OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: December 1, 2009

To: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

Agenda Item No. 5(C)

Resolution No. R-1345-09

From: George M. Burgess
County Manager

Subject: Class IV Permit Application by Aquarela Homes, Inc., to Impact 18.72 Acres of Wetlands to Construct a Residential Development

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Attached, please find for your consideration an application by Aquarela Homes, Inc. 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: December 1, 2009

To: George M. Burgess
County Manager

From: Carlos Espinosa, PE, Director
Environmental Resources Management

Subject: Class IV Permit Application by Aquarela Homes, Inc., to Impact 18.72 Acres of Wetlands to Construct a Residential Development

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Recommendation

I have reviewed the attached application for a Class IV permit by Aquarela Homes, Inc. 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 (Board) approve the issuance of a Class IV permit for the reasons set forth below.

Scope

The subject property is located at the northeast corner of SW 344th Street and SW 172nd Avenue in Florida City, within Commission District 9.

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 18.72 acres of wetlands not supporting halophytic (salt tolerant) vegetation for a residential development. The subject property is located at the northeast corner of SW 344 Street and SW 172 Avenue in the City of Florida City. 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 within the Urban Development Boundary (UDB). The proposed project site is within the UDB and adjacent to undeveloped wetlands to the east, an active tree nursery to the north, SW 172 Avenue to the west and the Florida City Canal/SW 344 Street to the south.

The wetlands that will be impacted within the project area have been drained and previously cultivated, so the native wetland community no longer remains. The wetlands within the project area are currently characterized as forested wetlands dominated with invasive exotic vegetation, predominantly Brazilian pepper (*Schinus terebinthifolius*) and Burma reed (*Neyraudia reynaudiana*). Compensatory mitigation for the ecological impacts related to the loss of wetland functions will be accomplished by purchasing 7.0 freshwater herbaceous mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The wetland restoration and enhancement projects conducted within the Everglades Mitigation Bank have enhanced property in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural grade elevations, and implementing a fire management program.

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

Attachments

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

NOTICE OF PUBLIC HEARING ON AN APPLICATION BY AQUARELA HOMES, INC., FOR A CLASS IV PERMIT TO IMPACT 18.72 ACRES OF WETLANDS TO CONSTRUCT A RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF SW 344TH STREET AND SW 172ND AVENUE IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, FLORIDA CITY, 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 Aquarela Homes, Inc., for a Class IV wetland permit to impact 18.72 acres of wetlands to construct a residential development. Such Public Hearing will be held on the 1st day of December 2009 at 9:30 AM at the County Commission Chambers on the 2nd Floor of the Stephen P. Clark Center at 111 NW 1st 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 (Diane Collins, 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: _____
Diane Collins, Deputy Clerk

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: December 1, 2009

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

SUBJECT: Agenda Item No. 5(C)

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 Manager'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**

5

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(C)
12-1-09

RESOLUTION NO. **R-1345-09**

RESOLUTION RELATING TO AN APPLICATION BY AQUARELA HOMES, INC., FOR A CLASS IV PERMIT TO IMPACT 18.72 ACRES OF WETLANDS TO CONSTRUCT A RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF SW 344TH STREET AND SW 172ND AVENUE IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, FLORIDA CITY, 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 Aquarela Homes, Inc. for a Class IV permit to impact 18.72 acres of wetlands to construct a residential development within the project site located at the northeast corner of SW 344th Street and SW 172nd Avenue in the City of Florida City, Miami-Dade County, 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 applicant from obtaining all applicable Federal, State, and local permits.

The foregoing resolution was offered by Commissioner **Joe A. Martinez**, who moved its adoption. The motion was seconded by Commissioner **Jose "Pepe" Diaz** and the vote was as follows:

Dennis C. Moss, Chairman **aye**
Jose "Pepe" Diaz, Vice-Chairman **aye**

Bruno A. Barreiro	**absent**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Barbara J. Jordan	**aye**	Joe A. Martinez	**aye**
Dorrin D. Rolle	**aye**	Natacha Seijas	**aye**
Katy Sorenson	**aye**	Rebeca Sosa	**absent**
Sen. Javier D. Souto	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of December, 2009. 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: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

ATTACHMENT A

Class IV Permit Application

Site Plans

MIAMI-DADE COUNTY

Class IV Wetland Permit Application

For Official Use Only CORPS Application Number: DEP/SFWMD Application Number:	Date Received	Application Number
	11/3/2009	FW08-028

1. Applicant Information:

Name: Aquarela Homes, Inc.
Address: 8000 West 24th Avenue, Bay 1
Hialeah, FL
Zip Code: 33016 Phone # 305-822-0420
Email Fax #

2. Applicant's authorized permit agent:

Name: Kenneth MacFarlane, President
MacKen Environmental, Inc.
Address: 9999 NE 2nd Avenue Suite 313
Miami Shores, FL
Zip Code: 33138 Phone 305-758-0560
Email Fax # 305-758-0561

3. Location where proposed activity exists or will occur:

SW 344 Street and SW 172nd Avenue

Street, road, or other descriptive location
Section: 19 Florida City
Township: 57S
Range: 39E Incorporated city or town

16-7919-002-0210, -0220
16-7919-003-0250, -0240, -0230, -0210, -0200, -0220
Folio Number

4. Proposed use:

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

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

Total Acreage of Wetlands to be Impacted: 18.72

A. Lake Excavation or Dredging:

1. Total wetland acreage to be excavated or dredged: NA
2. Cubic yards: Total for Project: NA
   a. Depth of excavated/dredged area:
   b. Type of material to be excavated/dredged:

B. Placement of Fill

1. Total wetland acreage to be filled: 18.72
   a. Cubic yards: 60,403
2. Type of material to be used: CLEAN FILL
3. Source of fill material to be used: LOCAL ROCK PIT

CONTINUED ON NEXT PAGE

5. Description of Project (continued)

C. Agriculture

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

2. Total area to be bedded for planting NA

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:

_____

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	ASAP

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

		State*	Corps*
A. Denied (date)			
B. Issued (date)	9/13/2007	ERP #13-03800-P	

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)

TRACTS 17, 18, 19 AND 20 OF "REVISED PLAT FLORIDA CITY PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, AT PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA TOGETHER WITH ALL ROADS LYING ADJACENT TO SAID TRACTS CLOSED BY RESOLUTION 95-1.

TOGETHER WITH;
LOTS 29 AND 30 IN BLOCK 20 OF "FLORIDA CITY PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 53 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

X _____
Signature

Eduardo Rodriguez
Print Name

President, Aquarela Homes, Inc.
Official Title

Sworn and subscribed before me at Miami Dade county, this 3 day of November

Crista Stefanick
COMMISSION # DD880217
EXPIRES: FEB. 13, 2010
www.AARONNOTARY.com

_____
Notary Public

My commission expires: _____

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

A. I authorize the agent listed in Item #2 to negotiate modifications or revisions, when necessary, and accept or assent to any requirements on my behalf.

