission to perform the work associated with Class I Permit Application CLI-2013-0035. I understand that a Miami-Dade County Class I 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 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. The permit applicant will secure the services of an engineer licensed in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record. In the event that the proposed work which is the subject of this Class I Permit application involves the cutting or trimming of a mangrove tree(s), a detailed plan of the proposed cutting or trimming shall be prepared by a licensed landscape architect and submitted to the Department for review and approval, and the permit applicant will secure the services of a licensed landscape architect to supervise the trimming or cutting.

Respectfully submitted,

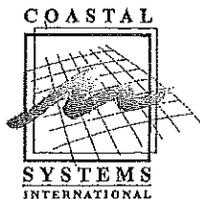
Joseph Milton, Manager,
Parque Towers Developers, LLC

RECEIVED

APR 03 2014

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

12



COASTAL SYSTEMS INTERNATIONAL, INC.
464 South Dixie Highway • Coral Gables, Florida 33146
Tel: 305-661-3655 • Fax: 305-661-1914
www.coastalsystemsint.com

257506

ENGINEER LETTER OF CERTIFICATION

March 24, 2014

Miami-Dade County Department of Regulatory and Economic Resources
Class I Permitting Program
701 NW 1st Court
Miami, Florida 33136

RECEIVED

APR 03 2014

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRD)

RE: Class I Permit Application Number CLI-2013-0035

Ladies and Gentlemen:

This letter will certify that I am an engineer licensed in the State of Florida, qualified by education and experience in the area of engineering design and inspection, and that to the best of my knowledge and belief, the proposed work does not violate any laws, rules, or regulations of the State of Florida or any provisions 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 of 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 to prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked-up prints, certified surveys, drawings, and other data furnished by the contractor to me.

Sincerely,

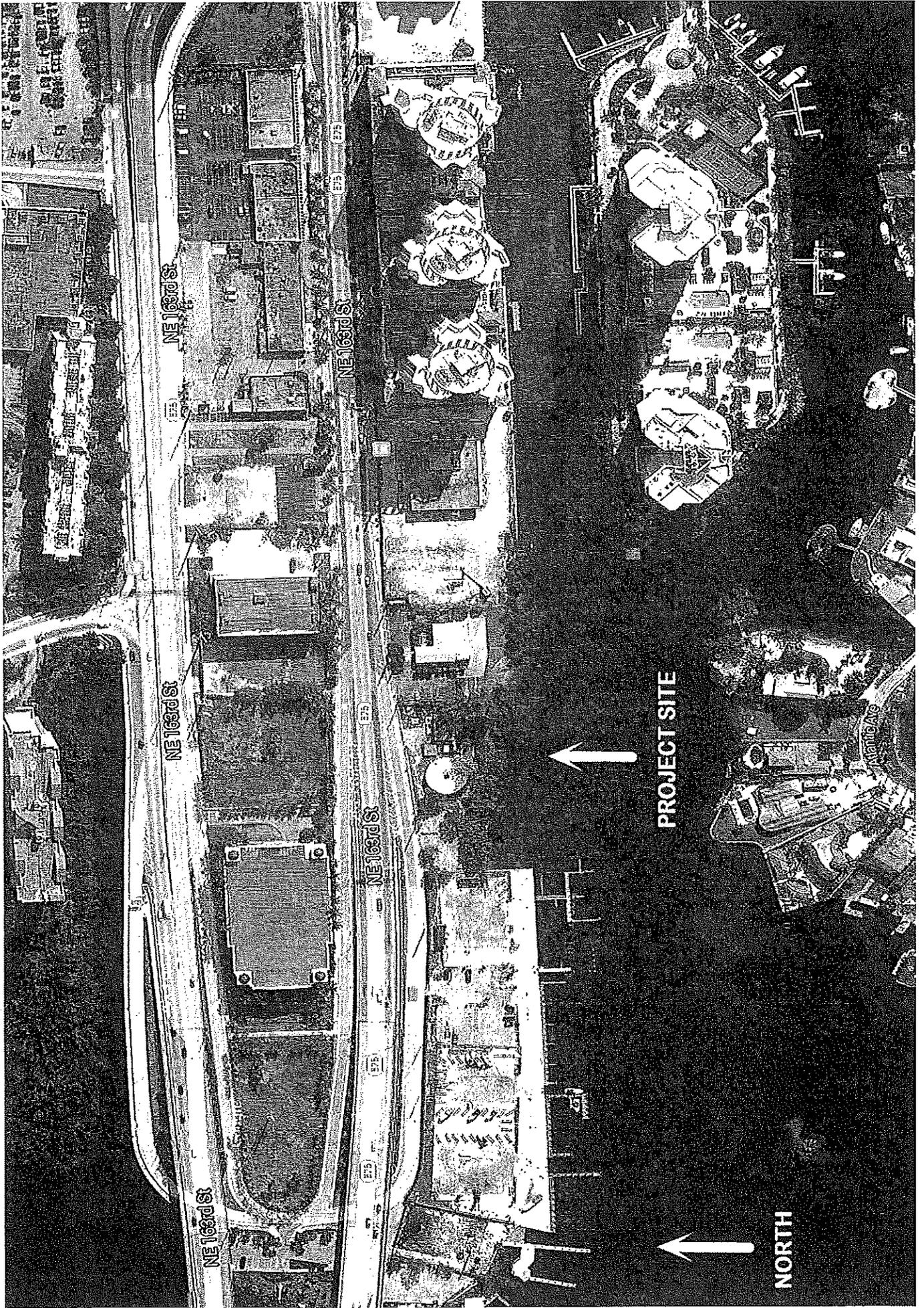
COASTAL SYSTEMS INTERNATIONAL

FL REG # 7087



T.K. Blankenship, P.E.

Fl Reg. # 55910





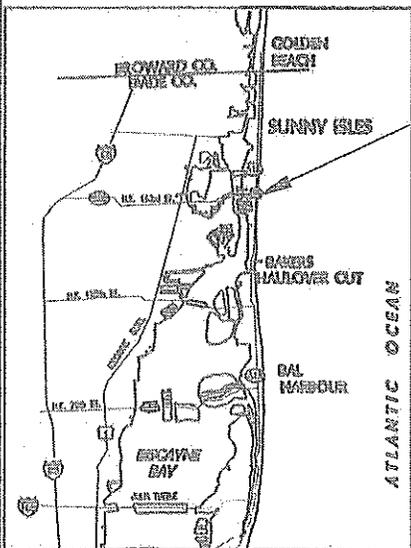
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APR 10 2014

DERM Coastal Resource Section
Natural Resources Regulation & Restoration
Division (NRRRD)

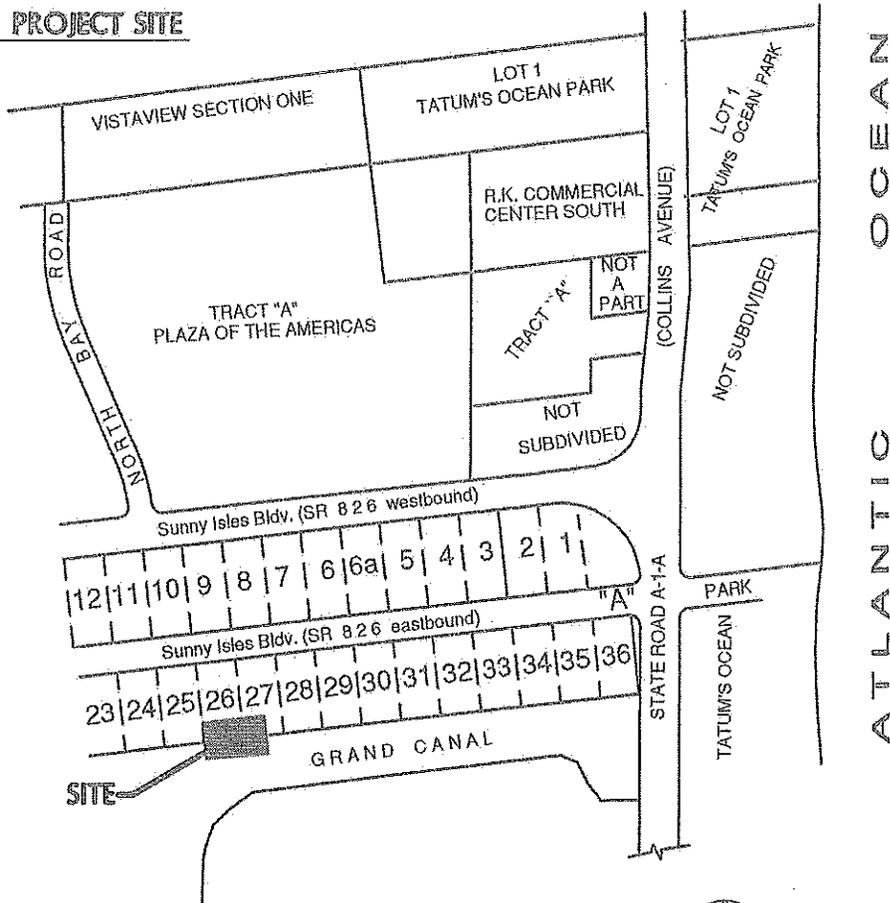
Sheet List Table

- 1 COVER
- 2 EXISTING SITE CONDITIONS
- 3 PROPOSED SITE CONDITIONS
- 4 EROSION CONTROL
- 5 BULKHEAD SECTION
- 6 CONNECTION DETAIL
- 7 MANGROVE TRIMMING SECTION
- 8 BULKHEAD SECT. @ MANGROVE PLANTER
- 9 SEDIMENT CONTROL BARRIER
- 10 GENERAL NOTES



VICINITY MAP

PROJECT SITE



f:\Project\257506\Permit-Sketches\WORKING\257506-cover.dwg

[Handwritten Signature]
APR 08 2014
T.K. BLANKENSHIP
FL. REG. 55910

04/08/14	ADD'L DERM REVS	APP. NO:	
03/03/14	DERM REVISIONS	PROJECT NO:	257506
11/01/13	MANGROVE CANOPY REV.	DATUM:	NAVD 88
08/21/13	BULKHEAD REALIGNMENT	DRAWN BY:	SV
04/15/13	PERMIT SET	CHECKED BY:	TKB
DATE:	DESCRIPTION:	SUBMITTED BY:	
COASTAL SYSTEMS INTERNATIONAL, INC. 464 South Dade Highway, Coral Gables, Florida 33146 Tel: 305-661-3655 Fax: 305-661-1914 www.CoastalSystemsInt.com STATE OF FLORIDA EB #7087 Coastal, Environmental, Civil Engineering and Management			

