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

# Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 5(I)

Resolution No. R-531-12

**Date:** July 3, 2012

**To:** Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez
Mayor

**Subject:** Resolution Relating to an Application by Blue Palms Development, LLC for a Class I Permit to Fill 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 16375 Biscayne Boulevard in the City of North Miami Beach

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Attached, please find for your consideration an application by Blue Palms Development, LLC for a Class I permit and 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 and a proposed resolution approving the issuance of the Class I permit and accepting the restrictive covenant.

Jack Osterholt, Deputy Mayor

# Memorandum

MIAMI-DADE COUNTY

**Date:** June 8, 2012

**To:** Carlos Gimenez
Mayor

**From:** Jack Osterholt, Deputy Mayor, Director
Department of Regulatory and Economic Resources

**Subject:** Resolution Relating to an Application by Blue Palms Development, LLC for a Class I Permit Application to Fill 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 16375 Biscayne Boulevard in the City of North Miami Beach

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**Recommendation**
I have reviewed the attached application for a Class I permit and the restrictive covenant proffered by Blue Palms Development, LLC. Based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County (Code), Florida, I recommend that the Board of County Commissioners (Board) approve the issuance of a Class I permit and accept the restrictive covenant for the reasons set forth below.

**Scope**
The site is located at 16375 Biscayne Boulevard, North Miami Beach, in Commissioner Heyman's District 4.

**Fiscal Impact/Funding Source**
Not applicable

**Track Record/Monitor**
The Coastal Resources Section Manager in the Miami-Dade Department of Regulatory and Economic Resources will monitor the terms and conditions of this permit.

**Background**
The subject Class I permit application requests authorization to fill 0.509 acres of low quality halophytic (salt tolerant) wetlands for the construction of a residential development on two undeveloped parcels located along the Oleta River at 16375 Biscayne Boulevard in the City of North Miami Beach. The proposed project is required to be reviewed and approved by the Board at a public hearing because the scope of work is not specifically referenced in Section 24-48.2 of the Code as work that can be processed administratively with a short form application. Therefore, a standard form application including a public hearing is required.

In October 1998, the former owner of the parcels applied for a joint Class I/Class IV permit to fill low-quality halophytic and freshwater wetlands for the construction of a commercial development. On May 13, 1999, the Environmental Quality Control Board granted a variance from Section 24-48.3(2) of the Code for the proposed filling which did not meet the dredge and fill criteria listed in the Code. On December 7, 1999, the Board approved Resolution No. R-1258-99, authorizing the proposed filling and the acceptance of a Restrictive Covenant Running with the Land in Favor of Miami-Dade County. The restrictive covenant included two conservation easements to protect the higher quality mangrove-dominated halophytic wetlands within the parcels. On May 16, 2001, a joint Class I/Class IV permit was issued for the proposed work but the permit expired prior to the development of the jurisdictional wetland areas.

In 2004, Blue Palms Development, LLC purchased the parcels and applied for a new Class I permit to authorize the filling of the previously authorized areas, now only halophytic wetlands, for the construction of residential condominiums. On April 15, 2005, the Environmental Quality Control Board granted a variance from Section 24-48.3(2) of the Code for the proposed filling work which did not meet the dredge and fill criteria listed in the Code. On December 16, 2008, the Board approved Resolution No. R-1422-08, authorizing the proposed filling of halophytic wetlands, but the applicant did not obtain a Class I permit within the time period specified in Section 24-48.19 of the Code. Therefore, a new Class I permit application is required. At this time, the parcels remain undeveloped and the applicant is seeking authorization to perform the work as previously permitted.

Pursuant to Section 24-48.4 of the Code, potential adverse environmental impacts and cumulative adverse environmental impacts for a proposed project must be avoided and minimized. The proposed 0.509 acre impact area is an isolated pocket of degraded halophytic wetlands. The northern shoreline of the parcels has eroded naturally over time, and the only halophytic wetland vegetation that remains in that area is located outside of the property boundaries. The high-quality wetlands dominated by mature mangroves and green buttonwoods located along the eastern boundary of the parcels have experienced natural changes as well. In order to accurately reflect the current site conditions, the conservation easement boundaries established during the 1999 Class I permit process have been modified to correspond with the location of existing high quality halophytic wetlands within the property boundaries. In addition, in order to preserve the high-quality wetlands on site, the applicant has incorporated a vegetated buffer area within the modified conservation easement. The new restrictive covenant included in this application will reference the new conservation easement and require that the applicant remove invasive exotic plant species as well as monitor and maintain the area in perpetuity. Mitigation for unavoidable environmental impacts has been satisfied through the purchase of 0.2 credits from the Florida Power & Light Company's Everglades Mitigation Bank.

The proposed project has been designed in accordance with all relevant Miami-Dade County coastal construction criteria and is consistent with all other Miami-Dade County coastal protection provisions. Please find attached a Department of Regulatory and Economic Resources Project Report which sets forth the reasons the proposed project is recommended for approval by the Department of Regulatory and Economic Resources pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code.

**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: Environmental Quality Control Board Order No. 05-19
Attachment F: Restrictive Covenant Running with the Land in Favor of Miami-Dade County
Attachment G: Department of Regulatory and Economic Resources Project Report

# MEMORANDUM
**(Revised)**

**TO:** Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

**DATE:** July 3, 2012

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

**SUBJECT:** Agenda Item No. 5(I)

**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**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(I)
7-3-12

RESOLUTION NO. R-531-12

RESOLUTION RELATING TO AN APPLICATION BY THE BLUE PALMS DEVELOPMENT, LLC FOR A CLASS I PERMIT TO FILL 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 16375 BISCAYNE BOULEVARD IN THE CITY OF NORTH MIAMI 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 Blue Palms Development, LLC for a Class I permit to fill 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 16375 Biscayne Boulevard in the City of North Miami 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 **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

| | | | |
|---|---|---|---|
| Joe A. Martinez, Chairman | | | **aye** |
| Audrey M. Edmonson, Vice Chairwoman | | | **aye** |
| Bruno A. Barreiro | **aye** | Lynda Bell | **aye** |
| Esteban L. Bovo, Jr. | **aye** | Jose "Pepe" Diaz | **aye** |
| Sally A. Heyman | **aye** | Barbara J. Jordan | **absent** |
| Jean Monestime | **aye** | Dennis C. Moss | **aye** |
| Rebeca Sosa | **aye** | Sen. Javier D. Souto | **absent** |
| Xavier L. Suarez | **aye** | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of July, 2012. 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: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. CHC for ASR

Abbie Schwaderer-Raurell

# Attachment A

# Class I Permit Application

MIAMI-DADE COUNTY

# Class I Permit Application

**FOR DEPARTMENTAL USE ONLY**

| Date Received: | Application Number: |
|---|---|
| November 24, 2010 | 2010-CLIPER-00293 |
| | Application Fee: $1,020 / Permit $1,020 |

**Application must be filled out in its entirety. Please indicate N/A for non-applicable fields.**

**1. Applicant Information:**
Name: Blue Palms Development, LLC
Address: 12895 SW 132nd Street, #200
Miami, Florida Zip Code: 33186
Phone #: 305-971-0102 Fax#: 305-971-0662
Email:
* This should be the applicant's information for contact purposes.

**2. Applicant's Authorized Permit Agent:**
Agent is allowed to process the application, furnish supplemental information relating to the application and bind the applicant to all requirements of the application.
Name: Development Consulting Group, Inc
Address: 12855 SW 132nd Street, #206
Miami, Florida Zip Code: 33186
Phone #: 305-253-1970 Fax #: 305-253-0897
Email: alberto@dcghome.com

**3. Location where proposed activity exists or will occur (latitude and longitude are only necessary for properties without address or folio #):**
Folio #(s): 07-2216-042-0050 and 07-2216-042-0060 Latitude: Longitude:
Street Address: 16375 Biscayne Blvd Section: 16 Township: 52S Range: 42E
In City or Town: North Miami Beach Near City or Town:
Name of waterway at location of the activity: Oleta River

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

- ☐ Seawall
  - ☐ New/Replacement Seawall
  - ☐ Seawall Cap
  - ☐ Batter Piles
  - ☐ King Piles
  - ☐ Footer/Toe Wall
  - ☐ Riprap
- ☐ Dock(s)
- ☐ Pier(s)
- ☐ Viewing Platform
- ☐ Boatlift
- ☐ Mooring Piles
- ☐ Fender Piles
- ☐ Davits
- ☐ Dredging
  - ☐ Maintenance
  - ☐ New
- ☒ Filling
- ☐ Mangrove Trimming
- ☒ Mangrove Removal
- ☐ Other:

Estimated project cost = $32,847

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

E.D.M.S. (THIS DOCUMENT HAS BEEN DIGITALLY IMAGED, IF MODIFIED, PLEASE RESUBMIT FOR SCANNING.)

**5. Proposed Use (check all that apply):**

- Single Family
- Multi-Family
- ☐ Private
- ☐ Public
- ☒ Commercial
- ☐ Industrial
- ☐ 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):
Vessel Make/Model (If known):
Draft (s)(range in inches.): Length (s)(range in feet.):
Total Number of Slips:

**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 |
|---|---|---|---|---|
| SFWMD | ERP MOD | 070413-15 | 4/13/2007 | 3/23/2010 |

RECEIVED NOV 24 2010 DERM Coastal Resources Section Natural Resources Regulation & Restoration Division (NRRRD)

**8. Contractor Information (If known):**

Name: SH COMMUNITIES License # (County/State): CBC057267

Address: 12895 SW 132nd Street, #200 Miami, Florida Zip Code: 33186

Phone #: 305-971-0102 Fax #: 305-971-0662 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.D.M.S.
THIS DOCUMENT HAS BEEN DIGITALLY IMAGED. IF MODIFIED, PLEASE RESUBMIT FOR SCANNING.
RE-SCANNED

- 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.)

| Blue Palms Development, 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. *****

| | Gerardo Aguirre | Manager | 1/22/10 |
|---|---|---|---|
| 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

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Natural Resources Regulation & Restoration Division (NRRRD)

## 10. WRITTEN CONSENT OF THE PROPERTY OWNER OF THE AREA OF THE PROPOSED WORK

I/We are the fee simple owner(s) of the real property located at 16375 Biscayne Blvd Miami-Dade County, Florida, otherwise identified in the public records of Miami-Dade County as Folio No. 07-2216-042-0050 and 0060. I am aware and familiar with the contents of this application for a Miami-Dade County Class I Permit to perform the work on or adjacent to the subject property, as described in Section 4 of this application. I possess the riparian rights to the area of the proposed work (if applicable) and hereby consent to the work identified in this Class I Permit application.

### A. IF THE OWNER(S) IS AN INDIVIDUAL

| Signature of Owner | Print Owner's Name | Date |
|---|---|---|
| | | |
| Signature of Owner | Print Owner's Name | Date |

### B. IF THE OWNER IS OTHER THAN AN INDIVIDUAL OR NATURAL PERSON
(Examples: Corporation, Partnership, Joint Venture, Trust, LLC, LLP, etc.)

| Print Name of Owner (Enter the complete name as registered) | Type (Corp, LLC, LLP, etc.) | State of Registration/Incorporation |
|---|---|---|
| Blue Palms Development, LLC | LLC | Florida |

Address of Owner: 12895 SW 132nd Street, #200 Miami, Florida 33186

**Under the penalty of perjury, I certify that I have the authority to sign this application on behalf of the Owner, to bind the Owner, and if so required to authorize the issuance of a bond on behalf of the Owner. (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 |
|---|---|---|---|
| | Gerardo Aguirre | Manager | 11/22/10 |
| Signature of Authorized Representative | Print Authorized Representative's Name | Title | Date |

**Please Review Above**

Appropriate signature(s) must be included in:

Box 9: either A, B or C

***AND***

Box 10: either A or B

E. D. M. S.
THIS DOCUMENT HAS BEEN DIGITALLY INDEXED, IF MODIFIED, PLEASE SUBMIT FOR SCANNING.
RE-SCANNED

RECEIVED
MAR 04 2011
DERM Coastal Resources Section
Natural Resources Regulation & Restoration Division (NRRRD)

## Attachment B

## Owner/Agent Letter
## Engineer Certification Letter
## Project Sketches

development consulting group

planning • engineering • transportation
construction management

# Permit Applicant/ Authorized Agent Statement

May 4, 2012

Miami Dade County PERA
Class I Permitting Program
701 NW 1st Court
Miami FL, 33136

**Re: Class I Standard Form Permit Application Number 2010-CLI-PER-00293.**

By the attached Class I Standard Form permit application with supporting documents, I, Mr. Carlos Ballbe, President, Development Consulting Group, Inc., am the Applicant's Authorized Agent and hereby request permission to perform the work associated with Class I Permit Application 2010-CLI-PER-00293. 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 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 Permitting, Environment and Regulatory Affairs. 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.

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.