B. I agree to provide entry to the project site for inspectors with proper identification or documents from Miami-Dade County Department of Environmental Resources Management for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work if a permit is granted.

C. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the required state, federal or local permits **before** commencement of construction activities. I also understand that before commencement of this proposed project I must be granted separate permits or authorizations from the U.S. Army Corps of Engineers, the Department of Environmental Protection and the South Florida Water Management District, as necessary.

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

X _____ 11-3-09

Signature of Applicant(s) — Date

Eduardo Rodriguez

Print Name

President, Aquarela Homes, Inc.

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

Aquarela Homes, Inc.

Aquarela Homes, Inc. site

Text Street Annotation
Major Streets
Parcels
Canvas
33
57

COPYRIGHT NOTICE AND DISCLAIMER

[illegible]

This map is NOT INTENDED TO BE USED TO DETERMINE THE LOCATION OF JURISDICTIONAL WETLANDS [illegible]

SCALE: 1 inch = 420.39 Feet

PAVING, GRADING & DRAINAGE
DOLPHIN HOMES FIRST ADDITION

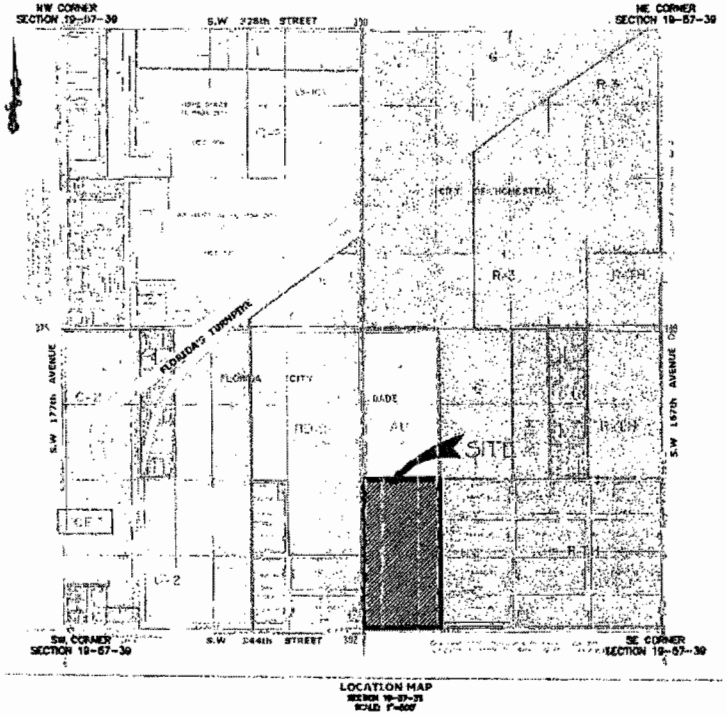
INDEX OF SHEETS

SHEET PD-1: COVER SHEET
SHEET PD-2: PAVING, GRADING AND DRAINAGE PLAN SHEET
SHEET PD-3: TABLES, DETAILS AND TYPICAL SECTIONS
SHEET PD-4 TRAFFIC PLAN

LEGEND:

	EXISTING	PROPOSED
Power Pole		
Telephone Pole		
Combination Pole		
Guy Wire And Anchor Pin		
Light Pole		
Gas Main		
Water Main		
Sanitary Sewer		
Storm Sewer (C.M.P.)		
French Drain		
Pavement		
Curb Inlet (1)		
Curb Inlet (2)		
Catch Basin (3)		
Drainage Flow		
Curb		
Curb And Gutter		
Manhole		
Manhole Number		
Sewer Lateral (Per SS-1.0)		
Fire Hydrant		
Tee		
Gate Valve		
Reducer		
Bends, (90°, 45°, 22-1/2°, 11-1/4°)		
Cross		
Double Service Per WS 2.12		
Single Service Per WS 2.10		
Plug At Flush Valve Outlet		
Fitting Number		
Sewage Flow Direction		
Elevations	+7.88	+7.88
Drainage Structure Number		
Asphalt		

PROPOSED BY OTHERS



LOCATION MAP
SECTION 19-57-39
SCALE 1"=600'

NEW ASPHALT BY THIS PROJECT
DENOTES EXISTING PAVEMENT & ROADWAYS

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW !!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

COUNTY FLOOD CRITERIA ELEVATION = 6.3
FEDERAL FLOOD CRITERIA ELEVATION = ZONE "A", ELE=7.00
FLOOD ZONE FIRM MAP PANEL No. - 12025C0385J
WATER TABLE ELEVATION OCT. M.W. = 3.00

DESCRIPTION:
SUBJECTS 17, 18, 19 AND 20 OF "REVISED PLAT NUMBER FIVE PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND
LOTS 28 AND 29 IN BLOCK 24 OF "FLORIDA CITY PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND
ALL RIGHT OF WAY SHOWN HEREON TO BE ABANDONED.

ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING A GROSS AREA OF 823,432 SQ. FEET (18.90 ACRES) AND A NET AREA OF 823,432.36 SQUARE FEET (18.90 ACRES).

GENERAL NOTES

1. All work to be in compliance with the requirements of and acceptable to Dade County Public Works Department, D.E.R.M. and S.F.W.M.D.
2. Existing utilities as shown are plotted from the best available sources, however neither the Engineer nor the Owner guarantee their accuracy. Any additional cost due to conflict between proposed improvements and existing utilities shall be the sole responsibility of the Contractor.
3. Contractor to clear and grub right of way and cut roadway to subgrade; Utility contractor to be notified and sewer and water lines to be installed at that time. All debris and material not suitable for fill to be removed from job site. All surplus material to be spread and leveled on abutting lots as directed by the Engineer.
4. It is the obligation of the bidder or the contractor to make his own investigation and satisfy himself fully of subsurface conditions prior to submitting his bid. Failure to do so will not relieve him of his obligation to complete the work fully and acceptable to the engineer and the owner for the consideration set forth in his bid.
5. Contractor to verify to his own satisfaction all those quantities and items encompassed in this project prior to completion of his bid. Any discrepancies shall be brought to the attention of the engineer in writing.
6. Contractor shall exercise all care and caution in protecting all utilities during completion of his work. In the event of damage, the contractor shall immediately notify the appropriate Utility Co..Any and all cost incurred due to damage shall be the sole responsibility of the contractor.
7. Contractor shall provide his own line and grade from horizontal and vertical control. Contractor shall also provide "AS BUILT" grades certified by a registered Land Surveyor as required by Dade County.
8. Contractor to provide proctor and field density tests on limerock Base as required by the Engineer. In the event of field density test failures, the contractor shall rework the base and/or subgrade as required and provide additional test(s) as required and at his own expense.
9. All swale sections in rock or marl areas WILL be constructed at the same straight grade.
10. Catch basins and pavement around catch basins all to be constructed in accordance with D.C.P.W.D. Standard Details NO. SD 2.6.
11. Drain field and pipe to be constructed in accordance with Miami-Dade County Public Works Department Standard Details No. SD 1.1 and in accordance with Miami-Dade County D.E.R.M. requirements, including baffles as required.
12. All elevations refer to N.G.V.D., 1929 DATUM.
13. The perimeter of the property must be set at the elevations shown in the plans (no lower than 7.83 NGVD, see cross sections details). Minimum finished floor elevation = 8.00
14. Contractor To provide a letter to the owner and engineer prior to commencing final inspection certifying that construction and materials used in the building of the streets, water, sewer and drainage facilities, etc., were done in accordance with the approved engineer drawings and are in compliance with the requirements of Dade County.
15. Street signs to be installed in accordance with Dade County Public Works Department Standard Details R-18.1 and R-18.2.
16. Net Area of property: 823,432 square feet or 18.903 Acres more or less.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That 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 STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

