MSA Milian, Swain & Associates, Inc.
2025 SW 32nd Avenue, Miami, Florida 33145
Tel: (305) 441-0123/Fax (305) 441-0688

CIVIL ENGINEER · ENVIRONMENTAL ENGINEERS · UTILITY MANAGEMENT · FINANCIAL CONSULTANTS

Letter of Transmittal

TO: MIAMI-DADE COUNTY
Parks, Recreation and Open Spaces Department
275 NW 2nd Street, 4th Floor

Miami, FL 33128-1794

DATE: October 2, 2015	**PROJECT No.: M11-33**
ATTENTION: Michael Bedell	
RE: Civil & Environmental Due Diligence Report West Kendall District Park – Phase One Development	

WE ARE SENDING YOU:

☑ Attached ☐ Prints ☐ Under separate cover via _____ the following items:

☐ Shop Drawings ☐ Change Order ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐

COPIES	DATE	NO.	DESCRIPTION
2	10/2/15		Two (2) Final Civil & Environmental Due Diligence Report for
			West Kendall District Park – Phase One Development
1	10/2/15		One (1) CD with PDF format.

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected print

☐ For review and comment ☐ _____

☐ For Bids Due _____ 2015 ☐ Returned after Loan to US

REMARKS: _____

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☒ Hand Deliver ☐ 1st Class Mail ☐ FEDEX
☐ Blue Printer ☐ Pick Up ☐ Courier

COPY TO:

_____ _____ _____

_____ _____ _____

RECEIVE BY: _____ **SENT BY:** **Jorge Torres**

If enclosures are not as noted, kindly notify us at once.

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

MIAMI • FT. LAUDERDALE • WEST PALM BEACH

File: M11-33

October 2, 2015

MIAMI-DADE COUNTY
Parks, Recreation and Open Spaces Department
275 NW 2nd St, 4th Floor
Miami, FL 33128

Attention: Mr. Michael Bedell
Landscape Architect 2

Reference: Civil & Environmental Due Diligence Report
West Kendall District Park – Phase One Development

Dear Mr. Bedell:

Enclosed please find two (2) hard copy and one (PDF format) of the Civil Infrastructure & Environmental Due Diligence Report for the above referenced project. Please review it and let me know of any questions or comments.

Thank you in advance for your kind attention and consideration.

Sincerely,

MILIAN, SWAIN & ASSOCIATES, INC.

Jorge Torres

Digitally signed by Jorge Torres
DN: cn=Jorge Torres, o=MSA, ou, email=jorgetorres@milianswain.com, c=US
Date: 2015.10.02 13:53:57 -04'00'

Jorge Torres
Senior Engineer

JT/scr

Copy: Arsenio Milian, P.E., Julio Menache, File

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INTRODUCTION

The Miami-Dade Parks, Recreation & Open Spaces Department ("MDPROS") retained Milian, Swain & Associates, Inc. ("MSA") to conduct a Civil Infrastructure & Environmental Due Diligence Investigation ("Due Diligence") at West Kendall District Park ("The Park"), a vacant 136.45 AC land currently being used for farming. The MDPROS is planning to develop a large regional park, West Kendall District Park – Phase One within (the north/ east and south portions of) the Park that will encompass a new lake with a fountain, open space for small events and festivals, walking and biking paths, a restroom facility, shaded picnic and seating areas, greenway connectivity and a new +/- 180 onsite parking lot (see **Exhibit 7.7).** The purpose of the Due Diligence is to identify critical site-specific civil infrastructure/environmental issues that must be considered to ensure the successful development of the project. As part the Phase One development, a proposed lake on the SE corner has been proposed and calculated in order to satisfy fill requirements for the entire property.

This Due Diligence Report addresses research and findings for the following civil infrastructure/environmental elements:

- Survey and Platting
- Environmental Considerations (Wetlands – Archeological – Contamination)
- Geotechnical Investigation(s)
- Existing Utilities & Utility Easements
- Water Distribution System
- Sanitary Sewer System

- Road Right of Way Issues
- Drainage / Stormwater Management
- Onsite Lake Excavation and Fill Requirements
- Regulatory Requirements

SECTION 1: PROPERTY INFORMATION - SITE LOCATION

The **West Kendall District Park** (The Park) is located at the Northwest corner of the intersection of S.W 120th Street and S.W 157th Avenue, Unincorporated Miami-Dade County (Sect. 8, Township 55 S, Rg. 39 E) in Miami Dade County, Florida.

The site is bounded on the east by S.W 157th Avenue; to the North by the C-1W canal; to the West by theoretical S.W 162nd Avenue and to the South by S.W 120th Street. The Park encompasses a total area of approximately 136.45 acres and is located inside the Urban Development Boundary (UDB) based on the adopted 2005 and 2015 Land Use Plan. The southeast corner of the proposed park site abuts the northwest corner of the Kendall – Tamiami Executive Airport and is situated within the cone of influence of Kendall Tamiami Airport (For graphic representation of property Location See **Exhibit 1.1 through 1.4**).

A review of the Property Files at MDPROS offices reveal that the property was acquired by Miami-Dade County in 2000 through approval from the Board of County Commissioners. **(See Exhibit 1.5).**

The Park is currently zoned GU (Interim Use), IU-C (Industrial Control). The property is vacant and is currently being utilized for agricultural purposes (Refer to **Exhibit 1.1)**.

For Property Legal Description, refer to updated Boundary & Topographic Survey by Schwebke-Shiskin & Associates, Inc.; Section 2 - **Exhibit 2.2.**

-Remainder of this page intentionally left blank-

SECTION 2: SURVEY & PLATTING

Review of the MDPROS property records revealed the following Survey/Platting information:

The property is within/part of the Tract No. 1 of Greater Miami Estates Part 1, Plat Book 35, Page 47**(See Exhibit 2.1** and updated survey, **Exhibit 2.2).**

In 2010, boundary and Topographic Survey and Tentative Plat were completed by Schwebke-Shiskin & Associates, Inc. **(See Exhibit 2.1)** to satisfy survey requirements in support of a Plat Application to the MDCPW – Platting Division.

On April 16, 2010, the MDCPW-Plat Committee issued a Notice of Action deferred approval of the T- Plat Application until after resolution by the MDPROS of the action items/comments by the Plat Committee. (See **Exhibit 2.1**). May 28, 2010 a T-Plat was submitted and was recommended for approval by MDCPW-Plat Committee **(See Exhibit 2.1).**

As part of this Due Diligence, on June 9, 2015, MSA had a preliminary meeting with the MDCPW-Platting Division **(See Exhibit 2.4)** to confirm platting requirements for the proposed development and procedures to obtain a permit for the Lake Excavation. A Government Facility Hearing (99GF17) **(See Exhibit 2.3)** took place and was approved by Miami-Dade Site Review Committee in 2010 for this property.

Furthermore, on February 3, 2015 the Board of County Commissioners (BCC) approved resolution No. R-148-15 **(See Exhibit 2.5)** that incorporates a two phase development: Phase I includes lake excavation, general site filling, grading and development of a 58-acre passive recreation area. Phase II includes building the proposed active recreation area on the 92-acre balance of the site.

Given the GF and the Board of County Commissioners (BCC) resolution No. R-148-15 **(See Exhibit 2.5)** approval, no rezoning or T-plat will be required for the West Kendall District Park – Phase One Development.

An application for Administrative Site Plan Review (ASPR) will be required prior to the submittal and approval of the lake excavation plans.

SECTION 3: ENVIRONMENTAL CONSIDERATIONS

Wetlands & Archeological Review:

Based on review of the Miami-Dade County (”The County”) GIS layers, there is no indication of the presence of wetlands (See **Exhibit 3.1**). In addition, based on GIS review, there are no Archaeological / Historical sites within the proposed project boundary (See **Exhibit 3.2**).

The subject park site is vacant land and is currently being utilized for agricultural purposes. The soils on site are characterized as Chekika very gravelly loam (23) by the USDA Soil Survey (see Section 4- **Exhibit 4.1**). Also notice that **Exhibit 3.1** shows that the subject property is not located within Miami-Dade County Wetland Areas of Concern.

The potential for archaeological resources on-site was also investigated. Along the coastal ridge region of South Florida it is difficult to determine which areas have a higher likelihood of supporting sites and which do not, primarily due to the extensive hydrologic changes and widespread development of the region during the past century.

There are no known archaeological resources listed on the Florida Master Site File within the property boundary (See **Exhibit 3.2**)

Site Contamination Review

Based on review of the Miami-Dade County (”The County”) GIS Contamination overlay for The Park property, there is no indication of the presence of

contamination within the property. (See **Exhibit 3.3**).

Furthermore, given that the proposed park site has been used as farmland, a Phase II was conducted in 2004; the report determined that there is no presence of contamination within the property (See **Exhibit 3.5**).

Also, during the RER-Pollution Remediation Section (RER-PRS) review for the development of Dog Park located on the NE corner of the S.W 157th Avenue and S.W 112 Street, RER-PRS requested a Limited Groundwater Assessment Report that was performed in 2010 (See **Exhibit 3.4**).

As part of this Due Diligence, on June 16, 2015, MSA had a preliminary meeting with the RER-PRS **(See Exhibit 3.6)** to discuss potential site contamination and the requirements for the proposed development and procedures to obtain a permit for the Lake Excavation. In summary, RER-PRS will require a Limited Groundwater Assessment report prior to approval of the lake excavation permit **(See Exhibit 3.6)**.

Also, a review of the SPT Borings logs in Geotechnical Report by Geosol, Inc. (See Section 4) do not reveal presence of potential sources of soil/groundwater contamination such as buried garbage and other potentially deleterious materials.

SECTION 4: GEOTECHNICAL INVESTIGATIONS

As part of this Due Diligence, Geosol, Inc. ('Geosol") has conducted subsurface soil exploration and geotechnical engineering evaluations for the West Kendall District Park – Phase One Development for the purpose of evaluating the general subsurface conditions including drainage tests (Usual Open Hole tests) to support design of exfiltration trench systems and provide recommendations for the lake excavation. The Subsurface Soil Exploration and Geotechnical Engineering Evaluations Report is included as **Exhibit 4.1.**

SECTION 5: UTILITIES

Early identification and disposition of existing utilities and utility easements (within/adjacent to the proposed development) is a critical step to consider during the Planning Phase of the project to minimize conflicts and cost/timeline overruns during construction. As result, MSA:

- Obtained a Design Ticket through 811- Sunshine One Call (See **Exhibit 5.1.a**)
- Submitted letters to the utility companies listed in Design Ticket. (See **Exhibit 5.1.b**)
- Received Responses/Records from the utility companies (included in **Exhibit 5.1.d**) (For Water and Sewer Records, see **Sections 6 and 7**)
- On June 15, 2015, follow-up letters (See attached **Exhibit 5.1d**) to non-responsive utility companies were sent to:
    - Florida Power & Light
    - Comcast Cable
    - ATT/Distribution

See updated responses that have been received from the above utility companies on **Exhibit 5.1.c and Exhibit 5.1.d.**

Existing Easements: Based on review of property records and records received from the utility companies that have responded to date, there are no existing easements within the property.

Given that the proposed West Kendall District Park – Phase One Development will concentrate on the north, east and south portions of the proposed Park; and potable water will be served via a water service for the proposed restroom facility and a private onsite lift station with a private forcemain system (See **SECTION 6 and 7**), no proposed easements for the water and sewer services will be required for Phase One development. A potential Electrical easement will be required for the Park.

SECTION 6: WATER DISTRIBUTION & FIRE PROTECTION

The Park is located in unincorporated Miami Dade County. The potable public water distribution system in this area (including The Park) is provided by Miami Dade Water and Sewer Department ("MDWASD").

Existing Conditions:

A review of the Water Distribution System Atlas (See **Exhibit 6.2**) was performed. Water As-built records were requested to MDWASD but no records were found. However, MDWASD water atlas and Sewer as-builts (See **Exhibit 6.2 & 6.7**) indicate that MDWASD owns, operates and maintains the following interconnected public watermain network adjacent to The Park:

SW 157th Avenue:

- Existing 16" DIP watermain on the East half of the R/W, abutting the east side of the park.

SW 120th Street:

- Existing 16" DIP watermain on the South half of the S.W 120th St R/W that dead-ends approximately 1800 feet west from S.W 157th Avenue. See MDWASD agreement ID # 19710 (**Exhibit 6.8**).

Anticipate Improvement Requirements:

The MDPROS is planning the initial development (Phase One) of the West Kendall District Park (See **Exhibit 7.6**) that will encompass a new lake with fountain, open space for small events and festivals, walking and biking paths, shaded picnic and seating areas, restroom facility, greenway connectivity and approximately 180 onsite parking spaces.

Based on the anticipated development information, review of the existing water distribution system documentation received to date and preliminary meeting conducted with MDWASD (See **Exhibit 6.3**- Meeting Minutes), the following are the anticipated water distribution system requirements:

The proposed development must be served by a public water supply distribution system pursuant to Florida Statutes 381.0065920(2)(a). In addition, The Park is located within feasible distance from an existing public watermain system per Chapter 24 of the Miami Dade County Code (See **Exhibit 6.4**); therefore connection to the public water distribution system will be required.

Watermain Extension(s): MDWASD will not require a water main extension for the West Kendall District Park – Phase One Development given the existing 16-inch water main on SW 120th Street.

Domestic Water Service: Potable Water Service to the Phase One of the Park will be provided through a 1 ½- inch water service/meter/BFP and irrigation service if needed, and to be connected to the existing 16" DIP watermain located on the South side of the existing R/W along SW 120th ST (See **Exhibit 7.7,** page 5).

Water meters shall not be installed within vehicular traffic areas; must be fitted with Backflow Preventers and shall be readily accessible to MDWASD personnel.

Site Fire Protection: There is an existing fire hydrant installed at the end of the existing 16-inch water main along SW 120th Street. Fire hydrant mains shall not be less than 6-inches in diameter with a maximum length of 50 feet. Fire hydrants shall not be installed within roadway/driveway turning radii or within 40 feet of a building/structure. Fire Hydrants must be installed within 300 feet of the proposed building(s).

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SECTION 7: SANITARY SEWER SYSTEM

The Park is located in unincorporated Miami Dade County. The public sanitary sewer system in this area (including The Park) is provided by Miami Dade Water and Sewer Department ("MDWASD").

Existing Conditions:

Review of the Sewer Atlas (See **Exhibit 6.5**) and As-built Records (See **Exhibit 6.7**) received from MDWASD indicates that MDWASD owns, operates and maintains the following public sanitary sewer facilities adjacent/near The Park:

SW 157th Avenue: Existing 36 inch DIP sewage transmission forcemain along the East half of the R/W, abutting the east side of the park which dead-ends approximately 150 south of the intersection with SW 120th Street.

There is an existing 8-inch forcemain plug valve on the east site of N.W 157th Avenue of the North of the dog park driveway.

No gravity sewer collection systems exist within the vicinity of The Park as depicted in the MDWASD Sewer Atlas (**Exhibit 6.5**). The closest point of connection for Phase One Development to a public sanitary sewer system is the existing 36 inch forcemain on west side of SW 157th Avenue.

Anticipate Improvement Requirements:

The MDPROS is planning the initial development (Phase One) of the West Kendall District Park (See **Exhibit 7.6**) that will encompass a new lake with a fountain, open space for small events and festivals, walking and biking paths, shaded picnic and seating areas, restroom facility, greenway connectivity and approximately 180 onsite parking spaces.

Based on anticipated development information, review of the existing sewer system documentation received to date and preliminary meeting conducted with MDWASD (See **Exhibit 6.3**- Meeting Minutes), the following are the anticipated sewer system requirements:

The proposed development must be served by a public sanitary sewer system pursuant to Florida Statutes 381.0065920(2)(b). In addition, The Park is located within feasible distance from an existing public sewer system per Chapter 24 of the Miami Dade County Code (See **Exhibit 6.6**); therefore connection to the public sanitary sewer system will be required.

All sewer lines serving the property shall comply with exfiltration standards as applied to development within wellfield protection areas.

The new sanitary sewer system will consist of:

- Connection to existing public 36 inch forcemain on SW 157th avenue.
- New onsite private lift station with new onsite private forcemain running East and connecting to existing 36-inch forcemain on SW 157th avenue.

Final alignment/diameter of the proposed private forcemain and location/capacity of the onsite private lift station will depend on the final development program and final site plan.

SECTION 8: RIGHT OF WAY ISSUES / TRAFFIC ISSUES

The Park is bounded by the following existing public roadway corridors:

Black Creek Canal (C-1W) R/W:

- On the north of the property there is the Black Creek Canal (C-1W) R/W of 140 feet (O.R.B 14311, PG 3397).

SW 157th Avenue on the East:

- This roadway is under the jurisdiction of the Miami Dade Public Works Department (MDCPWD). The existing road right of way is 80 feet in width (See **Exhibit 2.2**, page 2).

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SW 120th Street on the South:

- This roadway is under the jurisdiction of the Miami Dade County Public Works Department (MDPWD). The existing road Right of Way is 30 feet in width (See **Exhibit 2.2**, page 2). The north half of the R/W has been dedicated by MD-PROS.

In summary, based on a preliminary meeting with the MDCPWD **(See Exhibit 2.4)** to discuss the requirements for the proposed Phase One Development and procedures to obtain a permit for the Lake Excavation. On the T-Plat 23125-1, 30 feet was dedicated for the north half of the R/W along SW 120th Street abutting the proposed Phase One development. No additional R/W dedication, drainage/sidewalk/road improvements for Phase One development will be required by MDCPWD.

Since parking is part of the proposed development, a review and approval from MDCPWD will be required.

Any driveway connections to SW 120th Street must comply with the minimum distance requirements and turn around movements per MDPWD Standards.

A minimum of 58 feet for outside and minimum of 36 feet for inside turning radii to comply with Fire Department requirements.

SECTION 9: DRAINAGE /STORMWATER MANAGEMENT

Existing Infrastructure

There is no existing drainage system on the subject site. Stormwater containment consists mainly of berms around the property. The existing system works by seepage of the water into the ground.

Wellfield protection Areas:

The northern portion of the site is located within the West wellfield interim protection area established by Chapter 24 of the Miami Dade Code (See **Exhibit 3.7**). As a result, some restrictions to allowed methods of stormwater

conveyance, treatment and disposal need to be considered in the northern portion of the proposed site.

Drainage Basin:

The project site is located within the C-1 Basin (See **Exhibit 7.1**) with no special fill encroachments, cut and fill and related restrictions on allowed methods of stormwater conveyance.

Salt Water Intrusion:

The proposed development is located west of the Salt Water Intrusion line (See **Exhibit 7.5**) As a result, the use of Drainage Well(s) for stormwater disposal is not allowed.

Wetlands and Areas of Concern:

As indicated on Section 3, there are no onsite/offsite jurisdictional wetlands areas of concern that may impact allowable methods of stormwater conveyance, treatment and disposal systems for the proposed park.

The MDPROS is planning the initial development (Phase One) of the West Kendall District Park (See **Exhibit 7.6**) that will encompass a new lake with fountain, open space for small events and festivals, walking and biking paths, shaded picnic and seating areas, greenway connectivity and approximately 180 onsite parking spaces.

Based on the anticipated development information, review of the existing conditions and drainage systems documentation received to date and preliminary conferences with Miami Dade RER-Water Control Section and South Florida Water Management District (SFWMD), the anticipated drainage/stormwater management systems requirements are as follows:

Regulatory Jurisdiction:

Although the Park does not contain jurisdictional wetlands, but with an anticipated IMPERVIOUS development footprint (i.e. sidewalks, pavement, etc.) exceeding 2.0 acres, the project qualifies for a Surface Stormwater Management

permit.

Similar developments (not owned By Miami Dade County) are normally reviewed and approved by the MD RER- Water Control Section.

However, since the property is owned by MDPROS (a County Department) and MD-RER is also a County Department, the lead review agency issuing approval of the development Drainage/Stormwater Management system will be **South Florida Water Management District (SFWMD)** through an Environmental Resources Permit (ERP) review and approval process.

Based on the phone memorandum with SFWMD, an Environmental Resources Permit (ERP) will be required for the entire property (See **Exhibit 7.8**).

Minimum Site Elevation Requirement:

The minimum site elevation for the proposed development shall be as follows:

Miami-Dade County Flood Criteria elevation for the site is 8.0 NGVD or maximum calculated stage (10 year-24hr Storm) event; **whichever is higher**.

Minimum Finish Floor Requirement:

The minimum finish floor elevation shall be set as follows:

FEMA Flood Zone: The FEMA Flood Zone for the Park is Zone AH (See **Exhibit 7.3**), which is 9 feet or Highest Crown of Road Elevation plus 4 inches or Maximum calculated stage for the 100 year- 72hr Storm Event: **whichever is higher.**

Design (October) Groundwater Table:

The design water table elevation for The Park location is 5.50 NGVD according to MDPWD Standards Sheet W.C. 2.2. (See **Exhibit 7.4**).

Anticipated Improvements

The proposed stormwater management system must be designed in accordance to the Water Quality and Water Quantity requirements established by SFWMD and RER – Water Control Section. Exfiltration trenches and/or dry retention may be used as methods to satisfy water quality/quantity requirements for the project.

Since the site is located west of the Salt Water Intrusion line the use of drainage wells for stormwater disposal is not allowed in the project area. Outfall(s) to the proposed onsite lake are allowed after water quality is achieved through retention/exfiltration systems per SFWMD and MD-RER requirements and a Class II permit will be necessary from MD-RER Water Control Section.

SECTION 10: ONSITE LAKE EXCAVATION

As part of this Due Diligence, on June 9, 2015, MSA had a preliminary meeting with the MDCPW-Platting and Zoning Division **(See Exhibit 2.4)** to confirm platting requirements for the proposed development and procedures to obtain a permit for the Lake Excavation. The lake excavation plan will be reviewed by the MDC-Department of Planning and Zoning, Miami Dade County Public Works Department (MDCPWD) and RER for compliance with requirements of 33-16 of the Miami-Dade County Zoning Code. After review of the results of the field exploration and engineering recommendations for the lake excavation provided by Geosol, Inc **(See Exhibit 4.1),** the limestone excavation that underlines the site in the upper 10 feet can be excavated without resorting to blasting.

Difficult excavation will occur when well-cemented limestone is encountered.

No blasting is allowed in Miami Dade County, and will have to go to public hearing to get approved.

Due to the constraints to the depth of the proposed lake excavation and in order to obtain necessary fill for the proposed West Kendall District Park, the size of the proposed lake needs to increase (**See Exhibit 7.7 and 8.1).**

Based on the FAA's 2005 determination (See Exhibit 8.4), the FAA could not concur in the proposal to construct a recreational lake within the 10,000 feet separation standards recommended by FAA Advisory Circulars. Further coordination with the FAA ensued which culminated in the preparation by Miami-Dade Parks, Recreation & Open Spaces Department ("MDPROS"), and

transmittal to the FAA, of a Lake Management Plan and Lake Monitoring Plan to meet FAA's standards concerning hazardous wildlife attractants near airports. MD-AD does not have a record of that information.

Furthermore, a 2006 FAA determination (See Exhibit 8.4) concurred with Parks recommendations to prevent hazardous wildlife attractants. FAA's letter provided additional recommendations regarding the lake design, but more importantly requested that once Parks finalizes the park layout, pond design, Lake Management Plan, and Lake Monitoring Plan, that copies be submitted to the FAA for review and final approval. Aviation Planning is not aware if this requirement has been met.

The Miami-Dade Aviation Department cannot support the construction of any recreational lake in the West Kendall District Park until the FAA has reviewed the information and agreed to the proposed.

As part of this Due Diligence, on May 21, 2015, MSA had a preliminary meeting with the Miami Dade Aviation Department (MD-AD) **(See Exhibit 8.2)** to confirm the requirements for the proposed development and procedures to obtain a permit for the Lake Excavation. The location of the proposed onsite lake is within the Tamiami Executive Airport, Outer Safety Zone (OSZ). The proposed Lake Excavation plans will have to be submitted for review and approval to (MD-AD) in order to ensure that the proposed Phase One development will meet the criteria of the Airport System Zoning Checklist (**See Exhibit 8.3).**

In addition, a sampling plan needs to be developed and submitted to RER-PRS for review and approval with a Limited Groundwater Assessment Report prior to issue a Lake Excavation Permit (**See Exhibit 3.6).**

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SECTION 11: REGULATORY PERMITS / APPROVALS

Based on the research and investigations conducted by MSA as part of this Due Diligence, Permits/Approvals for the requisite civil infrastructure and lake excavation will be required by the following regulatory agencies:

WATER DISTRIBUTION AND FIRE PROTECTION

1. **Miami Dade Water and Sewer Department.**
2. **Miami-Dade County Fire Department.**
3. **Miami-Dade County Public Works Department.**

SANITARY SEWER SYSTEM

1. **Miami-Dade Water and Sewer Department.**
2. **Department of Regulatory and Economic Resources (RER) Wastewater Section.**
3. **Miami-Dade County Public Works Department.**

DRAINAGE /STORMWATER MANAGEMENT:

1. **South Florida Water Management District (SFWMD)**
2. **Department of Regulatory and Economic Resources (RER) local review through Building Department.**
3. **Department of Regulatory and Economic Resources (RER) Class II Permit (if outfalls to lake are considered).**
4. **South Florida Water Management District (SFWMD) Consumptive Use Permit if wells are intended to use for irrigation.**
5. **Florida Department of Environmental Protection- Generic Permit for Stormwater Discharge from Large and Small Construction Activities.**

LAKE EXCAVATION:

1. **ASPR approved by Miami Dade County Zoning Department.**
2. **Miami Dade Aviation Department and Federal Aviation Administration.**
3. **Department of Regulatory and Economic Resources (RER) Pollution Remediation Section.**
4. **Department of Regulatory and Economic Resources (RER) Water Control Section.**
5. **South Florida Water Management District (SFWMD) ERP Conceptual plan with Phase One construction and operation permit.**

EXHIBIT 1.1

Location Map Aerial Photo

MDPROS-WEST KENDALL DISTRICT PARK

EXHIBIT 1.1 Location Map Aerial Photo

EXHIBIT 1.2

Property Information Map

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/2/2015

Property Information	
Folio:	30-5908-001-0010
Property Address:	
Owner	MIAMI-DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI , FL 33128-1794
Primary Zone	7700 INDUSTRIAL - RESTRICTED
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,554,778 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$29,496,501	$29,496,501	$29,496,501
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$29,496,501	$29,496,501	$29,496,501
Assessed Value	$29,496,501	$29,496,501	$29,496,501

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$29,496,501	$29,496,501	$29,496,501
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$29,496,501	$29,496,501	$29,496,501
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$29,496,501	$29,496,501	$29,496,501
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	$29,496,501	$29,496,501	$29,496,501

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
8 55 39 150.477 AC M/L
GREATER MIAMI ESTS PART 1
ALL TR 1 LESS N70FT FOR BLACK
GREEK CANAL R/W
& LESS BEG 1473.60FTN & 30FTW OF

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2000	$10,253,200	19182-4435	2008 and prior year sales; Qual by exam of deed
06/01/2000	$0	00000-00000	Qual by exam of deed
12/01/1988	$0	00000-00000	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Exhibit 1.2 Property Information Map

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/2/2015

Property Information	
Folio:	30-5908-001-0011
Property Address:	11255 SW 157 AVE
Owner	MIAMI DADE COUNTY PARKS AND RECREATION
Mailing Address	275 NW 2 ST 4FL MIAMI , FL 33128
Primary Zone	8900 INTERIM-AWAIT SPECIFIC ZO
Primary Land Use	8247 FOREST/PARK OR REC AREA : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	700 Sq.Ft
Living Area	588 Sq.Ft
Adjusted Area	644 Sq.Ft
Lot Size	283,998 Sq.Ft
Year Built	2014

Assessment Information			
Year	2015	2014	2013
Land Value	$1,277,991	$1,277,991	$1,277,991
Building Value	$35,472	$0	$0
XF Value	$141,956	$0	$0
Market Value	$1,455,419	$1,277,991	$1,277,991
Assessed Value	$1,455,419	$1,277,991	$1,226,971

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$1,455,419	$1,277,991	$1,226,971
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$1,455,419	$1,277,991	$1,277,991
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$1,455,419	$1,277,991	$1,226,971
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction			$51,020
County	Exemption	$1,455,419	$1,277,991	$1,226,971

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short Legal Description
8 55 39 6.5197 AC M/L
GREATER MIAMI ESTS PART 1
PB 35-47
PORT OF TR 1 DESC BEG 1473.60FTN
& 30FTW OF SE COR OF SEC 8 TH

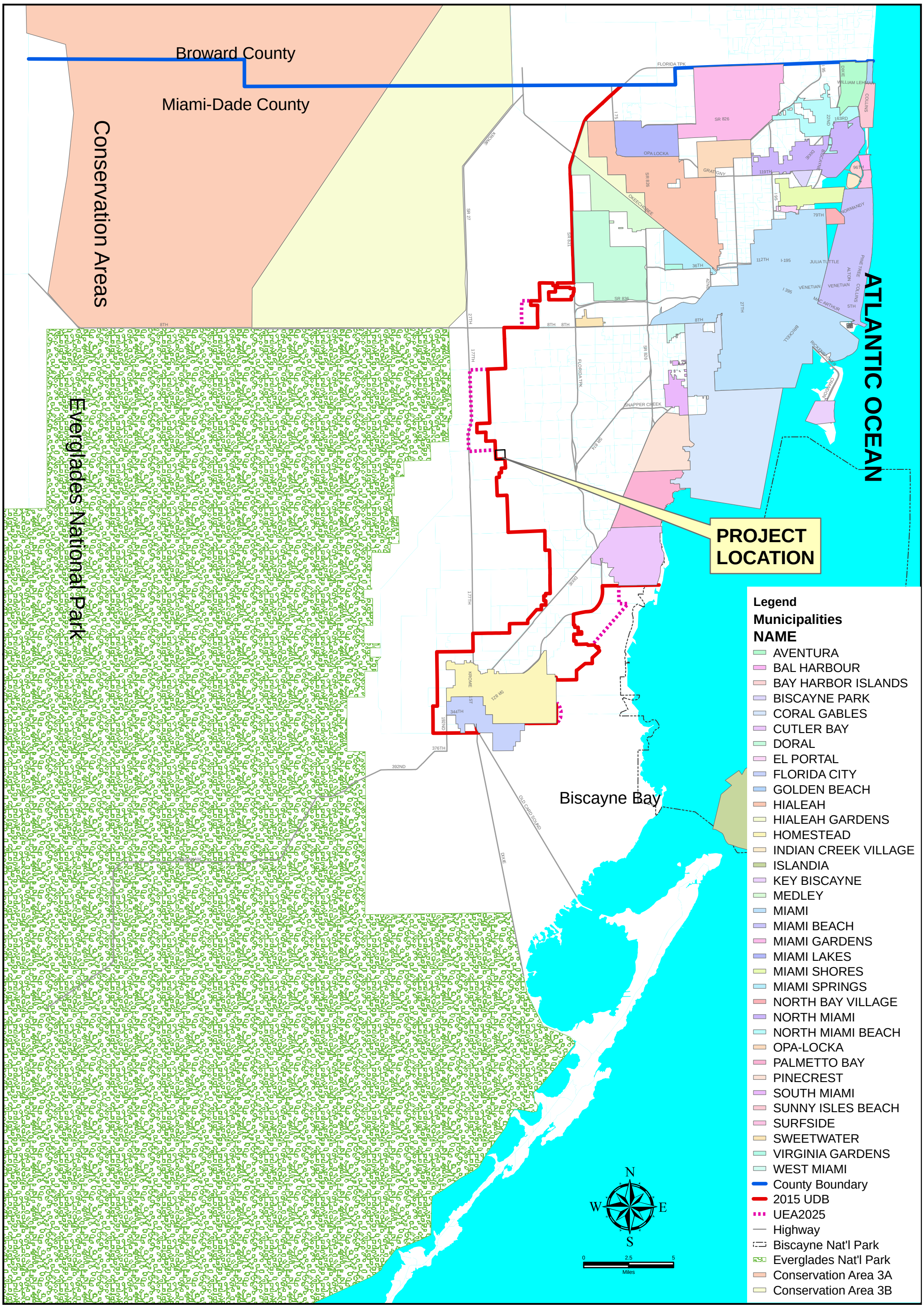
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

Exhibit 1.2 Property Information Map

EXHIBIT 1.3

Municipal Boundaries Map

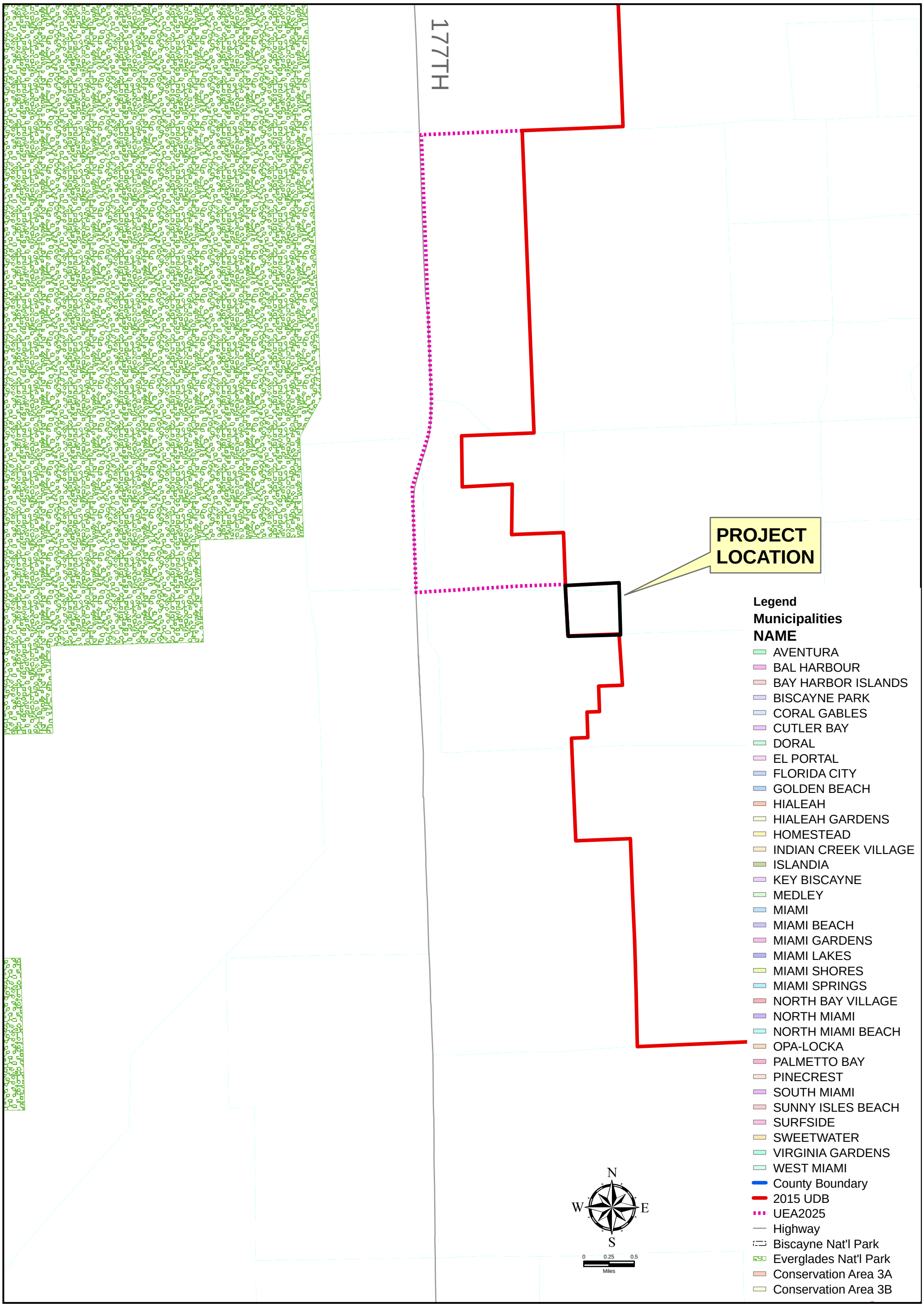


Milian, Swain & Associates, Inc.

EXHIBIT 1.3
MDPROS - WEST KENDALL DISTRICT PARK MUNICIPAL BOUNDARIES

EXHIBIT 1.4

Municipal Boundaries Map Close Up



Millan, Swain & Associates, Inc.

EXHIBIT 1.4
MDPROS - WEST KENDALL DISTRICT PARK
MUNICIPAL BOUNDARIES (Close Up)

EXHIBIT 1.5

Resolution and Method of Property Acquisition

MEMORANDUM

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE:

SUBJECT: Acquisition of up to 164 Acres
For West Kendall District Park

FROM: M. R. Stierheim
County Manager

It is recommended that the Board approve the attached Contract for Sale and Purchase of up to 164 acres of land at S.W. 120 Street and 157 Avenue for the West Kendall District Park. A companion item authorizing the erection, construction and operation of West Kendall Park is also on this agenda for your consideration.

SELLER: The Trust for Public Land (TPL), a not for profit corporation. has the property under contract from the owner, Jack Thomas, as Trustee (JTT). TPL will sell the land to the County.

TAX FOLIO NUMBERS: 30-5908-001-0010 and 0020.

ZONING: IU-C and GU

SIZE: The contract calls for the purchase of up to 164 acres. However, because of a boundary line dispute with adjoining owners to the west and south, JTT only has clear title on approximately 152 acres of the property. The County is only agreeing to purchase that portion of the property without any title problem, i.e. the 152 acres. The contract gives the Seller up to one year to resolve the boundary dispute with the adjoining owners. If the Seller can resolve the title issues and secure clear title to the additional acreage within three years, the County agrees to purchase the remaining acreage under the same terms and conditions (up to 12 additional acres). It should be noted that, while the planned park would benefit from the added acreage, the 152 acres is adequate to meet departmental requirements.

It should also be noted that boundary line disputes are a common problem in this area. These disputes were created because of differences between two land surveys dating back to 1965. Most of these disputes have had to be resolved through court action; however, JTT is attempting to settle the boundary line dispute via negotiation with the adjoining owners.

PURCHASE PRICE: The land is being purchased for $67,500 per acre. This price is between the per acre values established by two independent appraisals. The total price for the 164 acres will be $11,070,000. The property owner currently leases portions of the subject property for farming under separate agreements to John Sizemore and Carlos Capote, respectively. The contract provides for these leases to be assigned to the County. These leases are annually renewable, will generate rental income to the County totaling $56,000 per year, and are cancelable by the County on 120 days notice (Exhibit B of Contract). In addition to the revenues generated by these leases, farming the land will eliminate the expense of periodic mowing by the County. The Park and Recreation Department plans to renew the leases until park development starts.

LOCATION: Between theoretical S.W. 112 and 120 Streets, and 152 and 157 Avenues. The property has, as its northern and eastern borders, the 140' wide Black Creek Canal, which is operated by the South Florida Water Management District (SFWMD). The Kendall-Tamiami Executive Airport is situated immediately to the southeast. The western boundary is the year 2005 and 2015 Urban Development Boundary (UDB). Location sketches are attached.

DEVELOPMENT: Much of the new park's acreage will be devoted to sports such as lighted football, soccer and baseball fields. A family aquatic center with a pool is also planned as well as a sports court complex for basketball, roller hockey and tennis. A picnic area, recreation center building, pathways, landscaping and parking are included in the design concept. The exact activities to be accommodated will be decided with community input. Initial park development is anticipated to occur within approximately five years.

The County has agreed in the contract to build two lanes of S.W. 120 Street for a distance of approximately ½ mile and a bridge across the canal by August 15, 2005. The installation of this portion of S.W. 120 street has been identified for funding in the Year 2000 Transportation Improvement Program (TIP) and the design and construction of the bridge will be paid with impact fees. It is noted that the construction of the bridge is subject to the approval of the South Florida Water Management District (SFWMD). Staff has met with the SFWMD and obtained a letter from them indicating that they have no objection to a bridge at this location (attached). In the unlikely event that the SFWMD does not grant the County a permit to build a bridge connecting to SW 120 Street, the County will be released from the aforementioned obligations of building SW 120 Street and a bridge at that location.

JUSTIFICATION: The Park and Recreation Department has been trying to acquire land for a large district park in the growing West Kendall area for several years. Competition from private developers has prevented prior acquisition efforts from succeeding. This is the last site of this size in this area that falls within the UDB, is available for sale and falls within budgetary constraints.

The acquisition of the site will be from a combination of Impact Fees and allocated bond funds from the Quality Neighborhoods Initiative Program and Safe Neighborhood Parks.

MEMORANDUM

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE:

SUBJECT: Purchase of 164 Acres for the West Kendall Regional Park

FROM: M. R. Stierheim
County Manager

(Community Council #C11 mtg 11/10/99

It is recommended that the Board approve the attached Contract for Sale and Purchase of approximately 164 acres of land at SW 120 Street and 157 Avenue for the West Kendall Regional Park.

OWNER: The Trust for Public Land (TPL), a California not for profit corporation, has the property under contract from Jack Thomas, as Trustee (JTT). TPL will sell the land to the county.

TAX FOLIO NUMBERS: 30-5908-001-0010 and 0020.

SIZE: The county will purchase up to 164 acres, with the precise size of the parcel being subject to JTT negotiating boundary line agreements, for title insurance purposes, with the adjoining owners. Due to the timing of these negotiations, there may be a second closing within one year of the first closing. The first closing will cover approximately 152 acres, and the second closing could bring the total area up to 164 acres.

PURCHASE PRICE: For the total 164 acres the price will be $11,070,000, which is $67,500 per acre. This is 105% of the average per acre values of two appraisals. JTT will receive, as additional compensation, an agreement for the county to install ½ mile of 2 lanes of the planned 4 lane SW 120 Street East of the park, a section line road that will also serve as a park entrance road. This road will provide road frontage to other JTT land. The land is being purchased subject to farm leases that are annually renewable. They are for $56,000 per year, and are cancelable by the owner on 120 days notice (Exhibit B of Contract).

LOCATION: Between theoretical SW 112 and 120 Streets, and 157 and 152 Avenues. The property has, as it northern and eastern borders, the 140' wide Black Creek Canal, which is operated by the South Florida Water Management District (SFWMD). The western boundary is the year 2005 and 2015 Urban Development Boundary (UDB).

JUSTIFICATION: The Park and Recreation Department has been trying to acquire land for a regional park in the growing West Kendall area for several years. Competition from private developers has prevented prior acquisition efforts from succeeding. This is the last potential site of this size in this area that is within the UDB that is available and within budgetary constraints.

The acquisition of the site will be done by combining impact fee money and allocated bond funds from the Quality Neighborhoods Initiative Program (QNIP) and Safe Neighborhood Parks issues. The installation of SW 120 Street will be funded as part of the Year 2000 Transportation Improvement Program, and the bridge over the canal will be a Park and Recreation Department expense.

Most of the new park's acreage will be devoted to field sports, such as football, soccer and baseball.

DEVELOPMENT: The majority of the site is zoned IU-C (Conditional Industrial). A portion (16%) on the eastern border is zoned GU (Interim Use). The purchase contract is conditioned on approval, via a Government Facilities hearing under Section 33-303 of the County Code, of a park use for the land. This should occur within sixty days of the contract approval date

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE

Application 99GF17
WEST KENDALL PARK

Jack Clark, Chief
Right-of-Way Division
Public Works Department

Esther Calas, Assistant Director
Public Works Department
Traffic & Highway Engineering

Diane O'Quinn Williams,
Assistant Director
Planning and Zoning

Gregory A. Adkins, Section Supervisor
Zoning Evaluation/Plan Review
Planning and Zoning

Alyce M. Robertson, Assistant Director
Department of Environmental
Resources Management

for Barbara Matthews, Principal Planner
Capital Improvements and Planning
Fire and Rescue Department

Bernard McGriff,
Director
General Services Administration

for Ricardo Herrera
Department of Water & Sewer

FROM

MIAMI-DADE COUNTY
DEPARTMENT OF DEVELOPMENT
AND FACILITIES MANAGEMENT
OFFICE OF PLANNING AND ASSET MGT
111 N.W. 1 STREET SUITE 2460
MIAMI, FLORIDA 33128-1926

COUNTY COMMISSION
DATE 04/25/2000
TUESDAY
TIME 9:30 AM

HEARING NO: 99GF17
APPLICANT: PARK AND RECREATION DEPARTMENT

REQUEST: APPROVAL OF THE ERECTION, CONSTRUCTION, AND OPERATION OF WEST KENDALL PARK, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY.
LOCATION: SW 120TH STREET AND SW 157TH AVENUE, MIAMI-DADE COUNTY, FLORIDA.
SIZE OF PROPERTY: 155 ACRES
FOR FURTHER INFORMATION, CONTACT KAREN TOWNSEND LEIGHT, GSA (305) 375-1896.
HEARING WILL BE HELD IN THE MIAMI-DADE COUNTY COMMISSION CHAMBERS, STEPHEN P. CLARK CENTER, 2ND FLOOR, 111 NW 1 STREET, MIAMI-DADE COUNTY, FLORIDA

I199900017 SCC

TO

MICHEL KERSAINT
RUE MERISSER DELMAS 48
PORT-AU-PRINCE HAITI 00000

FROM

MIAMI-DADE COUNTY
DEPARTMENT OF DEVELOPMENT
AND FACILITIES MANAGEMENT
OFFICE OF PLANNING AND ASSET MGT
111 N.W. 1 STREET SUITE 2400
MIAMI, FLORIDA 33128-1926

COUNTY COMMISSION
DATE 06/25/2000
TUESDAY
TIME 9:30 AM

HEARING NO: 99GF17
APPLICANT: PARK AND RECREATION DEPARTMENT

REQUEST: APPROVAL OF THE ERECTION, CONSTRUCTION, AND OPERATION OF WEST KENDALL PARK, IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY.
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HEARING WILL BE HELD IN THE MIAMI-DADE COUNTY COMMISSION CHAMBERS, STEPHEN P. CLARK CENTER, 2ND FLOOR, 111 NW 1 STREET, MIAMI-DADE COUNTY, FLORIDA

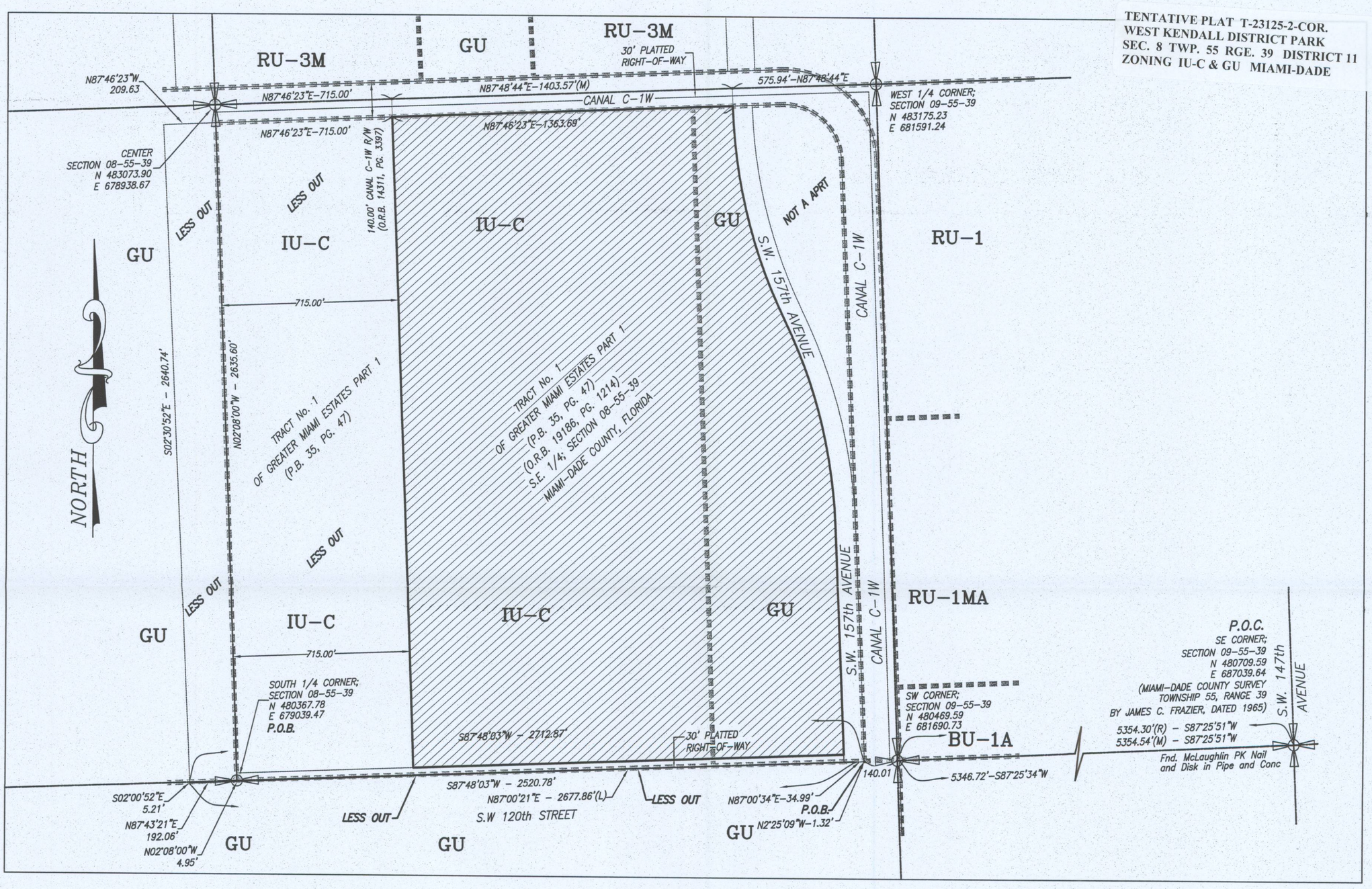
TO

Z199900901? BCC
EDUARDO CRUZ
15537 SW 112 DR
MIAMI FL 33196-4393

EXHIBIT 2.1

Old Plat Map
(info by MD-PROS)

TENTATIVE PLAT T-23125-2-COR.
WEST KENDALL DISTRICT PARK
SEC. 8 TWP. 55 RGE. 39 DISTRICT 11
ZONING IU-C & GU MIAMI-DADE



LOCATION SKETCH

A Portion of the S.E 1/4 of Section 8, Township 55 South, Range 39 East
Miami-Dade County, Florida
SCALE 1":300'

NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN BEARING OF N 02°25'09" W, ALONG THE WEST RIGHT-OF-WAY LINE OF CANAL C-1W, AS SHOWN HEREON. BASED ON STATE PLANE COORDINATES PER MIAMI-DADE COUNTY SURVEY, TOWNSHIP 55 RANGE 39, DATED 1965.
2) LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS FIRM.
3) THE AREA OF PROPERTY SHOWN HEREON
   NET AREA = 96.00± ACRES (4,181,861 Sq. ft)
   GROSS AREA = 101.96 ACRES (4,441,340 Sq. ft)
   (INCLUDING AREA FROM RIGHT-OF-WAY LINE TO CENTER LINE OF S.W. 157TH AVENUE AND TO SECTION LINE)
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) PREPARED FOR: MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT
6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE AH-9, PER F.I.R.M. COMMUNITY PANEL NO. 120635 0437 L, AND MAP NUMBER 12086C0437L, DATED 09/11/2009
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
11) THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929).
12) BENCHMARKS:
   A) NORTH RIM OF MANHOLE 125' WEST OF THE CENTERLINE INTERSECTION OF S.W. 159TH. AVENUE AND S.W. 112TH. TERRACE. ELEVATION=8.58 N.G.V.D..
   8. BENCHMARK B: NAIL & DISC (RLS NO.3619) AT THE CENTERLINE INTERSECTION OF S.W. 112TH. STREET AND S.W. 157TH. AVENUE. ELEVATION=10.55 N.G.V.D..
13) THERE ARE NO TREES WITHIN THE SUBJECT WAIVER OF PLAT.
14) GEOMETRIC DIMENSIONS DENOTES WITH (L) REFER TO THE OFFICIAL RECORD BOOK DESCRIPTIONS

LEGEND:

Sq.Ft.	DENOTES SQUARE FEET
+14.05	DENOTES EXISTING ELEVATIONS
	DENOTES CHAIN LINK FENCE
	DENOTES CENTER LINE
	DENOTES PROPERTY LINE
(R)	DENOTES RECORD
(M)	DENOTES MEASURED
(L)	DENOTES LEGAL
R	DENOTES RADIUS
A	DENOTES ARC LENGTH
D	DENOTES DELTA OF CURVE
FND.	DENOTES FOUND
I.P.	DENOTES IRON PIPE
N & D.	DENOTES NAIL AND DISC
	DENOTES LIGHT POLE
WV	DENOTES WATER VALVE
WM	DENOTES WATER METER
FH	DENOTES FIRE HYDRANT
	DENOTES CATCH BASIN
D	DENOTES STORM DRAINAGE MANHOLE
SV	DENOTES SEWER VALVE
	DENOTES GUARDRAIL
	DENOTES HANDRAIL
SLB	DENOTES STREET LIGHT BOX
TSB	DENOTES TRAFFIC SIGNAL BOX
EL	DENOTES ELECTRIC BOX
OSZ	DENOTES OUTER SAFETY ZONE
NSZ	DENOTES NO SCHOOL ZONE
ILZ	DENOTES INNER DISTICT

CONTACT INFORMATION
NAME: RANDY KOPER
TELEPHONE NUMBER: 305-755-7860
FAX NUMBER: 305-755-7864
E-MAIL ADDRESS: RKPK@MIAMIDADE.GOV

ZONING: GU/IU-C
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 0
MULTI-FAMILY UNITS: 0
TOTAL ACREAGE: NET AREA = 96.00± ACRES (4,181,861 Sq. ft)
GROSS AREA = 101.96 ACRES (4,441,340 Sq. ft)
(INCLUDING AREA FROM RIGHT-OF-WAY LINE TO CENTER LINE OF S.W. 157TH AVENUE AND TO SECTION LINE)

DEVELOPMENT INFORMATION

WAIVER OF PLAT DATA:

1. OWNER: MIAMI-DADE COUNTY PARKS AND RECREATION
   275 NW 2nd STREET, 4th FLOOR
   MIAMI, FLORIDA 33128-1794
2. NUMBER OF TRACT: 1
   TRACT A: 4,158,821 (95.47 ACRES)
3. UTILITY SERVICE: WATER AND SEWER - MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT
4. EXISTING ZONING:
   GU= INTERIM DISTRICT
   IU-C= INDUSTRIAL DISTRICT, CONDITIONAL
5. MIAMI-DADE COUNTY, FLORIDA, FLOOD CRITERIA: 8.0
   (PER PLAT BOOK 120, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "AH-9" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120635 0437 L, AND MAP NUMBER 12086C0437L, DATED 09/11/2009

PROPOSED USAGE:

PUBLIC PARK
243 PARKING SPACES
(1) RESTROOM BUILDING 560 sq. ft
(1) CORPORATE PICNINC SHELTER/RESTROOM BUILDING 2,006 sq.ft.
(4) 30' X 30' PICNIC SHELTERS
649 PATRONS

LEGAL DESCRIPTION

ALL OF THAT PORTION OF GREATER MIAMI ESTATES PART I. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF CANAL C-1W AS DEFINED IN THAT CERTAIN AGREEMENT TO FIX LOCATION OF COMMON BOUNDARY RECORDED IN OFFICIAL RECORDS BOOK 14311, PAGE 3397 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND ALL OF THAT PORTION OF GREATER MIAMI ESTATES PART II ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING SOUTHERLY AND WESTERLY OF THE SAID RIGHT OF WAY OF CANAL C-1W;

LESS AND EXCEPT THE PART THEREOF DESCRIBED AS; COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 55 SOUTH. RANGE 39 EAST, AS DETERMINED BY THE MIAMI-DADE COUNTY SURVEY OF TOWNSHIP 55 SOUTH, RANGE 39 EAST, PERFORMED BY JAMES C. FRAZIER, COUNTY SURVEYOR, IN 1965, AND REVISED AND UPDATED IN AUGUST 1977, SAID CORNER HAVING A NORTHING OF 480709.59 FEET AND AN EASTING OF 687039.64 FEET ON THE STATE PLANE COORDINATE SYSTEM (1974 ADJUSTMENT), EAST ZONE OF FLORIDA; THENCE S 87 DEGREES 25 MINUTES 34 SECONDS W ALONG THE APPROXIMATE SOUTH LINE OF SAID SECTION 9 FOR 5346.72 FEET TO AN INTERSECTION WITH THE EAST LINE OF CANAL C-1W AS DESCRIBED IN OFFICIAL RECORDS BOOK 14311 AT PAGE 3397; THENCE CONTINUE S 87 DEGREES 25 MINUTES 34 SECONDS W ALONG THE SOUTH LINE OF SAID CANAL AS THE CANAL IS DESCRIBED IN OFFICIAL RECORDS BOOK 14311, AT PAGE 3397 FOR 140.01 FEET TO THE WEST LINE OF SAID CANAL; THENCE N 02 DEGREES 25 MINUTES 09 SECONDS W ALONG THE WEST LINE OF SAID CANAL FOR 1.32 FEET; THENCE S 87 DEGREES 48 MINUTES 03 SECONDS W FOR 2520.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 02 DEGREES 08 MINUTES 00 SECONDS W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, ACCORDING TO THE MIAMI-DADE COUNTY SURVEY OF TOWNSHIP 55 SOUTH, RANGE 39 EAST, FOR 2635.60 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF CANAL C-1W AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 14311 PAGE 3397; THENCE S 87 DEGREES 46 MINUTES 23 SECONDS W FOR 209.63 FEET ALONG A LINE WHICH IS SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 AS DESCRIBED IN OFFICIAL RECORD BOOK 14311, PAGE 3397 TO A POINT, HAVING A NORTHING OF 482993.41 FEET AND AN EASTING OF 678731.90 FEET ON THE STATE PLANE COORDINATE SYSTEM, (1974 ADJUSTMENT), EAST ZONE OF FLORIDA; THENCE S 02 DEGREES 30 MINUTES 52 SECONDS E FOR 2640.74 FEET TO A POINT; THENCE NORTH 87 DEGREES 43 MINUTES 21 SECONDS EAST FOR 192.06 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, ACCORDING TO THE MIAMI-DADE COUNTY SURVEYOR TOWNSHIP 55 SOUTH. RANGE 39 EAST; THENCE NORTH 02 DEGREES 18 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF TINE SOUTHEAST 1/4 OF SAID SECTION 8, ACCORDING TO THE MIAMI-DADE COUNTY SURVEY OF TOWNSHIP 55 SOUTH, RANGE 39 EAST, FOR 4,95 FEET TO THE POINT OF BEGINNING;

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AND ALSO LESS AND EXCEPT THAT CERTAIN RIGHT-OF-WAY FOR S.W 157th AVENUE DEDICATED BY MIAMI-DADE COUNTY RESOLUTION R-174-05, AND THE LAND EASTERLY THEREOF.

AND ALSO LESS AND EXCEPT THE WEST 715.00 FEET THEREOF, AS MEASURED EASTERLY FROM THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, ACCORDING TO SAID MIAMI-DADE COUNTY SURVEY OF TOWNSHIP 55 SOUTH, RANGE 39 EAST,

ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

I HEREBY CERTIFY: THAT THIS "TENTATIVE PLAT" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5G-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

By: _____
MARK STEVEN JOHNSON, SEC'Y & TREAS.
PROFESSIONAL LAND SURVEYOR #4775
STATE OF FLORIDA .

FILE NO. AJ-4724

REVISIONS

Date:	Remarks:	By:
05/11/10	REV. PROP. USE AND TO SHOW AIRPORT LAND USE ZONING MAP	J.G.H.

WEST KENDALL DISTRICT PARK
TENTATIVE PLAT

A PORTION OF TRACT No. 1, AMENDED PLAT OF GREATER MIAMI ESTATES PART 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
LYING IN MIAMI-DADE COUNTY, FLORIDA
SECTION 08, TOWNSHIP 55 SOUTH, RANGE 39 EAST.

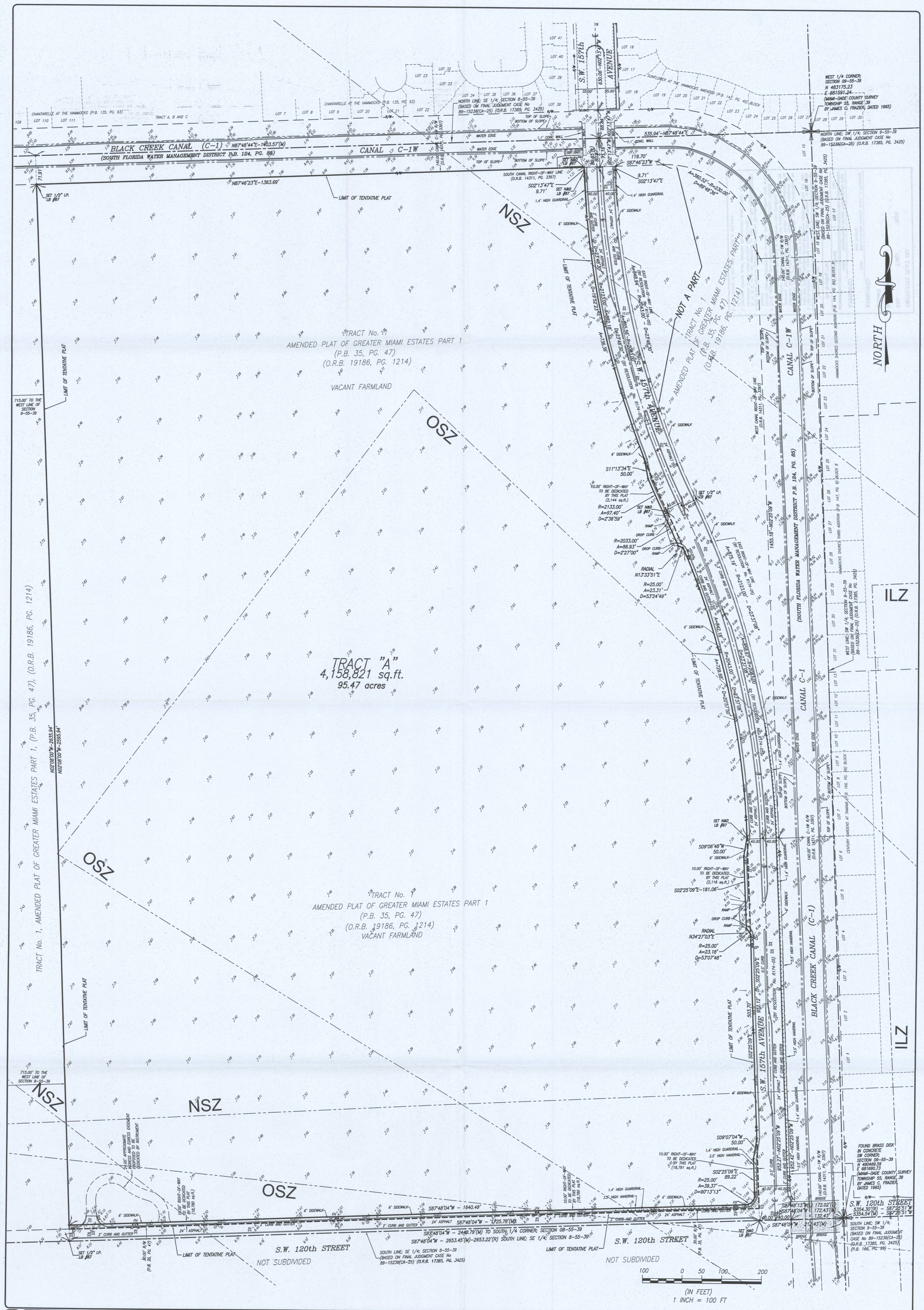
Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288
CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

THIS IS A BOUNDARY SURVEY

Drawn By: J.G.H.	Survey Date: 02/09/2010	Checked By: M.S.J.	Date: 03/25/2010
Order No. 197364	F.B. No.: 2191 43	Scale:	AS SHOWN
File No. AJ-4724		Sheet 1 of 2 Sheet(s)	

WEST KENDALL REGIONAL PARK\survey west\dwg\WEST KENDALL REGIONAL PARK WEST T-PLAT.dwg, Layout1, 5/11/2010 11:29:30 AM



FILE NO. AJ-4724	REVISIONS		
	Date:	Remarks:	By:
	05/11/10	REV. PROP. USE AND TO SHOW AIRPORT LAND USE ZONING MAP	J.G.H.