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MAY 11 2012

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

Respectfully submitted,

Mr. Carlos Ballbe, P.E.
President, Development Consulting Group, Inc.
Applicant's Authorized Agent

development consulting group, inc.
miami-dade • 12855 sw 132 street • suite 206 • miami, florida 33186 • p-305.253.1970 • f-305.253.0897
formerly Carlos J. Ballbé, P.A.

development consulting group

planning • engineering • transportation
construction management

May 4, 2012

Miami-Dade County PERA
Class I Permitting Program
701 NW 1st Court
Miami, Florida 33136

Re: Class I Permit Application Number 2010-CLI-PER-00293

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 to 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,

Alberto Herrera, P.E. (P.E. 59357)

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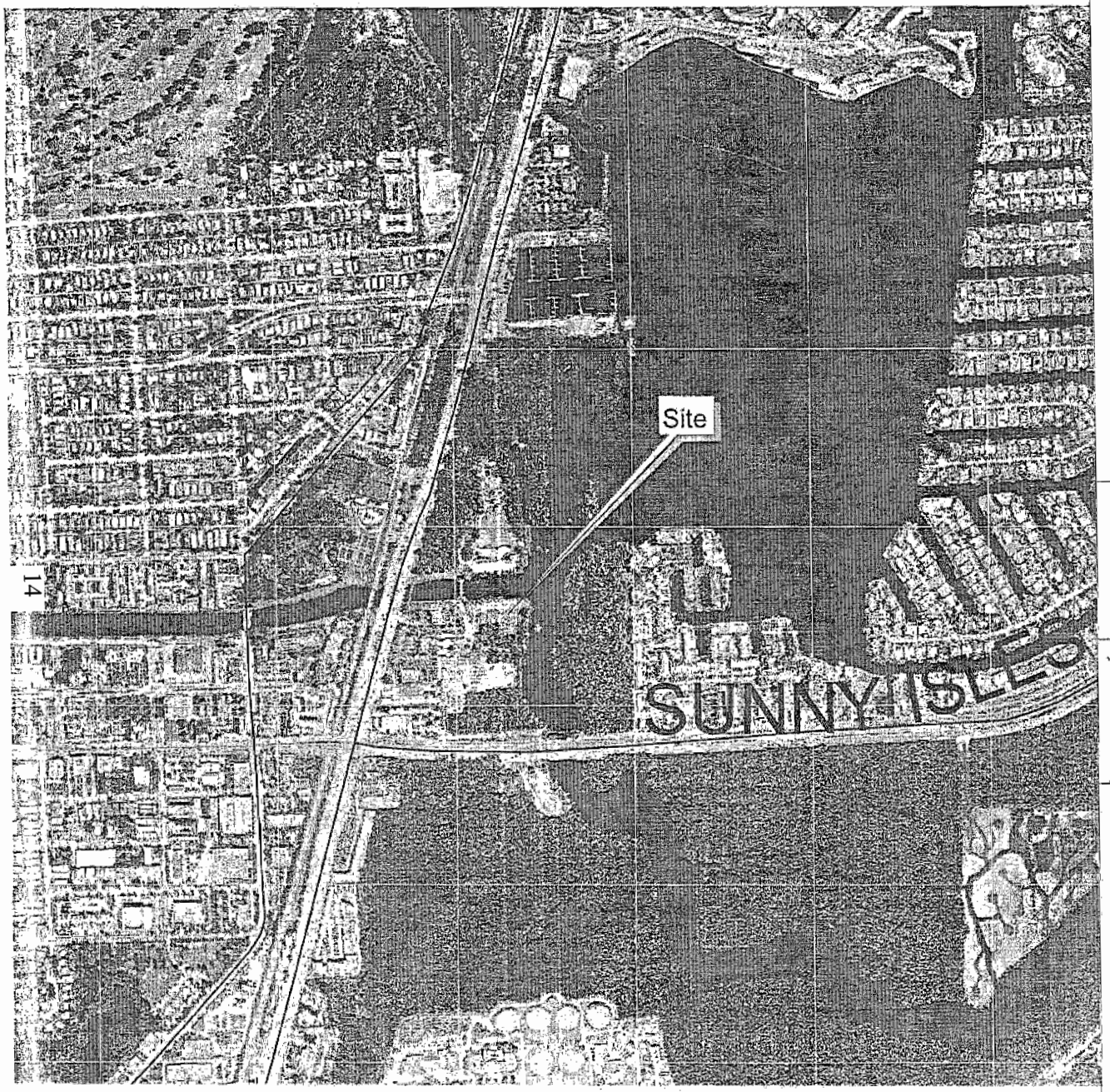
Natural Resources Regulation & Restoration
Division (NRRRD)

development consulting group, inc.
miami-dade • 12855 sw 132 street • suite 206 • miami, florida 33186 • p-305.253.1970 • f- 305.253.0897
formerly Carlos J. Ballbé, P.A.

# Blue Palms

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SCALE: 1 inch = 1044.36 Feet

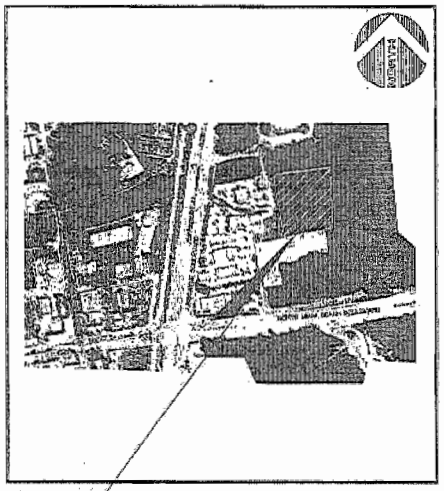
# BLUE PALMS

## SH COMMUNITIES

## CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

LEGEND

- DRAINAGE INLET DESIGNATION
- MANHOLE
- LENGTH, SIZE, AND TYPE OF PIPE
- FLOW ON WAIVER LINE
- MODE LINE
- PAVEMENT SLOPE AND DIRECTION
- DIRECTION OF THERMAL FLOW
- PROPOSED GRADE
- EXISTING GRADE
- FINISHED FLOOR ELEVATION
- CONCRETE SIDEWALK OR PROPOSED PAVEMENT
- EXISTING 10 HEIGHT OF UTILITIES BY OTHERS
- PROPOSED CONCRETE
- EXISTING ASPHALT PAVEMENT
- POLLUTION RETARDANT BAFFLE
- BLUE REFLECTOR
- UTILITY EASEMENT
- KNOWN WATER ELEVATION
- EXISTING GATE VALVE AND FIRE HYDRANT
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- FIRE HYDRANT AND GATE VALVE
- BACTERIOLOGICAL SAMPLING POINT
- WATER MAIN
- GATE VALVE
- FIRE HYDRANT
- BLUE REFLECTOR
- STRUCTURE DESIGNATION
- RIM ELEVATION
- INVERT ELEVATION
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- DIRECTION OF SANITARY SEWER FLOW
- RAW LINE
- PROPERTY LINE
- EXISTING ELEVATION
- EXISTING CONCRETE POWER POLE
- EXISTING WOOD POLE



PROJECT LOCATION

LOCATION MAP

SCALE: N.T.S.

INDEX OF SHEETS:


| DESCRIPTION: | SHEET NO.: |
|---|---|
| PAVING & DRAINAGE SYSTEM - GENERAL NOTES AND SPECIFICATIONS | PD1 OF 5 |
| PAVING & DRAINAGE SYSTEM - PLAN | PD2 OF 5 |
| PAVING & DRAINAGE SYSTEM - PLAN | PD3 OF 5 |
| PAVING & DRAINAGE SYSTEM - TYPICAL SECTIONS | PD4 OF 5 |
| PAVING & DRAINAGE SYSTEM - DETAILS | PD5 OF 5 |
| POLLUTION PREVENTION - PLAN | PP1 OF 3 |
| POLLUTION PREVENTION - NOTES | PP2 OF 3 |
| POLLUTION PREVENTION - DETAILS | PP3 OF 3 |


LEGAL DESCRIPTION

TRACTS "E" AND "F" OF "NORTH MIAMI BEACH PLACE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 155 PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.


dcg

development consulting group

planning • engineering • transportation
construction administration

12855 S.W. 132nd Street, Suite 206
Miami, Florida 33186
Phone: (305) 253-1970 Fax: (305) 253-0897
Authorization No. EB-26343


Call 48 hours before you dig
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1-800-432-4770
Sunshine State One Call of Florida, Inc.

# PAVING AND DRAINAGE SYSTEM

Approved by: ALBERTO P. HERRERA

Date: 6/4/12

Registered Engineer Number 69357
State of Florida

PROJECT NUMBER: 250716

# GENERAL NOTES AND SPECIFICATIONS

## (NOT PART OF MDWASD APPROVAL)

### GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTH MIAMI BEACH PUBLIC WORKS DEPARTMENT, MIAMI-DADE WATER AND SEWER DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.), UNLESS OTHERWISE NOTED.

D. CENTERLINE GEOMETRY AND DIMENSIONS SHOWN ON THESE PLANS ARE INTENDED FOR LOCATING HIGH AND LOW POINTS AND ARE NOT TO BE USED FOR SITE LAYOUT. FINAL SITE LAYOUT SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLAT.

E. EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE TOPOGRAPHIC SURVEY PERFORMED BY FLEICE LAND SURVEYORS, INC. DATED 5/9/04 W/ LATEST REVISION DATED 1/13/05.

II. PRECONSTRUCTION RESPONSIBILITIES

A. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

B. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

C. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE-CALL OF FLORIDA" BY CALLING 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

D. THE CONTRACTORS SHALL COORDINATE WITH UTILITIES TO ARRANGE FOR RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

E. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.

F. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED), IF REQUIRED PRIOR TO CONSTRUCTION.

G. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE AT THE TIME PLANS WERE PREPARED BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE INSTALLED AND CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FACILITIES SHOWN OR FOR ANY FACILITIES NOT SHOWN. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FACILITIES, STRUCTURES AND OTHER FEATURES (WHETHER SHOWN ON THE PLANS OR NOT) AFFECTING THE WORK.

H. IF, UPON EXCAVATION, EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

I. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

III. INSPECTION AND TESTING

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AS WELL AS ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

B. THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE OF, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS, THE FOLLOWING:

1. LAMPING TEST OF THE SEWAGE COLLECTION SYSTEM.
2. INFILTRATION/EXFILTRATION TEST OF THE SEWAGE COLLECTION SYSTEM.
3. PRESSURE TESTING OF THE WATER DISTRIBUTION SYSTEM.
4. FINAL INSPECTION OF THE WATER, SEWER, PAVING, GRADING AND DRAINAGE.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: CATCH BASIN, STORM MANHOLES AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

A. TEMPORARY FACILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

3. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

B. TRAFFIC REGULATION:

1. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAGPERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE M.U.T.C.D., AND CITY OF MIAMI PUBLIC WORKS.

2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OF MIAMI PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSEOUT

A. CLEANING UP:

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAN OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

3. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

4. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

5. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

B. PROJECT RECORD DOCUMENTS:

1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE CROWN AND EDGES OF PAVEMENT AT 50 FEET INTERVALS.

3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.

4. "AS-BUILT" INFORMATION ON WATER MAINS AND GRAVITY SEWERS MUST BE PROVIDED IN ACCORDANCE WITH MDWASD STANDARD AS-BUILT REQUIREMENTS.

5. ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

VII. EARTHWORK AND COMPACTION

A. EARTHWORK AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 02, "REQUIREMENTS FOR FILLING LAND IN UNINCORPORATED DADE COUNTY", OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL AND CITY OF MIAMI REQUIREMENTS.

VIII. STORM DRAINAGE

A. GENERAL

1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

2. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.

3. ALL STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO THE APPLICABLE CITY OF MIAMI PUBLIC WORKS DEPARTMENT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

| SECTION | TITLE |
|---|---|
| | EXCAVATION, TRENCHING AND BACKFILLING FOR PIPE STRUCTURES |
| | DRAINAGE PIPE |
| | STORM SEWER MANHOLES |
| | CATCH BASINS |
| | INLETS |
| | SEEPAGE DRAIN (FRENCH DRAIN) |

B. ALL EXFILTRATION TRENCH SHALL BE AS PER STANDARD DETAIL SD 1.1 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED ON THE PLANS. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY IMPERMEABLE MATERIAL ENCOUNTERED IN THE EXCAVATION FOR THE EXFILTRATION TRENCH SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.

C. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS MANUFACTURED BY U.S. PRECAST CORPORATION OR APPROVED EQUAL.

D. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE LIST OF MANUFACTURERS AND FABRIC TYPES APPROVED BY THE CITY OF MIAMI PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

E. PERFORATED PIPE SHALL TERMINATE 4'-5" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-5" SHALL BE NON-PERFORATED PIPE.

F. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

G. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION SYSTEM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

IX. PAVING

A. GENERAL:

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

3. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

5. PAVEMENT REPAIRS SHALL BE AS PER STANDARD DETAIL R 21.1 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.

B. MATERIALS AND INSTALLATION:

1. ALL WORK WITHIN CITY OF MIAMI PUBLIC WORKS RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH CITY OF MIAMI PUBLIC WORKS DEPARTMENT SPECIFICATIONS BUT NOT LIMITED TO THE FOLLOWING:

| SECTION | TITLE |
|---|---|
| | CLEARING AND GRUBBING |
| | EXCAVATION AND EMBANKMENT |
| | STABILIZING |
| | RESTORATION OF TRENCHES |
| | LIMEROCK BASE |
| | PRIME AND TACK COATS |
| | TYPE S-1 ASPHALTIC CONCRETE SURFACE COURSE |
| | STREET NAME SIGNS |

2. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180-74), LBR 40.

3. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED ON A SINGLE LAYER FOR STREETS.

4. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180-74, LBR 100.

C. TESTING:

1. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE CITY OF MIAMI PUBLIC WORKS DEPARTMENT AND INSPECTOR.

X. WATER DISTRIBUTION SYSTEM

A. GENERAL:

1. ALL MATERIALS, INSTALLATION AND TESTING UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT (MDWASD) AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.