Pedro R. Garrido, P.E.
Civil Engineer No. 34238
State of Florida
For The Firm

APPROVED
AUG 24 2005
DERM
Environmental Resources Regulation Division

No.	DATE	Dr.	APPR.	REVISION DESCRIPTION
3	07-22-05	C.M.	R.G.	CHANGED PROPOSED ELEVATIONS
4	09-29-05	C.M.	R.G.	CHANGED FINISH FLOOR ELEVATIONS
5	04-07-06	J.S.	M.L.	CITY COMMENTS
6	01-14-08	J.S.	M.L.	Department of Env. Resources Mang.

Chkd. P. Garrido
Drawn R.C.
Chief P. Garrido
Appr. P. Garrido
Date April, 2005

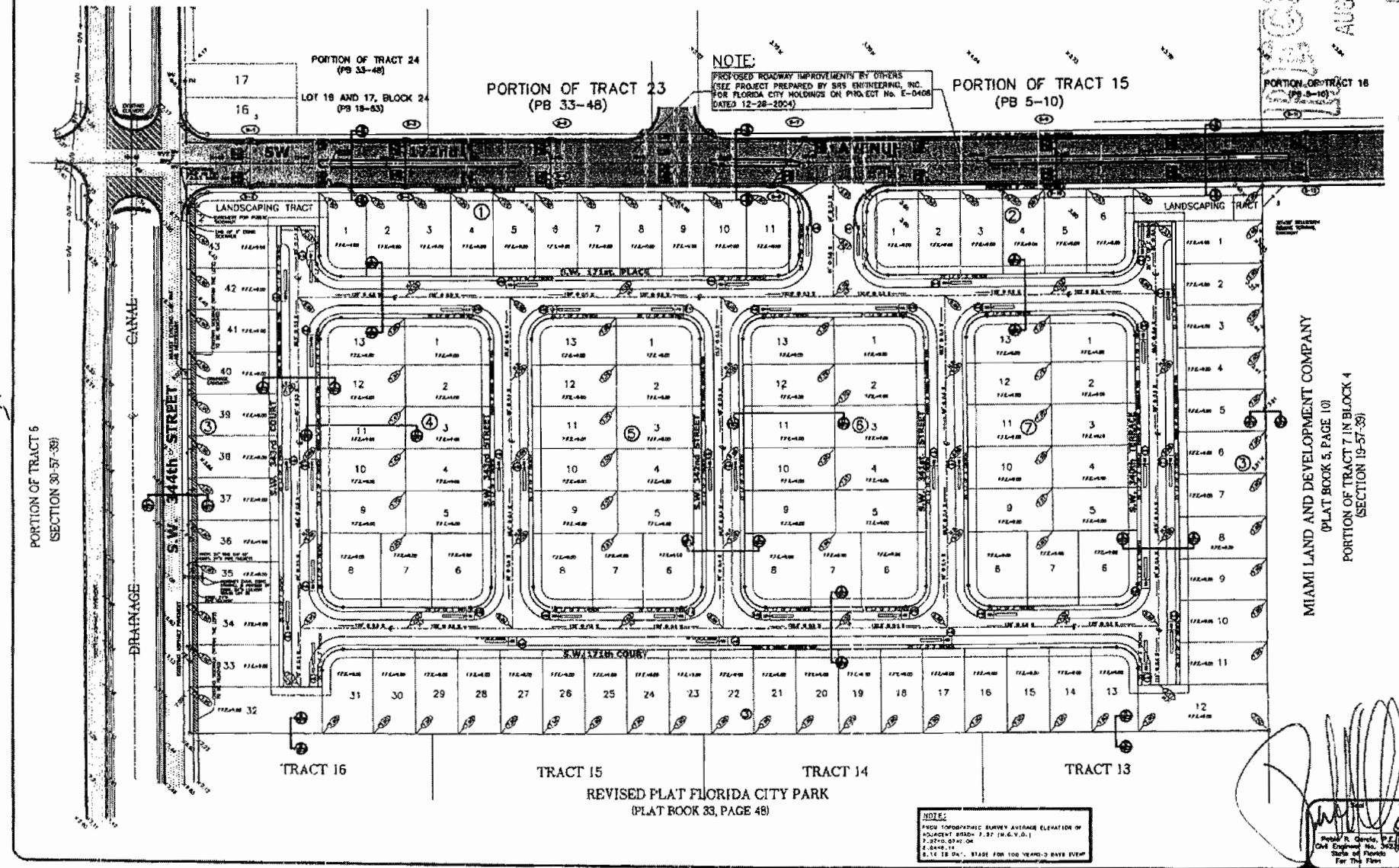
DOLPHIN HOMES FIRST ADDITION
PAVING, GRADING & DRAINAGE PLAN
S.W. 344th STREET & S.W. 172nd AVENUE

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6557 State of Florida
7720 N.W. 146 th St. Miami Lakes, Florida 33016
Ph: (305) 823-3737
Fax (305) 823-3772

Proj. No. 002280
Sheet PD-1
1 of 8

DOLPHIN HOMES FIRST ADDITION

SCALE: 1"=50'



NOTE:
FROM TOPOGRAPHIC SURVEY AVERAGE ELEVATION OF ADJACENT ROAD= 7.37 (N.G.V.D.)
7.37+0.67=2.04
8.04+8.14
8.14 IS DAY. STAGE FOR 100 YEARS-3 DAYS EVENT

No.	DATE	BY	APPR	REVISION DESCRIPTION
1	07-22-05	C.M.	R.C.	CHANGED PROPOSED ELEVATIONS
2	08-29-05	C.M.	R.C.	CHANGED FINISH FLOOR ELEVATIONS
3	04-07-05	J.B.	J.M.	CITY COMMENTS
4	01-14-08	J.B.	J.M.	[illegible]

Dwg P. Garcia
Drwn R.C.
Chkd P. Garcia
Appv P. Garcia
Date April, 2005

DOLPHIN HOMES FIRST ADDITION
PAVING, GRADING & DRAINAGE PLAN
S.W. 344th STREET & S.W. 172nd AVENUE

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-8706, AA-2777, LB-8507 State of Florida
7728 N.W. 148 th St. Miami Lakes, Florida 33016
Ph: (305) 823-3777
Fx: (305) 823-3172