WEST KENDALL DISTRICT PARK
TENTATIVE PLAT

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LYING IN MIAMI-DADE COUNTY, FLORIDA
SECTION 08, TOWNSHIP 55 SOUTH, RANGE 39 EAST.

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Order No. 197364	F.B. No.: 2191 43	Scale: 1'=100"	
File No. AJ-4724		Sheet 2 of 2 Sheet(s)	

W:\WEST KENDALL REGIONAL PARK\survey west\dwg\WEST KENDALL REGIONAL PARK WEST T-PLAT.dwg, Layout1, 5/11/2010 11:25:58 AM

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

Number of Sites : (1)

FEES:

Subdivision Control----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$0.00
D.E.R.M. ----------	$210.00
PRINT	**$2,082.00**

FOR OFFICIAL USE ONLY:

Agenda Date: 4-16-10

Tentative No.: T-23125-1

2010 MAR 32 PM 2:46

Received Date: _____

Concurrency Review Fee (*6.00% of Sub-Total) -- $124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> **$2,206.00** ~~$2,206.00~~ =AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY ☑ **Sec.:** 8 **Twp.:** 55 **S. Rge.:** 39 **E. / Sec.:** ____ **Twp.:** ____ **S. Rge.:** ____ **E.**

1. **Name of Proposed Subdivision:** West Kendall District Park
2. **Owner's Name:** Miami-Dade Park and Recreation Dept **Phone:** 305 755 7860
   Address: 275 NW 2 ST. STE. 430 **City:** Miami **State:** FL **Zip Code:** 33128
   Owner's Email Address: RKPK@miamidade.gov
3. **Surveyor's Name:** Mark Johnson of Schwebke Shiskin & Associates **Phone:** 305 652 7010
   Address: 3240 Corporate Way **City:** Miramar **State:** FL **Zip Code:** 33025
   Surveyor's Email Address: mjohnson@shiskin.com
4. **Folio No(s).:** 30 5908 001 0010 / ____ / ____ / ____
5. **Legal Description of Parent Tract:** see attached exhibit A
6. **Street boundaries:** SW 157 AVENUE and SW 120 STREET
7. **Present Zoning:** ~~AU~~ IU-C **Zoning Hearing No.:** GF99-17; BCLR-408-00
8. **Proposed use of Property:** PARK
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.),
   Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ___), Other (____ Sq. Ft. & No. of Units ___)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 ~~or FS. 775.083~~.

STATE OF FLORIDA)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): For W. Howard Gehrig, Deputy Director

BEFORE ME, personally appeared JORGE MORA **this** 1st **day of** APRIL 2010 **A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known** X **or produce** _____ **as identification and who did (not) take an oath.**

WITNESS my hand and seal in the County and State last aforesaid this 1st **day of** APRIL 2010 **A.D.**

OMARA COELLO
Notary Public - State of Florida
My Comm. Expires Sep 11, 2013
Commission # DD 921620
Bonded Through National Notary Assn.

Signature of Notary Public: _____

(Print, Type name here: OMARA COELLO)

(NOTARY SEAL)

9/11/13 **(Commission Expires)** _____ **(Commission Number)**

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065

Miami-Dade County Public Works Department

Land Development

6/25/2015

Plat Status Report

Plat No: T-23125 WEST KENDALL DISTRICT PARK

Action Lavel: 2-CORR. **Sites:** 1 **Date Received:** 04/06/2010 **Agenda Date:** 05/28/2010 **STR1:** 085539 **STR2:**

Municipality: UNINCORPORATED MIAMI-DADE **Location:** SW 120 ST. & SW 157 AVE.

Zoning: **District:** 11 **Concurrency Approval:** 05/28/2010 **Valid Till:** 05/27/2011 **Linen Date:**

Last Action Affecting Plat Expiration: 05/28/2010 **Valid Till:** 02/28/2011

Owner: MIAMI-DADE PARKS AND RECREATION DEPT.
275 NW 2 ST. # 430
MIAMI FL
Phone: 3057557860
Email: RKPK@miamidade.gov

Surveyor: SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY
MIRAMAR FL 33025
Phone: 3056527010
Email: mjohnson@shiskin.com

Miami-Dade County Public Works Department

Land Development

6/25/2015

Plat Status Report

Received Date	Action	Meeting Date	Action Taken	N. A. O. Sent	Concurrency Status
04/06/2010	1-NEW	04/16/2010	DEFERRED	04/16/2010	
04/06/2010	2-CORR.	05/28/2010	APPROVED	05/28/2010	

Miami-Dade County Public Works Department

Land Development

6/25/2015

Plat Status Report

PLAT COMMITTEE AGENDA

April 16, 2010

All items listed below may be appealed to the Developmental Impact Committee(D.I.C.)

Appeal Deadline For Public April 30, 2010

Project Name	Item#	District	Result
RESUBMISSIONS			
1. THE MESA FAMILY TRUST SW 36 ST. 7 SW 94 AVE.	D-22506-4-R.A.	District 10	Recommended approval
2. DDR HOMESTEAD, LLC SW 312 ST. & SW 152 AVE.	D-23124-2-CORR.	District 8	NO ACTION TAKEN
TENTATIVE PLATS			
3. WEST KENDALL DISTRICT PARK SW 120 ST. & SW 157 AVE.	T-23125-1-NEW	District 11	DEFERRED
EXTENSIONS OF TIME			
4. CRESTVIEW WEST SW 136 ST & SW 162 AVE.	T-22456-11-EXT.	District 9	APPROVED
5. DORAL BREEZE NW 90TH ST & NW 102ND AVE	T-22889-5-EXT.	District 12	APPROVED
6. FRATERNITY BAPTIST CHURCH NW 159TH ST & NW 2ND AVE	T-22901-4-EXT.	District 2	APPROVED
7. CENTURY PALMS AT DORAL SOUTH NW 69TH ST & NW 104TH AVE	T-22913-4-EXT.	District 12	APPROVED
8. CENTURY PALMS AT DORAL NORTH NW 69TH ST & NW 104TH AVE	T-22914-4-EXT.	District 12	APPROVED

PLAT COMMITTEE AGENDA

May 28, 2010

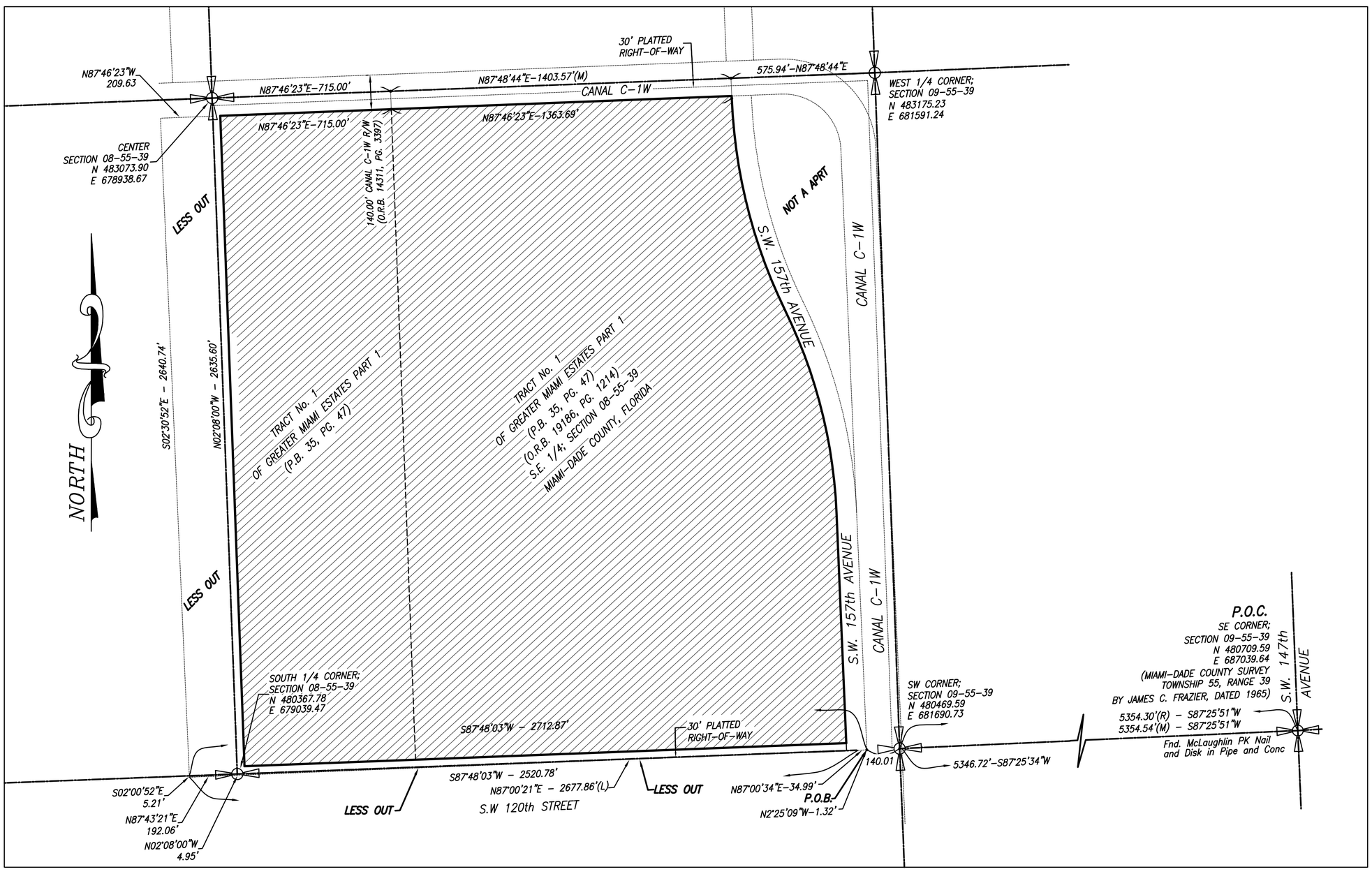
All items listed below may be appealed to the Developmental Impact Committee(D.I.C.)

Appeal Deadline For Public June 11, 2010

Project Name	Item#	District	Result
RESUBMISSIONS			
1. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. NW 81 ST. & NW 14 AVE.	D-23072-2-CORR.	District 2	DEFERRED
2. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. NW 103 ST. & NW 10 AVE.	D-23073-2-CORR.	District 2	DEFERRED
3. TRIANGLE VENTURE SUBDIVISION NW 98 ST. & FRONTAGE ROAD	T-23099-2-CORR.	District 12	NAT
4. MIAMI-DADE COUNTY OCED NW 42 ST. & NW 27 AVE.	D-23107-3-RESUB	District 3	NO ACTION TAKEN
5. WEST KENDALL DISTRICT PARK SW 120 ST. & SW 157 AVE.	T-23125-2-CORR.	District 11	Recommended approval
EXTENSIONS OF TIME			
6. CEDAR WEST PARC. SW 260 ST. & SW 139 AVE.	T-22135-12-EXT.	District 9	NO ACTION TAKEN
7. COURTYARDS BY LUCKY START SW 248 ST. & SW 137 AVE.	T-22693-7-EXT.	District 8	DEFERRED
8. DAV-MER ESTATES SW 22 ST. & SW 147 AVE.	T-22784-8-EXT.	District 11	APPROVED
9. SILVER PALM CENTRAL SW 232 ST. & SW 117 AVE.	T-22997-5-EXT.	District 8	APPROVED
10. UNITED AUTO INSURANCE SUBDIVISION NW 167 ST. & NW 13 AVE.	T-23052-4-EXT.	District 1	APPROVED

EXHIBIT 2.2

Updated Boundary & Topographic Survey – by Schwebke-Shiskin & Associates, Inc.



LOCATION SKETCH

A Portion of the S.E 1/4 of Section 8, Township 55 South, Range 39 East
Miami-Dade County, Florida
SCALE 1":300'

NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN BEARING OF N 02°25'09" W, ALONG THE WEST RIGHT-OF-WAY LINE OF CANAL C-1W, AS SHOWN HEREON. BASED ON STATE PLANE COORDINATES PER MIAMI-DADE COUNTY SURVEY, TOWNSHIP 55 RANGE 39, DATED 1965.
2) LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS FIRM.
3) THE AREA OF PROPERTY SHOWN HEREON
   NET AREA = 136.450± ACRES (5,943,776 Sq.Ft.)
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) PREPARED FOR: MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT
6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE AH-9, PER F.I.R.M. COMMUNITY PANEL NO. 120635 0437 L, AND MAP NUMBER 12086C0437L, DATED 09/11/2009
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
11) THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929).
12) BENCHMARKS:
   A) NORTH RIM OF MANHOLE 125' WEST OF THE CENTERLINE INTERSECTION OF S.W. 159TH. AVENUE AND S.W. 112TH. TERRACE. ELEVATION=8.58 N.G.V.D..
   8. BENCHMARK B: NAIL & DISC (RLS NO.3619) AT THE CENTERLINE INTERSECTION OF S.W. 112TH. STREET AND S.W. 157TH. AVENUE. ELEVATION=10.55 N.G.V.D..
13) GEOMETRIC DIMENSIONS DENOTES WITH (L) REFER TO THE OFFICIAL RECORD BOOK DESCRIPTIONS

LEGEND:

Sq.Ft.	DENOTES SQUARE FEET
x14.05	DENOTES EXISTING ELEVATIONS
	DENOTES CHAIN LINK FENCE
	DENOTES CENTER LINE
	DENOTES PROPERTY LINE
(R)	DENOTES RECORD
(M)	DENOTES MEASURED
(L)	DENOTES LEGAL
R	DENOTES RADIUS
A	DENOTES ARC LENGTH
D	DENOTES DELTA OF CURVE
FND.	DENOTES FOUND
I.P.	DENOTES IRON PIPE
N & D.	DENOTES NAIL AND DISC
	DENOTES LIGHT POLE
WV	DENOTES WATER VALVE
WM	DENOTES WATER METER
FH	DENOTES FIRE HYDRANT
	DENOTES CATCH BASIN
D	DENOTES STORM DRAINAGE MANHOLE
SV	DENOTES SEWER VALVE
	DENOTES GUARDRAIL
	DENOTES HANDRAIL
SLB	DENOTES STREET LIGHT BOX
TSB	DENOTES TRAFFIC SIGNAL BOX
EL	DENOTES ELECTRIC BOX
OSZ	DENOTES OUTER SAFETY ZONE
NSZ	DENOTES NO SCHOOL ZONE
ILZ	DENOTES INNER DISTICT

LEGAL DESCRIPTION

ALL OF THAT PORTION OF GREATER MIAMI ESTATES PART I. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF CANAL C-1W AS DEFINED IN THAT CERTAIN AGREEMENT TO FIX LOCATION OF COMMON BOUNDARY RECORDED IN OFFICIAL RECORDS BOOK 14311, PAGE 3397 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND ALL OF THAT PORTION OF GREATER MIAMI ESTATES PART II ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING SOUTHERLY AND WESTERLY OF THE SAID RIGHT OF WAY OF CANAL C-1W;

LESS AND EXCEPT THE PART THEREOF DESCRIBED AS; COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 55 SOUTH. RANGE 39 EAST, AS DETERMINED BY THE MIAMI-DADE COUNTY SURVEY OF TOWNSHIP 55 SOUTH, RANGE 39 EAST, PERFORMED BY JAMES C. FRAZIER, COUNTY SURVEYOR, IN 1965, AND REVISED AND UPDATED IN AUGUST 1977, SAID CORNER HAVING A NORTHING OF 480709.59 FEET AND AN EASTING OF 687039.64 FEET ON THE STATE PLANE COORDINATE SYSTEM (1974 ADJUSTMENT), EAST ZONE OF FLORIDA; THENCE S 87 DEGREES 25 MINUTES 34 SECONDS W ALONG THE APPROXIMATE SOUTH LINE OF SAID SECTION 9 FOR 5346.72 FEET TO AN INTERSECTION WITH THE EAST LINE OF CANAL C-1W AS DESCRIBED IN OFFICIAL RECORDS BOOK 14311 AT PAGE 3397; THENCE CONTINUE S 87 DEGREES 25 MINUTES 34 SECONDS W ALONG THE SOUTH LINE OF SAID CANAL AS THE CANAL IS DESCRIBED IN OFFICIAL RECORDS BOOK 14311, AT PAGE 3397 FOR 140.01 FEET TO THE WEST LINE OF SAID CANAL; THENCE N 02 DEGREES 25 MINUTES 09 SECONDS W ALONG THE WEST LINE OF SAID CANAL FOR 1.32 FEET; THENCE S 87 DEGREES 48 MINUTES 03 SECONDS W FOR 2520.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 02 DEGREES 08 MINUTES 00 SECONDS W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, ACCORDING TO THE MIAMI-DADE COUNTY SURVEY OF TOWNSHIP 55 SOUTH, RANGE 39 EAST, FOR 2635.60 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF CANAL C-1W AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 14311 PAGE 3397; THENCE S 87 DEGREES 46 MINUTES 23 SECONDS W FOR 209.63 FEET ALONG A LINE WHICH IS SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8 AS DESCRIBED IN OFFICIAL RECORD BOOK 14311, PAGE 3397 TO A POINT, HAVING A NORTHING OF 482993.41 FEET AND AN EASTING OF 678731.90 FEET ON THE STATE PLANE COORDINATE SYSTEM, (1974 ADJUSTMENT), EAST ZONE OF FLORIDA; THENCE S 02 DEGREES 30 MINUTES 52 SECONDS E FOR 2640.74 FEET TO A POINT; THENCE NORTH 87 DEGREES 43 MINUTES 21 SECONDS EAST FOR 192.06 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, ACCORDING TO THE MIAMI-DADE COUNTY SURVEYOR TOWNSHIP 55 SOUTH. RANGE 39 EAST; THENCE NORTH 02 DEGREES 18 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF TINE SOUTHEAST 1/4 OF SAID SECTION 8, ACCORDING TO THE MIAMI-DADE COUNTY SURVEY OF TOWNSHIP 55 SOUTH, RANGE 39 EAST, FOR 4,95 FEET TO THE POINT OF BEGINNING;

AND ALSO LESS AND EXCEPT THE PART THEREOF DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9. TOWNSHIP 55 SOUTH, RANGE 39 EAST, AS DETERMINED BY THE MIAMI-DADE COUNTY SURVEY OF TOWNSHIP 55 SOUTH. RANGE 39 EAST, PERFORMED BY JAMES C. FRAZIER, COUNTY SURVEYOR, IN 1965, AND REVISED AMID UPDATED IN AUGUST 1977, SAID CORNER HAVING A NORTHING OF 480709.59 FEET AND AN EASTING OF 687039.64 FEET ON THE STATE PLANE COORDINATE SYSTEM (1974 ADJUSTMENT), EAST ZONE OF FLORIDA: THENCE SOUTH 87 DEGREES 25 MINUTES 34 SECONDS WEST ALONG THE APPROXIMATE SOUTH LINE OF SAID SECTION 9 FOR 5346.72 FEET TO AN INTERSECTION WITH THE EAST LINE OF CANAL C-1W AS DESCRIBED IN OFFICIAL RECORDS BOOK 14311 AN PAGE 3397: THENCE CONTINUE SOUTH 87 DEGREES 25 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID CANAL. AS THE CANAL IS DESCRIBED IN OFFICIAL RECORDS BOOK 14311 AT PAGE 3397 FOR 140.01 FEET TO THE WEST LINE OF SAID CANAL, SAID CORNER HAVING A NORTHING OF 480463.19 FEET AND AN EASTING OF 681558.45 FEET ON THE STATE PLANE COORDINATE SYSTEM (1974 ADJUSTMENT), EAST ZONE OF FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 02 DEGREES 25 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID CANAL FOR 1.32 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 03 SECONDS WEST FOR 2712.87 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 52 SECONDS EAST FOR 5.21 FEET, SAID CORNER HAVING A NORTHING OF 480355.21 FEET AND AN EASTING OF 678847.75 FEET ON THE STATE PLANE COORDINATE SYSTEM (1974 ADJUSTMENT), EAST ZONE OF FLORIDA; THENCE NORTH 87 DEGREES 00 MINUTES 21 SECONDS EAST FOR 2677.86 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 34 SECONDS EAST FOR 34.99 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT THAT CERTAIN RIGHT-OF-WAY FOR S.W 157th AVENUE DEDICATED BY MIAMI-DADE COUNTY RESOLUTION R-174-05, AND THE LAND EASTERLY THEREOF.

ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5G-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

By:_____
MARK STEVEN JOHNSON, SEC'Y & TREAS.
PROFESSIONAL LAND SURVEYOR #4775
STATE OF FLORIDA

FILE NO. AJ-4724

REVISIONS

Date:	Remarks:	By:
05/11/10	REV. PROP. USE AND TO SHOW AIRPORT LAND USE ZONING MAP	J.G.H.
05/27/15	UPDATE SURVEY	CSJ

WEST KENDALL DISTRICT PARK
BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF TRACT No. 1, AMENDED PLAT OF GREATER MIAMI ESTATES PART 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
LYING IN MIAMI-DADE COUNTY, FLORIDA
SECTION 08, TOWNSHIP 55 SOUTH, RANGE 39 EAST.

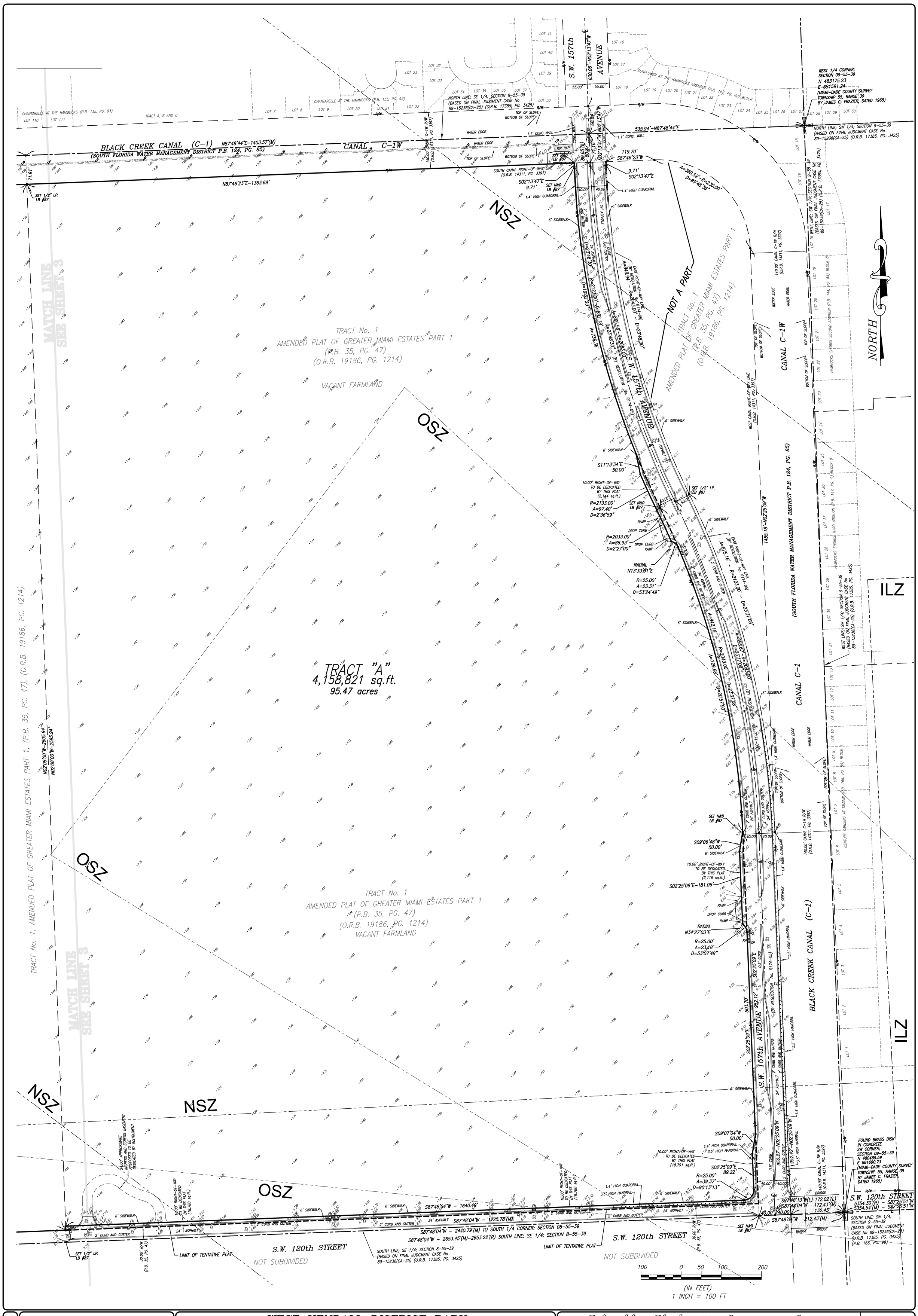
Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

THIS IS A BOUNDARY SURVEY

Drawn By: J.G.H.	Survey Date: 02/09/2010	Checked By: M.S.J.	Date: 03/25/2010
Order No. 197364	F.B. No.: 2191 43	Scale:	AS SHOWN
File No. AJ-4724		Sheet 1 of 3	Sheet(s)



FILE NO. AJ-4724	REVISIONS		
	Date:	Remarks:	By:
	05/11/10	REV. PROP. USE AND TO SHOW AIRPORT LAND USE ZONING MAP	J.G.H.
	05/27/15	UPDATE SURVEY	CSJ

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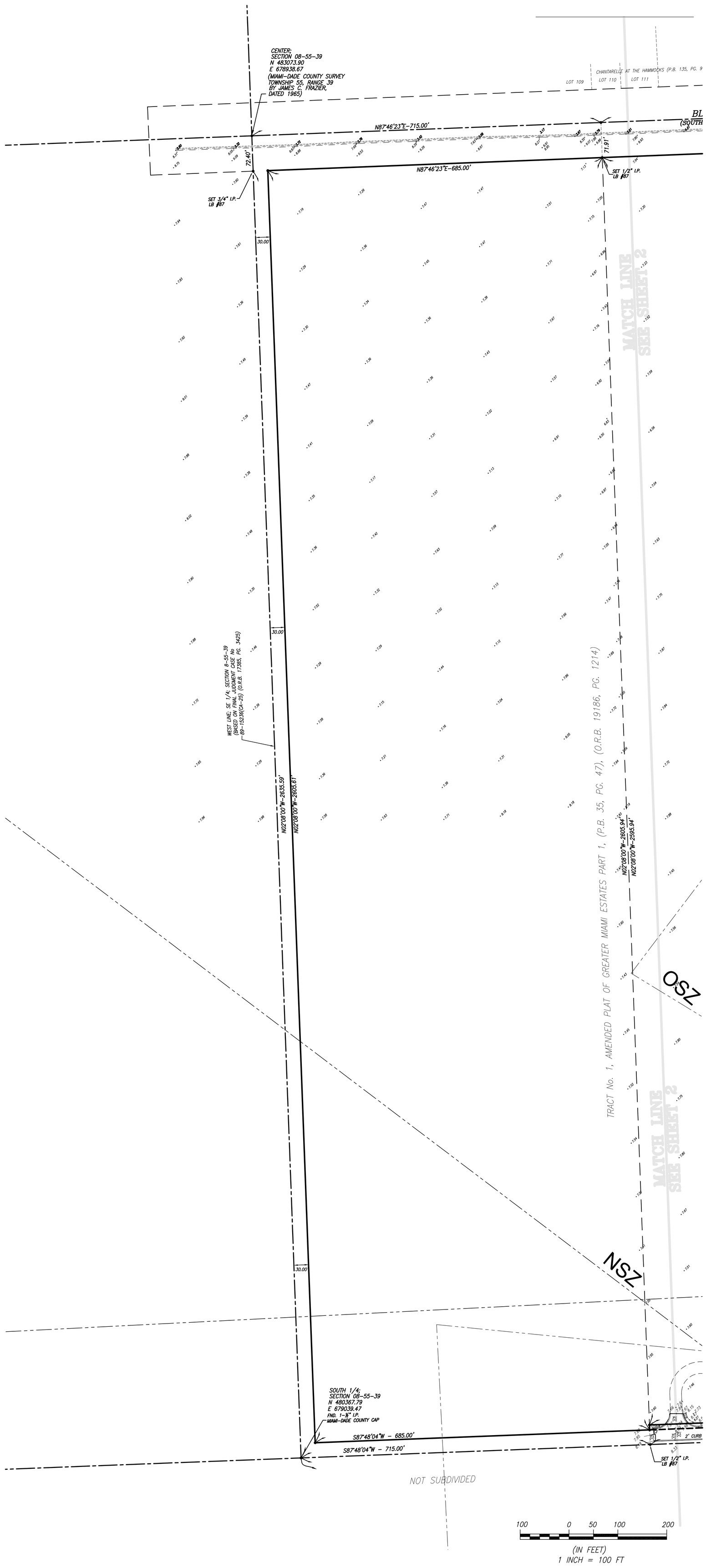
Drawn By: J.G.H.	Survey Date: 02/09/2010	Checked By: M.S.J.	Date: 03/25/2010
Order No. 197364	F.B. No.: 2191 43	Scale:	1'=100"
File No. AJ-4724		Sheet 2 of 3	Sheet(s)



FILE NO. AJ-4724

REVISIONS

Date:	Remarks:	By:
05/11/10	REV. PROP. USE AND TO SHOW AIRPORT LAND USE ZONING MAP	J.G.H.
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WEST KENDALL DISTRICT PARK
BOUNDARY & TOPOGRAPHIC SURVEY

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Order No. 197364	F.B. No.: 2191 43	Scale:	1'=100"
File No. AJ-4724		Sheet 3 of 3 Sheet(s)	

EXHIBIT 2.3

Governmental Facilities Hearing.

NO BCC APPROVAL FOR 2003 PLAN

RECEIVED
NOV 26 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

APPLICATION FOR GOVERNMENTAL FACILITIES HEARING

Sec. 08 Twp. 55 Rge. 39
Radius Assigned:
Present Zoning Classification: **Date Receipt Stamp:**
Submit two copies of this application, together with 12 copies of a proposed plot plan and two copies of a letter of intent to Miami-Dade County's General Services Administration.

1. Department: Park and Recreation
Mailing Address: 275 NW 2nd Street, Suite #430, Miami, FL 33128

Who shall be notified: Eric Hansen Tel. No.: (305) 755-5460

2. Folio Number of Property: 30-5908-001-0010
30-5908-001-0020

3. Legal Description of the property covered by this application. If metes and bounds description is lengthy, attach a copy hereto: See Attached

4. Address or location of subject property: SW 157 AVENUE AND SW 120 STREET

5. Size of Property: ft. x ft. Acres: 164 ACRES

6. What is the purpose and use, and why should this application be approved?
The facilities proposed at this park, which include a community/ recreation center, aquatic center, specialty field centers, lighted athletic fields and courts, off-road bicycle trails, competitive cycle track, dog recreation area, picnic shelters, playgrounds, a lake, open spaces and pathways, will meet the needs of residents of Miami-Dade County.

7. Index Code Number: CPE 343935006 Work Order 74050

DIRECTOR'S AFFIDAVIT

I, Vivian Donnell Rodriguez being first duly sworn, depose and say that I am the Director of the Park and Recreation Department and as such, in my official capacity, have filed the application concerned, and that the statements and answers therewith are in all respects true and correct and honest to the best of my knowledge and belief.

SIGNATURE

Sworn and subscribed before me
this 24th day, of November

Debra Sanchez
Commission # CC 897924
Expires Dec. 26, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

NOTARY PUBLIC

CF Application

2003 PLAN

LANDSCAPE ARCHITECTURE
LAND PLANNING

ROSENBERG GARDNER DESIGN

WEST KENDALL DISTRICT PARK

MIAMI-DADE COUNTY, FLORIDA

MASTER PLAN SCHEME ONE

5/20/

7/14/03

8/8/03

1"=300'-

MP-

Miami-Dade Legislative Item
File Number: 000911

File Number: 000911
Version: 0
File Type: Resolution **Status:** Adopted
Reference: R-408-00 **Control:** County Commission

File Name: GOVERNMENTAL FACILITIES HEARING WEST KENDALL PARK 99GF17 **Introduced:** 4/6/2000

Requester: General Services Administration Department **Cost:** **Final Action:** 5/9/2000

Agenda Date: 5/9/2000 **Agenda Item Number:** 4BB

Notes: **Title:** RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION AND OPERATION OF WEST KENDALL PARK TO BE LOCATED AT THE NORTHWEST CORNER OF THEORETICAL SW 157 AVENUE AND SW 120 STREET IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY [SEE AGENDA ITEM NO. 6F1B]

Indexes: GOVERNMENT FACILITIES KENDALL **Sponsors:** NONE

Sunset Provision: No **Effective Date:** **Expiration Date:**

Registered Lobbyist: None Listed

Legislative History

Acting Body	Date	Agenda Item	Action	Sent To	Due Date	Returned	Pass/Fail
Board of County Commissioners	5/9/2000	4BB	Adopted				P
REPORT:	Commissioner Seijas Millan requested an across-the-board inventory to determine areas that were in need of park land and program improvements. Commissioner Seijas Millan requested that she be provided with a cohesive, comprehensive plan.						
County Manager	4/18/2000		Assigned	County Attorney	4/25/2000		
REPORT:	6F1-G.S.A.						
County Attorney	4/18/2000		Assigned	Joni Coffey			

County Manager	4/6/2000	Assigned	Alina Tejeda-Hudak	4/25/2000	4/18/2000

Legislative Text

TITLE
RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION AND OPERATION OF WEST KENDALL PARK TO BE LOCATED AT THE NORTHWEST CORNER OF THEORETICAL SW 157 AVENUE AND SW 120 STREET IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

BODY
WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that the erection, construction and operation of West Kendall Park on approximately 164 acres of land located at the northwest corner of theoretical SW 120th Street and SW 157th Avenue, more specifically described as follows:

Tract 1, Greater Miami Estates, Part 1, less BlackCreek Canal Right-of-Way, PB 35-47, Miami-Dade County

is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Miami-Dade County, Florida, and in so finding, has considered, among other factors, the type of function involved, the public need therefor, the land use pattern in the area, and the nature of the impact on the surrounding property.

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

HEADER
TO: Honorable Chairperson and Members DATE:
Board of County Commissioners

SUBJECT: Governmental
FROM: M.R. Stierheim Facilities Hearing
County Manager West Kendall Park
99GF17

STAFF RECOMMENDATION
It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of West Kendall Park. The item has been prepared by the General Services Administration at the request of the Park and Recreation Department and is

recommended for approval. A companion item requesting authorization to acquire the property is also on this agenda for your consideration.

MANAGER'S BACKGROUND

LOCATION:
Northwest corner of theoretical SW 120th Street and theoretical SW 157th Avenue.

PROPERTY INFORMATION:
The Miami-Dade Park and Recreation Department is acquiring up to 164 acres of land located at the northwest corner of theoretical SW 120 Street and theoretical SW 157th Avenue for the purpose of developing a district park to serve the fast developing West Kendall area. The property is zoned GU and IU-C. The land uses surrounding the site are low-density single-family residences to the north and east, near the vicinity of the Tamiami Airport and Agricultural uses outside of the Urban Development Boundary (UDB) to the west and south. The southeast corner of the proposed park site abuts the northwest corner of the Kendall-Tamiami Executive Airport and is situated within the cone of influence of Tamiami Airport.

JUSTIFICATION:
The Park and Recreation Department has been trying to acquire land for a large district park in the growing West Kendall area for several years. Competition from private developers has prevented prior acquisition efforts from succeeding. This is the last site of this size in this area that falls within the UDB, is available for sale and falls within budgetary constraints. Furthermore, the development of the property with a park will help meet the recreational needs of the area residents.

DEVELOPMENT SCHEDULE:
It is anticipated that much of the new park's acreage will be devoted to sports such as football, soccer and baseball on lit fields. A family aquatic center with a pool is also planned, as well as a sports court complex for basketball, roller hockey and tennis. A picnic area recreation center building, pathways, landscaping and parking are also proposed. The exact activities to be accommodated will be decided after input from community meetings. Furthermore, the park, adjacent to and in the flight path of an airport, must be planned and developed with full regard to safety considerations. The preparation of a general site plan and initial development of this park facility is anticipated within a five year period commencing upon approval of this application and of the companion item requesting authorization to execute a contract to acquire the property.

FUNDING SOURCES:
Safe Neighborhood Park Bond and Park Impact Fees will fund improvements. Operation and maintenance of the facility will be funded through the General Fund.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE:
The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Committee at its meeting of October 21, 1999 recommended approval of this item. Since that time, the Park and Recreation Department has been addressing the issues raised during the review process, ultimately satisfying all requirements of the committee, thereby receiving unanimous approval in March 2000.

COMMUNITY COUNCIL:
The project was presented to Community Council #11 on January 12, 2000 and received unanimous approval by the Council Members.

PUBLIC HEARING REQUIREMENTS:
Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade, a favorable public hearing before the Board of County Commissioners is required. The board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

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2008 BCC Meeting Calendar | Miami-Dade County Code of Ordinances

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MEMORANDUM

Agenda Item No. 4(BB)

TO: Honorable Chairperson and Members
Board of County Commissioners

DATE: May 9, 2000

FROM: M.R. Stierheim
County Manager

SUBJECT: Governmental Facilities Hearing
West Kendall Park
99GF17

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction and operation of West Kendall Park. The item has been prepared by the General Services Administration at the request of the Park and Recreation Department and is recommended for approval. A companion item requesting authorization to acquire the property is also on this agenda for your consideration.

LOCATION: Northwest corner of theoretical SW 120th Street and theoretical SW 157th Avenue.

PROPERTY INFORMATION: The Miami-Dade Park and Recreation Department is acquiring up to 164 acres of land located at the northwest corner of theoretical SW 120 Street and theoretical SW 157th Avenue for the purpose of developing a district park to serve the fast developing West Kendall area. The property is zoned GU and IU-C. The land uses surrounding the site are low-density single-family residences to the north and east, near the vicinity of the Tamiami Airport and Agricultural uses outside of the Urban Development Boundary (UDB) to the west and south. The southeast corner of the proposed park site abuts the northwest corner of the Kendall-Tamiami Executive Airport and is situated within the cone of influence of Tamiami Airport.

JUSTIFICATION: The Park and Recreation Department has been trying to acquire land for a large district park in the growing West Kendall area for several years. Competition from private developers has prevented prior acquisition efforts from succeeding. This is the last site of this size in this area that falls within the UDB, is available for sale and falls within budgetary constraints. Furthermore, the development of the property with a park will help meet the recreational needs of the area residents.

DEVELOPMENT SCHEDULE: It is anticipated that much of the new park's acreage will be devoted to sports such as football, soccer and baseball on lit fields. A family aquatic center with a pool is also planned, as well as a sports court complex for basketball, roller hockey and tennis. A picnic area, recreation

center building, pathways, landscaping and parking are also proposed. The exact activities to be accommodated will be decided after input from community meetings. Furthermore, the park, adjacent to and in the flight path of an airport, must be planned and developed with full regard to safety considerations. The preparation of a general site plan and initial development of this park facility is anticipated within a five year period commencing upon approval of this application and of the companion item requesting authorization to execute a contract to acquire the property.

FUNDING SOURCES:

Safe Neighborhood Park Bond and Park Impact Fees will fund improvements. Operation and maintenance of the facility will be funded through the General Fund.

MIAMI-DADE COUNTY SITE REVIEW COMMITTEE:

The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Committee at its meeting of October 21, 1999 recommended approval of this item. Since that time, the Park and Recreation Department has been addressing the issues raised during the review process, ultimately satisfying all requirements of the committee, thereby receiving unanimous approval in March 2000.

COMMUNITY COUNCIL:

The project was presented to Community Council #11 on January 12, 2000 and received unanimous approval by the Council Members.

PUBLIC HEARING REQUIREMENTS:

Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade, a favorable public hearing before the Board of County Commissioners is required. The board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.

MEMORANDUM

TO: M. R. Stierheim
County Manager

DATE: March 7, 2000

FROM: Site Review Committee

SUBJECT: Governmental Facilities Hearing
West Kendall Park
99GF17

RECOMMENDATION

This application was reviewed by the Site Review Committee. All committee members recommend approval of the erection, construction and operation of West Kendall Park. The Miami-Dade County Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need of the proposed facility, its impact upon the surrounding community, and other similar considerations.

BACKGROUND

The Miami-Dade Park and Recreation Department proposes to acquire up to 164-acres located at the corner of theoretical SW 120 Street and theoretical SW 157th Avenue, across a canal from the fast developing West Kendall area. The Park and Recreation Department further requests that the park use be allowed in the above-mentioned parcel of land zoned GU (Interim Use) and IU-C (Industrial Controlled). The property is currently being utilized for agricultural purposes.

The southeast corner of the proposed park site abuts the northwest corner of the Kendall-Tamiami Executive Airport. Most of the subject property is within the IU-C District, which permits such uses as airport hangars, repair shops, aircraft assembling and manufacturing, and the testing of jet engines and rockets. The Comprehensive Development Master Plan (CDMP) identifies the Kendall-Tamiami Executive Airport as a Miami International Airport reliever and business jet center (Transport Airport). An objective of the CDMP is to maximize compatibility between airports and surrounding communities. A policy of the CDMP is to utilize the Land Use Element to maximize compatibility of the land use around airports.

The site is situated within the cone of influence of Tamiami Airport. In particular, this site falls under three separate airport zoning classifications of the recently adopted Kendall-Tamiami Airport Zoning Ordinance (Ord. No. 99-118). According to the airport zone map, 55 acres of the parent tract located in the southeast corner of the property is located within the OSZ "Outer Safety Zone" which restricts residential uses to a density of less than two dwelling units per acre. More importantly, however, this zone does not permit places of public assemblage, which according to the zoning code is defined as accommodating more than 24 persons. The Aviation Department has indicated that the area of the proposed park within the OSZ should be restricted to low-intensity uses such as parking and ballfields. The use of this property as a park in the vicinity of both an existing airport and existing residences has greater desirability than certain other uses that would be permitted within the IU-C District. The development of the property with a park, within the aforementioned parameters, will assist the residents of this area to meet their recreational needs.

DESCRIPTION OF FACILITY FUNCTION

The park site is projected to be a district park. It is anticipated that much of the new park's acreage will be devoted to sports such as lighted football, soccer and baseball fields. A family aquatic center with a pool is also planned as well as a sports court complex for basketball, roller hockey and tennis. A picnic area, recreation center building, pathways, landscaping and parking are also proposed. The exact activities to be accommodated will be decided after input from community meetings. Additionally, the park will be laid with full regard to the airport's cone of influence criteria.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary (UDB) for Industrial and Office uses. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. The surrounding area is designated Low Density Residential to the east, Low-Medium Density Residential to the north, and Agricultural uses outside the Urban Development Boundary to the west and south.

Although the CDMP states, "compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map" (Land Use Element, page 1-42), the Aviation Sub-Element takes precedence in terms of public safety concerns.

While the CDMP discourages residential uses in areas designated Industrial and Office on the LUP map, the Land Use Element provides that residential uses can be allowed where adjoining land is residentially zoned, designated or developed (Land Use Element, pages 1-33 and 1-34). In this case the abutting urban lands are mostly designated for residential uses where parks are encouraged.

Within this Study Area, (MSA 6.1 and 6.2) the supply of industrially designated lands is projected to be depleted in the year 2058, versus the anticipated depletion of residential lands in 2002.

Development plans should to the extent feasible, utilize the CDMP Land Use Element to maximize compatibility of land use around airports, reflecting recommendations in the federal and state guidance documents cited in Aviation Policy 7B, such as, but not limited to the Department of Transportation – Federal Aviation Regulation Part 150 Guidelines, etc..., thus, maximizing compatibility between airports and the surrounding communities.

EXISTING LAND USE PATTERN

The land uses surrounding the site are low-density single-family residences to the north, and east, near the vicinity of the Tamiami Airport and Agricultural uses outside of the Urban Development Boundary (UDB) to the west and south.

IMPACT OF THE FACILITY ON SURROUNDING LAND USES

The utilization of this parcel for a district park will help to meet a need for recreational facilities to service the West Kendall residential population. The site is sufficiently large to permit the formulation of a site plan that would locate stadiums or other areas of public assembly or intense activity outside the most restrictive aviation zoning overlay district. The bulk of the site, 100 acres (64%), is outside of the areas where "public assembly" is prohibited. Development of a regional park at this location could be developed in a manner to meet the restrictions imposed by the Kendall-Tamiami Executive Airport Zoning Ordinance.

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning**, makes the following recommendation:

Zoning Section

The Department feels that this application should be approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet the approval of the Director; said plan should include among other things but not be limited to, location of building or buildings, types, sizes and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping.
2. That the use be established and maintained in accordance with the approved plan.
3. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type of plant material and size, prior to issuance of a building permit, and to be installed prior to final construction sign off.
4. That the night lighting shall be designed so that any overspill of lighting onto adjacent properties shall be limited to not exceed one-half (1/2) foot candle power (vertical) and one-half (1/2) foot candle power (horizontal) illumination on adjacent properties or structures. Any outdoor lighting installation shall not be placed in permanent use until a letter of compliance from a registered engineer or architect is provided stating that the installation has been field checked and meets the requirements as set forth above.
5. That the applicant comply with all applicable conditions and requirements of the Miami-Dade County Aviation Department for this type of application, prior to the proposed park being opened to the public.
6. That the applicants comply with all requirements of the Kendall-Tamiami Executive Airport Zoning Ordinance, prior to the proposed park being opened to the public.

Planning Division

The Planning Division recommends approval of the proposed project based on the following condition:

1. The development of the site is subject to the submission and approval of a site plan by the Department of Planning and Zoning with special input from the Aviation Department to assure that concerns over such items as access, compatible uses, height restrictions, and lighting systems are addressed.

2. That the applicant submit to the Planning Division for its review and approval a landscape plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to issuance of any certificate of occupancy.

The **Public Works Department-Right-of-Way Division** makes the following recommendations:

1. An additional 25-foot dedication is needed along SW 162 Avenue.
2. An additional 25-foot dedication is needed along SW 157 Avenue.
3. An additional 20-foot dedication is needed along SW 120 Street.
4. The Park and Recreation Department will be responsible for building road improvements.

The **Public Works Department - Traffic & Highway Engineering** makes the following recommendation:

A four-lane bridge at SW 120 Street and SW 157 Avenue needs to be constructed to provide access to the park.

The **Fire Rescue Department** makes the following recommendation:

The closest fire rescue station is Station 36 located at 10001 Hammocks Blvd., providing a 2-3 minute response time. This station is equipped with a rescue and a telesqurt. Fireflow of 2,000 GPM is required with hydrants spacing every 300 feet. Compliance with all applicable Life Safety and NFPA codes are required.

Radii requirements are as follows: Minimum of 58 feet for outside and minimum of 36 feet for inside radii.

Our department has no objections to this proposed use.

The **Miami-Dade Water & Sewer Department** makes the following recommendation:

No Comment

The **Department of Environmental Resources Management** makes the following recommendation:

Wellfield Protection:
The northern portion of the subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be scheduled for public hearing.

Water and Sewer Service:
Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Water Conservation:
DERM is actively promoting water conservation in order to more efficiently use the southeast Florida water resources. Accordingly, the Department will require that water conserving fixtures be incorporated into the design of the proposed project as required by the South Florida Building Code.

If irrigation is desired, drip irrigation techniques should be used where appropriate, and should include the use of moisture sensors and rain shut-off devices. However, if a sprinkler system is utilized, the system should use low precipitation sprinklers and shall not throw water onto non-planted areas or off the property.

As for the landscape materials, applicable native plant materials and drought tolerant species are recommended for water conservation. Lists of these types of plants, commonly available in the southeast region of Florida can be found in the "Xeriscape Plan Guide II" from the South Florida Water Management District.

Turf typically requires more water than ground covers and shrubs. The use of turf is therefore, not recommended unless it is essential for parts of the project such as playing grounds and fields. Pursuant to the model Xeriscape Code published by the South Florida Water Management District, every effort should be made to limit the maximum area of turf to 40% or less of the entire landscaped area and to utilize low water demand grasses such as Bahia wherever feasible. Further assistance in regard to these requirements can be provided upon request by the Water Supply Section of DERM.

Stormwater Management:
All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Operating Permits:
Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property will require operating permits from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

Previous Disposal of Solid Waste:
There is no information in the DERM files about any solid waste concerns at this site. However, the Parks and Recreation Department (P&RD) should be aware that during other park improvement projects, previously unknown solid waste has been discovered at various sites. DERM recommends that the P&RD have a contingency plan (including contingency funds) to allow for any modifications to planned construction that might become necessary if solid waste is encountered during excavation or construction.

Tree Preservation:
Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code, which are on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:
The subject property is not located in jurisdictional wetlands as defined by Chapter 24-3 of the Code of Miami-Dade County, Florida. Therefore, Miami-Dade County will not require a Class IV Permit for work on these application sites.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for these proposed projects. It is the applicant's responsibility to contact these agencies.

Concurrency Review Summary:
The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

MEMORANDUM

TO: Hon. Chairperson and Members
Board of County Commissioners

DATE: May 9, 2000

SUBJECT: Agenda Item No. 4(BB)

FROM: Robert A. Ginsburg
County Attorney

Please note any items checked.

_____ "4-Day Rule" (Applicable if raised)

_____ 6 weeks required between first reading and public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Statement of private business sector impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires a detailed County Manager's report for public hearing

_____ "Sunset" provision required

_____ Legislative findings necessary

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4(BB)
5-9-00

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

RESOLUTION NO. R-408-00

RESOLUTION AUTHORIZING THE ERECTION, CONSTRUCTION AND OPERATION OF WEST KENDALL PARK TO BE LOCATED AT THE NORTHWEST CORNER OF THEORETICAL SW 157 AVENUE AND SW 120 STREET IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that the erection, construction and operation of West Kendall Park on approximately 164 acres of land located at the northwest corner of theoretical SW 120th Street and SW 157th Avenue, more specifically described as follows:

Tract 1, Greater Miami Estates, Part 1, less BlackCreek Canal Right-of-Way, PB 35-47, Miami-Dade County

is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Miami-Dade County, Florida, and in so finding, has considered, among other factors, the type of function involved, the public need therefor, the land use pattern in the area, and the nature of the impact on the surrounding property.

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing resolution was offered by Commissioner Miguel Diaz de la Portilla who moved its adoption. The motion was seconded by Commissioner Javier D.Souto and upon being put to a vote, the vote was as follows:

Dr. Miriam Alonso	aye	Bruno A. Barreiro	aye
Dr. Barbara M. Carey-Shuler	aye	Miguel Díaz de la Portilla	aye
Betty T. Ferguson	absent	Gwen Margolis	aye
Natacha Seijas Millán	aye	Jimmy L. Morales	aye
Dennis C. Moss	aye	Pedro Reboredo	absent
Dorrin D. Rolle	aye	Katy Sorenson	aye
Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 9th day of May, 2000. 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: KAY SULLIVAN
Deputy Clerk

COUNTY COMMISSIONERS DADE COUNTY FLORIDA

Approved by the County Attorney as to form and legal sufficiency.

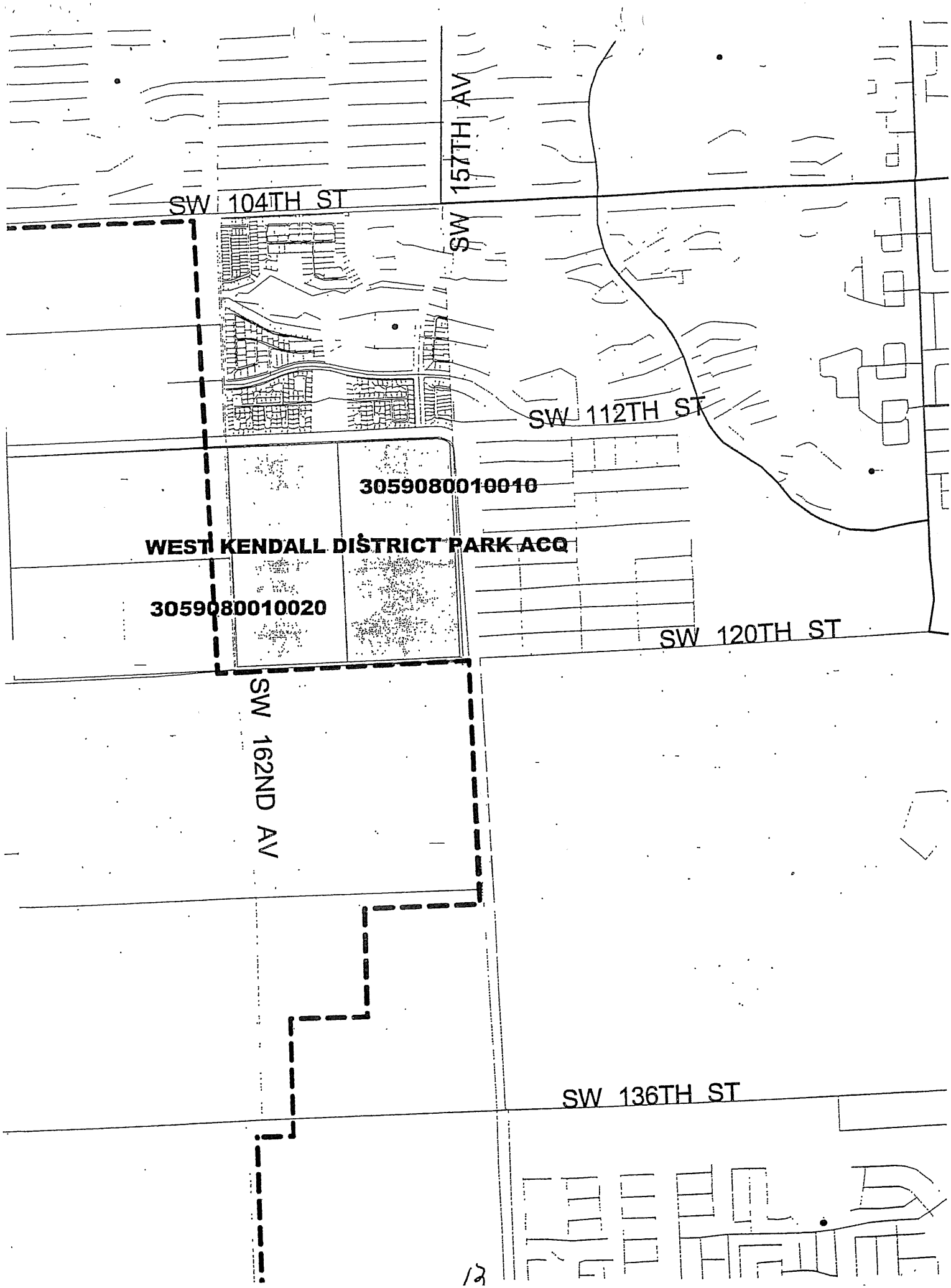

SW 104TH ST
SW 157TH AV
SW 112TH ST
3059080010010
WEST KENDALL DISTRICT PARK ACQ
3059080010020
SW 120TH ST
SW 162ND AV
SW 136TH ST

EXHIBIT 2.4

Meeting Minutes - Meeting with MDCPWD & MDC Zoning Department.

MSA *Milian, Swain and Associates*
2025 S.W. 32nd Avenue, Miami, Florida 33145
Tel. (305) 441-0123 Fax (305) 441-0688

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING • UTILITY MANAGEMENT • FINANCIAL CONSULTING

MEETING MINUTES MEMORANDUM

File: M11-33

Date: **June 9, 2015**

To: **Attendees**

From: **Jorge Torres (MSA)**

Copy: **Julio Menache**
Arsenio Milian, P.E.

Reference: **West Kendall District Park- Phase One Development (Plat requirements and Lake Excavation procedures)**

A meeting was held at the Miami Dade County Public Works Department office, 11th Floor. The purpose of this meeting was to find out the plat requirements, Lake Excavation procedures and to present to MDCPWD-Platting Section a revised conceptual design of the West Kendall District Park - Phase One Development. The meeting took place on Tuesday June 9, 2015 at 10:00 A.M.

The following individuals attended this meeting:

Attendees	**Organization**
(GB) Gilberto Blanco	MDCPWD
(RA) Ronaldo Acle	MDCPWD
(CL) Claudia Luna	MDCPWD
(JU) Jorge Ubieta	MDCPWD
(RP) Raul Pino	MDCPWD
(JT) Jorge Torres	MSA

This document was prepared by Jorge Torres and reflects the writer's interpretation of the issues discussed. If no notification is received, these meeting minutes will be deemed as an accurate account of the meeting.

-Remainder of this page intentionally left blank-

DRAFT

The following is a summary of the discussions undertaken and conclusions arrived at during this meeting:

Meeting Minutes:

JT: Began the meeting explained the proposed project and existing conditions, as show on Exhibit A.

JT: Stated that, MSA is gathering the information to prepare a Due Diligence Report and lake excavations plans for the West Kendall District Park - Phase One Development. To obtain the necessary fill to raise the site, up to flood criteria. Also to confirm platting requirements for the proposed development and procedures to obtain a permit for the Lake Excavation.

JT: Inquired, is platting necessary to obtain a lake excavation permit for the proposed park?

GB: Stated, that the proposed site has a modification of the plat T-23125 and had been acquired after 1958, therefore it must be platted pursuant to Chapter 177 of the Florida Statutes and Chapter 28 of the Miami-Dade County Code. A formal Plat (T-Plat/Final Plat) in lieu of previous platting efforts through an application for Waiver of plat is recommended.

GB: Inquired, what zoning has the property?

JT: Stated that, the property is currently zoned GU (Interim Use), IU-C (Industrial Control).

GB: Stated that, in order to be a park needs to be RU-1. A public hearing is needed if the site is not zoned RU-1 to develop a park.

RA: Inquired, has this gone through Government Facilities Hearing (GF)?

GB: Stated that, the proposed park had been through GF 99GF17 in March of 2000, Furthermore, the proposed park has a GF and Board of County Commissioners (BCC) resolution approval.

GB: Stated that, due to the BCC approval the development of the park will be allowed and no rezoning will be required. However, there is no proposed site plan attached to resolution and haven't been approved by the BCC.

GB: Stated that, MDCPWD Platting Section would strongly recommend platting the entire proposed site to avoid having difficulties through the permitting process with the other departments.

JT: Inquired, is platting necessary to obtain a lake excavation permit for the proposed Phase one of the park?
GB: Stated that, due to the BCC approval no platting will be required and a lake excavation

DRAFT

permit, could be obtained through a ASPR submittal.

JT: Inquired, is there any type of setbacks or buffer requirements for the placement of the lake?

CL: Stated that, they are no setbacks requirements, but it has to comply with all the requirements for the slopes and depth for the lake according to the Miami - Dade County, Florida - Code of Ordinances, Section 33-16.

CL: Inquired, what would be the depth of the Lake?

JT: Stated that, the proposed lake depth according to preliminary calculations would be approximately 10 feet. Due to the results of the field exploration and engineering recommendations for the lake excavation provided by Geosol, Inc, the limestone excavation that underlines the site in the upper 10 feet can be excavated without resorting to blasting.

RA: Stated that, no blasting is allowed in Miami Dade County, and will have to go to public hearing to get approved. Nevertheless it will be extremely difficult to be approved due to residential and Tamiami Airport been that close to the proposed lake excavation.

GB: Stated that, also the Miami Dade County Aviation Department rules and regulations will apply for the lake since is inside of the Outer Safety Zone (OSZ).

JT: Stated that, MSA met with Miami Dade County Aviation Department (MDCAD) and show the proposed layout of the lake, MDCAD provide MSA with the standards and regulation for the development of a lake on the OSZ.

JT: Stated that, MSA is aware of the restrictions and conditions to meet for the lake excavation inside of the OSZ. Furthermore, MSA will submit a Lake Plan Excavation for review and approval to MDCAD as requested.

JT: Inquired, what kind of requirements from Miami Dade County Public Works (MDCPWD) for the proposed development for Phase One.

JU: Stated that, improvements in the half north section of the road have been done.
But additional R/W dedication may be required for the S.W 162nd Avenue.

JU: Stated that, if there is parking involve on the proposed development traffic study may be required. Also a review and approval will be required by MDCPWD.

Meeting adjourned: 11:30 p.m.

-End-
Meeting Minutes

DRAFT

Jorge Torres

From: Jorge Torres [jtorres@milianswain.com]
Sent: Tuesday, September 29, 2015 5:08 PM
To: 'Rodriguez, Leandro (RER)'
Subject: RE: West Kendall District Park - Phase One (Lake Excavation plan)
Attachments: Meeting Minutes MDCPWD_6-9-15_.pdf; MD-PROS Phase 1 Development (6-11-15).pdf

Leo,
Thank you, could you please confirm with Raul Pino if additional dedication will be required for the proposed West Kendall District Park - Phase One (Lake excavation).

If you need additional information please let me know.

Regards,

Jorge Torres
Senior Engineer
2025 SW 32nd Avenue, Suite 110
Miami, Florida 33145
Tel (305) 441-0123
Fax: (305) 441-0688
jtorres@milianswain.com
www.milianswain.com

From: Rodriguez, Leandro (RER) [mailto:lrod@miamidade.gov]
Sent: Tuesday, September 29, 2015 12:00 PM
To: 'Jorge Torres'
Subject: RE: West Kendall District Park - Phase One (Lake Excavation plan)

Jorge,

It is our understanding that a plat will not be required for the Lake, however, the right-of-way dedications and possibly the improvement would have to be dedicated at a minimum. Raul Pino is on vacation and returns Thursday. It will probably be best to follow up with him for confirmation.

Leo

From: Jorge Torres [mailto:jtorres@milianswain.com]
Sent: Tuesday, September 29, 2015 9:55 AM
To: Rodriguez, Leandro (RER) <lrod@miamidade.gov>
Cc: Ubieta, Jorge (RER) <joub@miamidade.gov>
Subject: West Kendall District Park - Phase One (Lake Excavation plan)

Leo / Jorge,
As per our telephone conversation, I want to confirm MSA's understanding of the meeting held on June 9, 2015.
Please see attached the meeting minutes and a proposed site plan for Phase one (lake excavation)
Is there platting required for the Lake excavation plan?

If you have any questions or comments do not hesitate to contact me.

Regards,

Jorge Torres
Senior Engineer

2025 SW 32nd Avenue, Suite 110
Miami, Florida 33145
Tel (305) 441-0123
Fax: (305) 441-0688
jtorres@milianswain.com
www.milianswain.com

Tracking:

Recipient	Read
'Rodriguez, Leandro (RER)'	Read: 9/30/2015 9:07 AM

EXHIBIT 2.5

Board of County Commissioners (BCC) Resolution No. R-148-15.

Memorandum

MIAMI-DADE COUNTY

Date: May 15, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Phasing Plan for the Development of West Kendall District Park – Directive 142802

At the February 3, 2015 Board of County Commissioners (Board) meeting, the Board approved Resolution No. R-148-15 (Attachment 1) sponsored by Commissioner Juan C. Zapata directing the County Mayor or County Mayor's designee to finalize a phasing plan for the development of West Kendall District Park (the Park), identifying the timeframes during which the improvements set forth in the draft conceptual plan for the park will be completed.