B. SEPARATION OF WATER AND SEWER MAINS:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN. IF THIS IS NOT POSSIBLE, THE WATER MAIN SHALL BE PLACED IN A SEPARATE TRENCH WITH THE BOTTOM ELEVATION BEING 18" HIGHER THAN THE TOP ELEVATION OF THE SEWER PIPE.

2. A VERTICAL DISTANCE OF AT LEAST 18 INCHES SHALL BE MAINTAINED WHERE A SEWER PIPE CROSSES UNDER A WATER MAIN. IF THIS IS NOT POSSIBLE, THEN THE SEWER PIPE MUST BE OF WATER MAIN QUALITY (D.I.P.) WITH 20 FOOT LENGTHS OF PIPE CENTERING ON THE POINT OF CROSSING.

3. IF A CROSSING EXISTS WHERE THE SEWER IS LAID ABOVE A WATER MAIN IS UNAVOIDABLE, THEN THE ABOVE MENTIONED PRECAUTIONS SHALL BE OBSERVED REGARDLESS OF THE DISTANCE OF VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.

4. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT OPENINGS SHALL NOT EXCEED 50% OF THAT RECOMMENDED BY THE PIPE MANUFACTURER.

C. MATERIALS, INSTALLATION AND TESTING:

1. FOLLOW MDWASD CONSTRUCTION SPECIFICATIONS FOR DURATION WATER MAINS, DATED AUGUST 1992.

2. IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

XI. SANITARY SEWER COLLECTION SYSTEM

A. GENERAL:

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.

2. MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

3. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS, INSTALLATION AND TESTING:

1. FOLLOW MDWASD SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEMS USING POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS.

2. IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

# MDWASD WATER AND SEWER NOTES

## STANDARD REQUIREMENTS (GS 0.5)

## WATER AND SEWER CONSTRUCTION

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT (MDWASD) AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.

2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.

3. ALL WATER MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 16" RISER PIPES AND NO. 3 OR 53 VALVE BOXES. FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 3 VALVE BOXES.

4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.

5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE TO DEPARTMENT STANDARDS.

6. ALL WATER METERS SHALL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT PROVIDED THE APPROPRIATE CHARGES HAVE BEEN PREPAID.

7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATIONS IN ACCORDANCE WITH DEPARTMENT STANDARDS.

8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HOURS PRIOR TO EXCAVATION.

9. DEPARTMENT PERSONNEL WILL INSPECT ALL FACILITIES APPROVED BY THIS DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.

10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT.

1. EASEMENTS, IF REQUIRED.
2. CONTRACTOR'S WAIVER AND RELEASE OF LIEN.
3. ABSOLUTE BILL OF SALE.
4. a. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT), OR
   b. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
5. "AS-BUILT" 4 MIL MYLAR "24X36" SHOWING SPECIFIC LOCATIONS, DEPTHS, ETC. OF ALL WATER FACILITIES AS LOCATED BY A LICENSED SURVEYOR, ALONG WITH PRINTS OF THE "AS-BUILT" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR OR ENGINEER OF RECORD, AND ENDORSED BY THE CONTRACTOR. (NO. OF PRINTS: 3-FOR WATER, 4-FOR SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS).
6. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.

11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.

12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.

13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WITH A TAPPING SLEEVE AND TAPPING VALVE WILL BE PERFORMED BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE.

## "AS-BUILT" REQUIREMENTS (GS 0.5)

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB, THE CONTRACTOR SHALL SUBMIT:
   a. "AS-BUILT" MYLAR 24"X36" (MIN. 4 MIL THICKNESS) FOR EACH PHASE.
   b. BLUE LINE (FROM MYLAR) WHICH HAS BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR OR ENGINEER OF RECORD, AND ENDORSED BY THE CONTRACTOR. (QTY. OF PRINTS, AS REQUIRED BY THE DEPARTMENT).

2. "AS-BUILT" FORMAT:
   a. 24"X36" MYLAR IN INK ONLY.
   b. THE WORD "AS-BUILT" IN LARGE LETTERS.
   c. TITLE BLOCK WITH THE DEPARTMENT E.R. NUMBER AND PERTINENT INFORMATION.
   d. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY.*
   e. STREET NOMENCLATURE.
   f. SEPARATE WATER AND SEWER PROFILE.
   g. STATION MAIN STARTING WITH 0 + 00 AT PERMANENT REFERENCE POINT (I.E., ℄, ETC.), AND TO RUN CONTINUOUSLY TO END OF MAIN.
   h. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT.
   i. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, ℄, R/W, ETC.)
   j. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM MYLAR, LEAVING ONLY AS BUILT INFORMATION REFLECTED IN DRAWINGS.

3. WATER "AS-BUILTS" MUST INCLUDE:
   a. PLAN SHOWING SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS AND FITTINGS AT THE MAIN LINE, (IF PERPENDICULAR TO IT), AND AT MAIN END OF SERVICE IF ANY OTHER ANGLE, AND DEFLECTION OF PIPE, IF ANY.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), SIZE AND MATERIAL OF PIPE AND REFERENCE TO PLAN.

4. SEWER "AS-BUILTS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, SIZE AND MATERIAL OF PIPE, DEFLECTION, IF ANY (FORCE MAIN ONLY), AND LOCATION OF LATERALS WITH REFERENCE TO MANHOLE.
   b. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.) AND

   STATION STARTING AT 0 + 00 AT DOWNSTREAM MANHOLE.

5. FORCE MAIN "AS-BUILTS": SAME AS WATER.

* OTHER SCALES MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT, PRIOR TO PREPARATION OF DRAWINGS.

| NO. | DATE | BY | REVISION | NO. | DATE | BY | REVISION |
|---|---|---|---|---|---|---|---|

Designed by: A.P.H. Date: 7/08
Drawn by: G.M. Date: 7/08
Checked by: A.P.H. Date: 7/08

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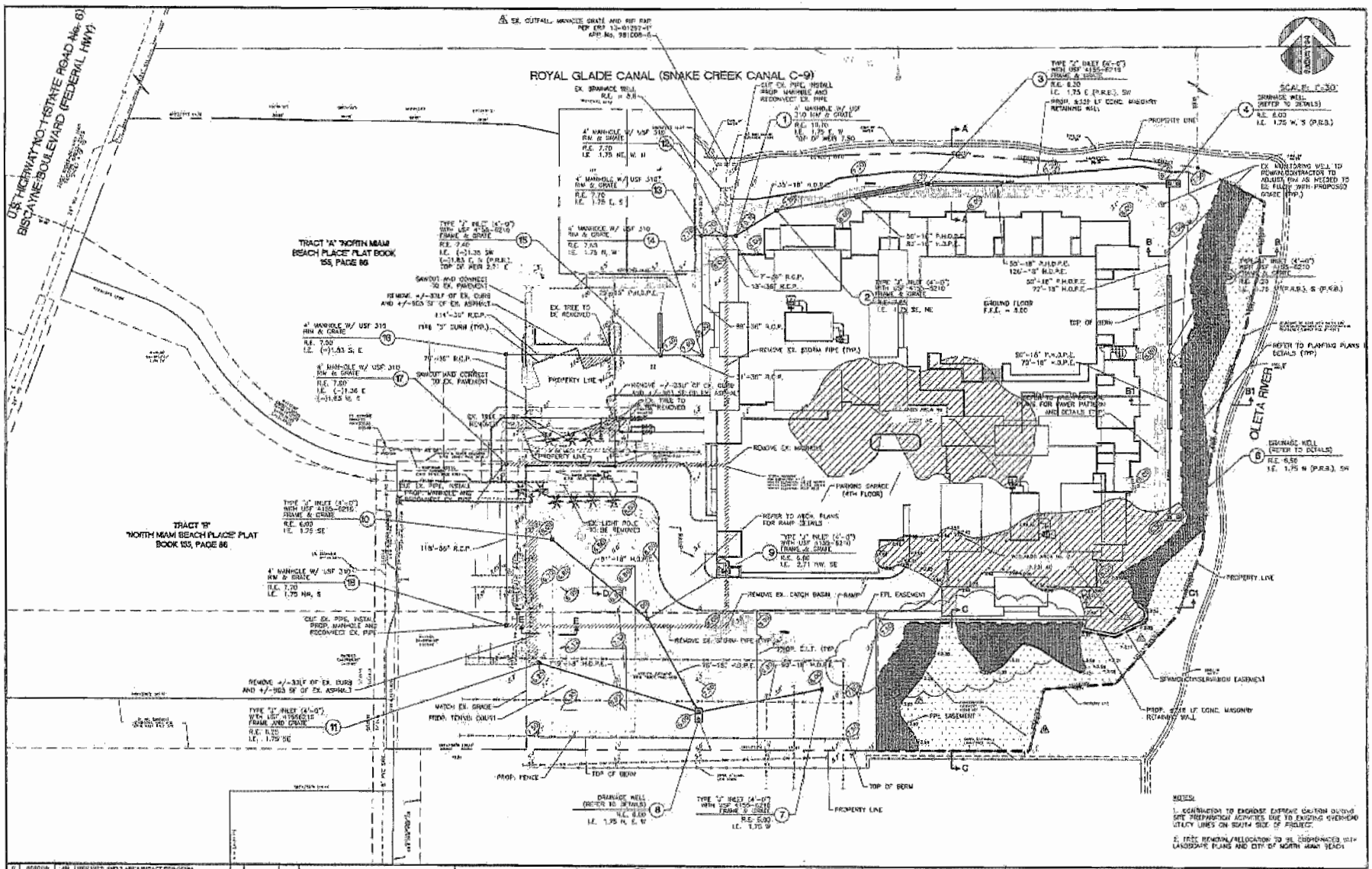
PAVING AND DRAINAGE SYSTEM
GENERAL NOTES AND SPECIFICATIONS

BLUE PALMS
ISH COMMUNITIES

PROJECT NUMBER: 250718
SHEET NUMBER: PD1 OF 5




| NO. | DATE | BY | REVISION |
|---|---|---|---|
| 6 | 06/07/16 | AH | REV WETLAND 2 AREA IMPACT PER DERM |
| 5 | 01/15/16 | AH | ADD NET. WALL LENGTH & MATERIAL PER DERM |
| 4 | 11/16/07 | AH | REV PER SFWMD |
| 3 | 10/31/16 | AH | REV PER SFWMD |
| 2 | 4/30/16 | AH | REV PER SFWMD |
| 1 | 10/01/04 | AH | REV PER SFWMD AND MANGROVE LOCATION |

| NO. | DATE | BY | REVISION |
|---|---|---|---|
| 8 | 04/04/02 | AH | REV PER PERA MEETING COMMENTS (03/29/02) |
| 7 | 02/12/02 | AH | REV PER PERA COMMENTS (02/14/02) |

Designed by: A.P.H. Date: 3/07
Drawn by: G.K. Date: 3/07
Checked by: A.P.H. Date: 3/07

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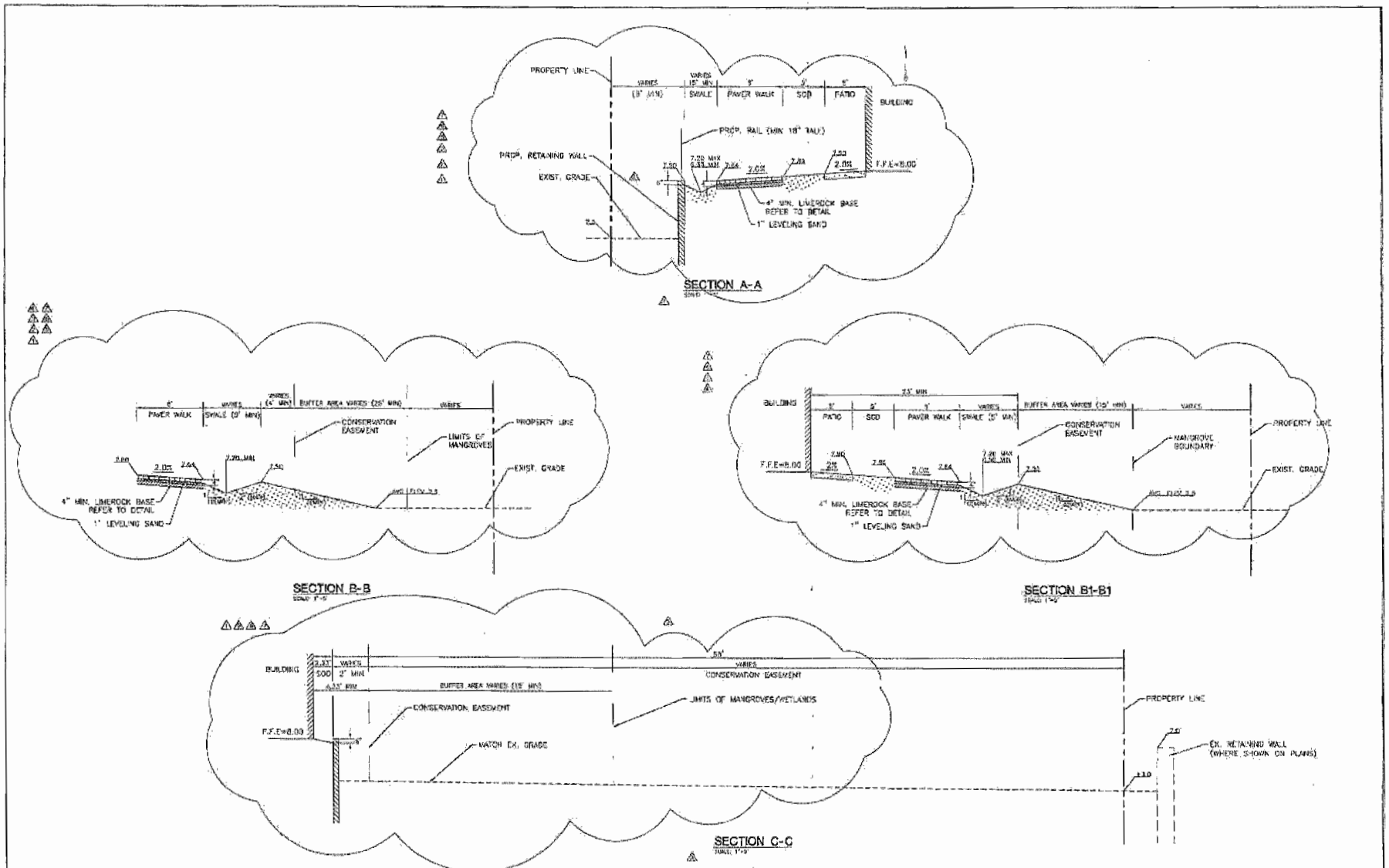
Engineer of Record: ALBERTO P. HERRERA
Licence Number: 61057
Date: 04/11/16
Blanket Plants