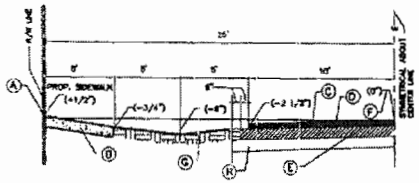
Pablo R. Garcia, P.E.
Civil Engineer No. 36239
State of Florida
For The Firm

PD-2
2 of 5

RECEIVED
AUG 24 2005
DERM

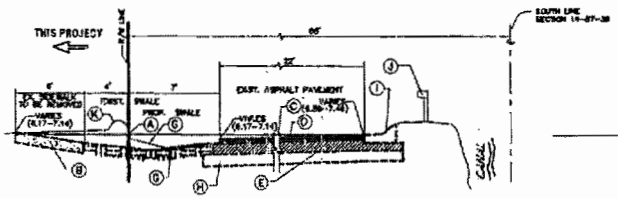
51

DOLPHIN HOMES FIRST ADDITION



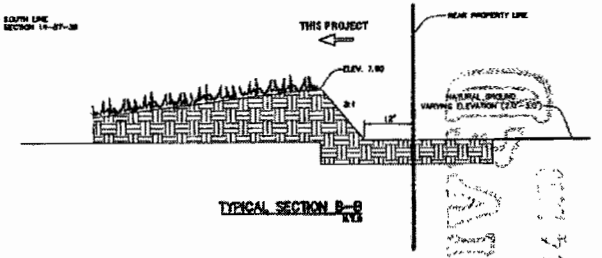
TYPICAL SECTION A–A
N.T.S.

(A) RIGHT-OF-WAY LINE AT OR ABOVE FLOOD CRITERIA
(B) CONCRETE SIDEWALK
(C) LEVEL LINE
(D) ASPHALTIC CONCRETE SURFACE COURSE 1" THICK (CONTRACT)
(E) BASE COURSE, PRIMED ENTIRE WIDTH (6")
(F) OFFSET FROM LEVEL LINE
(G) SWALE (SOLID SOD), SEE 114.6 FOR SPECIAL DRAINAGE CONDITION
(H) STABILIZED SUBGRADE (12")
(I) EX. 2' CURB & GUTTER (TYPE "E" MEDIAN CURB)
(J) EX. GUARDRAIL
(K) PROPOSED BERM AT TOP ELEV.=7.00



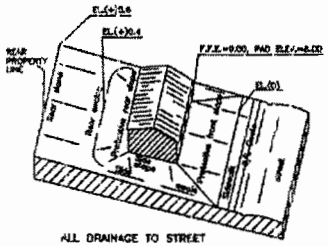
TYPICAL SECTION C–C
N.T.S.

(A) RIGHT-OF-WAY LINE AT OR ABOVE FLOOD CRITERIA
(B) EXISTING CONCRETE SIDEWALK TO BE REMOVED
(C) LEVEL LINE
(D) EXISTING ASPHALTIC CONCRETE SURFACE
(E) EXISTING BASE COURSE, PRIMED ENTIRE WIDTH (6")
(F) EXISTING SWALE
(G) SWALE (SOLID SOD), SEE 114.6 FOR SPECIAL DRAINAGE CONDITION
(H) EXISTING STABILIZED SUBGRADE (12")
(I) EX. 2' CURB & GUTTER (TYPE "E" MEDIAN CURB)
(J) EX. GUARDRAIL
(K) PROPOSED BERM AT TOP ELEV.=7.00

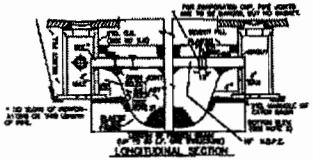


TYPICAL SECTION B–B
N.T.S.

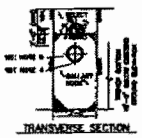
ITEM	GRADE SET	SPEC. REF
STABILIZATION		SEE 12
CONCRETE SIDEWALK	6.125	SEE 7.1
ASPHALTIC CONCRETE		SEE 1.31
BASE COURSE		SEE 12



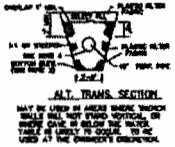
ALL DRAINAGE TO STREET
LOT GRADING
SECTION D–D
N.T.S.



LONGITUDINAL SECTION



TRANSVERSE SECTION



ALT. TRANS. SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL OR WHERE DUE TO BELOW THE WATER TABLE IS LIKELY TO COLLAPSE. TO BE USED AT THE ENGINEER'S DISCRETION.

STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	PIPE CENTERLINE TOP OF PIPE ELEV.	GRATE ELEV.	SIZE	CAPACITY OF GRATE	CAPACITY OF TOP SLAB	WIDTH OF STRUCTURE
S-1	PRECAST INLET	5.58	7.0	18"	3'	18"	5.0
S-2	PRECAST INLET	5.58	7.0	18"	3'	18"	5.0
S-3	PRECAST INLET	5.58	7.0	18"	3'	18"	5.0
S-4	PRECAST INLET	5.41	7.0	18"	3'	18"	5.0
S-5	PRECAST INLET	5.08	7.0	18"	3'	18"	5.0
S-6	PRECAST INLET	4.58	7.0	18"	3'	18"	5.0
S-7	PRECAST INLET	4.08	7.0	18"	3'	18"	5.0
S-8	PRECAST INLET	3.58	7.0	18"	3'	18"	5.0
S-9	PRECAST INLET	3.08	7.0	18"	3'	18"	5.0
S-10	PRECAST INLET	2.58	7.0	18"	3'	18"	5.0
S-11	PRECAST INLET	2.08	7.0	18"	3'	18"	5.0
S-12	PRECAST INLET	1.58	7.0	18"	3'	18"	5.0
S-13	PRECAST INLET	5.58	7.0	18"	3'	18"	5.0
S-14	PRECAST INLET	5.33	7.0	18"	3'	18"	5.0
S-15	PRECAST INLET	4.92	7.0	18"	3'	18"	5.0
S-16	PRECAST INLET	4.75	7.0	18"	3'	18"	5.0
S-17	PRECAST INLET	4.58	7.0	18"	3'	18"	5.0
S-18	PRECAST INLET	4.41	7.0	18"	3'	18"	5.0
S-19	PRECAST INLET	4.25	7.0	18"	3'	18"	5.0
S-20	PRECAST INLET	4.08	7.0	18"	3'	18"	5.0
S-21	PRECAST INLET	3.92	7.0	18"	3'	18"	5.0
S-22	PRECAST INLET	3.75	7.0	18"	3'	18"	5.0
S-23	PRECAST INLET	3.58	7.0	18"	3'	18"	5.0
S-24	PRECAST INLET	3.42	7.0	18"	3'	18"	5.0
S-25	PRECAST INLET	3.25	7.0	18"	3'	18"	5.0
S-26	PRECAST INLET	3.08	7.0	18"	3'	18"	5.0
S-27	PRECAST INLET	2.92	7.0	18"	3'	18"	5.0
S-28	PRECAST INLET	2.75	7.0	18"	3'	18"	5.0
S-29	PRECAST INLET	2.58	7.0	18"	3'	18"	5.0
S-30	PRECAST INLET	2.42	7.0	18"	3'	18"	5.0
S-31	PRECAST INLET	2.25	7.0	18"	3'	18"	5.0
S-32	PRECAST INLET	2.08	7.0	18"	3'	18"	5.0
S-33	PRECAST INLET	1.92	7.0	18"	3'	18"	5.0
S-34	PRECAST INLET	1.75	7.0	18"	3'	18"	5.0
S-35	PRECAST INLET	1.58	7.0	18"	3'	18"	5.0
S-36	PRECAST INLET	1.42	7.0	18"	3'	18"	5.0
S-37	PRECAST INLET	1.25	7.0	18"	3'	18"	5.0
S-38	PRECAST INLET	1.08	7.0	18"	3'	18"	5.0
S-39	PRECAST INLET	0.92	7.0	18"	3'	18"	5.0
S-40	PRECAST INLET	0.75	7.0	18"	3'	18"	5.0