Introduction and Background

Miami-Dade County acquired a 164-acre tract of land in 2000 and 2002, now known as West Kendall District Park. The 164 acres have been divided into a 6.5 acre Dog Park, 7.5 acres dedicated for the development of SW 157 Avenue (four (4) lanes and right-of-way), and the remaining 150 acres for the West Kendall District Park.

In 2004, the Building Better Communities-General Obligation Bond Program (BBC-GOB) was approved by voters. As part of the Bond program, $23 million was approved to implement area-wide park improvements for the Park. In 2011 the Parks, Recreation and Open Spaces Department (PROS) completed construction of the 6.5 acre Dog Park. Subsequent projects added shelters in 2013 and expanded parking facilities at the Dog Park in 2014.

The remaining 150 acres have been programed for park development. The subject land is currently used for farming by permit on a yearly agreement. The farming land use permit currently expires on June 30, 2015. PROS may need to modify the standing permit renewal prior to its automatic renewal in June 2015 in support of the proposed phasing plan.

Current Master Plan

The original Master Plan for the Park was completed in 2003 and updated in 2014. It incorporates a two-phase development: Phase 1 entails lake excavation, general site filling, and grading and development of a 58-acre passive recreation area (Attachment 2); Phase 2 entails building the proposed active recreation area on the 92-acre balance of the site (Attachment 3).

Phase 1 Plan

During Phase 1 construction, a 14.5 acre lake will be excavated. The lake excavation provides the fill that is required for development of the 150-acre park site. Additionally, Phase 1 provides park infrastructure (electrical power, water, sewer, and drainage), a proposed 12-foot wide lighted Greenway Trail extension to the Black Creek Trail that runs through the Park, 180 lighted parking spaces, a shelter pavilion, a restroom building, and related landscaping/green areas. The cost of the Phase 1 development is approximately $21 million, which will exhaust the majority of available BBC-GOB funding.

PROS has commissioned a site planning consultant already under contract to the Department to conduct a Phase 1 preliminary site design that includes an environmental and permitting study to secure the lake

excavation permit. The study/design and permitting is anticipated to be completed by mid-December 2015. The design of the remaining Phase1 amenities and park utilitics will require PROS to select and contract with an architectural and engineering design consultant. PROS is seeking to add this project to the Economic Stimulus Plan (ESP) list in an effort to accelerate the design professional selection process.

The construction of Phase 1 lake excavation can begin as soon as May 2016, contingent upon securing all environmental approvals, lake management plan, and permitting. The balance of Phase 1, development of park amenities and utilities, is projected to begin in March 2017. PROS estimates the excavation and site leveling of the Phase 1 lake area to be 4-6 months and the balance of Phase 1 construction to be 12-14 months. Another fast-track alternative being explored is constructing a shared-use path parallel to SW 157 Avenue that could connect to Black Creek Trail in the future and could be used as a greenway within the park and a neighborhood connector. Should this alternative be chosen, construction could begin as early as the summer of 2016.

Phase 2 Plan

Phase 2 consists of development of 92 acres in the center of the Park in accordance with the Master Plan. This area will be filled and greened as part of Phase 1; however, until a Programming Partner is established, the area will not be fully developed. Possible programming partnerships may include a wide range of field sports clubs such as soccer, football, lacrosse, baseball, basketball, and tennis. The approximate cost to develop Phase 2 is $80 to $110 million dollars, depending on the type of program established.

Concurrently to Phase 1, PROS will actively pursue a Programming Partner to start the development of Phase 2. PROS has developed a preliminary scope of services for the development of a Request for Proposal (RFP) solicitation. The RFP scope was based upon numerous public meetings, stakeholder group meetings, and an "Industry Day" meeting to solicit input from the industry. Once the RFP process has been finalized and a Programming Partner is selected, PROS anticipates the design/construction duration to be approximately 18-24 months depending on the level of development.

Per Ordinance 14-65, this memorandum will be placed on the next available Board of County Commissioners meeting agenda.

If additional information is needed, please contact Jack Kardys, Director, Miami-Dade County Parks, Recreation and Open Spaces Department at 305-755-7903.

Michael Spring, Senior Advisor
Office of the Mayor

Attachment1: Resolution No. R-148-15
Attachment 2: Phase 1 Programmatic Phasing Plan
Attachment 3: Phase 2 Programmatic Phasing Plan

c: Michael Spring, Senior Advisor, Office of the Mayor and Director, Department of Cultural Affairs
Jack Kardys, Director, Parks, Recreation and Open Spaces Department
Eugene Love, Agenda Coordinator

MEMORANDUM
(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: February 3, 2015

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

SUBJECT: Agenda Item No. 11(A)(28)

Please note any items checked.

_____ "3-Day Rule" for committees applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Ordinance creating a new board requires detailed County Mayor's report for public hearing

_____ No committee review

_____ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve

_____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(28)
2-3-15

RESOLUTION NO. R-148-15

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PREPARE A PHASING PLAN FOR THE DEVELOPMENT OF WEST KENDALL DISTRICT PARK

WHEREAS, in 2000 and 2002, Miami-Dade County acquired the 164-acre tract of land that comprises the park now known as "West Kendall District Park," which is bounded by the Black Creek Canal on the north and east, Southwest 162nd Avenue on the west, and Southwest 120th Street on the south; and

WHEREAS, West Kendall District Park is designated as a "district park" under the Recreation & Open Space Element of the Comprehensive Development Master Plan, which means that the park is intended to satisfy the recreational and open-space needs of the 5-mile area surrounding the park; and

WHEREAS, the area serviced by West Kendall District Park is rapidly growing, and the development of the park is vital to the community it is intended to serve; and

WHEREAS, $23 million in funding was allocated in 2004 to West Kendall District Park through the Building Better Communities-General Obligation Bond program in GOB Project No. 40 for area-wide park improvements, including lake excavation; building construction; athletic fields and courts; a dog park; playgrounds; vehicle and pedestrian circulation; picnic areas; and landscaping; and

WHEREAS, to date, only $325,000 of the allocated funds has been spent for the development of a dog park and on a draft conceptual plan for the park, and the park therefore remains largely undeveloped; and

WHEREAS, the Miami-Dade County Parks, Recreation and Open Spaces Department has developed a draft conceptual plan for West Kendall District Park, which includes highly desired recreational amenities, such as a community center, playground, shaded picnic areas, multi-purpose athletic fields, and walking and biking paths, among other things; and

WHEREAS, County residents and visitors will benefit from the prompt finalization of a "phasing plan" that identifies the timeframes during which the improvements set forth in the draft conceptual plan for West Kendall District Park will be completed, insofar as that phasing plan would provide County residents and visitors important information about the future of the park and a timeline for its development,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that within 90 days of the effective date of this resolution, the County Mayor or County Mayor's designee shall finalize a phasing plan for the development of West Kendall District Park, identifying the timeframes during which the improvements set forth in the draft conceptual plan for the park will be completed. The County Mayor or County Mayor's designee shall provide the phasing plan required by this resolution to the Board within 90 days of the effective date of this resolution and shall place the completed phasing plan on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Juan C. Zapata. It was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Esteban L. Bovo, Jr.** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman			aye
Esteban L. Bovo, Jr., Vice Chairman			aye
Bruno A. Barreiro	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dennis C. Moss	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye	Xavier L. Suarez	absent
Juan C. Zapata	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of February, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

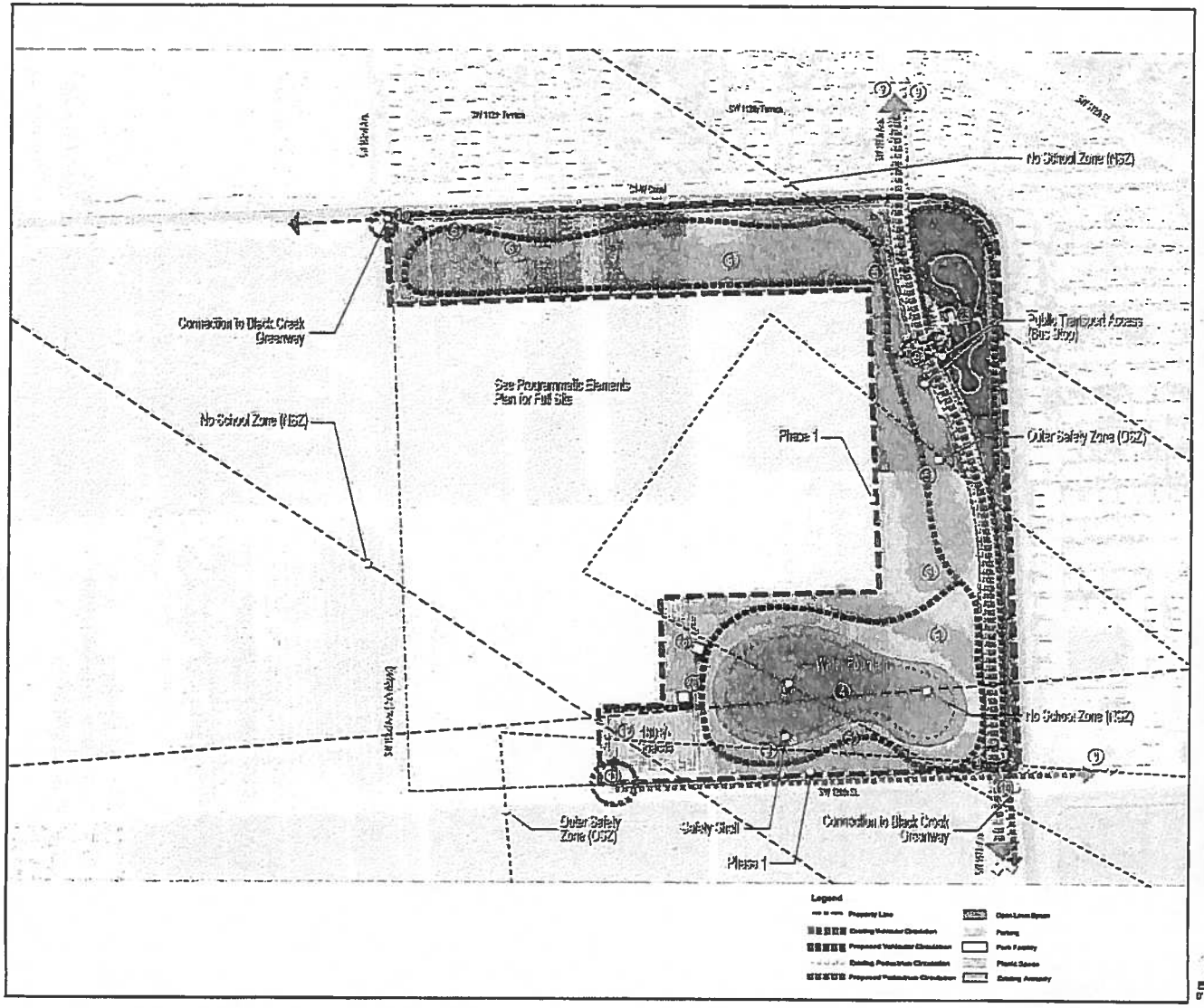
HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. MAG

Miguel A. Gonzalez

Attachment 2



WEST KENDALL DISTRICT PARK

PHASE 1 PROGRAMMATIC PHASING PLAN

Phase 1- Programmatic Phasing Plan Diagram Description:

As a large regional park, West Kendall District Park will meet local and regional recreation needs. Maximum flexibility is needed in order meet local recreation needs as a Phase 1 plan.

In keeping with the guiding principles of the Miami-Dade County Parks and Open Spaces System Master Plan, which are; equity, access, beauty, multiple benefits, seamlessness, and sustainability, as well as incorporating lessons learned from comparable research, the phase 1 plan to the left organizes programming and facilities at West Kendall District Park based on functional relationships. Functional relationships between park programming and facilities are diagrammatically shown with complementary elements in close proximity and conflicting elements buffered from other uses.

Phase 1 elements include:

- Lake with fountain
- Open space for small events and festivals
- Walking and biking paths
- Shaded picnic and seating areas
- Greenway connectivity
- Public transportation access (bus stops)
- Approximately 180 parking spaces.

Phase 1 Programmatic Elements Legend

③ Shaded Picnic Space	㉓ Existing Dog Park
④ Lake	㉕ Restroom Facility
⑤ 12' Greenway Trail	㉖ Pavilion
⑧ Open Space	
⑨ Neighborhood Access	
⑩ Greenway Connection	
⑪ Vehicle Access Point	
⑫ Parking Lot	

West Kendall District Park - REQUIRED PARKING

Programmed Facility	Required Parking	Number of Facilities	Number of Parking
MAY BE REQUIRED			
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
Total Parking Spaces Provided			5

*Shuttle Shelter Lower Level

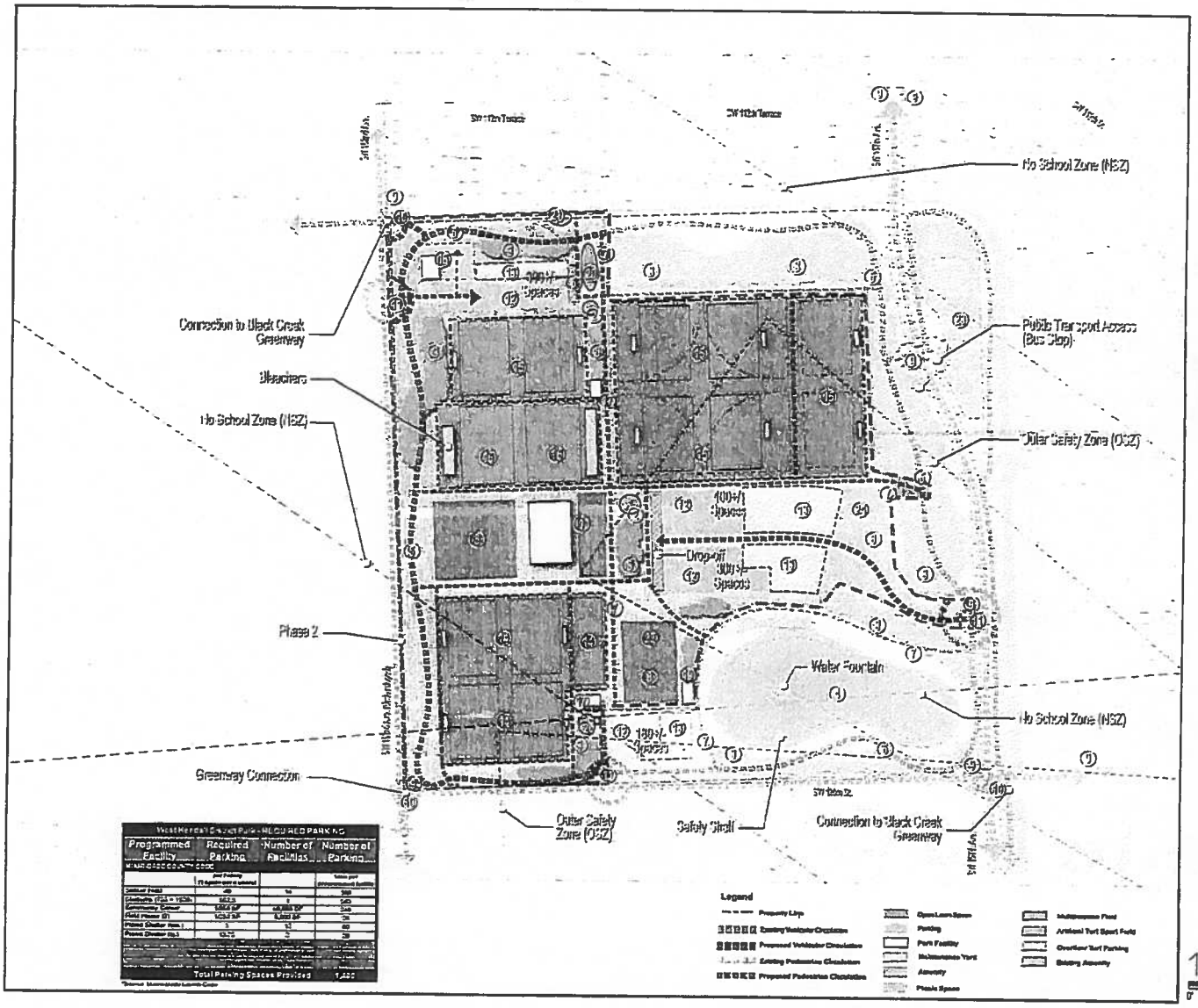
North

0' 100' 250' 500'

MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT

AECOM

Attachment 3



Programmed Facility	Required Parking	Number of Facilities	Number of Parking
Total Parking Spaces Provided			1,300

WEST KENDALL DISTRICT PARK

PHASE 2 PROGRAMMATIC PHASING PLAN

Phase 2 - Programmatic Phasing Diagram Description:

As a large regional park, West Kendall District Park will meet local and regional recreation needs. Maximum flexibility is needed in order meet local recreation needs while also providing space to host large tournament events.

In keeping with the guiding principles of the Miami-Dade County Parks and Open Spaces System Master Plan, which are; equity, access, beauty, multiple benefits, seamlessness, and sustainability, as well as incorporating lessons learned from comparable research, the plan to the left organizes programming and facilities at West Kendall District Park based on functional relationships. Functional relationships between park programming and facilities are diagrammatically shown with complementary elements in close proximity and conflicting elements buffered from other uses.

Primary elements of Phase 2 include:

- 14 field tournament quality multi-sport athletic complex (mix of synthetic turf and grass fields)
- Community Center
- Open space for small events and festivals
- Walking and biking paths
- Shaded picnic and seating areas
- Playgrounds
- Fitness Area
- Greenway connectivity
- Approximately 1,300 parking spaces (800+/- grass stalls or overflow)

Programmatic Elements Legend

1. Community Center
2. Playground
3. Shaded Picnic Space
4. Lake
5. 12' Greenway Trail/ Bicycling Path
6. Trailhead
7. 6' - 12' Walking Paths
8. Open Space
9. Neighborhood Access
10. Greenway Connection
11. Vehicle Access Point
12. Parking Lot
13. Turf Parking Spaces
14. Synthetic Turf Athletic Fields
15. Multi-Purpose Fields
16. Stadium Fields
17. Concessions/Field House/ First-Aid
18. Maintenance Yard
19. Large Pavilion
20. Fitness Zone/ Vita Course
21. Canoe/Kayak Launch
22. Aquatic Center
23. Existing Dog Park
24. Overflow Parking

North

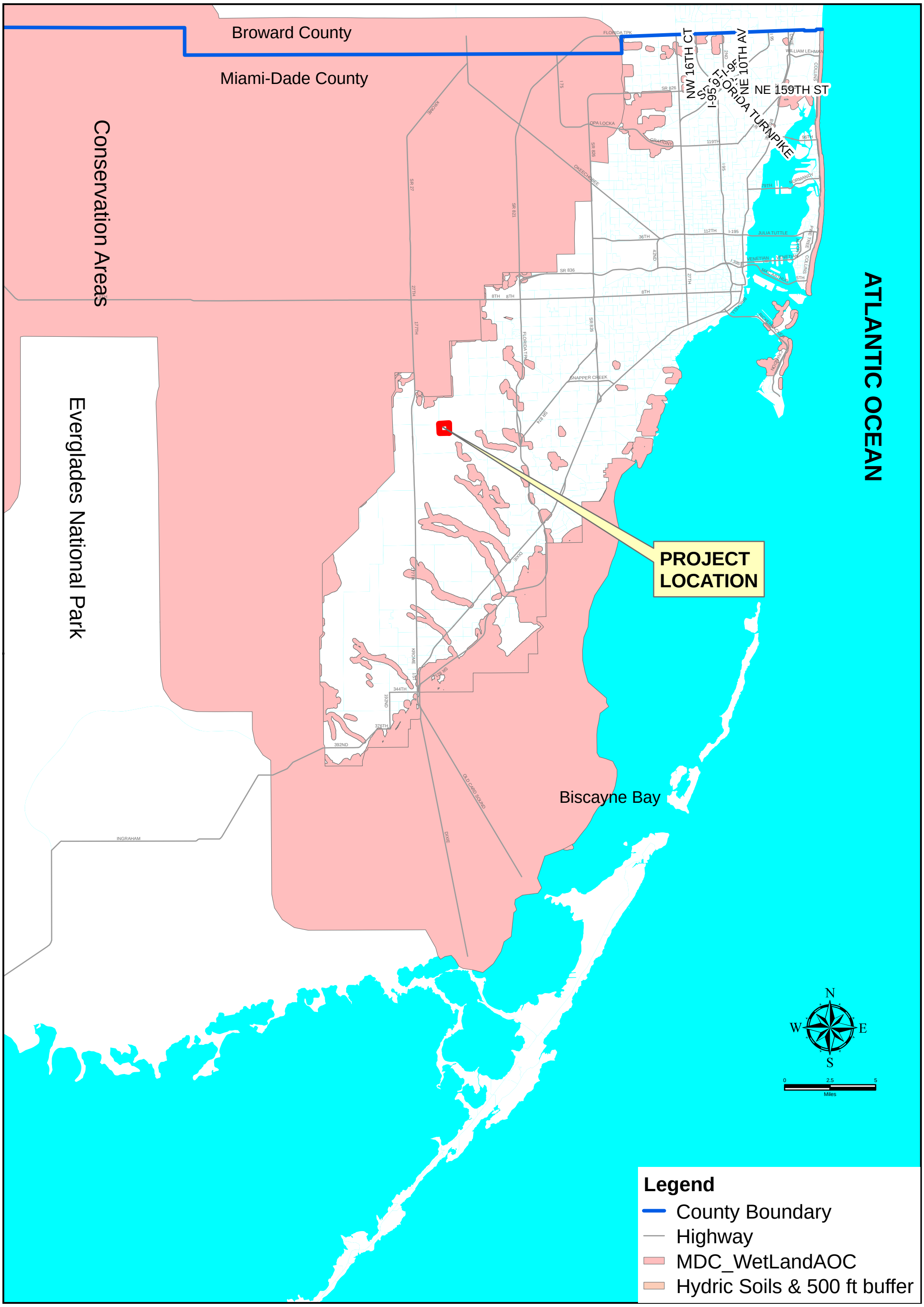
0' 100' 250' 500'

MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT

AECOM

EXHIBIT 3.1

Miami Dade County Wetlands Area of Concern Map

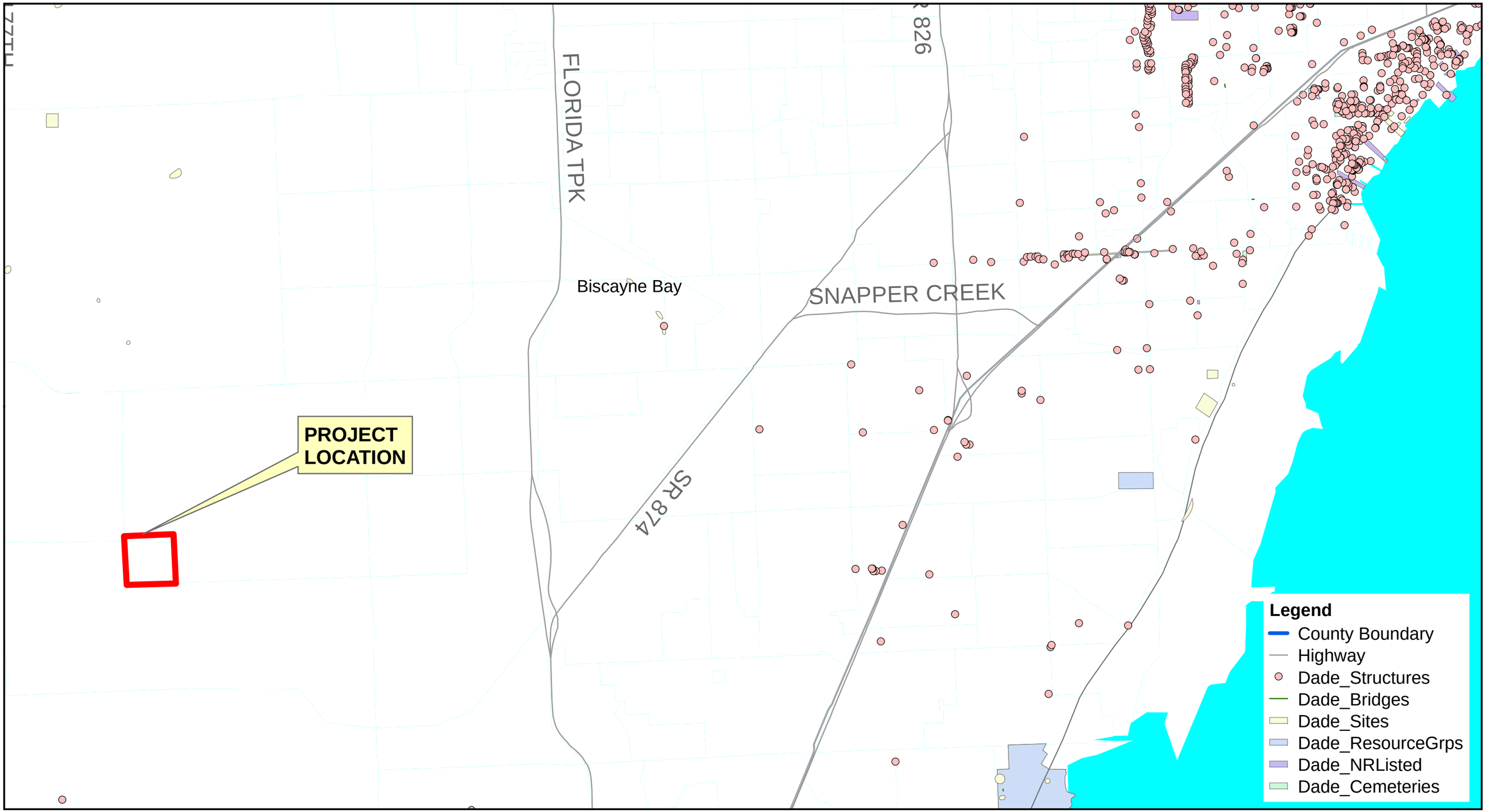


MSA
Millian, Swain & Associates, Inc.

EXHIBIT 3.1
MDPROS - WEST KENDALL DISTRICT PARK
MIAMI DADE COUNTY WETLANDS AREAS

EXHIBIT 3.2

Archeological/Historical Sites Map



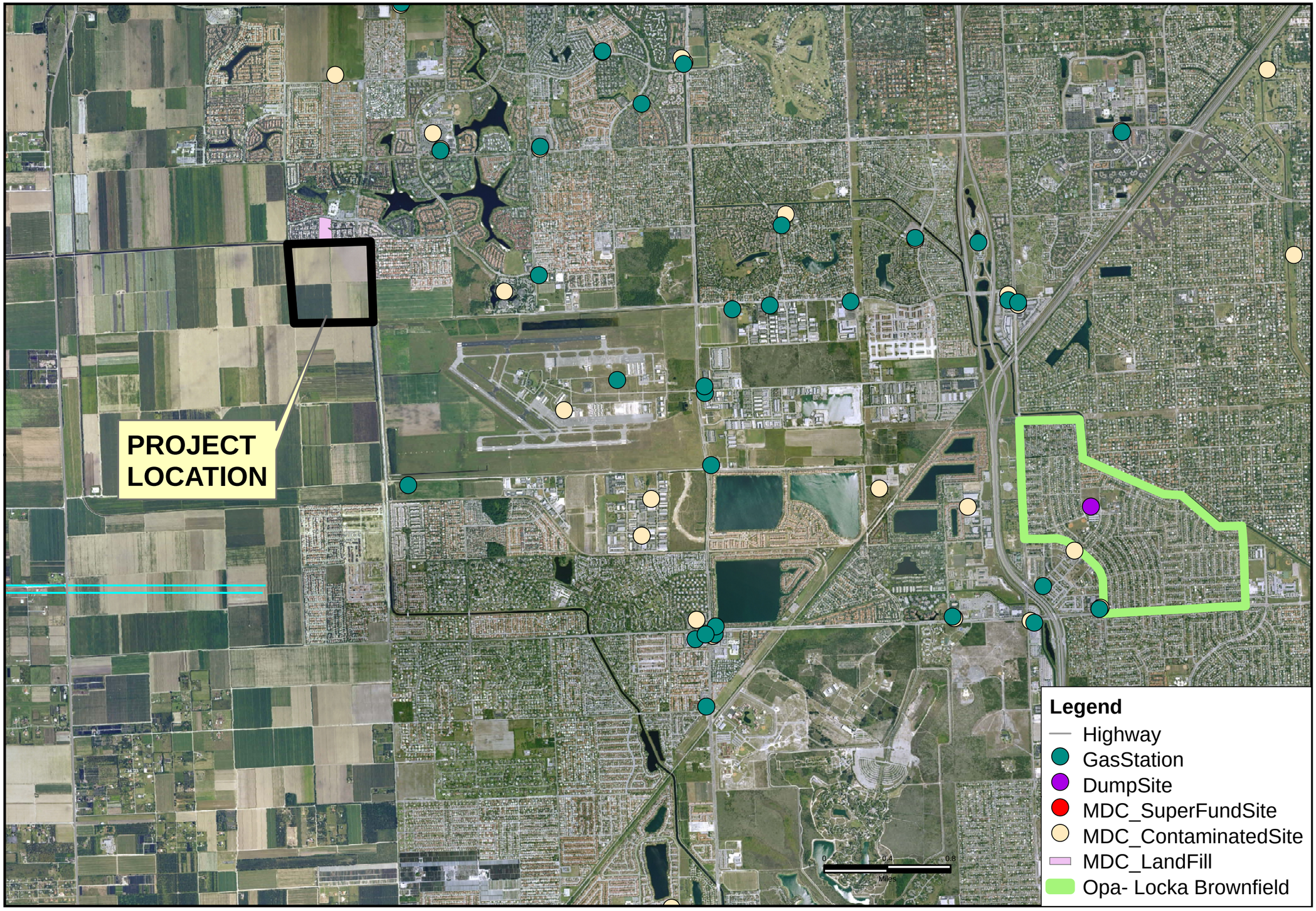
MSA
Millian, Swain & Associates, Inc.

EXHIBIT 3.2
MDPROS - WEST KENDALL DISTRICT PARK
ARCHAEOLOGICAL / HISTORICAL SITES

N
W E
S
0 0.5 1
Miles

EXHIBIT 3.3

MD-RER – Site Contamination Overlay Aerial Map



Milian, Swain & Associates, Inc.

EXHIBIT 3.3
MDPROS - WEST KENDALL DISTRICT PARK
MDPROS PRELIMINARY SITE CONTAMINATION REVIEW

N W E S

EXHIBIT 3.4

Limited Groundwater Assessment Report (info by MD-PROS).

TECHNICAL REPORT

Memorandum

MIAMI-DADE COUNTY

RR

RECEIVED
AUG 09 2010
DERM
POLLUTION CONTROL DIVISION

Date: August 9, 2010

To: Wilbur Mayorga, P.E., Chief
Pollution Control Division

From: Julie Balogh, Manager
Airports & Contracts Section

Subject: West Kendall Dog Park
Limited Groundwater Assessment Report for Irrigation Well

The document titled **"Limited Groundwater Assessment Report, West Kendall Dog Park"** is hereby being forwarded for your review. The document was prepared by MACTEC on behalf of the Parks & Recreation Department.

Please advise the Project Manager, Victor Mendez, at Ext. 6561 if there are any concerns with this submittal. After the review is complete, please forward the final review comments directly to me. Thank you for your cooperation and efforts in this matter.

Document Type: Limited Assessment Report for Irrigation Well

Permit/File Number: F-20900/ENC-11/HWR-698

Additional Files of Interest: N/A

Facility Name: West Kendall Dog Park

Facility Address: Intersection of SW 157th Ave. & SW 120th Street

Facility City: Miami, Fl.

FDEP Facility ID#: N/A

Discharge Date: N/A

Doc Received Date Stamp EDMS: August 5, 2010

Doc Date: August 4, 2010

Preapproval Work Order No.: N/A

VM

8/9/10 WEST KENDALL DOG PARK

A & C Section Deliverable Review Checklist

F-20900/ENC-HWR-699

LIMITED GROUNDWATER ASSESSMENT REPORT

Documents must be reviewed for completeness within 3 days of receipt.

- ☑ Two copies of document provided and each copy stamped received
- ☑ CD of entire document (**including case summary if file review performed**) all in writable format
- ☑ Signed and NOT sealed copies by PE or PG when applicable
- ☑ Verify that the scope of work was met for the any of the following:

  Work Orders/Allowance Account requests/Contingencies/Verbal Change Orders (VCOs)

- ☑ PEN and SCTM (program sites) updated NO TRIC SCREEN

The following must be included when applicable:

- ☐ **Maps**
  - ✓ Site map with graphical representation of scale used and must include the North arrow
  - ✓ Map must show current site conditions (i.e., MWs, buildings, drainage structures, land cover) and must be superimposed on former site conditions if different.
  - ✓ Site vicinity area use map
  - N/A Potable well location map
  - N/A Soil sampling locations
  - N/A Groundwater and soil contamination contour/concentration maps/groundwater flow map
  - N/A PLS
  - ✓ Legend on the maps shall utilize appropriate symbols to identify all pertinent structures

- ☐ **Tables to include historical and current data for the following:**
  - ✓ Groundwater analytical results
  - N/A Soil screening results
  - N/A Soil analytical results (Benzo(a)pyrene conversion tables must be included if sampling for PAH & the results reflect that at least one of the carcinogenic PAHs is = or > MDL)
  - N/A Groundwater elevation summary
  - N/A Free product historical summary

- ☑ **Laboratory analytical reports including PQL (practical quantitation level) information.** If the analytical results include another reporting method, then the lab must submit a written statement indicating if the reporting method is the same as PQL.

- ☑ **GW sampling logs**

- ☑ **Monitoring Well completion reports**

- N/A **Soil boring logs**

- N/A **Disposal Manifests**

- ☑ **Chain of custody Records**

- ☑ **Recommendations included in the report (NFA, SSA, NAMP, RAP, etc.)**

F-20900/ENC-11/HWR-698

LIMITED GROUNDWATER ASSESSMENT REPORT

WEST KENDALL DOG PARK

INTERSECTION OF SW OF 157TH AVENUE AND SW 120TH STREET
MIAMI, FLORIDA
DERM FILE # 20900/ENC-11/HWR-698

PREPARED FOR:

MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
701 NW 1st Court
Miami, Florida 33136

PREPARED BY:

MACTEC ENGINEERING AND CONSULTING, INC.
5845 N.W. 158th Street
Miami Lakes, FL 33014

MACTEC Project Number 6783-10-2141

RECEIVED
AUG 05 2010
DERM
Airports & Contracts Section

August 4, 2010

MACTEC

Printed with Environmentally-Responsible Products
Please Recycle!

MACTEC

engineering and constructing a better tomorrow

August 4, 2010

RECEIVED
AUG 05 2010
DERM
Airports & Contracts Section

MIAMI-DADE COUNTY DEPARTMENT OF
ENVIRONMENTAL RESOURCES MANAGEMENT (DERM)
701 NW 1st Court, 8th Floor
Miami, Florida 33136

Attention: Ms. Julie Balogh, Chief
Airports and Contracts Section

Subject: **LIMITED GROUNDWATER ASSESSMENT REPORT**
WEST KENDALL DOG PARK
Intersection of SW of 157th Avenue and SW 120th Street
Miami, Florida
DERM File # 20900/ENC-11/HWR-698
MACTEC Project No. 6783-10-2141

Dear Ms. Balogh:

MACTEC Engineering and Consulting, Inc. (MACTEC) submits the following Limited Groundwater Assessment Report for the above referenced Site to the Miami-Dade Department of Environmental Resources Management (DERM). MACTEC under contract with DERM installed and sampled 2 monitoring wells in the vicinity of a proposed irrigation well in June 2010, to evaluate groundwater nitrate concentrations at the Site. A copy of the work order is included as **Attachment A**. A check of $600.00 for DERM's review fee is included with the Limited Groundwater Assessment Report.

INTRODUCTION

The West Kendall Dog Park is currently a vacant property located northeast of the intersection of south west 157th Avenue and south west 120th Street in Miami, Florida. A site location map is included as **Figure 1**. A layout of the Site, illustrating the locations of the monitoring wells and the location of the proposed irrigation well, is included as **Figure 2**.

MONITORING WELL INSTALLATION

Prior to the start of field activities MACTEC prepared a Health and Safety Plan (HASP) for the field work. A copy of the HASP is included as **Attachment B**. In addition, MACTEC contacted Sunshine State One Call to locate and mark underground utilities at the subject Site. A site visit was also conducted by MACTEC to mark the location of the proposed monitoring wells. On June 23, 2010, MACTEC visited the site to install 2 groundwater monitoring wells in the vicinity of the proposed irrigation well.

Two, 2-inch diameter monitoring wells MW-1(13) and MW-1(60) were installed in the vicinity of the proposed irrigation well at the Site during the groundwater assessment. **Figure 2** illustrates the locations of the monitoring wells. The wells were installed by Boart Longyear utilizing sonic drilling technology. The wells were constructed of schedule 40 PVC screens and schedule 40 PVC casings. Monitoring well MW-1(13) was installed to a total depth of 13 feet below land surface (BLS) and screened from 3 feet BLS to 13 feet BLS. Monitoring well MW-1(60) was

installed to a total depth of 60 feet BLS and screened from 50 feet BLS to 60 feet BLS. The groundwater at the site was encountered at approximately 3.6 feet BLS. The depth of the deeper well is based on the depth of proposed irrigation well of 60 feet BLS. Continuous cores were logged to the total depths of the monitoring wells. **Attachment C** includes borehole logs and monitoring well construction details. The wells were developed to remove the fines dislodged during drilling. Soil cuttings and development water were contained in six 55 gallon drums, properly labeled and temporarily stored onsite. Following approval from DERM, the soil cuttings and development water were spread at the Site.

GROUNDWATER MONITORING

On June 28, 2010, MACTEC visited the Site to conduct groundwater sampling from monitoring wells MW-1(13) and MW-1(60) for laboratory analysis. MACTEC utilized field-sampling procedures in general accordance with Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOP) for Field Activities. Prior to purging of the monitoring wells, the liquid levels within the wells were measured with an interface probe capable of measuring the liquid level to 'within +/- 0.01 feet. The liquid levels and total well depths were used to calculate the well volumes for each well, and at least one well volume was subsequently purged from each well prior to sampling of the groundwater. Field measurements of turbidity, conductivity, temperature, and pH were collected from each well during purging, to document stabilization of the groundwater before the collection of a groundwater sample. FDEP groundwater sampling logs are included as **Attachment D**.

The groundwater samples were immediately packed on ice and submitted, under chain-of-custody documents, to NELAC Certified laboratory, Advanced Environmental Laboratories, Inc. located in Jacksonville, Florida for nitrate analysis. **Attachment E** contains a copy of the laboratory analytical report and the chain of custody documentation.

GROUNDWATER QUALITY AND CONCLUSIONS

The June 28, 2010 groundwater analytical results are summarized in **Table 1** and indicate nitrate concentrations in groundwater samples from monitoring wells MW-1(13) and MW-1(60) were not detected above the laboratory method detection limit. Based on the groundwater nitrate concentrations at the Site, MACTEC does not anticipate nitrate issues related to the potential use of the groundwater at the Site for irrigation. MACTEC recommends abandoning the monitoring wells as the assessments completed.

If you have any questions or require any additional information, please call Wendy Leonard at (305) 818 8414.

MACTEC ENGINEERING AND CONSULTING, INC.

Yenika Sanchez

Jonathan Bulley, E.I.
Environmental Engineer SIGNED FOR J.B WITH PERMISSION

Maggie Kanalos

Wendy Leonard, P.G.
Principal Geologist
SIGNED FOR Wendy Leonard WITH PERMISSION

Enclosures: Check

Distributions: Addressee (2)
File (2)

P:\Projects\ENVIRONMENTAL PROJECTS\2010 Projects\10-2141 West Kendall Dog Park\Report\Dog House GW Sampling Report 8-4-10.doc

Table

Table 1

Groundwater Analytical Results
West Kendall Dog Park
Miami, Florida

Constituent	MW-1(13)	MW-1(60)	DERM GCTL Groundwater Criteria
Method: SM 4500NO3-F	(mg/L)	(mg/L)	(mg/L)
Nitrate	<0.055	<0.055	10

Notes:
< : Indicates compound was not detected above the laboratory method detection limit.

Prepared By: JAB

Checked By

FIGURES

REFERENCE:

GOOGLE EARTH PRO
2010 AERIAL PHOTOGRAPH

MACTEC

MACTEC ENGINEERING & CONSULTING, INC.
5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588 / FAX: (305) 826-1799

MACTEC PROJECT #: 6783-10-2141.01

FIGURE 1

SITE VICINITY MAP

West Kendall Dog Park

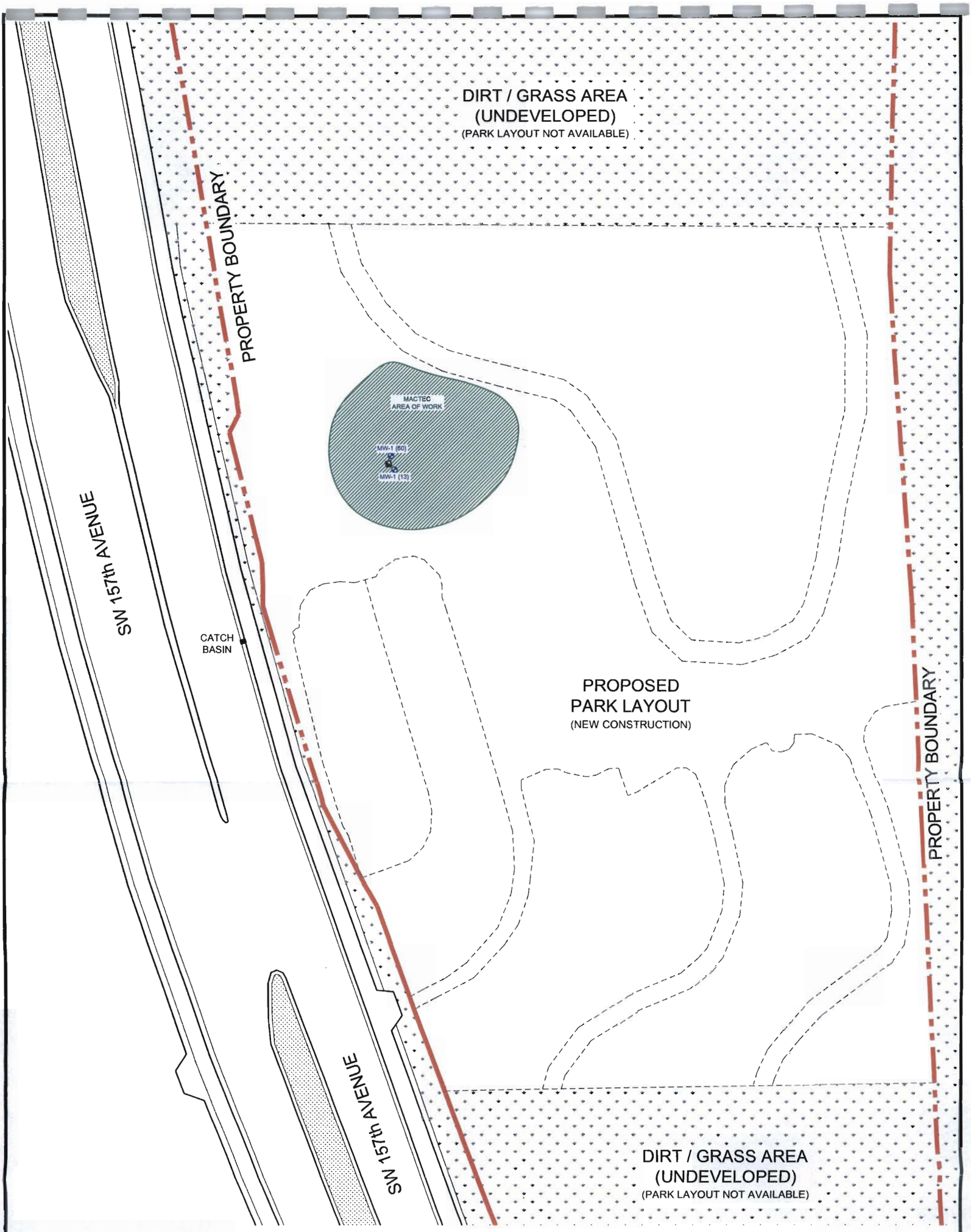
SW 120th Street & SW 157th Avenue
Miami, Florida 33196

0 40 80
GRAPHIC SCALE
(FEET)

NOTE:
MAP IS COLOR-CODED.
DO NOT MAKE
BLACK & WHITE COPIES.

N

DRAWN BY: N.A.B.	DATE: 07/22/10
CHECKED BY: JAB	SCALE: AS SHOWN



REFERENCE:

IRRIGATION PLAN CREATED BY:

Engineers Architects Planners

HEERY INTERNATIONAL, INC

LEGEND

MW-1 (13) MACTEC MONITORING WELL INSTALLED 2010

PROPOSED IRRIGATION WELL

EXISTING CATCH BASIN

0 20 40

GRAPHIC SCALE (FEET)

NOTE:
MAP IS COLOR-CODED.
DO NOT MAKE
BLACK & WHITE COPIES.

N

MACTEC

MACTEC ENGINEERING & CONSULTING, INC.
5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588 / FAX: (305) 826-1799

MACTEC PROJECT #: 6783-10-2141.01

FIGURE 2

SITE LAYOUT &
MONITORING WELL LOCATIONS

West Kendall Dog Park

SW 120th Street & SW 157th Avenue
Miami, Florida 33196

DRAWN BY: N.A.B.	DATE: 07/22/10
CHECKED BY: JAB	SCALE: AS SHOWN

Attachment A

Copy of Work Order

590802-08-001

DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
WORK ORDER FOR ENVIRONMENTAL CLEANUP, COMPLIANCE AND RELATED SERVICES FOR MIAMI-DADE COUNTY FACILITIES UNDER E08-DERM-01

WORK ORDER #: 019-D08/01-MAC **DATE EXECUTED:** JUN 02 2010

CONSULTANT: MACTEC Engineering and Consulting, Inc.
5845 NW 158 Street, Miami Lakes, Florida 33014

CONSULTANT CONTACT:	Wendy Leonard	**PHONE:** (305) 826-5588	**FAX:** (305) 826-1799
DERM CONTACT:	Victor Mendez	**PHONE:** (305) 372-6561	**FAX:** (305) 372-6982
MDPR CONTACT:	Li Gurau	**PHONE:** (305) 755-7834	**FAX:** (305) 755-7995

PROJECT/LOCATION: Site Assessment services for the West Kendall Dog Park located in the vicinity of SW 120 St and 157 Avenue, Miami, Miami-Dade County, FL

SERVICE REQUESTED: In accordance with the MACTEC Engineering and Consulting, Inc. (MACTEC) *Proposal for Well Installation and Sampling West Kendall Dog Track* dated May 5, 2010 (attached), and pursuant to all applicable regulations and guidelines, MACTEC shall complete the specified services. MACTEC shall submit two copies, and an electronic version on CD, of each deliverable to DERM and one copy of each to MDPR. The basic scope of services of this work order is issued on a lump sum basis and the charges shall not exceed the amount authorized below. Allowance and Contingency Accounts have been included, to be used for unforeseen circumstances and additional field activities, which requires prior approval from DERM A credit will be given to Miami-Dade County for any portion of lump sum tasks that are not completed.

DELIVERABLE DUE DATES: In accordance with the timeframes contained in the Cost Proposal

WORK SCOPE:	$12,899.87	**CSBE GOAL:**	NA	
CONTINGENCY ACCOUNT:	$11,070.54	**CBE GOAL:**	0%	WO # 77844
ALLOWANCE ACCOUNT:	$ 2,580.00			
TOTAL WORK ORDER AMT:	$26,550.41	**EXPENDITURE CODE:**		PRE357935181

PROJECT MANAGER, MDPR — **Print Name/Title** Li Gurau 5/24/2010

Rel 9/24/10

FINANCIAL AUTHORIZATION, MDPR — **Print Name/Title** Chris Moreno, Chief Financial / Mgt Division

DIRECTOR'S OFFICE, MDPR — **Print Name/Title** W Howard Gregg, Deputy Director

MACTEC, PRINCIPAL — **Print Name/Title** Wendy C. Leonard, Principal Geologist

In accordance with our Non-Exclusive Professional Services Agreement approved by the MOC Board of County Commissioners on March 3, 2009, Miami-Dade Legislative Item File Number: 083670, Agenda Item Number: 8D3D, you are hereby authorized to provide the services prescribed herein. All terms and conditions of the E08-DERM-01 Professional Services Agreement shall apply. Invoices shall be submitted to DERM as specified in the attached cost proposal. Each invoice shall reference the Work Order # shown above.

Direct any questions pertaining to this Work Order to the DERM contact named above.

DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT USE ONLY

DIRECTOR'S APPROVAL — **DATE** 6/2/10
Dept. of Environmental Resources Management

MIAMI-DADE COUNTY

Attachment B

Health And Safety Plan (HASP)

MACTEC

engineering and constructing a better tomorrow

MACTEC Engineering & Consulting, Inc.
5845 Northwest 158th Street
Miami Lakes, Florida 33014
Phone: (305) 826-5588 and Fax: (305) 826-1799

SITE HEALTH AND SAFETY PLAN

Project Name:	West Kendall Dog Track
Project Number:	6783-10-2141
Location:	Intersection of SW 157 Ave and SW 120th St Miami, Florida

REVIEW AND APPROVAL

Health and Safety Officer	Jeremy Paris	6/22/10 Date
Project Manager	Ash Aitharaju	6/22/10 Date
Project Principal	Wendy Leonard	Date

DATE OF PLAN PREPARATION	DATES OF PLANNED FIELD ACTIVITIES
6/16/10	6/18/10

MEDICAL SURVEILLANCE

MACTEC Engineering & Consulting, Inc. (MACTEC) environmental field personnel participate in the corporate medical surveillance program per 29 CFR1910.12(f).

DESCRIPTION OF WORK

- MACTEC will supervise installation of shallow and deep monitoring wells.
- MACTEC will collect groundwater samples.

TAILGATE SAFETY MEETING CHECKLIST

_____ **Review Safety Policy - Attachment 1**

_____ **Review Emergency Reference List - refer to the next page of this document**

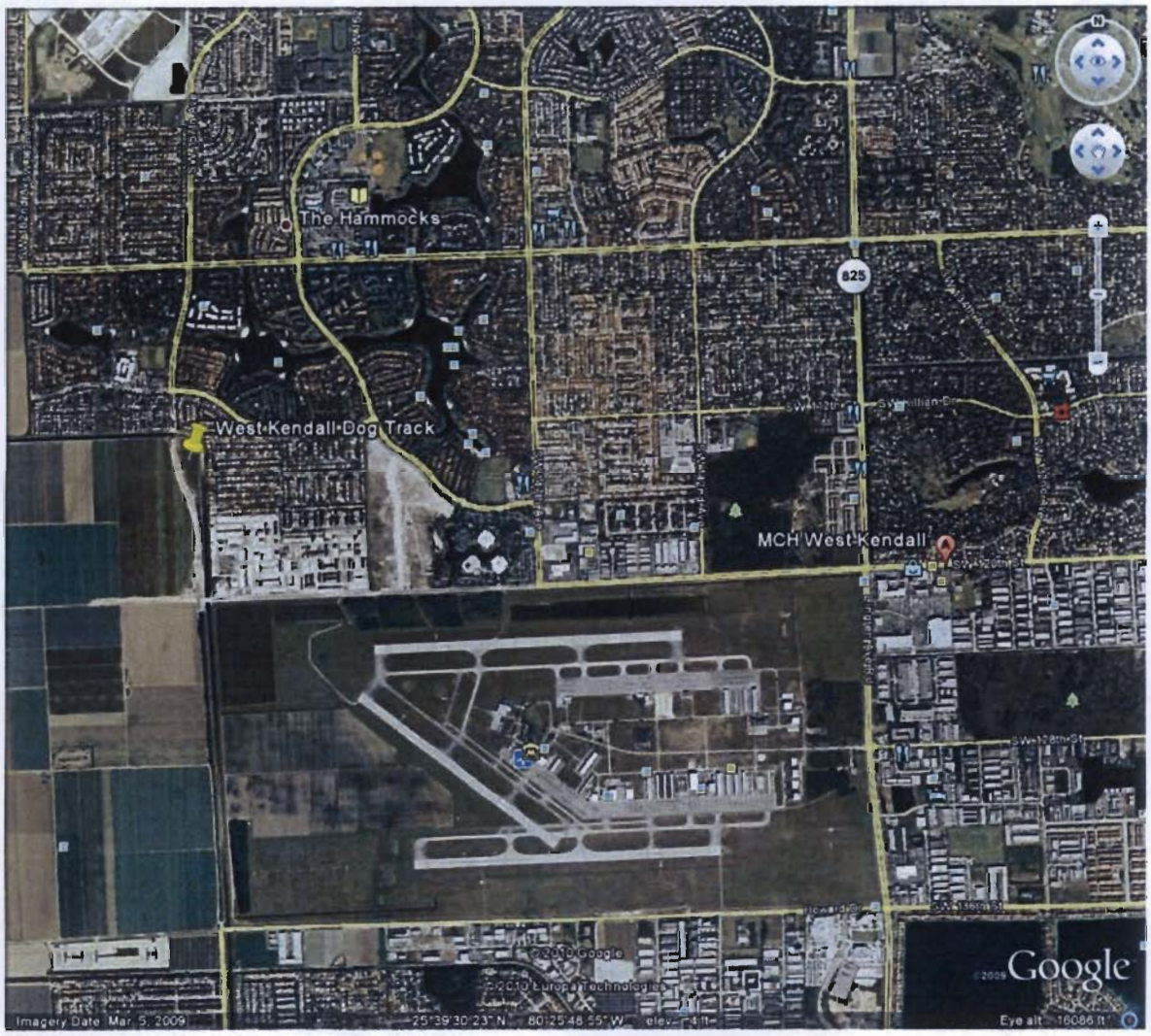
_____ **MACTEC and subcontractors must sign the Tailgate Safety Meeting log each day prior to beginning field work - Attachment 2**

_____ **Job Hazard Analysis - Short Form HASP - Attachment 3**

EMERGENCY REFERENCE LIST

HOSPITAL: MCH West Kendall Center

13400 SW 120th Street, Suites 100 & 200
Miami, FL 33186
Urgent Care center hours of operation:
Monday-Friday 4 pm to 11pm
Saturday & Sunday 11am to 11pm



MAPQUEST.

Trip to SW 120th St & SW 157th Ave

Miami, FL 33101
2.90 miles - about 7 minutes

Notes

Do you know your
2010 Credit Score?
Excellent 750 - 840
Good 660 - 749
Fair 620 - 659
Poor 340 - 619
Find out instantly!
FreeScore.com

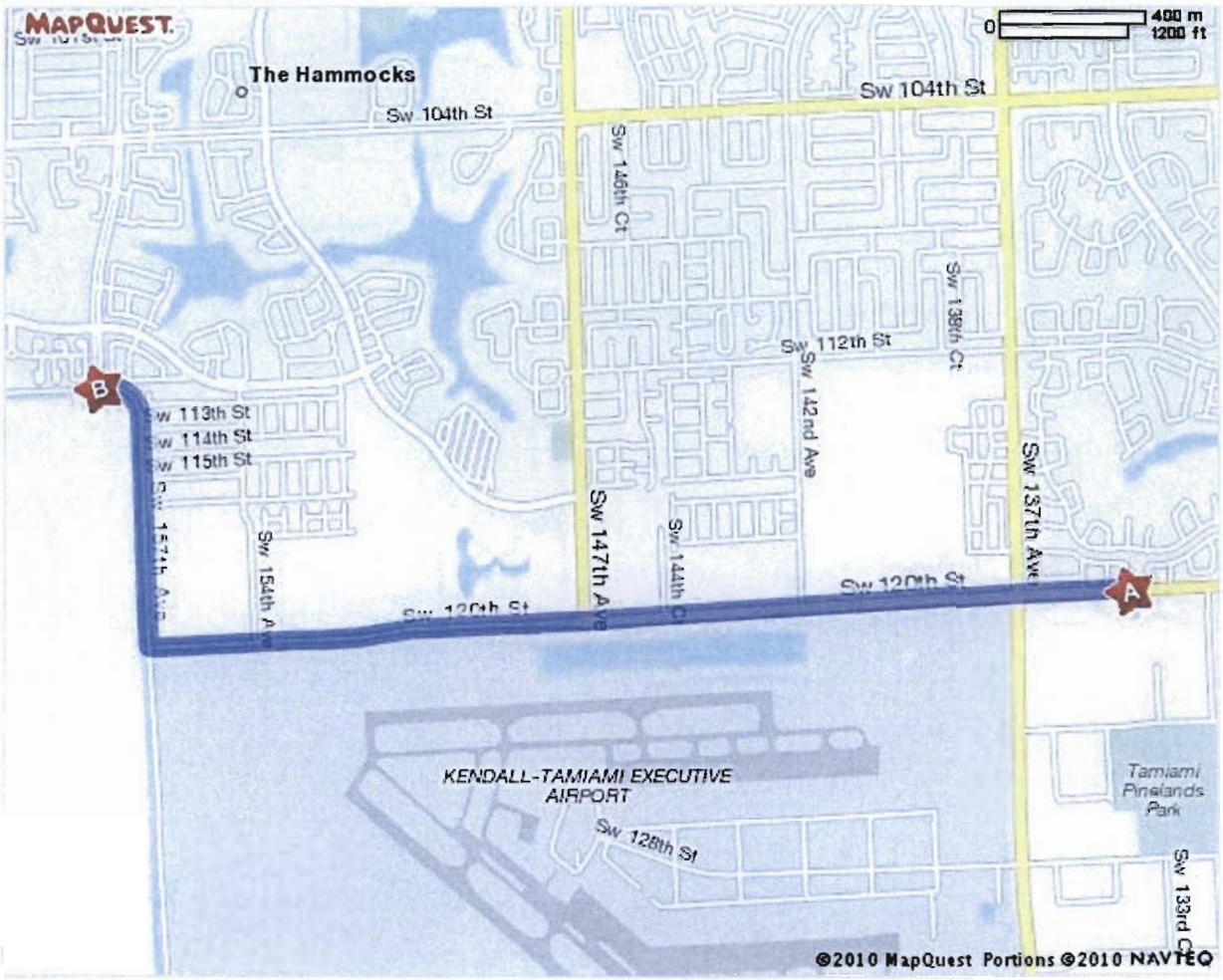
13400 SW 120th St, Miami, FL 33186-7440

START	1. Start out going **NORTH** on **SW 134TH CT** toward **SW 120TH ST**.	go 0.0 mi
	2. Turn **LEFT** onto **SW 120TH ST**.	go 2.3 mi
	3. Turn **RIGHT** onto **SW 157TH AVE / NEWTON RD**.	go 0.6 mi
END	4. **SW 120TH ST & SW 157TH AVE**.	go 0.0 mi

SW 120th St & SW 157th Ave, Miami, FL 33101

Total Travel Estimate : 2.90 miles - about 7 minutes

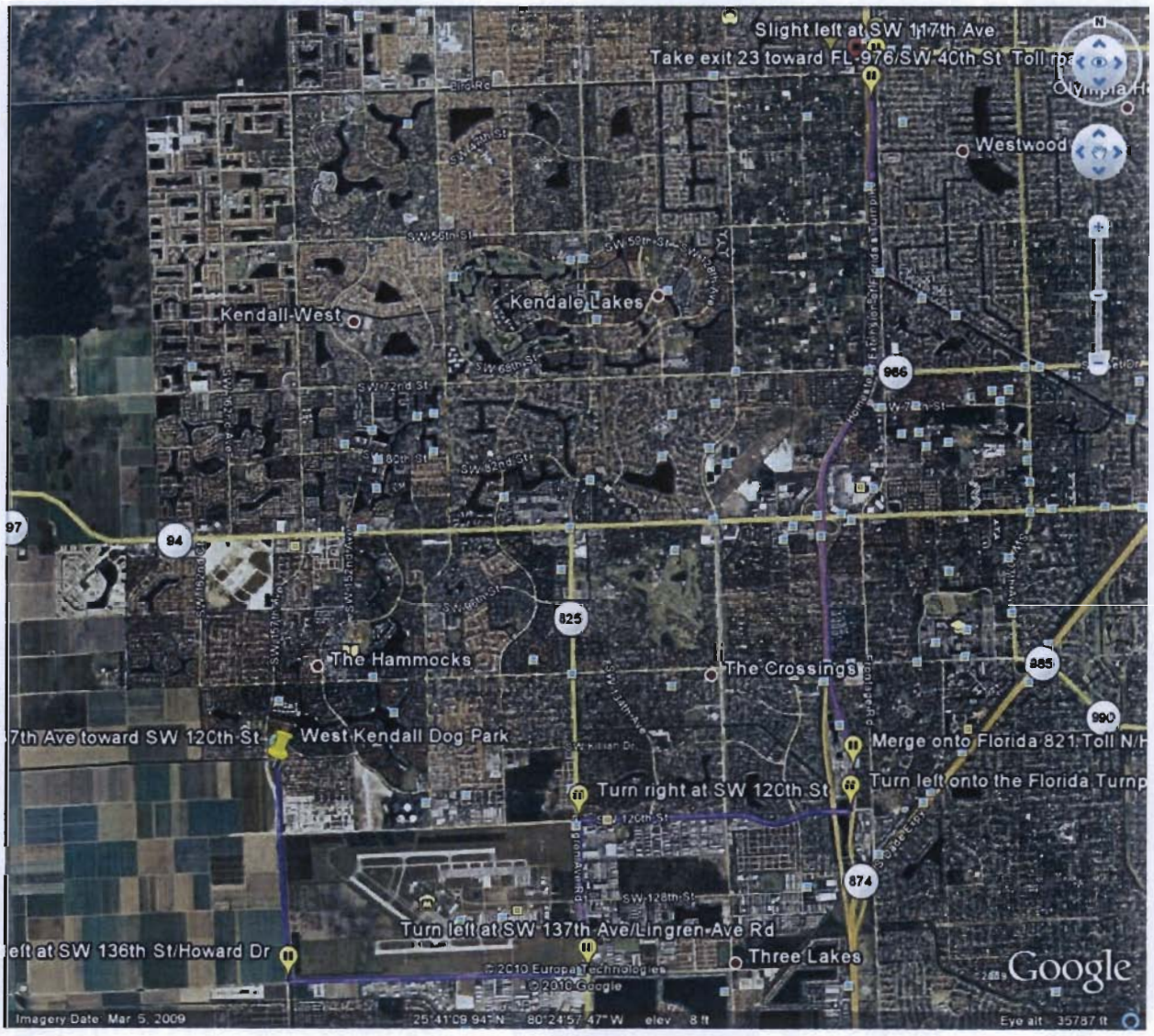
Route Map Hide



All rights reserved. Use subject to License/Copyright | Map Legend

Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our Terms of Use

Kendall Regional Medical Center
11750 SW 40 Street
Miami, FL 33175



MAPQUEST

Trip to SW 120th St & SW 157th Ave
Miami, FL 33101
8.84 miles - about 17 minutes

Notes

What is your 2010 Credit Score?

	Excellent	750 - 840
	Good	660 - 749
	Fair	620 - 659
	Poor	340 - 619
	I Don't Know	????