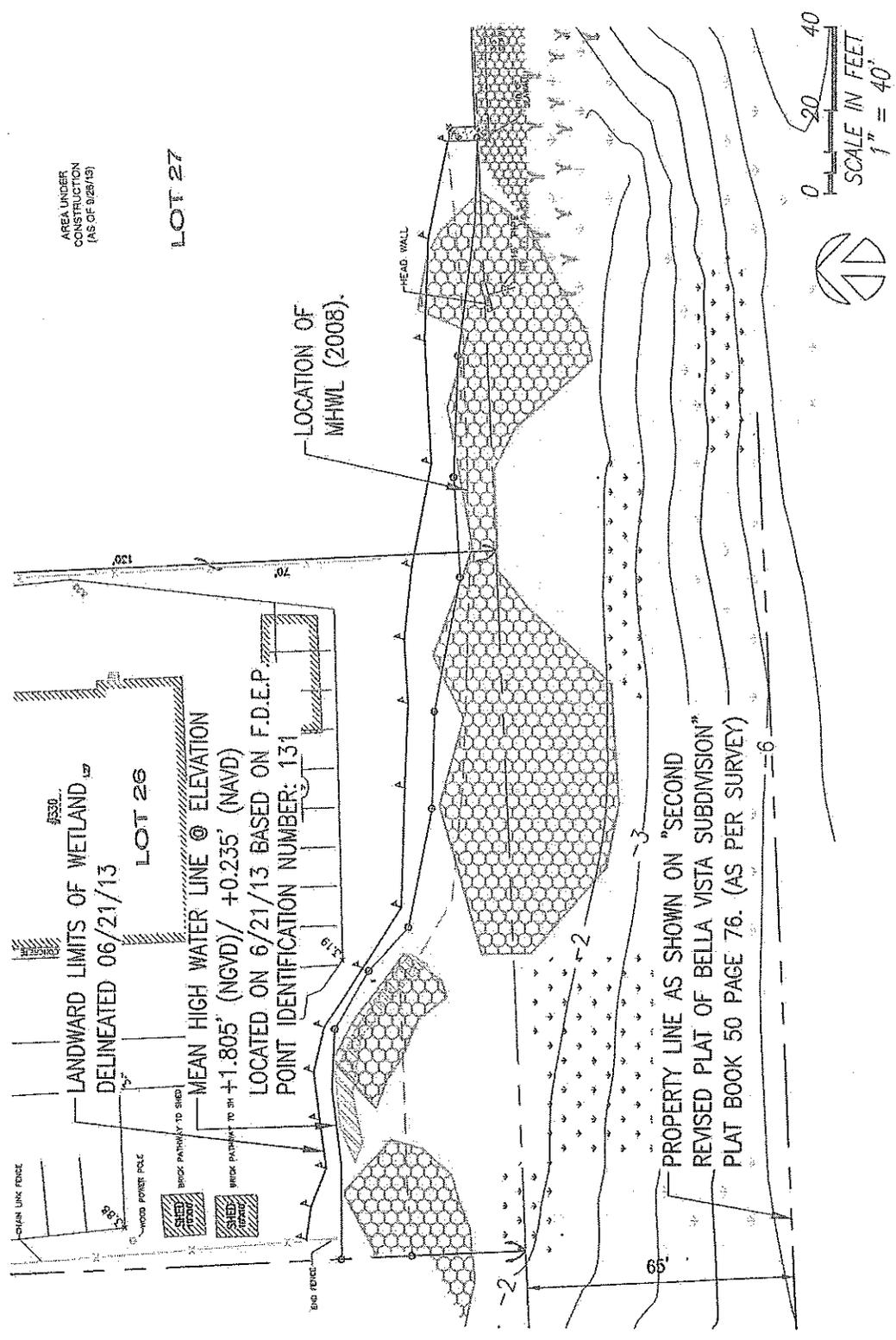
CLIENT:
PARQUE TOWERS DEVELOPERS LLC
3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134
PARQUE TOWERS BULKHEAD PROJECT
LOT 26 AND WESTERN HALF OF LOT 27
COVER
SHEET 1 OF 10

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APR 10 2014

DERM Coastal Resources Section
 Natural Resources Regulation & Restoration
 Division (NRRD)

LEGEND	
	SPARSE SEAGRASS
	MODERATE SEAGRASS
	DENSE SEAGRASS
	MANGROVES
	RIPRAP WITH OYSTERS & ALGAL COVERAGE
	HALOPHILA JOHNSONII
	OTHER WETLAND VEGETATION



[Handwritten Signature]
 APR 08 2014
 T.K. BLANKENSHIP
 FL. REG. 55910

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 Tel: 305-661-3655 Fax: 305-661-1914 www.CoastalSystemsInt.com
 STATE OF FLORIDA EB #7087
 Coastal, Environmental, Civil Engineering and Management

CLIENT:
PARQUE TOWERS DEVELOPERS LLC. 3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134
PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27
EXISTING SITE CONDITIONS
SHEET 2 OF 10

F:\PROJECTS\237000\Permit-Deliveries\WORKING\237000-318r.dwg

PROPOSED 0.022 AC (960 SF) RED MANGROVE PLANTER. EACH DOT REPRESENTS A RED MANGROVE SEEDLING PLANTED ON 3 FT. CENTERS FOR A TOTAL OF 107 RED MANGROVE SEEDLINGS.

- NOTES:**
1. PROPOSED (34) 12" SQ. KING PILES TO BE INSTALLED @ 8'-0" O.C.
 2. PROPOSED (34) 12" SQ. BATTER PILES TO BE INSTALLED @ 8'-0" O.C.
 3. AREA OF KING AND BATTER PILES IS 0.001 ACRES
 4. AREA OF CAP OVERHANG IS 0.019 ACRES

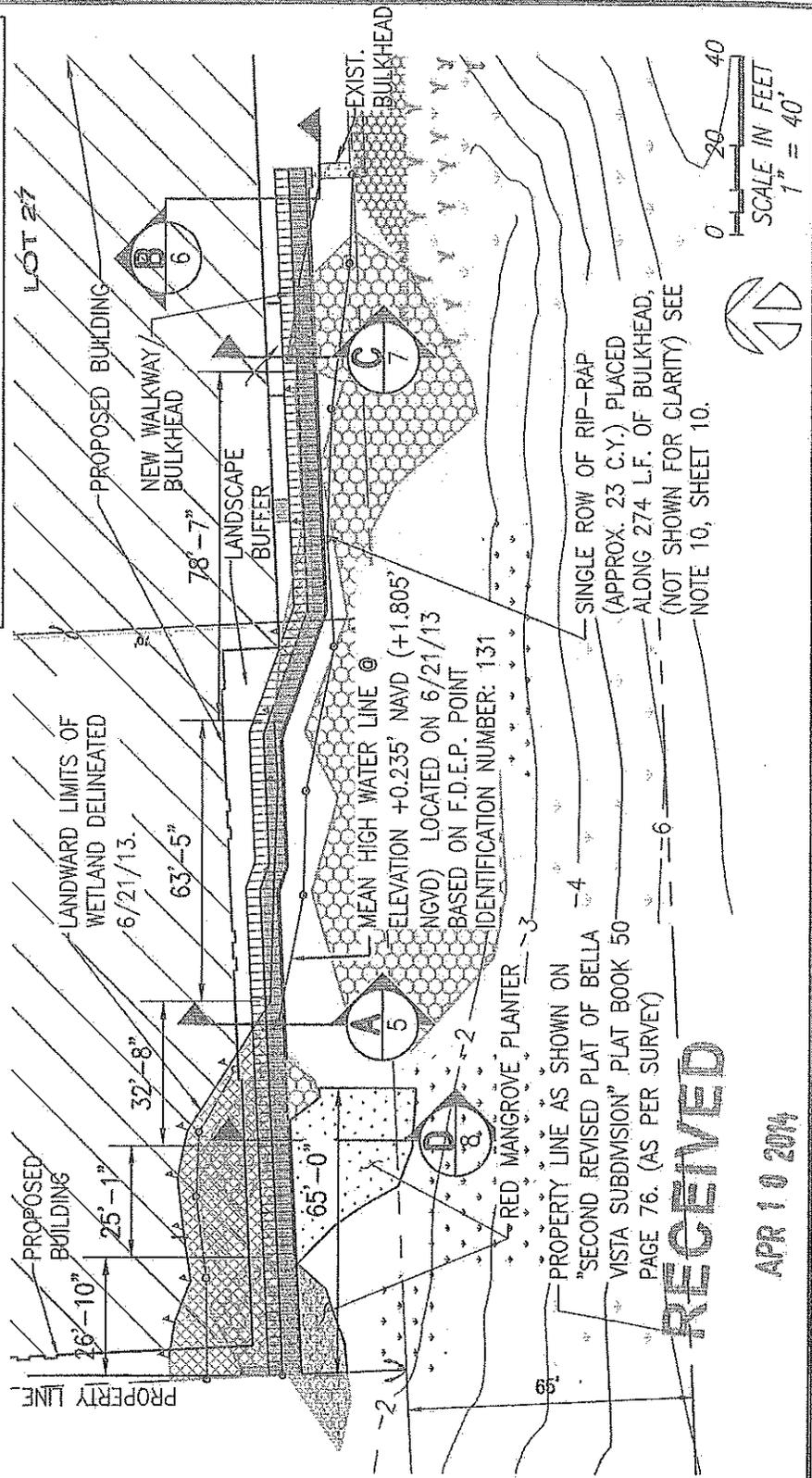
LEGEND

	SPARSE SEAGRASS		MANGROVES
	MODERATE SEAGRASS		RIPRAP WITH OYSTERS & ALGAL COVERAGE
	DENSE SEAGRASS		HALOPHILA JOHNSONII
			OTHER WETLAND VEGETATION

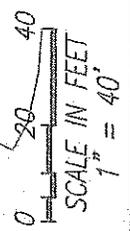
1,815 S.F. (0.042 AC) AREA = WETLAND FILL IMPACT (WET FACE OF WALL TO WETLAND LINE).

448 S.F. (0.010 AC) AREA = MANGROVE CANOPY IMPACT WATERWARD OF WALL.

89 S.F. (0.002 AC) AREA = MANGROVE CANOPY TRIMMING



SINGLE ROW OF RIP-RAP (APPROX. 23 C.Y.) PLACED ALONG 274 L.F. OF BULKHEAD, (NOT SHOWN FOR CLARITY) SEE NOTE 10, SHEET 10.



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APR 10 2014

Western Coastal Resources Section
Natural Resources Department

[Signature]
APR 08 2014
T.K. BLANKENSHIP
FL REG. 55910

04/08/14	ADD'L DERM REVS	APP. NO:	
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COASTAL SYSTEMS INTERNATIONAL, INC. 464 South Dixie Highway, Coral Gables, Florida 33146 Tel: 305-661-3655 Fax: 305-661-1914 www.CoastalSystemsIntl.com STATE OF FLORIDA EB #7087 Coastal, Environmental, Civil Engineering and Management			

CLIENT:	PARQUE TOWERS DEVELOPERS LLC. 3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134
PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27	
PROPOSED SITE CONDITIONS	
SHEET 3 OF 10	

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APR 10 2014

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

NOTE:
CONSTRUCTION TO BE DONE FROM THE UPLANDS,
FILL TO BE PULLED LANDWARD TO AVOID IMPACTS
TO WETLANDS WATERWARD OF BULKHEAD
ALIGNMENT. SILT SCREEN TO BE INSTALLED
IMMEDIATELY WATERWARD OF WALL LOCATION. HAY
BALES TO BE UTILIZED WHERE SUFFICIENT SPACE IS
AVAILABLE WITHOUT IMPACT TO WETLANDS.

AREA UNDER
CONSTRUCTION
(AS OF 9/26/13)

← 224'-8" TO CL. OF ST. ROAD 826
SUNNY ILSSES BLVD. EASTBOUND

LANDWARD LIMITS OF WETLAND
DELINEATED 6/21/13.