# PAVING AND DRAINAGE SYSTEM
PLAN

## BLUE PALMS
SH COMMUNITIES

PROJECT NUMBER: 250716
SHEET NUMBER: P02 OF 5




| NO | DATE | BY | REVISION | NO | DATE | BY | REVISION |
|---|---|---|---|---|---|---|---|
| 1 | 06/07/06 | AH | ADD DERM. ESM | | | | |
| 2 | 08/15/06 | AH | ADD MIN DISTANCES PER DERM | | | | |
| 3 | 11/15/06 | AH | REV PER SFWMD COMMENTS | | | | |
| 4 | 04/08/07 | AH | REV PER SFWMD COMMENTS | | | | |
| 5 | 01/08/08 | AH | REV PER DERM COMMENTS | | | | |
| 6 | 10/31/08 | AH | REV PER SFWMD COMMENTS | 7 | 10/22/14 | AH | REV PER FERA COMMENTS (SFWMD) |

Designed by: A.H. Date: 9/06
Drawn by: C.H. Date: 9/06
Checked by: A.H. Date: 9/06

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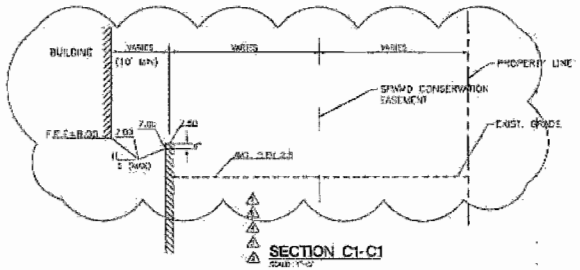
Date: 5/11/16
License Number: 59357
State of Florida

PAVING AND DRAINAGE SYSTEM
TYPICAL SECTIONS

BLUE PALMS
SH COMMUNITIES

PROJECT NUMBER 250718
SHEET NUMBER PD2 OF 5

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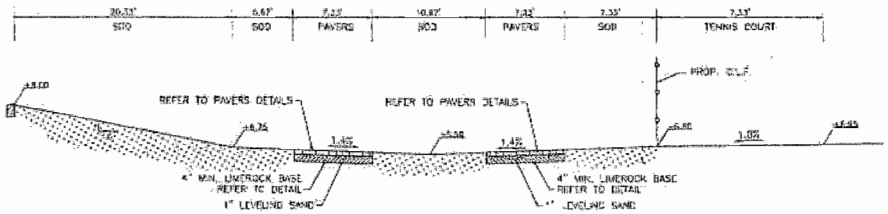
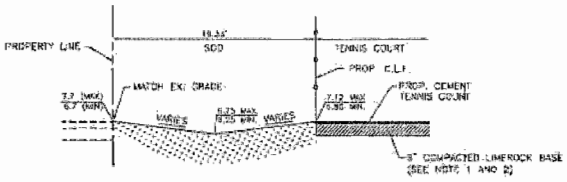



SECTION D-D
SCALE: 1"=5'




SECTION E-E
SCALE: 1"=5'

NOTE:

1. LIMEROCK BASE SHALL BE 12" PRIMED AND SHALL HAVE A MINIMUM LIMEROCK BEARING RATE (LBR) OF 100, SHALL BE OF THE MIAMI FORMATION, HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 60%, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVED AREAS.
2. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION INCLUDING SLEEVE AND CROSSINGS IN THE VICINITY HAVE BEEN INSTALLED, TESTED AND ACCEPTED.

| NO. | DATE | BY | REVISION | NO. | DATE | BY | REVISION |
|---|---|---|---|---|---|---|---|
| 5 | 09/20/12 | AH | REV. PER PERA COMMENTS (09/14/12) | | | | |
| 4 | 06/07/10 | AH | ADD DEPRESSION | | | | |
| 3 | 05/25/10 | AH | ADD RETAINING WALL AND CURB DETAIL | | | | |
| 2 | 04/15/10 | AH | ADD MIN DISTANCES PER DCRM | | | | |
| 1 | 03/08/10 | AH | ADD SECTION PER DERM COMMENTS | | | | |
| 0 | 4/26/09 | AH | REV PER SFWMD COMMENTS | 1 | 03/22/12 | AH | REV. PER PERA COMMENTS (03/07/12) |

Designed by: A.H. Date: 03/09
Drawn by: D.H. Date: 03/09
Checked by: A.H. Date: 03/09

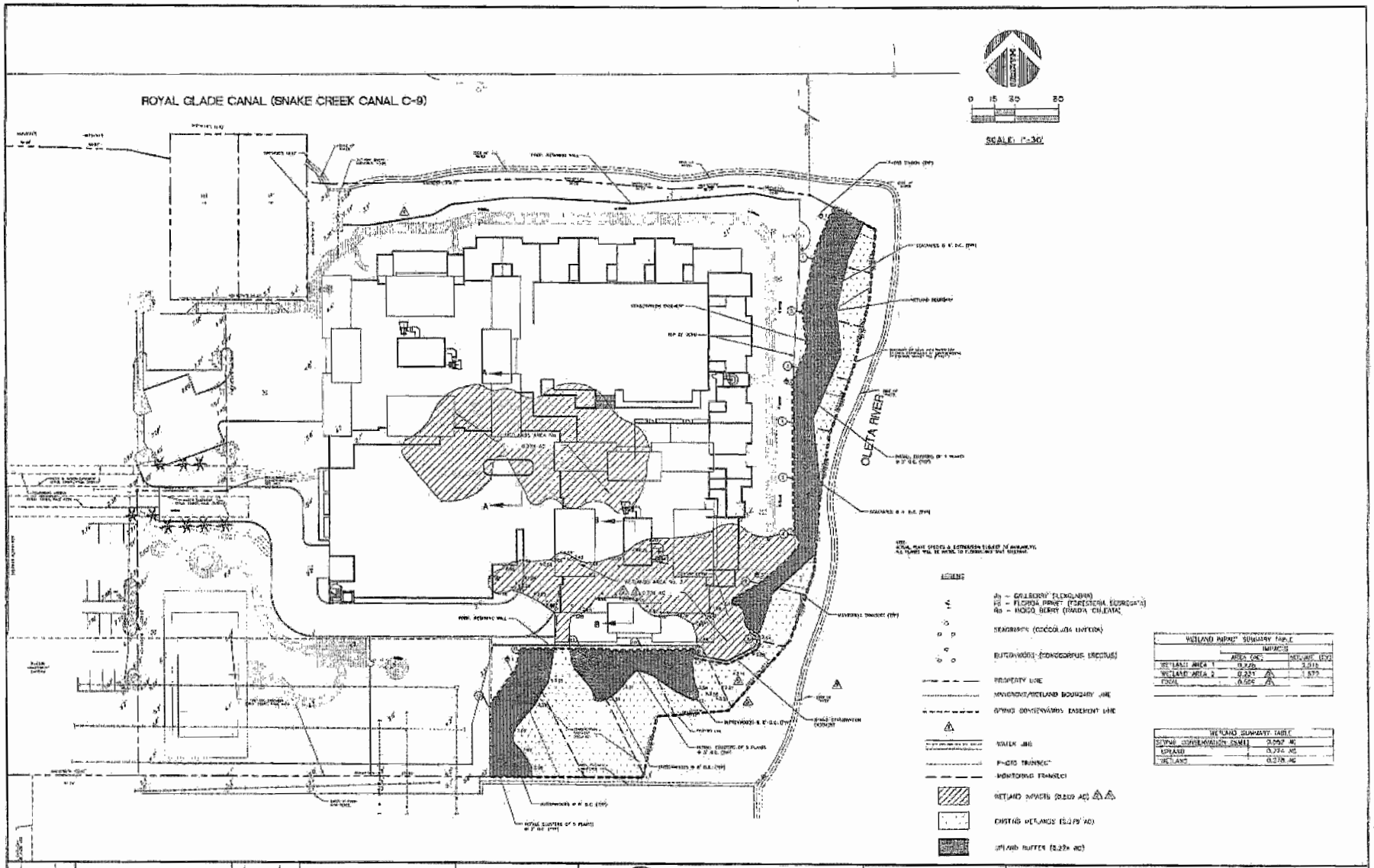
DCB Consulting Group
planning • engineering • transportation
construction administration
12855 SW 132 Street, Suite 206
Miami, Florida 33186
Phone: (305) 253-1970
Fax: (305) 251-0027
Authorization No. EB-26343

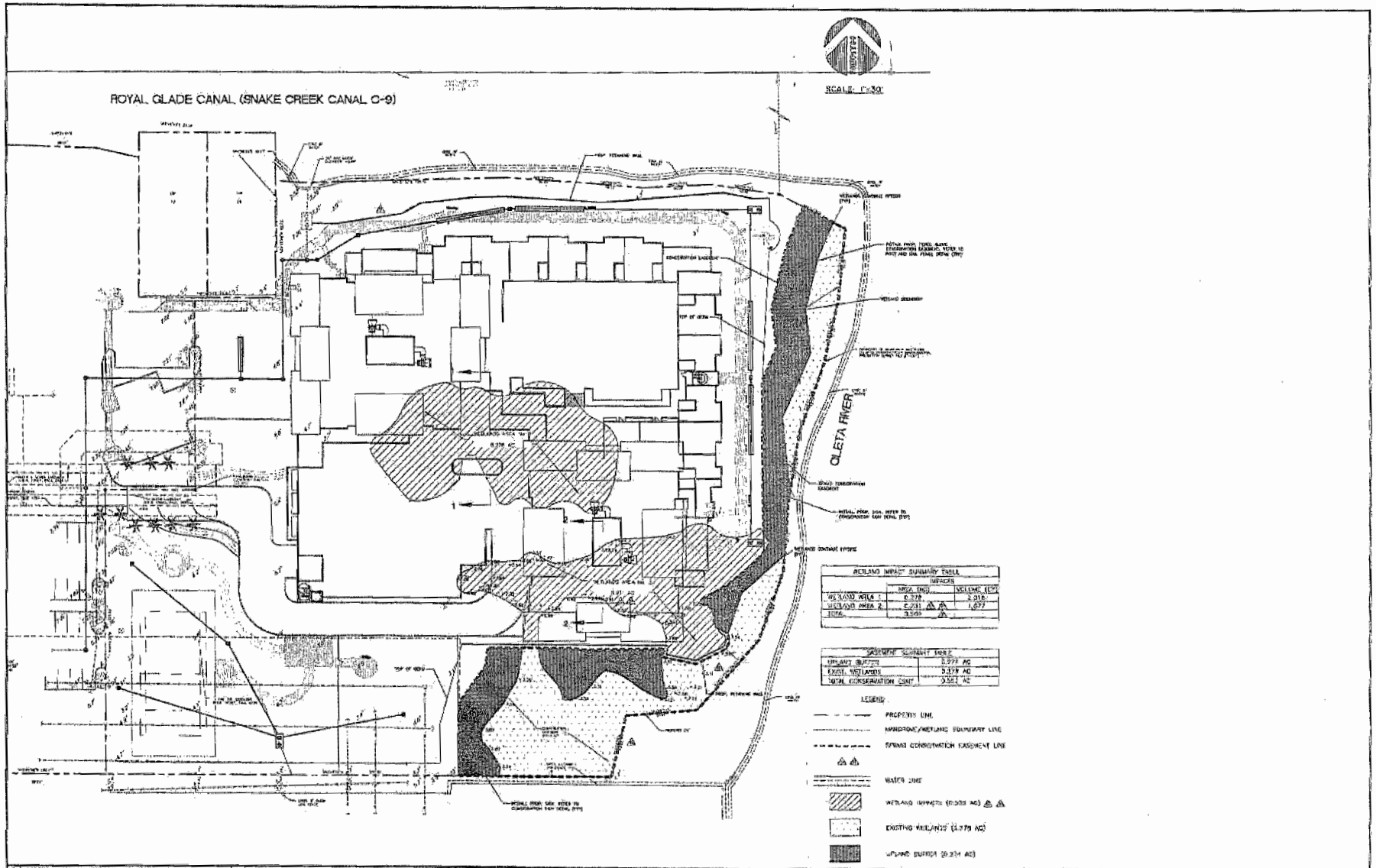
Engineer of Record: ALDFRED P. CABRERA
Date: 4/19/12
License Number 39267
State of Florida