Find Out INSTANTLY!
FreeScore.com

11750 SW 40th St, Miami, FL 33175-3530

START	1. Start out going **EAST** on **SW 40TH ST / BIRD RD** toward **SW 117TH AVE**.	go 0.1 mi
	2. Make a **U-TURN** at **SW 117TH AVE** onto **SW 40TH ST / BIRD RD**.	go 0.2 mi
SOUTH 821	3. Merge onto **FLORIDA'S TURNPIKE S / FL-821 S** (Portions toll).	go 3.1 mi
20 EXIT WEST 94	4. Merge onto **SW 88TH ST / N KENDALL DR / FL-94 W** via **EXIT 20**.	go 3.8 mi
	5. Turn **LEFT** onto **SW 157TH AVE / NEWTON RD**.	go 1.6 mi
END	6. **SW 120TH ST & SW 157TH AVE**.	go 0.0 mi

SW 120th St & SW 157th Ave, Miami, FL 33101

Total Travel Estimate : 8.84 miles - about 17 minutes

Route Map Hide

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Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our Terms of Use

EMERGENCY PROCEDURES

In the event of overt personnel exposure:

Skin - remove contaminated clothing, wash with soap and water.

Inhalation - remove to fresh air.

Eye Contact - flushes with eye wash or water - get medical help if indicated.

Ingestion - seek medical help.

In the event of personnel injury:

Administer first aid if needed. Medical emergencies take precedence over decontamination procedures. Know route to nearest medical facility.

In the event of potential or actual fire or explosion:

Use a fire extinguisher, if appropriate and if safety permits. Contact Fire Department and/or client company officials as appropriate. Contact MACTEC's Project Manager as soon as possible. Evacuate if necessary to upwind "clean" location.

In event of environmental accident:

1. Pick up, isolate or contain spill using oil adsorbent material.
2. Evacuate area if necessary.
3. Contact Project Manager.

SITE INFORMATION

HAZARDOUS/TOXIC MATERIAL

____ Petroleum hydrocarbons and associated constituents.
____ Primary Benzene, Toluene, and Total Xylenes
____ Chlorinated Solvents
____ Tetrachloroethylene
____ Trichloroethylene
____ Vinyl Chloride

HAZARD ASSESSMENT

The site is being monitored for the presence of Nitrates. Employees should be mindful of warning symptoms for the exposure to hazardous chemicals that include eye irritation, dizziness, and headache. Odor is NOT necessarily an adequate warning of exposure.

LOCATION OF SITE "CLEAN AREA" AND DECONTAMINATION STATION

This is to be determined at the site by Field Safety Coordinator

CLOTHING AND PROTECTIVE GEAR REQUIRED

Site work will be conducted in a level D ensemble including:

1. Steel toed boots
2. Hard hats
3. Long Sleeve Shirts
4. Safety Glasses
5. Chemical resistant and leather work gloves

Subcontractors and other personnel not employed by MACTEC will not be furnished safety equipment unless prior arrangements have been made.

DECONTAMINATION PROCEDURES

Reusable safety gear will be washed with soap and water prior to reuse or removing from site. Sampling equipment and other tools or equipment will be decontaminated as prescribed in the Job Proposal, Job Work Plan, or as directed by the Field Safety Coordinator. Decontamination procedures may be altered (with approval by the SSHO) according to site conditions. The decontamination solution required for each task is provided in the following table:

TABLE DECONTAMINATION SOLUTION REQUIRED PER TASK	
Groundwater Sampling	Alconox, Alcohol and Deionized Water

DISPOSAL PROCEDURES

Based on available data, disposable items may be treated as ordinary refuse. Purged groundwater will be placed in 55-gallon drums temporarily stored on-site for proper disposal. Disposal procedures are subject to change.

WORK PRECAUTIONS

1. Prior to going to the work site, the Field Safety Coordinator will review readily available data and information pertaining to site conditions, potential contaminants, and work to be accomplished.
2. Prior to beginning any work on the site, the Field Safety Coordinator shall brief field personnel on the contents of this plan.
3. No eating, drinking, smoking, chewing gum or tobacco, or putting hand in mouth while on the site.
4. Wear long sleeved shirt, gloves appropriate for the work performed, and steel-toed boots at all times while at the work site.
5. Remove and discard any non-impervious clothing that becomes contaminated during site activities.

6. Do not go anywhere on the site other than where directed by the Field Safety Coordinator.
7. Wash all exposed skin areas with soap and water before departing from the site.
8. Potable water shall be supplied near the work site in sufficient quantity to provide emergency washing.
9. Use safe and legal procedures for sample storage and shipment.

FIELD SAFETY COORDINATOR'S SUMMARY

(To be completed by Field Safety Coordinator after completion of field work, and returned to Health and Safety Officer).

During the work and covered by the Safety Plan, there were:

a. No violations of the Safety Plan provisions and no obvious contamination of MACTEC employees or subcontractors.
b. The following violations of the Safety Plan provisions or obvious contamination of MACTEC personnel or subcontractors. (Give details of who, when, type of contamination, circumstances, first aid or medical assistance).

_____
_____
_____
_____
_____
_____

Signature _____ Date 6/23/10
Field Safety Coordinator

RETURN THIS FORM TO MACTEC PROJECT MANAGER

ALL ACCIDENTS AND INCIDENTS CAUSING POTENTIAL EXPOSURE TO HAZARDOUS MATERIALS MUST BE REPORTED AS SOON AS POSSIBLE TO:

HEALTH AND SAFETY OFFICER;
PROJECT MANAGER;
CHIEF ENGINEER/SCIENTIST.

Attachment 1

IMPORTANT SAFETY REMINDERS

- Accidents and injuries are preventable.
- Each of us has a personal responsibility for our safety and the safety of others both on and off the job.
- No business objective is so important that it will be pursued at the sacrifice of safety.
- Safe conduct is a condition of employment.
- A job is well done only if it is done safely.

LOSS PREVENTION SYSTEM - SAFE PERFORMANCE SELF ASSESSMENT

Step 1: What could go wrong?
Assess Risk
What is the worst thing that could happen if something does go wrong?

Step 2: Do I have the appropriate training and knowledge to perform the job safely?
Analyze Risk
Do I have all of the proper tools and personal protective equipment?

Step 3: Follow written standards
Act (Job Safety Analyses, Standard Operating Procedures, etc.)
Ask for assistance if needed.

STOP WORK AUTHORITY

Everyone can and should stop work on the job if an unsafe condition is identified.

Attachment 2

TAILGATE SAFETY MEETING LOG - FIELD DAY 1

Name	Company	Date
1.) Fred Kraus	Bennett Langyar	9-23-10
2.) Judd Collins	BLY	3-23/10
3.) MARK SCANLON	BCY	6-23-10
4.) Jeremy Paris	MACTEC	6/23/10
5.)		
6.)		
7.)		
8.)		
9.)		
10.)		
11.)		
12.)		

Attachment 2

TAILGATE SAFETY MEETING LOG - FIELD DAY 2

Name	Company	Date
1.) Angel Hernandez / [illegible]	Mactec	6-28-10
2.)		
3.)		
4.)		
5.)		
6.)		
7.)		
8.)		
9.)		
10.)		
11.)		
12.)		

Attachment C

Borehole Logs
and
Monitoring Well Construction Details

MACTEC Engineering & Consulting Inc.
5845 NW 158th Street
Miami Lakes, Florida, 33014
Phone No.: (305) 826 5588
Fax No.: (305) 826 1799

BORING NO. MW-1 (13')

LOCATION:

SHEET 1

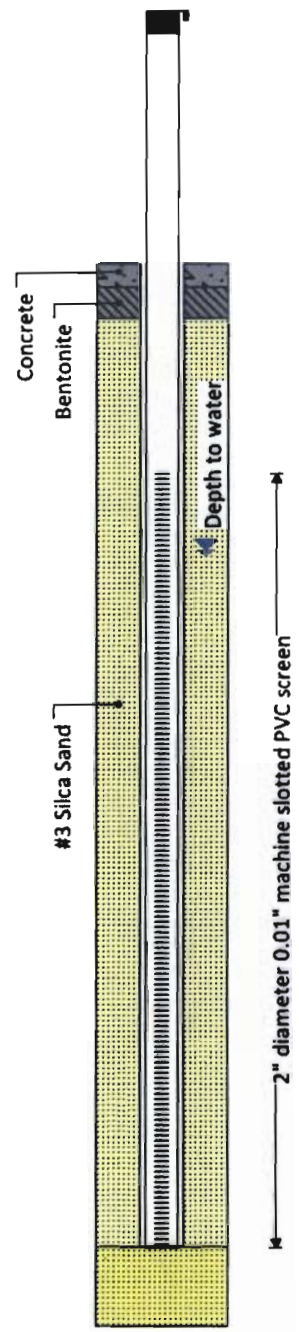
PROJECT NAME: West Kendall Dog Park
PROJECT NUMBER: 6783-10-2141
CLIENT: DERM
DRILLING COMPANY: Boart Longyear
DRILLING METHOD: Sonic

LOGGED BY: Jeremy Paris
PREPARED BY: Angel J. Hernandez
CHECKED BY:
DATE STARTED: 6/23/10
DATE FINISHED: 6/23/10

BOREHOLE DIAMETER: 6"
BOREHOLE DEPTH: 14'
DTW: 4'
DRILLER: Fred Kraus
DRILLING EQUIP'T:

DEPTH (FT)	SAMPLE TYPE	LAB SAMPLE	PID(ppmv)	MOISTURE CONTENT	U.S.C.S DESIGNATION	SYMBOL	DESCRIPTION (odors, staining and other remarks)
-3							
-1							Ground Surface
1	SC				PT		Top soil, organic.
3	SC				GP		Tan limerock w/sand mix.
5	SC				GP		Same as above w/little sand.
7							
9	SC				GP		Same as above w/big-medium aggregate.
11	SC				GP		Same as above w/various aggregate sizes.
13							

WELL COMPLETION DETAILS



MACTEC

MACTEC Engineering & Consulting Inc.
5845 NW 158th Street
Miami Lakes, Florida, 33014
Phone No.: (305) 826 5588
Fax No.: (305) 826 1799

BORING NO. MW-1 (60')

LOCATION:

SHEET 1 of 1

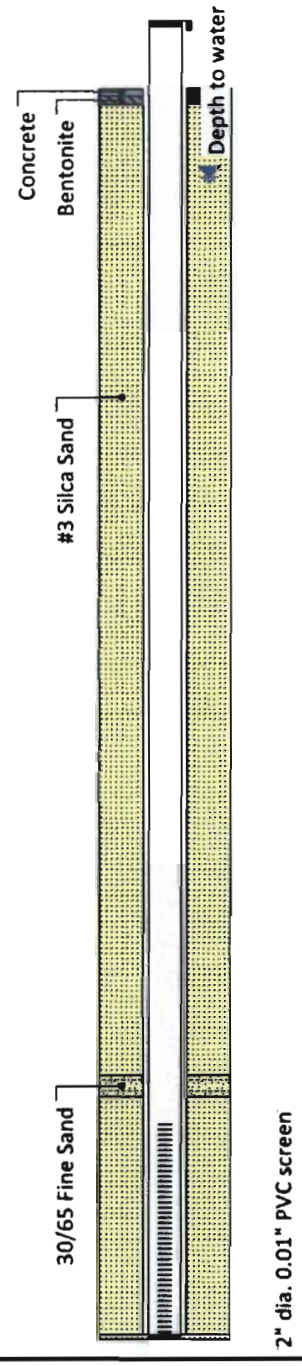
PROJECT NAME: West Kendall Dog Park
PROJECT NUMBER: 6783-10-2141
CLIENT: DERM
DRILLING COMPANY: Boart Longyear
DRILLING METHOD: Sonic

LOGGED BY: Jeremy Paris
PREPARED BY: Angel J. Hernandez
CHECKED BY:
DATE STARTED: 6/23/10
DATE FINISHED: 6/23/10

BOREHOLE DIAMETER: 6"
BOREHOLE DEPTH: 60'
DTW: 4.5'
DRILLER: Fred Kraus
DRILLING EQUIP'T:

DEPTH (FT)	SAMPLE TYPE	LAB SAMPLE	PID(ppmv)	MOISTURE CONTENT	U.S.C.S DESIGNATION	SYMBOL	DESCRIPTION (odors, staining and other remarks)
-3							
-1							Ground Surface
1	SC				SM		Brown sand/silt with limerock.
3							
5	SC				GP		Limestone w/sand.
	SC				GP		Tan limestone, large aggregate.
7							
9	SC				GP		Same as above w/medium aggregate.
11	SC				GP		Same as above w/large-medium-small aggregate.
13	SC				GP		Same as above w/small and large aggregate.
15							
17	SC				GP		Grayish white limestone w/sand, small-medium aggregate.
19							
21	SC				GP		White limerock, small-medium-large aggregate.
23							
25	SC				GP		White limerock.
27	SC				GP		Same as above w/gray sand layer, small-medium-large aggregate.
29							
31							
33	SC				GP		White limerock, medium/large aggregate.
35							
37							
39	SC				GP		Same as above w/large aggregate.
41							
43							
45							
47	SC				GP		Tan limerock, large aggregate.
49							
51							
53							
55	SC				GP		White limerock, large aggregate.
57							
59							

WELL COMPLETION DETAILS



ATTACHMENT D

GROUNDWATER SAMPLING LOGS

Form FD 9000-24

GROUNDWATER SAMPLING LOG

SITE NAME: West Kendall Dog Park	SITE LOCATION: Homestead, FL
WELL NO: MW-1 (13)	SAMPLE ID: MW-1 (13) DATE: 6-28-10

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/8	WELL SCREEN INTERVAL DEPTH: 3 feet to 13 feet	STATIC DEPTH TO WATER (feet): 3.61	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (13 feet – 3.61 feet) X 0.16 gallons/foot = 1.50 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 5'	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 5'	PURGING INITIATED AT: 1409	PURGING ENDED AT: 1434	TOTAL VOLUME PURGED (gallons): 2.5

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or mS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1422	1.50	1.50	0.12	3.61	7.19	27.98	706	2.7	5.89	clear	none
1425	.25	1.75	0.08	3.61	7.18	27.86	706	2.2	2.92	"	"
1428	.25	2.00	0.08	3.61	7.18	27.92	706	2.1	3.39	"	"
1431	.25	2.25	0.08	3.61	7.17	27.84	707	1.9	3.04	"	"
1434	.25	2.50	0.08	3.61	7.17	27.80	707	1.8	2.66	"	"

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Angel Hernandez / Mactec	SAMPLER(S) SIGNATURE(S): [signature]	SAMPLING INITIATED AT: 1435	SAMPLING ENDED AT: 1440
PUMP OR TUBING DEPTH IN WELL (feet): 5'	TUBING MATERIAL CODE: PE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING (Y) N (replaced)	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH			
	1	PE	250	ICE	—	—	NITRATE	APP	200

REMARKS:

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; PE = Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Revision Date: February 12, 2009

Form FD 9000-24

GROUNDWATER SAMPLING LOG

SITE NAME: West Kendall Dog Park	SITE LOCATION: Homestead, Fl.
WELL NO: MW-1 (60)	SAMPLE ID: MW-1 (60)	DATE: 6-28-10

PURGING DATA

WELL DIAMETER (inches): 2	TUBING DIAMETER (inches): 3/8	WELL SCREEN INTERVAL DEPTH: 50 feet to 60 feet	STATIC DEPTH TO WATER (feet): 3.85	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH - STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (feet - feet) X gallons/foot = gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= .0057 gallons + (.006 gallons/foot X 55 feet) + 0.25 gallons = 0.58 gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 55'	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 55'	PURGING INITIATED AT: 1340	PURGING ENDED AT: 1358	TOTAL VOLUME PURGED (gallons): 1.75

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or mS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
1346	.50	.50	0.08	3.85	6.98	27.95	691	14.8	2.79	Clear	none
1349	.25	.75	0.08	3.85	6.99	27.93	690	8.7	2.65	"	"
1352	.25	1.00	0.08	3.85	7.01	27.31	685	5.5	3.16	"	"
1355	.50	1.50	0.17	3.85	7.09	27.35	686	3.9	2.34	"	"
1358	.25	1.75	0.08	3.85	7.13	27.32	689	3.5	1.59	"	"

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./FL): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Angel Hernandez / Mactec	SAMPLER(S) SIGNATURE(S): [signature]	SAMPLING INITIATED AT: 1400	SAMPLING ENDED AT: 1405
PUMP OR TUBING DEPTH IN WELL (feet): 55'	TUBING MATERIAL CODE: PE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING (Y) N (replaced)	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL. ADDED IN FIELD (mL)	FINAL pH			
	1	PE	250	ICE	—	—	NITRATE	APP	200

REMARKS:

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; PE = Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)
pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Revision Date: February 12, 2009

Attachment E

Laboratory Analytical Report
and
Chain of Custody Documents

Advanced Environmental Laboratories, Inc.
6601 Southpoint Parkway
Jacksonville, FL 32216
Phone: (904)363-9350
Fax: (904)363-9354

July 7, 2010

Ash Aitharaju
Mactec E&C
5845 NW 158th St
Hialeah, FL 33014

RE: Workorder: M1000863 West Kendall Dog Park

Dear Ash Aitharaju:

Enclosed are the analytical results for sample(s) received by the laboratory on on Wednesday, June 30, 2010. Results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report. The analytical results for the samples contained in this report were submitted for analysis as outlined by the Chain of Custody and results pertain only to these samples.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

✓ Paul Gunsaulies
Signature Valid

Digitally signed by Paul Gunsaulies
DN: cn=Paul Gunsaulies, o=AEL, c=US
Date: 2010.07.07 11:00:46 -04'00'
Location: in

Paul Gunsaulies
pgunsaulies@aellab.com

CHECKED FOR COMPLETENESS
OF PARAMETERS ORDERED BY_____

Enclosures

CHECKED FOR COMPLETENESS
OF PARAMETERS ORDERED BY wa

CERTIFICATE OF ANALYSIS

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3004.1.0.0

Advanced Environmental Laboratories, Inc.
6601 Southpoint Parkway
Jacksonville, FL 32216
Phone: (904)363-9350
Fax: (904)363-9354

SAMPLE SUMMARY

Workorder: M1000863 West Kendall Dog Park

Lab ID	Sample ID	Matrix	Date Collected	Date Received
M1000863001	MW-1 (60)	Water	6/28/2010 14:00	6/30/2010 08:30
M1000863002	MW-1 (13)	Water	6/28/2010 14:35	6/30/2010 08:30

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Jacksonville, FL 32216
Phone: (904)363-9350
Fax: (904)363-9354

ANALYTICAL RESULTS

Workorder: M1000863 West Kendall Dog Park

Lab ID: **M1000863001** Date Received: 6/30/2010 08:30 Matrix: Water
Sample ID: **MW-1 (60)** Date Collected: 6/28/2010 14:00

Sample Description: Location:

Parameters	Results	Units	Qual	DF	Adjusted PQL	Adjusted MDL	Analyzed	Lab
WET CHEMISTRY								
Analysis Desc: Nitrate,SM4500NO3F,Water	Analytical Method: SM 4500NO3-F							
Nitrate	**0.055**	**mg/L**	**U**	**1**	0.10	0.055	6/30/2010 12:00	J

Lab ID: **M1000863002** Date Received: 6/30/2010 08:30 Matrix: Water
Sample ID: **MW-1 (13)** Date Collected: 6/28/2010 14:35

Sample Description: Location:

Parameters	Results	Units	Qual	DF	Adjusted PQL	Adjusted MDL	Analyzed	Lab
WET CHEMISTRY								
Analysis Desc: Nitrate,SM4500NO3F,Water	Analytical Method: SM 4500NO3-F							
Nitrate	**0.055**	**mg/L**	**U**	**1**	0.10	0.055	6/30/2010 12:00	J

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Advanced Environmental Laboratories, Inc.
6601 Southpoint Parkway
Jacksonville, FL 32216
Phone: (904)363-9350
Fax: (904)363-9354

ANALYTICAL RESULTS QUALIFIERS

Workorder: M1000863 West Kendall Dog Park

PARAMETER QUALIFIERS

U The compound was analyzed for but not detected.

I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

LAB QUALIFIERS

J DOH Certification #E82574(AEL-JAX)(FL NELAC Certification)

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6601 Southpoint Parkway
Jacksonville, FL 32216
Phone: (904)363-9350
Fax: (904)363-9354

QUALITY CONTROL DATA

Workorder: M1000863 West Kendall Dog Park

QC Batch: WCAj/23652 Analysis Method: SM 4500NO3-F
QC Batch Method: SM 4500NO3-F Prepared:
Associated Lab Samples: M1000863001, M1000863002

METHOD BLANK: 560869

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
WET CHEMISTRY				
Nitrate	mg/L	0.055	0.055	U

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Advanced Environmental Laboratories, Inc.
6601 Southpoint Parkway
Jacksonville, FL 32216
Phone: (904)363-9350
Fax: (904)363-9354

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Workorder: M1000863 West Kendall Dog Park

Lab ID	Sample ID	Prep Method	Prep Batch	Analysis Method	Analysis Batch
M1000863001	MW-1 (60)			SM 4500NO3-F	WCAj/23652
M1000863002	MW-1 (13)			SM 4500NO3-F	WCAj/23652

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3004.1.0.0

Page 1 of 1

Advanced Environmental Laboratories, Inc.

- [x] **Jacksonville:** 6601 Southpoint Pkwy. • Jacksonville, FL 32216 • 904.363.935(
- [ ] **Tampa:** 9610 Princess Palm Ave. • Tampa, FL 33619 • 813.630.9616 • Fax 813.
- [ ] **Gainesville:** 6815 SW Archer Road • Gainesville, FL 32608 • 352.377.2349 • F
- [x] **Miramar:** 10200 USA Today Way, Miramar, FL 33025 • 954.889.2288 • Fax 954
- [ ] **Altamonte Springs:** 528 S. North Lake Blvd., Ste. 1016 • Altamonte Springs

M1000863

CLIENT NAME: **Mactec, Inc.**
ADDRESS: **5845 N.W. 158th Sreet**
Miami Lakes, FL 33014
PHONE: 305-826-5588
FAX: **(305) 826-1799**
CONTACT: Ash Aitharaju
SAMPLED BY: Angel Hernandez
TURN AROUND TIME: [ ] STANDARD: ____
[ ] RUSH: ____

PROJECT NAME: West Kendall Dog Park
P.O. or PROJECT NUMBER: 6783-10-2141
PROJECT LOCATION: Homestead, FL.

REMARKS/SPECIAL INSTRUCTIONS:
DERM Rates Apply

ANALYSIS REQUIRED: Nitrates by EPA method 300

SAMPLE ID	SAMPLE DESCRIPTION	Grab / Comp	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. COUNT	PRESERVATION	Nitrates by EPA method 300	LABORATORY I.D. NUMBER
mw-1 (60)		Grab	6-28-10	1400	GW	1		✓	001
mw-1 (13)		Grab	6-28-10	1435	GW	1		✓	002

Matrix Code: WW = wastewater SW = surface water GW = ground water DW = drinking water O = oil A = air SO = soil SL = sludge

Preservation Code: I = ice H=(HCl) S = (H2SO4) N = (HNO3) T = (Sodium Thiosulfate)

Received on Ice [x] Yes [ ] No [x] Temp taken from sample [ ] Temp from blank [ ] Where required, pH checked Temperature when received 4 (in degrees celcius)

Form revised 11/18/2009

Device used for measuring Temp by unique identifier (circle IR temp gun used) J: 9A G: LT-1 LT-2 T: 10A A: 3A M: 1A

	Relinquished by:	Date	Time	Received by:	Date	Time
1	Angel Hernandez	6-29-10		[illegible]	6/29/10	1430
2	[illegible]	6-30-10	08:30	[illegible]	6-30-10	08:30
3						
4						

FOR DRINKING WATER USE (when PWS Information not otherwise supplied)
PWS ID: ____
Contact Person: ____ Phone: ____
Supplier of Water: ____
Site-Address: ____

EXHIBIT 3.5

Phase II Environmental Site Assessment

(info by MD-PROS).

PHASE II
ENVIRONMENTAL SITE ASSESSMENT

FOR

PROPOSED WEST KENDALL DISTRICT PARK
SOUTHWEST 112TH STREET AND SOUTHWEST 157TH AVENUE
MIAMI, FLORIDA 33196

PROJECT # 10050-04

TECHNO ENGINEERING, INC.
www.techno-engineering.com

PREPARED FOR:

MIAMI DADE COUNTY PARKS AND RECREATION DEPARTMENT
275 NW 2nd STREET
MIAMI, FLORIDA 33128

PREPARED BY:

TECHNO ENGINEERING, INC.
1701 WEST HILLSBORO BLVD, SUITE 209
DEERFIELD BEACH, FLORIDA 33442
(954) 429-0029

JANUARY 12, 2004

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EXHIBIT 1 - SKETCH OF LEGAL DESCRIPTION
EXHIBIT 2 - TEST LOCATION MAP

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Phase II Environmental Site Assessment (ESA) Report is as follows.

- To evaluate the recognized environmental conditions identified in the Phase I ESA Report prepared by Techno Engineering, Inc. and dated November 5, 2003.
- To provide assistance to users (where applicable) in satisfying the appropriate inquiry element of CERCLA's innocent purchaser defense, as defined in 42 U.S.C. § 9601 (35) (B).
- To assist a user in gathering reliable information about a property's environmental conditions to guide the user's business decisions.

1.2 SPECIAL TERMS AND CONDITIONS

The assessment work and report are conducted exclusively for the client and the client's representatives. Information conveyed in this Phase II ESA report shall not be used or relied upon by other parties without the expressed written consent of Techno Engineering, Inc. (Techno).

This report does not purport to include the level of specificity required of technical standards that govern full characterization of the subject property's environmental conditions.

This report should be read in its entirety and no part(s) of this report should be exclusively relied upon without consideration of the document in its entirety.

This Phase II Environmental Site Assessment was conducted for the following subject property.

PROPOSED WEST KENDALL DISTRICT PARK
SOUTHWEST 112TH STREET AND SOUTHWEST 157TH AVENUE
MIAMI, FLORIDA 33196

The following client contracted the Phase II Environmental Site Assessment.

MIAMI DADE COUNTY PARKS AND RECREATION DEPARTMENT
275 NW 2nd STREET
MIAMI, FLORIDA 33128

The following special terms and conditions are required by the client for this Phase II Environmental Site Assessment.

- No special terms or conditions were required by the client.

1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The Phase II Environmental Site Assessment was conducted in general accordance with the scope of work described above and in accordance with the scope and limitations of ASTM Practice E 1903. The work conducted by Techno is limited to the services authorized by the client (refer to Section 3.1), and no other services beyond those explicitly stated should be inferred or implied.

A recommendation that further assessment activities are not warranted does not constitute an assurance that recognized environmental conditions are not present at the subject property.

1.4 LIMITING CONDITIONS AND METHODOLOGY USED

A Phase II Environmental Site Assessment is site-specific in that it relates only to the assessment of the recognized environmental conditions in connection with the subject property. This assessment does not address many additional issues raised in transactions, such as purchases of business entities, or interests therein, or of their assets, that may well involve environmental liabilities pertaining to properties previously owned or operated, or other off-site environmental liabilities. It is understood that an environmental assessment generates information upon which to form an opinion regarding site conditions and does not lead to full knowledge of property conditions. In conducting the investigation, Techno evaluated records and site conditions in accordance with industry-accepted environmental property assessment practices.

The findings of this investigation are based upon conditions identified at the time of our field activities and may not necessarily represent concealed conditions, or conditions that may develop subsequent to our study.

Certain sections of the report may contain information derived from regulatory agency databases and files, historical information resources, laboratories, and interviews with persons familiar with the subject property. Techno cannot be held responsible for the accuracy or completeness of the information from these sources. Therefore, Techno assumes no liability for any loss resulting from errors or omissions arising from the use of inaccurate or incomplete information, or misrepresentations or omissions made by others.

Analytical data presented in this report pertains to the analyses of actual soil and/or groundwater samples recovered at the subject property. Substantial variation in soil and/or groundwater quality can occur between test locations. Techno has attempted to exercise due care in the selection of test locations and test parameters in order to provide the basis for the opinions expressed in this report.

2.0 BACKGROUND

2.1 SITE DESCRIPTION

The Phase I ESA was performed on approximately 164 acres of land as described below:

SOUTHWEST CORNER OF SW 112TH STREET AND SW 157TH AVENUE
SECTIONS 08 AND 09, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

The Owners of the subject property are listed as follows:

MIAMI DADE COUNTY AND MIAMI DADE COUNTY GSA R/E-PARKS USER

The legal descriptions of the subject property are as follows:

Property ID #30-5908-001-0010

8 55 39 151.898 AC GREATER MIAMI ESTS PART 1 TR 1 LESS N70FT FOR BLACK CREEK CANAL R/W & LESS COMM SE COR OF SEC 9 TH S 87 DEG W 5486.73 FT N 02 DEG W 1.32 FT S 87

Property ID #30-5908-001-0020

8 55 39 12.153 AC GREATER MIAMI ESTS PART 1 PORT OF TR 1 DESC COMM SE COR OF SEC 9 T 55 R 39 TH S 87 DEG W 5486.73 FT N 02 DEG W 1.32 FT S 87 DEG W 2520.78 FT FOR POB TH N 02

(Ownership and legal description source: Miami-Dade Property Appraiser)

The Phase II ESA was performed on 86 acres of the entire subject property (approximately 152 acres). The limits of the Phase II assessment were provided by Miami-Dade County Parks and Recreation Department. Exhibit 1 includes a copy of the sketch of legal description (survey) provided by Miami-Dade County Parks and Recreation Department and depicts the boundary of the area that was covered in this Phase II ESA.

2.2 SUMMARY OF PREVIOUS ASSESSMENTS

On November 5, 2003, Techno completed a Phase I ESA for the subject property. The Phase I ESA identified Recognized Environmental Conditions (RECs) in connection with the subject property. The RECs are summarized as follows:

- Historical use of agro-chemicals (pesticides, herbicides, and fertilizers) throughout the subject property

3.0 PHASE II ESA ACTIVITIES

3.1 SCOPE OF ASSESSMENT

The following scope of work was authorized by the client:

- Installation of three soil borings and three temporary monitoring wells
- Collection of three soil samples and three groundwater samples
- Laboratory analyses of soil and groundwater samples for agro-chemical related constituents
- Preparation of this Phase II Environmental Site Assessment Report, which includes assessment objectives, sampling methodology, field activities, analytical results and interpretation, conclusions, and recommendations.

3.2 SAMPLING AND CHEMICAL ANALYSES METHODS

Techno collected soil and groundwater samples at the subject property to evaluate the recognized environmental conditions identified during the Phase I ESA assessment. Test locations, methods, and laboratory analyses are described in the following paragraphs.

Test Locations

Agro-chemicals have been used at the property since at least 1963. Techno was authorized to install soil borings and monitoring wells at three locations within an 86-acre area of the subject property. Exhibit 2, Test Location Map (Appendix 8.2), depicts the soil borings and temporary monitoring well locations and designations, as well as other pertinent site features.

Methods

Soil borings were installed using a stainless steel hand auger. The auger was de-contaminated prior to each use. Each soil sample for laboratory analysis was a homogeneous, composite sample, which was collected from 6 inches below land surface (BLS) to 1.5 ft BLS.

Monitoring wells were installed using a truck-mounted drill rig equipped with 4.25-inch hollow stem augers. The field log (GW sampling) records and well details are contained in Appendix 8.3. Soil borings and sample collection was performed by AEE personnel. The monitoring well installation was performed by Nutting Environmental. Groundwater samples were collected in accordance with the FDEP's Standard Operating Procedure (SOP) for field activities.

Laboratory Analyses

Soil samples were analyzed using EPA Test Methods 8081A for organochlorine pesticides, 8141A for organophosphorous pesticides, 8151A for chlorinated herbicides, and 200.7 for Arsenic. Groundwater samples were analyzed using EPA Test Methods 8081A for organochlorine pesticides, 8141A for organophosphorous pesticides, 8151A for chlorinated herbicides, 353.2 for Nitrates, and 200.7 for Arsenic.

4.0 EVALUATION AND PRESENTATION OF RESULTS

For the purpose of evaluating the RECs at the subject property the following were considered:

- Miami-Dade County Code of Ordinances was used as Cleanup Target Levels (CTLs).
- The site is zoned as "commercial"; therefore, the Commercial/Industrial CTLs are used.

4.1 SOIL SAMPLES

EPA Method 8081A (Organochlorine Pesticides)

EPA Method 8081A constituents (refer to Appendix 8.5 – Laboratory Analytical Report for a complete list of analytes) were below the Detection Limits (BDLs) in the soil samples collected from soil borings SB-01 through SB-03 (except for Endosulfan I, Endosulfan II, and Endosulfan Sulfate). The detection limit of each individual analyte was less than the Miami-Dade County CTLs for Direct Exposure (Commercial/Industrial).

Concentrations of Endosulfan I, Endosulfan II, and/or Endosulfan Sulfate were detected in the samples collected from SB-01 through SB-03. However, these concentrations were below their corresponding CTLs.

EPA Method 8141A (Organophosphorus Compounds)

EPA Method 8141A constituents (refer to Appendix 8.5 – Laboratory Analytical Report for a complete list of analytes) were reported as below detection limits (BDLs) in the soil samples collected from soil borings SB-01 through SB-03. The detection limit of each individual analyte was less than the Miami-Dade County CTLs for Direct Exposure (Commercial/Industrial).

EPA Method 8151A (Chlorinated Herbicides)

EPA Method 8151A constituents (refer to Appendix 8.5 – Laboratory Analytical Report for a complete list of analytes) were reported as below detection limits (BDLs) in the soil samples collected from soil borings SB-01 through SB-03. The detection limit of each individual analyte was less than the Miami-Dade County CTLs for Direct Exposure (Commercial/Industrial).

Arsenic

Arsenic concentrations in soil samples collected from soil boring SB-01 through SB-03 were less than the Miami-Dade County CTLs for Direct Exposure (Commercial/Industrial).

4.2 GROUNDWATER SAMPLES

EPA Method 8081A (Organochlorine Pesticides)

EPA Method 8081A constituents (refer to Appendix 8.5 – Laboratory Analytical Report for a complete list of analytes) were reported as below detection limits (BDLs) in the groundwater samples collected from temporary monitoring wells TMW-01 through TMW-03. The detection limit of each individual analyte was less than the Miami-Dade County CTLs for Direct Exposure (Commercial/Industrial).

EPA Method 8141A (Organophosphorus Compounds)
EPA Method 8141A constituents (refer to Appendix 8.5 – Laboratory Analytical Report for a complete list of analytes) were reported as below detection limits (BDLs) in the groundwater samples collected from temporary monitoring wells TMW-01 through TMW-03. The detection limit of each individual analyte was less than the Miami-Dade County CTLs for Direct Exposure (Commercial/Industrial).

EPA Method 8151A (Chlorinated Herbicides)
EPA Method 8151A constituents (refer to Appendix 8.5 – Laboratory Analytical Report for a complete list of analytes) were reported as below detection limits (BDLs) in the groundwater samples collected from temporary monitoring wells TMW-01 through TMW-03. The detection limit of each individual analyte was less than the Miami-Dade County CTLs for Direct Exposure (Commercial/Industrial).

Arsenic
Arsenic concentrations in groundwater samples collected from temporary monitoring wells TMW-01 through TMW-03 were less than the Miami-Dade County CTLs.

Nitrate (as Nitrogen)
The Nitrate concentration in the groundwater sample collected from temporary monitoring well TMW-02 was 7.2 mg/L, less than the Miami Dade County CTL of 10 mg/L. Nitrate concentrations in temporary monitoring wells TMW-01 and TMW-03 were slightly greater than the Miami-Dade County CTL. The Nitrate concentration was reported as 15 mg/L in the groundwater sample TMW-01 and as 18 mg/L in groundwater sample TMW-03.

Laboratory analyses were performed by Envirodyne Inc., in accordance with Laboratory Certification No. E86188.

A summary of laboratory analytical results of the soil samples are attached in Appendix 8.4, Table 1. A summary of laboratory analytical results of the groundwater samples are attached in Appendix 8.4, Table 2. The laboratory analytical report and the chain of custody documentation are contained in Appendix 8.5. Exhibit 2, Test Location Map (Appendix 8.2), depicts the soil borings and temporary monitoring well locations and designations, as well as other pertinent site features.

5.0 DISCUSSION OF FINDINGS AND CONCLUSIONS

5.1 FINDINGS

The findings of this Phase II ESA are summarized as follows:

- Soil analytical results did not reveal concentrations of agro-chemicals (e.g.: pesticides, herbicides, and Arsenic) greater than the Miami-Dade County Soil Cleanup Target Levels (CTLs) in the soil samples collected from soil borings SB-01 through SB-03.

- Groundwater analytical results did not reveal concentrations of agro-chemicals (e.g.: pesticides, herbicides, Arsenic, and Nitrates) greater than the FDEP's Groundwater Cleanup Target Levels (CTLs) in the groundwater samples collected from temporary monitoring wells TMW-01 through TMW-03, except for the following:

  - The concentration of Nitrate (as Nitrogen) was greater than the Miami Dade County's Groundwater CTL of 10 mg/L in the groundwater samples collected from TMW-01 and TMW-03.

5.2 CONCLUSIONS

Based on the findings of this Phase II ESA, soil and groundwater contamination (greater than Miami-Dade County action levels) was not detected at the subject property, except for the Nitrate concentrations in groundwater samples collected from TMW-01 and TMW-03. The site has been used for agricultural purposes since 1963, or earlier. Nitrate concentrations are attributed to the use of fertilizers at the site. The use of fertilizers was not "exclusive" to the subject property, since the surrounding properties are currently, or were previously, used for agricultural purposes.

It is Techno's opinion that Nitrate concentrations may be reduced by time (naturally attenuate) to below Miami-Dade County's CTLs if the use of the subject property is changed (e.g.: no fertilizers or other agro-chemicals used at the subject property.) This opinion was based on the following:

- The Florida State's Natural Attenuation Default Concentration for Nitrate is considered as 10 times by the CTLs (Chapter 62-777, Florida Administrative Code). Miami-Dade CTLs for Nitrate in groundwater is 10 mg/L; therefore, the Natural Attenuation Default Concentration will be 100 mg/L. The Nitrate concentrations were 15 mg/L and 18 mg/L, which slightly exceed the Miami Dade County CTL of 10 mg/L and which are significantly less than the presumed Natural Attenuation Concentration of 100 mg/L.

6.0 RECOMMENDATIONS

Based on the findings and conclusions of this Phase II Environmental Site Assessment, no further inquiry is warranted to assess the environmental condition of the subject property at this time.

7.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Listed below are the names and signatures of the environmental professionals responsible for the Phase II Environmental Site Assessment, and report preparation.

The credentials of the environmental professionals listed in Section 7.0 of this report are included as Appendix 8.1.

Alireza Malek, P.G.
Professional Geologist No. 0001857

8.0 APPENDICES

This Section includes Appendices pertaining to this Phase II ESA.

APPENDIX 8.1

QUALIFICATIONS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL GEOLOGISTS

This is to certify that

ALIREZA MALEK

Having complied with all requirements of the Board of Professional Geologists; therefore by virtue of the powers vested in said Board by the State of Florida, the Board of Professional Geologists hereby issues this certification to practice Professional Geology in the State of Florida as provided by the laws of the State.

Alice F. Harris
Board Chair

Lawton Chiles
Governor

License Number: PG 0001857

Audit Control Number: PG 95-263

National Registry of Environmental Professionals

COLLEGE OF PUBLIC HEALTH
UNIVERSITY OF SOUTH FLORIDA
Center for Environmental/Occupational
Risk Analysis & Management (CEORAM)

Be it known to all persons that the following individual pursuant to the requirements for education, experience and examination is entitled to all the rights and privileges granted by the body and to be duly registered by it.

FEAA
FLORIDA ENVIRONMENTAL
ASSESSORS ASSOCIATION

This is to certify that

Alireza Malek

is a

Certified Florida Environmental Assessor and Registered Environmental Property Assessor

This certificate will remain valid only if it bears the seal of the current year, unless revoked, suspended or invalidated by order of the Board of Directors of The National Registry of Environmental Professionals.

This 15th Day of October, 2002

Richard A Young
Executive Director

NREP

Certification Number: CFEA 291

Registration Number: REPA 5981

FLORIDA ENVIRONMENTAL
FEAA
ASSESSORS ASSOCIATION, INC.

THE FLORIDA ENVIRONMENTAL ASSESSORS ASSOCIATION, INC.

Hereby Certifies That

Mr. Alireza Malek

Has completed the FEAA
Phase II Environmental Site Assessment Workshop
February 11, 2000

Eugene B. Jones
Instructor

Steve Hilliker
President

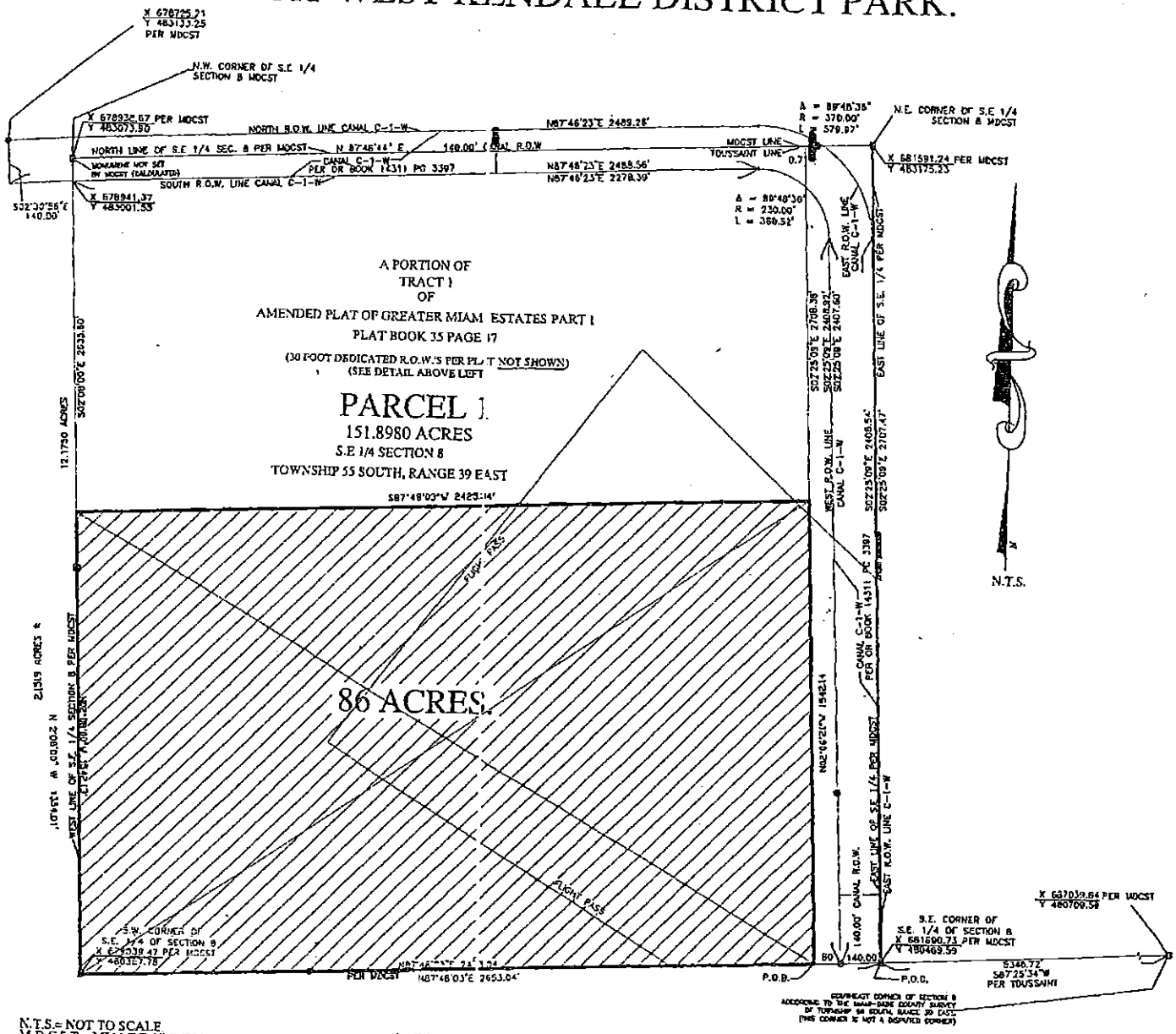
CEUs: 3.0

APPENDIX 8.2

EXHIBITS

EXHIBIT 1 – SKETCH OF LEGAL DESCRIPTION
EXHIBIT 2 – MONITORING WELL / SOIL BORING LOCATION MAP

SKETCH OF LEGAL DESCRIPTION.
AT WEST KENDALL DISTRICT PARK.



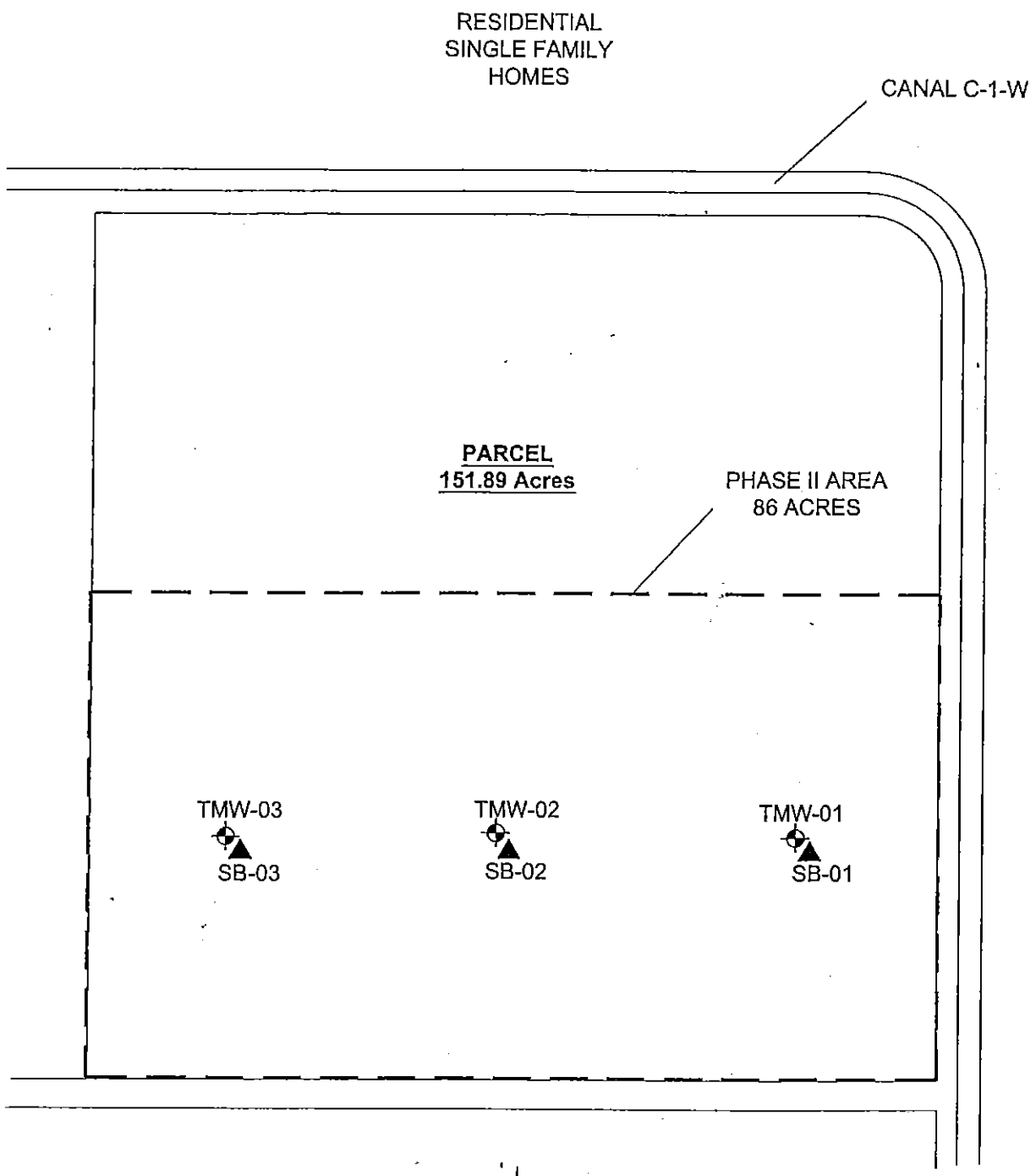
N.T.S.= NOT TO SCALE
M.D.C.S.T.= MIAMI DADE COUNTY SURVEY TEAM

A PORTION OF THE SE ¼ OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLWS:

Commence at the Southeast corner of the Southeast ¼ of Section 9; thence S 87°48'03" W, along the South line of said Southeast ¼, for a distance of 220.00 feet to the Point of Beginning of the herein described tract of land; thence N 02°25'09" W, along a line 220.00 feet from and parallel to the West of the East line of said Southeast ¼ of Section 9, for a distance of 1542.14 feet; thence S 87°48'03" W, along a line parallel with the South line of said Southeast ¼ of Section 9, for a distance of 2425.34 feet to the intersection with the West line of said Southeast ¼ of Section 9; thence S 02°08'00" E, along said West line of the Southeast ¼ of Section 9, a distance of 1542.13 feet, to the Southwest corner of said Southeast ¼ of Section 9; thence N 87°48'03" E, along the South line of said Southeast ¼ of Section 9, a distance of 2433.03 feet to the Point of Beginning. Containing 86 Acres more or less.

11/17/03

Carlos Silva P.M.S. #3630
275 N.W. 2nd Street
Miami, Florida 33128
Telephone: 305-755-7837
Fax: 305-755-7995
Miami Dade County Parks and Recreation.



LEGEND

MONITORING WELL

SOIL BORING

EXHIBIT 2

Site Manager: A M	Checked By: DFC
Drawn By: DJC	Drawing Date: 12/03
Surveyed By: --	Survey Date: -
Scale: NOT TO SCALE	
Cad Dwg No. 10050-04	Project No. 10050

TECHNO ENGINEERING, INC.

MONITORING WELL & SOIL BORING LOCATION MAP

PROPOSED WEST KENDALL PARK
Near SW 157 and SW 120 Street
MIAMI, FLORIDA

APPENDIX 8.3

FIELD LOGS

State of Florida, Department of Environmental Protection
GROUNDWATER SAMPLING LOG

SITE NAME: WEST KENDALL PARK	SITE LOCATION: SW 157 th Ave & 152nd St.
WELL NO: TMW-03	SAMPLE : 10050 - TMW03 -121103 / DATE: 12/11/03

PURGING DATA

WELL DIAMETER (in): 2	TOTAL WELL DEPTH (ft): 11.50	STATIC DEPTH TO WATER (ft): 3.30	WELL CAPACITY (gal/ft): 1.3

1 WELL VOLUME (gal) = (TOTAL WELL DEPTH – DEPTH TO WATER) X WELL CAPACITY =

= (–) X =

PURGE METHOD:	PURGE INITIATED AT:	PURGE ENDED AT:	TOTAL VOL. PURGED (gal):

TIME	VOLUME PURGED (gal)	CUMUL. VOLUME PURGED (gal)	PURGE RATE (gpm)	DEPTH TO WATER (ft)	pH	TEMP. (°C)	COND. (µmhos)	DISSOLVED OXYGEN (mg/L)	TURBIDITY (NTUs)	COLOR	ODOR
	1.3	1.3	0.25	3.32	7.12	28.3	433	1.15	51	None	None
	0.75	2.05	0.25	3.32	7.14	28.3	436	1.08	49		
	0.75	2.80	0.25	3.34	7.12	28.1	434	1.01	48		

WELL CAPACITY (Gallons per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION Shahram Salimi & Ali Malek	SAMPLER(S) SIGNATURE(S)
SAMPLING METHOD(S): Submercible Pump / Vinyl Tubbing	SAMPLING INITIATED AT: / SAMPLING ENDED AT:
FIELD DECONTAMINATION: Y (N)	FIELD-FILTERED: Y (N) / DUPLICATE: Y (N)

SAMPLE CONTAINER SPECIFICATION			SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD
NO.	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOLUME ADDED IN FIELD (mL)	FINAL pH	
1	AG	1 L	—			8081
	AG	1 L	—			8141
	AG	1 L	—			8151
	PE	125 mL	HNO_3			Arsenic
	PE	125 mL	—			Nitrate

REMARKS: AEE Project No: 1011-02

MATERIAL CODES: AG = AMBER GLASS; CG = CLEAR GLASS; PE = POLYETHYLENE; O = OTHER (SPECIFY)

State of Florida, Department of Environmental Protection
GROUNDWATER SAMPLING LOG

SITE NAME: WEST KENDALL PARK	SITE LOCATION: SW 157th Ave & 152nd St.
WELL NO: TMW-02	SAMPLE : 10050 - TMW -121103 / DATE: 12/11/03

PURGING DATA

WELL DIAMETER (in): 2	TOTAL WELL DEPTH (ft): 12.0	STATIC DEPTH TO WATER (ft): 3.23	WELL CAPACITY (gal/ft): 1.4

1 WELL VOLUME (gal) = (TOTAL WELL DEPTH – DEPTH TO WATER) X WELL CAPACITY =

= (–) X =

PURGE METHOD:	PURGE INITIATED AT:	PURGE ENDED AT:	TOTAL VOL. PURGED (gal):

TIME	VOLUME PURGED (gal)	CUMUL. VOLUME PURGED (gal)	PURGE RATE (gpm)	DEPTH TO WATER (ft)	pH	TEMP. (°C)	COND. (µmhos)	DISSOLVED OXYGEN (mg/L)	TURBIDITY (NTUs)	COLOR	ODOR
	1.40	1.40	0.25	3.25	7.16	28.1	387	0.86	44.0	None	None
	0.75	2.15	0.25	3.25	7.16	28.1	388	0.89	43.8		
	0.75	2.90	0.25	3.25	7.16	28.2	388	0.97	43.9		

WELL CAPACITY (Gallons per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION Shahram Salimi – Ali Malek	SAMPLER(S) SIGNATURE(S)
SAMPLING METHOD(S): Submercible Pump / Vinyl Tubbing	SAMPLING INITIATED AT: / SAMPLING ENDED AT:
FIELD DECONTAMINATION: Y (N)	FIELD-FILTERED: Y (N) / DUPLICATE: Y (N)

SAMPLE CONTAINER SPECIFICATION			SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD
NO.	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOLUME ADDED IN FIELD (mL)	FINAL pH	
1	AG	1 L	None			8081
1	AG	1 L	None			8141
1	AG	1 L	None			8151
1	PE	125 mL	HNO3			Arsenic
1	PE	125 mL	—			Nitrate

REMARKS: AEE Project No: 1011-02

MATERIAL CODES: AG = AMBER GLASS; CG = CLEAR GLASS; PE = POLYETHYLENE; O = OTHER (SPECIFY)

State of Florida, Department of Environmental Protection
GROUNDWATER SAMPLING LOG

SITE NAME: WEST KENDALL PARK		SITE LOCATION: SW 157th Ave & SW 152nd St.
WELL NO: TMWØ1	SAMPLE : 10050 - TMW -121103	DATE: 12/11/03

PURGING DATA

WELL DIAMETER (in): 2	TOTAL WELL DEPTH (ft): 12.0	STATIC DEPTH TO WATER (ft): 3.15	WELL CAPACITY (gal/ft): 1.4

1 WELL VOLUME (gal) = (TOTAL WELL DEPTH – DEPTH TO WATER) X WELL CAPACITY =

= (–) X =

PURGE METHOD:	PURGE INITIATED AT:	PURGE ENDED AT:	TOTAL VOL. PURGED (gal): 2.90

TIME	VOLUME PURGED (gal)	CUMUL. VOLUME PURGED (gal)	PURGE RATE (gpm)	DEPTH TO WATER (ft)	pH	TEMP. (°C)	COND. (µmhos)	DISSOLVED OXYGEN (mg/L)	TURBIDITY (NTUs)	COLOR	ODOR
	1.40	1.40	0.25	3.15	7.06	27.8	662	1.25	57.1	None	None
	0.75	2.15	0.25	3.15	7.05	27.8	665	1.17	56.8		
	0.75	2.90	0.25	3.15	7.06	27.8	666	1.19	57.0		

WELL CAPACITY (Gallons per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION Shahram Salimi – Ali Malik	SAMPLER(S) SIGNATURE(S)	
SAMPLING METHOD(S): Submercible Pump / Vinyl Tubbing	SAMPLING INITIATED AT:	SAMPLING ENDED AT:
FIELD DECONTAMINATION: Y (N)	FIELD-FILTERED: Y (N)	DUPLICATE: Y (N)

SAMPLE CONTAINER SPECIFICATION			SAMPLE PRESERVATION			INTENDED ANALYSIS AND/OR METHOD
NO.	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOLUME ADDED IN FIELD (mL)	FINAL pH	
1	AG	1 L	—			8081
1	AG	1 L	—			8141
1	AG	1 L	—			8151
1	PE	125 mL	HNO3			Arsenic
1	PE	125 mL	—			Nitrate

REMARKS: AEE Project No: 1011-02

MATERIAL CODES: AG = AMBER GLASS; CG = CLEAR GLASS; PE = POLYETHYLENE; O = OTHER (SPECIFY)

APPENDIX 8.4

SUMMARY TABLES FOR LABORATORY ANALYSES

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS

Project Name: Proposed West Kendall Park
Facility ID#: NA

Sample Location	Date Collected	EPA Test Method 8081 A				EPA Method 8141 A	EPA Method 8151 A	Arsenic
		Endosulfan I	Endosulfan II	Endosulfan sulfate	Other[4]			
		ug/kg	*ug/kg*	*ug/kg*	*ug/kg*	*ug/kg*	*ug/kg*	*mg/kg*
SB-01	12/12/2003	<0.5	3.9	21	BDL[5]	BDL[5]	BDL[5]	<0.7
SB-02	12/12/2003	1.2	11	81	BDL[5]	BDL[5]	BDL[5]	0.9
SB-03	12/12/2003	<0.5	<1	6.8	BDL[5]	BDL[5]	BDL[5]	1.4

CTLs, Residential[1]	460,000	NA	NA	NA	NA	0.7
CTLs, Commercial[2]	78,000,000	NA	NA	NA	NA	4.1
CTLs, Leachability-GW[3]	3,800	NA	NA	NA	NA	5.8

Notes:

[1] Clean-up Target Levels (CTLs) for Direct Exposure, Residential, Chapter 24 Section 24-11.1 Miami Dade County Code of Ordinances

[2] Clean-up Target Levels (CTLs) for Direct Exposure, Commercial/Industrial, Chapter 24 Section 24-11.1 Miami Dade County Code of Ordinances

[3] Clean-up Target Levels (CTLs) for Leachability Based on GW Criteria, Chapter 24 Section 24-11.1 Miami Dade County Code of Ordinances

[4] All constituents listed in EPA Test method 8081A, except for Endosulfans

[5] Below Detection Limits of the instrument. The detection limit of the instrument was below the CTLs (Leachability Based on GW Criteria)

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS

Project Name: West Kendall Park
Techno Project #: 10050-04

Sample Location	Date Collected	EPA Test Method 8081-A Constituents	EPA Test Method 8141-A Constituents	EPA Test Method 8151-A Constituents	Arsenic	Nitrate
		ug/L	*ug/L*	*ug/L*	*mg/L*	*mg/L*
TMW-01	12/12/2003	BDL[2]	BDL[2]	BDL[2]	<0.01	**15**
TMW-02	12/12/2003	BDL[2]	BDL[2]	BDL[2]	<0.01	7.2
TMW-03	12/12/2003	BDL[2]	BDL[2]	BDL[2]	<0.01	**18**
Miami-Dade County CTLs [1]		**NA**	**NA**	**NA**	**0.01**	**10**

Notes:

[1] Clean-up Target Levels (CTLs), Groundwater Criteria, Chapter 24 Section 24-11.1 Miami Dade County Code of Ordinances

[2] Below Detection Limits of the instrument. The detection limit of the instrument was below the CTLs (Groundwater Criteria)
Bold concentrations indicate levels above the CTLs

APPENDIX 8.5

LABORATORY ANALYTICAL REPORT AND CHAIN OF CUSTODY DOCUMENTATION

Envirodyne Inc.

4805 N.W. 2nd Avenue
Boca Raton, FL 33431
561-989-5225
edyne@bellsouth.net

CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 1

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW1

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

PARAMETER	RESULT	METHOD	DL	UNITS	DATE	ANALYST
Arsenic	U	200.7	0.010	mg/L	12/15/03	DNR
Nitrate, as Nitrogen	15	353.2	0.100	mg/L	12/12/03	JGT

U = Analyte not detected
DL = Detection Limit

QA/QC Review S
Laboratory Certification No. E8618

Envirodyne Inc.