TOTAL L.F.=1,050

GENERAL NOTES FOR INLETS

SD 3.0 DADE COUNTY PUBLIC WORKS STANDARD

1. INLET STRUCTURES (PER 33-16) 48" "P"- ACCEPTABLE "B" SOLID SLAB STRUCTURE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST-IN-PLACE OR PRECAST.
2. WALL REINFORCEMENT AND DIMENSIONS ARE FOR EITHER CAST-IN-PLACE OR PRECAST CONCRETE. EXCEPT THAT FOR PRECAST CIRCULAR UNITS WITH DIMENSION C-76, 76MM IS FOR 3 WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IS IN ACCORDANCE WITH ASTM Specification C-478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED BY ASTM Spec Standard C-478 FOR PRECAST CIRCULAR UNITS.
4. SMOOTH FLOW CHANNELS CONSISTED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. CORNER FILLETS SHOWN ARE RECOMMENDED STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
6. STRUCTURES SHALL BE SECURED TO BELT TAPERS WHERE OR MANHOLE TOPS WITH A MINIMUM OF 4-3/4" x DIAM 1/2" LONG.
7. MORTAR USED TO SEAL PIPE INTO THE SHELL OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MINIMUM OPENING FOR PIPE SHALL BE MAX. PROJECTED O.D. + 2".
8. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-71)"
9. PROVIDE MOPE BAFFLE

EXFILTRATION TRENCH DETAIL

SD 4.1 SHEET 1 OF 1 N.T.S.

NOTES:
1. PLASTIC FILTER FABRIC (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 18"-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH HOSE WATER IN ORDER TO ALLOW FOR FINAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK SHALL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION TO TAKE THE SETTLEMENT. WORK WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE 5.0 MINO.
5. SEE SHEET 2 OF 3 OF SD 1.1 IN THE D.C.P.W. MANUAL

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AUG 24 2005
DERM
Environmental Resources Regulation Division

No.	DATE	BY	REVISION DESCRIPTION
1	07-22-05	C.M.	P.C. CHANGED PROPOSED ELEVATIONS
2	08-26-05	C.M.	P.C. CHANGED FROM FLOOR ELEVATIONS
3	04-07-06	J.B.	A.L. CITY COMMENTS
4	01-15-08	J.B.	A.L. Added Notes of Ex. Trench Detail

Proj. P. Garcia
Drwn. R.C.
Chkd P. Garcia
Appr. P. Garcia
Date MAR. 2005

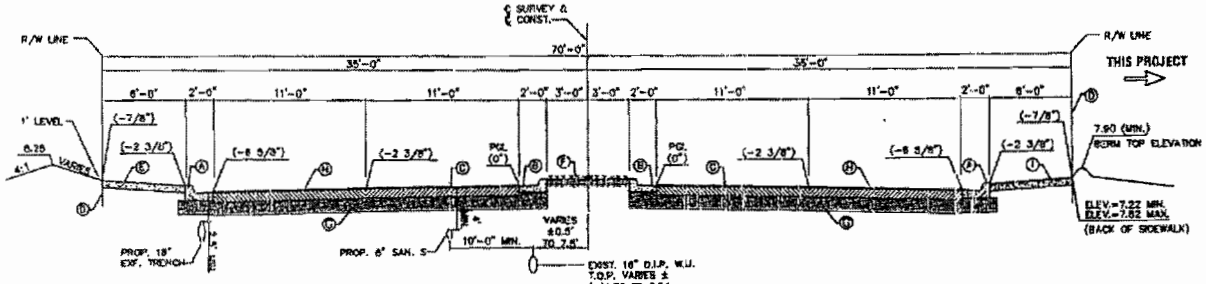
DOLPHIN HOMES FIRST ADDITION
PAVING, GRADING & DRAINAGE PLAN
S.W. 344th STREET & S.W. 172nd AVENUE

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificate No. EB-0002771, LB-0002937
14810 S.W. 26th Street, Miami, Florida 33185
Ph. (305) 553-1172 Fx. (305) 553-1173

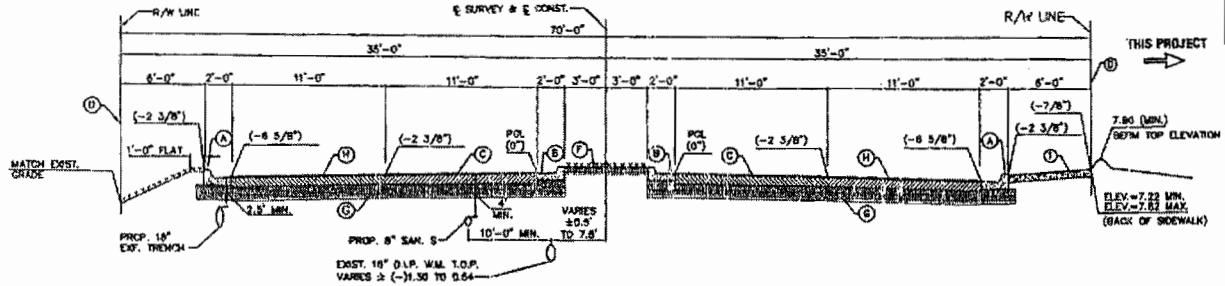
Pablo R. Garcia, P.E.
Civil Engineer No. 34336
State of Florida
For The Firm

Job No. 050280
Sheet: PD-3
3 of 3

DOLPHIN HOMES FIRST ADDITION



ROAD SECTION 'F-F' 70' R/W (S.W. 172 nd AVENUE) (REFER TO SHEET PD-2)
N.T.S.



ROAD SECTION 'E-E' 70' R/W (S.W. 172nd AVENUE) (REFER TO SHEET PD-2)
FROM STA. 10+45.67 TO 12+74.87
N.T.S.