PAVING AND DRAINAGE SYSTEM
TYPICAL SECTIONS

BLUE PALMS
SH COMMUNITIES

PROJECT NUMBER 250718
SHEET NUMBER PD4 OF 5


ROYAL GLADE CANAL (SNAKE CREEK CANAL C-9)
OLETA RIVER
SCALE: 1"=30'
LEGEND
WETLAND IMPACT SUMMARY TABLE
WETLAND SUMMARY TABLE
PLANTING EXHIBIT
PLAN
BLUE PALMS
SH COMMUNITIES
PROJECT NUMBER
250718
SHEET NUMBER
1 OF 1




| NO | DATE | BY | REVISION | NO | DATE | BY | REVISION |
|---|---|---|---|---|---|---|---|
| 6 | 04/27/12 | AP | REV PER DERM COMMENTS | | | | |
| 5 | 11/16/09 | AH | REV PER SFWMD COMMENTS | | | | |
| 4 | 02/20/09 | AH | REV PER SFWMD COMMENTS | 10 | 04/24/12 | AH | REV PER FEMA MEETING COMMENTS (03/26/12) |
| 3 | 01/16/09 | AH | REV PER SFWMD COMMENTS | 9 | 03/02/12 | AH | REV PER FEMA COMMENTS (02/17/12) |
| 2 | 3/14/08 | AH | REV PER SFWMD COMMENTS | 8 | 02/02/12 | AH | REV PER FEMA COMMENTS (02/14/12) |
| 1 | 10/31/06 | AH | REV PER SFWMD AND MANGROVE LOCATION | 7 | 10/06/11 | AH | REV PER DERM COMMENTS |

Designed by: APH Date: 3/07
Drawn by: GH Date: 3/07
Checked by: APH Date: 3/07

development consulting group

planning • engineering • transportation
construction administration
12955 SW 132 Street, Suite 206
Miami, Florida 33186
Phone: (305) 253-1979
Fax: (305) 253-0907
Authorization No. EB-2643

Engineer of Record: ALBERTO P. HERRERA
Date: 04/27/12
License Number: 62919
State of Florida

WETLAND EXHIBIT
PLAN

BLUE PALMS
SH COMMUNITIES

PROJECT NUMBER: 2507.0
SHEET NUMBER: 1 OF 2

## Attachment C

## Zoning Memorandum

# Memorandum

MIAMI-DADE COUNTY

**Date:** February 27, 2012

**To:** Lisa Spadafina, Manager
Coastal Resources Section
Permitting, Environment and Regulatory Affairs

**From:** Lourdes Barrelli, Biologist II
Coastal Resources Section
Permitting, Environment and Regulatory Affairs

**Subject:** Resolution Relating to an Application by Blue Palms Development, LLC for a Class I Permit to Fill 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 16375 Biscayne Boulevard in the City of North Miami Beach

---

Pursuant to Section 24-48.2(II)(A)(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

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AVERY® 5263MC

C&S FLORIDA FLOOD CONTROL DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416

BISCAYNE COVE, LLC
10 NW 42 AVENUE
SUITE 700
MIAMI, FLORIDA 33126-5473

ABC LIQUORS, INC.
P.O. BOX 593688
ORLANDO, FLORIDA 32859

BISCAYNE OFFICE CENTER, LLC
ATTN HUGO V. BEJAR
795 S. FEDERAL HWY
HOLLYWOOD, FLORIDA 33020

FLORIDA POWER & LIGHT CO.
ATTN PROPERTY TAX DEPT.
P.O. BOX 14000
JUNO BEACH, FLORIDA 33408

MIAMI-DADE COUNTY PARKS AND RECREATION
275 NW 2 STREET
4TH FLOOR
MIAMI, FLORIDA 33128-1794

HOPS GRILL & BAR, INC.
2701 N. ROCKY POINT DRIVE
#300
TAMPA, FLORIDA 33607

PAN AMERICAN BANK OF MIAMI
MACH REALTY, LLC
2355 NE 163 STREET
N. MIAMI BEACH, FLORIDA 33160-3902

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## Attachment E

## Board Order 05-19 from the Miami-Dade County Environmental Quality Control Board

CFN 20050554312
OR Bk 23425 Pgs 3964 - 3968 (5pgs)
RECORDED 06/01/2005 08:16:34
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**BEFORE THE MIAMI-DADE COUNTY**
**ENVIRONMENTAL QUALITY CONTROL BOARD**

| | | |
|---|---|---|
| **IN RE:** | : | **Board Order No. 05-19** |
| | : | |
| **Blue Palm Development, Inc.** | : | |

THIS MATTER came before the Board as a request by Petitioner, Blue Palm Development, Inc., for a variance from the requirements of Section 24-48.3(2) of the Code of Miami-Dade County, Florida. The request is to allow the filling of wetlands that support halophytic vegetation for the construction of a residential development. The subject property is located at 16375 Biscayne Boulevard, North Miami Beach, Florida and is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 24-48.3(2) of the Code requires that in addition to applicable evaluation factors set forth in Section 24-48.3(1)(a-j), dredging or filling work proposed in Class I permit applications shall comply with at least one of the following six (6) listed criteria in Section 24-48.3(2):

(a) minimum dredging and spoiling for public navigation or public necessity.

(b) an alteration of physical conditions as may be necessary to enhance the quality or utility of adjacent waters.

(c) minimum dredging and filling for the creation and maintenance of marinas, piers, docks and attendant navigational channels.

(d) minimum dredging and filling as is necessary for the elimination of conditions hazardous to the public health or for the elimination of stagnant waters.

(e) minimum dredging and filling as is necessary to enhance the biological, chemical or physical characteristics of adjacent waters.

(f) a physical modification necessary to protect public or private property.

The Board finds that the Petitioner proposes to construct two condominium buildings and associated facilities on the subject property. The Board also finds the proposed land use does not comply with any of the above mentioned criteria.

The Board finds that the subject property was previously owned by LEF/North Miami Beach L.L.C., which, in 1999, obtained a variance from the aforementioned Code Section, which was granted by Board Order No.99-38. Subsequently, a Joint Class I/Class IV Permit was obtained to fill both freshwater and coastal wetlands on the site, to allow a commercial development. The Joint Class I/Class IV Permit expired prior to LEF/North Miami Beach, L.L.C. developing the eastern portion of that property and which contained wetlands and prior to Blue Palms Development, Inc. purchasing the subject property. The Board also finds that the Petitioner, Blue Palms Development, Inc. has, at the present time, applied for a Class I permit for authorization to fill the subject wetlands for construction of a residential condominium and that approximately six (6) years have elapsed since DERM's original site assessment. The Board also finds that a recent site assessment revealed that halophytic wetlands plant species occur in all jurisdictional wetland areas and as such, only a Class I Permit, not a Joint Class I/Class IV Permit, shall be required to fill the wetlands.

The Board finds that the previously issued Joint Class I/Class IV Permit included a requirement to execute a restrictive covenant running with the land in favor of Miami-Dade County that required preservation of the mangrove shoreline, including an upland vegetated buffer, and a high quality mangrove wetland located at the southeast corner of the property. Additionally, the Board finds that the Petitioner is obligated to construct a baywalk landward of the boundaries of the Conservation Easement to provide public access to the shoreline as part of the site plan approval from the Shoreline Development Review Committee.

The Board also finds that the Petitioner proposed the following in an attempt to avoid or minimize potential and cumulative adverse impacts to the area.

- Design the footprint of the building and associated facilities landward of the wetlands which are protected under the existing restrictive covenant,
- Revise the site plan to avoid impacts to the high quality mangrove wetlands and to provide a minimum 15-foot, average 25-foot buffer,
- Record a conservation easement on both the buffer area and high quality mangrove wetlands,
- Relocate the baywalk further landward than proposed if necessary to achieve the required buffer distance from the wetlands, and
- Construct retaining walls in those areas that abut or are adjacent to the boundary of the conservation easement area to avoid encroachment into the protected area.

The Board finds that based upon the reduction of impacts described above, all high quality wetlands will be avoided and that only approximately 0.46 acres of wetlands would be filled by the proposed development. The Board further finds that most of the proposed impacts have already been mitigated through the purchase of mitigation bank credits at the FPL Everglades Mitigation Bank; therefore, the remaining portion of the wetlands proposed for impact shall be mitigated through the purchase of additional mitigation bank credits.

Finally, the Board finds that, based upon the evidence and testimony presented and the foregoing findings, granting the requested variance to allow the Petitioner to fill wetlands for the construction of a residential condominium and associated facilities will not be detrimental to the public health, welfare and safety, will not create a nuisance, and will not materially increase the level of pollution in this County.

**ACCORDINGLY, IT IS**

ORDERED AND ADJUDGED, based upon the evidence and testimony presented and the foregoing findings, Petitioner's request for a variance from the requirements of Section 24-48.3(2) of the Code be and the same is hereby granted, subject to the following conditions:

1. The Petitioner shall provide the required fifteen (15) foot minimum, twenty five (25) foot average buffer area between the fill pad or any structures and the landward extent of jurisdictional wetlands to be preserved along the north, east, and south sides of the subject property. No structures or fill shall be located within the required buffer area.

2. The Petitioner shall provide a retaining wall or functional equivalent structure as approved by DERM, where necessary in order to maintain the required fifteen (15) foot minimum, twenty five (25) foot average buffer between the fill pad or any structures and the landward extent of jurisdictional wetlands to be preserved along the north, east, and south sides of the subject property.

3. The Petitioner shall relocate the proposed baywalk to provide the required buffer area in those locations where no retaining wall or functional equivalent is approved by DERM.

4. The Petitioner shall comply with the conditions of the restrictive covenant running with the land in favor of Miami-Dade County, Florida recorded under CFN 2001 R260 382, Official Record 19676, Pages 2993, 2994 and 2995 in the Public Records of Miami-Dade County.

5. The Petitioner shall record the conservation easement required by the South Florida Water Management District and comply with the conditions of the District's Environmental Resource Permit and easement.

6. The Petitioner shall obtain DERM approval prior to planting for all plant material proposed in the areas subject to the conservation easement and the restrictive covenant.

7. The Petitioner shall provide additional mitigation for any proposed impacts not previously mitigated for under Class I Permit CC98-404.

Done and Ordered this 15th day of April, 2005 in Miami-Dade County, Florida.

Claire Bradshaw-Sidran

Claire Bradshaw-Sidran, Ph.D.
Chairperson

**FILING AND ACKNOWLEDGEMENT**

Filed on this 15th day of April, 2005 with the Secretary of the Board as Clerk of the Environmental Quality Control Board, receipt of which is hereby acknowledged and the seal of the Board affixed below.

John W. Renfrow

John W. Renfrow, P. E.
Secretary and Clerk

SEAL

Approved as to form and legal sufficiency:

Robert A. Ginsburg
County Attorney
Attorney for the Board

Peter Tell

Peter Tell
Assistant County Attorney

Exhibit "A"

Tracts E and F, of North Miami Beach Place, according to the plat thereof, recorded in Plat Book 155, Page 86 of the Public Records of Miami-Dade County, Florida.

## Attachment F

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

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

The undersigned, **Blue Palms Development, 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 Section 24-48.2(I) (B) (2) (b) of the Code of Miami-Dade County, Florida hereby proffers this executed Restrictive Covenant Running With The Land in Favor of Miami-Dade County, Florida as part of Miami-Dade County Department of Permitting, Environment and Regulatory Affairs Class I Permit Application Number [2010-CLI-PER-00293]:

1. The owner covenants to Miami-Dade County to comply with all conditions set forth on the Miami-Dade County Class I permit No. 2010-CLI-PER-00293 incorporated herein by reference.

2. The owner covenants to Miami-Dade County that the mangrove wetlands and buffer areas within the Conservation Easement of the Property as shown on the Plan entitled "BLUE PALMS SH COMMUNITIES CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA" (prepared by Alberto P. Herrera, P.E. and dated May 4, 2012) and attached hereto as Exhibit B and incorporated herein by reference, shall be preserved and managed so that existing mangroves, buttonwoods, and other native vegetation are not disturbed or removed without first having obtained a Miami-Dade County Class I permit, and that the Conservation Easement area remain free from invasive and exotic vegetation.

3. The owner covenants to Miami-Dade County that only native vegetation shall be planted within the buffer areas of the Conservation Easement as shown in Exhibit B.

4. 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 Covenant Running with the Land.

5. 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.

6. 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 at the Property.

7. 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 their heirs, successors, grantees and assigns until such time as same is modified or released in writing by Miami-Dade County, Florida.

8. The 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 Permitting, Environment and Regulatory Affairs, 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.

9. No cancellation, revision, alteration or amendment of the Covenant shall be effective without prior approval of the County by resolution of the Board of County Commissioners.

10. The term owner shall include the Owner, and its heirs, successors, assigns and grantees.

11. This 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 Covenant is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless the Covenant is modified or released by Miami-Dade County.