4805 N.W. 2nd Avenue
Boca Raton, FL 33431
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Techno Engineering
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Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 1

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW1

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/16/03
Date of Extraction: 12/15/03

8081A ORGANOCHLORINE PESTICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
Aldrin	U	0.003	µg/L	CMM
alpha-BHC	U	0.004	µg/L	CMM
beta-BHC	U	0.006	µg/L	CMM
delta-BHC	U	0.10	µg/L	CMM
gamma-BHC (Lindane)	U	0.10	µg/L	CMM
Chlordane	U	1.0	µg/L	CMM
4,4'-DDD	U	0.10	µg/L	CMM
4,4'-DDE	U	0.10	µg/L	CMM
4,4'-DDT	U	0.10	µg/L	CMM
Dieldrin	U	0.003	µg/L	CMM
Endosulfan I	U	0.10	µg/L	CMM
Endosulfan II	U	0.10	µg/L	CMM
Endosulfan sulfate	U	0.10	µg/L	CMM
Endrin	U	0.10	µg/L	CMM
Endrin aldehyde	U	0.10	µg/L	CMM
Endrin ketone	U	0.10	µg/L	CMM
Heptachlor	U	0.10	µg/L	CMM
Heptachlor epoxide	U	0.10	µg/L	CMM
Methoxychlor	U	1.0	µg/L	CMM
Toxaphene	U	2.0	µg/L	CMM

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E86188

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Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 1

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW1

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/18/03
Date of Extraction: 12/15/03

8141A ORGANOPHOSPHOROUS COMPOUNDS BY GC/MS

PARAMETER	RESULT	DL	UNITS	ANALYST
Atrazine	U	0.50	µg/L	MLD
Azinphos_methyl	U	2.0	µg/L	MLD
Bolstar (Sulprofos)	U	0.50	µg/L	MLD
Chlorpyrifos (Dursban)	U	0.50	µg/L	MLD
Coumaphos	U	0.50	µg/L	MLD
Demeton, -O and -S	U	0.50	µg/L	MLD
Diazinon	U	0.50	µg/L	MLD
Dichlorovos (DDVP)	U	0.50	µg/L	MLD
Dimethoate	U	0.50	µg/L	MLD
Disulfoton	U	0.50	µg/L	MLD
EPN	U	0.50	µg/L	MLD
Ethion	U	0.50	µg/L	MLD
Ethoprop	U	0.50	µg/L	MLD
Fensulfothion	U	0.50	µg/L	MLD
Fenthion	U	0.50	µg/L	MLD
Malathion	U	0.50	µg/L	MLD
Merphos	U	0.50	µg/L	MLD
Mevinphos	U	0.50	µg/L	MLD
Naled	U	0.50	µg/L	MLD
Parathion, ethyl	U	0.50	µg/L	MLD
Parathion, methyl	U	0.50	µg/L	MLD
Phorate	U	0.50	µg/L	MLD
Ronnel	U	0.50	µg/L	MLD
Sulfotep	U	0.50	µg/L	MLD
TEPP	U	0.50	µg/L	MLD
Stirophos (Tetrachlorovinphos)	U	0.50	µg/L	MLD
Tokuthion (Protothiofos)	U	0.50	µg/L	MLD
Trichloronate	U	0.50	µg/L	MLD

U=Analyte not detected
DL=Detection Limit

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December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 1

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW1

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/17/03
Date of Extraction: 12/13/03

8151A CHLORINATED HERBICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
2,4-D	U	0.50	µg/L	CMM
2,4-DB	U	0.50	µg/L	CMM
Dalapon	U	0.50	µg/L	CMM
Dicamba	U	0.50	µg/L	CMM
Dichlorprop	U	0.50	µg/L	CMM
Dinoseb	U	0.50	µg/L	CMM
2,4,5-T	U	0.50	µg/L	CMM
2,4,5-TP (Silvex)	U	0.50	µg/L	CMM
MCPA	U	25	µg/L	CMM
MCPP	U	25	µg/L	CMM
4-Nitrophenol	U	0.50	µg/L	CMM
Pentachlorophenol	U	0.50	µg/L	CMM

U=Analyte not detected
DL=Detection Limit

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Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 2

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW2

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

PARAMETER	RESULT	METHOD	DL	UNITS	DATE	ANALYST
Arsenic	U	200.7	0.010	mg/L	12/15/03	DNR
Nitrate, as Nitrogen	7.2	353.2	0.100	mg/L	12/12/03	JGT

U=Analyte not detected
DL=Detection Limit

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561-989-5225
edyne@bellsouth.net

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December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 2

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW2

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/16/03
Date of Extraction: 12/15/03

8081A ORGANOCHLORINE PESTICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
Aldrin	U	0.003	µg/L	CMM
alpha-BHC	U	0.004	µg/L	CMM
beta-BHC	U	0.006	µg/L	CMM
delta-BHC	U	0.10	µg/L	CMM
gamma-BHC (Lindane)	U	0.10	µg/L	CMM
Chlordane	U	1.0	µg/L	CMM
4,4'-DDD	U	0.10	µg/L	CMM
4,4'-DDE	U	0.10	µg/L	CMM
4,4'-DDT	U	0.10	µg/L	CMM
Dieldrin	U	0.003	µg/L	CMM
Endosulfan I	U	0.10	µg/L	CMM
Endosulfan II	U	0.10	µg/L	CMM
Endosulfan sulfate	U	0.10	µg/L	CMM
Endrin	U	0.10	µg/L	CMM
Endrin aldehyde	U	0.10	µg/L	CMM
Endrin ketone	U	0.10	µg/L	CMM
Heptachlor	U	0.10	µg/L	CMM
Heptachlor epoxide	U	0.10	µg/L	CMM
Methoxychlor	U	1.0	µg/L	CMM
Toxaphene	U	2.0	µg/L	CMM

U=Analyte not detected
DL=Detection Limit

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4805 N.W. 2nd Avenue
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561-989-5225
edyne@bellsouth.net

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Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 2

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW2

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/19/03
Date of Extraction: 12/15/03

8141A ORGANOPHOSPHOROUS COMPOUNDS BY GC/MS

PARAMETER	RESULT	DL	UNITS	ANALYST
Atrazine	U	0.50	µg/L	MLD
Azinphos_methyl	U	2.0	µg/L	MLD
Bolstar (Sulprofos)	U	0.50	µg/L	MLD
Chlorpyrifos (Dursban)	U	0.50	µg/L	MLD
Coumaphos	U	0.50	µg/L	MLD
Demeton, -O and -S	U	0.50	µg/L	MLD
Diazinon	U	0.50	µg/L	MLD
Dichlorovos (DDVP)	U	0.50	µg/L	MLD
Dimethoate	U	0.50	µg/L	MLD
Disulfoton	U	0.50	µg/L	MLD
EPN	U	0.50	µg/L	MLD
Ethion	U	0.50	µg/L	MLD
Ethoprop	U	0.50	µg/L	MLD
Fensulfothion	U	0.50	µg/L	MLD
Fenthion	U	0.50	µg/L	MLD
Malathion	U	0.50	µg/L	MLD
Merphos	U	0.50	µg/L	MLD
Mevinphos	U	0.50	µg/L	MLD
Naled	U	0.50	µg/L	MLD
Parathion, ethyl	U	0.50	µg/L	MLD
Parathion, methyl	U	0.50	µg/L	MLD
Phorate	U	0.50	µg/L	MLD
Ronnel	U	0.50	µg/L	MLD
Sulfotep	U	0.50	µg/L	MLD
TEPP	U	0.50	µg/L	MLD
Stirophos (Tetrachlorovinphos)	U	0.50	µg/L	MLD
Tokuthion (Protothiofos)	U	0.50	µg/L	MLD
Trichloronate	U	0.50	µg/L	MLD

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E86188

Envirodyne Inc.

4805 N.W. 2nd Avenue
Boca Raton, FL 33431
561-989-5225
edyne@bellsouth.net

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December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 2

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

SAMPLE ID: 10050-04-TMW2

Date of Analysis: 12/17/03
Date of Extraction: 12/13/03

8151A CHLORINATED HERBICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
2,4-D	U	0.50	µg/L	CMM
2,4-DB	U	0.50	µg/L	CMM
Dalapon	U	0.50	µg/L	CMM
Dicamba	U	0.50	µg/L	CMM
Dichlorprop	U	0.50	µg/L	CMM
Dinoseb	U	0.50	µg/L	CMM
2,4,5-T	U	0.50	µg/L	CMM
2,4,5-TP (Silvex)	U	0.50	µg/L	CMM
MCPA	U	25	µg/L	CMM
MCPP	U	25	µg/L	CMM
4-Nitrophenol	U	0.50	µg/L	CMM
Pentachlorophenol	U	0.50	µg/L	CMM

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E861

Envirodyne Inc.

4805 N.W. 2nd Avenue
Boca Raton, FL 33431
561-989-5225
edyne@bellsouth.net

CERTIFICATE OF ANALYSIS

Techno Engineering
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Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 3

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW3

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

PARAMETER	RESULT	METHOD	DL	UNITS	DATE	ANALYST
Arsenic	U	200.7	0.010	mg/L	12/15/03	DNR
Nitrate, as Nitrogen	18	353.2	0.100	mg/L	12/12/03	JGT

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E86188

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4805 N.W. 2nd Avenue
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CERTIFICATE OF ANALYSIS

Techno Engineering
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Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 3

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW3

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/16/03
Date of Extraction: 12/15/03

8081A ORGANOCHLORINE PESTICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
Aldrin	U	0.003	µg/L	CMM
alpha-BHC	U	0.004	µg/L	CMM
beta-BHC	U	0.006	µg/L	CMM
delta-BHC	U	0.10	µg/L	CMM
gamma-BHC (Lindane)	U	0.10	µg/L	CMM
Chlordane	U	1.0	µg/L	CMM
4,4'-DDD	U	0.10	µg/L	CMM
4,4'-DDE	U	0.10	µg/L	CMM
4,4'-DDT	U	0.10	µg/L	CMM
Dieldrin	U	0.003	µg/L	CMM
Endosulfan I	U	0.10	µg/L	CMM
Endosulfan II	U	0.10	µg/L	CMM
Endosulfan sulfate	U	0.10	µg/L	CMM
Endrin	U	0.10	µg/L	CMM
Endrin aldehyde	U	0.10	µg/L	CMM
Endrin ketone	U	0.10	µg/L	CMM
Heptachlor	U	0.10	µg/L	CMM
Heptachlor epoxide	U	0.10	µg/L	CMM
Methoxychlor	U	1.0	µg/L	CMM
Toxaphene	U	2.0	µg/L	CMM

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E8618

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CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 3

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW3

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/19/03
Date of Extraction: 12/15/03

8141A ORGANOPHOSPHOROUS COMPOUNDS BY GC/MS

PARAMETER	RESULT	DL	UNITS	ANALYST
Atrazine	U	0.50	µg/L	MLD
Azinphos_methyl	U	2.0	µg/L	MLD
Bolstar (Sulprofos)	U	0.50	µg/L	MLD
Chlorpyrifos (Dursban)	U	0.50	µg/L	MLD
Coumaphos	U	0.50	µg/L	MLD
Demeton, -O and -S	U	0.50	µg/L	MLD
Diazinon	U	0.50	µg/L	MLD
Dichlorovos (DDVP)	U	0.50	µg/L	MLD
Dimethoate	U	0.50	µg/L	MLD
Disulfoton	U	0.50	µg/L	MLD
EPN	U	0.50	µg/L	MLD
Ethion	U	0.50	µg/L	MLD
Ethoprop	U	0.50	µg/L	MLD
Fensulfothion	U	0.50	µg/L	MLD
Fenthion	U	0.50	µg/L	MLD
Malathion	U	0.50	µg/L	MLD
Merphos	U	0.50	µg/L	MLD
Mevinphos	U	0.50	µg/L	MLD
Naled	U	0.50	µg/L	MLD
Parathion, ethyl	U	0.50	µg/L	MLD
Parathion, methyl	U	0.50	µg/L	MLD
Phorate	U	0.50	µg/L	MLD
Ronnel	U	0.50	µg/L	MLD
Sulfotep	U	0.50	µg/L	MLD
TEPP	U	0.50	µg/L	MLD
Stirophos (Tetrachlorovinphos)	U	0.50	µg/L	MLD
Tokuthion (Protothiofos)	U	0.50	µg/L	MLD
Trichloronate	U	0.50	µg/L	MLD

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E8618.

Envirodyne Inc.

4805 N.W. 2nd Avenue
Boca Raton, FL 33431
561-989-5225
edyne@bellsouth.net

CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 3

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-TMW3

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/17/03
Date of Extraction: 12/13/03

8151A CHLORINATED HERBICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
2,4-D	U	0.50	µg/L	CMM
2,4-DB	U	0.50	µg/L	CMM
Dalapon	U	0.50	µg/L	CMM
Dicamba	U	0.50	µg/L	CMM
Dichlorprop	U	0.50	µg/L	CMM
Dinoseb	U	0.50	µg/L	CMM
2,4,5-T	U	0.50	µg/L	CMM
2,4,5-TP (Silvex)	U	0.50	µg/L	CMM
MCPA	U	25	µg/L	CMM
MCPP	U	25	µg/L	CMM
4-Nitrophenol	U	0.50	µg/L	CMM
Pentachlorophenol	U	0.50	µg/L	CMM

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E8618

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Boca Raton, FL 33431
561-989-5225
edyne@bellsouth.net

CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 4

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB1

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

PARAMETER	RESULT	METHOD	DL	UNITS	DATE	ANALYST
% Solids	86	D2216		%	12/15/03	DNR
Arsenic	U	3050/6010B	0.70	mg/kg	12/15/03	DNR

Unless otherwise noted, all solids results are reported on a dry weight basis.

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CERTIFICATE OF ANALYSIS

Techno Engineering
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December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 4

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB1

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/23/03
Date of Extraction: 12/19/03

8081A ORGANOCHLORINE PESTICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
Aldrin	U	0.80	µg/kg	CMM
alpha-BHC	U	0.30	µg/kg	CMM
beta-BHC	U	0.70	µg/kg	CMM
delta-BHC	U	0.50	µg/kg	CMM
gamma-BHC (Lindane)	U	0.50	µg/kg	CMM
Chlordane	U	1.0	µg/kg	CMM
4,4'-DDD	U	1.0	µg/kg	CMM
4,4'-DDE	U	0.60	µg/kg	CMM
4,4'-DDT	U	0.60	µg/kg	CMM
Dieldrin	U	0.60	µg/kg	CMM
Endosulfan I	U	0.50	µg/kg	CMM
Endosulfan II	3.9	1.0	µg/kg	CMM
Endosulfan sulfate	21	1.5	µg/kg	CMM
Endrin	U	1.0	µg/kg	CMM
Endrin aldehyde	U	1.0	µg/kg	CMM
Endrin ketone	U	1.0	µg/kg	CMM
Heptachlor	U	0.50	µg/kg	CMM
Heptachlor epoxide	U	1.0	µg/kg	CMM
Methoxychlor	U	0.80	µg/kg	CMM
Toxaphene	U	170	µg/kg	CMM

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
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CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 4

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB1

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/18/03
Date of Extraction: 12/15/03

8141A ORGANOPHOSPHOROUS COMPOUNDS BY GC/MS

PARAMETER	RESULT	DL	UNITS	ANALYST
Atrazine	U	250	µg/kg	MLD
Azinphos_methyl	U	250	µg/kg	MLD
Bolstar (Sulprofos)	U	250	µg/kg	MLD
Chlorpyrifos (Dursban)	U	250	µg/kg	MLD
Coumaphos	U	250	µg/kg	MLD
Demeton, -O and -S	U	250	µg/kg	MLD
Diazinon	U	250	µg/kg	MLD
Dichlorovos (DDVP)	U	250	µg/kg	MLD
Dimethoate	U	250	µg/kg	MLD
Disulfoton	U	250	µg/kg	MLD
EPN	U	250	µg/kg	MLD
Ethion	U	250	µg/kg	MLD
Ethoprop	U	250	µg/kg	MLD
Fensulfothion	U	250	µg/kg	MLD
Fenthion	U	250	µg/kg	MLD
Malathion	U	250	µg/kg	MLD
Merphos	U	250	µg/kg	MLD
Mevinphos	U	250	µg/kg	MLD
Naled	U	250	µg/kg	MLD
Parathion, ethyl	U	250	µg/kg	MLD
Parathion, methyl	U	250	µg/kg	MLD
Phorate	U	250	µg/kg	MLD
Ronnel	U	250	µg/kg	MLD
Sulfotep	U	250	µg/kg	MLD
TEPP	U	250	µg/kg	MLD
Stirophos (Tetrachlorovinphos)	U	250	µg/kg	MLD
Tokuthion (Protothiofos)	U	250	µg/kg	MLD
Trichloronate	U	250	µg/kg	MLD

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E86188

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December 23, 2003
Report: 2003/12292
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Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB1

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/17/03
Date of Extraction: 12/15/03

8151A CHLORINATED HERBICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
2,4-D	U	33	µg/kg	CMM
2,4-DB	U	50	µg/kg	CMM
Dalapon	U	50	µg/kg	CMM
Dicamba	U	33	µg/kg	CMM
Dichlorprop	U	33	µg/kg	CMM
Dinoseb	U	100	µg/kg	CMM
2,4,5-T	U	33	µg/kg	CMM
2,4,5-TP (Silvex)	U	33	µg/kg	CMM
MCPA	U	25000	µg/kg	CMM
MCPP	U	20000	µg/kg	CMM
4-Nitrophenol	U	33	µg/kg	CMM
Pentachlorophenol	U	33	µg/kg	CMM

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
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CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 5

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB2

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

PARAMETER	RESULT	METHOD	DL	UNITS	DATE	ANALYST
% Solids	92	D2216		%	12/15/03	DNR
Arsenic	0.90	3050/6010B	0.70	mg/kg	12/15/03	DNR

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E86188

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CERTIFICATE OF ANALYSIS

Techno Engineering
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Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 5

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB2

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/23/03
Date of Extraction: 12/19/03

8081A ORGANOCHLORINE PESTICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
Aldrin	U	0.80	µg/kg	CMM
alpha-BHC	U	0.30	µg/kg	CMM
beta-BHC	U	0.70	µg/kg	CMM
delta-BHC	U	0.50	µg/kg	CMM
gamma-BHC (Lindane)	U	0.50	µg/kg	CMM
Chlordane	U	1.0	µg/kg	CMM
4,4'-DDD	U	1.0	µg/kg	CMM
4,4'-DDE	U	0.60	µg/kg	CMM
4,4'-DDT	U	0.60	µg/kg	CMM
Dieldrin	U	0.60	µg/kg	CMM
Endosulfan I	1.2	0.50	µg/kg	CMM
Endosulfan II	11	1.0	µg/kg	CMM
Endosulfan sulfate	81	1.5	µg/kg	CMM
Endrin	U	1.0	µg/kg	CMM
Endrin aldehyde	U	1.0	µg/kg	CMM
Endrin ketone	U	1.0	µg/kg	CMM
Heptachlor	U	0.50	µg/kg	CMM
Heptachlor epoxide	U	1.0	µg/kg	CMM
Methoxychlor	U	0.80	µg/kg	CMM
Toxaphene	U	170	µg/kg	CMM

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

QA/QC Review
Laboratory Certification No. E86188

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CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 5

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB2

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/18/03
Date of Extraction: 12/15/03

8141A ORGANOPHOSPHOROUS COMPOUNDS BY GC/MS

PARAMETER	RESULT	DL	UNITS	ANALYST
Atrazine	U	250	µg/kg	MLD
Azinphos_methyl	U	250	µg/kg	MLD
Bolstar (Sulprofos)	U	250	µg/kg	MLD
Chlorpyrifos (Dursban)	U	250	µg/kg	MLD
Coumaphos	U	250	µg/kg	MLD
Demeton, -O and -S	U	250	µg/kg	MLD
Diazinon	U	250	µg/kg	MLD
Dichlorovos (DDVP)	U	250	µg/kg	MLD
Dimethoate	U	250	µg/kg	MLD
Disulfoton	U	250	µg/kg	MLD
EPN	U	250	µg/kg	MLD
Ethion	U	250	µg/kg	MLD
Ethoprop	U	250	µg/kg	MLD
Fensulfothion	U	250	µg/kg	MLD
Fenthion	U	250	µg/kg	MLD
Malathion	U	250	µg/kg	MLD
Merphos	U	250	µg/kg	MLD
Mevinphos	U	250	µg/kg	MLD
Naled	U	250	µg/kg	MLD
Parathion, ethyl	U	250	µg/kg	MLD
Parathion, methyl	U	250	µg/kg	MLD
Phorate	U	250	µg/kg	MLD
Ronnel	U	250	µg/kg	MLD
Sulfotep	U	250	µg/kg	MLD
TEPP	U	250	µg/kg	MLD
Stirophos (Tetrachlorovinphos)	U	250	µg/kg	MLD
Tokuthion (Protothiofos)	U	250	µg/kg	MLD
Trichloronate	U	250	µg/kg	MLD

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

QA/QC Review
Laboratory Certification No. E86188

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CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
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December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 5

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB2

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/17/03
Date of Extraction: 12/15/03

8151A CHLORINATED HERBICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
2,4-D	U	33	µg/kg	CMM
2,4-DB	U	50	µg/kg	CMM
Dalapon	U	50	µg/kg	CMM
Dicamba	U	33	µg/kg	CMM
Dichlorprop	U	33	µg/kg	CMM
Dinoseb	U	100	µg/kg	CMM
2,4,5-T	U	33	µg/kg	CMM
2,4,5-TP (Silvex)	U	33	µg/kg	CMM
MCPA	U	25000	µg/kg	CMM
MCPP	U	20000	µg/kg	CMM
4-Nitrophenol	U	33	µg/kg	CMM
Pentachlorophenol	U	33	µg/kg	CMM

Unless otherwise noted, all solids results are reported on a dry weight basis.

U = Analyte not detected
DL = Detection Limit

QA/QC Review
Laboratory Certification No. E8611

Envirodyne Inc.

4805 N.W. 2nd Avenue
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561-989-5225
edyne@bellsouth.net

CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 6

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB3

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

PARAMETER	RESULT	METHOD	DL	UNITS	DATE	ANALYST
% Solids	89	D2216		%	12/15/03	DNR
Arsenic	1.4	3050/6010B	0.70	mg/kg	12/15/03	DNR

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E8618

Envirodyne Inc.

4805 N.W. 2nd Avenue
Boca Raton, FL 33431
561-989-5225
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CERTIFICATE OF ANALYSIS

Techno Engineering
1701 West Hillsboro Boulevard Suite 209
Deerfield Beach, FL 33442

December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 6

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

SAMPLE ID: 10050-04-SB3

Date of Analysis: 12/23/03
Date of Extraction: 12/19/03

8081A ORGANOCHLORINE PESTICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
Aldrin	U	0.80	µg/kg	CMM
alpha-BHC	U	0.30	µg/kg	CMM
beta-BHC	U	0.70	µg/kg	CMM
delta-BHC	U	0.50	µg/kg	CMM
gamma-BHC (Lindane)	U	0.50	µg/kg	CMM
Chlordane	U	1.0	µg/kg	CMM
4,4'-DDD	U	1.0	µg/kg	CMM
4,4'-DDE	U	0.60	µg/kg	CMM
4,4'-DDT	U	0.60	µg/kg	CMM
Dieldrin	U	0.60	µg/kg	CMM
Endosulfan I	U	0.50	µg/kg	CMM
Endosulfan II	U	1.0	µg/kg	CMM
Endosulfan sulfate	6.8	1.5	µg/kg	CMM
Endrin	U	1.0	µg/kg	CMM
Endrin aldehyde	U	1.0	µg/kg	CMM
Endrin ketone	U	1.0	µg/kg	CMM
Heptachlor	U	0.50	µg/kg	CMM
Heptachlor epoxide	U	1.0	µg/kg	CMM
Methoxychlor	U	0.80	µg/kg	CMM
Toxaphene	U	170	µg/kg	CMM

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

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CERTIFICATE OF ANALYSIS

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December 23, 2003
Report: 2003/12292
Sample No: 2003/12292- 6

Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB3

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/18/03
Date of Extraction: 12/15/03

8141A ORGANOPHOSPHOROUS COMPOUNDS BY GC/MS

PARAMETER	RESULT	DL	UNITS	ANALYST
Atrazine	U	250	µg/kg	MLD
Azinphos_methyl	U	250	µg/kg	MLD
Bolstar (Sulprofos)	U	250	µg/kg	MLD
Chlorpyrifos (Dursban)	U	250	µg/kg	MLD
Coumaphos	U	250	µg/kg	MLD
Demeton, -O and -S	U	250	µg/kg	MLD
Diazinon	U	250	µg/kg	MLD
Dichlorovos (DDVP)	U	250	µg/kg	MLD
Dimethoate	U	250	µg/kg	MLD
Disulfoton	U	250	µg/kg	MLD
EPN	U	250	µg/kg	MLD
Ethion	U	250	µg/kg	MLD
Ethoprop	U	250	µg/kg	MLD
Fensulfothion	U	250	µg/kg	MLD
Fenthion	U	250	µg/kg	MLD
Malathion	U	250	µg/kg	MLD
Merphos	U	250	µg/kg	MLD
Mevinphos	U	250	µg/kg	MLD
Naled	U	250	µg/kg	MLD
Parathion, ethyl	U	250	µg/kg	MLD
Parathion, methyl	U	250	µg/kg	MLD
Phorate	U	250	µg/kg	MLD
Ronnel	U	250	µg/kg	MLD
Sulfotep	U	250	µg/kg	MLD
TEPP	U	250	µg/kg	MLD
Stirophos (Tetrachlorovinphos)	U	250	µg/kg	MLD
Tokuthion (Protothiofos)	U	250	µg/kg	MLD
Trichloronate	U	250	µg/kg	MLD

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

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CERTIFICATE OF ANALYSIS

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December 23, 2003
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Attention: Alizera Malek

Project: 10050-04 West Kendall Park
SW 157th Avenue & 152nd Street Miami, FL

SAMPLE ID: 10050-04-SB3

Collected by: Alizera Malek

Collected on: 12/12/03
Received on: 12/12/03

Date of Analysis: 12/17/03
Date of Extraction: 12/15/03

8151A CHLORINATED HERBICIDES

PARAMETER	RESULT	DL	UNITS	ANALYST
2,4-D	U	33	µg/kg	CMM
2,4-DB	U	50	µg/kg	CMM
Dalapon	U	50	µg/kg	CMM
Dicamba	U	33	µg/kg	CMM
Dichlorprop	U	33	µg/kg	CMM
Dinoseb	U	100	µg/kg	CMM
2,4,5-T	U	33	µg/kg	CMM
2,4,5-TP (Silvex)	U	33	µg/kg	CMM
MCPA	U	25000	µg/kg	CMM
MCPP	U	20000	µg/kg	CMM
4-Nitrophenol	U	33	µg/kg	CMM
Pentachlorophenol	U	33	µg/kg	CMM

Analyses contained herein conform to EPA, Standard Methods and DEP approved methods, unless otherwise noted. Subcontracted analyses are denoted by certification number in the analyst column. All relevant quality assurance samples were within specified control limits unless otherwise stated. Uncertainties for test results are available upon request. Envirodyne certifies its test results meet all requirements of the NELAC Standards, where applicable. For questions, please call the project manager at the number listed above.

This is the last page of the report. See bottom of page for total pages.

Mukul Pantoumo
Project Manager

Susanne Chang
Quality Assurance Officer

Unless otherwise noted, all solids results are reported on a dry weight basis.

U=Analyte not detected
DL=Detection Limit

QA/QC Review S
Laboratory Certification No. E8618

Envirodyne Inc.

CHAIN OF CUSTODY RECORD AND ANALYSIS REQUEST

Page ___ of 1

4805 NW 2nd Avenue • Boca Raton, FL 33431
(800) 713-7737 • Fax (561) 989-5204
edyne@bellsouth.net

PROJECT NUMBER	PROJECT NAME	P.O. NUMBER	SAMPLE TYPE	PRESERVATIVE
10050-04	West Kendall Park			None / None / None / HNO3 / None

PROJECT LOCATION: SW 157th Ave & 152 Street, Miami, FL

CLIENT NAME: Techno Engineering

CLIENT ADDRESS: 1701 W. Hillsboro Blvd. #209 Deerfield Bch, FL 33442

PHONE (954) 429-0029 FAX (954) 428-7249

ANALYSES REQUESTED

RUSH TAT (SURCHARGE) ☐

DUE DATE: _____

SAMPLE INFORMATION

NUMBER	DATE	TIME	IDENTIFICATION	SOLID	LIQUID	AIR	NON-AQUEOUS LIQUID	8081	8141	8151	Arsenic	Nitrate				NO. OF CONTAINERS	REMARKS
1	12/12/03	10:05	10050-04-TMW1		✓			✓	✓	✓	✓	✓				5	
2	12/12/03	11:10	10050-04-TMW2		✓			✓	✓	✓	✓	✓				5	
3	12/12/03	12:15	10050-04-TMW3		✓			✓	✓	✓	✓	✓				5	
4	12/12/03	8:15	10050-04-SB1	✓				✓	✓	✓	✓					3	
5	12/12/03	9:25	10050-04-SB2	✓				✓	✓	✓	✓					3	
6	12/12/03	10:45	10050-04-SB3	✓				✓	✓	✓	✓					3	
7																	
8																	
9																	
10																	

SAMPLE COLLECTED BY: Ali Malek

ARE THESE SAMPLES LISTED OR CHARACTERISTIC HAZARDOUS WASTE? ☐ YES ☐ NO

ARE THESE SAMPLES FROM ☐ PETROLEUM ☐ DRY CLEANER OR ☐ OTHER SITE? _____

TOTAL OF ALL CONTAINERS: 24

SEND REPORT TO (PERSON): Ali Malek

SAMPLES CONDITION: intact 4°

LOG NUMBER: 2003 12292

	RELINQUISHED BY	DATE	TIME		RECEIVED BY	DATE	TIME
1	Ali Malek	12/12/03	14:10	2	Ray Klot	12-12-03	14:10
3	Ray Klot	12-12-03	15:10	4	Diane Magacky	12-12-03	15:10
5				6			

EXHIBIT 3.6

Meeting Minutes - Meeting with RER- Pollution Control Section, email from RER-PRS and RER-Water Control Section.

MSA *Milian, Swain and Associates*
2025 S.W. 32nd Avenue, Miami, Florida 33145
Tel. (305) 441-0123 Fax (305) 441-0688

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING • UTILITY MANAGEMENT • FINANCIAL CONSULTING

MEETING MINUTES MEMORANDUM

File: M11-33

Date: **June 24, 2015**

To: **Attendees**

From: **Jorge Torres (MSA)**

Copy: **Julio Menache**
Arsenio Milian, P.E.

Reference: West Kendall District Park- Phase One Development (RER-Pollution Remediation Section requirements and Lake Excavation permitting procedures)

A meeting was held at the Regulatory and Economic Resources - Pollution Remediation Section (RER-PRS) office, 4th Floor. The purpose of this meeting was to find out the contamination issues and Lake Excavation permitting procedures for the West Kendall District Park - Phase One Development. The meeting took place on Wednesday June 24, 2015 at 11:00 A.M.

The following individuals attended this meeting:

Attendees	**Organization**
(WM) Wilbur Mayorga	RER-PRS
(GG) Gabriel Garcia	RER-PRS
(JT) Jorge Torres	MSA

This document was prepared by Jorge Torres and reflects the writer's interpretation of the issues discussed. If no notification is received, these meeting minutes will be deemed as an accurate account of the meeting.

-Remainder of this page intentionally left blank-

DRAFT

The following is a summary of the discussions undertaken and conclusions arrived at during this meeting:

Meeting Minutes:

JT: Began the meeting with explanation of the proposed project and existing conditions.

JT: Stated that, MSA is gathering the information to prepare a Due Diligence Report and lake excavations plans for the West Kendall District Park - Phase One Development. To obtain the necessary fill to raise the site, up to flood criteria.

JT: Stated that, given that the proposed park site has been used as farmland, a Phase II was conducted on 2004. Also, during the RER-Pollution Remediation Section (RER-PRS) review for the development of Dog Park located on the NE corner of the S.W 157th Avenue and S.W 112 Street, RER-PRS requested a Limited Groundwater Assessment Report performed on 2010.

JT: Inquired, what would be the RER-PRS involvement on the lake excavations plans permit process for this project and what will be required by RER-PRS?

WM: Stated that, the RER-PRS involvement on the lake excavations review and approval would be the submittal of a Limited Groundwater Assessment Report, Even though the concentrations on the reports were very low. Monitoring needs to continue since the land has been used as farmland.

JT: Inquired, could the permitting process with MDCPWD and the Limited Groundwater Assessment Report been simultaneous?

WM: Stated that, RER-PRS would like to review the Limited Groundwater Assessment Report prior to the permitting process.

WM: Stated that, a developing sampling plan need to be submitted to RER-PRS for review and approval. Furthermore, RER-PRC will provide a table of content of the items that need to be included on the Limited Groundwater Assessment Report.

JT: Inquired, it will be any type of constrain regarding the type of methods that can be use for surface water management disposal? Exfiltration trenches and/or dry retention may be used as methods to satisfy water quality/quantity requirements for the project?

WM: Stated that, according to the results obtained on the Limited Groundwater Assessment Report submitted on 2010, RER-PRC does not have any problem with any type of drainage systems. Nevertheless, RER-PRC need to review and approved the update Limited Groundwater Assessment Report for Phase one.

Meeting adjourned: 11:45 A.M. -End-

Meeting Minutes

DRAFT

Jorge Torres

From: Garcia, Gabriel (RER) [garcig@miamidade.gov]
Sent: Monday, July 13, 2015 12:05 PM
To: 'Jorge Torres'
Cc: Mayorga, Wilbur (RER); 'jmenache@milianswain.com'; Llano, Jackie (RER)
Subject: RE: Pre-Application Meeting for West Kendall District Park

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Jorge,

The sampling plans shall include the following chemicals of concern:

- Arsenic
- Chromium
- Copper
- Lead
- Organochlorine pesticides
- Organophosphorous pesticides
- Herbicides.

Note that the preparation of the sampling plan is based on the history of the site (previous agricultural practices) with respect to the proposed development (e.g., size of excavation/lake, expected amount of fill material to be generated, etc.). Therefore, it is the responsibility of the environmental professional/consultant to familiarize themselves with the site's history and prepare the sampling plan accordingly.

Please feel free to contact me if you have any questions.

Kind regards,

Gabriel Garcia, Engineer II
Miami-Dade Regulatory and Economic Resources Department
Environmental Monitoring & Restoration Division
Overtown Transit Village
701 NW 1 Court, 4th Floor
(305) 372-6700
"Delivering Excellence Every Day"

Please consider the environment before printing this e-mail.

From: Jorge Torres [mailto:jtorres@milianswain.com]
Sent: Friday, July 10, 2015 5:25 PM
To: Garcia, Gabriel (RER)
Cc: Mayorga, Wilbur (RER); jmenache@milianswain.com
Subject: FW: Pre-Application Meeting for West Kendall District Park

Gabriel,

As per our meeting held on June 24, 2015, could you please provide to us the list of elements needed for the Limited Groundwater assessment report.

Also, could you please describe the process for the developing sampling plan need for the permitting of the onsite lake excavation plan for the West Kendall District Park.

Regards,

Jorge Torres
Senior Engineer

2025 SW 32nd Avenue, Suite 110
Miami, Florida 33145
Tel (305) 441-0123
Fax: (305) 441-0688
jtorres@milianswain.com
www.milianswain.com

From: Jorge Torres [mailto:jtorres@milianswain.com]
Sent: Monday, June 08, 2015 4:13 PM
To: 'Garcia, Gabriel (RER)'; 'mayorw@miamidade.gov'
Cc: 'sanchs@miamidade.gov'
Subject: Pre-Application Meeting for West Kendall District Park

Gabriel,
MSA would like to meet with your division to discuss the permitting process and probably contamination issues for a proposed West Kendall District Park located on SW 157th Avenue and SW 120th St, see location map for reference.

Please let us know your availability.

Regards,

Jorge Torres
Senior Engineer

2025 SW 32nd Avenue, Suite 110
Miami, Florida 33145
Tel (305) 441-0123
Fax: (305) 441-0688
jtorres@milianswain.com
www.milianswain.com

MSA *Milian, Swain and Associates*
2025 S.W. 32nd Avenue, Miami, Florida 33145
Tel. (305) 441-0123 Fax (305) 441-0688

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING • UTILITY MANAGEMENT • FINANCIAL CONSULTING

MEETING MINUTES MEMORANDUM

File: M11-33

Date: **June 10, 2015**

To: **Attendees**

From: **Jorge Torres (MSA)**

Copy: **Julio Menache**
Arsenio Milian, P.E.

Reference: West Kendall District Park- Phase One Development (Storm Water Management requirements and Lake Excavation permitting procedures)

A meeting was held at the Regulatory and Economic Resources (RER) Water Control Section office, 6th Floor. The purpose of this meeting was to find out the Storm Water Management requirements and Lake Excavation permitting procedures for the West Kendall District Park - Phase One Development. The meeting took place on Wednesday June 10, 2015 at 2:00 P.M.

The following individuals attended this meeting:

Attendees	**Organization**
(MM) Maria Molina	RER-WCS
(CI) Camilo Ignacio	RER-WCS
(JT) Jorge Torres	MSA

This document was prepared by Jorge Torres and reflects the writer's interpretation of the issues discussed. If no notification is received, these meeting minutes will be deemed as an accurate account of the meeting.

-Remainder of this page intentionally left blank-

DRAFT

The following is a summary of the discussions undertaken and conclusions arrived at during this meeting:

Meeting Minutes:

JT: Began the meeting with a formal introduction of all attendees and explained the proposed project and existing conditions.

JT: Stated that MSA is gathering the information to prepare a Due Diligence Report and lake excavations plans for the West Kendall District Park - Phase One Development. To obtain the necessary fill to raise the site, up to flood criteria.

JT: Inquired, what would be the RER-WCS involvement on the lake excavations plans permit process for this project?

MM: Stated that, the RER-WCS involvement on the lake excavations review and approval would be through Miami Dade County Zoning Department (MDCZD). Once the lake excavations plans have been submitted to the MDCZD a copy will be directed to RER-WCS for our review and approval.

JT: Inquired, is there any type of setbacks or buffer requirements for the placement of the lake?

CI: Stated that, they are no setbacks requirements, but it has to comply with all the requirements for the slopes and depth for the lake according to the Miami - Dade County, Florida - Code of Ordinances, Section 33-16.

MM: Stated that, if there is any outfall going to the lake a class II permit will be required from RER-WCS.

JT: Stated that, no outfalls are proposed for Phase one.

JT: Inquired, who will be reviewing and issuing the Environmental Resource Permit (ERP) for the West Kendall District Park?

MM: Stated that, since the property is owned by MDPROS (a County Department) and MD-RER is also a County Department, the lead review agency issuing approval of the development Drainage/Stormwater Management system will be South Florida Water Management District (SFWMD) through an Environmental resources Permit (ERP)review and approval process.

Meeting adjourned: 2:40 P.M.

-End-
Meeting Minutes

DRAFT

EXHIBIT 3.7

Wellfield Protection Areas Map

Miami-Dade County

Wellfield Protection Areas

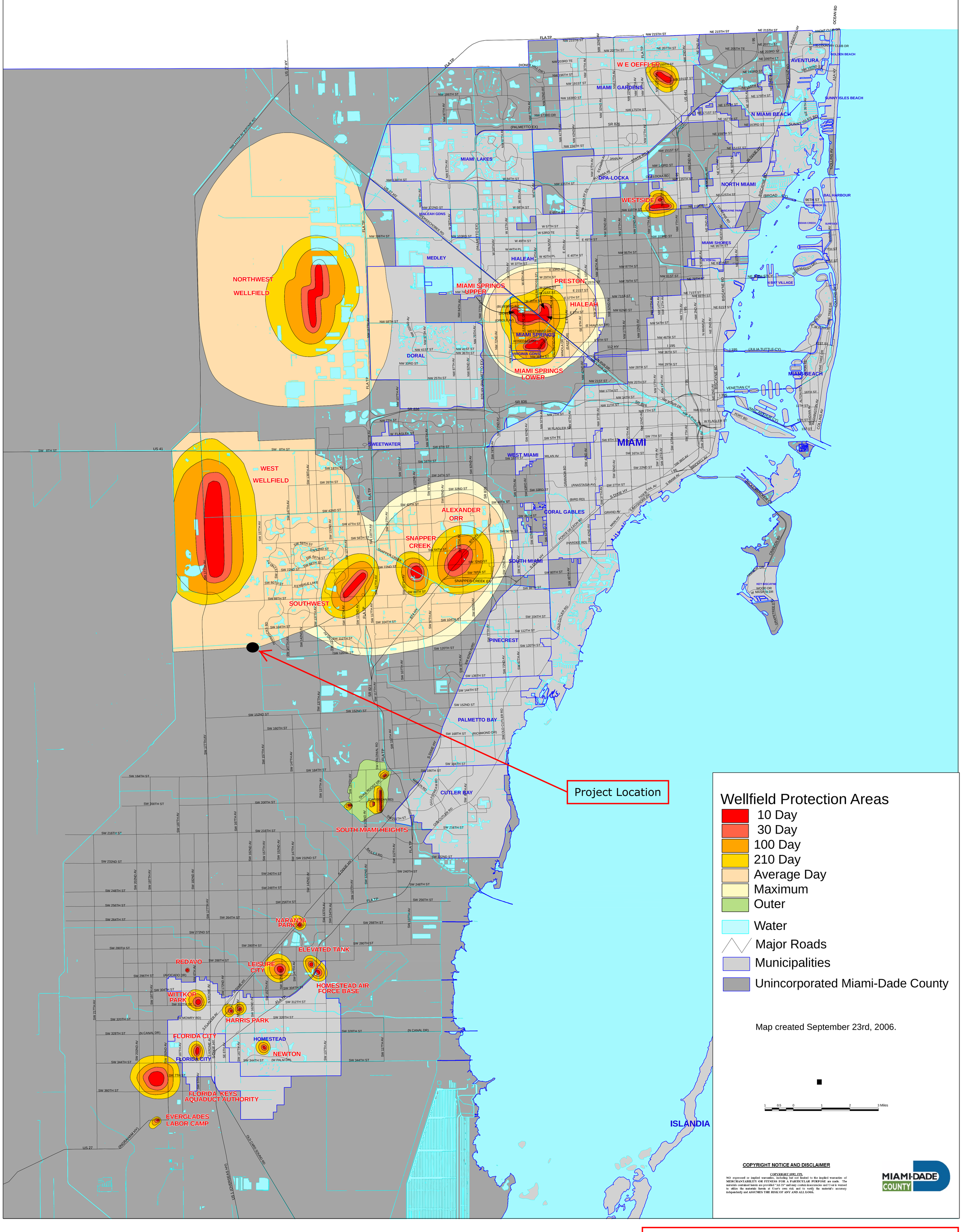

EXHIBIT 3.7 MDPROS - WEST KENDALL DISTRICT PARK

EXHIBIT 4.1

Geotechnical Report
by Geosol, Inc.

WEST KENDALL DISTRICT PARK IMPROVEMENTS - PHASE 1 LOCATED AT 11255 SW 157TH AVENUE UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATIONS

PREPARED FOR: MILIAN, SWAIN & ASSOCIATES, INC.

PREPARED BY: GEOSOL, INC.

MAY 26, 2015

May 26, 2015

Milian, Swain & Associates, Inc.
2025 SW 32nd Avenue, Suite 110
Miami, FL 33145

Attention: Mr. Julio Menache

Re: **Report of Subsurface Exploration and Geotechnical Engineering Evaluations**
West Kendall District Park Improvements - Phase 1
Located at 11255 SW 157th Avenue
Unincorporated Miami-Dade County, Florida
Geosol Project No. 215125

Dear Mr. Menache:

Geosol, Inc. (GEOSOL) is pleased to submit this report presenting the results of our geotechnical services for the above-referenced project. The services were provided in accordance with our proposal No. P-215119-R1 dated March 25, 2015. Authorization to perform our geotechnical services was provided by means of a subconsultant services agreement executed on April 29, 2015.

The results of our field exploration and laboratory testing programs for Phase 1 of the proposed West Kendall District Park improvements that are part of this project as well as our geotechnical engineering evaluations are presented in the accompanying report.

GEOSOL appreciates the opportunity to work on this interesting project. If you have any question or need additional information, please do not hesitate to call our office.

Sincerely,
GEOSOL, INC.

5/26/15

Oracio Riccobono, P.E.
Senior Geotechnical Engineer
Florida License No. 49324

Adnan Ismail, P.E.
Project Geotechnical Engineer
Florida License No. 76014

OR/ai
cc: Addressee (4)
File (1)

GEOSOL, Inc.
5795-A NW 151st Street
Miami Lakes, FL 33014
Phone (305) 828-4367; Fax (305) 828-4235
E-mail: geosolusa@bellsouth.net

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GEOSOL, Inc.

APPENDICES

Appendix "A"	Sheet 1: Site Vicinity Map Sheet 2: USDA Soil Survey Map Table 1 – Summary of Test Locations Sheet 3: Test Location Plan Sheet 4: Soil Profiles Sheet 5: Soils Survey Sheet Sheet 6: Report of Core Borings
Appendix "B"	Table 2 – Summary of Laboratory Test Results Table 3 – Summary of Environmental Classification Test Results Moisture Content Test Results Percent Passing the No. 200 Sieve Test Results Grain-Size Analysis Results and Curves Environmental Classification Test Results
Appendix "C"	Table 4 – Summary of Constant Head Percolation Test Results Schematics of SFWMD's Usual Open-Hole Percolation Test Procedures

1.0 INTRODUCTION

1.1 Project Information

Based on the information you provided to us on February 26, 2015, we understand that Miami-Dade County Parks, Recreation and Open Spaces Department (MDPROS) is planning to develop West Kendall District Park into a large regional park that will meet local and regional recreation needs. West Kendall District Park is located at 11255 SW 157th Avenue in Unincorporated Miami-Dade County, Florida. As we understand it, Phase 1 of the proposed improvements involves the design and construction of the following elements:

- A lake with a fountain,
- open space for small events and festivals,
- walking and biking paths,
- shaded picnic and seating areas,
- greenway connectivity,
- public transportation access, and
- approximately 180 parking spaces.

As requested, our services for this phase of the project were limited to the performance of subsurface exploration and laboratory testing programs for use in the Civil Infrastructure/Environmental Due Diligence Investigation for the proposed improvements that are part of Phase 1 of this project. The field exploration program included the performance of Standard Penetration Test (SPT) borings and the performance of borehole percolation tests. The laboratory testing program included visual classification of the soil samples with the aid of limited laboratory classification testing. The results of the field exploration and laboratory testing programs were used to investigate the subsurface and groundwater conditions and to provide geotechnical engineering recommendations for the proposed construction.

1.2 Purpose

The purpose of this study was to evaluate the underground conditions (i.e. subsurface and groundwater) in light of the proposed improvements for use in the Civil Infrastructure/Environmental Due Diligence Investigation. This report presents the results of our field exploration, laboratory testing, geotechnical engineering evaluations, and considerations for the proposed design and construction.

2.0 SCOPE OF SERVICES

The scope consisted of providing the following services:

1. Performing site reconnaissance, locating and coordinating for existing utilities.

2. Drilling four (4) SPT borings (SPT-1 through SPT-4) to depths of 5 feet below existing grades for the proposed walking and biking paths.

3. Drilling three (3) SPT borings (SPT-5 through SPT-7) to depths of 30 feet below existing grades for the proposed lake with fountain.

4. Performing two (2) borehole percolation tests (P-1 and P-2) at depths of 15 feet below existing grades to obtain hydraulics conductivity values of the subsurface soils in the vicinity of the proposed parking spaces.

5. Measuring groundwater levels at the test boring locations.

6. Backfilling the borehole using grout and restoring the site to its original condition.

7. Visually classifying the samples from the test borings in the laboratory using the American Association of State Highway and Transportation Officials (AASHTO) Classification System for soil samples recovered from walking and biking path borings and the Unified Soil Classification System (USCS) for soil samples recovered from proposed lake with fountain borings.

8. Performing laboratory classification testing which consisted of grain-size analysis, percent passing the No. 200 sieve, moisture content, and environmental classification testing on selected representative samples.

9. Evaluating the results of the SPT boring information.

10. Reviewing the borehole percolation testing data then reducing it to obtain hydraulic conductivity (k) values.

11. Providing discussion of critical design or construction considerations based on the subsurface and groundwater conditions developed from the results of the geotechnical investigations.

12. Preparing a geotechnical engineering report summarizing the field testing data, subsurface and groundwater conditions, geotechnical evaluations and recommendations.

3.0 SITE CONDITIONS

Our understanding of the site conditions is based on our observations during the performance of the field exploration program. The West Kendall District Park consists of 164 acres of greenspace. The park is divided by SW 157th Avenue, with a dog park located on the east side of SW 157th Avenue. The area of the proposed Phase 1 improvements is located on the west side of SW 157th Avenue and currently consists of farmland. We have appended a Site Vicinity Map that identifies the location of the study area. This map is presented in Sheet 1 of Appendix "A". The existing conditions consist of agricultural land and residential areas.

4.0 FIELD EXPLORATION

4.1 General

The field exploration program consisted of the performing of a total of seven (7) Standard Penetration Test (SPT) borings to depths ranging from 5 to 30 feet below existing grades. Specifically, four (4) SPT borings were performed to depths of 5 feet below existing grades along the alignment of the proposed walking and biking paths. Additionally, three (3) SPT borings were performed to depths of 30 feet below existing grades in the proposed lake and fountain footprint. Also, two (2) borehole percolation tests were performed in the areas of the proposed parking spaces to determine hydraulic conductivity values of the subsurface materials.

The test boring locations were marked in the field by representatives of GEOSOL utilizing the plans provided by Milian, Swain & Associates, Inc. (MSA) showing the requested test locations, standard taping procedures and existing landmarks. The tests were performed as close as possible to the requested locations considering constraints such as existing utilities and equipment accessibility. The approximate test boring locations were obtained by means of a hand-held Global Positioning System (GPS) device. The latitude and longitude coordinates obtained with the GPS device were converted to northing and easting using the software "Corpscon" developed by the United States Army Corps of Engineers. Table 1 of Appendix "A" presents a summary of the approximate test boring locations (northing and easting). Additionally, the Test Location Plan presented on Sheet 3 of Appendix "A" presents the test locations in plan view.

4.2 Standard Penetration Test (SPT) Borings

The SPT boring procedures were conducted in general conformance with ASTM D-1586. All SPT borings were performed with a truck-mounted drill rig (Foremost Mobile B-53) equipped with a recently calibrated automatic hammer. After seating the sampler 6 inches, the number of successive blows required to drive the sampler 12 inches into the soil constitutes the test result commonly referred to as the "N"-value. The "N"-value has been empirically correlated with various soil properties and is considered to be indicative of the relative density of cohesionless soils and the consistency of cohesive soils. The N-value information for the SPT boring is presented in the Soil Profiles and Report of Core Boring sheets that are included in Appendix "A" of this report.

4.3 Constant-Head Borehole Percolation Tests

The constant-head borehole percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) "Usual Open-Hole" constant head method. The borehole percolation tests were performed to determine the hydraulic conductivity values (k) of the subsurface materials to depths of 15 feet below existing grades. The boreholes were drilled by means of a 6 ¾-inch diameter tri-cone bit and water. Upon drilling the borehole, we inserted a 6-inch diameter perforated PVC pipe in the ground and used a pump for purging the well prior to the start of the test. After completion of the percolation tests, the boreholes were grouted and the site was cleaned as required. The hydraulic conductivity values (k) were determined from the test results and are summarized in Table "4" of Appendix "C". The hydraulic conductivity values are reported in units of cubic feet per second per square foot of seepage area per foot of head (cfs/ft^2-ft. head).

4.4 Water Level Measurements

Water level depths were obtained during the performance of the test boring operations. They are noted on the Soil Profiles and Report of Core Boring sheets presented in Appendix "A". In relatively pervious soils, such as sandy (granular) soils and porous rocks, the indicated depths are usually reliable ground water levels. Seasonal variations, tidal conditions, temperature variations, land uses, and recent rainfall conditions may influence the depth of groundwater levels.

5.0 LABORATORY TESTING PROGRAM

5.1 General

Representative samples collected from the test boring were visually reviewed in the laboratory by a geotechnical engineer to confirm the field classifications. The soil samples obtained from test borings performed for the proposed walking and bike paths were classified using the American Association of State Highway and Transportation Officials (AASHTO) Soil Classification System in general accordance with the American Society of Testing and Materials (ASTM) test designation D-3282, titled "Classification of Soils and Soils-Aggregate Mixtures for Highway Construction Purposes". The soil samples obtained from test borings performed for the proposed lake with fountain were classified using the Unified Soil Classification System (USCS) in general accordance with the American Society of Testing and Materials (ASTM) test designation D-2488, titled "Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)" and ASTM D-2487 titled "Standard Test Method for Classification of Soils for Engineering Purposes". The classification was based on visual observations with the aids of a laboratory testing which consisted of grain-size analysis, moisture content and percent passing the #200 sieve. A summary of the laboratory classification test results are presented in Table 2 of Appendix "B". Also, FDOT environmental classification testing was performed on a water sample obtained from an SPT boring location performed for this project. The environmental classification test results are summarized in Table 3 of Appendix "B".

5.2 Grain-Size Analysis

The grain-size analyses were conducted in general accordance with the FDOT Test Designation FM1-T88 (ASTM Test Designation D-422, titled "Particle-Size Analysis of Soils"). The grain-size analysis test measures the percentage passing the No. 200 Sieve. In this manner, the grain-size distribution of a soil is measured. The percentage by weight passing the No. 200 sieve is the amount of silt and clay sized particles. A summary of these test results are presented on Table 2 in Appendix "B". The grain-size analysis curves are presented in Appendix "B".

5.3 Percent Passing No. 200 Sieve

The grain-size analyses were conducted in general accordance with the FDOT Test Designation FM1-T88 (ASTM Test Designation D-422, titled "Particle-Size Analysis of Soils"). The grain-size analysis test measures the percentage passing the No. 200 Sieve. In this manner, the grain-size distribution of a soil is measured. The percentage by weight passing the No. 200 Sieve is the amount of silt and clay sized particles. The test results are presented in Appendix "B".

5.4 Moisture Content

Laboratory moisture content test consists of the determination of the percentage of moisture contents in selected samples in general accordance with FDOT Test Designation FM1-T265 {ASTM Test Designation D-2216, titled "Laboratory Determination of Water (Moisture) Content of Soil, Rock, and Soil-Aggregate Mixtures"}. Briefly, the moisture content is determined by weighing a sample of the selected material and then drying it in a warm oven. Care is taken to use a gentle heat so as not to destroy any organics. The sample is removed from the oven and reweighed. The difference of the two weights is the amount of moisture removed from the sample. The weight of the moisture divided by the weight of the dry soil sample is the percentage by weight of moisture in the sample. The moisture content test results are presented in Appendix "B".

5.5 Environmental Classification Testing

As requested, GEOSOL performed environmental corrosion testing on a water sample collected from an SPT boring location performed for this project. Environmental corrosion tests include parameters such as pH, resistivity, sulfate content and chloride content. The environmental corrosion tests were conducted in general accordance with the FDOT Test Designations FM5-550, 5-551, 5-552, and 5-553. Based on the laboratory test results and the FDOT's "Structures Design Guidelines", Section 1.3, the environment in the vicinity of the proposed improvements can been classified as extremely aggressive for the steel substructure, moderately aggressive for the concrete substructure, and slightly aggressive for the superstructure. The results of the environmental classification testing are presented in Table 3 of Appendix "B".

6.0 GENERALIZED SUBSURFACE CONDITIONS

6.1 Miami-Dade County Regional Geology

The Miami area of southern Florida is underlain by an alternating sequence of cemented and uncemented Pleistocene sedimentary deposits (Pleistocene Epoch, deposited 10,000 to 2 million years before the present). A near surface Miami Limestone Formation is underlain by a wide variety of loose to dense quartz sands and coarse to fine-grained hard to very hard limestones and sandstones (Fort Thompson Formation). However, in many portions of Miami-Dade, surface sand deposits of the Pamlico Formation and man-made (artificial) fill are encountered. The Pamlico sands and man-made (artificial) fill have a thickness of approximately three (3) to seven (7) feet and overlie the Miami Limestone Formation. In the west part of the county, portions of the Everglades interfingers with the Pamlico sands. The Everglades soils consist of peat organic silt and calcareous silt marl. The Everglades soils also have a thickness of three (3) to seven (7) feet and overlie the Miami Limestone Formation.

Although the Miami Limestone Formation can be very porous and have a sponge-like, open interconnected network of vugs and small voids, large cavities do not exist and there is no potential for sinkhole activity. The rock formations encountered in the Miami area are typically much softer than the "bedrock" formations encountered in other areas of the country. The strength of the limestone as well as its deformation characteristics depends upon the degree of cementation of the formation and its alteration by solutioning and weathering subsequent to deposition. One of the most important characteristics of the limestone encountered in the project area is the degree of erosion. Past surface solutioning of the limestone has resulted in the formation of a "pinnacle rock" surface. In some cases nearly vertical cylindrical-shaped solution cavities are filled with surficial fine sands extending below the groundwater level. The subsurface conditions encountered at the site are presented in the following section.

6.2 Miami-Dade County Soil Survey

The *Soil Survey of Miami-Dade County, Florida*, published by the United States Department of Agriculture (USDA), was reviewed for general near-surface soil information within the general project vicinity. This information indicates that there is one (1) primary mapping unit within the project vicinity, as follow:

- Chekika very gravelly loam (23)

A reproduction of the USDA map for the project area is illustrated on Sheet 2 of Appendix “A”.

7.0 SITE SUBSURFACE CONDITIONS

7.1 General

Detailed information regarding the subsurface conditions disclosed by the test boring performed for this study is presented in the Soil Profiles and Report of Core Borings sheets presented in Appendix “A”. The stratification shown is based on visual examination of recovered samples, interpretation of the field logs by a geotechnical engineer and limited laboratory testing. The soil types shown represent observations made in the test boring and may not reflect variations in adjacent locations and beyond the depths explored. Specifically, we have identified three (3) strata along the project alignment and they are described in Table “A” on the following page.

Generally, the site of the proposed lake development was mantled by an upper soft to moderately hard sandy limestone formation that extended to approximate depths of 10 feet below the ground surface. Below this depth interval, a very hard sandy limestone formation was encountered to the boring termination depths of 30 feet.

TABLE "A" – SUMMARY OF GENERALIZED SUBSURFACE STRATIGRAPHY

STRATUM No.	DEPTH INTERVAL (FEET)	MATERIAL DESCRIPTION	USCS SYMBOL	AASHTO GROUP
1	0 to 2	Brown Silty Fine to Medium SAND and Limerock Fragments (FILL)	SM	A-1-b
2	0 to 2	Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL)	SM	A-2-4
3	2 to 10	Light Brown Soft to Moderately Hard Sandy LIMESTONE	N/A	N/A
4	10 to 30	Light Brown Very Hard Sandy LIMESTONE	N/A	N/A

7.2 Groundwater Conditions

The groundwater table was measured at the test boring location immediately following completion of drilling operations performed on May 12 and 13, 2015. The boring performed for this phase of the project was done at the beginning of wet season. The "static" groundwater table in each test location was measured after a short stabilization period. The groundwater encountered was between 4.0 and 4.8 feet below existing grades. Given the granular nature of the soils and type of limestone formation, we consider the recorded levels to stabilize in a short time and to be reasonably reliable. It should be anticipated that the groundwater levels may be 6 to 12 inches higher than the levels measured at the test boring locations during the peak of the wet season and The Designer shall make provisions for this variation in the design and construction of this project. The Report of Core Borings sheet presented in Appendix "A" show the groundwater table information at the boring location.

8.0 RECOMMENDED GEOTECHNICAL PARAMETERS FOR DESIGN

8.1 General

The geotechnical design parameters for this study were obtained on the basis of empirical relationships between the SPT "N"-values and the shear strength of the soil strata, statistical evaluation of the field data, in general accordance with the FDOT's *Soils and Foundations Handbook (2015)*, literature review, and our local experience and literature review. The following strata were encountered:

❖ **Granular Fill (Strata 1 and 2)**:

The subsurface material from this layer consists of silty fine to medium sand with variable percentages of limerock fragments. It was encountered to depths of 2 feet below existing grades. The materials from this stratum can be classified as SM in accordance with the USCS. The relative density of this layer ranges from loose to dense with N_{safety}-values ranging from 9 to 34 blows per foot (bpf), with a statistical average N_{safety}-value of about 15 bpf. Based on established empirical correlations between the N_{safety}-value and the internal friction angle (ϕ) as well as statistical evaluation of the data, we recommend an internal friction angle (ϕ) and total unit weight (γ_t) of 32 degrees and 115 pcf, respectively. The active, passive and at-rest earth pressure coefficients (i.e. Ka, Kp and Ko) for this layer are 0.28, 4.65 and 0.47, respectively.

❖ **Soft to moderately hard Limestone Formation (Stratum 3)**:

This layer was found below the granular fill (Strata 1 and 2) and extended to an approximate depth of 10 feet below the existing grades. The materials recovered from the borings mostly showed soft to moderately hard sandy limestone fragments. The N-values obtained in materials from this layer ranged between 9 and 29 bpf with a statistical average of 17 bpf. We recommend that this layer be treated as cohesive soil with a cohesion value of 3.0 ksf and a total unit weight (γ_t) of 120 pcf.

❖ **Very hard Limestone Formation (Stratum 4)**:

This layer was found below the soft to moderately hard limestone formation (Stratum 3) and extended to the boring termination depth of 30 feet below the existing grades. The materials recovered from the borings mostly showed very hard sandy limestone fragments. The N-values obtained in materials from this layer ranged between 24 bpf and 50 blows per 2-inches of sampler penetration (refusal conditions) bpf with a statistical average of 75 bpf. We recommend that this layer be treated as cohesive soil with a cohesion value of 8.0 ksf and a total unit weight (γ_t) of 120 pcf.

Table “B” on the following page presents the recommended soil/rock parameters for use in design.

TABLE "B"- SUMMARY OF GEOTECHNICAL DESIGN SOIL/ROCK PARAMETERS

GENERAL MATERIAL DESCRIPTION	DEPTH RANGE (FEET)	UNIT WEIGHT (PCF)		FRICTION ANGLE (Degrees)	COHESION (psf)	WALL FRICTION (Degrees)	COULOMB EARTH PRESSURE COEFFICIENTS		
		TOTAL	EFFECTIVE				ACTIVE	PASSIVE	AT-REST
		γ_{total}	γ_{eff}	ϕ	C	δ	K_a	K_p	K_o
Granular Soils (Strata 1 and 2)	0 to 2	115	53	32	-	11	0.28	4.65	0.47
Soft to Moderately Hard Limestone Formation (Stratum 3)	2 to 10	120	58	-	3,000	-	-	-	-
Very Hard Limestone Formation (Stratum 4)	10 to 30	120	58	-	8,000	-	-	-	-

9.0 ENGINEERING EVALUATIONS AND RECOMMENDATIONS FOR WALKING AND BIKE PATH CONSTRUCTION

9.1 General

Results of the soil survey indicate that the project vicinity is generally suitable for the proposed improvements when viewed from a geotechnical engineering perspective.

9.2 Site Preparation

Site preparation will generally consist of striping of vegetation, excavation, backfilling operations, and pavement construction.

The following are our discussions regarding the utilization and the site preparation requirements of the subsurface soils.

- The material from Stratum Number 1 (A-1-b) is considered to be select and should be utilized in accordance with FDOT Standard Index 505.

- The material from Stratum Number 2 (A-2-4) is considered to be select and should be utilized in accordance with FDOT Standard Index 505. Certain types of A-2-4 material are likely to retain excess moisture and may be difficult to dry and compact. They should be used in the embankment above the water level existing at time of construction.

- The material from Stratum Number 3 is the natural Limestone Formation. This material may be difficult to dewater, excavate and/or penetrate and may require special equipment to do so.

9.3 Fill Material

The embankment fill should consist of select material, meeting the requirements of Standard Index 505 and shall be constructed in general accordance of Section 120.8 of the FDOT *Standard Specifications for Road and Bridge Construction*.

10.0 ENGINEERING EVALUATIONS AND RECOMMENDATIONS FOR LAKE EXCAVATION

10.1 General

The results of the field exploration program indicate that lake excavation at the site is feasible. Experience with limestone excavation in South Florida indicates that carbonate rocks of the type which underlies the site in the upper 10 feet can be excavated without resorting to blasting. However, zones of well cemented limestone materials, as indicated by relatively high blow count, exist at depths ranging from about 10 feet to the boring termination depths of 30 feet below existing grade. The Report of Core Borings sheet presented in Appendix "A" of this report provides information on the relative hardness of the natural limestone.

Difficult excavation will occur when well cemented limestone is encountered. We believe that most of the carbonate rock that occupies the upper 10 feet of the profile in the area of the proposed lake can be excavated with a heavy-duty hydraulic backhoe excavator equipped with a rock bucket. Some localized areas of the proposed excavation may require the use of larger excavating equipment. However, below a depth of about 10 feet, blasting will be required to pre-fracture the hard rock layers. Blasting should be performed only if all applicable permitting agencies are in agreement.

10.2 Excavation Recommendations

Based on the preliminary boring information, temporary excavation side slopes of 1V: 2H in the granular subsurface materials (Strata 1 and 2) and 1V: ½H in the natural limestone formation (Strata 3 and 4) are stable and have a minimum factor of safety of 1.3. If steeper sides are used, the excavations will require the need of temporary ground support systems in order to maintain the stability of the excavations and for safety reasons. Based on the results of the soil boring, an unsupported vertical cut is not considered stable or safe during construction. The temporary ground support system should be in conformance with the Occupational Safety and Health Administration (OSHA) Standards. Materials removed from the excavation should not be stockpiled immediately adjacent to the cut, inasmuch as this load may cause a sudden collapse of the temporary ground support system.

10.3 Allowable Bearing Capacity

The improvements may rest on the surface of the existing granular soils (Strata 1 and 2) or on the surface of the natural limestone formation (Strata 3 and 4). We recommend that the proposed improvements be designed using an allowable bearing capacity of 3,000 pounds per square foot (psf) when resting on the surface of granular soils (Strata 1 and 2) or 6,000 psf on the natural limestone formation (Strata 3 and 4).

10.4 Ground Water Control

Dewatering may be required during excavation depending on the construction technique used and the time of the year when the construction occurs. Successful removal of the existing subsurface materials may necessitate that the work be performed in-the-dry, thereby requiring temporary lowering of the groundwater table in the proposed excavation areas. De-watering involves lowering the ambient groundwater table below the existing groundwater levels. This may be accomplished through use of a wellpoint system or submersible pump. The Designer and Contractors are advised that during construction, it may be difficult to dewater the natural limestone formation at the site and may require special equipment to do so. The water from the on-site dewatering operations should be directed to a suitable discharge point and must be adequate to satisfy any local, state or federal regulatory agency.