LEGEND

- (A) 2'-0" CURB AND GUTTER TYPE "F" (BY OTHERS, SEE NOTE ON PAGE 2 OF 5)
- (B) 2'-0" MEDIAN CURB TYPE "C" (BY OTHERS, SEE NOTE ON PAGE 2 OF 5)
- (C) 6" BASE COURSE, PRIMED ENTIRE WIDTH (BY OTHERS, SEE NOTE ON PAGE 2 OF 5)
- (D) RIGHT-OF-WAY LINE AT OR ABOVE FLOOD CRITERIA
- (E) 6' CONCRETE SIDEWALK (BY OTHERS, SEE NOTE ON PAGE 2 OF 5)
- (F) SOLID SOD (BY OTHERS, SEE NOTE ON PAGE 2 OF 5)
- (G) 12" STABILIZED SUBGRADE (BY OTHERS, SEE NOTE ON PAGE 2 OF 5)
- (H) ASPHALTIC CONCRETE SURFACE COURSE 2" THICK (MIN.) TO BE PLACED IN TWO (2) LIFTS (BY OTHERS, SEE NOTE ON PAGE 2 OF 5)
- (I) 6' CONCRETE SIDEWALK (BY THIS PROJECT)

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AUG 24 2009
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Environmental Resources Regulation Dept.

Dwg	P. Garcia	No.	DATE	BY	APRV	REVISION DESCRIPTION
Drwn	R.C.	1	07-22-05	C.M.	R.C.	CHANGED PROPOSED ELEVATIONS
Chkd	P. Garcia	2	09-26-05	C.M.	R.C.	CHANGED FINISH FLOOR ELEVATIONS
Apvr	P. Garcia	3	04-07-08	J.B.	J.B.	CITY COMMENTS
Date	April, 2005	4	01-14-09	J.B.	J.B.	Department of Env. Resources Mining Engineering

DOLPHIN HOMES FIRST ADDITION
PAVING, GRADING & DRAINAGE PLAN
S.W. 344th STREET & S.W. 172nd AVENUE

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificate: CB-5705, AA-2777, LB-8507 State of Florida
7759 N.W. 148 th St. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fx: (305) 823-3172

Paolo R. Garcia, P.E.
CMI Engineer No. 34239
State of Florida
For The Firm

PD-4
4 of 5

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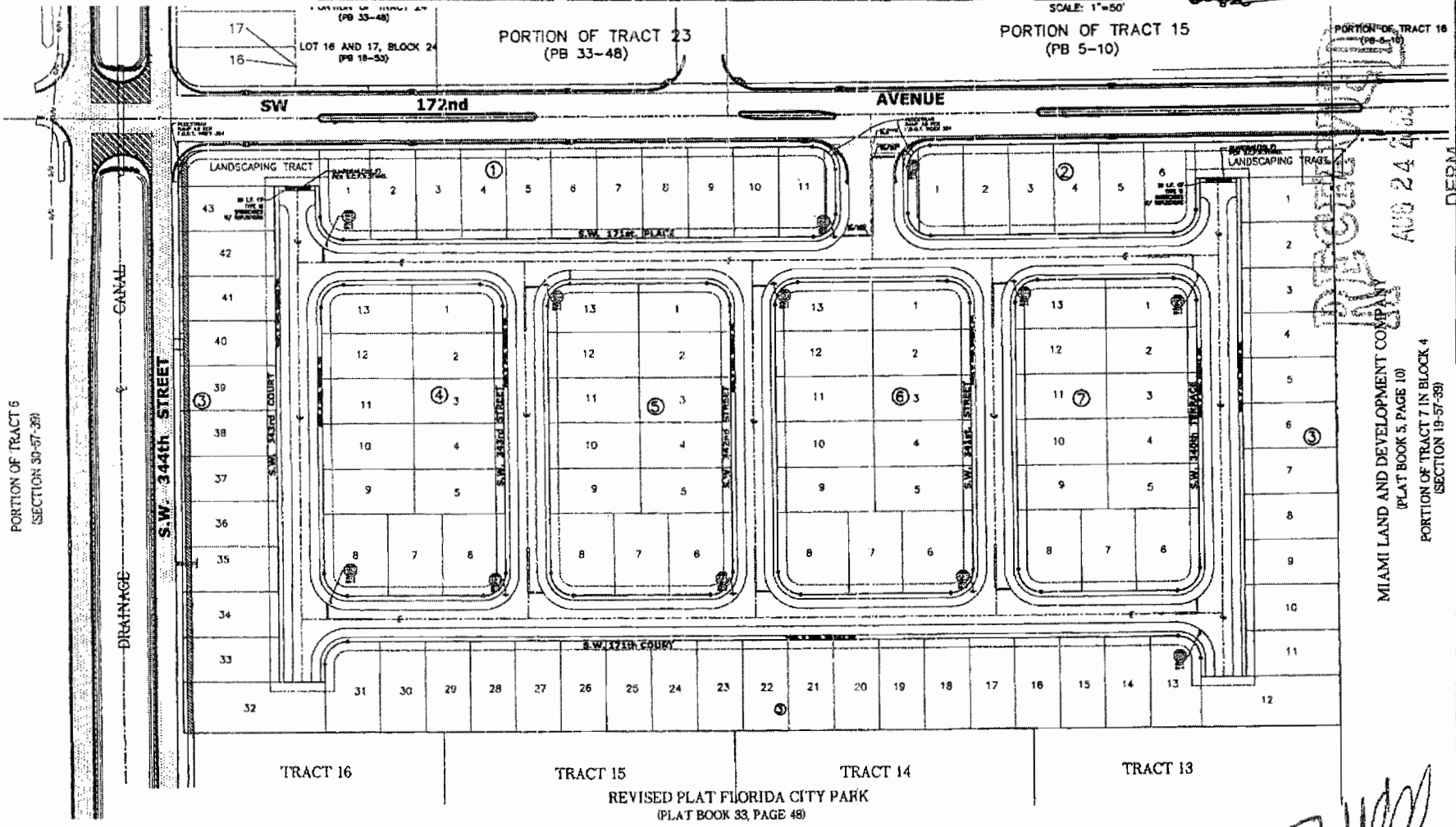
DOLPHIN HOMES FIRST ADDITION

SCALE: 1"=50'



TRAFFIC GENERAL NOTES & CONDITIONS:

1.- Engineer shall prepare signing & pavement markings plans on 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/x-walk where sidewalk is existing or proposed (ADA-PWM).

LEGEND:

50 L.F. 2-4" DOUBLE (Y)(Y)(R.R.M.S)(TYP.) W/ 24" (W)(Y)

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No.	DATE	BY	APPV	REVISION DESCRIPTION

DOLPHIN HOMES FIRST ADDITION

TRAFFIC PLAN

S.W. 344th STREET & S.W. 172nd AVENUE

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6704, AA-2777, LB-6607 State of Florida
7729 N.W. 145 th St. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fx: (305) 823-3172

Seal
Pablo R. Garcia, P.E.
Civil Engineer No. 54239
State of Florida
For The Firm

Job No. 050290

Sheet: PD-5
8 of 5

18

ATTACHMENT B

Applicants/Agents Letter

Engineer's Certification Letter

MacKen Environmental, Inc.
"Innovative Environmental Solutions"

PERMIT APPLICANT/ AUTHORIZED AGENT STATEMENT

October 27th, 2009

TO:
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 08-028, for the dredging and filling of 18.72 acres of wetlands for a residential development in Section 19, Township 57, Range 39, Miami-Dade County, Florida.