12. This Restrictive Covenant supersedes the Restrictive Covenant previously recorded in Official Record Book 19676, Page 2993-2995, in the Public Records of Miami-Dade County, Florida.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 1 day of June, 2012

Witnesses:

sign [signature]
print Mazisa Comas
sign [signature]
print ELIANA G. ESIS

Property Owner

sign [signature]
print Hector Garcia
Title Mgr - So Homes of Broward Inc
Address 12895 SW 132nd Street #200
Miami, Florida 33186

STATE OF FLORIDA, COUNTY OF DADE

The foregoing instrument was acknowledged before me this First day of June, 2012 by Hector Garcia as _____, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

sign Christine Dickinson
print CHRISTINE DICKINSON
State of Florida at Large (Seal)
My Commission Expires:

CHRISTINE DICKINSON
MY COMMISSION # EE 071069
EXPIRES: June 18, 2015
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

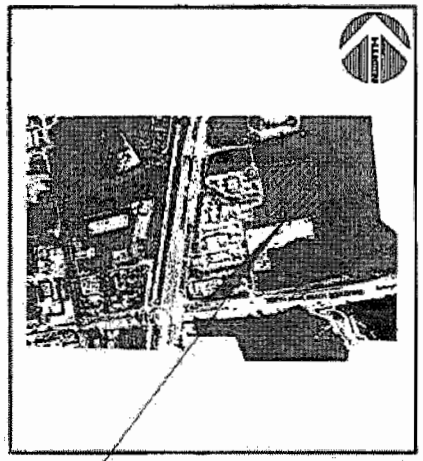
TRACTS "E" AND "F" OF "NORTH MIAMI BEACH PLACE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 155 PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

# BLUE PALMS

## SH COMMUNITIES

## CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

LEGEND



PROJECT LOCATION

LOCATION MAP

SCALE: N.T.S.

INDEX OF SHEETS:


| DESCRIPTION: | SHEET NO. |
|---|---|
| PAVING & DRAINAGE SYSTEM - GENERAL NOTES AND SPECIFICATIONS | PDS OF 5 |
| PAVING & DRAINAGE SYSTEM - PLAN | PD2 OF 5 |
| PAVING & DRAINAGE SYSTEM - PLAN | PD3 OF 5 |
| PAVING & DRAINAGE SYSTEM - TYPICAL SECTIONS | PD4 OF 5 |
| PAVING & DRAINAGE SYSTEM - DETAILS | PD5 OF 5 |
| POLLUTION PREVENTION - PLAN | PP1 OF 3 |
| POLLUTION PREVENTION - NOTES | PP2 OF 3 |
| POLLUTION PREVENTION - DETAILS | PP3 OF 3 |


LEGAL DESCRIPTION:
TRACTS "E" AND "F" OF "NORTH MIAMI BEACH PLACE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 155 PAGE 86, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.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# PAVING AND DRAINAGE SYSTEM

Approved by: ALBERTO P. HERRERA
Date:
Registered Engineer Number 59357
State of Florida
PROJECT NUMBER: 250718

Exhibit B

# GENERAL NOTES AND SPECIFICATIONS

## (NOT PART OF MDWASD APPROVAL)

### GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTH MIAMI BEACH PUBLIC WORKS DEPARTMENT, MIAMI-DADE WATER AND SEWER DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.), UNLESS OTHERWISE NOTED.

D. CENTERLINE GEOMETRY AND DIMENSIONS SHOWN ON THESE PLANS ARE INTENDED FOR LOCATING HIGH AND LOW POINTS AND ARE NOT TO BE USED FOR SITE LAYOUT. [illegible]

E. EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE TOPOGRAPHIC SURVEY PERFORMED BY [illegible]

II. PRECONSTRUCTION RESPONSIBILITIES

A. [illegible]

B. [illegible]

C. [illegible]

D. [illegible]

E. [illegible]

F. [illegible]

G. [illegible]

H. [illegible]

I. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

III. INSPECTION AND TESTING

A. [illegible]

B. [illegible]

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

A. [illegible]

V. TEMPORARY FACILITIES

A. TEMPORARY FACILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY DURING CONSTRUCTION.

2. [illegible]

3. [illegible]

B. TRAFFIC REGULATION

1. [illegible]

2. [illegible]

3. [illegible]

VI. PROJECT CLOSEOUT

A. CLEANING UP:

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

B. PROJECT RECORD DOCUMENTS:

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

VII. EARTHWORK AND COMPACTION

A. [illegible]

VIII. STORM DRAINAGE

A. GENERAL:

1. [illegible]

2. [illegible]

3. [illegible]

| SECTION | TITLE |
|---|---|
| | [illegible] |

B. [illegible]

C. [illegible]

D. [illegible]

E. [illegible]

F. [illegible]

G. [illegible]

IX. PAVING

A. GENERAL

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

3. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

5. PAVEMENT REPAIRS SHALL BE AS PER STANDARD DETAIL # 21.1 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.

B. MATERIALS AND INSTALLATION

1. ALL WORK WITHIN CITY OF MIAMI PUBLIC WORKS RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH CITY OF MIAMI PUBLIC WORKS DEPARTMENT SPECIFICATIONS BUT NOT LIMITED TO THE FOLLOWING:

| SECTION | TITLE |
|---|---|
| | CLEARING AND GRUBBING |
| | EXCAVATION AND EMBANKMENT |
| | STABILIZING |
| | RESTORATION OF TRENCHES |
| | LIMEROCK BASE |
| | PRIME AND TACK COATS |
| | TYPE S-1 ASPHALTIC CONCRETE SURFACE COURSE |
| | STREET NAME SIGNS |

2. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180-74), LBR 40.

3. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED ON A SINGLE LAYER FOR STREETS.

4. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180-74, LBR 100.

C. TESTING

1. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE CITY OF MIAMI PUBLIC WORKS DEPARTMENT AND INSPECTOR.

X. WATER DISTRIBUTION SYSTEM

A. GENERAL

1. ALL MATERIALS, INSTALLATION AND TESTING UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT (MDWASD) AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.

B. SEPARATION OF WATER AND SEWER MAINS

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN. IF THIS IS NOT POSSIBLE, THE WATER MAIN SHALL BE PLACED IN A SEPARATE TRENCH WITH THE BOTTOM ELEVATION BEING 18" HIGHER THAN THE TOP ELEVATION OF THE SEWER PIPE.

2. A VERTICAL DISTANCE OF AT LEAST 18 INCHES SHALL BE MAINTAINED WHERE A SEWER PIPE CROSSES UNDER A WATER MAIN. IF THIS IS NOT POSSIBLE, THEN THE SEWER PIPE MUST BE OF WATER MAIN QUALITY (D.I.P.) WITH 20 FOOT LENGTHS OF PIPE CENTERED ON THE POINT OF CROSSING.

3. IF A CROSSING EXISTS WHERE THE SEWER IS LAID ABOVE A WATER MAIN IS UNAVOIDABLE, THEN THE ABOVE MENTIONED PRECAUTIONS SHALL BE OBSERVED REGARDLESS OF THE DISTANCE OF VERTICAL SEPARATION BETWEEN THE WATER AND SEWER MAINS.

4. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT OPENINGS SHALL NOT EXCEED 50% OF THAT RECOMMENDED BY THE PIPE MANUFACTURER.

C. MATERIALS, INSTALLATION AND TESTING

1. FOLLOW MDWASD CONSTRUCTION SPECIFICATIONS FOR [illegible] WATER MAINS, 2002 AUGUST 1998.

2. IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

XI. SANITARY SEWER COLLECTION SYSTEM

A. GENERAL:

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT.

2. MANHOLE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

3. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS, INSTALLATION AND TESTING:

1. FOLLOW MDWASD SPECIFICATIONS FOR GRAVITY SANITARY SEWER SYSTEMS USING POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS.

2. IN ADDITION, SEE MDWASD NOTES ON THIS SHEET.

# MDWASD WATER AND SEWER NOTES

### STANDARD REQUIREMENTS (GS 0.5)

### WATER AND SEWER CONSTRUCTION

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT (MDWASD) AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.

2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.

3. ALL WATER MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 2 OR 53 VALVE BOXES. TEE, HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.

4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.

5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE TO DEPARTMENT STANDARDS.

6. ALL WATER METERS SHALL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT PROVIDED THE APPROPRIATE CHARGES HAVE BEEN PREPAID.

7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATIONS IN ACCORDANCE WITH DEPARTMENT STANDARDS.

8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HOURS PRIOR TO EXCAVATION.

9. DEPARTMENT PERSONNEL WILL INSPECT ALL FACILITIES APPROVED BY THIS DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.

10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT.

1. EASEMENTS, IF REQUIRED.
2. CONTRACTOR'S WAIVER AND RELEASE OF LIEN.
3. ABSOLUTE BILL OF SALE
4. a. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT), OR
   b. DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
5. "AS-BUILT" & ONE MYLAR "SEPIA" SHOWING SPECIFIC LOCATIONS, DEPTHS, ETC. OF ALL WATER FACILITIES AS LOCATED BY A LICENSED SURVEYOR, ALONG WITH PRINTS OF THE "AS-BUILT" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR OR ENGINEER OF RECORD, AND ENDORSED BY THE CONTRACTOR. (NO. OF PRINTS: 3-FOR WATER, 4-FOR SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS)
6. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS.

11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.

12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.

13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WITH A TAPPING SLEEVE AND TAPPING VALVE WILL BE PERFORMED BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE.

### "AS-BUILT" REQUIREMENTS (GS 0.5)

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB, THE CONTRACTOR SHALL SUBMIT:
   a. "AS-BUILT" MYLAR 24"X36" (MIN. 4 MIL THICKNESS) FOR EACH PHASE.
   b. BLUE LINE (FROM MYLAR) WHICH HAS BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR OR ENGINEER OF RECORD, AND ENDORSED BY THE CONTRACTOR. (QTY. OF PRINTS: AS REQUIRED BY THE DEPARTMENT).

2. "AS-BUILT" FORMAT :
   a. 24"X36" MYLAR IN INK ONLY.
   b. THE WORD "AS-BUILT" IN LARGE LETTERS.
   c. TITLE BLOCK WITH THE DEPARTMENT E.R. NUMBER AND PERTINENT INFORMATION.
   d. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY.*
   e. STREET NOMENCLATURE.
   f. SEPARATE WATER AND SEWER PROFILE.
   g. STATION MAIN STARTING WITH 0 + 00 AT PERMANENT REFERENCE POINT (I.E. ℄ [illegible], ETC), AND TO RUN CONTINUOUSLY TO END OF MAIN.
   h. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT.
   i. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, ℄, R/W, ETC.)
   j. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM MYLAR, LEAVING ONLY AS-BUILT INFORMATION REFLECTED IN DRAWINGS.

3. WATER "AS-BUILTS" MUST INCLUDE:
   a. PLAN SHOWING SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS AND FITTINGS AT THE MAIN LINE, (IF PERPENDICULAR TO ℄), AND AT MAIN END OF SERVICE IF ANY OTHER ANGLE, AND DEFLECTION OF PIPE, IF ANY.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), SIZE AND MATERIAL OF PIPE AND REFERENCE TO PLAN.

4. SEWER "AS-BUILTS" MUST INCLUDE :
   a. PLAN SHOWING MANHOLE NUMBER, SIZE AND MATERIAL OF PIPE, DEFLECTION, IF ANY (FORCE MAIN ONLY), AND LOCATION OF LATERALS WITH REFERENCE TO MANHOLE.
   b. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.) AND

   STATION STARTING AT 0 + 00 AT DOWNSTREAM MANHOLE.

5. FORCE MAIN "AS-BUILTS": SAME AS WATER.

* OTHER SCALES MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

| NO. | DATE | BY | REVISION | NO. | DATE | BY | REVISION |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

Designed by: APR Date: 7/09
Drawn by: DK Date: 7/09
Checked by: APR Date: 7/09

dcg development consulting group

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Phone: (305) 253-1970
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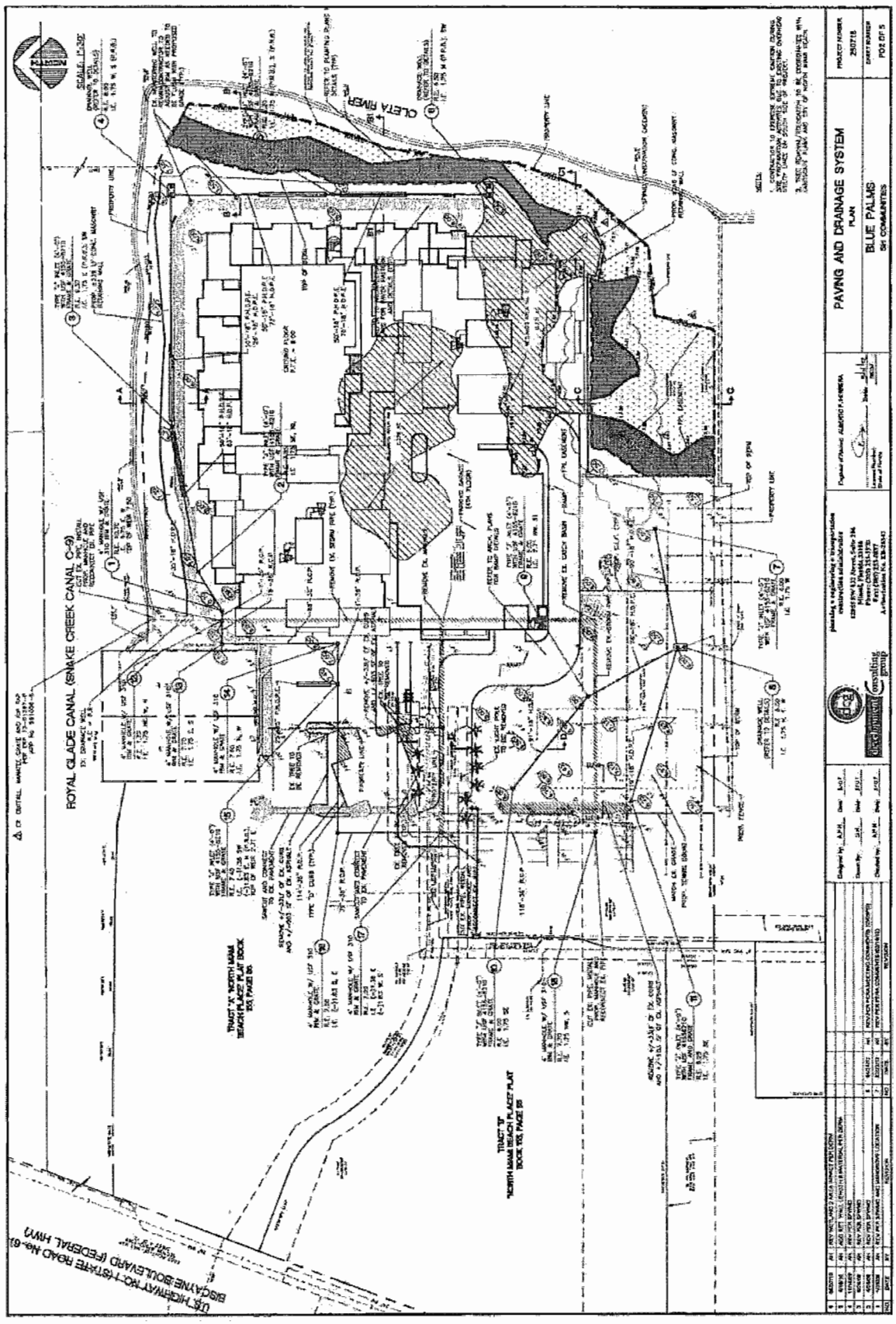
Authorization No. EB-[illegible]