11.0 RECOMMENDATIONS FOR FURTHER GEOTECHNICAL STUDIES

The geotechnical data presented in this report was collected to provide general preliminary information regarding the underground conditions in light of the proposed improvements for use in the Civil Infrastructure/Environmental Due Diligence Investigation for Phase 1 of the proposed West Kendall District Park improvements. The performance of a supplemental field exploration program will be necessary for final design of the proposed improvements.

12.0 REPORT LIMITATIONS

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This company is not responsible for the conclusions, opinions or recommendations made by others based on these data. No other warranties are expressed or implied.

The scope of the investigation was intended to specifically evaluate subsurface conditions for use in the Civil Infrastructure/Environmental Due Diligence Investigation for Phase 1 of the proposed West Kendall District Park improvements. The analyses and recommendations submitted in this report are based upon the data obtained from the test boring performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design.

The scope of our services does not include any environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, groundwater, or surface water within or beyond the site studied. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

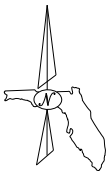
APPENDIX "A"

Sheet 1: Site Vicinity Map
Sheet 2: USDA Soil Survey Map
Table 1 – Summary of Test Locations
Sheet 3: Test Location Plan
Sheet 4: Soil Profiles
Sheet 5: Soils Survey Sheet
Sheet 6: Report of Core Borings

GEOSOL, Inc.

APPROXIMATE SITE LOCATION

SITE VICINITY MAP



COUNTY: UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

REFERENCE: GOOGLE EARTH, 2015

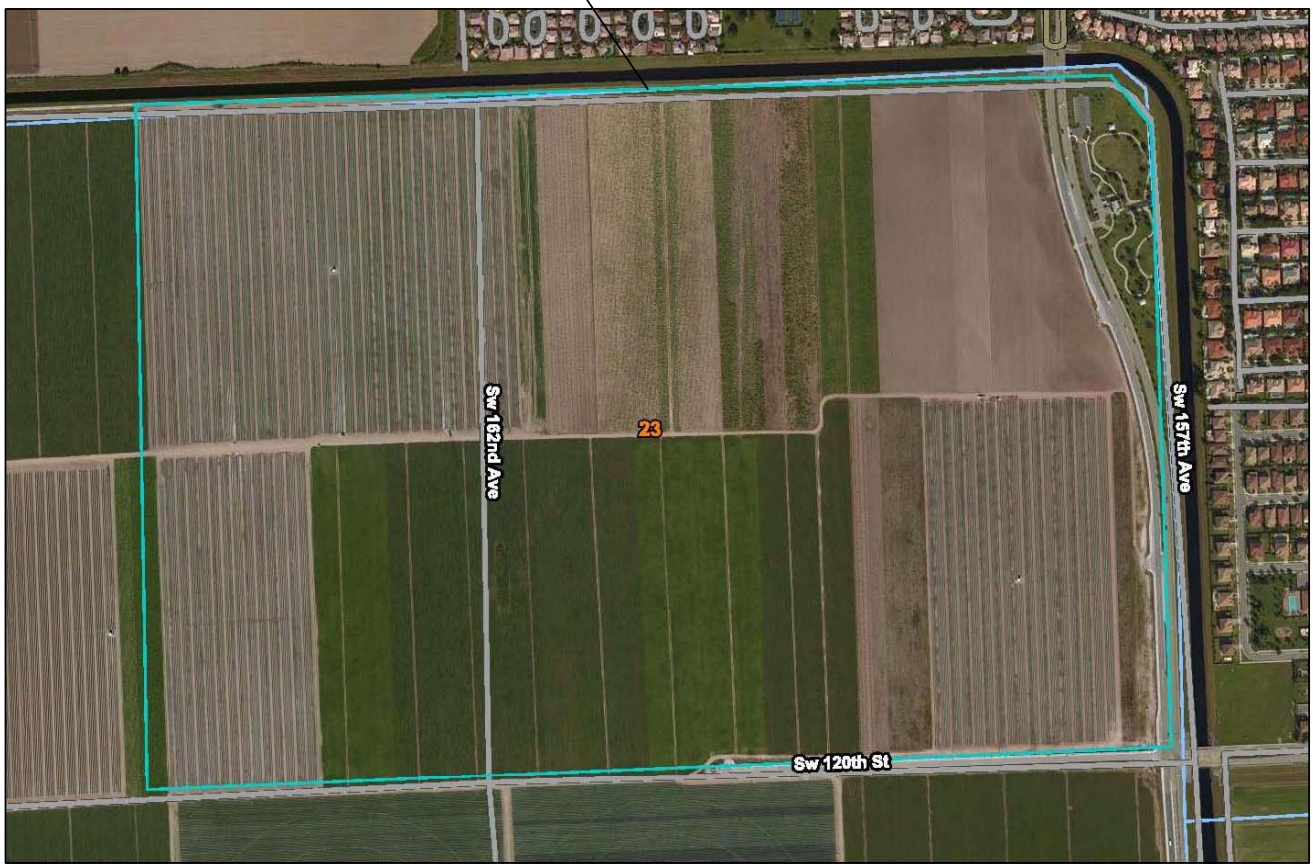
DATE: MAY, 2015

SITE VICINITY MAP

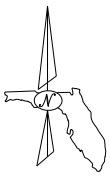
WEST KENDALL DIRSTRICT PARK
IMPROVEMENTS - PHASE I
LOCATED AT 11255 SW 157TH AVENUE
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

DRAWN	SCALE	PROJ. No.
JG	N.T.S.	215125
CHECKED	DATE	
OR	MAY, 2015	SHEET 1

APPROXIMATE SITE LOCATION



USDA SOILS SURVEY MAP



MAP UNIT	SOIL NAME
23	Chekika very gravelly loam

COUNTY: UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

REFERENCE: NRCS WEB SOILS SURVEY, 2015

DATE: MAY, 2015

USDA SOILS SURVEY MAP

WEST KENDALL DIRSTRICT PARK
IMPROVEMENTS - PHASE I
LOCATED AT 11255 SW 157TH AVENUE
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA

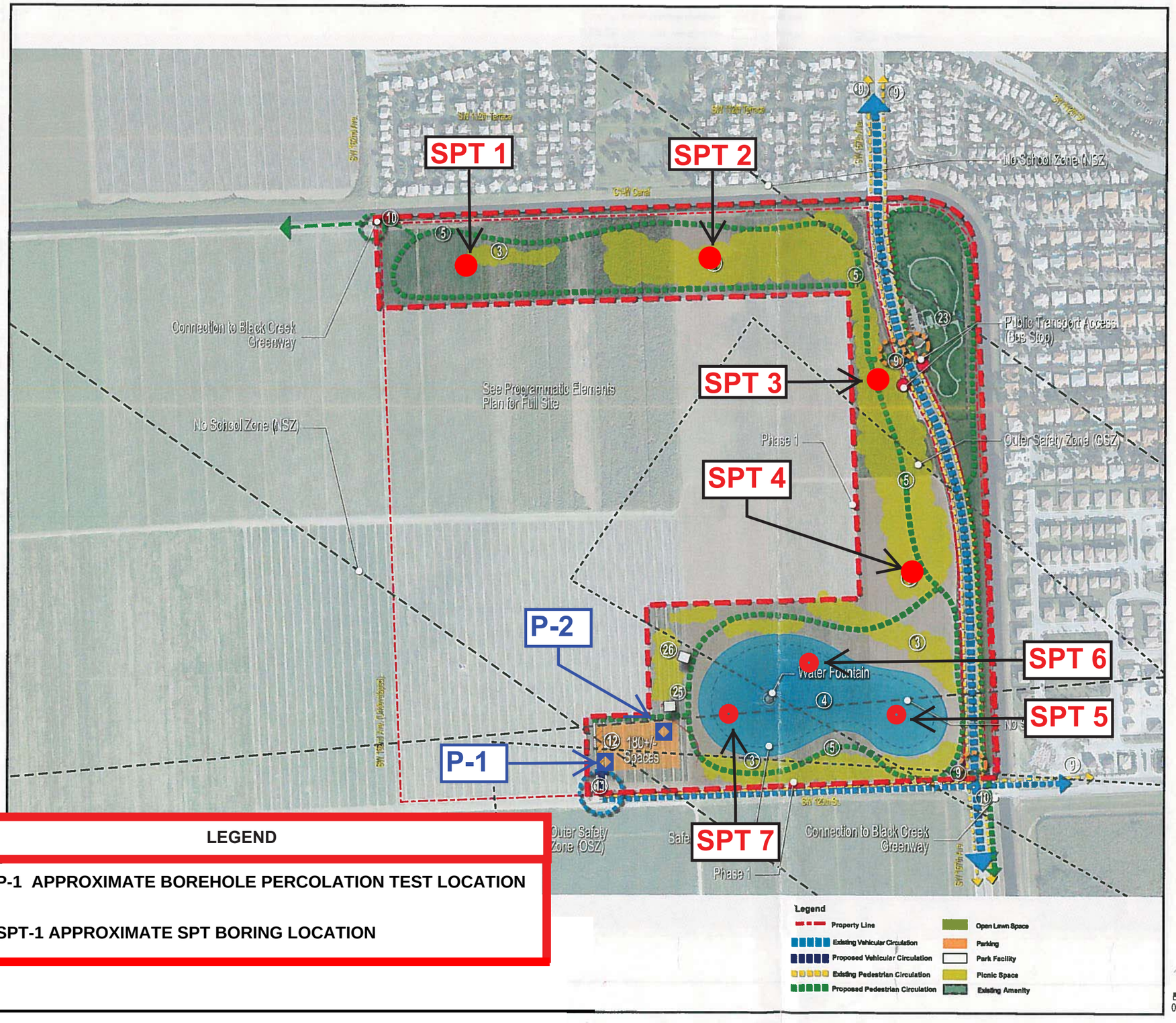
DRAWN	SCALE	PROJ. No.
JG	N.T.S.	215125
CHECKED	DATE	
OR	MAY, 2015	SHEET 2

WEST KENDALL DISTRICT PARK IMPROVEMENTS - PHASE 1
LOCATED AT 11255 SW 157TH AVENUE
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
GEOSOL PROJECT No. 215125

TABLE 1 - SUMMARY OF TEST BORING LOCATIONS

BORING No.	APPROXIMATE TEST LOCATION (FEET)		GROUND SURFACE ELEVATION
	NORTHING	EASTING	
SPT-1	483019	835475	N/A
SPT-2	483044	836688	N/A
SPT-3	482494	837320	N/A
SPT-4	481559	837551	N/A
SPT-5	480796	837576	N/A
SPT-6	481114	837152	N/A
SPT-7	480915	836704	N/A
P-2	480821	836409	N/A
P-1	480675	836139	N/A

TEST LOCATION PLAN



LEGEND

- P-1 APPROXIMATE BOREHOLE PERCOLATION TEST LOCATION
- SPT-1 APPROXIMATE SPT BORING LOCATION

WEST KENDALL DISTRICT PARK

PHASE 1 PROGRAMMATIC PHASING PLAN

Phase 1- Programmatic Phasing Plan Diagram Description:

As a large regional park, West Kendall District Park will meet local and regional recreation needs. Maximum flexibility is needed in order meet local recreation needs as a Phase 1 plan.

In keeping with the guiding principles of the Miami-Dade County Parks and Open Spaces System Master Plan, which are; equity, access, beauty, multiple benefits, seamlessness, and sustainability, as well as incorporating lessons learned from comparable research, the phase 1 plan to the left organizes programming and facilities at West Kendall District Park based on functional relationships. Functional relationships between park programming and facilities are diagrammatically shown with complementary elements in close proximity and conflicting elements buffered from other uses.

Phase 1 elements include:

- Lake with fountain
- Open space for small events and festivals
- Walking and biking paths
- Shaded picnic and seating areas
- Greenway connectivity
- Public transportation access (bus stops)
- Approximately 180 parking spaces.

Phase 1 Programmatic Elements Legend

- (3) Shaded Picnic Space
- (4) Lake
- (5) 12' Greenway Trail
- (8) Open Space
- (9) Neighborhood Access
- (10) Greenway Connection
- (11) Vehicle Access Point
- (12) Parking Lot
- (23) Existing Dog Park
- (25) Restroom Facility
- (26) Pavilion

West Kendall District Park - REQUIRED PARKING

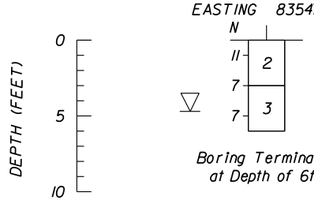
Programmed Facility	Required Parking	Number of Facilities	Number of Parking
MIAMI-DADE COUNTY CODE:			
	per Facility (1 space per 4 users)		Total per programmed facility
Picnic Shelter (sm.)	5	1	5
Total Parking Space Required			5
Paved or Turf Parking Spaces Provided			5
Overflow Parking Provided			0
Total Parking Spaces Provided			5

*Source: Miami-Dade County Code

SHEET 3

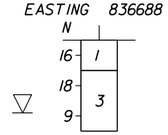
MIAMI-DADE COUNTY
PARKS, RECREATION AND OPEN SPACES DEPARTMENT

BOR #	SPT-1
ELEV.	N/A
DATE	5/12/2015
DRILLER	J. Gonzalez - GEOSOL, Inc.
HAMMER	Auto
RIG	B-53
NORTHING	483019
EASTING	835475



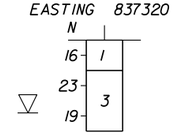
Boring Terminated at Depth of 6ft

BOR #	SPT-2
ELEV.	N/A
DATE	5/12/2015
DRILLER	J. Gonzalez - GEOSOL, Inc.
HAMMER	Auto
RIG	B-53
NORTHING	483044
EASTING	836688



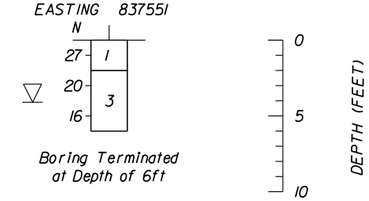
Boring Terminated at Depth of 6ft

BOR #	SPT-3
ELEV.	N/A
DATE	5/12/2015
DRILLER	J. Gonzalez - GEOSOL, Inc.
HAMMER	Auto
RIG	B-53
NORTHING	482494
EASTING	837320



Boring Terminated at Depth of 6ft

BOR #	SPT-4
ELEV.	N/A
DATE	5/12/2015
DRILLER	J. Gonzalez - GEOSOL, Inc.
HAMMER	Auto
RIG	B-53
NORTHING	481559
EASTING	837551



Boring Terminated at Depth of 6ft

LEGEND

1) Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

2) Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; A-2-4)

3) Light Brown Sandy LIMESTONE

NOTES:

1) SPT BORINGS PERFORMED PER ASTM D-1586 WITH A HAMMER WEIGHT OF 140 LBS FALLING 30 INCHES.

▽ WATER TABLE AT TIME OF DRILLING

N NUMBERS TO THE LEFT OF BORING INDICATE SPT VALUE FOR 12" PENETRATION (UNLESS OTHERWISE NOTED)

ENVIRONMENTAL CLASSIFICATION:

STEEL:

SUPERSTRUCTURE: SLIGHTLY AGGRESSIVE

SUBSTRUCTURE: EXTREMELY AGGRESSIVE (RESISTIVITY = 719 OHM-CM)

CONCRETE:

SUPERSTRUCTURE: SLIGHTLY AGGRESSIVE

SUBSTRUCTURE: MODERATELY AGGRESSIVE

WATER:

pH: 7.9 SULFATE: 24 PPM

CHLORIDE: 41 PPM RESISTIVITY: 719 OHM-CM

GRANULAR MATERIALS- RELATIVE DENSITY	AUTOMATIC SPT HAMMER (BLOWS PER FOOT)
VERY LOOSE	LESS THAN 3
LOOSE	3-8
MEDIUM DENSE	8-24
DENSE	24-40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTANCY	**AUTOMATIC SPT HAMMER (BLOWS PER FOOT)**
VERY SOFT	LESS THAN 1
SOFT	1-3
FIRM	3-6
STIFF	6-12
VERY STIFF	12-24
HARD	GREATER THAN 24

0 2 10

Feet

VERTICAL SCALE

HORIZONTAL SCALE: N.T.S.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD:
GEOSOL, INC.
ORACIO RICCOBONO, P.E.
P.E. LICENSE NO. 49324
5795-A NW 151ST STREET
MIAMI LAKES, FL 33014
PHONE: (305) 828-4367
CERTIFICATE OF AUTHORIZATION 8530

WEST KENDALL DISTRICT
PARK IMPROVEMENTS - PHASE 1
LOCATED AT 11255 SW 157TH AVENUE

SOIL PROFILES

SHEET NO. 4

PROJECT NAME: WEST KENDALL DISTRICT PARK IMPROVEMENTS - PHASE I
LOCATED AT 11255 SW 157TH AVENUE
CROSS SECTION SOIL SURVEY FOR THE DESIGN OF ROADS

SURVEY BEGINS STA.: N/A SURVEY ENDS STA.: N/A REFERENCE: N/A

DATE OF SURVEY: 5/12-13/2015
SURVEY MADE BY: ORACIO RICCOBONO, P.E.
SUBMITTED BY: GEOSOL, Inc.

DISTRICT: N/A
ROAD NO.: N/A
COUNTY: MIAMI-DADE

	ORGANIC CONTENT			SIEVE ANALYSIS RESULTS PERCENT PASS						ATTERBERG LIMITS (%)					CORROSION TEST RESULTS				
STRATUM NO.	NO. OF TESTS	% ORGANIC	MOISTURE CONTENT	NO. OF TESTS	10 MESH	40 MESH	60 MESH	100 MESH	200 MESH	NO. OF TESTS	LIQUID LIMIT	PLASTIC INDEX	AASHTO GROUP	DESCRIPTION	NO. OF TESTS	RESISTIVITY ohms cm	CHLORIDE ppm	SULFATES ppm	pH
1	6		8-14	6	43-59	34-48	28-40	19-24	15-19				A-1-b	Brown Silty Fine to Medium SAND and Limerock Fragments (FILL)					
2	1		15	1	65	55	40	21	16				A-2-4	Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL)					
3	1												N/A	Light Brown Sandy LIMESTONE	1	719	41	24	7.9

EMBANKMENT AND SUBGRADE MATERIAL

STRATA BOUNDARIES ARE APPROXIMATE. MAKE FINAL CHECK AFTER GRADING.

▽ - WATER TABLE ENCOUNTERED

Notes:

1) The material from Stratum Number 1 (A-1-b) is considered to be select and should be utilized in accordance with FDOT Standard Index 505.

2) The material from Stratum Number 2 (A-2-4) is considered to be select and should be utilized in accordance with FDOT Standard Index 505. Certain types of A-2-4 material are likely to retain excess moisture and may be difficult to dry and compact. They should be used in the embankment above the water level existing at time of construction.

3) The material from Stratum Number 3 is the natural Limestone Formation. This material may be difficult to dewater, excavate and/or penetrate and may require special equipment to do so.

2) The soil survey presented on this sheet was performed by Geosol, Inc. as a subconsultant to Milian, Swain & Associates, Inc.

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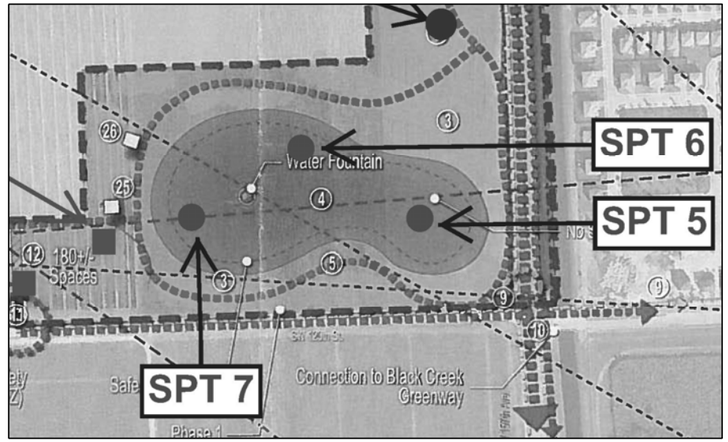
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD:
GEOSOL, INC.
ORACIO RICCOBONO, P.E.
P.E. LICENSE NO. 49324
5795-A NW 151ST STREET
MIAMI LAKES, FL 33014
PHONE: (305) 828-4367
CERTIFICATE OF AUTHORIZATION 8530

WEST KENDALL DISTRICT
PARK IMPROVEMENTS - PHASE I
LOCATED AT 11255 SW 157TH AVENUE

SOILS SURVEY

SHEET NO. 5



N.T.S.

BORING LOCATION PLAN

LEGEND

- SILTY SAND (FILL; SM)
- Soft to Moderately Hard Sandy LIMESTONE
- Very Hard Sandy LIMESTONE

NOTES:

1) SPT BORINGS PERFORMED PER ASTM D-1586 WITH A HAMMER WEIGHT OF 140 LBS FALLING 30 INCHES.

- WATER TABLE AT TIME OF DRILLING
- CASING USED
- APPROXIMATE SPT BORING LOCATION
- N — NUMBERS TO THE LEFT OF BORING INDICATE SPT VALUE FOR 12" PENETRATION (UNLESS OTHERWISE NOTED)
- NMC — NATURAL MOISTURE CONTENT (%)
- -200 — PERCENT PASSING #200 SIEVE (%)

NOTE FOR EXCAVATION CONSTRUCTION:

1) THE CONTRACTOR IS ADVISED THAT CAVING SOILS AND/OR DENSE TO VERY DENSE SOILS MAY BE ENCOUNTERED DURING THE EXCAVATION.

2) THE CONTRACTOR IS ADVISED THAT A STRONG NATURAL LIMESTONE LAYER MAY BE ENCOUNTERED DURING THE EXCAVATION WHICH MAY REQUIRE SPECIAL EQUIPMENT TO DO SO.

ENVIRONMENTAL CLASSIFICATION:

STEEL:
SUPERSTRUCTURE: SLIGHTLY AGGRESSIVE
SUBSTRUCTURE: EXTREMELY AGGRESSIVE (RESISTIVITY = 719 OHM-CM)

CONCRETE:
SUPERSTRUCTURE: SLIGHTLY AGGRESSIVE
SUBSTRUCTURE: MODERATELY AGGRESSIVE

WATER:
pH: 7.9 SULFATE: 24 PPM
CHLORIDE: 41 PPM RESISTIVITY: 719 OHM-CM

GRANULAR MATERIALS- RELATIVE DENSITY	AUTOMATIC SPT HAMMER (BLOWS PER FOOT)
VERY LOOSE	LESS THAN 3
LOOSE	3-8
MEDIUM DENSE	8-24
DENSE	24-40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTANCY	**AUTOMATIC SPT HAMMER (BLOWS PER FOOT)**
VERY SOFT	LESS THAN 1
SOFT	1-3
FIRM	3-6
STIFF	6-12
VERY STIFF	12-24
HARD	GREATER THAN 24

BOR # SPT-5
ELEV. N/A
DATE 5/12/2015
DRILLER J. Gonzalez - GEOSOL, Inc.
HAMMER Auto
RIG B-53
NORTHING 480796
EASTING 837576

NMC=14%
-200=19%

N	Description
12	Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; SM)
18	Light Brown Soft to Moderately Hard Sandy LIMESTONE
17	
10	
8	
94	Light Brown Very Hard Sandy LIMESTONE
50/2"	
57	
19	

Boring Terminated at Depth of 30ft

Casing Length 28ft

BOR # SPT-6
ELEV. N/A
DATE 5/12/2015
DRILLER J. Gonzalez - GEOSOL, Inc.
HAMMER Auto
RIG B-53
NORTHING 481114
EASTING 837152

NMC=10%
-200=17%

N	Description
7	Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; SM)
20	Light Brown Soft to Moderately Hard Sandy LIMESTONE
14	
7	
9	
50/6"	Light Brown Very Hard Sandy LIMESTONE
35	
50/6"	
23	

Boring Terminated at Depth of 30ft

Casing Length 28ft

BOR # SPT-7
ELEV. N/A
DATE 5/13/2015
DRILLER J. Gonzalez - GEOSOL, Inc.
HAMMER Auto
RIG B-53
NORTHING 480915
EASTING 836704

NMC=13%
-200=17%

N	Description
12	Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; SM)
16	Light Brown Soft to Moderately Hard Sandy LIMESTONE
13	
14	
8	
50/2"	Light Brown Very Hard Sandy LIMESTONE
53/7"	
50/2"	
24	

Boring Terminated at Depth of 30ft

Casing Length 28ft

DEPTH IN FEET: 0, 5, 10, 15, 20, 25, 30

0 2 10
Feet
Vertifcal Scale
Horizontal N.T.S.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD:
GEOSOL, INC.
ORACIO RICCOBONO, P.E.
PE LICENSE No. 49324
5795-A NW 151ST STREET
MIAMI LAKES, FL 33014
PHONE: (305) 828-4367
CERTIFICATE OF AUTHORIZATION 8530

WEST KENDALL DISTRICT
PARK IMPROVEMENTS - PHASE I
LOCATED AT 11255 SW 157TH AVENUE

REPORT OF CORE BORINGS

SHEET NO. 6

APPENDIX "B"

Table 2 – Summary of Laboratory Test Results
Table 3 – Summary of Environmental Classification Test Results
Moisture Content Test Results
Percent Passing the No. 200 Sieve Test Results
Grain-Size Analysis Results and Curves
Environmental Classification Test Results

GEOSOL, Inc.

TABLE 2 - SUMMARY OF LABORATORY TEST RESULTS
WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
MIAMI-DADE COUNTY, FLORIDA
GEOSOL Project No.: 215125

BORING NUMBER	SAMPLE NUMBER	STRATUM NUMBER	USCS SYMBOL	AASHTO GROUP	Sample Depth (FEET)	Sieve Analysis (Percent Passing)									Organic Content (%)	Natural Moisture Content (%)
						1"	3/4"	3/8"	#4	#10	#40	#60	#100	#200		
SPT-2	1	1	SM	A-1-b	0.0 - 2.0	100	96	74	66	59	48	40	24	19	-	9
SPT-3	1	1	SM	A-1-b	0.0 - 2.0	100	97	78	66	57	46	35	19	15	-	9
SPT-4	1	1	SM	A-1-b	0.0 - 2.0	100	95	76	63	55	45	36	22	18	-	8
SPT-5	1	1	SM	A-1-b	0.0 - 2.0	100	88	69	54	47	39	30	21	19	-	14
SPT-6	1	1	SM	A-1-b	0.0 - 2.0	93	84	71	61	56	47	38	23	17	-	10
SPT-7	1	1	SM	A-1-b	0.0 - 2.0	95	88	64	50	43	34	28	21	17	-	13
SPT-1	1	2	SM	A-2-4	0.0 - 2.0	100	100	79	71	65	55	40	21	16	-	15

TABLE 2 - SUMMARY OF ENVIRONMENTAL CLASSIFICATION TEST RESULTS
WEST KENDALL DISTRICT PARK IMPROVEMENTS - PHASE 1
MIAMI-DADE COUNTY, FLORIDA
GEOSOL Project No.: 215125

Sample Location	Sample Type	Depth (ft)	pH	Resistivity (ohm-cm)	Chloride (ppm)	Sulfate (ppm)	FDOT ENVIRONMENTAL CLASSIFICATION	
							Steel	Concrete
SPT-6	WATER	4.1	7.9	719	41	24	EA	MA

NOTES: (1) The following FDOT laboratory test methods were utilized.

FM5-550: pH
FM5-551: Resistivity
FM5-552: Chlorides
FM5-553: Sulfates

(2) SA: SLIGHTLY AGGRESSIVE
(3) MA: MODERATELY AGGRESSIVE
(4) EA: EXTREMELY AGGRESSIVE

FDOT Criteria for Substructure Environmental Classification (FDOT *Structures Design Guidelines* 2015)

Classification	Environmental Condition	Units	Steel		Concrete	
			Water	Soil	Water	Soil
Extremely Aggressive (If any of these conditions exist)	pH		< 6.0		< 5.0	
	Cl	ppm	> 2000		> 2000	
	SO_4	ppm	N.A.		> 1500	> 2000
	Resistivity	Ohm-cm	< 1000		< 500	
Slightly Aggressive (If all of these conditions exist)	pH		> 7.0		> 6.0	
	Cl	ppm	< 500		< 500	
	SO_4	ppm	N.A.		< 150	< 1000
	Resistivity	Ohm-cm	> 5000		> 3000	
Moderately Aggressive	This classification must be used at all sites not meeting requirements for either slightly aggressive or extremely aggressive environments.					
pH = acidity ($-\log_{10}H^+$; potential of Hydrogen), Cl = chloride content, SO_4 = Sulfate content.						

MOISTURE CONTENT TEST RESULTS (ASTM D-2216)

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
LOCATION: MIAMI-DADE COUNTY, FLORIDA
PROJECT No.: 215125

Boring No.	SPT-1	SPT-2	SPT-3	SPT-4
Sample No.	1	1	1	1
Sample Depth (Feet)	0-2	0-2	0-2	0-2
Tare No.	18	11	N-2	19
Tare plus wet soil (grams)	271.5	331.5	361.0	383.0
Tare plus dry soil (grams)	238.0	306.0	333.5	356.0
Water W_w (grams)	33.5	25.5	27.5	27.0
Tare (grams)	9.0	9.0	9.0	9.0
Dry soil W_s (grams)	229.0	297.0	324.5	347.0
Water Content w (%)	14.6	8.6	8.5	7.8

Boring No.	SPT-5	SPT-6	SPT-7
Sample No.	1	1	1
Sample Depth (Feet)	0-2	0-2	0-2
Tare No.	99	103	941
Tare plus wet soil (grams)	321.0	288.0	478.5
Tare plus dry soil (grams)	282.5	263.0	425.0
Water W_w (grams)	38.5	25.0	53.5
Tare (grams)	9.0	9.0	9.0
Dry soil W_s (grams)	273.5	254.0	416.0
Water Content w (%)	14.1	9.8	12.9

MATERIAL PASSING THE # 200 SIEVE TEST RESULTS (AASHTO T-11)

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
LOCATION: MIAMI-DADE COUNTY, FLORIDA
PROJECT No.: 215125

Boring No.	SPT-1	SPT-2	SPT-3	SPT-4
Sample No.	1	1	1	1
Sample Depth (Feet)	0-2	0-2	0-2	0-2
Original Dry Weight of Soil (grams)	229.0	297.0	324.5	347.0
Weight of Soil After Washing (grams)	193.0	242.0	274.5	283.5
Weight of Soil Passing 200 Sieve (grams)	36.0	55.0	50.0	63.5
Percent of Soil Passing 200 Sieve (%)	15.7	18.5	15.4	18.3

Boring No.	SPT-5	SPT-6	SPT-7
Sample No.	1	1	1
Sample Depth (Feet)	0-2	0-2	0-2
Original Dry Weight of Soil (grams)	273.5	254.0	416.0
Weight of Soil After Washing (grams)	222.0	211.5	345.0
Weight of Soil Passing 200 Sieve (grams)	51.5	42.5	71.0
Percent of Soil Passing 200 Sieve (%)	18.8	16.7	17.1

Note: The percent passing the No. 200 sieve results presented above were determined using the wash method.

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA

Boring No. SPT-1
Sample No. 1
Depth (feet) 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; A-2-4)

Tare #	Dry Wt. - Tare Wt.
18	229.0

Sieve Size	Sieve Sizes	Cumulative Wt. Retained	% RETAINED	% PASSING	% PASSING TOTAL SAMPLE	WEIGHT RETAINED (Grams)
75	75mm 3"	0.0	0.0	100	100	0.0
50	50mm 2"	0.0	0.0	100	100	0.0
37.5	37.5mm 1.5"	0.0	0.0	100.0	100.0	0.0
25	25mm 1"	0.0	0.0	100.0	100.0	0.0
19	19mm 3/4"	0.0	0.0	100.0	100.0	0.0
9.5	9.5mm 3/8"	48.0	21.0	79.0	79.0	48.0
4.75	4.75mm #4	66.5	29.0	71.0	71.0	18.5
2.36	2 mm #10	80.5	35.2	64.8	64.8	14.0
0.6	425um #40	104.0	45.4	54.6	54.6	23.5
0.3	250um #60	136.5	59.6	40.4	40.4	32.5
0.15	150um #100	181.5	79.3	20.7	20.7	45.0
0.075	75um #200	193.0	84.3	15.7	15.7	11.5
PAN	-	229.0	100.0	0.0	0.0	36.0

NOTES: Percent passing the #200 sieve was determined by the wash method.

ASTM D 2487 Classification of Soil for Engineering Purposes

Coarse Gravel	< 3" and > 3/4"
Fine Gravel	< 3/4" and > #4
Coarse Sand	< #4 and > #10
Medium Sand	< #10 and > #40
Fine Sand	< #40 and > #200

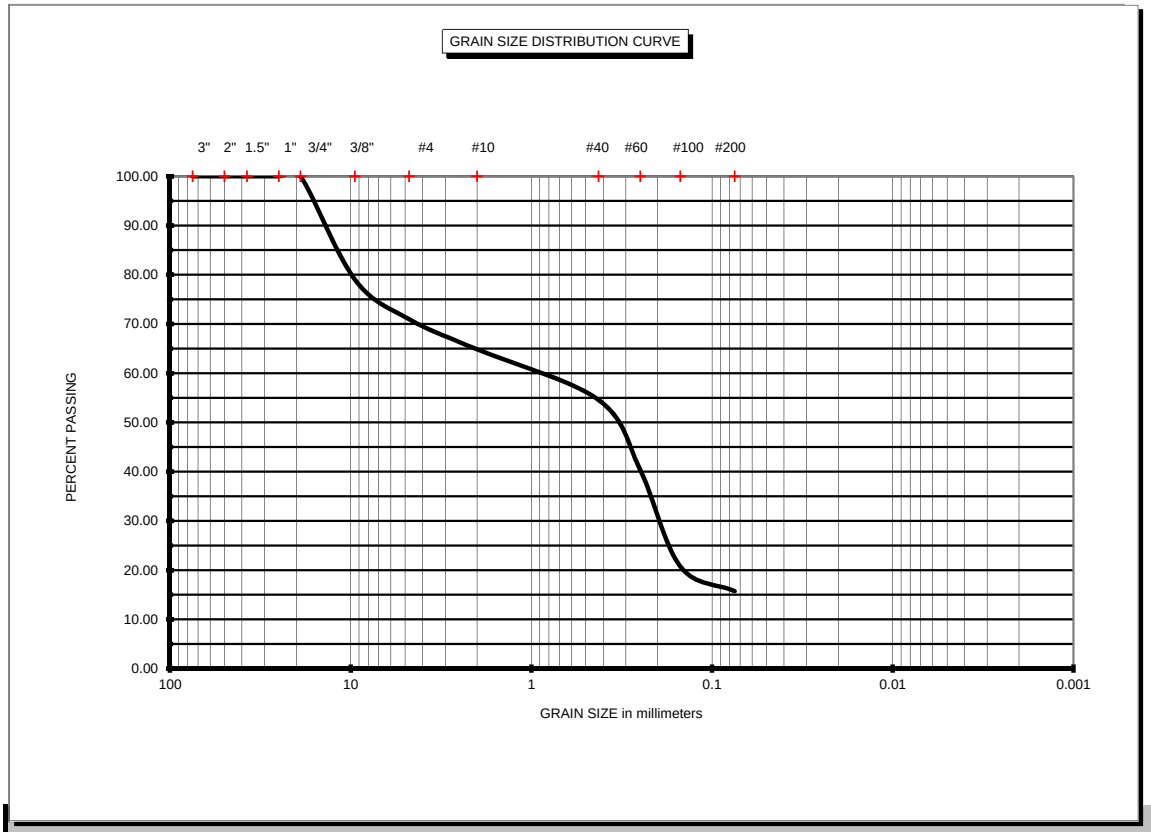
Cu = D60 / D10
Cc = (D30)^2 / (D10 x D60)
1000 um = 1 mm

tested by: J. Gonzalez computed by: S. Zhang checked by: O. Riccobono

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # SPT-1 **SAMPLE #** 1 **Depth (feet)** 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; A-2-4)

Natural Moisture Content: 14.6%

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA

Boring No. SPT-2
Sample No. 1
Depth (feet) 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; A-1-b)

Tare #	Dry Wt. - Tare Wt.
11	297.0

Sieve Size	Sieve Sizes	Cumulative Wt. Retained	% RETAINED	% PASSING	% PASSING TOTAL SAMPLE	WEIGHT RETAINED (Grams)
75	75mm 3"	0.0	0.0	100	100	0.0
50	50mm 2"	0.0	0.0	100	100	0.0
37.5	37.5mm 1.5"	0.0	0.0	100.0	100.0	0.0
25	25mm 1"	0.0	0.0	100.0	100.0	0.0
19	19mm 3/4"	12.0	4.0	96.0	96.0	12.0
9.5	9.5mm 3/8"	76.5	25.8	74.2	74.2	64.5
4.75	4.75mm #4	102.0	34.3	65.7	65.7	25.5
2.36	2 mm #10	122.5	41.2	58.8	58.8	20.5
0.6	425um #40	153.5	51.7	48.3	48.3	31.0
0.3	250um #60	179.5	60.4	39.6	39.6	26.0
0.15	150um #100	225.0	75.8	24.2	24.2	45.5
0.075	75um #200	242.0	81.5	18.5	18.5	17.0
PAN	-	297.0	100.0	0.0	0.0	55.0

NOTES: Percent passing the #200 sieve was determined by the wash method.

ASTM D 2487 Classification of Soil for Engineering Purposes

Coarse Gravel	< 3" and > 3/4"
Fine Gravel	< 3/4" and > #4
Coarse Sand	< #4 and > #10
Medium Sand	< #10 and > #40
Fine Sand	< #40 and > #200

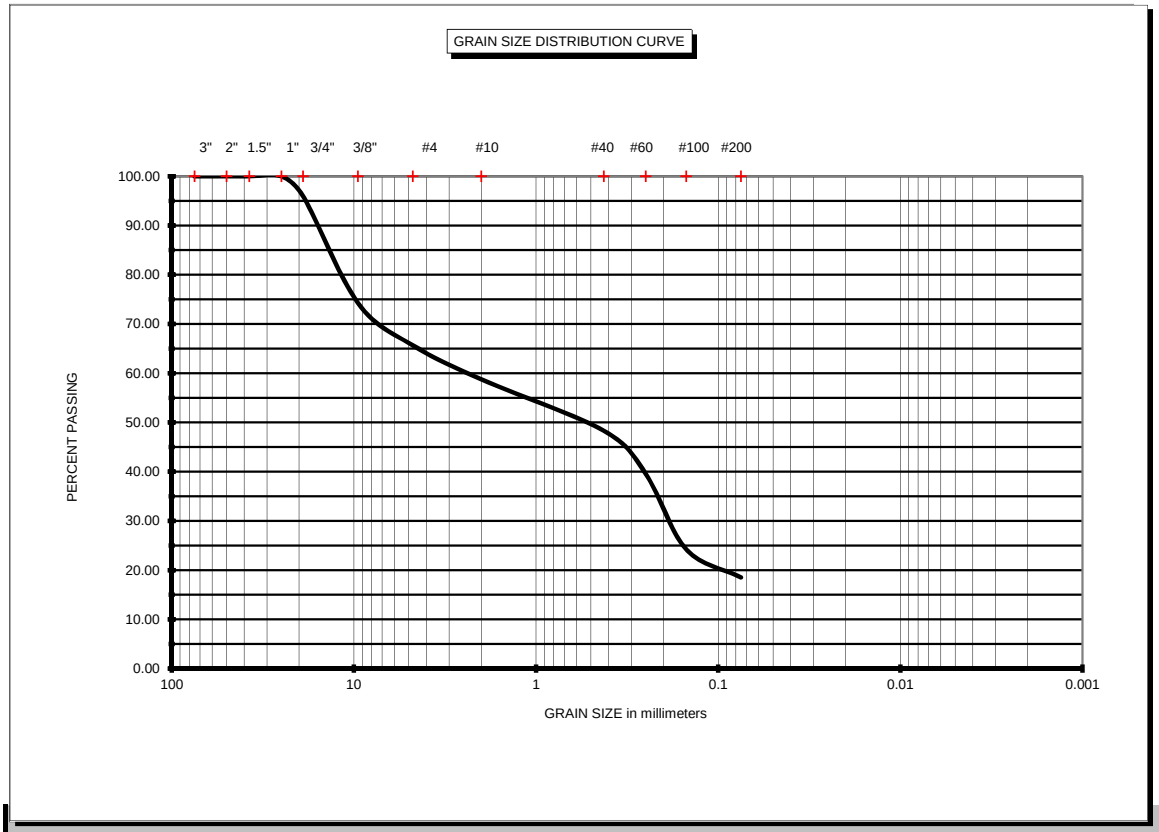
Cu = D60 / D10
Cc = (D30)^2 / (D10 x D60)
1000 um = 1 mm

tested by: J. Gonzalez computed by: S. Zhang checked by: O. Riccobono

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # SPT-2 **SAMPLE #** 1 **Depth (feet)** 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; A-1-b)

Natural Moisture Content: 8.6%

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA

Boring No. SPT-3
Sample No. 1
Depth (feet) 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; A-1-b)

Tare #	Dry Wt. - Tare Wt.
N-2	324.5

Sieve Size	Sieve Sizes	Cumulative Wt. Retained	% RETAINED	% PASSING	% PASSING TOTAL SAMPLE	WEIGHT RETAINED (Grams)
75	75mm 3"	0.0	0.0	100	100	0.0
50	50mm 2"	0.0	0.0	100	100	0.0
37.5	37.5mm 1.5"	0.0	0.0	100.0	100.0	0.0
25	25mm 1"	0.0	0.0	100.0	100.0	0.0
19	19mm 3/4"	10.0	3.1	96.9	96.9	10.0
9.5	9.5mm 3/8"	70.5	21.7	78.3	78.3	60.5
4.75	4.75mm #4	110.0	33.9	66.1	66.1	39.5
2.36	2 mm #10	138.5	42.7	57.3	57.3	28.5
0.6	425um #40	176.0	54.2	45.8	45.8	37.5
0.3	250um #60	211.5	65.2	34.8	34.8	35.5
0.15	150um #100	262.0	80.7	19.3	19.3	50.5
0.075	75um #200	274.5	84.6	15.4	15.4	12.5
PAN	-	324.5	100.0	0.0	0.0	50.0

NOTES: Percent passing the #200 sieve was determined by the wash method.

ASTM D 2487 Classification of Soil for Engineering Purposes

Coarse Gravel	< 3" and > 3/4"
Fine Gravel	< 3/4" and > #4
Coarse Sand	< #4 and > #10
Medium Sand	< #10 and > #40
Fine Sand	< #40 and > #200

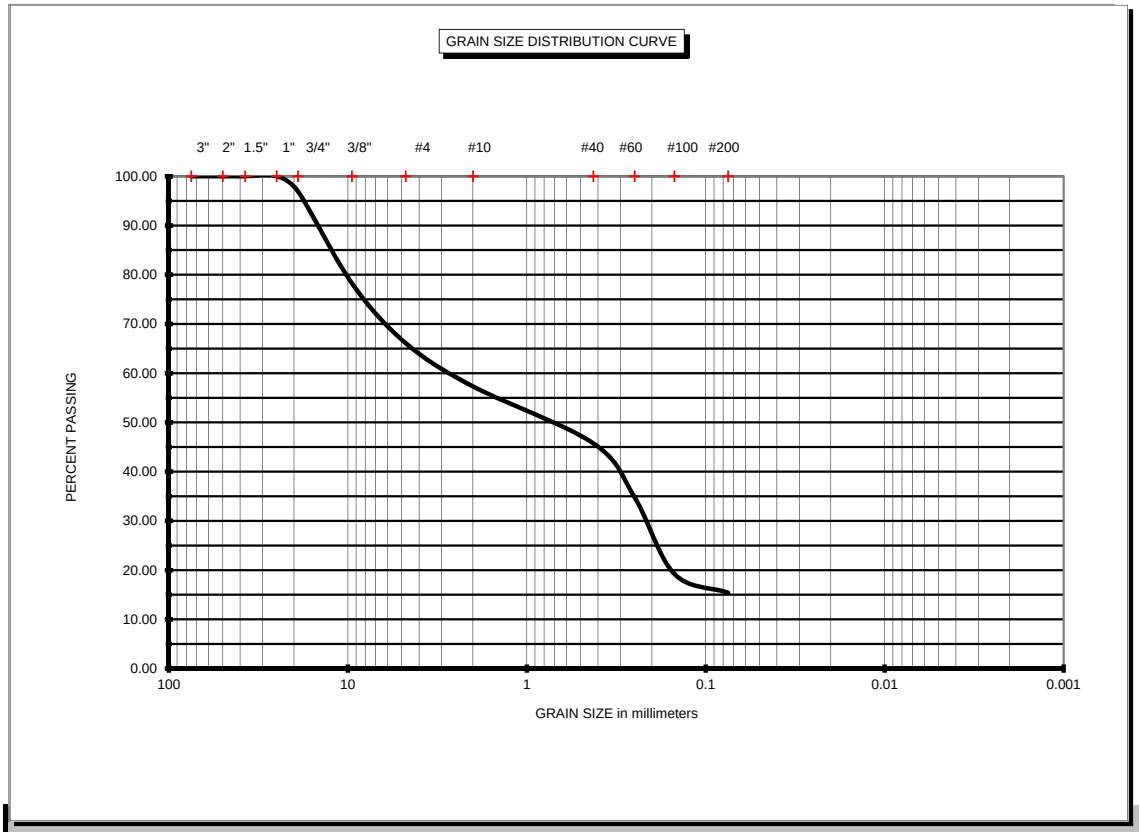
Cu = D60 / D10
Cc = (D30)^2 / (D10 x D60)
1000 um = 1 mm

tested by: J. Gonzalez computed by: S. Zhang checked by: O. Riccobono

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # SPT-3 **SAMPLE #** 1 **Depth (feet)** 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; A-1-b)

Natural Moisture Content: 8.5%

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA

Boring No. SPT-4
Sample No. 1
Depth (feet) 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

Tare #	Dry Wt. - Tare Wt.
19	347.0

Sieve Size	Sieve Sizes	Cumulative Wt. Retained	% RETAINED	% PASSING	% PASSING TOTAL SAMPLE	WEIGHT RETAINED (Grams)
75	75mm 3"	0.0	0.0	100	100	0.0
50	50mm 2"	0.0	0.0	100	100	0.0
37.5	37.5mm 1.5"	0.0	0.0	100.0	100.0	0.0
25	25mm 1"	0.0	0.0	100.0	100.0	0.0
19	19mm 3/4"	16.5	4.8	95.2	95.2	16.5
9.5	9.5mm 3/8"	84.5	24.4	75.6	75.6	68.0
4.75	4.75mm #4	127.0	36.6	63.4	63.4	42.5
2.36	2 mm #10	157.0	45.2	54.8	54.8	30.0
0.6	425um #40	190.0	54.8	45.2	45.2	33.0
0.3	250um #60	223.5	64.4	35.6	35.6	33.5
0.15	150um #100	270.5	78.0	22.0	22.0	47.0
0.075	75um #200	283.5	81.7	18.3	18.3	13.0
PAN	-	347.0	100.0	0.0	0.0	63.5

NOTES: Percent passing the #200 sieve was determined by the wash method.

ASTM D 2487 Classification of Soil for Engineering Purposes

Coarse Gravel	< 3" and > 3/4"
Fine Gravel	< 3/4" and > #4
Coarse Sand	< #4 and > #10
Medium Sand	< #10 and > #40
Fine Sand	< #40 and > #200

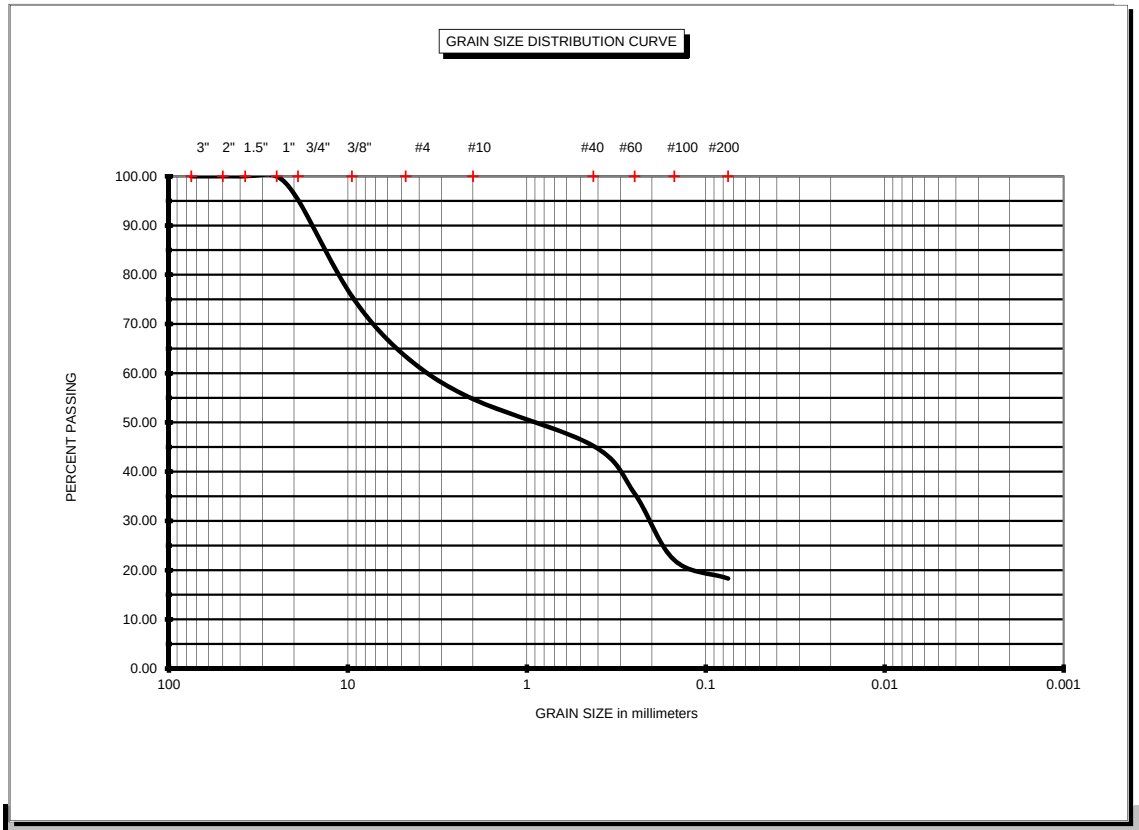
Cu = D60 / D10
Cc = (D30)^2 / (D10 x D60)
1000 um = 1 mm

tested by: J. Gonzalez computed by: S. Zhang checked by: O. Riccobono

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # SPT-4 **SAMPLE #** 1 **Depth (feet)** 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

Natural Moisture Content: 7.8%

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA

Boring No. SPT-5
Sample No. 1
Depth (feet) 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

Tare #	Dry Wt. - Tare Wt.
99	273.5

Sieve Size	Sieve Sizes	Cumulative Wt. Retained	% RETAINED	% PASSING	% PASSING TOTAL SAMPLE	WEIGHT RETAINED (Grams)
75	75mm 3"	0.0	0.0	100	100	0.0
50	50mm 2"	0.0	0.0	100	100	0.0
37.5	37.5mm 1.5"	0.0	0.0	100.0	100.0	0.0
25	25mm 1"	0.0	0.0	100.0	100.0	0.0
19	19mm 3/4"	33.0	12.1	87.9	87.9	33.0
9.5	9.5mm 3/8"	85.0	31.1	68.9	68.9	52.0
4.75	4.75mm #4	126.0	46.1	53.9	53.9	41.0
2.36	2 mm #10	144.0	52.7	47.3	47.3	18.0
0.6	425um #40	168.0	61.4	38.6	38.6	24.0
0.3	250um #60	191.5	70.0	30.0	30.0	23.5
0.15	150um #100	217.0	79.3	20.7	20.7	25.5
0.075	75um #200	222.0	81.2	18.8	18.8	5.0
PAN	-	273.5	100.0	0.0	0.0	51.5

NOTES: Percent passing the #200 sieve was determined by the wash method.

ASTM D 2487 Classification of Soil for Engineering Purposes

Coarse Gravel	< 3" and > 3/4"
Fine Gravel	< 3/4" and > #4

Coarse Sand	< #4 and > #10
Medium Sand	< #10 and > #40
Fine Sand	< #40 and > #200

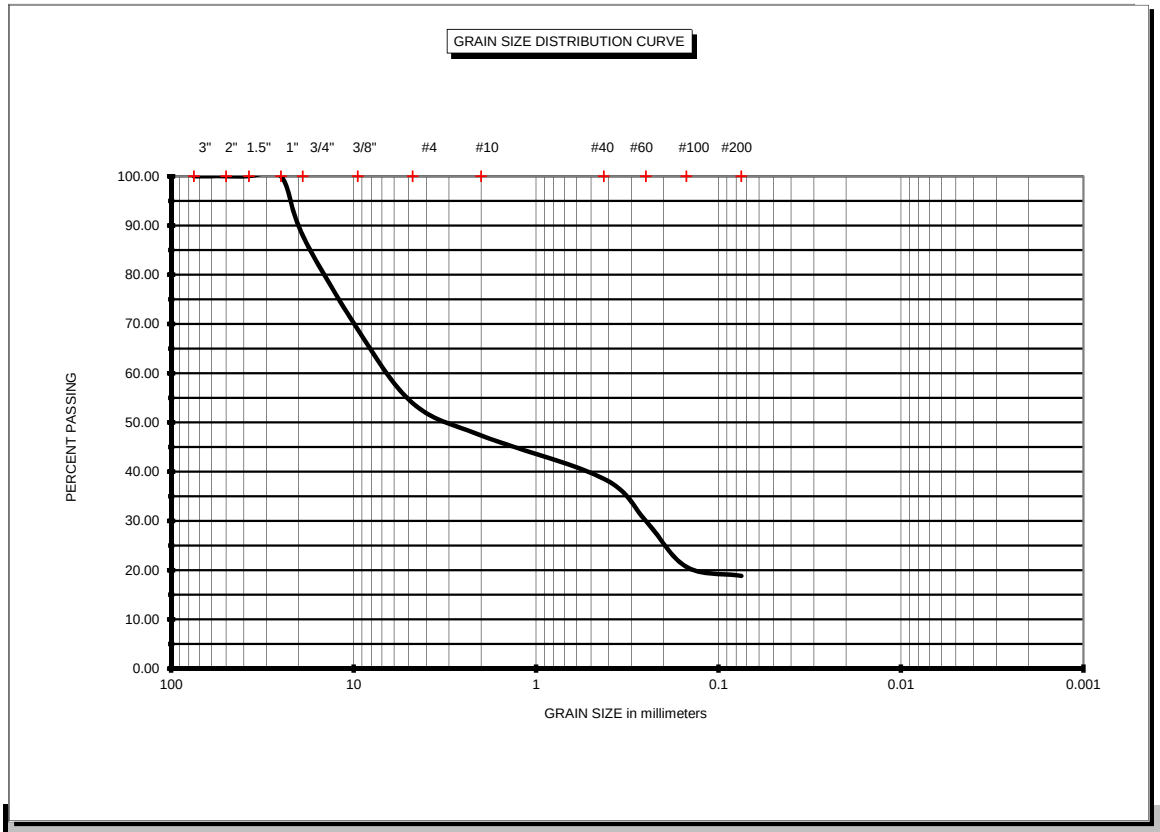
Cu = D60 / D10
Cc = (D30)^2 / (D10 x D60)
1000 um = 1 mm

tested by: J. Gonzalez computed by: S. Zhang checked by: O. Riccobono

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # SPT-5 **SAMPLE #** 1 **Depth (feet)** 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

Natural Moisture Content: 14.1%

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA

Boring No. SPT-6
Sample No. 1
Depth (feet) 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

Tare #	Dry Wt. - Tare Wt.
103	254.0

Sieve Size	Sieve Sizes	Cumulative Wt. Retained	% RETAINED	% PASSING	% PASSING TOTAL SAMPLE	WEIGHT RETAINED (Grams)
75	75mm 3"	0.0	0.0	100	100	0.0
50	50mm 2"	0.0	0.0	100	100	0.0
37.5	37.5mm 1.5"	0.0	0.0	100.0	100.0	0.0
25	25mm 1"	18.0	7.1	92.9	92.9	18.0
19	19mm 3/4"	42.0	16.5	83.5	83.5	24.0
9.5	9.5mm 3/8"	74.0	29.1	70.9	70.9	32.0
4.75	4.75mm #4	99.0	39.0	61.0	61.0	25.0
2.36	2 mm #10	113.0	44.5	55.5	55.5	14.0
0.6	425um #40	136.0	53.5	46.5	46.5	23.0
0.3	250um #60	158.5	62.4	37.6	37.6	22.5
0.15	150um #100	196.5	77.4	22.6	22.6	38.0
0.075	75um #200	211.5	83.3	16.7	16.7	15.0
PAN	-	254.0	100.0	0.0	0.0	42.5

NOTES: Percent passing the #200 sieve was determined by the wash method.

ASTM D 2487 Classification of Soil for Engineering Purposes

Coarse Gravel	< 3" and > 3/4"
Fine Gravel	< 3/4" and > #4
Coarse Sand	< #4 and > #10
Medium Sand	< #10 and > #40
Fine Sand	< #40 and > #200

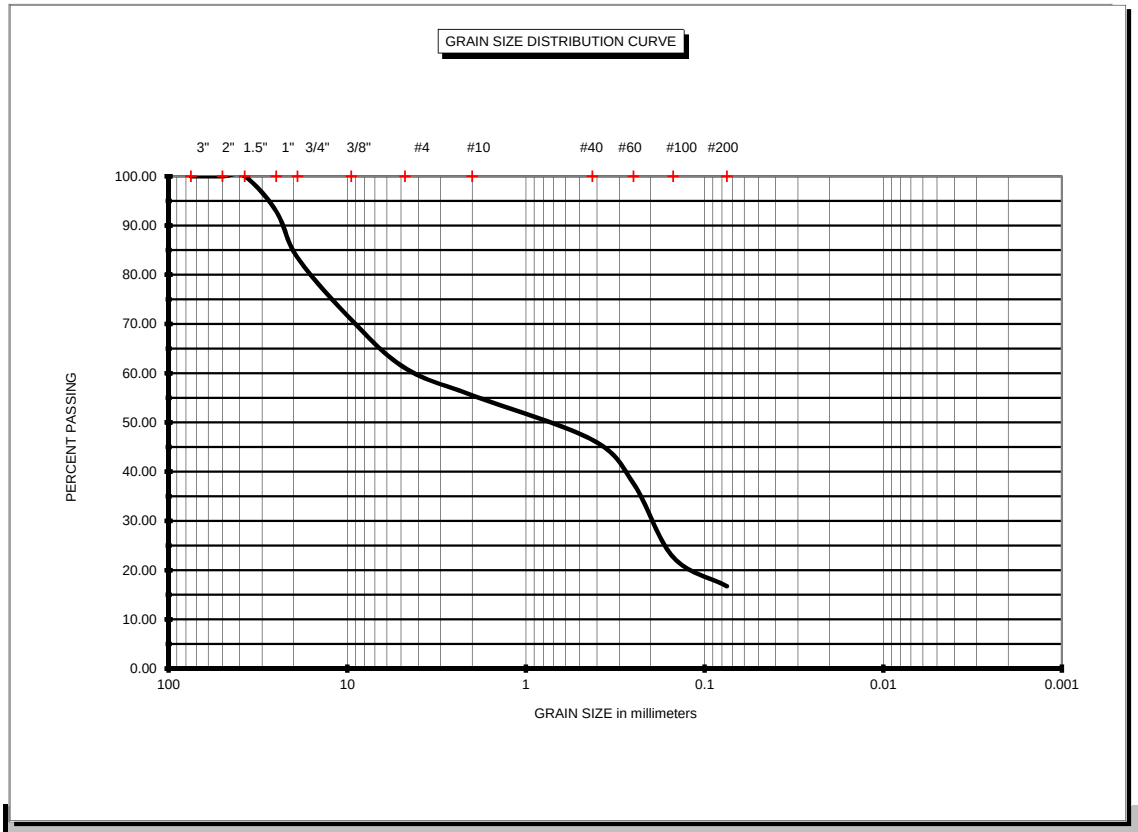
Cu = D60 / D10
Cc = (D30)^2 / (D10 x D60)
1000 um = 1 mm

tested by: J. Gonzalez computed by: S. Zhang checked by: O. Riccobono

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # SPT-6 **SAMPLE #** 1 **Depth (feet)** 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

Natural Moisture Content: 9.8%

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA

Boring No. SPT-7
Sample No. 1
Depth (feet) 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

Tare #	Dry Wt. - Tare Wt.
941	416.0

Sieve Size	Sieve Sizes	Cumulative Wt. Retained	% RETAINED	% PASSING	% PASSING TOTAL SAMPLE	WEIGHT RETAINED (Grams)
75	75mm 3"	0.0	0.0	100	100	0.0
50	50mm 2"	0.0	0.0	100	100	0.0
37.5	37.5mm 1.5"	0.0	0.0	100.0	100.0	0.0
25	25mm 1"	20.0	4.8	95.2	95.2	20.0
19	19mm 3/4"	50.5	12.1	87.9	87.9	30.5
9.5	9.5mm 3/8"	152.0	36.5	63.5	63.5	101.5
4.75	4.75mm #4	207.0	49.8	50.2	50.2	55.0
2.36	2 mm #10	238.5	57.3	42.7	42.7	31.5
0.6	425um #40	275.5	66.2	33.8	33.8	37.0
0.3	250um #60	298.5	71.8	28.2	28.2	23.0
0.15	150um #100	330.5	79.4	20.6	20.6	32.0
0.075	75um #200	345.0	82.9	17.1	17.1	14.5
PAN	-	416.0	100.0	0.0	0.0	71.0

NOTES: Percent passing the #200 sieve was determined by the wash method.