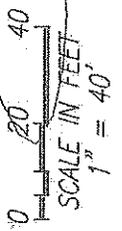
MEAN HIGH WATER LINE @
ELEVATION +1.805' (NGVD)/
+0.235' (NAVD) LOCATED ON
6/21/13 BASED ON F.D.E.P.
POINT IDENTIFICATION NUMBER: 131

211'-5" TO CL. OF ST. ROAD 826
SUNNY ILSSES BLVD. EASTBOUND

APPROXIMATE LIMITS OF EROSION CONTROL
DEVICES TO BE PLACED AND RELOCATED
AS NECESSARY DURING BULKHEAD
CONSTRUCTION. SEE DETAILS, SHEET 9.

PROPERTY LINE AS SHOWN ON "SECOND
REVISED PLAT OF BELLA VISTA SUBDIVISION"
PLAT BOOK 50 PAGE 76 (AS PER SURVEY)

WET FACE OF
CONCRETE BULKHEAD



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[Signature]
APR 08 2014
T.K. BLANKENSHIP
FL. REG. 55910

04/08/14	ADD'L DERM REVS
03/03/14	DERM REVISIONS
11/01/13	MANGROVE CANOPY REV.
08/21/13	BULKHEAD REALIGNMENT
04/15/13	PERMIT SET
DATE:	DESCRIPTION:

APP. NO:	
PROJECT NO:	257506
DATUM:	NAVD 88
DRAWN BY:	SV
CHECKED BY:	JT

CLIENT:	PARQUE TOWERS DEVELOPERS LLC 3211 PONCE DE LEON BLVD, SUITE 301 CORAL GABLES, FL. 33134
	PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27
	EROSION CONTROL
	SHEET 4 OF 10

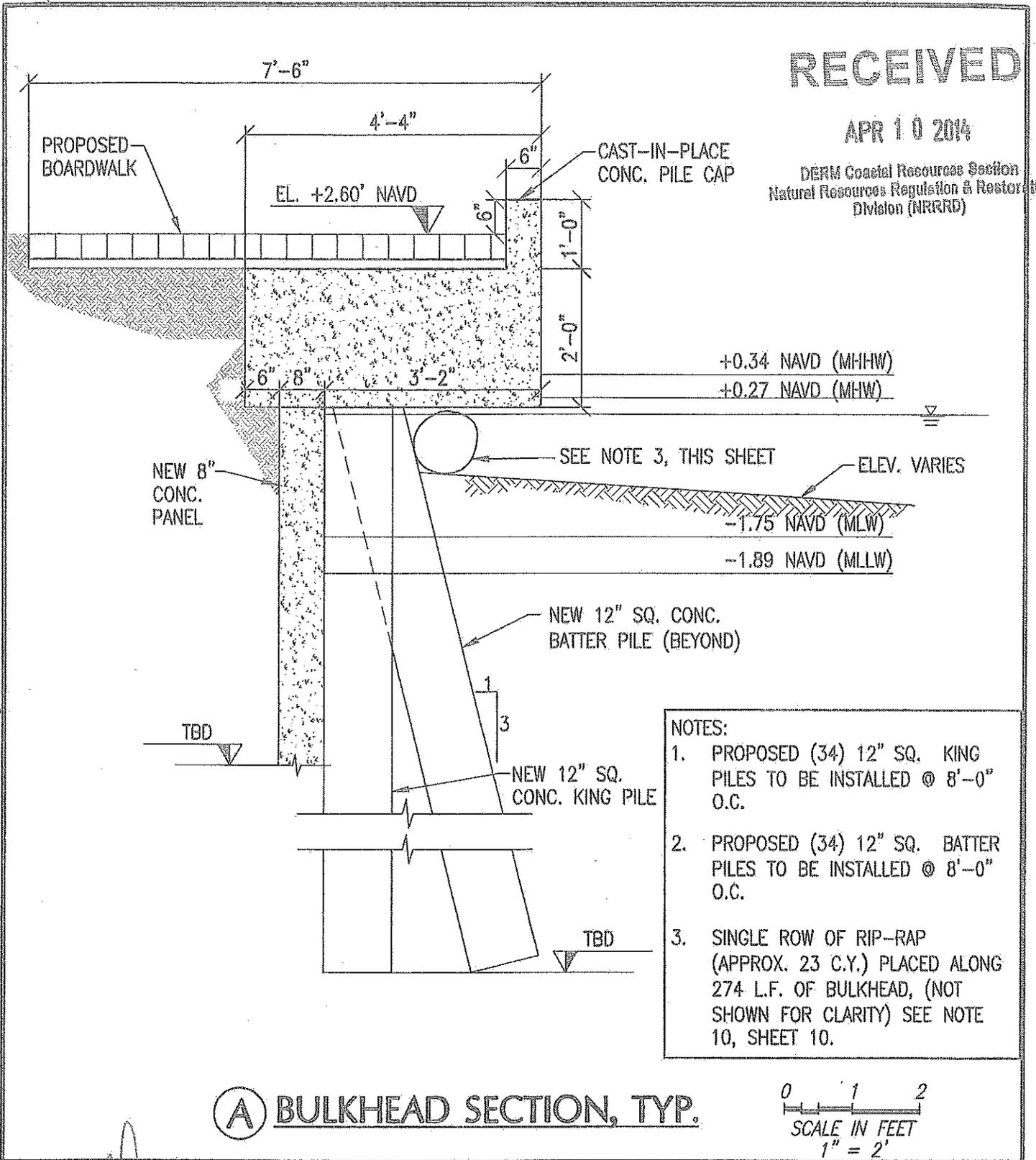


COASTAL SYSTEMS INTERNATIONAL, INC.
464 South Dixie Highway, Coral Gables, Florida 33146
Tel: 305-661-3655 Fax: 305-661-1914 www.CoastalSystemsIntl.com
STATE OF FLORIDA EB #7087
Coastal, Environmental, Civil Engineering and Management

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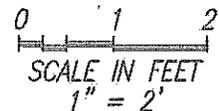
APR 10 2014

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Natural Resources Regulation & Restoration
Division (NRRRD)



- NOTES:
1. PROPOSED (34) 12" SQ. KING PILES TO BE INSTALLED @ 8'-0" O.C.
 2. PROPOSED (34) 12" SQ. BATTER PILES TO BE INSTALLED @ 8'-0" O.C.
 3. SINGLE ROW OF RIP-RAP (APPROX. 23 C.Y.) PLACED ALONG 274 L.F. OF BULKHEAD, (NOT SHOWN FOR CLARITY) SEE NOTE 10, SHEET 10.

(A) BULKHEAD SECTION, TYP.



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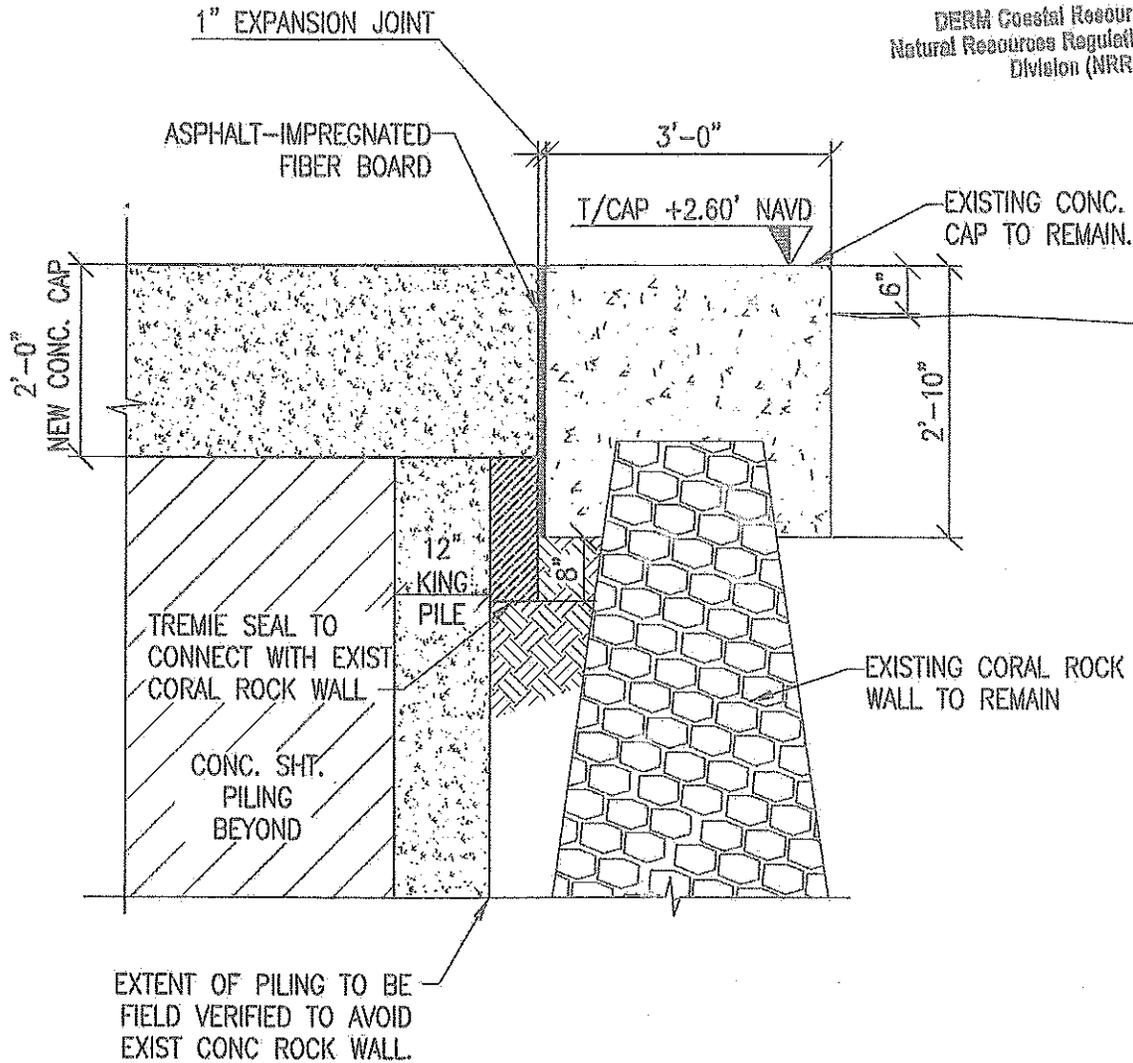
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03/03/14	DERM REVISIONS	PROJECT NO:	257506
11/01/13	MANGROVE CANOPY REV.	DATUM:	NAVD 88
08/21/13	BULKHEAD REALIGNMENT	DRAWN BY:	SV
04/15/13	PERMIT SET	CHECKED BY:	JT
DATE:	DESCRIPTION:	SUBMITTED BY:	
<p>COASTAL SYSTEMS INTERNATIONAL, INC. 464 South Dixie Highway, Coral Gables, Florida 33146 Tel: 305-661-3655 Fax: 305-661-1914 www.CoastalSystemIntl.com STATE OF FLORIDA EB #7087 Coastal, Environmental, Civil Engineering and Management</p>			

CLIENT:
<p>PARQUE TOWERS DEVELOPERS LLC 3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134</p>
<p>PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27</p>
<p>BULKHEAD SECTION</p>
<p>SHEET 5 OF 10</p>

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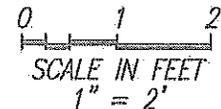
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 Division (NRRRD)



EXTENT OF PILING TO BE FIELD VERIFIED TO AVOID EXIST CONC ROCK WALL.