By the attached Class IV Standard Form permit application with supporting documents, I, Mr. Kenneth MacFarlane, am the permit applicant / applicant's authorized agent and hereby request permission to perform the following: dredge and fill 18.72 acres of wetlands for a residential development in Section 19, Township 57, Range 39, Miami-Dade County, Florida. 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 Resources Management. The permit applicant will secure the services of an engineer registered/licensed 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. Kenneth MacFarlane, President, MacKen Environmental, Inc.
Authorized Agent

9999 NE 2nd Avenue • Suite 513 • Miami Shores, FL 33138 • Ph: (305) 758-0550 • Fax: (305) 758-0551 • kenmacken@aol.com

Tri-County Engineering, Inc.

Engineers • Architects • Surveyors & Mappers
Certificates: EB-6706, AA-2777, LB-6507 State of Florida

ENGINEER LETTER OF CERTIFICATION

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

RE: Class IV Standard Form Permit Application Number FW 08-028, for the dredging and filling of 18.72 acres of wetlands for a residential development in Section 19, Township 57, Range 39, Miami-Dade County, Florida

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,

TRI-COUNTY ENGINEERING, Inc.
EB-6706 State of Florida

Pablo R. Garcia, P.E., VP.
Civil Engineer #34239
For the Firm

MAR 3 1 2009

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JUL 06 2009
Environmental Resources Regulation Division

7729 N.W. 146th Street • Miami Lakes, FL 33016 • Phone: 305-823-3737 • Fax: 305-823-3172

ATTACHMENT C

Zoning Approval Letter

DERM Water Control's Cut & Fill Approval

Mitigation Acceptance Letter

City of Florida City

Gateway to the Florida Keys and the Everglades

Community Development Department

May 8, 2009

Miami-Dade County DERM
Wetland Resources Section
701 NW 1st Court
Suite 400
Miami, Florida 33136

Re: Class IV Application Number FW08-028 Dolphin Homes for the Dredging and Filling of 18.72 Acres of Wetlands for the Construction of a Residential Development in Section 19, Township 57S, Range 39E, as shown on plans entitled Dolphin Homes, signed and sealed on 10/25/07

To Whom It May Concern:

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.

Sincerely,

William Kiriloff
Community Development Director

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JUL 08 2009
DERM
Environmental Resources Regulation Division

P.O. Box 343570 • 404 West Palm Drive • Florida City, Florida 33034-0570 • Telephone (305) 242-8178 • Fax (305) 242-9729

RECYCLED PAPER

Memorandum

MIAMI-DADE COUNTY

Date: September 11, 2009

To: Kathryn Skindzier, Biologist II
Wetlands Resources Section

From: Rogelio Mata, Engineer II RM
Water Control Section

Subject: Aquarela Homes, Inc. (Dolphin Homes First Addition)
Properties located on SW 344th Street and East of NE 6th Avenue
Folio nos. 16-7919-002-0210, -0220; 16-7919-003-0250,-0240, -0230,-0210, 0200 and 0220
FW 08-028 (2008-CLIV-PER-00028)

The Water Control Section has reviewed the paving and drainage plans entitled, "Paving, Grading & Drainage Dolphin Homes First Addition"signed and sealed by Pablo R. Garcia, P.E. and calculations and offers the following comments:

1) The subject property located at SW 344th Street and East of NE 6th Avenue , in Section 19-T57S-R39E, is not within an area of Fill Encroachment Requirements; therefore, Cut and Fill approval is not required from the Water Control Section, in connection with this application.

2) The water quality treatment and the water quantity design for the required 5-year/1-day storm event will be provided within the proposed stormwater management system. Therefore, the proposed work will not result in adverse environmental impacts to water quality or flood protection.

3) An Individual Environmental Resource Permit issued by the South Florida Water Management District, must be obtained before construction of the proposed surface water management system, or final plat approval.

If you should have any questions, please advice.

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SEP 11 2009

DERM
Environmental Resources Regulation Division

24

EVERGLADES
MITIGATION BANK

May 14, 2007

Attn: Eduardo Rodriguez
Aquarela Homes, Inc.
8000 West 84th Avenue #1
Hialeah, FL 33016

Re: Everglades Mitigation Bank Credit Reservation - Revised:
South Florida Water Management District Application No. 060404-13
U.S. Army Corps of Engineers Permit No. 2004-8665
Miami-Dade Department of Environmental Resources Management Permit No. FW 03-054
Aquarela Homes Project

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved the 7.0 Freshwater Herbaceous mitigation credits necessary to offset the unavoidable wetland impact for the above referenced project. Phase II of the EMB has a signed Mitigation Banking Instrument acknowledged by both FDEP and USACE and sufficient credits are currently available on the EMB ledger to offset the proposed impacts. The EMB acknowledges receiving a deposit for the above referenced credits.

Please contact me at 561-694-6388 for any additional information or questions regarding this matter.

Regards,

Joseph R. Sicbaldi
Asset Management

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JUN 06 2008
DERM
Environmental Resources Regulation Division

FPL

P.O. BOX 14000 JUNO BEACH FLORIDA 33408 WWW.FPL.COM/EMB

25

ATTACHMENT D

Adjacent Property Owner's List

BONITA POINTE ASSOCIATES
2121 PONCE DE LEON BLVD, PH # 2
CORAL GABLES, FL. 33134-5224

JFM DEVELOPMENT CORP.
3450 W. 84 ST., #201
HIALEAH, FL. 33018-4924

TOPTREZ, LLC
15500 NEW BARN ROAD, STE. 104
MIAMI LAKES, FL. 33014-217

ROYAL HOME VILLAS, LLC
9650 SW 107 AVENUE, STE. 107
MIAMI, FL. 33176-2759

CAJA DE A AHORROS DE GALICIA
CAIXA GALICIA COMPANY
1111 BRICKEL AVENUE, STE. 2100
MIAMI, FL. 33131

70 ACRES FLORIDA CITY, LLC
12951 SW 124 STREET, #2tb
MIAMI, FL. 33186-6404

FLORIDA CITY FARMS, LLC
12951 SW 124 ST. #2TB
MIAMI, FL. 33186-6404

AMERICAN FIN CORP INTL. INC
269 GIRALDA AVE. #203
CORAL GABLES, FL. 33134

DERM
Environmentally Endangered Lands Program
701 NW 1st Court, Ste. 400
Miami, Fl. 33136

ATTACHMENT E

Project Report

PROJECT REPORT

CLASS IV PERMIT APPLICATION NO. FW 08-028

Aquarela Homes, Inc

October 9, 2009

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 18.72 acres of wetlands. However, the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project.