ASTM D 2487 Classification of Soil for Engineering Purposes

Coarse Gravel	< 3" and > 3/4"
Fine Gravel	< 3/4" and > #4
Coarse Sand	< #4 and > #10
Medium Sand	< #10 and > #40
Fine Sand	< #40 and > #200

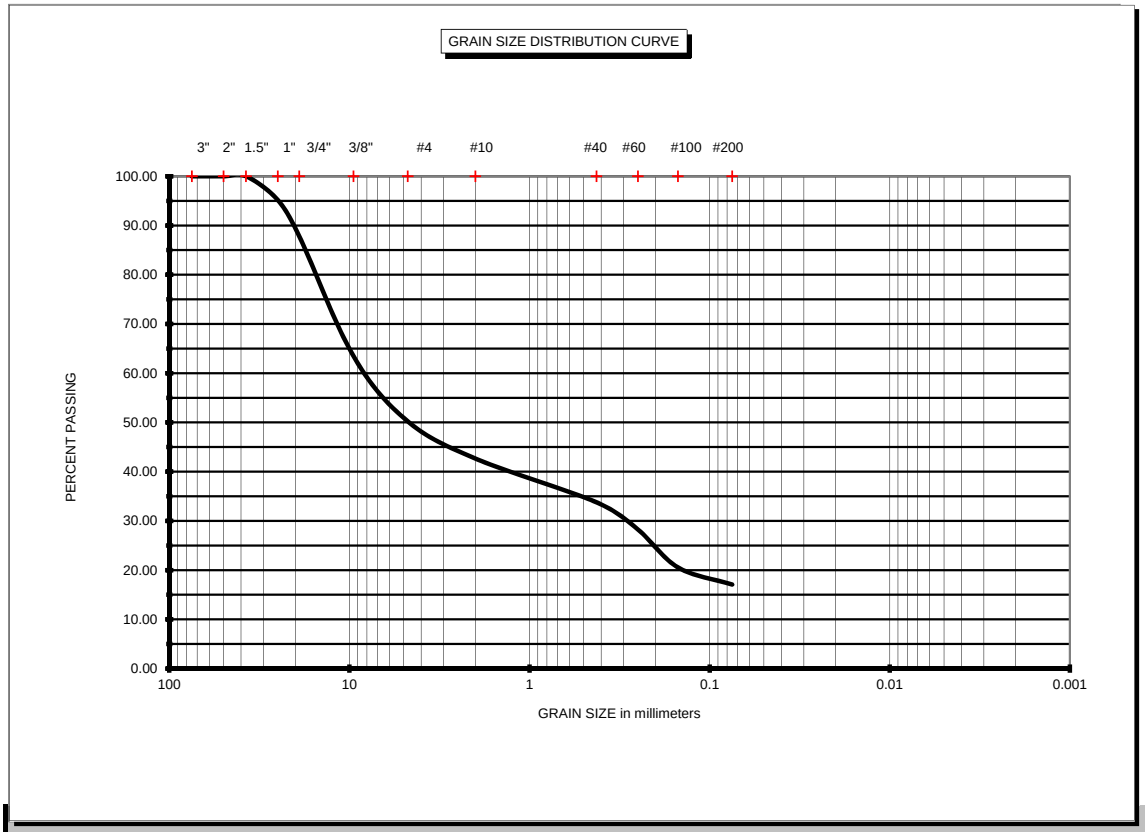
Cu = D60 / D10
Cc = (D30)^2 / (D10 x D60)
1000 um = 1 mm

tested by: J. Gonzalez computed by: S. Zhang checked by: O. Riccobono

GRAIN SIZE DATA SHEET

DATE: 5/19/2015

PROJECT NAME: WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
GEOSOL PROJECT No. 215125
GENERAL LOCATION: MIAMI-DADE COUNTY, FLORIDA



ASTM D 2487 Classification of Soil for Engineering Purposes			Coarse Sand	< #4 and > #10	Cu = D60 / D10
Coarse Gravel	< 3" and > 3/4"		Medium Sand	< #10 and > #40	Cc = (D30)^2 / (D10 x D60)
Fine Gravel	< 3/4" and > #4		Fine Sand	< #40 and > #200	

BORING # SPT-7 **SAMPLE #** 1 **Depth (feet)** 0-2

SOIL DESCRIPTION: Brown Silty Fine to Medium SAND and Limerock Fragments (FILL; A-1-b)

Natural Moisture Content: 12.9%

Pace Analytical Services, Inc.
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

ANALYTICAL RESULTS

Project: KENDALL
Pace Project No.: 35189113

Sample: SPT-6 **Lab ID: 35189113001** Collected: 05/12/15 17:00 Received: 05/13/15 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
4500H+ pH, Electrometric	Analytical Method: SM 4500-H+B								
Temperature, Water (C)	**23.5**	deg C	0.010	0.010	1		05/22/15 12:05		
pH at 25 Degrees C	**7.9**	Std. Units	0.10	0.10	1		05/22/15 12:05		Q
Resistivity	Analytical Method: EPA 120.1 Resistivity								
Resistivity	**719**	ohms-cm			1		05/22/15 13:00		
300.0 IC Anions 28 Days	Analytical Method: EPA 300.0								
Chloride	**41.3**	mg/L	5.0	2.5	1		05/21/15 10:38	16887-00-6	
Sulfate	**24.2**	mg/L	5.0	2.5	1		05/21/15 10:38	14808-79-8	

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, Inc..

APPENDIX "C"

Table 4 – Summary of Constant Head Percolation Test Results
Schematics of SFWMD's Usual Open-Hole Percolation Test Procedures

TABLE 4 - SUMMARY OF CONSTANT HEAD PERCOLATION TEST RESULTS

WEST KENDALL DIRSTRICT PARK IMPROVEMENTS - PHASE 1
MIAMI-DADE COUNTY, FLORIDA
GEOSOL PROJECT No. 215125

Test No.	Date Performed	Diameter		Depth of Hole (Feet)	Depth to Groundwater Level Below Ground Surface (Feet)		SATURATED HOLE DEPTH Ds (Feet)	Corrected Depth of Hole (Feet)	Average Flow Rate (gpm)	K, Hydraulic Conductivity (cfs/ft^2-Ft Head)
		Casing (Inches)	Hole (Inches)		Prior to Test	During Test				
P-1	05/13/15	6.00	6.75	15	4.0	3.30	0.00	11.70	15.6	5.73E-02
P-2	05/13/15	6.00	6.75	15	4.1	3.50	0.00	11.50	15.7	7.49E-02

NOTES:

(1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should decide on the required factor of safety.

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the following page.

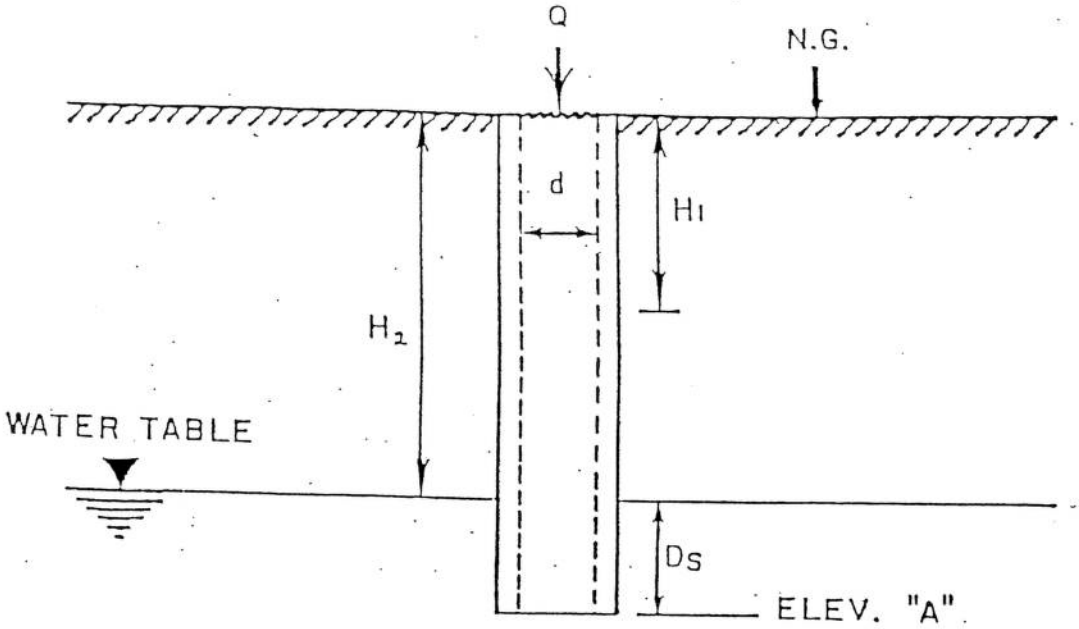
(3) The diameter of the HOLE was used in the computation of the hydraulic conductivity values presented in the above table.

(4) Loss of drilling fluid was experieced during the performance of the percolation test.

SUBSURFACE STRATIFICATION

TEST No.	DEPTH (FEET) FROM	DEPTH (FEET) TO	GENERAL MATERIAL DESCRIPTION
P-1	0.00	2.00	Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; SM)
	2.00	20.00	Light Brown Sandy LIMESTONE
P-2	0.00	2.00	Brown Silty Fine to Medium SAND with Some Limerock Fragments (FILL; SM)
	2.00	20.00	Light Brown Sandy LIMESTONE

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2 D_S + H_2 d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.^{2}-FT. HEAD)

Q = "STABILIZED" FLOW RATE (CFS)

d = DIAMETER OF TEST HOLE (FEET)

H_2 = DEPTH TO WATER TABLE (FEET)

D_S = SATURATED HOLE DEPTH (FEET)

ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.

H_1 = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

Reference: SFWMD Management and Storage of Surface Waters
Permit Information Manual Vol. IV, Figure 3, Page 12.

EXHIBIT 5.1

Existing Utility Records

a. Utility Design Ticket

811 Sunshine One Call

Andrey Main

From: irth_host@callsunshine.com
Sent: Wednesday, April 29, 2015 10:09 AM
To: amain@milianswain.com
Subject: SSOCOF CONFRM 2015/04/29 #00000 119502825-000 NORM DSGN NEW

```
CONFRM 00000 CALL SUNSHINE 04/29/15 10:08:29ET 119502825-000 DESIGN  GRID Ticket :
119502825 Rev:000 Taken: 04/29/15 09:56ET

State: FL Cnty: DADE GeoPlace: THE HAMMOCKS
CallerPlace: THE HAMMOCKS
Subdivision:

Address : 11255
Street  : SW 157TH AVE
Cross 1 : SW 112TH ST
Within 1/4 mile: Y

Locat: DESIGN REQUEST FOR 1/2 MILE RADIUS OF THE PROPERTY AT 11255 SW 157TH AVE
:
Remarks : IN RESPONSE TO RECEIPT OF A DESIGN TICKET, SSOCOF PROVIDES THE
     ORIGINATOR OF THE DESIGN TICKET WITH A LIST OF SSOCOF MEMBERS IN THE
     VICINITY OF THE DESIGN PROJECT.  SSOCOF DOES NOT NOTIFY SSOCOF MEMBERS OF
     THE RECEIPT BY SSOCOF OF A DESIGN TICKET.  IT IS THE SOLE RESPONSIBILITY
     OF THE DESIGN ENGINEER TO CONTACT SSOCOF MEMBERS TO REQUEST INFORMATION
     ABOUT THE LOCATION OF SSOCOF MEMBERS' UNDERGROUND FACILITIES.  SUBMISSION
     OF A DESIGN TICKET WILL NOT SATISFY THE REQUIREMENT OF CHAPTER 556,
     FLORIDA STATUTES, TO NOTIFY SSOCOF OF AN INTENT TO EXCAVATE OR DEMOLISH.
     THAT INTENT MUST BE MADE KNOWN SPECIFICALLY TO SSOCOF IN THE MANNER
     REQUIRED BY LAW.  IN AN EFFORT TO SAVE TIME ON FUTURE CALLS, SAVE YOUR
     DESIGN TICKET NUMBER IF YOU INTEND TO BEGIN EXCAVATION WITHIN 90 DAYS OF
     YOUR DESIGN REQUEST.  THE DESIGN TICKET CAN BE REFERENCED , AND THE
     INFORMATION ON IT CAN BE USED TO SAVE TIME WHEN YOU CALL IN THE EXCAVATION
     REQUEST.
*** LOOKUP BY MANUAL ***
:
Grids   : 2539A8026A   2539A8026B   2539A8027C   2539A8027D   2539B8026A
Grids   : 2539B8026B   2539B8027C   2539B8027D   2539C8026A   2539C8026B
Grids   : 2539C8027C   2539C8027D   2540D8026A   2540D8026B   2540D8027C
Grids   : 2540D8027D

Work date: 04/29/15 Time: 09:58ET  Hrs notc: 000 Category: 6 Duration: UNKNOWN Due Date :
05/01/15 Time: 23:59ET  Exp Date : 05/29/15 Time: 23:59ET Work type: DESIGN  Boring: N
White-lined: N
Ug/Oh/Both: U  Machinery: N  Depth: UNK  Permits: N  N/A Done for : DESIGN

Company : MILIAN SWAIN AND ASSOCIATES  Type: CONT Co addr : 2025 SW 32ND AVE Co addr2:
SUITE 110
City    : MIAMI State: FL Zip: 33145
Caller  : ANDREY MAIN Phone: 305-441-0123 Ext: 217 Contact : DESIGN Phone:
BestTime: 8:30-5:30
Mobile  : 305-519-5685
Fax     : 305-441-0688
Email   : AMAIN@MILIANSWAIN.COM

Submitted: 04/29/15 09:56ET Oper: DIA
Mbrs :
CC1280 LEONARD MAXWELL-NEWBOLD      954-447-8405
       COMCAST CABLE
       2601 SW 145TH AVE
       MIRAMAR, FL  33027
    Level 1: Member does not provide this service.
```

Level 2: Member does not provide this service.
Level 3: Member does not provide this service.
Level 4: Member does not provide this service.

CITYGS ROLAND RUIZ 305-691-8710
FLORIDA CITY GAS
955 E 25TH ST
HIALEAH, FL 33013
Level 1: SERVICES NOT PROVIDED BY MEMBER
Level 2: SERVICES NOT PROVIDED BY MEMBER
Level 3: SERVICES NOT PROVIDED BY MEMBER
Level 4: SERVICES NOT PROVIDED BY MEMBER

DCPWT OCTAVIO VIDAL 305-412-0891 Ext: 201
DADE COUNTY PUBLIC WORKS AND TRAFFIC
13284 SW 120TH ST
MIAMI, FL 33186
Level 1: SERVICES NOT PROVIDED BY MEMBER
Level 2: SERVICES NOT PROVIDED BY MEMBER
Level 3: SERVICES NOT PROVIDED BY MEMBER
Level 4: SERVICES NOT PROVIDED BY MEMBER

FPLDAD TRACY STERN 800-868-9554
FLORIDA POWER & LIGHT
2900 CATHERINE ST
PALATKA, FL 32177
Level 1: NO FEE
Level 2: SERVICES NOT PROVIDED BY MEMBER
Level 3: SERVICES NOT PROVIDED BY MEMBER
Level 4: SERVICES NOT PROVIDED BY MEMBER

MDWS SERGIO GARCIA 786-268-5320
MIAMI DADE WATER SEWER
3575 S LEJEUNE RD
MIAMI, FL 33157
Level 1: CONTACT MEMBER DIRECTLY FOR FEE SCALE TO OBTAIN AS-BUILT PLANS OF EXISTING FACILITY
Level 2: SERVICES NOT PROVIDED BY MEMBER
Level 3: SERVICES NOT PROVIDED BY MEMBER
Level 4: SERVICES NOT PROVIDED BY MEMBER

SBF23 STEVE MASSIE 305-222-8745
AT & T/ DISTRIBUTION
9101 SW 24TH ST
1ST FLOOR
MIAMI, FL 33165
Level 1: FEE TO BE DETERMINED
Level 2: NOT PROVIDED BY MEMBER
Level 3: FEE TO BE DETERMINED
Level 4: NOT PROVIDED BY MEMBER

TL2051

b. Letters

Request for Utility Records

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

MIAMI ● FT. LAUDERDALE ● WEST PALM BEACH

April 29, 2015 File: M11-33

Ms. Tracy Stern.
Florida Power & Light
2900 Catherine Street
Palatka, Florida. 32177

Projects: West Kendall District Park 2015
11255 SW 157th Avenue, Miami, Florida. 33196

Re: Records of Existing Utilities

Dear Ms. Stern:

Milian, Swain & Associates, Inc. (MSA) are the engineers for the above referenced project. We have listed below and have enclosed for your review Exhibit "A", for the project area showing the limits of the proposed work.

Locations	Design Ticket No.
Locate a ½ Mile Radius around of the property at 11255 SW 157th Avenue, Miami, Florida. 33196	119502825

If your company/agency has any underground or aboveground service lines, easements, and/or structures within or adjacent to the project limits shown, please provide us with record drawings or "as-builts" of such. It will be important to know size, location, and depth of cover of existing facilities in order to determine the alignment and grade of proposed improvements. If record drawings are not available, please mark the best available information on the enclosed plans and return to us at the above address.

In order to avoid conflicts and/or mishaps during excavation, we will include this information in our construction drawings. This will help bring to the contractor's attention any utility crossings requiring field verification. Should you need additional information please do not hesitate to contact our office at (305) 441-0123.

Sincerely,

MILIAN, SWAIN & ASSOCIATES, INC.

Jorge Torres
Project Engineer
jtorres@milianswain.com

Enclosure: Exhibit "A"

cc: Document Control File

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

MIAMI ● FT. LAUDERDALE ● WEST PALM BEACH

April 29, 2015 File: M11-33

Mr. Roland Ruiz
Florida City Gas
955 E. 25th Street .
Miami, Florida. 33013

Projects: West Kendall District Park 2015
11255 SW 157th Avenue, Miami, Florida. 33196

Re: Records of Existing Utilities

Dear Mr. Ruiz:

Milian, Swain & Associates, Inc. (MSA) are the engineers for the above referenced project. We have listed below and have enclosed for your review Exhibit "A", for the project area showing the limits of the proposed work.

Locations	Design Ticket No.
Locate a ½ Mile Radius around of the property at 11255 SW 157th Avenue, Miami, Florida. 33196	119502825

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Sincerely,

MILIAN, SWAIN & ASSOCIATES, INC.

Jorge Torres
Project Engineer
jtorres@milianswain.com

Enclosure: Exhibit "A"

cc: Document Control File

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

MIAMI ● FT. LAUDERDALE ● WEST PALM BEACH

April 29, 2015 File: M11-33

Mr. Octavio Vidal
Dade-County Public Works & Traffic
13284 SW 120th Street
Miami, Florida. 33186

Projects: West Kendall District Park 2015
11255 SW 157th Avenue, Miami, Florida. 33196

Re: Records of Existing Utilities

Dear Mr. Vidal:

Milian, Swain & Associates, Inc. (MSA) are the engineers for the above referenced project. We have listed below and have enclosed for your review Exhibit "A", for the project area showing the limits of the proposed work.

Locations	Design Ticket No.
Locate a ½ Mile Radius around of the property at 11255 SW 157th Avenue, Miami, Florida. 33196	119502825

If your company/agency has any underground or aboveground service lines, easements, and/or structures within or adjacent to the project limits shown, please provide us with record drawings or "as-builts" of such. It will be important to know size, location, and depth of cover of existing facilities in order to determine the alignment and grade of proposed improvements. If record drawings are not available, please mark the best available information on the enclosed plans and return to us at the above address.

In order to avoid conflicts and/or mishaps during excavation, we will include this information in our construction drawings. This will help bring to the contractor's attention any utility crossings requiring field verification. Should you need additional information please do not hesitate to contact our office at (305) 441-0123.

Sincerely,

MILIAN, SWAIN & ASSOCIATES, INC.

Jorge Torres
Project Engineer
jtorres@milianswain.com

Enclosure: Exhibit "A"

cc: Document Control File

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

MIAMI ● FT. LAUDERDALE ● WEST PALM BEACH

April 29, 2015 File: M11-33

Mr. Sergio Garcia
Miami Dade Water & Sewer Department
3575 S Lejeune Road
Miami, Florida. 33157

Projects: West Kendall District Park 2015
11255 SW 157th Avenue, Miami, Florida. 33196

Re: Records of Existing Utilities

Dear Mr. Garcia:

Milian, Swain & Associates, Inc. (MSA) are the engineers for the above referenced project. We have listed below and have enclosed for your review Exhibit "A", for the project area showing the limits of the proposed work.

Locations	Design Ticket No.
Locate a ½ Mile Radius around of the property at 11255 SW 157th Avenue, Miami, Florida. 33196	119502825

If your company/agency has any underground or aboveground service lines, easements, and/or structures within or adjacent to the project limits shown, please provide us with record drawings or "as-builts" of such. It will be important to know size, location, and depth of cover of existing facilities in order to determine the alignment and grade of proposed improvements. If record drawings are not available, please mark the best available information on the enclosed plans and return to us at the above address.

In order to avoid conflicts and/or mishaps during excavation, we will include this information in our construction drawings. This will help bring to the contractor's attention any utility crossings requiring field verification. Should you need additional information please do not hesitate to contact our office at (305) 441-0123.

Sincerely,

MILIAN, SWAIN & ASSOCIATES, INC.

Jorge Torres
Project Engineer
jtorres@milianswain.com

Enclosure: Exhibit "A"

cc: Document Control File

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

MIAMI ● FT. LAUDERDALE ● WEST PALM BEACH

April 29, 2015 File: M11-33

Mr. Leonard Maxwell-Newbold
Comcast Cable
2601 SW 145th Avenue
Miramar, Florida. 33027

Projects: West Kendall District Park 2015
11255 SW 157th Avenue, Miami, Florida. 33196

Re: Records of Existing Utilities

Dear Mr. Maxwell-Newbold:

Milian, Swain & Associates, Inc. (MSA) are the engineers for the above referenced project. We have listed below and have enclosed for your review Exhibit "A", for the project area showing the limits of the proposed work.

Locations	Design Ticket No.
Locate a ½ Mile Radius around of the property at 11255 SW 157th Avenue, Miami, Florida. 33196	119502825

If your company/agency has any underground or aboveground service lines, easements, and/or structures within or adjacent to the project limits shown, please provide us with record drawings or "as-builts" of such. It will be important to know size, location, and depth of cover of existing facilities in order to determine the alignment and grade of proposed improvements. If record drawings are not available, please mark the best available information on the enclosed plans and return to us at the above address.

In order to avoid conflicts and/or mishaps during excavation, we will include this information in our construction drawings. This will help bring to the contractor's attention any utility crossings requiring field verification. Should you need additional information please do not hesitate to contact our office at (305) 441-0123.

Sincerely,

MILIAN, SWAIN & ASSOCIATES, INC.

Jorge Torres
Project Engineer
jtorres@milianswain.com

Enclosure: Exhibit "A"

cc: Document Control File

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

MIAMI ● FT. LAUDERDALE ● WEST PALM BEACH

April 29, 2015 File: M11-33

Mr. Steve Massie
ATT/Distribution
9101 SW 24th Street, 1st Floor
Miami, Florida. 33165

Projects: West Kendall District Park 2015
11255 SW 157th Avenue, Miami, Florida. 33196

Re: Records of Existing Utilities

Dear Mr. Massie:

Milian, Swain & Associates, Inc. (MSA) are the engineers for the above referenced project. We have listed below and have enclosed for your review Exhibit "A", for the project area showing the limits of the proposed work.

Locations	Design Ticket No.
Locate a ½ Mile Radius around of the property at 11255 SW 157th Avenue, Miami, Florida. 33196	119502825

If your company/agency has any underground or aboveground service lines, easements, and/or structures within or adjacent to the project limits shown, please provide us with record drawings or "as-builts" of such. It will be important to know size, location, and depth of cover of existing facilities in order to determine the alignment and grade of proposed improvements. If record drawings are not available, please mark the best available information on the enclosed plans and return to us at the above address.

In order to avoid conflicts and/or mishaps during excavation, we will include this information in our construction drawings. This will help bring to the contractor's attention any utility crossings requiring field verification. Should you need additional information please do not hesitate to contact our office at (305) 441-0123.

Sincerely,

MILIAN, SWAIN & ASSOCIATES, INC.

Jorge Torres
Project Engineer
jtorres@milianswain.com

Enclosure: Exhibit "A"

cc: Document Control File

c. Utility Records Request

Utilities Follow up Log

West Kendall District Park – Phase One Development (Ticket No. 119502825)
Utilities Follow-Up Log
Rev (9-18-15)

Name	Answer	Company/Firm Name	Date Sent	Request Resend Date	Answer Received Date	Information Received
Roland Ruiz	Has Utilities	Florida City Gas	April 29, 2015	N/A	May 4, 2015	Sketch with utilities
Leonard Maxwell-Newbold	No Utilities	Comcast - Cable	April 29, 2015	June 15, 2015	July 10, 2015	Email - No utilities
Octavio Vidal	Has Utilities	Dade County Public Works & Traffic	April 29, 2015	N/A	May 15, 2015	Letter – fee required for as-builts
Sergio Garcia	Has Utilities	Miami-Dade Water and Sewer Department	April 29, 2015	N/A	July 6, 2015	Email - Water & Sewer as-builts
Tracy Stern	No Utilities	Florida Power & Light	April 29, 2015	June 15, 2015	June 18, 2015	Letter- No buried utilities
Steve Massie	No Utilities	ATT/ DISTRIBUTION	April 29, 2015	June 15, 2015	June 25, 2015	Letter- No utilities

d. Responses and Utility Records Received

Jorge Torres

From: Roland Ruiz [rruiz@aglresources.com]
Sent: Monday, May 04, 2015 2:35 PM
To: jtorres@milianswain.com
Subject: FCG Facilities: West Kendall District Park 2015
Attachments: FCGFacilities-119502825.pdf

As requested, please see attached.

Regards,

Roland Ruiz, E.I.
Engineer, Associate
Florida City Gas
Department of Engineering Design

305-835-3632 office
786-457-0937 mobile
305-691-7335 fax
rruiz@aglresources.com

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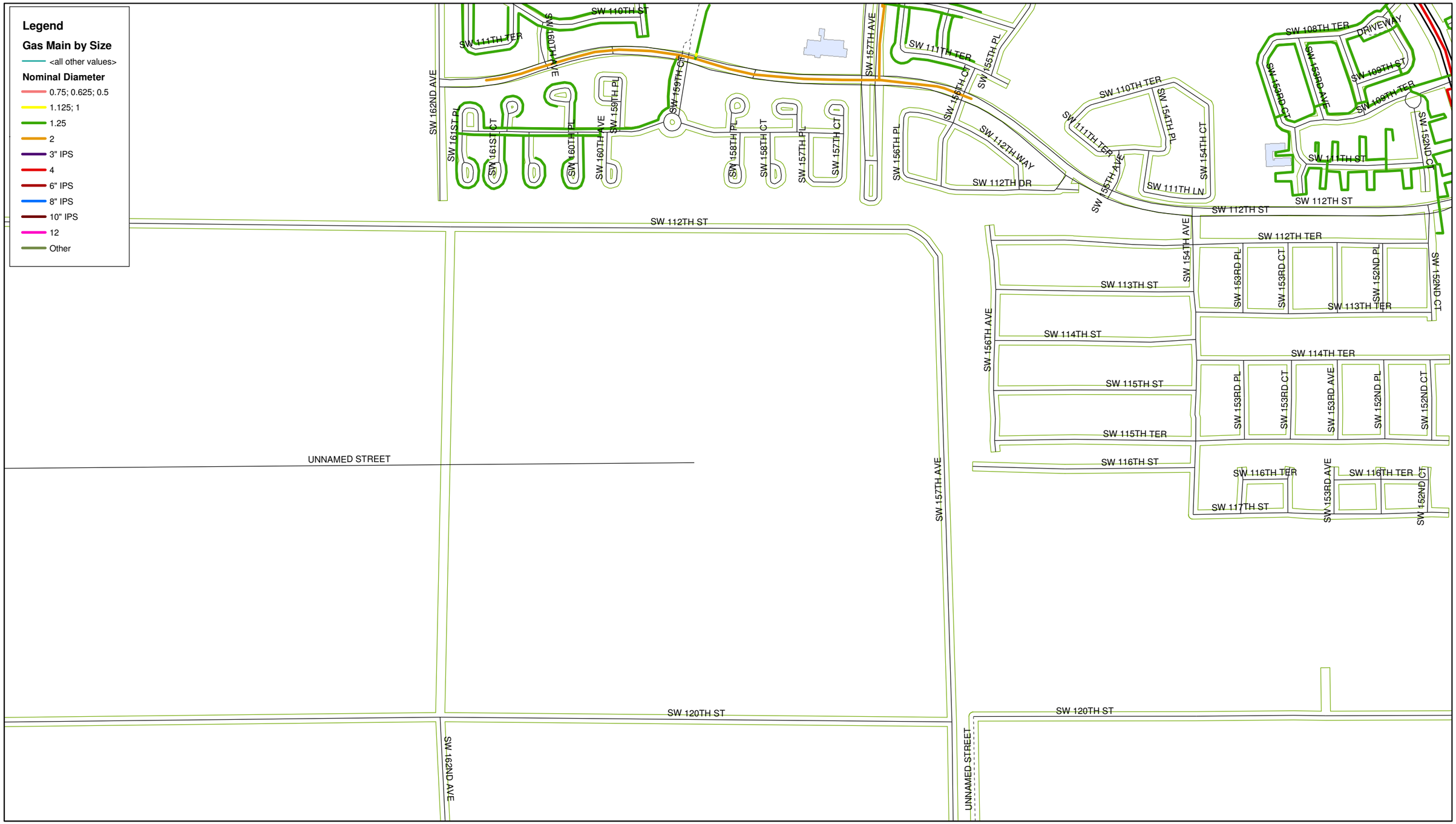
Florida City Gas™
An AGL Resources Company

FCG Facilities: 119502825



Note that this drawing, map or record (Document) has been given to you as a guide. Reproductions of this Document are not allowed without written permission of AGL Resources. AGL Resources does not warrant the accuracy of the Document and disclaims all liability associated with your use of this Document. This Document is not a means of locating underground utilities. You are required to contact the Sunshine State One Call of Florida at 811 prior to digging around any underground utility.

660 330 0 660 Feet

Jorge Torres

From: Cable Utilities for Comcast SFL [cable-utilities@cwsifl.com]
Sent: Friday, July 10, 2015 10:12 AM
To: 'Maxwell-Newbold, Leonard'; 'Bell, Norman'; 'Davidson, Ricardo A'
Cc: 'Jorge Torres'
Subject: completed mark-up / CCG / (071015) RE: Design Ticket # 119502825- West Kendall District Park
Attachments: CWSI-M14-3028.pdf

Good morning,

Please see attached. Comcast has no facilities located within the limits of this project.
If you have any questions, please do not hesitate to ask.

Thanks,

Chris Henning
South Florida Utility Coordinator
Authorized Contractor for
Comcast
Office : 954.239.8386
www.cable-wiring.com
5900 Mayo St
Hollywood, FL 33023

From: Maxwell-Newbold, Leonard [mailto:leonard_maxwell-newbold@cable.comcast.com]
Sent: Wednesday, July 8, 2015 2:45 PM
To: Cable Utilities for Comcast SFL; CWSI-Fernandez, David; Bell, Norman; Davidson, Ricardo A
Cc: Jorge Torres
Subject: FW: Design Ticket # 119502825- West Kendall District Park

Mark-Up Request To CWSI

Thanks !
lmn

From: Jorge Torres [mailto:jtorres@milianswain.com]
Sent: Thursday, June 18, 2015 4:13 PM
To: Maxwell-Newbold, Leonard; cable-utilities@cwsifl.com
Cc: Davidson, Ricardo A; Martinez, Jose - FL; 'Julio Menache'
Subject: Design Ticket # 119502825- West Kendall District Park

Dear Mr. Maxwell-Newbold:

Milian, Swain & Associates, Inc. (MSA) are the engineers for the above referenced project. We have listed below and have enclosed for your review Exhibit "A", for the project area showing the limits of the proposed work.

Locations	Design Ticket No.
Locate a ½ Mile Radius around of the property at 11255 SW 157th Avenue, Miami, Florida. 33196	119502825

If your company/agency has any underground or aboveground service lines, easements, and/or structures within or adjacent to the project limits shown, please provide us with record drawings or "as-builts" of such. It will be important to know size, location, and depth of cover of existing facilities in order to determine the alignment and grade of proposed improvements. If record drawings are not available, please mark the best available information on the enclosed plans and return to us at the above address.

In order to avoid conflicts and/or mishaps during excavation, we will include this information in our construction drawings. This will help bring to the contractor's attention any utility crossings requiring field verification. Should you need additional information please do not hesitate to contact our office at (305) 441-0123.

Sincerely,

Jorge Torres
Senior Engineer

2025 SW 32nd Avenue, Suite 110
Miami, Florida 33145
Tel (305) 441-0123
Fax: (305) 441-0688
jtorres@milianswain.com
www.milianswain.com

West Kendall District Park

Jorge Torres

From: amyers@htlocating.com
Sent: Friday, May 15, 2015 11:45 AM
To: jtorres@milianswain.com
Cc: ovidal@htlocating.com; cnoriega@htlocating.com
Subject: MSA - Location 11255 SW 157th Avenue Miami Fl 33196
Attachments: Document & Map.pdf; Letter.doc

Good Afternoon Mr. Torres,

Please find attached important information regarding Ticket No. 119502825.

Thank you,

April Myers
786-345-0991

High Tech Locating
13284 SW 120th St
Miami, FL 33186
Phone: (305) 412-0891 Fax: (305) 412-0590
E-mail: info@htlocating.com

Friday May 15, 2015

MSA Milian, Swain & Associates, Inc
2025 SW 32 Avenue, Suite 110
Miami FL, 33145
(P) 305-441-0123 (F) 305-441-0688

Attn: Jorge Torres

Location: 11255 SW 157th Avenue, Miami FL 33196

Dear Mrs. Torres,

We have been designated by Miami Dade County Public Works to respond on its behalf to Design Ticket requests.

We will not be able to provide you with As-built of the requested areas, however we will either, draw on the prints you provided, or provide you with a sketch, showing the general location of Miami-Dade County Public Works underground Street Lights and Traffic Signals systems. Please be advised that for Traffic Signals utilities, we will only show you which intersections have Traffic Signals.

There is a fee of $75.00 which will cover the associated cost of processing and responding to your request.

Should you require more accurate underground utility information, we could mark, on the field, the actual utility's horizontal route. This will have an additional cost.

Please also be advice that our service is limited to provide information of the location of the Miami-Dade County Public Works underground Street Lights and Traffic Signals systems. Any determination as to the relocation or not of any infrastructure belonging to Miami Dade County Public Works need to be addressed directly with Miami Dade County Public Works.

Please send check payable to:
High Tech Engineering, Inc.
13284 SW 120th St.
Miami, Fl. 33186
Or use the attached credit card form should you prefer this method of payment.

Sincerely,
Octavio Vidal
High Tech Engineering, Inc.
ovidal@htlocating.com
Dir. Phone: 786-306-1168

High Tech Locating
13284 SW 120th St
Miami, FL 33186
Phone: (305) 412-0891 Fax: (305) 412-0590
E-mail: info@htlocating.com

Payment Authorization

Name:	Date:	
Company:		
Address:		
City:	State:	Zip Code:
Phone:	Fax:	
Email:		
Project Name:		
Job Site Address:		
City:	State:	Zip Code:

Method of Payment

VISA :_____ MasterCard :_____

Credit Card Number:_____

Name of person as it appears on card:_____

Expiration Date:_____ Security Code:_____

Amount: _____ US Dollars

Signature:_____

Please print, sign and fax it back to us (305-412-0590)

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

MIAMI ○ FT. LAUDERDALE ○ WEST PALM BEACH

April 29, 2015

File: M11-32

Mr. Octavio Vidal
Dade-County Public Works & Traffic
13284 SW 120th Street
Miami, Florida. 33186

Projects: West Kendall District Park 2015
11255 SW 157th Avenue, Miami, Florida. 33196

Re: Records of Existing Utilities

Dear Mr. Vidal:

Milian, Swain & Associates, Inc. (MSA) are the engineers for the above referenced project. We have listed below and have enclosed for your review Exhibit "A", for the project area showing the limits of the proposed work.

Locations	Design Ticket No.
Locate a ½ Mile Radius around of the property at 11255 SW 157th Avenue, Miami, Florida. 33196	119502825

If your company/agency has any underground or aboveground service lines, easements, and/or structures within or adjacent to the project limits shown, please provide us with record drawings or "as-builts" of such. It will be important to know size, location, and depth of cover of existing facilities in order to determine the alignment and grade of proposed improvements. If record drawings are not available, please mark the best available information on the enclosed plans and return to us at the above address.

In order to avoid conflicts and/or mishaps during excavation, we will include this information in our construction drawings. This will help bring to the contractor's attention any utility crossings requiring field verification. Should you need additional information please do not hesitate to contact our office at (305) 441-0123.

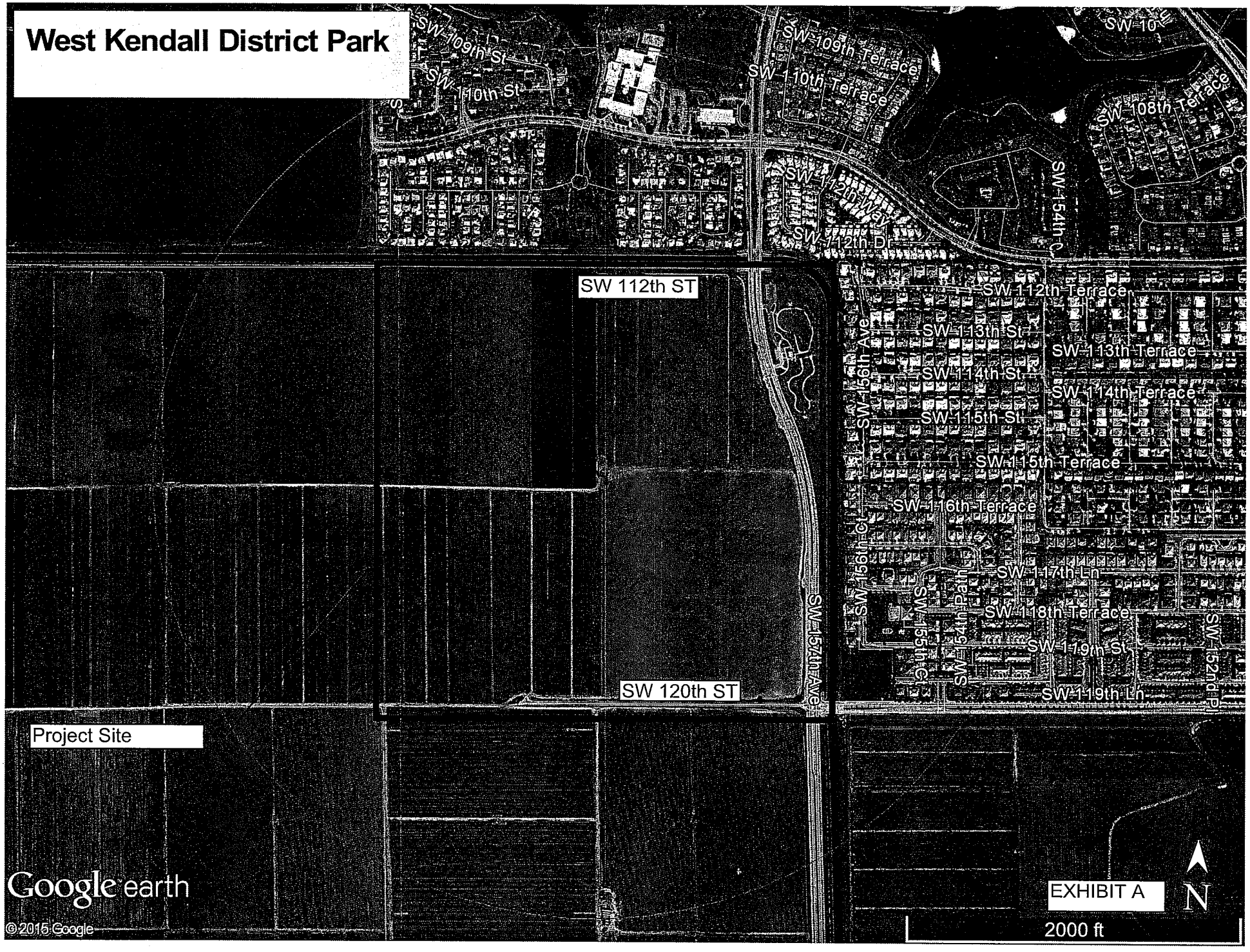
Sincerely,

MILIAN, SWAIN & ASSOCIATES, INC.

Jorge Torres
Project Engineer
jtorres@milianswain.com

Enclosure: Exhibit "A"

cc: Document Control File


West Kendall District Park
SW 109th St
SW 110th St
SW 109th Terrace
SW 110th Terrace
SW 108th Terrace
SW 112th Way
SW 112th Dr
SW 154th C
SW 112th ST
SW 112th Terrace
SW 113th St
SW 113th Terrace
SW 114th St
SW 114th Terrace
SW 115th St
SW 115th Terrace
SW 116th Terrace
SW 156th Ave
SW 156th Ct
SW 117th Ln
SW 118th Terrace
SW 119th St
SW 119th Ln
SW 155th Ct
SW 154th Pl
SW 152nd Pl
SW 157th Ave
SW 120th ST
Project Site
Google earth
© 2015 Google
EXHIBIT A
N
2000 ft

Jorge Torres

From: Etcheverry, Andrea (OH2 Consultant) [ANDET@miamidade.gov]
Sent: Monday, July 06, 2015 10:35 AM
To: 'jtorres@milianswain.com'
Cc: Garcia, Sergio (WASD); Capote, Maria T. (WASD)
Subject: Water & Sewer Atlases requested for WEST KENDALL DISTRICT PARK 2015
Attachments: Sewer Atlas West Kendall District Park (X21).pdf; W21 SEWER.pdf; Water Atlas West Kendall District Park (X21).pdf

Good afternoon Mr. Torres,

Please see the attached portion of Water & Sewer Atlases **X-21, X-22, W-21, and W-22** corresponding to the area of development requested on your letter: ***Records of Existing Uitilities (Second Notice)*** for Project: ***West Kendall District Park 2015,*** to the Miami Dade Water & Sewer Department, dated June 18th, 2015.

If you need the as-built drawings for the existing water mains within the area of development, please come to our office at 3575 S. Le Jeune Rd. Miami, FL 33133, in order to request them. Each as-built has a cost of $5.00.

Should you have any other question, please do not hesitate to contact me.

Thank you,

Andrea I. Etcheverry, Plans Review Engineer
Miami-Dade Water and Sewer Department
786-268-5349
www.miamidade.gov/water
Connect With Us on Twitter | Facebook

Water Atlas

X-21

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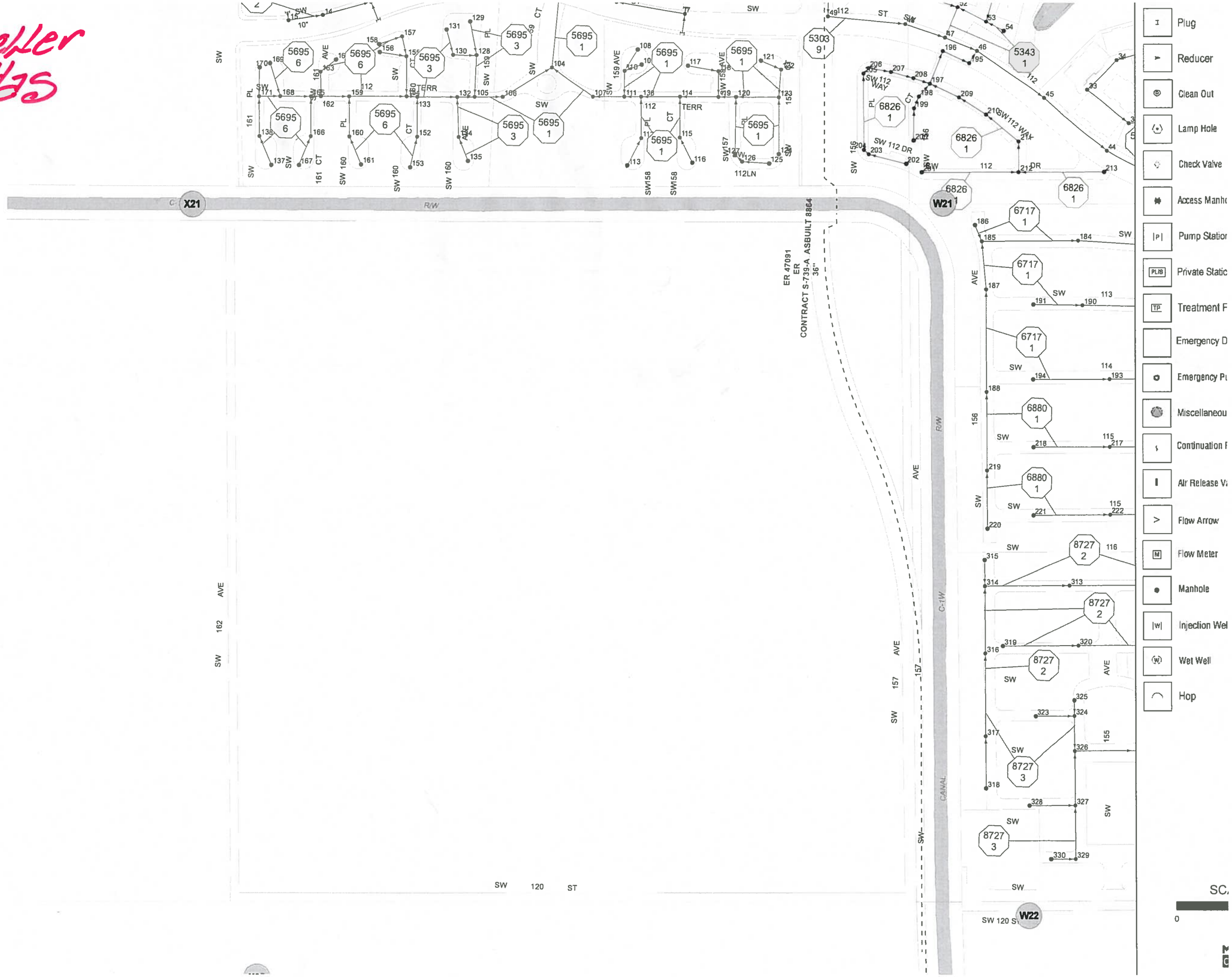
inaccura
User's o
and ASS

Plot F

Seller Atlas



X-21

Florida Power & Light Company, P.O. Box 029311, Miami, FL 33102-9311

FPL.
POWERING TODAY.
EMPOWERING TOMORROW.®

July 27, 2015

Jorge Torres
Milian Swain & Associates, Inc
2025 SW 32nd Ave #110
Miami, FL 33145

RE: SSOC Design Ticket Number: 119502825
11255 SW 157th Ave, Miami, FL 33196

Our records show the above design request does not have conflict with FPL's buried electrical facilities. If I may assist you in the future, please feel free to contact me.

Thank You

Tracy Stern

FPL Statewide Cable
Locations Dept
800-868-9554

811 Know what's below. Call before you dig.

RECEIVED
AUG 0 5 2015
MILIAN, SWAIN & ASSOCIATES, INC.

AT&T Florida
Construction & Engineering, SFL
9101 SW 24th ST
Miami, FL 33165

May 14, 2015

MILIAN, SWAIN & ASSOCIATES, INC.
C/O JORGE TORRES
PROJECT ENGINEER
2025 SW 32 AVENUE
SUITE 110
MIAMI, FL. 33145

FILE COPY

RE: WEST KENDALL DISTRICT PARK 2015
11255 SW 157TH AVENUE, MIAMI, FLORIDA 33196
Design Ticket No. 119502825

Dear Mr. Torres,

AT&T Florida (BellSouth) facilities of record do exist within the project limits described in your inquiry dated April 29th, 2015. No **"as-builts"** are currently available for these facilities.

Effective October 2, 2002, changes to Chapter 556, Florida Statutes, the "Underground Facility Damage Prevention and Safety Act" added provisions for design services to obtain locations of public utilities. By receipt of this letter you are authorized to obtain marked surface field locations of existing underground AT&T Florida facilities at your expense by contacting the licensed AT&T Florida contractor, USIC Locating & Utility Services, Betty Shoemaker, Office Manager, at (352) 516-3073 or BettyShoemaker@USICLLC.com for private location service.

AT&T Florida facilities within private property are typically located in buried "customer owned conduit". AT&T Florida does not maintain "as-builts" for these facilities. The location of these facilities should be maintained by the land/building owner(s).

This information is based on available AT&T Florida records and is provided to you as assistance in determining AT&T Florida's presence in the vicinity of your construction activities. This notice does not relieve the contractor performing the work of responsibility to comply with any and all other requirements of Chapter 556, Florida Statutes, and the "Underground Facility Damage Prevention and Safety Act".

Future correspondence regarding this project and AT&T-FL should be directed to:

AT&T FLORIDA
Mr. Steve Massie
9101 SW 24th Street
Miami, FL 33165
(305) 222-8745

Sincerely,

Steve Massie
OPS Manager Const/Eng-SFL

SM/dd

USA Proud Sponsor of the U.S. Olympic Team

EXHIBIT 6.1

Covenant Running with the land in favor of Miami Dade County.

COVENANT RUNNING WITH THE LAND IN FAVOR OF
METROPOLITAN DADE COUNTY

The undersigned, Miami-Dade Park and Recreation Department; as the owner(s) of the following described real property (hereinafter called "the Property"): Folio 30 5908 001 0010 and Folio 30 5908 001 0020 (see attached)

Located at approximately SW 157 Avenue and SW 112 Street pursuant to Section 24-12.1(5)(a) of the Code of Metropolitan Dade County, hereby submit(s) this executed covenant running with the land in favor of ~~Metropolitan Dade County:~~

The undersigned agree(s) and covenant(s) to the following:

1. Hazardous materials, shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the Northwest Wellfield protection area or within the West Wellfield Interim protection area or within the basic wellfield protection area of any public utility potable water supply well and hazardous wastes shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the average day pumpage wellfield protection area but not within the basic wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield unless a variance is granted by the Environmental Quality Control Board, pursuant to Chapter 24 of the Code of Metropolitan Dade County, and if so granted; said hazardous materials or hazardous wastes may be used, handled, generated, disposed of, discharged or stored on the Property only to the extent permitted by any such variance from the Environmental Quality Control Board of Metropolitan Dade County.

2. Fuels and lubricants required for rockmining operations (lake excavations, concrete batch plants, rock crushing and aggregate plants) within the Northwest Wellfield protection area or within the West Wellfield interim protection area; electrical transformers serving non-residential land uses; small quantity generators of hazardous wastes as defined in Chapter 24 of the Metropolitan Dade County Code within the average day pumpage wellfield protection area but not within the basic wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield; and existing land uses required by the director or his designee to correct violations of this chapter; shall not be prohibited when the following water pollution prevention and abatement measures and practices will be provided:

   (i) Monitoring and detection of water pollution caused by hazardous materials, and

(ii) Secondary containment of water pollution caused by hazardous materials, and

(iii) Inventory control and record-keeping of hazardous materials, and

(iv) Stormwater management of water pollution caused by hazardous materials, and

(v) Protection and security of facilities utilized for the generation, storage, usage, handling, disposal or discharge of hazardous materials.

Said water pollution prevention and abatement measures and practices shall be subject to the approval of the director of the department of Environmental Resources Management or his designees.

3. The use, handling or storage of factory pre-packaged products intended primarily for domestic use or consumption determined by the director of the Department of Environmental Resources Management or his designee to be hazardous materials shall not be prohibited, provided however, that:

(i) The use, handling or storage of said factory pre-packaged products occurs only within a building, and

(ii) The non-residential land use is an office building use (or equivalent municipal land use) or a business district use (or equivalent municipal land use) engaged exclusively in retail sales of factory pre-packaged products intended primarily for domestic use or consumption, and

(iii) The non-residential land use is served or is to be served by an operable public water main and an operable public sanitary sewer, and

(iv) Said building is located more than thirty (30) days' travel time from any public utility potable water supply well.

4. Prior to the entry into a landlord-tenant relationship with respect to the Property, the undersigned agree(s) to notify in writing all proposed tenants of the property of the existence and contents of this Covenant.

5. The undersigned agree(s) and covenant(s) that this Covenant and the provisions contained herein may be enforced by the Director of Environmental Resources Management by preliminary, permanent, prohibitory, and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. This agreement and Covenant shall be recorded in the Public Records of Dade County, Florida and the provisions hereof shall constitute a Covenant Running with the Land and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representatives, estates, successors, grantees and assigns.

7. This agreement and Covenant shall upon request by the undersigned be released by the director of the Department of Environmental Resources Management or his designee when the director or his designee determines that the Property is ~~neither within the Northwest~~ Wellfield ~~protection area nor~~ within the West Wellfield interim protection area nor within the average day pumpage wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield nor within the basic wellfield protection area of any public utility potable water supply well.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this _____ day of _____, 19_____.

CORPORATION

WITNESSES:
sign _____
print _____
sign _____
print _____

Corporation _____
sign GU 12/16
print VIVIAN DONNELL RODRIG.
Title INTERIM DIRECTOR PAR
Address 275 NW 2 ST, MIAMI, F.

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 20th day of December, 19 99, by Vivian Donnell Rodrigues as Director of Park & Recreation, INC., a Florida corporation, on behalf of the corporation. He or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:
sign _____
print CLARA CCELLO
State of Florida at Large (Seal)
My Commission Expires:

OFFICIAL NOTARY SEAL
CLARA COELLO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC679555
MY COMMISSION EXPIRES: JUNE 11, 2001

THIS INSTRUMENT PREPARED BY:

_____
DERM-ENVIRONMENTAL RESOURCES MANAGEMENT
111 N.W. 1ST STREET SUITE 1310
MIAMI, FLORIDA 33128

METROPOLITAN DADE COUNTY

The undersigned, Jack K. Thomas, Jr., Trustee u/w/a 9/3/68; as the owner(s) of the following described real property (hereinafter called "the Property"): Folio 30 5908 001 0010 and Folio 30 5908 001 0020 (see attached)

Located at approximately SW 157 Avenue and SW 112 Street pursuant to Section 24-12.1(5)(a) of the Code of Metropolitan Dade County, hereby submit(s) this executed covenant running with the land in favor of ~~Metropolitan~~ Dade County:

The undersigned agree(s) and covenant(s) to the following:

1. Hazardous materials shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the Northwest Wellfield protection area or within the West Wellfield Interim protection area or within the basic wellfield protection area of any public utility potable water supply well and hazardous wastes shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the average day pumpage wellfield protection area but not within the basic wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield unless a variance is granted by the Environmental Quality Control Board, pursuant to Chapter 24 of the Code of Metropolitan Dade County, and if so granted, said hazardous materials or hazardous wastes may be used, handled, generated, disposed of, discharged or stored on the Property only to the extent permitted by any such variance from the Environmental Quality Control Board of Metropolitan Dade County.

2. Fuels and lubricants required for rockmining operations (lake excavations, concrete batch plants, rock crushing and aggregate plants) within the Northwest Wellfield protection area or within the West Wellfield interim protection area; electrical transformers serving non-residential land uses; small quantity generators of hazardous wastes as defined in Chapter 24 of the Metropolitan Dade County Code within the average day pumpage wellfield protection area but not within the basic wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield; and existing land uses required by the director or his designee to correct violations of this chapter; shall not be prohibited when the following water pollution prevention and abatement measures and practices will be provided:

(i) Monitoring and detection of water pollution caused by hazardous materials, and

Exhibit D

(ii) Secondary containment of water pollution caused by hazardous materials, and

(iii) Inventory control and record-keeping of hazardous materials, and

(iv) Stormwater management of water pollution caused by hazardous materials, and

(v) Protection and security of facilities utilized for the generation, storage, usage, handling, disposal or discharge of hazardous materials.

Said water pollution prevention and abatement measures and practices shall be subject to the approval of the director of the department of Environmental Resources Management or his designees.

3. The use, handling or storage of factory pre-packaged products intended primarily for domestic use or consumption determined by the director of the Department of Environmental Resources Management or his designee to be hazardous materials shall not be prohibited, provided however, that:

(i) The use, handling or storage of said factory pre-packaged products occurs only within a building, and

(ii) The non-residential land use is an office building use (or equivalent municipal land use) or a business district use (or equivalent municipal land use) engaged exclusively in retail sales of factory pre-packaged products intended primarily for domestic use or consumption, and

(iii) The non-residential land use is served or is to be served by an operable public water main and an operable public sanitary sewer, and

(iv) Said building is located more than thirty (30) days' travel time from any public utility potable water supply well.

4. Prior to the entry into a landlord-tenant relationship with respect to the Property, the undersigned agree(s) to notify in writing all proposed tenants of the property of the existence and contents of this Covenant.

5. The undersigned agree(s) and covenant(s) that this Covenant and the provisions contained herein may be enforced by the Director of Environmental Resources Management by preliminary, permanent, prohibitory, and mandatory injunctions as well as otherwise provided for by law or ordinance.

6. This agreement and Covenant shall be recorded in the Public Records of Dade County, Florida and the provisions hereof shall constitute a Covenant Running with the Land and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representatives, estates, successors, grantees and assigns.

7. This agreement and Covenant shall upon request by the undersigned be released by the director of the Department of Environmental Resources Management or his designee when the director or his designee determines that the Property is ~~neither within the~~ Northwest Wellfield protection ~~area nor~~ within the West Wellfield interim protection area nor within the average day pumpage wellfield protection area of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield nor within the basic wellfield protection area of any public utility potable water supply well.

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this 28TH day of MARCH, 20 00.

TRUST

WITNESSES:
sign Starr D Thomas
print STARR D THOMAS
sign Richard P. McCurry
print Richard P. McCurry
STANLEY S WISMANSKI

Trust Jack K Thomas
print JACK K. THOMAS JR.
print
Title TRUSTEE
Address 172 W. FLAGLER ST. #172
MIAMI, FL 33130

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28TH day of March, 20 00, by JACK K THOMAS JR. as TRUSTEE of [illegible] as owner of the subject property. He or she is personally known to me or has produced FL DL as identification and did take an oath.

OFFICIAL NOTARY SEAL
RICHARD P MCCURRY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC547362
MY COMMISSION EXP. APR. 14,2000

NOTARY PUBLIC:
sign Richard P. McCurry
print Richard P. McCurry
State of Florida at Large (Seal)
My Commission Expires:

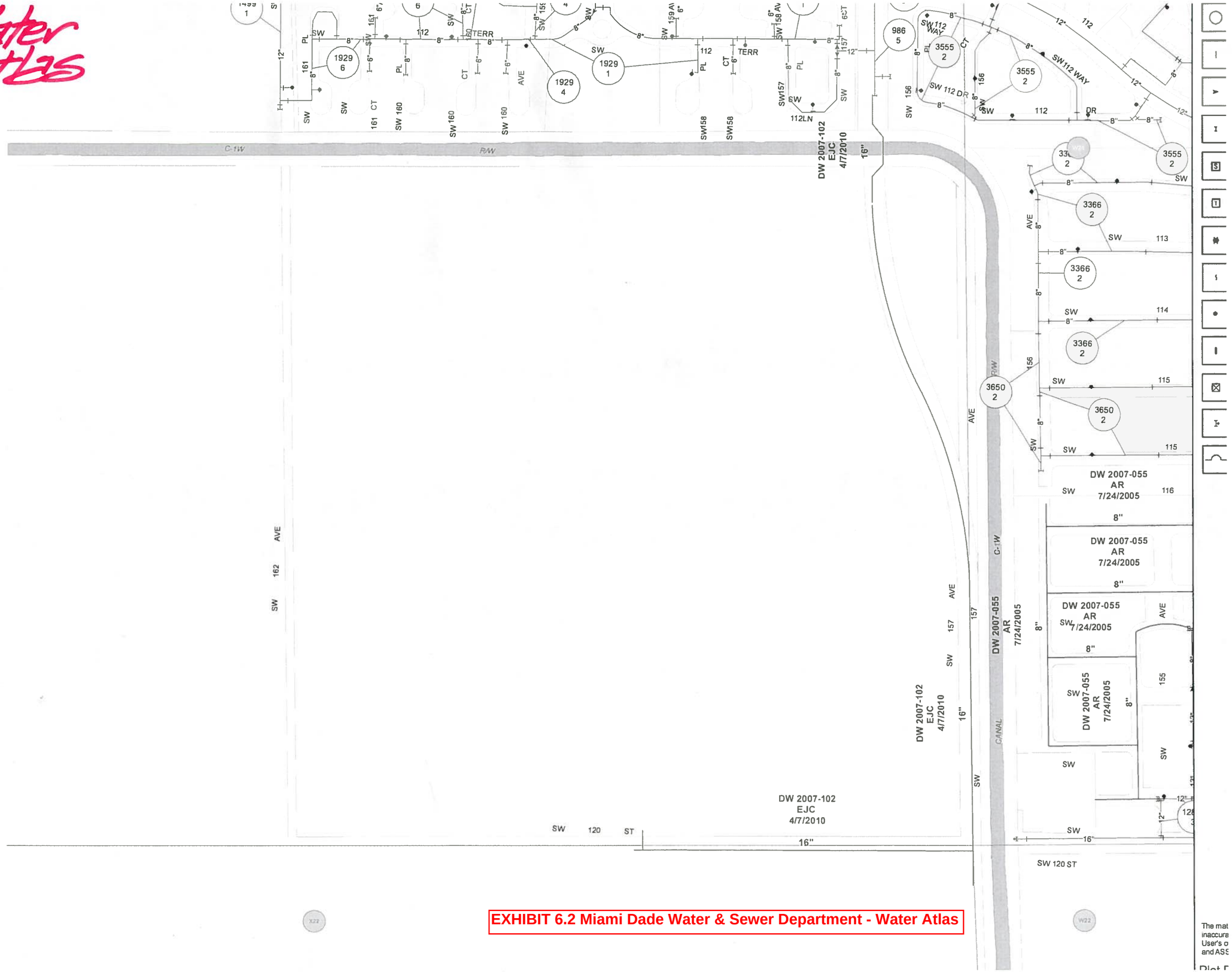
THIS INSTRUMENT PREPARED BY:

DERM-ENVIRONMENTAL RESOURCES MANAGEMENT
111 N.W. 1st STREET SUITE 1310
MIAMI, FLORIDA 33128

EXHIBIT 6.2

Miami Dade Water and Sewer Department- Water Atlas.

Water Atlas



X-21

EXHIBIT 6.2 Miami Dade Water & Sewer Department - Water Atlas

EXHIBIT 6.3

Meeting Minutes - Meeting with MDWASD.

MSA *Milian, Swain and Associates*
2025 S.W. 32nd Avenue, Miami, Florida 33145
Tel. (305) 441-0123 Fax (305) 441-0688

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING • UTILITY MANAGEMENT • FINANCIAL CONSULTING

MEETING MINUTES MEMORANDUM

File: M11-33

Date: **June 15, 2015**

To: **Attendees**

From: **Jorge Torres (MSA)**

Copy: **Julio Menache**
Arsenio Milian, P.E.

Reference: **West Kendall District Park- Phase One Development (Water and Waste Water requirements)**

A meeting was held at the Miami Dade Water and Sewer Department (MDWASD), Plan Review Section. The purpose of this meeting was to find out the Water and Wastewater accessibility and the requirements to provide Water and Wastewater services for the West Kendall District Park - Phase One Development. The meeting took place on Monday June 15, 2015 at 2:00 P.M.

The following individuals attended this meeting:

Attendees	**Organization**
(LF) Luis Figueredo	MDWASD
(DW) Dave Wayne	MDWASD
(JT) Jorge Torres	MSA

This document was prepared by Jorge Torres and reflects the writer's interpretation of the issues discussed. If no notification is received, these meeting minutes will be deemed as an accurate account of the meeting.

-Remainder of this page intentionally left blank-

DRAFT

The following is a summary of the discussions undertaken and conclusions arrived at during this meeting:

Meeting Minutes:

JT: Began the meeting explained the proposed project and existing conditions.

JT: Stated that MSA is gathering the information to prepare a Due Diligence Report and lake excavations plans for the West Kendall District Park - Phase One Development. To obtain the necessary fill to raise the site, up to flood criteria. Furthermore, the phase one will consist of walking trails, 180 parking spaces and restroom facility.

JT: Inquired, in order to provide water and waste water service for the West Kendall District Park - Phase One Development, what type of improvements will be required by Miami Dade Water and Sewer Department (MDWASD)?

JT: Stated that, the location of the proposed restroom facility will be on the SW corner of the project abutting SW 120th Street.

LF: Stated that, there is a (MDWASD) Agreement # 19710 for the West Kendall District Park.

LF: Stated that, there is an existing 16-inch water main running on the east side of the property along S.W 157th Avenue and there is an existing 16-inch water main on the south of the property running along S.W 120th Street. Due to the proposed development for Phase One and given that only need to serve a restroom facility on the S.W corner of the proposed development a water service will be required to connect to the existing 16-inch water main running along S.W 120th Street.