(B)

BULKHEAD SECTION, TYP.



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 APR 08 2014
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 FL REG. 55910

04/08/14	ADD'L DERM REVS	APP. NO:
03/03/14	DERM REVISIONS	PROJECT NO: 257506
11/01/13	MANGROVE CANOPY REV.	DATUM: NAVD 88
08/21/13	BULKHEAD REALIGNMENT	DRAWN BY: SV
04/15/13	PERMIT SET	CHECKED BY: JT
DATE:	DESCRIPTION:	

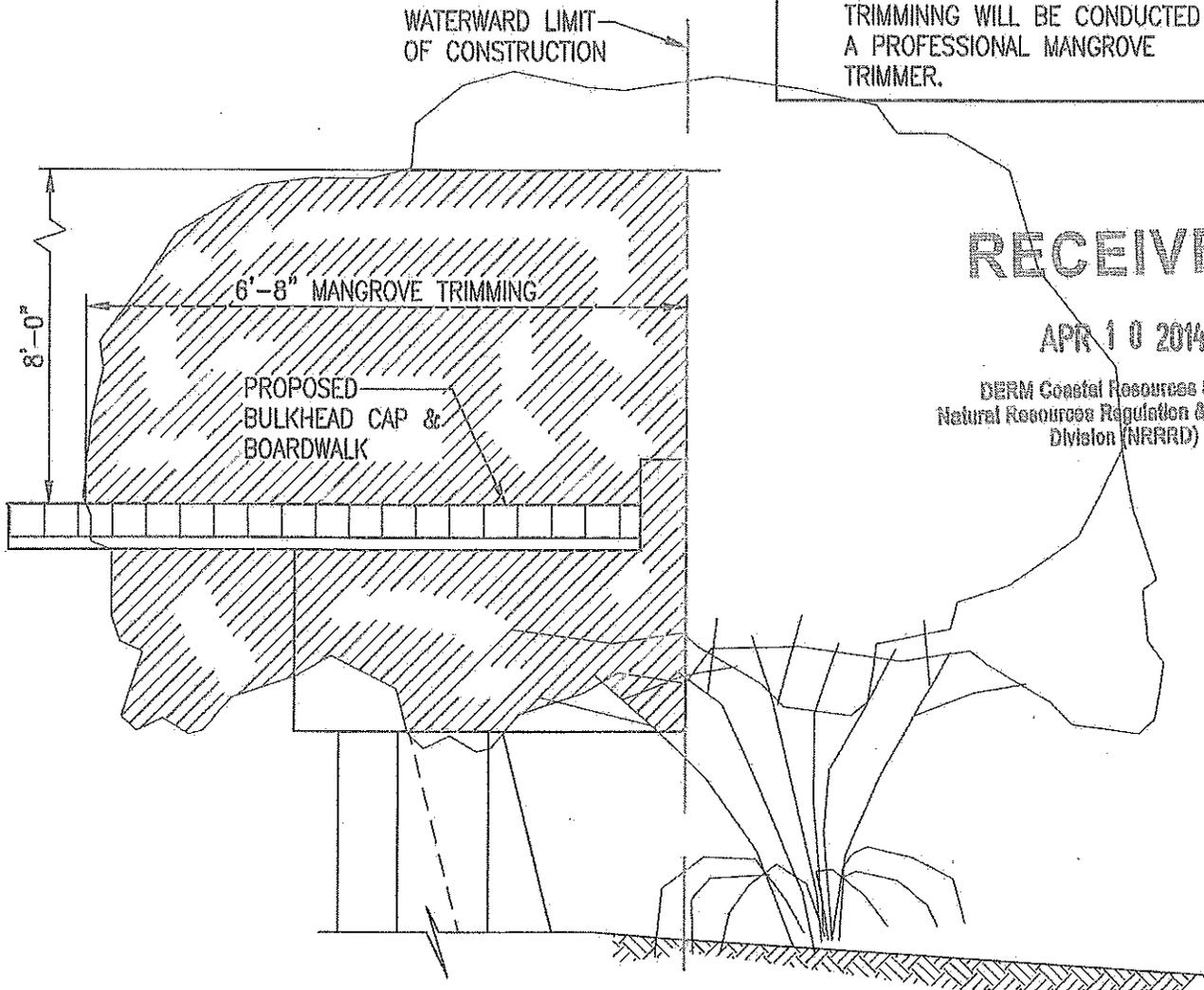
CLIENT:	
PARQUE TOWERS DEVELOPERS LLC 3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134	
PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27	
CONNECTION DETAIL	
SHEET 6 OF 10	

SUBMITTED BY:
COASTAL SYSTEMS INTERNATIONAL, INC.
 464 South Dixie Highway, Coral Gables, Florida 33146
 Tel: 305-861-3655 Fax: 305-861-1914 www.CoastalSystemsintl.com
 STATE OF FLORIDA EB #7087
 Coastal, Environmental, Civil Engineering and Management

20

NOTES:

1. PROPOSED 89 S.F. (0.002 AC) MANGROVE TRIMMING.
2. MANGROVE TRIMMING SHALL BE LIMITED TO A MAXIMUM ELEVATION OF 8 FEET FROM THE TOP OF THE PROPOSED BULKHEAD CAP.
3. THE PROPOSED MANGROVE TRIMMING WILL BE CONDUCTED BY A PROFESSIONAL MANGROVE TRIMMER.



© MANGROVE TRIMMING SECTION

0 1 2
SCALE IN FEET
1" = 2'

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04/08/14	ADD'L DERM REVS	APP. NO:	
03/03/14	DERM REVISIONS	PROJECT NO:	257506
11/01/13	MANGROVE CANOPY REV.	DATUM:	NAVD 88
08/21/13	BULKHEAD REALIGNMENT	DRAWN BY:	SV
04/15/13	PERMIT SET	CHECKED BY:	JT
DATE:	DESCRIPTION:	SUBMITTED BY:	

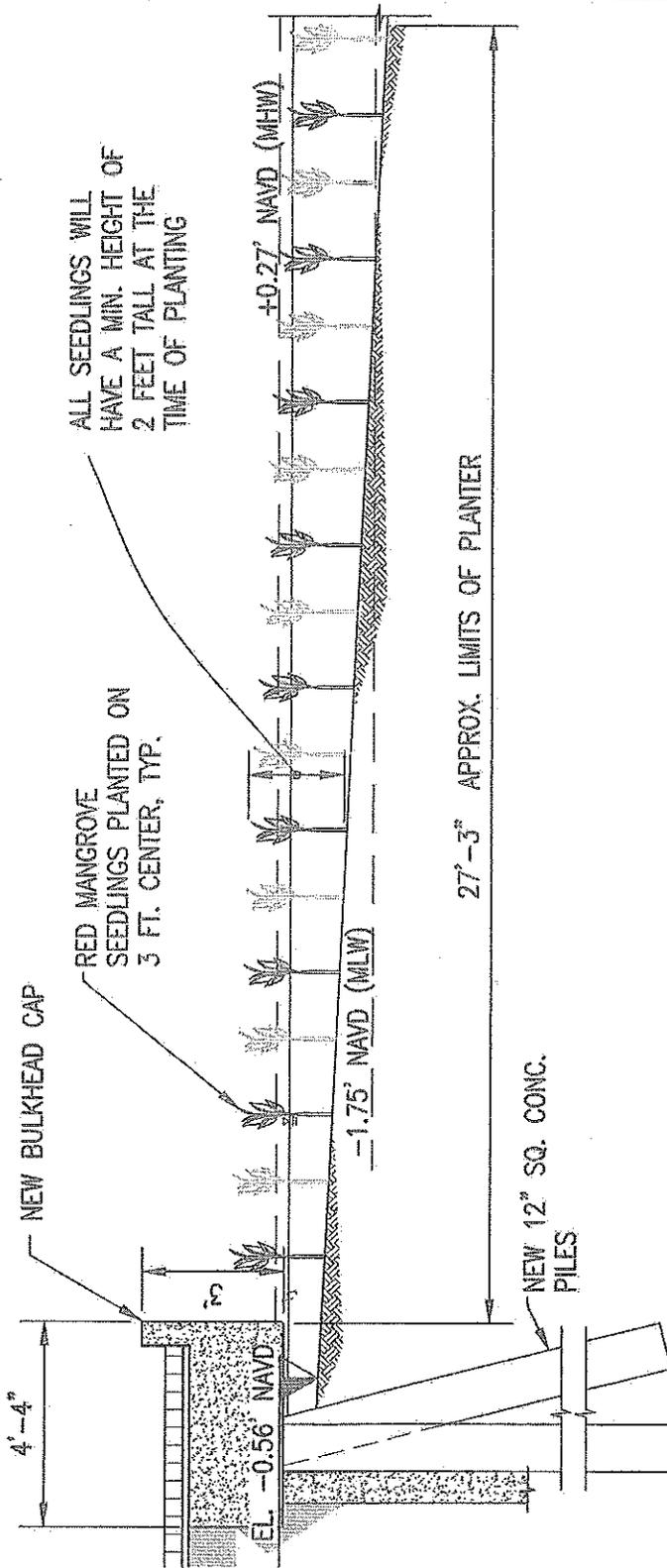
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Tel: 305-661-3655 Fax: 305-661-1914 www.CoastalSystemsintl.com
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CLIENT:
PARQUE TOWERS DEVELOPERS LLC 3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134
PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27
MANGROVE TRIMMING SECTION
SHEET 7 OF 10

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 Division (NRRD)



D BULKHEAD @ MANGROVE SECTION

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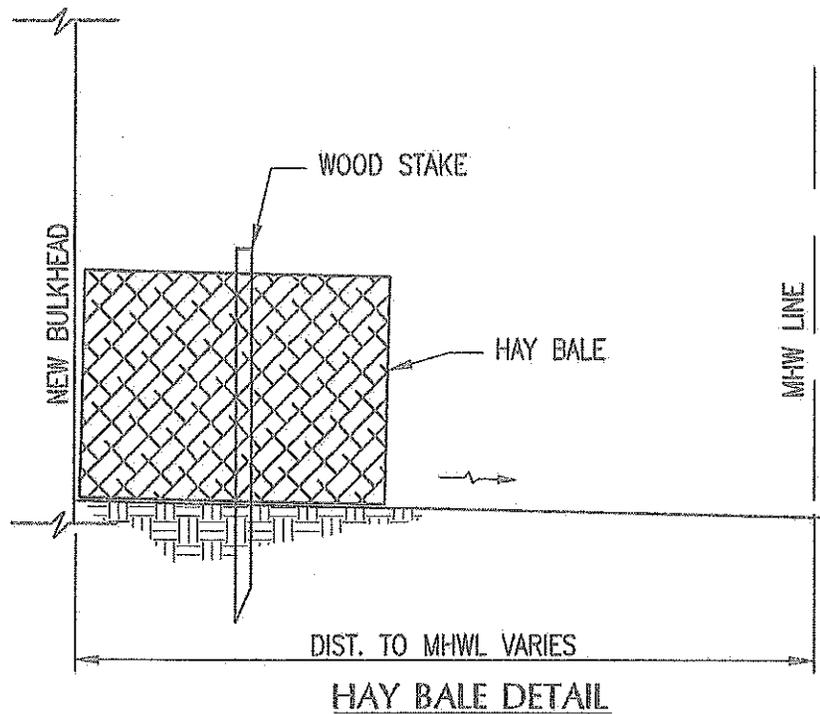
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				PROJECT NO:	257506
				DATUM:	NAVD 88
				DRAWN BY:	SV
				CHECKED BY:	JT
SUBMITTED BY:					
		COASTAL SYSTEMS INTERNATIONAL, INC. 464 South Dixie Highway, Coral Gables, Florida 33146 Tel: 305-661-3855 Fax: 305-661-1914 www.CoastalSystemsIntL.com STATE OF FLORIDA EB #7087 Coastal, Environmental, Civil Engineering and Management			