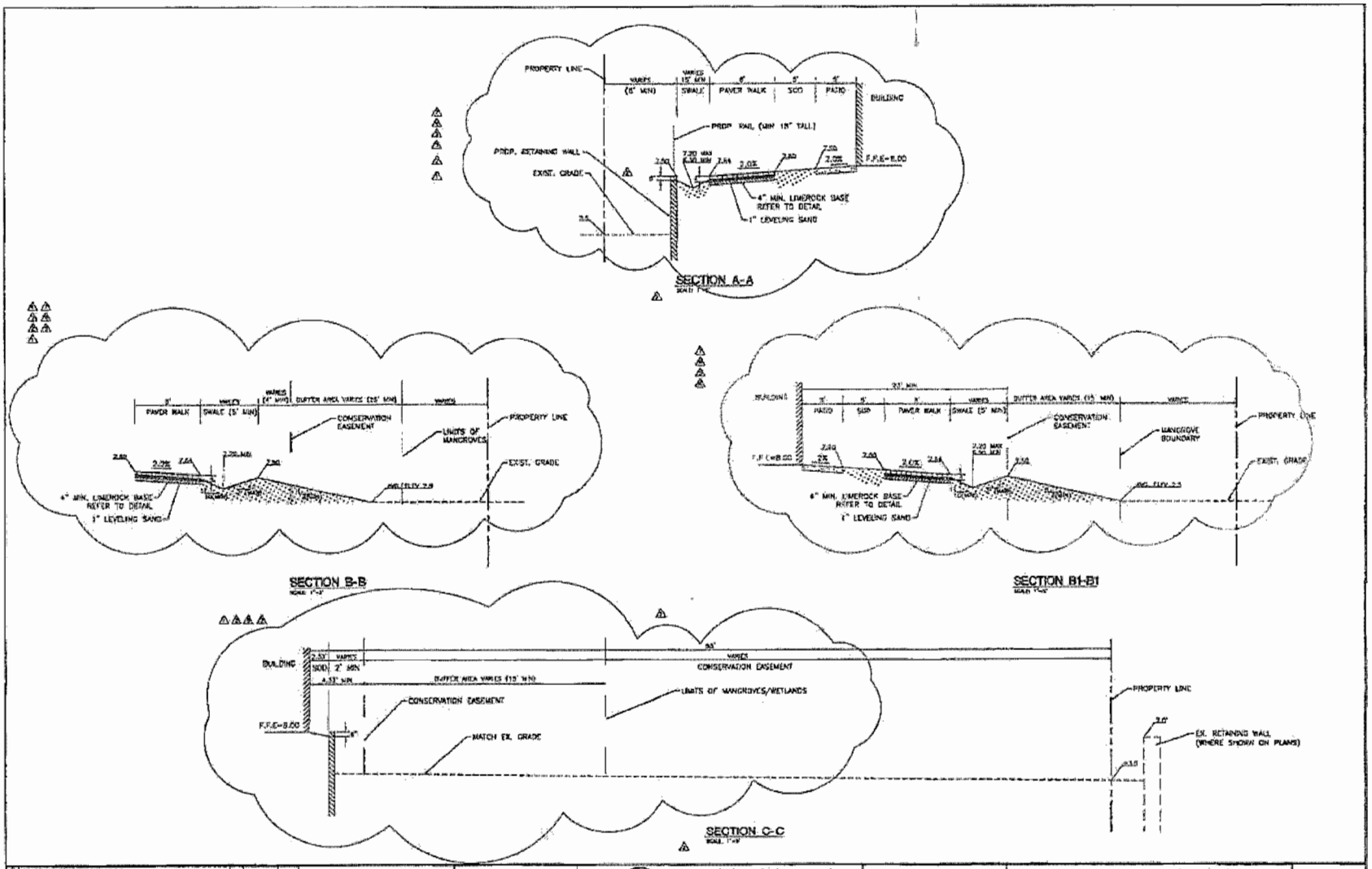
Engineer of Record: ALBERTO P. HERRERA
License Number: [illegible]
State of Florida

PAVING AND DRAINAGE SYSTEM
GENERAL NOTES AND SPECIFICATIONS

BLUE PALMS
SH COMMUNITIES

PROJECT NUMBER: 25?713
SHEET NUMBER: PD1 OF 5


PAVING AND DRAINAGE SYSTEM
PLAN
BLUE PALMS
ROYAL GLADE CANAL (SNAKE CREEK CANAL C-9)
CLETA RIVER
U.S. HIGHWAY NO. 1 (STATE ROAD No. 6)
BISCAYNE BOULEVARD (FEDERAL HWY)




| NO. | DATE | BY | REVISION |
|---|---|---|---|
| 1 | 06/07/10 | AH | ADD DEW BRKT |
| 2 | 04/18/13 | AH | ADD MIN DISTANCES FOR PERIM |
| 3 | 11/15/13 | AH | REV PER SFWMD COMMENTS |
| 4 | 04/09/13 | AH | REV PER SFWMD COMMENTS |
| 5 | 01/29/13 | AH | REV PER DERM COMMENTS |
| 6 | 10/11/06 | AH | REV PER SFWMD COMMENTS |
| 7 | 03/23/14 | AH | REV PER DERM COMMENTS (SFWMD) |

Designed by: A.H. Date: 03/06
Drawn by: G.H. Date: 03/06
Checked by: A.H. Date: 03/06

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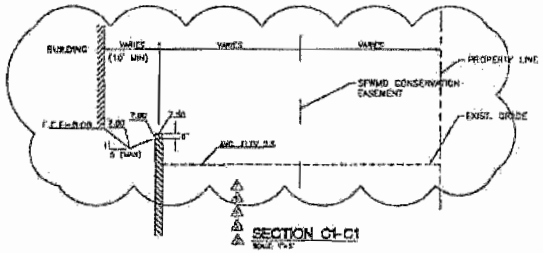
Certificate No. 00-00000

Engineer of Record: ALBERTO P. HERRERA
Date: 3/14/14
License Number: 34357
State of Florida

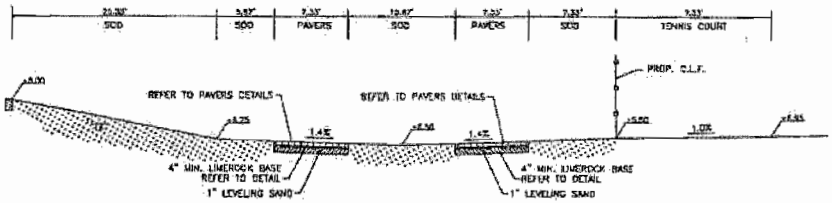
# PAVING AND DRAINAGE SYSTEM
TYPICAL SECTIONS

BLUE PALMS
SH COMMUNITIES

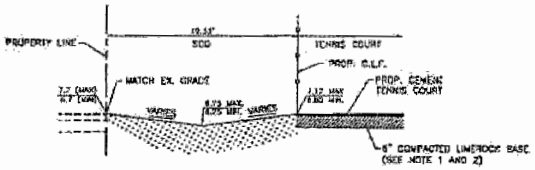
PROJECT NUMBER: 250715
SHEET NUMBER: PD3 OF 5




SECTION C1-C1




SECTION D-D




SECTION E-E

NOTE:

LIMEROCK BASE SHALL BE 12" PRIMED AND SHALL HAVE A MINIMUM LIMEROCK BEARING RATE (LBR) OF 100. SHALL BE OF THE MAIN FORMATION HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 40%, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVED AREAS.

2. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION INCLUDING SLEEVE AND CROSSINGS IN THE VICINITY HAVE BEEN INSTALLED, TESTED AND ACCEPTED.

| NO. | DATE | BY | REVISION | NO. | DATE | BY | REVISION |
|---|---|---|---|---|---|---|---|
| A | 02/22/12 | AH | REV. PER PERA COMMENTS (SIGNED) | | | | |
| A | 04/07/10 | AH | ADD DRAIN EBMT | | | | |
| A | 03/25/10 | AH | ADD RECLAIMING WALL AND DRAIN EBMT | | | | |
| A | 04/05/10 | AH | ADD MIN DISTANCES PER DERM | | | | |
| A | 03/08/10 | AH | ADD SECTION PER DERM COMMENTS | | | | |
| A | 4/28/09 | AH | REV PER SFWMD COMMENTS | A | 03/22/12 | AH | REV PER PERA COMMENTS (SIGNED) |

Designed by: A.H. Date: 03/08
Drawn by: G.H. Date: 03/08
Checked by: A.H. Date: 03/08

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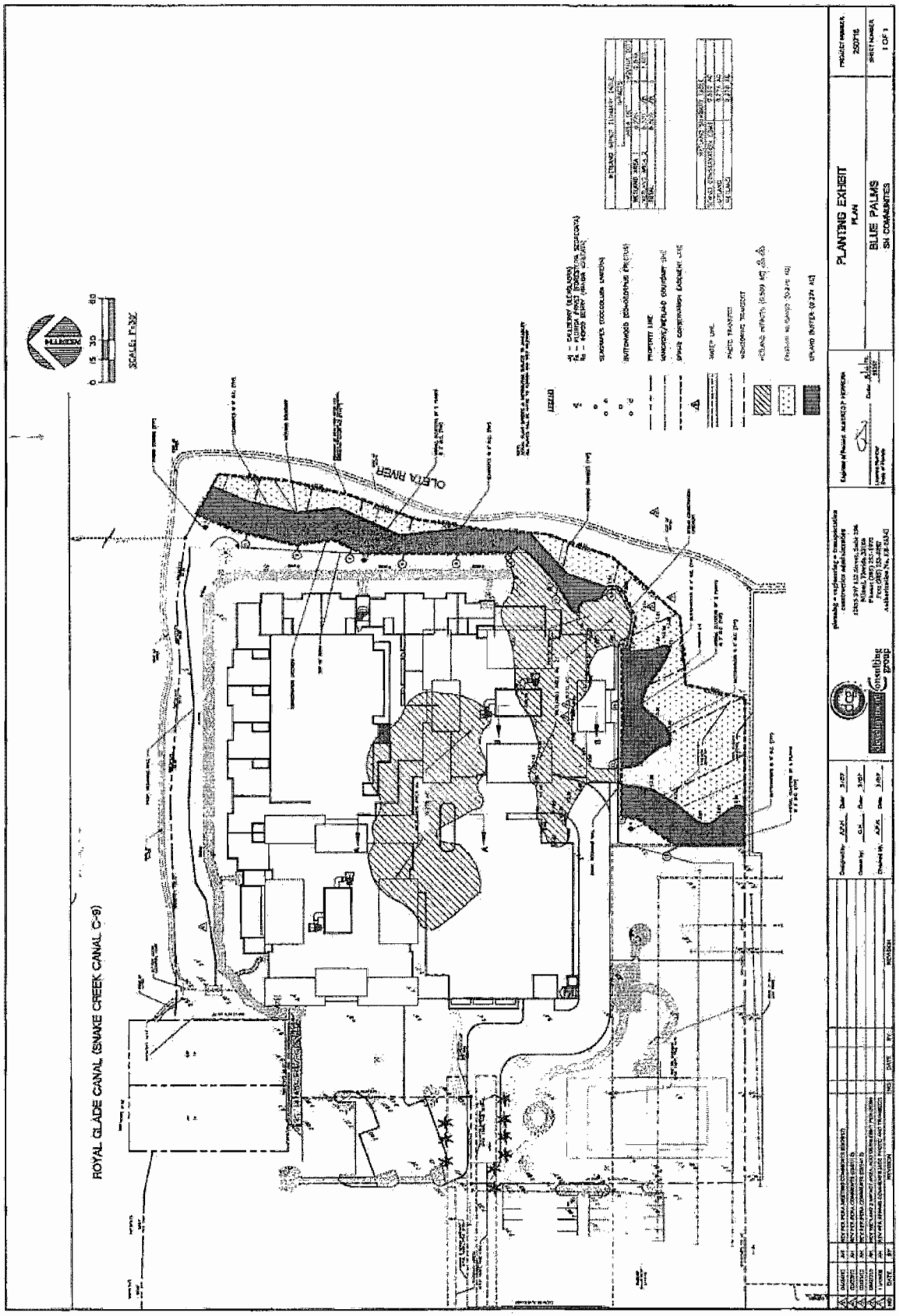
Authorization No. EB-26343