2. Potential Cumulative Adverse Environmental Impact –The proposed project will result in minimal cumulative adverse environmental impacts. However, the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project within the subject property.

3. Hydrology - The proposed project, as designed, is not reasonably expected to adversely affect surface water drainage or retention of storm water.

4. Water Quality – The proposed project, as designed, is not reasonably expected to adversely affect applicable Miami-Dade County water quality standards.

5. Wellfields – The proposed project is not located within a wellfield protection area.

6. Water Supply – The proposed project is not reasonably expected to adversely affect the water supply.

7. Aquifer Recharge – The proposed project is not reasonably expected to adversely affect aquifer recharge.

8. Aesthetics - The proposed project is designed to be aesthetically compatible with the surrounding area.

9. Navigation – Not applicable.

10. Public Health - The proposed project is not reasonably expected to adversely affect the public health.

11. Historic Values – The proposed project is not reasonably expected to adversely affect historic values.

12. Archaeological Values – There is no known archaeological site located within the boundaries of this application.

13. Air Quality – The proposed project is not reasonably expected to adversely affect air quality.

14. Marine and Wildlife Habitats - The proposed project will result in the dredging and filling of 18.72 acres of wetlands. The wetlands that will be impacted within the project area have previously been farmed and have been allowed to revegetate. The disturbed wetlands are dominated with dense invasive exotic plant species, predominantly Brazilian-Pepper (*Schinus terebinthifolius*) and Burma reed (*Neyraudia reynaudiana*). The project site does not contain favorable habitat for endangered or threatened wildlife species or species of special concern. The potential use of the site by such species is minimal. Compensatory mitigation for the ecological impacts related to the loss of wetland functions will be accomplished by purchasing 7.0 freshwater herbaceous mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The wetland restoration and enhancement projects conducted within the Everglades Mitigation Bank has enhanced property in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade, and the implementation of a fire management program.

15. Wetland Soils Suitable for Habitat - The proposed project will result in the permanent removal of wetland soils. However, the mitigation, as set forth in Number 14, will result in the enhancement of existing wetland habitat and soils by restoring appropriate wetland elevations and removing exotics, thereby promoting re-vegetation with native wetland plant species and soil-vegetative interactions.

16. Floral Values - The proposed project will impact a mixture of invasive exotic wetland plants and native wetland hardwood species. However, the mitigation, as set forth in Number 14 above, will provide for the restoration of native wetland vegetation appropriate for promoting the natural ecosystem.

17. Faunal Values - The proposed project will disturb native wildlife habitat. However, the mitigation, as set forth in Number 14 above, will provide for high quality habitat for native fauna.

18. Rare, Threatened and/or Endangered Species – The proposed project is not reasonably expected to result in adverse impacts to rare, threatened or endangered species, or species of special concern.

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 criteria for development in this area. (see attachment C).

20. Wetland Values – The proposed project will result in the dredging and filling of 18.72 acres of wetlands. The project site was historically in agricultural cultivation, however, the agricultural operation has been left fallow for over 50 years. Wetland hydrology has been altered by remnant agricultural ditches and berms. In addition to the berms, surrounding developments, drainage canals, and roadways have further altered the on-site wetlands, isolating them from the adjacent historic slough system. As a result of these disturbances the wetlands within the project area are currently characterized as forested wetlands dominated with invasive exotic vegetation, mostly Brazilian pepper (*Schinus terebinthifolius*) and Burma reed (*Neyraudia reynaudiana*). 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 Florida City Community Development Department has determined the proposed usage does not violate any zoning law applicable to the area of the proposed work. (See Attachment C)

22. Recreation – The proposed project does not conflict with the recreation elements of the Miami-Dade County Comprehensive Development Master Plan and/or the Biscayne Bay Management Plan.

23. Other Environmental Values Affecting the Public Interest – There are no other known environmental factors that will affect the public interest.

24. Standard Construction Procedures and Practices and Design and Performance Standards - The proposed project complies with the standard construction procedures and practices and design and performance standards of the applicable portions of the following:

    a. Miami-Dade County Public Works Manual
    b. Chapter 33B of the Code of Miami-Dade County

25. Comprehensive Environmental Impact Statement (CEIS) - In the opinion of the Director, the proposed mitigation plan will compensate for the loss of wetland values associated with the proposed project. As such, a CEIS was not required by DERM to evaluate the proposed project.

26. Conformance with All Applicable Federal and State Laws and Regulations – The proposed project is in conformance with the following applicable State, Federal and local laws and regulations:

    a. United States Clean Water Act (US Army Corps of Engineers and US Environmental Protection Agency)

    b. Federal Endangered Species Act (US Fish & Wildlife Service)

    c. Florida Department of Environmental Protection Regulations

d. Chapter 24 of the Code of Miami-Dade County

e. Rules of the South Florida Water Management District

f. Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District

27. Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP) – In the opinion of DERM, the proposed land use is consistent with the CDMP. Specifically, the proposed project complies with the following CDMP Elements and Policies:

LAND USE ELEMENT:

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

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

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT:

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

Objective 3/Policies 3A, 3B, 3D - Wellfield protection areas. - The proposed project is not located within a Wellfield protection area. The project, as designed, is not reasonably expected to adversely affect the water quality reaching the Florida City Wellfield.

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

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

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

Objective 6/Policy 6D - Suitable fill material for the support of development. – The proposed project will not cause premature urban encroachment. The proposed project must use suitable fill material in order to meet the requirements of Chapter 24 of the Code of Miami-Dade County.

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

Objective 9/Policies 9A, 9B, 9C - Protection of habitat critical to Federal or State-designated threatened or endangered species. - The proposed project is not reasonably 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 Florida City Planning and Zoning Department has determined the proposed usage does not violate any zoning law applicable to the area of the proposed work. (See Attachment C)

33. Coastal Resources Management Line – Not Applicable.

34. Maximum Protection of a Wetland's Hydrological and Biological Functions Through Adherence to the Following Fill Limitations: -

i) Placement of the minimum fill necessary to provide for the land usage alternative which results in the least adverse environmental impact and the least cumulative adverse environmental impact – The proposed project uses the minimum amount of fill necessary to provide for the proposed land usage alternative.

ii) Placement of temporary fill pads and fill roads for the purpose of conducting rock mining. - Not applicable.

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

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

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

24-48.3 (4) Clean Fill in Wetlands - The proposed project involves the placement of clean fill material only as defined in Section 24-5 of the Code of Miami-Dade County.

24-48.3 (6) Basin Fill Criteria – The proposed project complies with criteria for the total volume of fill material placed on a project. Specifically, the drainage plans and calculations for the subject project demonstrate the project meets the water quality and water quantity for stormwater. The project is located outside of the Cut and Fill Basins.

SUMMARY

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

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Environmental Resources Regulation Division

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Wetland Resources Section