CLIENT:	PARQUE TOWERS DEVELOPERS LLC 3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134
	PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27
	BULKHEAD SECT. @ MANGROVE PLANTER
	SHEET 8 OF 10

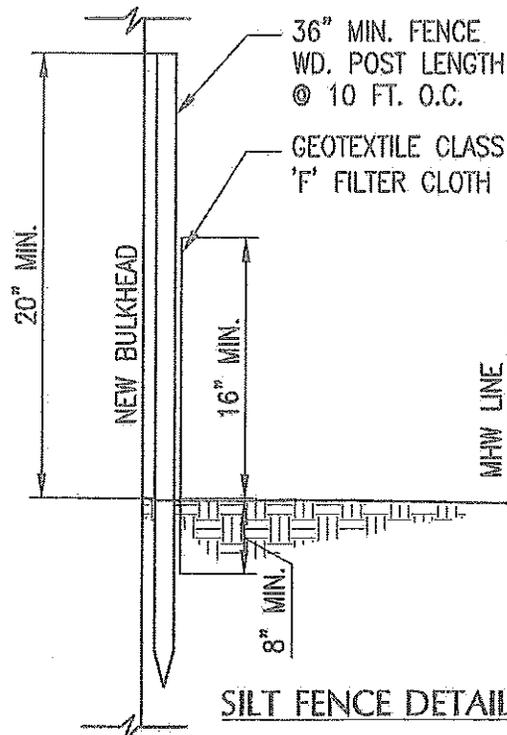
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Natural Resources Regulation & Re-
Division (NRRRD)



HAY BALE DETAIL



SILT FENCE DETAIL

SEDIMENT CONTROL

N.T.S.

NOTE:
WHERE DISTANCE BETWEEN
NEW STRUCTURE AND
WETLANDS IS LIMITED,
CONTRACTOR WILL USE SILT
FENCE IN LIEU OF HAY BALES.

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T.K. BLANKENSHIP
FL. REG. 55910

04/08/14	ADD'L DERM REVS	APP. NO:	
03/03/14	DERM REVISIONS	PROJECT NO:	257506
11/01/13	MANGROVE CANOPY REV.	DATUM:	NAVD 88
08/21/13	BULKHEAD REALIGNMENT	DRAWN BY:	SV
04/15/13	PERMIT SET	CHECKED BY:	JT
DATE:	DESCRIPTION:	SUBMITTED BY:	
 COASTAL SYSTEMS INTERNATIONAL, INC. 464 South Dade Highway, Coral Gables, Florida 33146 Tel: 305-661-3655 Fax: 305-661-1914 www.CoastalSystemsInt.com STATE OF FLORIDA EB #7087 Coastal, Environmental, Civil Engineering and Management			

CLIENT:	
PARQUE TOWERS DEVELOPERS LLC, 3211 PONCE DE LEON BLVD, SUITE 301 CORAL GABLES, FL. 33134	
PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27	
SEDIMENT CONTROL BARRIER	
SHEET 9 OF 10	

GENERAL NOTES

1. BOUNDARY INFORMATION PROVIDED BY FORTIN, LEAVY, SKILES, INC. DATED MARCH 3, 2008.
2. MEAN HIGH WATER LINE SURVEYED BY FORTIN, LEAVY, SKILES, INC. ON 03/03/08 AND 06/21/13.
3. HYDROGRAPHIC DATA COLLECTED BY COASTAL SYSTEMS INTERNATIONAL, INC. ON AUGUST 8, 2008.
4. SUBMERGED MARINE RESOURCE INFORMATION PROVIDED BY COASTAL SYSTEMS INTERNATIONAL, INC. FROM SURVEYS CONDUCTED ON AUG. 7 AND SEPT. 16, 2008.
5. WETLANDS DELINEATED BY SFWMD, DERM AND COASTAL SYSTEMS INT. ON 05/23/13.
6. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM, (NAVD) 1988.
7. HORIZONTAL CONTROL COORDINATES ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83), FLORIDA EAST ZONE.
8. THESE DRAWINGS ARE "PERMIT SKETCHES" INTENDED TO PROVIDE SUFFICIENT DATA FOR REVIEW AND EVALUATION BY REGULATORY AGENCIES. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.
9. SILT FENCING AND HAY BALES TO BE INSTALLED AND MAINTAINED BY CONTRACTOR AT ALL TIMES DURING CONSTRUCTION ACTIVITIES TO PREVENT TURBIDITY IN ADJACENT TIDAL WATERS (GRAND CANAL). THE HAY BALES WILL BE REMOVED ASAP IN ORDER TO PREVENT THEM FROM FALLING APART AND WASHING INTO THE ADJACENT WATER BODY.
10. RIP-RAP BOULDERS TO BE HAND PLACED TO INSURE A MIN. DISTANCE OF 12" FROM EXISTING MANGROVE ROOTS AND TRUNKS.

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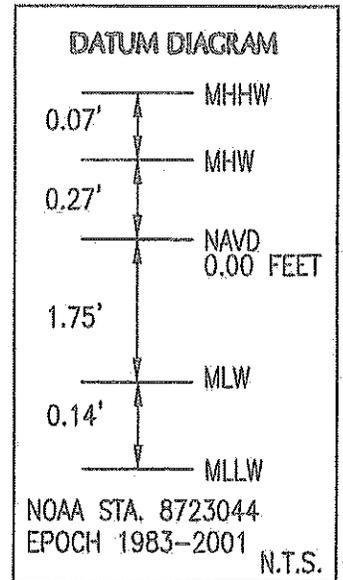
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ABBREVIATIONS

MHW _____ MEAN HIGH WATER
 MLW _____ MEAN LOW WATER
 NOS _____ NATIONAL OCEAN SERVICE
 NGVD _____ NATIONAL GEODETIC VERTICAL DATUM
 NAVD _____ NORTH AMERICAN VERTICAL DATUM
 TYP. _____ TYPICAL



_____ WATER LEVEL



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APR 08 2014

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FL. REG. 55910

04/08/14	ADDT'L. DERM REVS	APP. NO:	
03/03/14	DERM REVISIONS	PROJECT NO:	257506
11/01/13	MANGROVE CANOPY REV.	DATUM:	NAVD 88
08/21/13	BULKHEAD REALIGNMENT	DRAWN BY:	SV
04/15/13	PERMIT SET	CHECKED BY:	JT
DATE:	DESCRIPTION:	SUBMITTED BY:	



COASTAL SYSTEMS INTERNATIONAL, INC.
 464 South Dade Highway, Coral Gables, Florida 33146
 Tel: 305-661-3855 Fax: 305-661-1914 www.CoastalSystemsInc.com
 STATE OF FLORIDA EB #7087
 Coastal, Environmental, Civil Engineering and Management

CLIENT:
PARQUE TOWERS DEVELOPERS LLC 3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134
PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27

GENERAL NOTES

SHEET 10 OF 10

Attachment C
Zoning Memorandum

Memorandum



Date: May 12, 2014

To: Lisa Spadafina, Manager 
Coastal and Wetlands Resources Section
Department of Regulatory and Economic Resources

From: Nicole Fresard, Biologist II 
Coastal and Wetlands Resources Section
Department of Regulatory and Economic Resources

Subject: Class I Permit Application by Parque Towers Developers, LLC to Fill Halophytic Wetlands for the Construction of a Residential Development and to Authorize the Acceptance of a Restrictive Covenant Running with the Land in Favor of Miami-Dade County at 290-330 Sunny Isles Boulevard, Sunny Isles Beach, Miami-Dade County, Florida

Pursuant to Section 24-48.2(II)(B)(7), of the Code of Miami-Dade County, Florida, a substantiating letter shall be submitted by the applicant stating that the proposed project does not violate any zoning laws. Said letter will be submitted after approval by the Miami-Dade County Board of County Commissioners and prior to issuance of the Class I permit.

Attachment D

**Names and Addresses of Owners of All Riparian or
Property Within
Three Hundred (300) Feet of the Proposed Work**

Florida Power & Light
Attn: Property Tax Dept.
700 Universe Blvd
Juno Beach, FL 33408

David Schultz
265 Atlantic Ave
Sunny Isles Beach, FL 33160

Florida Dept. of Transportation
401 NW 2 AVE RM 560
MIAMI, FL 33128-1740

Mansion At Ocean, LLC c/o Arie Steiger
262 Atlantic Ave
Sunny Isles Beach, FL 33160

Arie (Sunny Isles) Inc.
262 Atlantic Island Atlantic Isle
Sunny Isles Beach, FL 33160

Alon Steiger
275 Atlantic Ave
Sunny Isles Beach, FL 33160

PSAF Development Partners LP
PO Box 25025
Glendale, CA 91201

Charles F. Mack & W Gwyn I. Mack
277 Atlantic Ave
Sunny Isles Beach, FL 33160

City of Sunny Isles Beach
c/o Finance Director
18070 Collins Ave
Sunny Isles Beach, FL 33160

St. Tropez II, LLC
3211 Ponce De Leon Blvd, Ste. 301
Coral Gables, FL 33134

Miami-Dade County Water and Sewer –
User
3575 S Lejuene Rd, 3rd floor
Miami, FL 33146

400 Sunny Isles, LLC
c/o Wexford Capital LP
411 West Putnam Ave
Greenwich, CT 06830

Oceania Property Owners Association,
Inc.
16421 Collins Ave
Sunny Isles Beach, FL 33160

Paul Siegel & Nancy A. Louis TR &
Bayard E. Heath
4411 Palm Lane
Miami, FL 33137

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Attachment E

**Restrictive Covenant Running with the Land in Favor of Miami-
Dade County**

This instrument was prepared by:

Name: Coastal Systems International, Inc.

Address: 2047 Vista Parkway, Suite 101 West Palm Beach, FL 33411

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MAY 20 2014

**DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)**

(Space reserved for Clerk)

**RESTRICTIVE COVENANT RUNNING WITH THE LAND IN FAVOR OF
MIAMI-DADE COUNTY**

The undersigned, **Parque Towers Developers, LLC**, being the present owner(s) of the following real property (hereinafter called "the Property"), lying, being and situated in Miami-Dade County, Florida, to wit:

Exhibit A

pursuant to Chapter 24 of the Code of Miami-Dade County, Florida hereby proffers this executed Restrictive Covenant Running with the Land in Favor of Miami-Dade County (Restrictive Covenant), Florida as part of Miami-Dade County Department of Regulatory and Economic Resources Class I Permit Application Number CLI-2013-0035:

1. The owner covenants to Miami-Dade County that the portions of the Property identified as Exhibit B to this Restrictive Covenant shall be considered the mangrove "Mitigation Area" and shall be preserved and managed such that they are not disturbed or removed, except for trimming limited to only what is necessary to achieve and maintain a one (1) foot buffer where the Mitigation Area and the waterward edge of the seawall cap meet. (Said seawall cap is indicated in the attached Exhibit C). The Mitigation Area shall remain free from invasive and exotic vegetation for the life of this Covenant.
2. There shall be no work within the "Mitigation Area", including, but not limited to, trimming or cutting of any mangroves or buttonwoods, without first obtaining a Class I permit.
3. Mooring of vessels along the Property is prohibited.