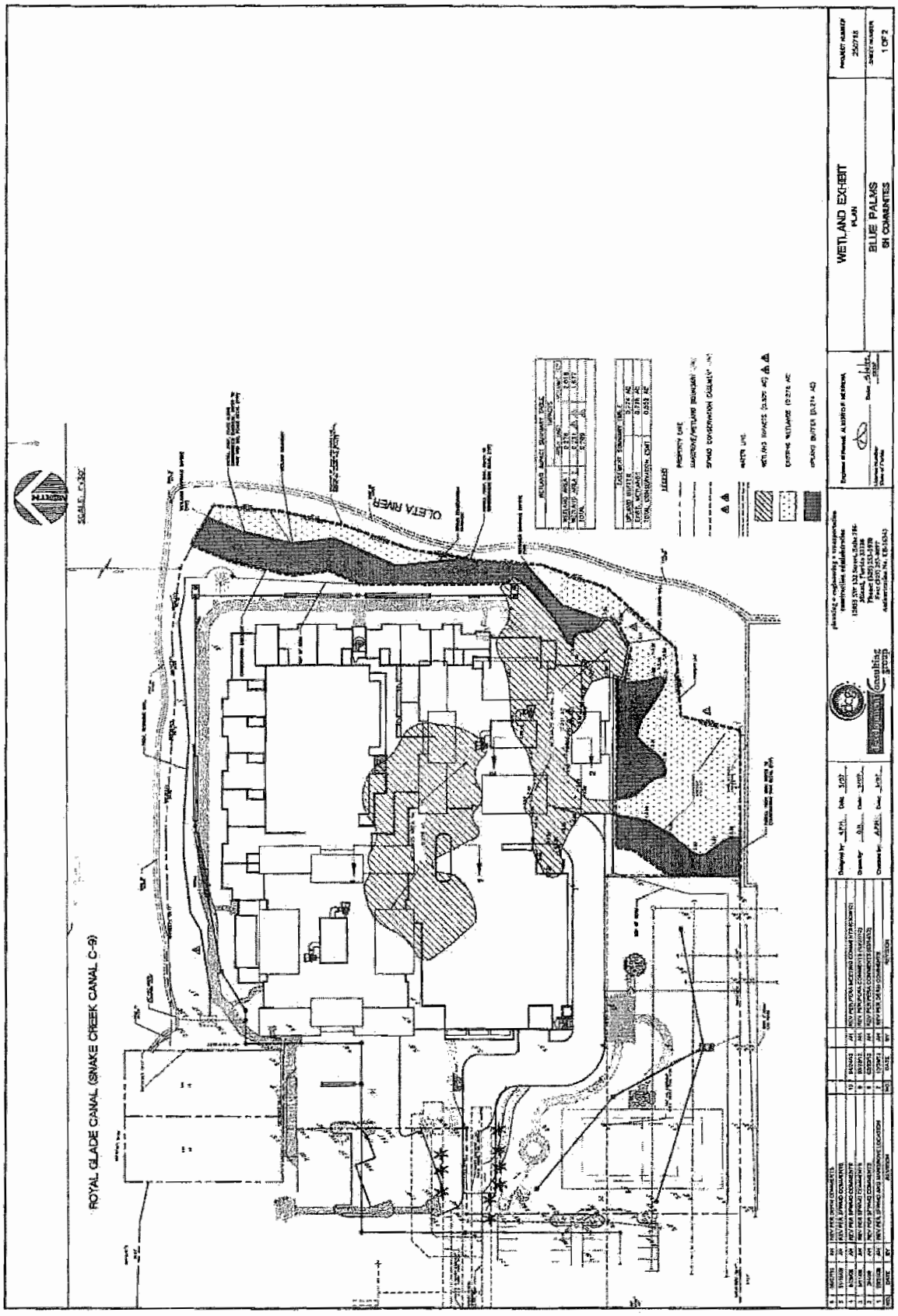
Engineer of Record: ALBERTO P. HERRERA
Date: 3/8/12
License Number: 59322
State of Florida

PAVING AND DRAINAGE SYSTEM
TYPICAL SECTIONS

BLUE PALMS
SH COMMUNITIES

PROJECT NUMBER: 250718
SHEET NUMBER: PD4 OF 5


ROYAL GLADE CANAL (SNAKE CREEK CANAL C-9)
OLETA RIVER
PLANTING EXHIBIT
PLAN
BLUE PALMS
SN COMMUNITIES
SCALE: 1"=30'


ROYAL GLADE CANAL (SNAKE CREEK CANAL C-9)
OLETA RIVER
WETLAND EXHIBIT
PLAN
BLUE PALMS
SH COMMUNITIES
1 OF 2

# Attachment G

## Department of Regulatory and Economic Resources Project Report

**PROJECT REPORT**
**CLASS I PERMIT APPLICATION NO. 2010-CLI-PER-00293**

**APPLICATION BY BLUE PALMS DEVELOPMENT, LLC FOR A CLASS I PERMIT TO FILL 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 16375 BISCAYNE BOULEVARD IN THE CITY OF NORTH MIAMI BEACH**

**DATE: December 30, 2011**

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 shall result in the filling of 0.509 acres of degraded and isolated halophytic (salt tolerant) wetlands. These impacts have been minimized and the applicant has incorporated a vegetated buffer area to preserve the higher quality wetlands along the eastern shoreline and southern perimeter of the subject property. The applicant will remove invasive exotic plant species, as well as to monitor and maintain these areas in perpetuity through the requirements of the restrictive covenant.

   Mitigation for unavoidable environmental impacts has been satisfied through the purchase of 0.2 credits from the Everglades Mitigation Bank (EMB). The wetland restoration and enhancement projects conducted within the EMB have enhanced property in the South Dade Wetland Basin by removing invasive exotic vegetation, replanting with native species, and restoring filled areas to natural wetland grade. Federal, state, and local regulatory permits issued for the EMB require monitoring and maintenance of the bank land in perpetuity.

   The proposed project is not located in an area designated by the Miami-Dade County Manatee Protection Plan (MPP) as essential habitat for the West Indian Manatee and there is no work proposed in tidal waters.

2. **Potential Cumulative Adverse Environmental Impact** – The proposed project is not reasonably expected to have cumulative adverse environmental impacts.

3. **Hydrology** - The proposed project is not reasonably expected to adversely affect surface water drainage or retention of stormwater. The proposed project is designed in accordance with the South Florida Water Management District (SFWMD) criteria and design standards.

4. **Water Quality** – The proposed project is not reasonably expected to adversely affect water quality. On-site stormwater drainage and wastewater disposal will be constructed in accordance with Department of Regulatory and Economic Resources standards. The Class I Permit shall require that standard erosion control methods be implemented during de-mucking and filling.

5. **Wellfields** – Not applicable.

6. **Water Supply** – Not applicable.

7. **Aquifer Recharge** – Not applicable.

8. **Aesthetics** – The project is designed to be aesthetically compatible with the surrounding area. Areas to the west of the proposed development have been commercially developed. The conservation easement area includes higher quality wetlands and shall be preserved and maintained through a restrictive covenant. This area will serve as an aesthetic buffer between the proposed development and the surrounding natural areas.

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 the loss of 0.509 acres of isolated and degraded halophytic wetlands and associated habitat. These impacts have been minimized and the higher quality wetlands and vegetated buffer shall be preserved within a conservation easement through the requirements of a restrictive covenant. The applicant shall be required to remove invasive exotic plant species as well as monitor and maintain these areas in perpetuity. Mitigation for unavoidable environmental impacts has been satisfied through the purchase of 0.2 credits from the EMB.

15. **Wetland Soils Suitable for Habitat** – The proposed project will result in the filling of wetland soils within isolated and degraded halophytic wetlands. The higher quality wetlands shall be preserved within a conservation easement through the requirements of a restrictive covenant. Mitigation for unavoidable environmental impacts has been satisfied through the purchase of 0.2 credits from the EMB.

16. **Floral Values** – The proposed project will result in impacts to floral values as a result of the removal of vegetation and the filling of 0.509 acres of low quality halophytic wetlands. However, the preservation of the higher quality wetlands and the addition of the vegetated buffer area will result in an increase in floral values. The applicant shall be required to remove invasive exotic plant species, as well as to monitor and maintain these areas in perpetuity. Mitigation for unavoidable environmental impacts has been satisfied through the purchase of 0.2 credits from the EMB.

17. **Fauna Values** – The project is not reasonably expected to adversely affect faunal values. The proposed development will impact 0.509 acres of halophytic wetlands that have the potential to be utilized by wildlife. However, the buffer area, comprised of native vegetation, will result in an increase of available wildlife habitat and the potential for increased fauna values.

18. **Rare, Threatened and Endangered Species** – The proposed project is not reasonably expected to adversely affect any rare, threatened or endangered species.

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 wetland values as a result of the removal of vegetation and the filling of 0.509 acres of isolated low quality halophytic wetlands. However, impacts have been minimized and the higher quality wetlands and buffer area shall be preserved in perpetuity within a conservation easement, through the requirements of a restrictive covenant. The applicant shall be required to remove invasive exotic plant species as well as monitor and maintain these areas in perpetuity. Mitigation for unavoidable environmental impacts has been satisfied through the purchase of 0.2 credits from the EMB.

21. **Land Use Classification** – Pursuant to Section 24-48.2(II)(A)(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) Biscayne Bay Management Plan (Sections 33D-1 through 33D-4 of the County Code)
    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 the Department of Regulatory and Economic Resources 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) Chapter 24 of the Code of Miami-Dade County
    b) United States Clean Water Act (US Army Corps of Engineers, permit is required)
    c) South Florida Water Management District Regulations (permit is required)
    d) Biscayne Bay Management Plan

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 proposed project is consistent with the Conservation and Coastal Management Elements of the CDMP. The 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 does not compromise flood protection. The new facility will include onsite drainage for stormwater.

**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 excavated 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. – The proposed project will not result in a net loss of any such wetlands.

**Objective 9/Policies 9A, 9B, 9C** - Protection of habitat critical to Federal or State-designated threatened or endangered species. – The proposed work is not reasonably expected to adversely affect habitat critical to endangered or threatened species and the project is not located within an area designated by the MPP as essential habitat for the West Indian Manatee.

**COASTAL MANAGEMENT ELEMENT VII:**

**Objective 1/Policy 1A** - Tidally connected mangroves in mangrove protection areas – The 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 0.509 acres of degraded coastal wetlands. However, natural surface flow into and through the higher quality wetlands along the eastern shoreline and southern perimeter of the property will not be adversely affected.

**Objective 1/ Policy 1C** - Elevated boardwalk access through mangroves. – The 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 impact 0.509 acres of isolated and degraded coastal wetlands. However, these impacts have been minimized and the higher quality wetlands along the eastern shoreline and southern perimeter of the subject property will be preserved in perpetuity within a conservation easement through the requirements of a restrictive covenant.

**Objective 1/Policy 1E** - Mitigation for the degradation and destruction of coastal wetlands. Monitoring and maintenance of mitigation areas. – The proposed project involves impacts to degraded coastal wetlands. These impacts have been minimized and mitigation for unavoidable environmental impacts has been satisfied through the purchase of 0.2 credits from the EMB. The wetland restoration and enhancement projects conducted within the EMB have enhanced property in the South Dade Wetland Basin by removing invasive exotic vegetation, replanting with native species, and restoring filled areas to natural wetland grade. Federal, state, and local regulatory permits issued for the EMB require monitoring and maintenance of the bank land 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 work is not reasonably expected to adversely affect endangered or threatened species. The proposed project is not located within an area designated by the MPP as essential habitat for the West Indian Manatee; no work is proposed to occur in tidal waters.

**Objective 5/Policy 5B** - Existing and new areas for water-dependent uses. - The proposed project is not reasonably expected to affect existing water dependent uses.

**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 (SDRC). As part of this approval the applicant is required to construct a bay walk landward of the conservation easement, to provide public access along the waterfront.

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 consistent with the Biscayne Bay Management Plan.

30. **Conformance with the Miami-Dade County Manatee Protection Plan** - The proposed project is not located in an area designated by the MPP as essential habitat for the West Indian Manatee; no work will be occurring in tidal waters.

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)(A)(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)(A)(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 the loss of 0.509 acres of isolated and degraded coastal wetlands. However, the hydrological and biological functions of the higher quality wetlands along the eastern shoreline and southern perimeter of the property shall be preserved in perpetuity within a conservation easement through the requirements of the restrictive covenant.

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 low quality coastal wetlands for the construction of a residential development. Although the proposed project does not meet the dredge and fill criteria, a variance to Section 24-48.3(2) of the Code was granted by the Environmental Quality Control Board through Board Order No. 05-19 on April 15, 2005.

**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** - The proposed project does not involve the creation of a boat slip.

**24-48.3 (4) Clean Fill in Wetlands** – The proposed project involves the filling of low quality coastal wetlands for the construction of a residential development. All fill placed in wetlands shall meet the definition of clean fill as defined in Section 24-5 of the Code of Miami-Dade County.

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

Matthew Davis, Chief
Natural Resources Regulation & Restoration Division
Department of Regulatory and Economic Resources

Lourdes Barrelli, Biologist II, Coastal Resources Section
Department of Regulatory and Economic Resources