Page 1 of 3

Section-Township-Range: 14-52-42

Folio Numbers: 31-2214-007-0250, 31-2214-007-0260, 31-2214-007-0261, 31-2214-007-0270

30

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4. For the purposes of this Restrictive Covenant, "vessel" is herein defined as any water craft designed to float or navigate on water, including, but not limited to: sailboats, powerboats, rowboats, ships, boats, skiffs, houseboats, and inflatable boats.
5. The owner covenants and represents that any and all persons holding a security interest of any kind whatsoever in the Property has been advised of, and has agreed to, the execution of this Restrictive Covenant.
6. The owner shall notify Miami-Dade County in writing not later than thirty (30) days after any conveyance, sale, grant or transfer of the Property or any portion thereof, to any heirs, successors, assigns or grantees.
7. The term Owner shall include the owner, and its heirs, successors and assigns.
8. The undersigned agree(s) and covenant(s) that approval of this Restrictive Covenant neither authorizes nor constitutes a permit of any kind for work in wetlands or tidal waters at the Property.
9. This Restrictive Covenant shall run with the land and shall be recorded in the Public Records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned, and its heirs, successors, grantees and assigns, until such time as same is modified or released in writing by Miami-Dade County, pursuant to the provisions of Section 24-48.2 of the Code of Miami-Dade County.
10. This Restrictive Covenant and the provisions contained herein may be enforced against any person permitting, allowing, letting, causing or suffering any violation of the terms of this Restrictive Covenant by the Department of Regulatory and Economic Resources, or its successor, by temporary, permanent, prohibitory, and mandatory injunctive relief as well as otherwise provided by law or ordinance and also may include an action for and to recover civil penalties, damages, costs and expenses, and attorney's fees in favor of Miami-Dade County against said person(s) as authorized by law or ordinance. All of the remedies provided herein shall be deemed to be independent and cumulative and shall be deemed to be supplemental to any remedies provided by law or ordinance.
11. No cancellation, revision, alteration or amendment of the Restrictive Covenant shall be effective without prior written approval from Miami-Dade County pursuant to the provisions of Section 24-48.2 of the Code of Miami-Dade County.

MAY 20 2014

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)

12. This Restrictive Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years after the date this Restrictive Covenant is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless the Restrictive Covenant is modified or released by Miami-Dade County.

IN WITNESS WHEREOF, the undersigned have caused this Restrictive Covenant to be executed this 20 day of MAY, 2014.

Witnesses:

Sign [Signature]
Print CARLOS A. LLADO
Sign [Signature]
Print Arantxa Gomez

Property Owner

Sign [Signature]
Print Parque Towers Developers, LLC
Title c/o Mr. Rex Barker, Manager
Address 3211 Ponce De Leon Blvd., Ste 301
Coral Gables, FL 33134

STATE OF FLORIDA, COUNTY OF DADE

The foregoing instrument was acknowledged before me this 20th day of May, 2014, by REX H. BARKER as [Signature], who is personally known to me or who has produced [Signature] as identification and who did take an oath.

NOTARY PUBLIC:

sign [Signature]
print BEATRIZ BAQUEDANO
State of Florida at Large (Seal)
My Commission Expires: 6/17/2015



Exhibit A

PARCEL 1:

Lot 26, of SECOND REVISED PLAT OF BELLA VISTA SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 50, Page 76, of the Public Records of Miami-Dade County, Florida; LESS State Road 826 Right of Way Parcel 817, as described in Order of Taking recorded January 9, 1986 in Official Records Book 12755, Page 541, Public Records of Miami-Dade County, Florida, and according to Florida Department of Transportation Right of Way Map Section 87170-2517, dated February 5, 1988.

PARCEL 2:

Lots 27 and 28, of SECOND REVISED PLAT OF BELLA VISTA SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 50, Page 76, of the Public Records of Miami-Dade County, Florida.

Now collectively known as:

All of PARQUE TOWERS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Record Book 28957, Page 68, as amended from time to time, of the Public Records of Miami-Dade County, Florida

EXHIBIT "B"

LEGAL DESCRIPTION:

A Conservation Easement across a portion of Lots 26 and 27, SECOND REVISED PLAT OF BELLA VISTA SUBDIVISION, according to the plat thereof, as recorded in Plat Book 50 at Page 76 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Lot 26; thence S 02°17'35" E along the West line of said Lot 26 for 176.14 feet to the Point of Beginning of the hereinafter described Conservation Easement; thence continue S 02°17'35" E along said West line of Lot 26 for 23.86 feet; thence N 87°42'25" E along the South line of said Lots 26 and 27, also being the Bulkhead Line as shown on the plat of REVISED PLAT OF SHEET 11 METROPOLITAN DADE COUNTY, FLORIDA BULKHEAD LINE PART ONE, according to the plat thereof, as recorded in Plat Book 74 at Page 7 of said Public Records of Miami-Dade County, Florida for 271.61 feet; thence N 02°17'35" W for 10.67 feet; thence S 87°42'34" W for 99.72 feet; thence N 70°09'52" W for 29.98 feet; thence S 87°42'24" W for 29.23 feet; thence N 70°08'10" W for 6.11 feet; thence S 87°29'32" W for 109.23 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 14, Township 52 South, Range 42 East, City of Sunny Isles Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 87°42'25" W for the South right of way line of Sunny Isles Boulevard.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2010-172.

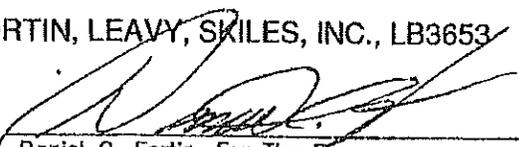
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on November 20, 2013, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By:


Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.



Drawn By	MAP
Cad. No.	080834
Ref. Dwg.	2010-072
Plotted:	11/20/13 2:10p

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email [fs@flsurvey.com](mailto:fs@flssurvey.com)

Date	11/20/13
Scale	NOT TO SCALE
Job. No.	131393
Dwg. No.	1008-077-5
Sheet	1 of 3

**SUNNY ISLES BOULEVARD
N.E. 163RD STREET**

EXHIBIT "B"

STATE ROAD #826 EASTBOUND
(SUNNY ISLES OCEAN BEACH - PLAT BOOK 50 PAGE 76)
(PUBLIC RIGHT OF WAY)

36.00'
RIGHT OF WAY
PLAT BOOK 50
PAGE 76

587'42'25"W

SOUTH RIGHT OF WAY LINE
OF SUNNY ISLES BOULEVARD

POINT OF
COMMENCEMENT
N.W. CORNER OF LOT 28

SECOND REVISED PLAT OF
BELLA VISTA SUBDIVISION
PLAT BOOK 50 PAGE 76

LOT 26

LOT 27

176.14'

S02°17'35"E

WEST LINE
OF LOT 28

POINT OF
BEGINNING

N70°08'10"W
6.11'

S87°42'24"W
29.23'

N70°09'52"W
29.88'

S02°17'35"E
23.86'

S87°29'32"W

109.23'

S87°42'34"W

99.72'

N02°17'35"W
10.67'

N87°42'25"E

271.61'

SOUTH LINE OF LOTS 26 & 27
PLAT BOOK 50 PAGE 76
AND BULKHEAD LINE
PLAT BOOK 74 PAGE 7

GRAPHIC SCALE



(IN FEET)
1 inch = 40' ft.



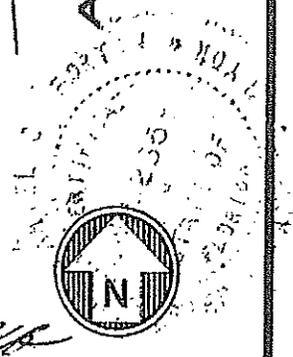
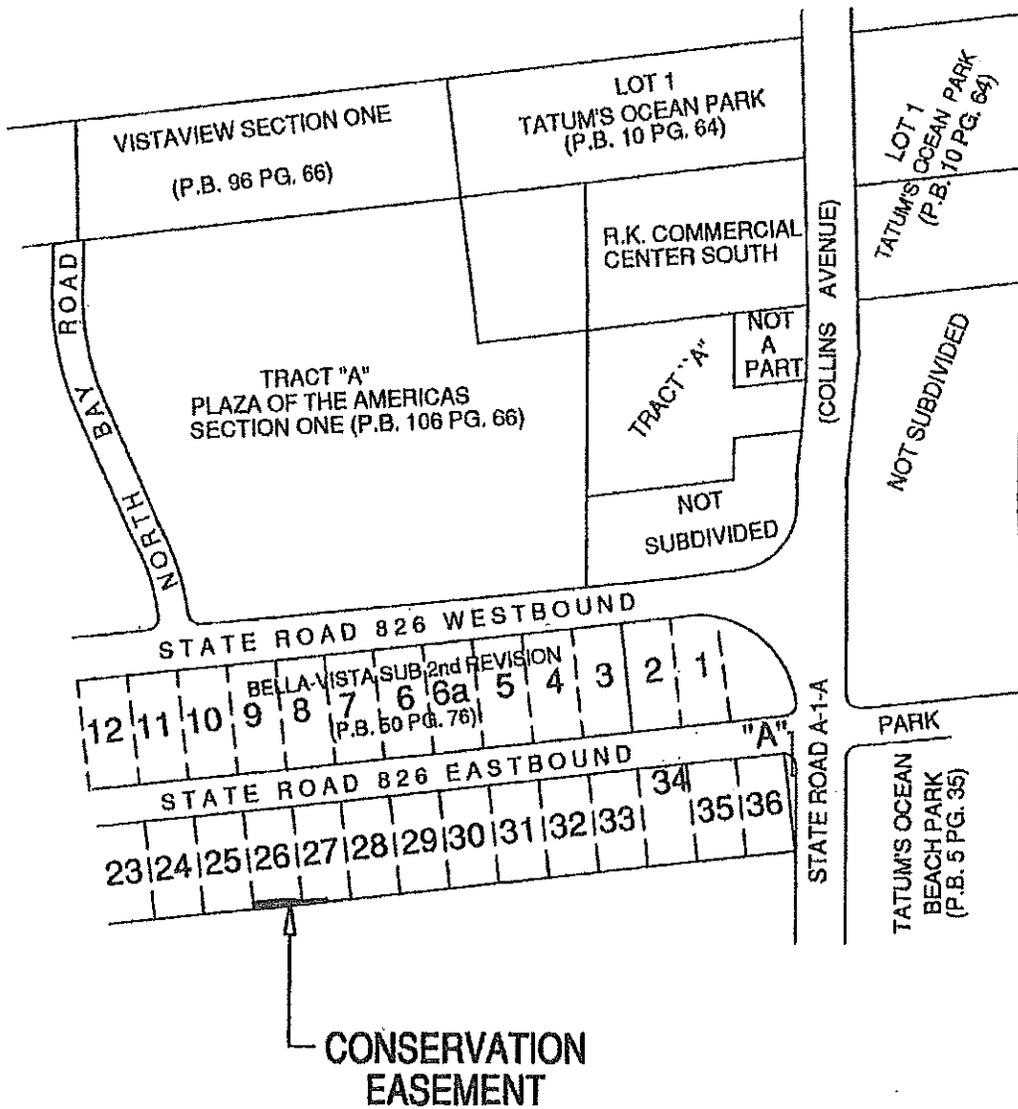
Drawn By	MAP
Cad. No.	080834
Ref. Dwg.	2010-172
Plotted:	11/20/13 2:10p

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 165th Street / North Miami Beach, Florida 33162
Phone: 305-841-4493 / Fax 305-841-7152 / Email fls@flsurvey.com

Date	11/20/13
Scale	1"=40'
Job. No.	131393
Dwg. No.	1008-077-5
Sheet	2 of 3

EXHIBIT "B"



Drawn By MAP
 Cad. No. 080834
 Ref. Dwg. 2010-172
 Plotted: 11/20/13 2:10p

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date 11/20/13
 Scale NOT TO SCALE
 Job. No. 131393
 Dwg. No. 1008-077-5
 Sheet 3 of 3

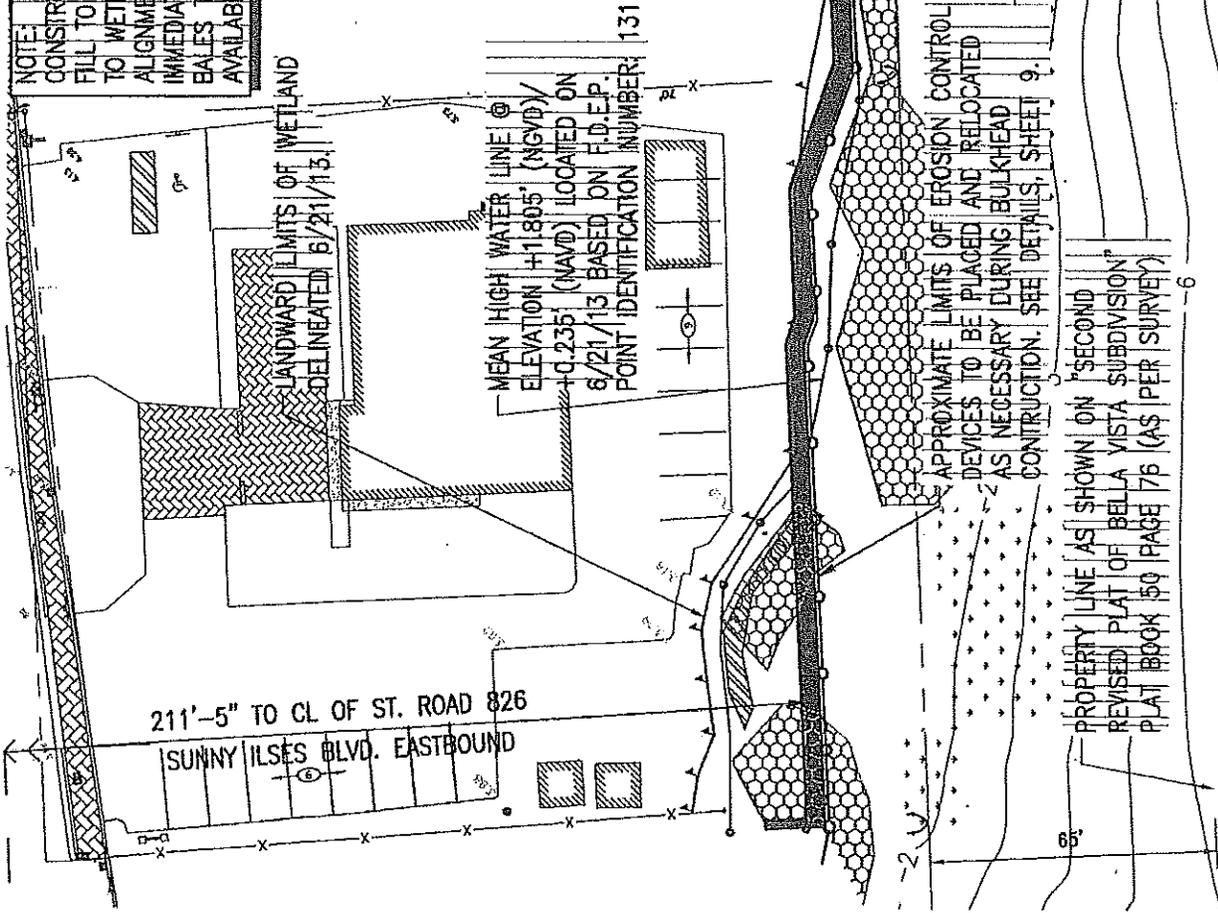
36

Exhibit C

NOTE: CONSTRUCTION TO BE DONE FROM THE UPLANDS. FILL TO BE PULLED LANDWARD TO AVOID IMPACTS TO WETLANDS WATERWARD OF BULKHEAD ALIGNMENT. SILT SCREEN TO BE INSTALLED IMMEDIATELY WATERWARD OF WALL LOCATION. HAY BALES TO BE UTILIZED WHERE SUFFICIENT SPACE IS AVAILABLE WITHOUT IMPACT TO WETLANDS.

* CAP OVERHANG IS 3'-2" AS MEASURED FROM THE WETFACE OF THE PROPOSED BULKHEAD TO THE WETFACE OF THE PROPOSED CAP

← 224'-8" TO CL OF ST. ROAD 826 SUNNY ILSES BLVD. EASTBOUND



F:\PROJECTS\23\SUB\PERMIT-SKETCHES\WORKING\23\SUB-SITE.dwg

<p>T.K. BLANKENSHIP FL. REG. 55910</p>  <p>COASTAL SYSTEMS INTERNATIONAL, INC. 464 South Dixie Highway, Coral Gables, Florida 33146 Tel: 305-661-3655 Fax: 305-661-1914 www.CoastalSystemsIntl.com STATE OF FLORIDA EB #7087 Coastal, Environmental, Civil Engineering and Management</p>	<p>04/08/14 ADD'L DERM REVS</p>	<p>APP. NO.</p>	<p>CLIENT: PARQUE TOWERS DEVELOPERS LLC 3211 PONCE DE LEON BLVD. SUITE 301 CORAL GABLES, FL. 33134 PARQUE TOWERS BULKHEAD PROJECT LOT 26 AND WESTERN HALF OF LOT 27 EROSION CONTROL SHEET 4 OF 10</p>
	<p>03/03/14 DERM REVISIONS</p>	<p>PROJECT NO: 257506</p>	
	<p>11/01/13 MANGROVE CANOPY REV.</p>	<p>DATUM: NAVD 88</p>	
	<p>08/21/13 BULKHEAD REALIGNMENT</p>	<p>DRAWN BY: SV</p>	
	<p>04/15/13 PERMIT SET</p>	<p>CHECKED BY: JT</p>	
<p>DATE: DESCRIPTION:</p>		<p>SUBMITTED BY:</p>	

Attachment F
RER-DERM Project Report

PROJECT REPORT
CLASS I PERMIT APPLICATION NO. CLI-2013-0035

Class I Permit Application by Parque Towers Developers, LLC to Fill Halophytic Wetlands for the Construction of a Residential Development and to Authorize the Acceptance of a Restrictive Covenant Running with the Land in Favor of Miami-Dade County at 290-330 Sunny Isles Boulevard, Sunny Isles Beach, Miami-Dade County, Florida

DATE: April 27, 2014

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

1. **Potential Adverse Environmental Impact** – The proposed project will result in the removal of 0.042 acres of halophytic (salt tolerant) wetlands that are primarily vegetated with herbaceous wetland vegetation and juvenile mangroves. The applicant has minimized the impacts by locating the seawall landward of the wetlands along most of the property, in the areas that support higher quality mature mangroves, and this adjacent wetland area is available as alternate habitat. The proposed project is not consistent with the dredge and fill criteria in the Code of Miami-Dade County (Code); however, the applicant was granted a variance to Section 24-48.3(2) of the Code by the Environmental Quality Control Board on May 8, 2014.

Mitigation for the temporary impacts to water quality associated with the new seawall will be satisfied through the placement of limerock riprap boulders, and mitigation for halophytic wetland impacts will be satisfied through the construction of a 0.03 acre mangrove planter at the property, which is the maximum size that can be accommodated at the site without resulting in additional resource impacts. The balance of the required wetland mitigation that cannot be accommodated on-site will be satisfied through the purchase of mitigation credits from the Everglades Mitigation Bank (EMB). The wetland restoration and enhancement projects conducted within the EMB have enhanced the properties in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade and implementing a fire management program. Federal, State, and local regulatory permits issued for the EMB require monitoring and maintenance of the EMB in perpetuity.

To provide for the future preservation of the wetland areas, a Restrictive Covenant Running with the Land in Favor of Miami-Dade County is included in this application. The Restrictive Covenant designates the remaining and proposed halophytic wetlands as a mitigation area, and requires that they be managed such that they are not disturbed or removed, and are maintained free of invasive and exotic vegetation.

The proposed project site is located within an area designated as essential manatee habitat for the *Trichechus manatus* (West Indian Manatee) by the Miami-Dade County Manatee Protection Plan (MPP); therefore, the Class I permit will require that all standard manatee construction permit conditions be followed during all in-water construction operations.

2. **Potential Cumulative Adverse Environmental Impact** – The proposed project is not reasonably expected to result in cumulative adverse environmental impact.
3. **Hydrology** - The proposed project is not reasonably expected to adversely affect surface water drainage or retention of stormwater.
4. **Water Quality** – The proposed project may affect water quality on a temporary basis during construction operations. In order to minimize impacts, the Class I permit will require that a water quality monitoring plan and proper turbidity controls and standard erosion control devices be implemented during the proposed work. Unavoidable impacts to water quality have been minimized and will be mitigated as set forth in Number 1 above.
5. **Wellfields** – The proposed project is not reasonably expected to adversely affect wellfields.
6. **Water Supply** – The proposed project is not reasonably expected to adversely affect 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 areas. However, during the construction process, there may be temporary aesthetic impacts related to the presence of machinery associated with construction activities.
9. **Navigation** – The proposed project is not reasonably expected to adversely affect navigation.
10. **Public Health** - The proposed project is not reasonably expected to adversely affect public health.
11. **Historic Values** - The proposed project is not reasonably expected to adversely affect historic values.
12. **Archaeological Values** - The proposed project is not reasonably expected to adversely affect archaeological values.
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 permanent impacts to 0.042 acres of wetlands, and wetland habitat for small mammals and wading birds may be temporarily impacted as a result of the removal of vegetation and excavation of wetlands. However, the project site is adjacent to a wetland system that can be used as alternate habitat. In addition, unavoidable impacts to wildlife habitat have been minimized and will be mitigated as set forth in Number 1 above.
15. **Wetland Soils Suitable for Habitat** – The proposed project will result in permanent impacts to 0.042 acres of wetland soils suitable for habitat. However, the project site is adjacent to a wetland system that can be used as alternate habitat. In addition, unavoidable impacts to wetland soils suitable for habitat have been minimized and will be mitigated as set forth in Number 1 above.
16. **Floral Values** – The proposed project will result in permanent impacts to 0.042 acres of flora. However, impacts to floral values have been minimized and will be mitigated as set forth in Number 1 above.
17. **Fauna Values** - The proposed project may result in temporary impacts to fauna values due to the temporary displacement of fauna such as small mammals and wading birds. However, the project site is adjacent to a wetland system that can be used as alternate habitat, and unavoidable impacts to fauna have been minimized and will be mitigated as set forth in Number 1 above.
18. **Rare, Threatened and Endangered Species** – The proposed project site has the potential to be utilized by the *Crocodylus acutus* (American Crocodile). However, it is adjacent to a wetland system that can be used as alternate habitat. The proposed project site is located within an area designated as essential manatee habitat for the West Indian Manatee by the MPP; therefore, the Class I permit will require that all standard manatee construction permit conditions be followed during all in-water construction operations.
19. **Natural Flood Damage Protection** - The proposed project is not reasonably expected to adversely affect surface water drainage or retention of stormwater.
20. **Wetland Values** –The proposed project will result in impacts to 0.042 acres of wetlands. However, impacts to wetlands have been minimized and will be mitigated as set forth in Number 1 above.
21. **Land Use Classification** – Pursuant to Section 24-48,2(II)(B)(7), of the Code of Miami-Dade County, Florida, a substantiating letter shall be submitted stating that the proposed project does not violate any zoning laws. Said letter will be submitted after the approval by the Board of County Commissioners and prior to the issuance of a Class I permit.
22. **Recreation** - The proposed project does not conflict with the recreation element of the Miami-Dade County Comprehensive Development Master Plan.

23. **Other Environmental Values Affecting the Public Interest** – The proposed project is not reasonably expected to adversely affect other environmental values affecting the public interest. The proposed project will occur on lands owned entirely by the applicant.
24. **Conformance with 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) Chapter 24 of the Code of Miami-Dade County
 - b) Chapter 33B of the Code of Miami-Dade County
 - c) Miami-Dade County Public Works Manual
25. **Comprehensive Environmental Impact Statement (CEIS)** - In the opinion of the Director, the proposed project is not reasonably expected to result in significant adverse environmental impacts or cumulative adverse environmental impacts. Therefore, a CEIS was not required by RER-DERM to evaluate the project.
26. **Conformance with All Applicable Federal, State and Local Laws and Regulations** - The proposed project is in conformance with applicable State, Federal and local laws and regulations:
- a) United States Clean Water Act (US Army Corps of Engineers permit is required)
 - b) South Florida Water Management District (permit is required)
27. **Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP)** - In the opinion of the Director, the proposed project is in conformance with the CDMP. The following is a summary of the proposed project as it relates to the CDMP:

LAND USE ELEMENT I:

Objective 3/Policies 3A, 3B, 3C - Protection of natural resources and systems. – The applicant was granted a variance to Section 24-48.3(2) of the Code by the Environmental Quality Control Board on May 8, 2014. Therefore, the proposed project is consistent with the Conservation and Coastal Management Elements of the CDMP. The proposed project is compatible with surrounding land uses in Biscayne Bay and does not involve development in the Big Cypress area of Critical State concern or the East Everglades.

TRANSPORTATION ELEMENT II

Aviation Subelement/Objective 9 - Aviation System Expansion - There is no aviation element to the proposed project.

Port of Miami River Subelement/Objective 3 - Minimization of impacts to estuarine water quality and marine resources. The proposed project is not located within the Miami River.

CONSERVATION, AQUIFER RECHARGES AND DRAINAGE ELEMENT IV:

Objective 3/Policies 3A, 3B, 3D - Wellfield protection area protection. - The proposed project is not located within a wellfield 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 this 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 proposed project is not reasonably expected to compromise flood protection.

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. - The proposed project is not located in a rock quarry.

Objective 6/Policy 6D - Fill material on-site is suitable for the support of development. – The wetland sediments are not intended to be used for the support of development.

Objective 7/Policy 7A - No net loss of high quality, relatively unstressed wetlands. – Although the proposed project will impact 0.042 acres of wetlands, the project is not reasonably expected to impact high quality, relatively unstressed wetlands, and impacts to wetlands have been minimized and will be mitigated as set forth in Number 1 above.

Objective 9/Policies 9A, 9B, 9C - Protection of habitat critical to Federal or State-designated threatened or endangered species. – The area has the potential to be utilized by the American Crocodile; however, it is adjacent to a wetland system that can be used as alternate habitat. The proposed project site is located within an area designated as essential manatee habitat for the West Indian Manatee by the MPP; therefore, the Class I permit will require that all standard manatee construction permit conditions be followed during all in-water construction operations.

COASTAL MANAGEMENT ELEMENT VII:

Objective 1/Policy 1A - Tidally connected mangroves in mangrove protection areas – The proposed project is not located within a designated “Mangrove Protection Area.”

Objective 1/ Policy 1B - Natural surface flow into and through coastal wetlands. – The proposed project will result in permanent impacts to 0.042 acres of coastal wetlands; however, natural surface flow into and through the higher quality coastal wetlands along the eastern shoreline will not be adversely affected.

Objective 1/Policy 1C - Elevated boardwalk access through mangroves. – The proposed project does not involve access through mangroves.

Objective 1/Policy 1D - Protection and maintenance of mangrove forests and related natural vegetational communities. - The proposed project will result in permanent impacts to 0.042 acres of wetlands. However, impacts to wetlands have been minimized will be mitigated as set forth in Number 1 above.

Objective 1/Policy 1E - Mitigation for the degradation and destruction of coastal wetlands. Monitoring and maintenance of mitigation areas. – Mitigation for adverse impacts to halophytic wetlands will be satisfied through the creation of a 0.03 acre mangrove planter on-site, and through the purchase of mitigation credits from the Everglades Mitigation Bank (EMB). The Class I permit conditions will require monitoring of the mangrove planter and the applicant has proffered a Restrictive Covenant that will provide for the future maintenance of the mitigation area. The wetland restoration and enhancement projects conducted within the EMB have enhanced the properties in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade and implementing a fire management program. Federal, state, and local regulatory permits issued for the EMB require monitoring and maintenance of the EMB in perpetuity.

Objective 1/Policy 1G - Prohibition on dredging or filling of grass/algal flats, hard bottom or other viable benthic communities, except as provided for in Chapter 24 of the Code of Miami-Dade County, Florida. – The proposed project does not involve dredging or filling of grass/algal flats, hard bottom, or other viable benthic communities.

Objective 2/Policies 2A, 2B - Beach restoration and renourishment objectives. - The proposed project does not involve beach restoration or renourishment.

Objective 3/Policies 3E, 3F - Location of new cut and spoil areas for proper stabilization and minimization of damages. - The proposed project does not involve the development or identification of new cut or spoil areas.

Objective 4/Policy 4A, 4C, 4E, 4F – Protection of endangered or threatened animal species - The proposed project is not reasonably expected to affect endangered or threatened animal species, as set forth in Number 18 above.

Objective 5/Policy 5B - Existing and new areas for water-dependent uses. - The proposed project does not involve a new water-dependent use.

Objective 5/Policy 5D - Consistency with Chapter 33D, Miami-Dade County Code (shoreline access, environmental compatibility of shoreline development) – The proposed project has been reviewed and approved by the Shoreline Development Review Committee.

Objective 5/Policy 5F - The siting of water dependent facilities. - The proposed project does not involve the creation of any new water dependent facilities.

28. **Conformance with Chapter 33B, Code of Miami-Dade County** (East Everglades Zoning Overlay Ordinance) – The proposed project is not located within the East Everglades Area.
29. **Conformance with Miami-Dade County Ordinance 81-19** (Biscayne Bay Management Plan Sections 33D-1 through 33D-4 of the Code of Miami-Dade County) - The proposed project is not in conformance with the dredge and fill criteria recommended in the Biscayne Bay Management Plan. However, a variance to the dredge and fill criteria listed in Section 24-48.3(2) of the Code was granted by the Environmental Quality Control Board on May 8, 2014.
30. **Conformance with the Miami-Dade County Manatee Protection Plan** - The proposed project was evaluated for consistency with the MPP. The proposed project site is located within an area designated as essential manatee habitat for the West Indian Manatee by the MPP; therefore, the Class I permit will require that all standard manatee construction permit conditions be followed during all in-water construction operations.
31. **Consistency with Miami-Dade County Criteria for Lake Excavation** – The proposed project does not involve lake excavation.
32. **Municipality Recommendation** – Pursuant to Section 24-48.2(II)(B)(7), Code of Miami-Dade County, Florida, a substantiating letter shall be submitted stating that the proposed project does not violate any zoning laws. Said letter will be submitted after the approval by the Board of County Commissioners and prior to the issuance of the Class I permit.
33. **Coastal Resources Management Line** - A coastal resources management line was not required for the proposed project, pursuant to Section 24-48.2(II)(B)(10)(b) of the Code of Miami-Dade County.
34. **Maximum Protection of a Wetland's Hydrological and Biological Functions** – The proposed project will result in permanent impacts to 0.042 acres of wetlands; however, the impacts have been minimized and will be mitigated as set forth in Number 1 above.
35. **Class I Permit Applications Proposing to Exceed the Boundaries Described in Section D-5.03(2)(a) of the Miami-Dade County Public Works Manual** – Not Applicable.

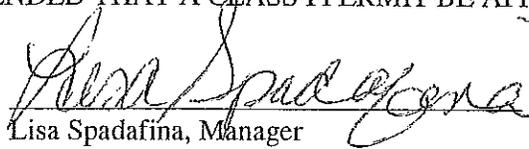
The proposed project was also evaluated for compliance with the standards contained in Sections 24-48.3(2),(3), and (4) of the Code of Miami-Dade County, Florida. The following is a summary of how the standards relate to the proposed project:

24-48.3 (2) Dredging and Filling for Class I Permit – The proposed project involves the filling of halophytic wetlands for the construction of a residential development. Although the proposed project does not comply with the dredge and fill criteria, a variance to Section 24-48.3(2) of the Code was granted by the Environmental Quality Control Board on May 8, 2014.

24-48.3 (3) Minimum Water Depth Required for Boat Slips Created by the Construction or Placement of Fixed or Floating Docks and Piers, Piles and Other Structures Requiring a Permit Under Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County - Not Applicable.

24-48.3 (4) Clean Fill in Wetlands – Any fill used for the proposed project will consist only of clean fill, as defined in Section 24-5 of the Code.

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


Lisa Spadafina, Manager
Coastal and Wetlands Resources Section


Nicole Fresard, Biologist II
Coastal and Wetlands Resources Section

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24-48.3 (2) Dredging and Filling for Class I Permit – The proposed project involves the filling of halophytic wetlands for the construction of a residential development. Although the proposed project does not comply with the dredge and fill criteria, a variance to Section 24-48.3(2) of the Code was granted by the Environmental Quality Control Board on May 8, 2014.

24-48.3 (3) Minimum Water Depth Required for Boat Slips Created by the Construction or Placement of Fixed or Floating Docks and Piers, Piles and Other Structures Requiring a Permit Under Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County - Not Applicable.

24-48.3 (4) Clean Fill in Wetlands – Any fill used for the proposed project will consist only of clean fill, as defined in Section 24-5 of the Code.

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

Lisa Spadafina, Manager
Coastal and Wetlands Resources Section

Nicole Fresard, Biologist II
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