LF: Stated that, there is also an existing 36-inch forcemain running on the east side of the property along SW 157th Avenue.

JT: Inquired, there is any type of restriction to connect to the existing 36-inch forcemain?

LF: Stated that, there is no restriction to connect to the existing 36-inch forcemain.

JT: Inquired, since the amount of GPM of sanitary sewer produce by the proposed restroom facility will be minimum, a septic tank could be use as sanitary sewer disposal?

DW: Stated that, that would be RER Water and Waste water section decision, but as long the project is located inside to the feasible distance to an existing sanitary sewer system, RER will required the project to connect to the existing system. The dog park on the NE corner of the property is connected to the existing forcemain.

Meeting adjourned: 2:40 P.M. -End-

Meeting Minutes

DRAFT

EXHIBIT 6.4

Feasible Distance
Public Water System.

Dry storage space shall mean a designated place where a recreational vessel is stored on uplands by one (1) of the following methods:

(1) On a boat trailer on a paved or unpaved surface; or

(2) On an individual boat rack; or

(3) On a multi-story boat rack.

Dust shall mean minute solid particles released into the air by natural forces or by mechanical processes such as crushing, grinding, milling, drilling, demolishing, shoveling, conveying, covering, bagging, sweeping, etc.

Dwelling shall mean any building which is wholly or partly used or intended to be used for living, sleeping, cooking and eating.

Dwelling unit shall mean any room or group of rooms located within a dwelling and forming a single habitable unit with facilities used or intended to be used for living, sleeping, cooking and eating. This term shall include, for the purposes of this ordinance, rooming units.

East Turnpike Wetland Basin shall mean the wetlands described below:

Those portions of Sections 18 and 19, Township 52 South, Range 40 East, lying east of the Homestead Extension of Florida's Turnpike; and Sections 6, 7, 8, 17 and 18, Township 53 South, Range 40 East, Miami-Dade County, Florida.

Effectively destroy shall mean the girdling, or damaging of a tree's trunk, branch or root system or cutting, pruning or trimming not done in accordance with the most recent American National Standards (ANSI) A-300 Standard Practices for Tree Care Operations.

Emission shall mean the act of passing into the atmosphere an air contaminant or gas stream which contains or may contain an air contaminant; or the material so passed to the atmosphere.

Engineering control shall mean a process or structure which eliminates or reduces the migration of contaminants or eliminates or reduces the exposure of human and environmental receptors to contaminants.

Environment shall mean the complex of climatic, edaphic and biotic factors that act upon an organism or an ecological community and ultimately determine its form and survival and which will be affected by the proposed work.

Environmental remediation shall mean clean-up of, or mitigation for, air, soil or water contamination from the County solid waste management system and those facilities for which the County is legally responsible for environmental clean-up or mitigation.

Environmentally-sensitive tree resources shall mean a specimen tree, natural forest community, or any other tree or trees that substantially contribute(s) to the aesthetics of an area, and which are not exempted from permit requirements under Section 24-49(4)(f).

Equivalent residential unit (sometimes hereinafter referred to as "ERU") shall mean the statistically estimated average horizontal impervious area of residential developed property per dwelling unit. This estimated average is calculated by dividing the total estimated impervious area of four (4) residential categories, to wit, single family, mobile home, multifamily and condominium, by the estimated total number of residential dwelling units. For the purposes of this ordinance each dwelling unit, to wit, single family residence, mobile home, multifamily, or condominium, is assigned one (1) ERU.

Excavation shall mean the action or process of creating any lake, rockmining (excluding ancillary property uses necessary for extracting and processing subsurface materials), reservoir, pond or other surface water.

Exfiltration of stormwater shall mean the process by which stormwater flows out of a trench or a buried perforated pipe into the surrounding ground.

Existing heat source shall mean any thermal discharge:

(1) Which is presently taking place, or

(2) For which a construction or operating permit has been issued prior to the effective date of these rules.

Facility shall mean anything that is built or purchased to make an action or operation easier or to serve a special purpose.

Feasible distance for public water mains shall mean the distance between the closest point of the property and the nearest available point of connection to an available public water main is not excessive as determined by the Director or the Director's designee in accordance with the following:

(1) Residential uses. If the distance between the property and the nearest available point of connection to an available public water main is less than the distance derived by dividing the sum of the existing and proposed gross floor area by a factor of twelve (12) square feet per linear foot of public water main, extension of public water mains to serve the property is required, or

Notwithstanding the above, if the nearest available point of connection to an available public water main is located within two hundred (200) feet of the closest point of the property, extension of public water mains to serve the property is required.

(2) Office building uses. If the distance between the property and the nearest available point of connection to an available public water main is less than the distance derived by dividing the sum of the existing and proposed gross floor area by a factor of ten (10) square feet per linear foot of public water main, extension of public water mains to serve the property is required, or

Notwithstanding the above, if the nearest available point of connection to an available public water main is located within four hundred (400) feet of the closest point of the property, extension of public water mains to serve the property is required.

(3) Business district uses. If the distance between the property and the nearest available point of connection to an available public water main is less than the distance derived by dividing the sum of the existing and proposed gross floor area by a factor of ten (10) square feet per linear foot of public water main, extension of public water mains to serve the property is required, or

Notwithstanding the above, if the nearest available point of connection to an available public water main is located within six hundred (600) feet of the closest point of the property, extension of public water mains to serve the property is required.

(4) Industrial uses. If the distance between the property and the nearest available point of connection to an available public water main is less than the distance derived by dividing the sum of the existing and proposed gross floor area by a factor of ten (10) square feet per linear foot of public water main, extension of public water mains to serve the property is required, or

Notwithstanding the above, if the nearest available point of connection to an available public water main is located within seven hundred fifty (750) feet of the closest point of the property, extension of public water mains to serve the property is required.

(5) In determining whether or not the distance between the closest point of the property and the nearest available point of connection to an available public water main is excessive, the Director or the Director's designee shall follow the principles set forth below:

(a) The nearest available point of connection to an available public water main shall be determined by the Director or the Director's designee in accordance with good engineering practices.

(b) Notwithstanding any of the provisions of this definition, additions, modifications, or remodelings of existing improvements on the property shall not require extension of public water mains to serve the property from the nearest available point of connection to an available public water main, if the gross floor area of the new construction and new improvements is less than twenty-five (25) percent of the existing gross floor area.

Feasible distance for public sanitary sewers shall mean that distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is not excessive as determined by the Director or the Director's designee in accordance with the following:

(1) Residential uses.

(a) Development requiring gravity sewer line extensions: If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of twenty (20) square feet of gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(b) Development requiring the installation of a sanitary sewer lift station for eleven (11) residential units or more: If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by subtracting one thousand (1,000) linear feet of public sanitary sewer from that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of seventeen (17) square feet of gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(c) Notwithstanding subsections (1)(a) or (1)(b) above, if the nearest available point of connection to an available public gravity sanitary sewer is located within one hundred (100) feet of the closest point of the property, extension of public sanitary sewers to serve the property is required.

(2) Office building uses.

(a) If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of fifteen (15) square feet gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(b) Notwithstanding subsection (2)(a) above, if the nearest available point of connection to an available public sanitary sewer is located within three hundred (300) feet of the closest point of the property, extension of public sanitary sewers to serve the property is required.

(3) Business district uses.

(a) If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of fifteen (15) square feet gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(b) Notwithstanding subsection (3)(a) above, if the nearest available point of connection to an available public sanitary sewer is located within five hundred (500) feet of the closest point of the property, extension of public sanitary sewers to serve the property is required.

(4) Industrial uses.

(a) If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of fifteen (15) square feet gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(b) Notwithstanding subsection (4)(a) above, if the nearest available point of connection to an available public sanitary sewer is located within seven hundred (700) feet of the closest point of the property, extension of public sanitary sewers to serve the property is required.

(5) In determining whether or not the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is excessive, the Director or the Director's designee shall follow the principles set forth below:

The nearest available point of connection to an available public sanitary sewer shall be determined by the Director or the Director's designee in accordance with good engineering practices.

(6) Notwithstanding any of the provisions of this definition, additions, modifications, or remodelings of existing improvements on the property shall not require extension of public sanitary sewers to serve the property from the nearest available point of connection to an available public sanitary sewer, if the gross floor area of the new construction and new improvements is less than twenty-five (25) percent of the existing gross floor area.

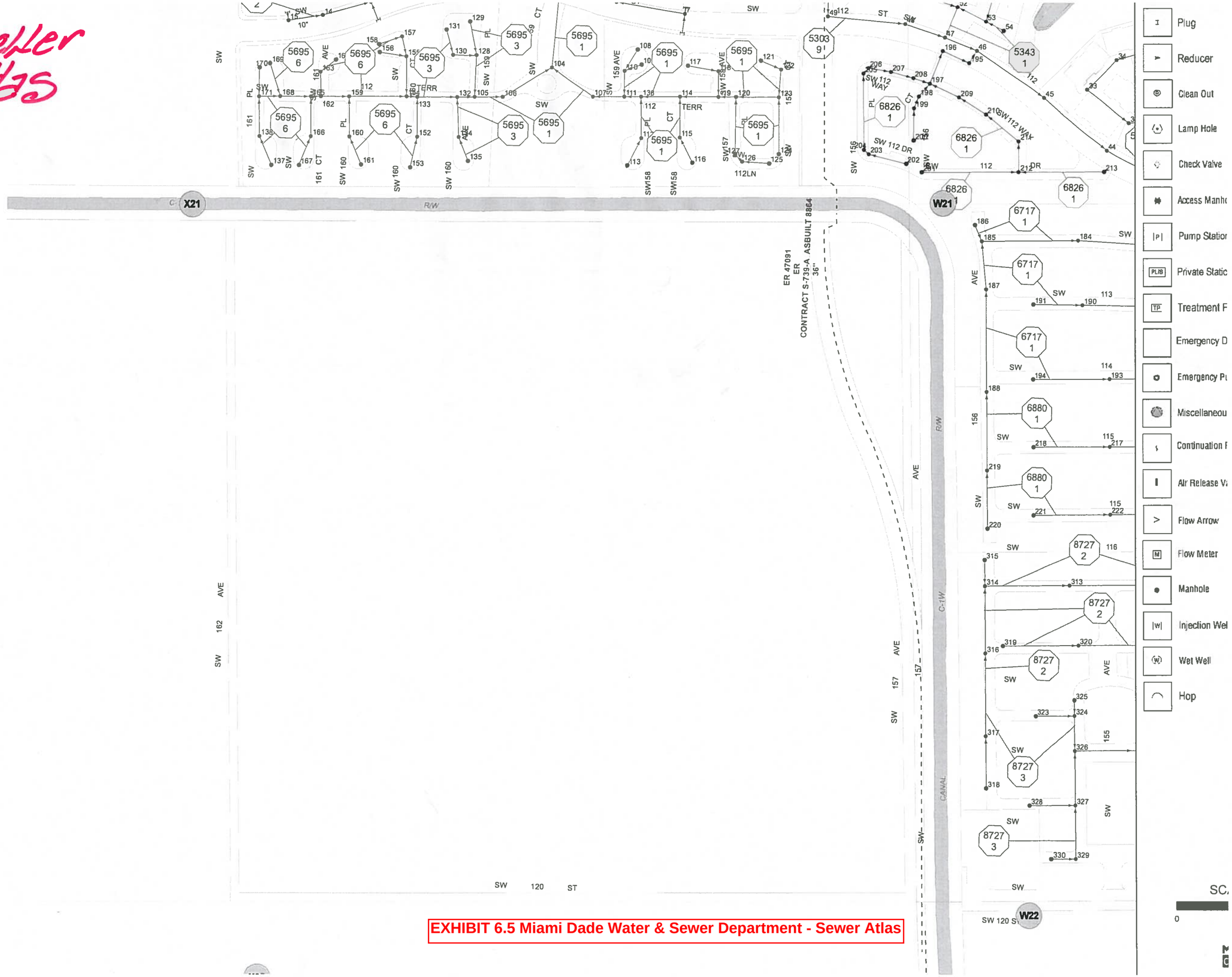
Filling shall mean the alteration of wetlands, tidal waters or bay-bottom lands, by adding material or soil to obtain higher elevations or better compaction of existing elevations.

Firebreak shall mean an area of bare ground no more than ten (10) feet in width in a forest which has been created to prevent the spreading of wild fires.

EXHIBIT 6.5

Miami Dade Water and Sewer Department- Sewer Atlas.

Seller Atlas



X-21

EXHIBIT 6.5 Miami Dade Water & Sewer Department - Sewer Atlas

EXHIBIT 6.6

Feasible Distance
Public Sewer System.

Notwithstanding the above, if the nearest available point of connection to an available public water main is located within six hundred (600) feet of the closest point of the property, extension of public water mains to serve the property is required.

(4) Industrial uses. If the distance between the property and the nearest available point of connection to an available public water main is less than the distance derived by dividing the sum of the existing and proposed gross floor area by a factor of ten (10) square feet per linear foot of public water main, extension of public water mains to serve the property is required, or

Notwithstanding the above, if the nearest available point of connection to an available public water main is located within seven hundred fifty (750) feet of the closest point of the property, extension of public water mains to serve the property is required.

(5) In determining whether or not the distance between the closest point of the property and the nearest available point of connection to an available public water main is excessive, the Director or the Director's designee shall follow the principles set forth below:

(a) The nearest available point of connection to an available public water main shall be determined by the Director or the Director's designee in accordance with good engineering practices.

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Feasible distance for public sanitary sewers shall mean that distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is not excessive as determined by the Director or the Director's designee in accordance with the following:

(1) Residential uses.

(a) Development requiring gravity sewer line extensions: If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of twenty (20) square feet of gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(b) Development requiring the installation of a sanitary sewer lift station for eleven (11) residential units or more: If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by subtracting one thousand (1,000) linear feet of public sanitary sewer from that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of seventeen (17) square feet of gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(c) Notwithstanding subsections (1)(a) or (1)(b) above, if the nearest available point of connection to an available public gravity sanitary sewer is located within one hundred (100) feet of the closest point of the property, extension of public sanitary sewers to serve the property is required.

(2) Office building uses.

(a) If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of fifteen (15) square feet gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(b) Notwithstanding subsection (2)(a) above, if the nearest available point of connection to an available public sanitary sewer is located within three hundred (300) feet of the closest point of the property, extension of public sanitary sewers to serve the property is required.

(3) Business district uses.

(a) If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of fifteen (15) square feet gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(b) Notwithstanding subsection (3)(a) above, if the nearest available point of connection to an available public sanitary sewer is located within five hundred (500) feet of the closest point of the property, extension of public sanitary sewers to serve the property is required.

(4) Industrial uses.

(a) If the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is less than that distance derived by dividing the sum of the existing and proposed gross floor area by a factor of fifteen (15) square feet gross floor area per linear foot of public sanitary sewer, extension of public sanitary sewers to serve the property is required, or

(b) Notwithstanding subsection (4)(a) above, if the nearest available point of connection to an available public sanitary sewer is located within seven hundred (700) feet of the closest point of the property, extension of public sanitary sewers to serve the property is required.

(5) In determining whether or not the distance between the closest point of the property and the nearest available point of connection to an available public sanitary sewer is excessive, the Director or the Director's designee shall follow the principles set forth below:

The nearest available point of connection to an available public sanitary sewer shall be determined by the Director or the Director's designee in accordance with good engineering practices.

(6) Notwithstanding any of the provisions of this definition, additions, modifications, or remodelings of existing improvements on the property shall not require extension of public sanitary sewers to serve the property from the nearest available point of connection to an available public sanitary sewer, if the gross floor area of the new construction and new improvements is less than twenty-five (25) percent of the existing gross floor area.

Filling shall mean the alteration of wetlands, tidal waters or bay-bottom lands, by adding material or soil to obtain higher elevations or better compaction of existing elevations.

Firebreak shall mean an area of bare ground no more than ten (10) feet in width in a forest which has been created to prevent the spreading of wild fires.

First inch of retention shall mean the disposal by on-site retention of the volume of stormwater generated by the first inch of runoff from a defined drainage area.

First inch of runoff shall mean the volume of stormwater runoff generated during the initial stages of a rainfall event and is calculated as the volume of stormwater runoff generated during the time required to supply and transport to the emergency overflow outfall, one (1) inch of stormwater runoff from the farthest point in the basin, as set forth in "DESIGN OF DRAINAGE STRUCTURE, AN UPDATED POLICY FOR THE DESIGN OF STORM RUNOFF DRAINAGE STRUCTURES, DECEMBER 1980," a document prepared by and on file in the offices of the Miami-Dade County Department of Environmental Resources Management.

Fixed structure shall mean anything of a permanent or temporary nature which is built, constructed, placed or installed in, on, over or upon tidal waters. Fixed structures shall not include vessels or floating structures.

Floating hydrocarbon shall mean any substance soluble in fluorocarbon-113 as set forth in EPA Method 413.1 and floating or otherwise forming a visible layer upon any aqueous surface.

Floating structure shall mean a barge-like entity, with or without accommodations, which is not used as a means of transportation on water but which serves purposes or provides services typically associated with a structure upon or improvements to real property. A floating structure includes, but is not limited to, a residence, place of business, office, hotel, motel, restaurant, lounge, retail or wholesale store, clubhouse, helicopter pad, meeting facility, or a storage or parking facility. Incidental movement or the capability of movement upon water shall not preclude an entity from classification as a floating structure. Registration of the entity as a vessel in accordance with Chapter 327, Florida Statutes, shall not preclude an entity from classification as a floating structure.

Flooding shall mean the accumulation of stormwater on the ground surface which occurs as a result of excessive rainfall precipitation which has saturated the soil and filled the canals, lakes, ditches and drainage structures beyond their storage and transmission capacities.

Florida No. 1 grade or equivalent shall mean the classification of the quality of a nursery plant as published in Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

Flue shall mean any duct or passage for air, gases, or airborne materials, such as a stack or chimney.

Force main shall mean any pipe that receives and conveys, under pressure, wastewater from the discharge side of a pump. A force main is intended to convey wastewater under pressure.

Forest management plan shall mean a document which specifies the techniques that will be implemented to maintain and preserve an individual natural forest community.

Free chlorine shall mean chlorine existing in water as hypochlorous acid, hypochlorite ions, and molecular chlorine.

Free product shall mean any non-aqueous liquid.

EXHIBIT 6.7

MDWASD Sewer As-Builts.

AS BUILT OF FORCEMAIN

INSTALLATION OF 36" D.I. FORCE MAIN IN SW 157th AVENUE FROM SW 120th STREET TO SW 112th STREET

CONTRACT S-739C

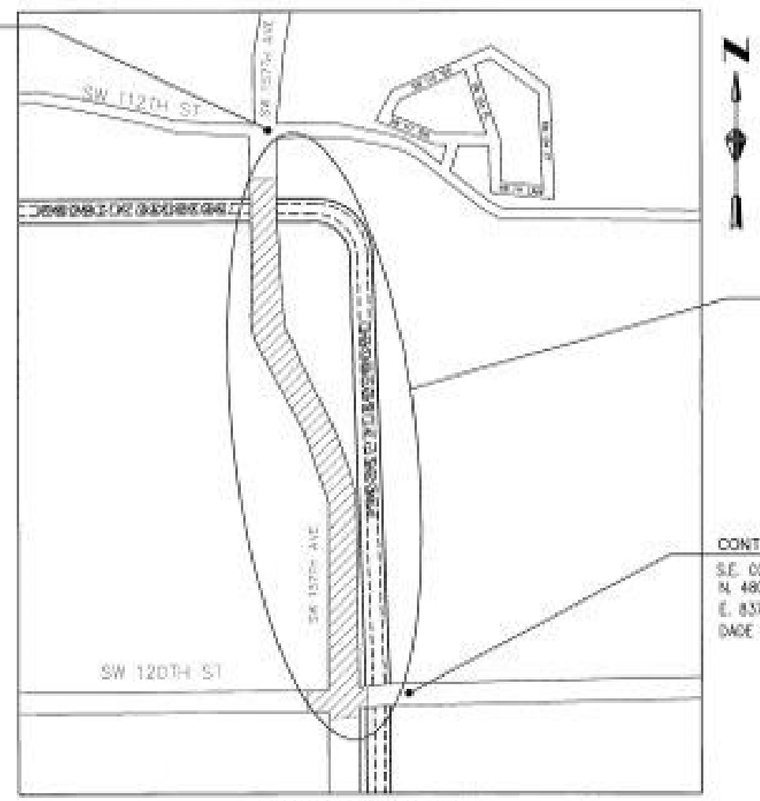
GPS CONTROL POINT:
FLORIDA STATE PLANE COORDINATES (NAD-83/90):
"WEST" MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT, THE MARK IS A CONCRETE MONUMENT WITH A METRO-DADE GPS CONTROL PT. BRASS DISK AND IS STAMPED "WEST". THE MONUMENT LOCATED NORTHWEST OF INTERSECTION OF SW 120 STREET AND SW 147 AVENUE AND IS WEST OF A WALK AND EAST OF THE PARKING LOT FOR THE COULTER TECHNOLOGY CENTER.
N. 480006.609 – E. 842095.899

CONTROL POINTS
P.T.S. CONTROL SEC. 8-55-39 N. 480629.8610 E. 837926.8080
P.C.S. CENTERLINE OF SW 157th STREET AND SW 112th AVENUE (NAD 83/90) N. 484013.7040 E. 837263.6370

FORCE MAIN VALVES LOCATIONS

STATION 54+42.1 36" INSTL. VALVE	N. 480666.32	E. 837791.41
STATION 75+42.4 36" CHECK VALVE	N. 480548.9	E. 837414.05
STATION 79+69.4 36" PLUG VALVE	N. 480518.39	E. 837267.32
STATION 85+19.97 AIR RELEASE VALVE	N. 480441.49	E. 836972.57
STATION 89+50.38 36" INSTL. VALVE	N. 480374.48	E. 836729.64
STATION 92+12.05 AIR RELEASE VALVE	N. 480311.62	E. 836556.36

CONTROL POINT #2
℄ INTERSECTION SW
112th STREET AND SW
157th AVENUE
N. 484013.7040
E. 837263.6370
NAIL & DISC



PROJECT LOCATION

CONTROL POINT #1
S.E. COR. SEC. 8-55-39
N. 480629.8610
E. 837926.8080
DADE COUNTY BRASS DISC

LOCATION SKETCH
N.T.S.
SEC. 08 TWP. 55S RGE. 39E

PREPARED FOR:

MIAMI-DADE WATER AND SEWER DEPARTMENT
3071 SW 38 AVENUE, MIAMI, FLORIDA 33146-1520

INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2-8	36"D.I. PLAN AND PROFILE (SW 157TH AVE.)

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDAN OF N 87°48'17" E, ALONG THE SOUTH LINE OF SECTION 8-55-39

ES-8864-1 W-21 X-21

REVISIONS		
NO.	DESCRIPTION	DATE
1	FOR REVISED COMMENTS	7/08/09

SURVEYOR'S NOTES
1. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.'29).
2. MIAMI-DADE COUNTY BENCH MARK DG-52, LOCATED 20M± SOUTH OF SW 112nd STREET AND 6.5' W OF PC AS SHOWN MEASURE 7.7' W OF N EDGE OF 8' OF PAVED ROAD ON W SIDE OF CANAL, BEING A BRASS DISK IN CONC. BOX, LOCATED AT N CANAL EMBANKMENT AT N END OF ROB BRIDGE PARALLEL TO PAVED ROAD.
3. FOR GPS DATA SEE COVER SHEET.

ABBR.
AIR AIR RELEASE VALVE
BLW BLOW OFF
CP CATV PEDESTAL
FH FIRE HYDRANT
GV GATE VALVE
GRAV GRAVITY SEWER LINE
HB HOSE BIBB
IRV IRRIGATION VALVE
MH MANHOLE
P.O. APPROX. DIA
P.S. APPROX.
PRV PRESSURE REDUCING VALVE
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RCP REINFORCED CONCRETE PIPE
SV SUCTION VALVE
TBM TEMPORARY BENCH MARK
TYP TYPICAL
WM WATER METER
WV WATER VALVE
W/ WITH
W/O WITHOUT
AIR RELEASE VALVE

DESIGNED	CHECKED	DATE
JMR	JMR	
DATE	DATE REVISED	DATE REVISED
08/21/09	08/24/09	09/10/09

CLIENT
THE ROLLINS COMPANY
JOB NO.: 8-009
PROJECT
SW 157th AVENUE

COPYRIGHT © MIAMI-DADE WATER AND SEWER DEPARTMENT

THIS CERTIFIES THAT THE AS BUILT SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION & THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

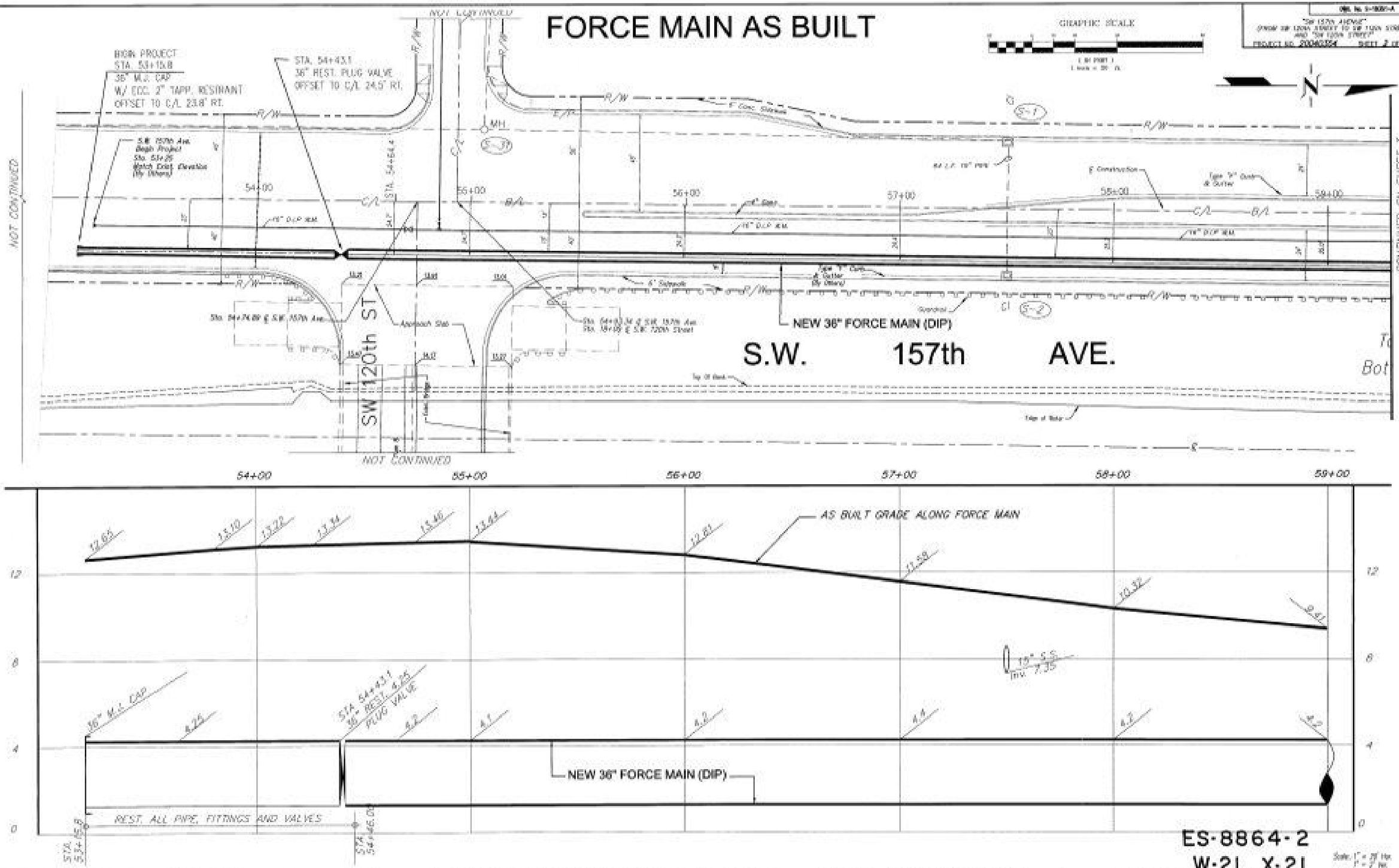
THIS SURVEY MAP AND REPORT OF THE OFFICIAL BUSINESS OF MIAMI-DADE WATER AND SEWER DEPARTMENT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

APPROVED BY
MICHAEL J. PARRISH, JR. – PSM
PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA
701 NW 1ST CT., MIAMI, FL 33136
TEL: (305) 371-1926

AS BUILT OF 36" D.I.F.M. IN
SW 157th AVENUE FROM SW 120 STREET
TO SW 112 STREET
ER No. SD 47091 CONTRACT S-739C

SHEET No.
1
SHEET 1 OF 8

FORCE MAIN AS BUILT



ES-8864-2
W-21 X-21

Scale: 1" = 20' Hor.
1" = 2' Vert.

REVISIONS			
No.	DESCRIPTION	BY	DATE
1	PER BOARD COMMENTS		7/27/09

SURVEYOR'S NOTES

1. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.'29).
2. MIAMI-DADE COUNTY BENCH MARK NO. 102, LOCATED 300±' SOUTH OF SW 112nd STREET AND 40' W OF PG 40 CANAL MINUS EAST, 7' OF JP 108, 50' E OF FARM ROAD ON W SIDE OF CANAL, BRASS & BRASS DISK IN CONC. MON. LOCATED AT W CANAL BANK, 4 FT. OF W FIELD OF TOW BLOCKS PARALLEL TO FARM ROAD.
3. FOR GPS DATA SEE OTHER SHEET.

LEGEND

BFP	BACK FLOW PREV.
BM	BENCH MARK
CB	CATCH BASIN
CO	CLEAN OUT
FH	FIRE HYDRANT
GV	GATE VALVE
MH	MANHOLE
PP	POWER POLE
SIGN	SIGN
SV	SOLENOID VALVE
TP	TEST PIT
WM	WATER METER
WV	WATER VALVE
⊥	SANITARY SEWER MAIN
⊥	SANITARY SEWER LINE
⊥	SANITARY MAIN
⊥	FORCE MAIN
⊥	WATER MAIN
⊥	WATER LINE
⊥	GAS LINE
⊥	OIL LINE
⊥	GREASE
⊥	SLURRY
⊥	SEWER
⊥	STORM WATER MAIN
⊥	STORM WATER LINE
⊥	CABLE TELEVISION

DESIGNED	DRAWN	CHECKED
BY	BY	BY
DATE	DATE	DATE
05/27/09	05/14/09	07/27/09

CLIENT: THE REDLAND COMPANY

JOB NO.: 07-008

PROJECT: SW 157th AVENUE

CERTIFIED TO MIAMI-DADE WATER AND SEWER DEPARTMENT.

THIS DRAWING THAT THE AS BUILT SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION & THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

THIS SURVEY MAP AND REPORT OF THE SURVEY SHOWN HEREON MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

APPROVED BY: MICHAEL J. HERSHEY JR. DATE: 08/20/09
PROFESSIONAL LAND SURVEYOR NO. 4187
STATE OF FLORIDA
FWA LB 1791 SC. HORNBERGER & COURSE, Inc. (305) 241-3008

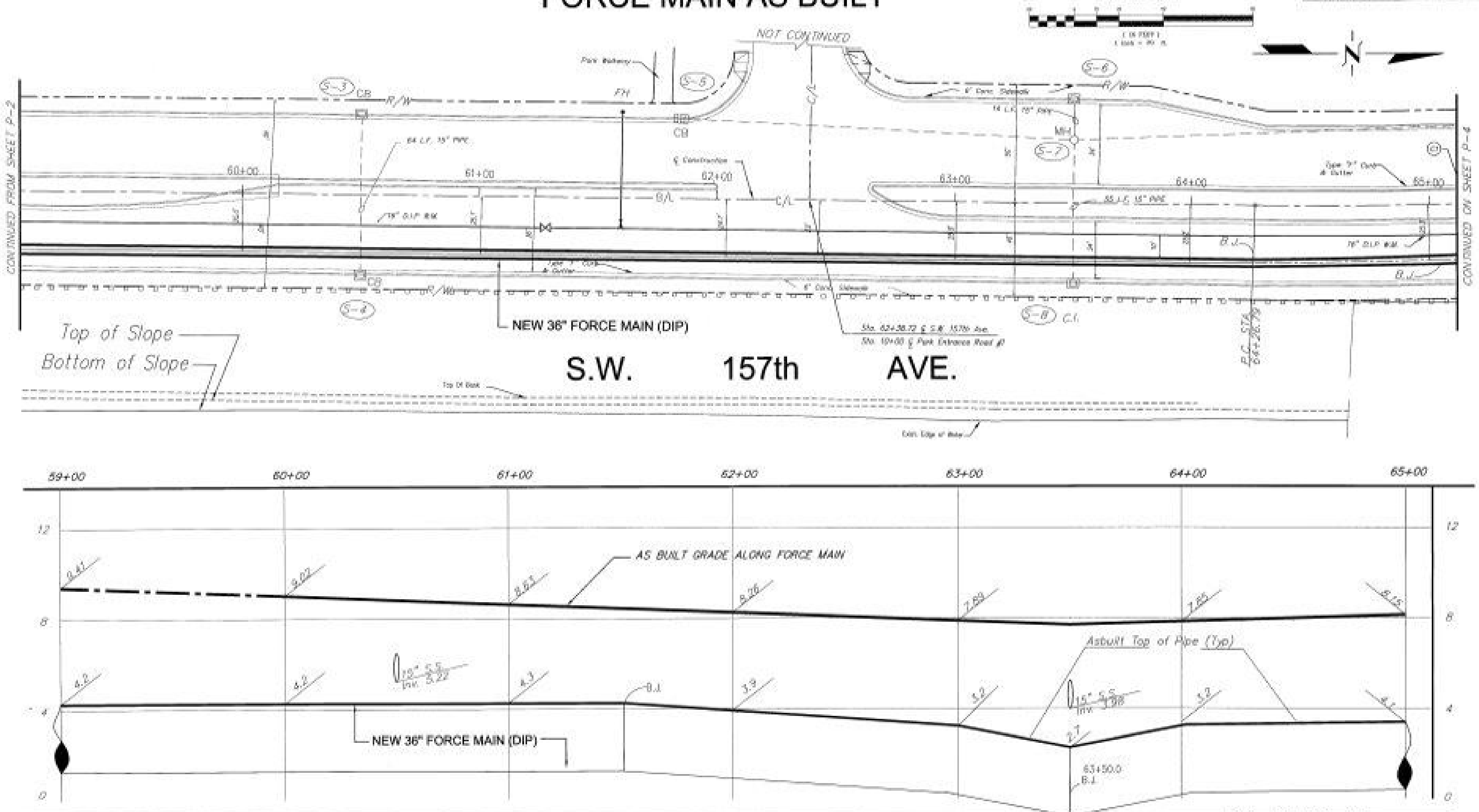
AS BUILT OF 36" D.I.F.M. IN
SW 157th AVENUE FROM SW 120 STREET
TO SW 112 STREET
ER No. SO 47091 CONTRACT S-739C

SHEET No. 2

SHEET 2 of 8

FORCE MAIN AS BUILT

DWG. No. S-16001-4
"SW 157th AVENUE"
(FROM SW 120th STREET TO SW 112th STREET)
AND "SW 120th STREET"
PROJECT NO. 20040354 SHEET 3 OF 8



ES-8864-3

W-21 X-21

Scale: 1" = 30' Hor. 1" = 2' Ver.

REVISIONS			
No.	DESCRIPTION	BY	DATE
1	PER WASD COMMENTS		2/21/09

SURVEYOR'S NOTES

1. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD'29)
2. MIAMI-DADE COUNTY BENCH MARK ...
3. FOR APS DATA SEE COVER SHEET.

THE REDLAND COMPANY

PROJECT: SW 157th AVENUE

CERTIFIED TO MIAMI-DADE WATER AND SEWER DEPARTMENT

THIS CERTIFIES THAT THE AS BUILT SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION & THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

APPROVED BY

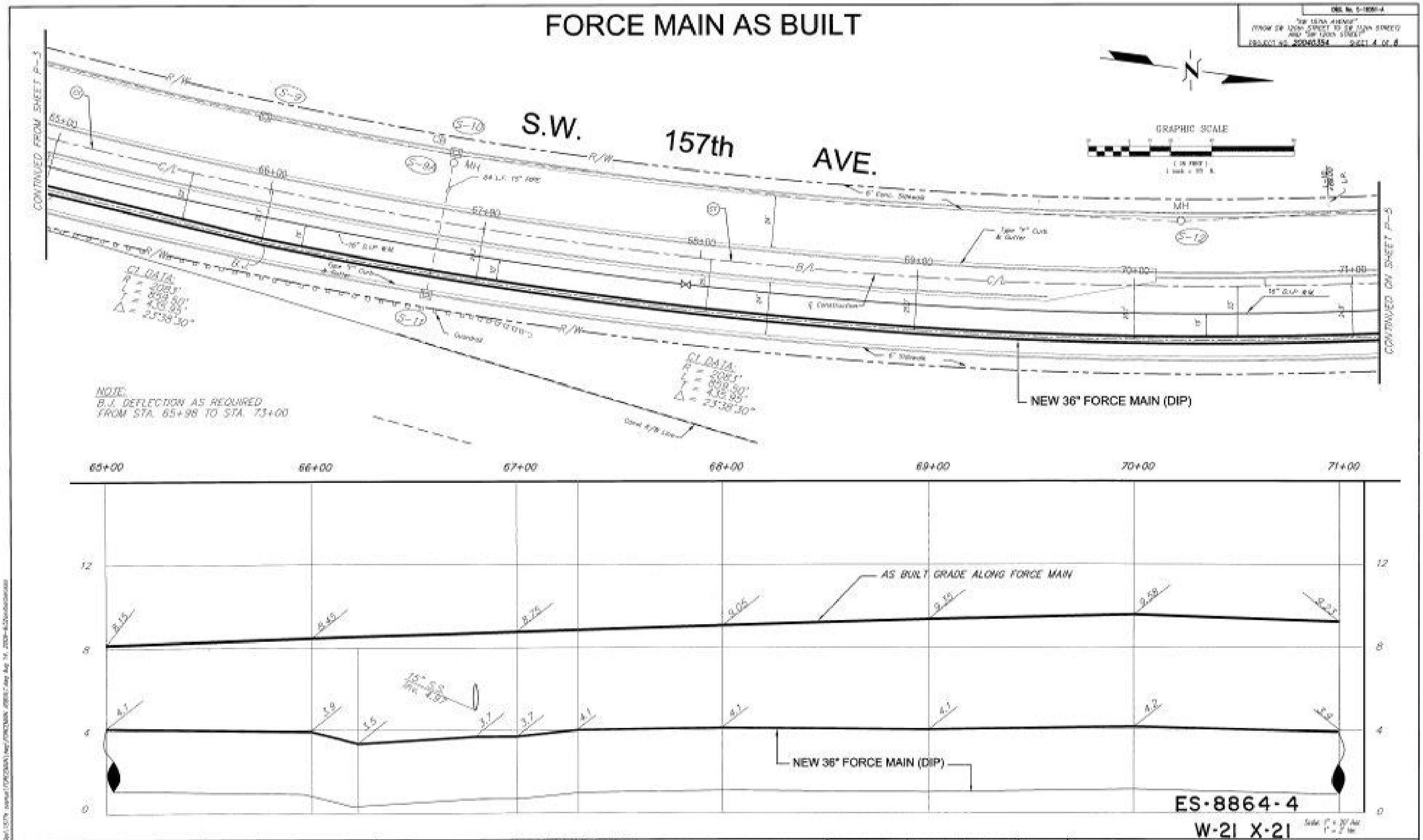
PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA

AS BUILT OF 36" D.I.F.M. IN SW 157th AVENUE FROM SW 120 STREET TO SW 112 STREET
ER No. SO 47091 CONTRACT S-739C

SHEET No. 3

SHEET 3 OF 8

FORCE MAIN AS BUILT



REVISIONS		
No.	DESCRIPTION	BY DATE
1	FOR REVISED COMMENTS	7/22/09

SURVEYOR'S NOTES

1. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
2. MIAMI-DADE COUNTY BENCH MARK 00-52, LOCATED 200' SOUTH OF SW 112nd STREET AND 50' N.W. OF PC #1 (MAIN MIAMI-DADE, 7' OF N.W. FOR, 52' E. OF FARM ROAD ON N. SIDE OF CANAL, BEING A BRASS DISK IN CONC. BOX LOCATED IN N.W. CORNER, SANDWICH 0' N. END OF FOR BUSHES PARALLEL TO FARM ROAD)
3. FOR GPS DATA SEE COVER SHEET.

DESIGNED	CHECKED	DRAWN
N/A	N/A	
DATE	DATE	DATE
05/27/09	05/26/09	3/09/09

CLIENT: THE RIDLAND COMPANY

JOB NO.: 2-009

PROJECT: SW 157th AVENUE

CERTIFICATE TO MIAMI-DADE WATER AND SEWER DEPARTMENT

THIS CERTIFIES THAT THE AS BUILT SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION & THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

THIS SURVEY IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF AND SEALS THEREON WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

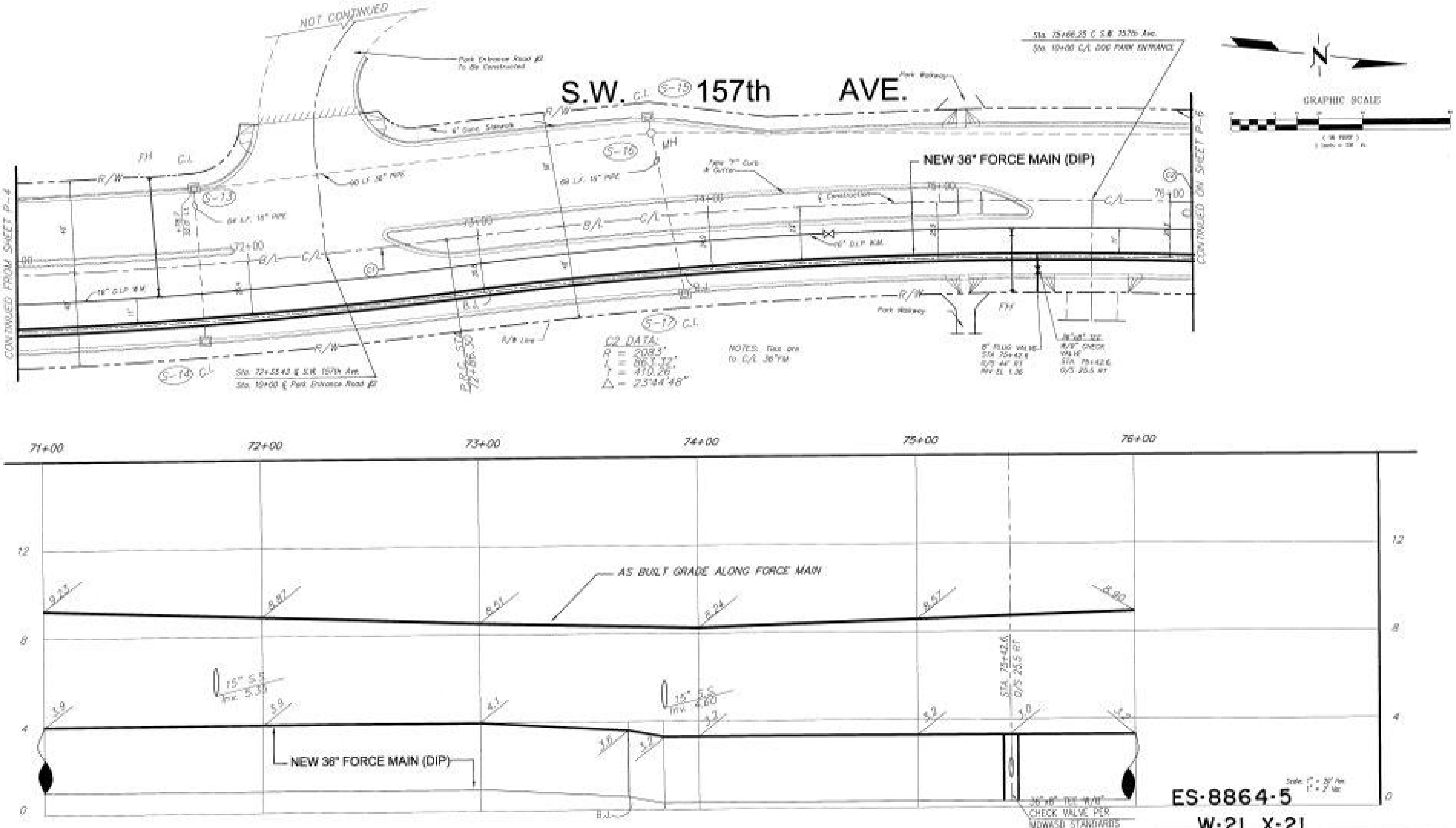
APPROVED BY: [illegible] 05/26/09
PROFESSIONAL LAND SURVEYOR NO. [illegible]
STATE OF FLORIDA
[illegible]
Ph: (305) 247-[illegible]

AS BUILT OF 36" D.I.F.M. IN
SW 157th AVENUE FROM SW 120 STREET
TO SW 112 STREET
ER No. SO 47091 CONTRACT S-739C

SHEET No. 4

SHEET 4 OF 8

FORCE MAIN AS BUILT



"SW 157th AVENUE" (FROM SW 120th STREET TO SW 112th STREET) AND "SW 120th STREET"
PROJECT NO. 20040304 SHEET 8 OF 8

REVISIONS

No.	DESCRIPTION	BY	DATE
1	PER MDWASD COMMENTS		7/27/09

SURVEYOR'S NOTES

1. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. MIAMI-DADE COUNTY BENCH MARK ...
4. FOR DPS DATA SEE COVER SHEET.

CLIENT: THE REDLAND COMPANY

PROJECT: SW 157th AVENUE

CERTIFIED TO MIAMI-DADE WATER AND SEWER DEPARTMENT

THIS CERTIFIES THAT THE AS BUILT SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION & THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.

APPROVED BY:

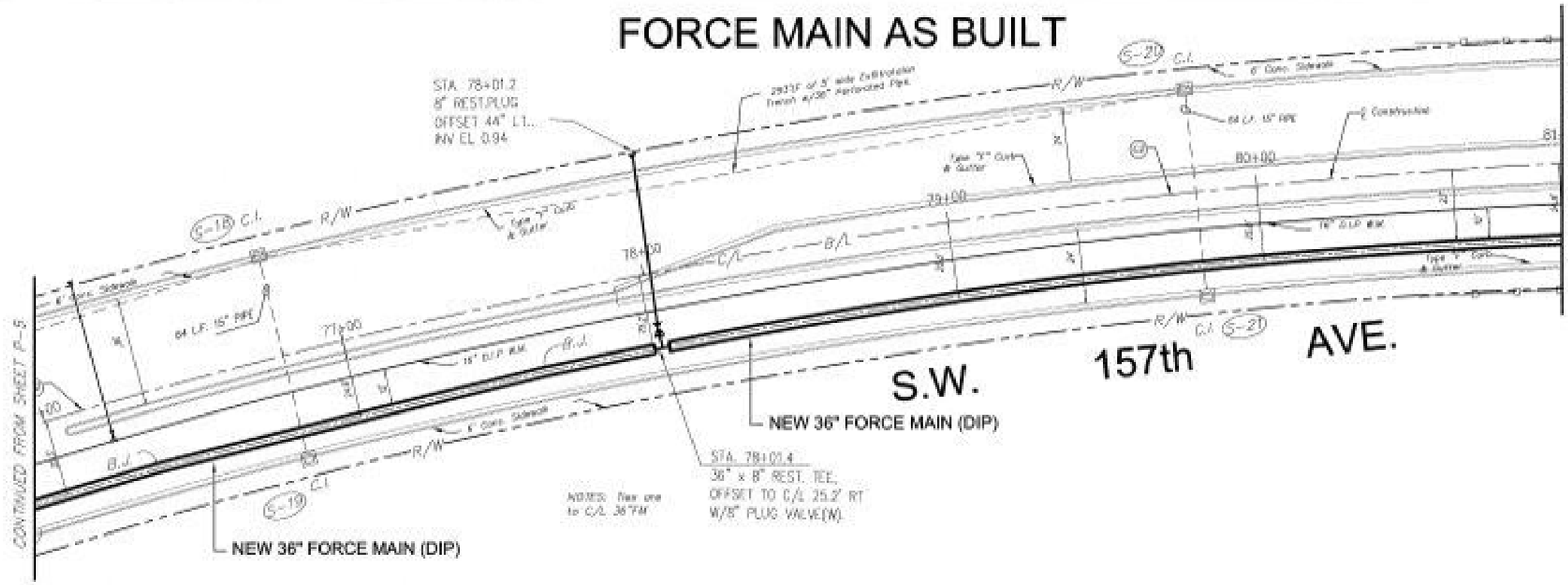
PROFESSIONAL LAND SURVEYOR AND MAPPER, STATE OF FLORIDA

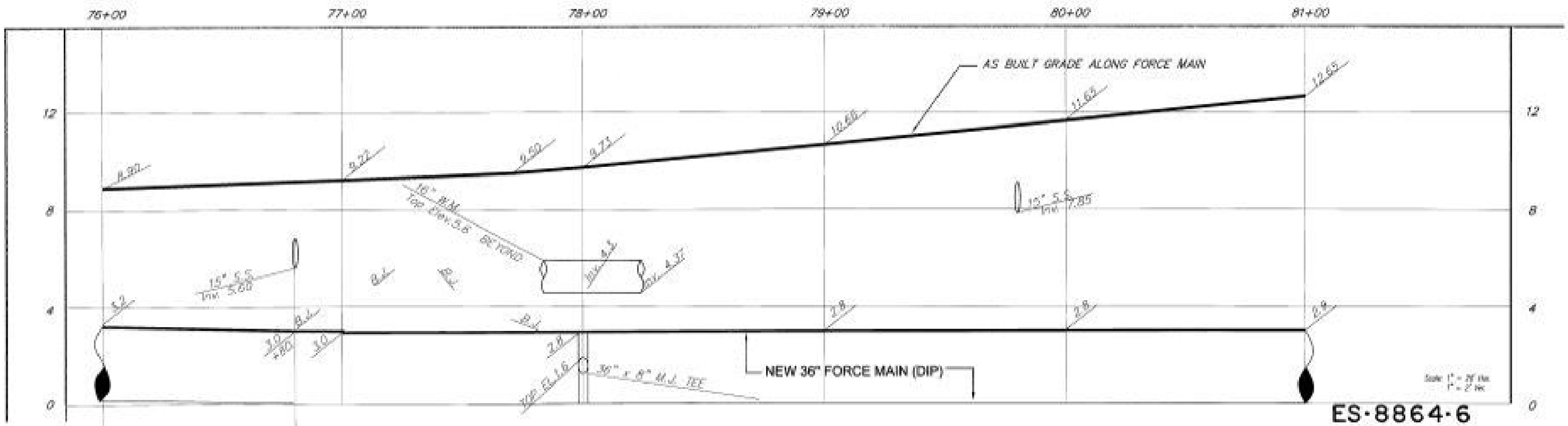
AS BUILT OF 36" D.I.F.M. IN SW 157th AVENUE FROM SW 120 STREET TO SW 112 STREET

ER No. SO 47091 CONTRACT S-739C

SHEET No. 5

FORCE MAIN AS BUILT





ES-8864-6
W-21 X-21

REVISIONS			
No.	DESCRIPTION	BY	DATE
1	PER REVISED COMMENTS		1/29/09

SURVEYOR'S NOTES

1. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D. '29).
2. BENCH MARK: COUNTY BENCH MARK BC-50, LOCATED 2000' SOUTH OF SW 112TH STREET AND 50' N OF TH. NO. CANAL WHICH RUNS 7' OF W ROW, 52' E OF TURN ROAD ON N SIDE OF CANAL, BEND A CROSS CAP IN CONC. WALL (SEATED 12' W CANAL BANK) 4' W OF END OF NON MUSHED CHANNEL TO TURN ROAD.
3. FOR SPECIAL SEE OTHER SHEET.

DESIGNED	CHECKED	DRAWN
05/21/09	05/26/09	06/01/09

CLIENT: THE RECLAND COMPANY

JOB NO.: 8-009

PROJECT: SW 157th AVENUE

CERTIFIED TO MIAMI-DADE WATER AND SEWER DEPARTMENT

THIS CERTIFIES THAT THE AS BUILT SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION & THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

THE SURVEY MAP AND REPORT OF THE OFFICIAL SURVEYOR AND MAPPER MEANS THE ORIGINAL RAISED SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

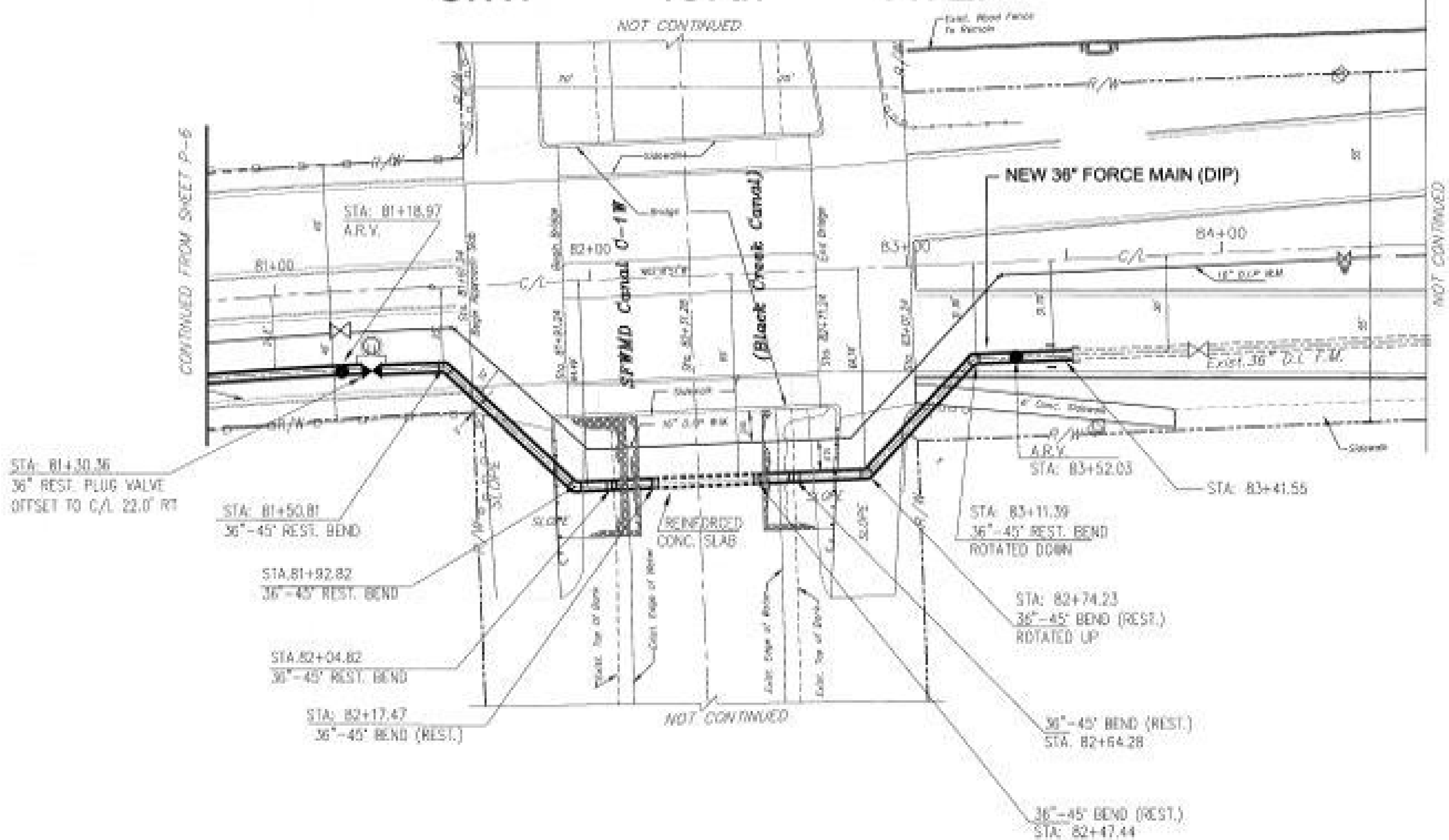
APPROVED BY: [signature] 06/02/09
MICHAEL J. [illegible]
PROFESSIONAL LAND SURVEYOR NO. [illegible]
STATE OF FLORIDA
[illegible]
Tel: (305) [illegible]

AS BUILT OF 36" D.I.F.M. IN
SW 157th AVENUE FROM SW 120 STREET
TO SW 112 STREET
ER No. SD 47091 CONTRACT S-739C

SHEET No. 6
SHEET 6 OF 8

FORCE MAIN AS BUILT

"SW 157th AVENUE"
(FROM SW 120th STREET TO SW 112th STREET)
AND "SW 120th STREET"
PROJECT NO. 20040354 SHEET 7 OF 8



ES-8864-7
W-21 X-21

REVISIONS

SURVEYOR'S NOTES

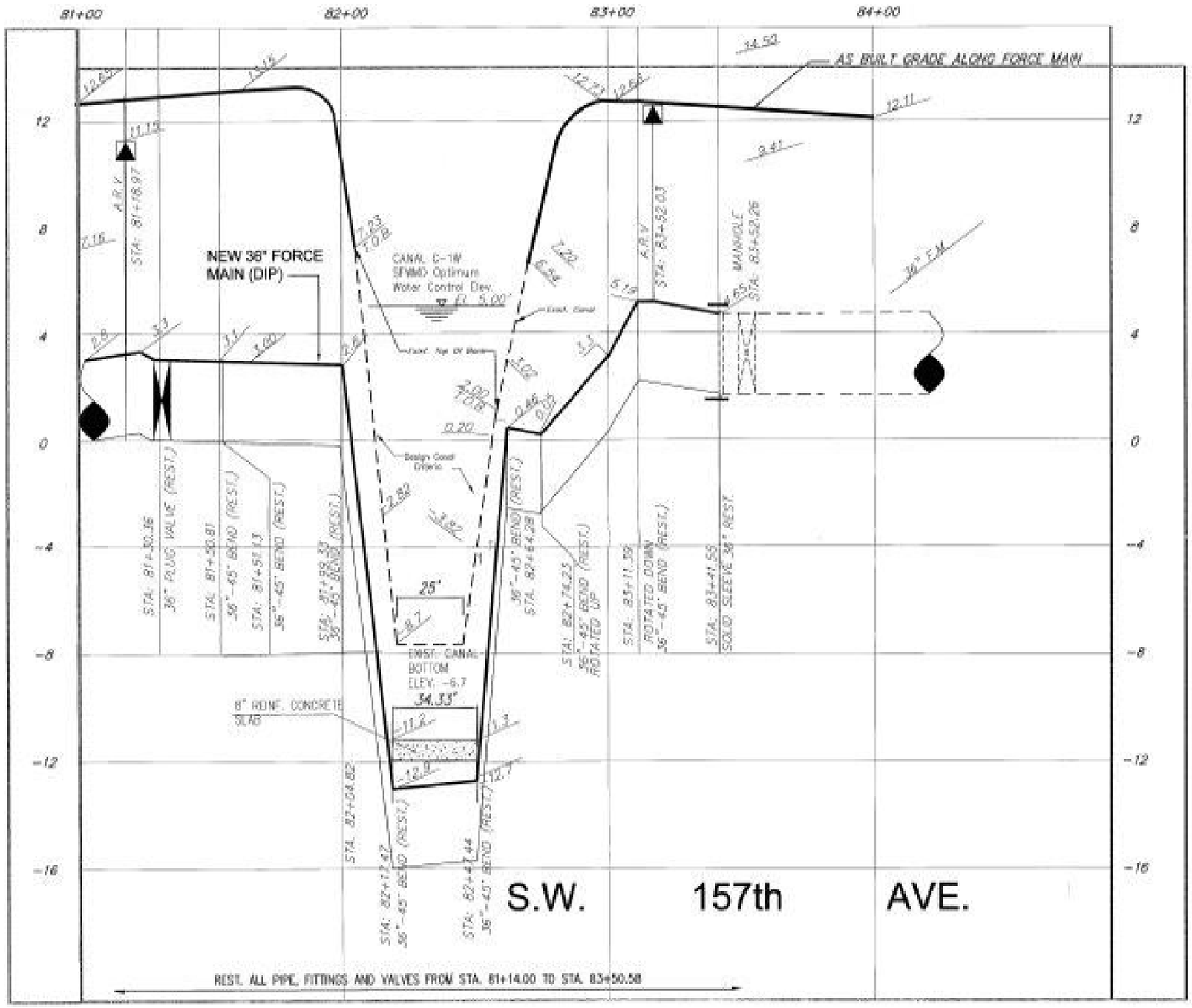
THE REDLAND COMPANY

SW 157th AVENUE

AS BUILT OF 36" D.I.F.M. IN
SW 157th AVENUE FROM SW 120 STREET
TO SW 112 STREET
ER No. SO 47091 CONTRACT S-739C

SHEET No.
7
SHEET 7 OF 8

FORCE MAIN AS BUILT



Scale 1" = 20' Hor.
1" = 7' Ver.

ES-8864-8
W-21 X-21

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	PER BOARD COMMENTS		7/7/09

SURVEYOR'S NOTES
1. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D.'29).
2. MIAMI-DADE COUNTY BENCH MARK BC-50, LOCATED 200±' SOUTH OF THE 112nd STREET AND 147' ± W OF 117 AVENUE CANAL BANK; RUN; 4" CAP OF 1956, 52" ± OF 1.5MM ROAD CAP IN S SIDE OF CANAL BEND A BRASS DISC IN CONC. MON. LOCATED AT A CANAL BANK, FTS. OF N END OF NOW REMOVED PARALLEL TO CANAL ROAD.
3. FOR GPS DATA SEE OTHER SHEET.

DESIGNED | CHECKED | DRAWN
DATE | DATE | DATE
CO-ORDINATE | SCALE | SECTION
COMPANY: THE RIDLAND COMPANY
JOB NO.: 8-1009
PROJECT: SW 157th AVENUE

CERTIFIED TO MIAMI-DADE WATER AND SEWER DEPARTMENT

THIS CERTIFIES THAT THE AS BUILT SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION & THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

APPROVED BY: _____ DATE: _____
PROFESSIONAL LAND SURVEYOR No. 4670
STATE OF FLORIDA
144 NW 8th ST., HOMESTEAD, FL 33030
Tel. (305) 245-0104

AS BUILT OF 36" D.I.F.M. IN
SW 157th AVENUE FROM SW 120 STREET
TO SW 112 STREET
ER No. SQ 47091 CONTRACT S-739C

SHEET No.
8
SHEET 8 of 9

EXHIBIT 6.8

MDWASD Agreement

WEST KENDALL DISTRICT PARK, ID# 19710

AGREEMENT
FOR
WATER AND SANITARY SEWAGE FACILITIES
BETWEEN
MIAMI-DADE WATER AND SEWER DEPARTMENT
AND
MIAMI-DADE COUNTY PARK AND RECREATION DEPARTMENT

This instrument prepared by:

Michael Suchogorski
New Business Supervisor
New Business Section
Miami-Dade Water and Sewer Department
3575 S. LeJeune Road
Miami, Florida 33146-2221

THIS AGREEMENT, made and entered into at Miami-Dade County, Florida, this _____ day of _____, 200__ by and between **Miami-Dade Water and Sewer Department**, hereinafter designated as the **"WASD"**, whose mailing address is: c/o P.O. Box 330316, Miami, Florida 33233-0316, and **Miami-Dade Park and Recreation Department**, hereinafter designated as **"PARK"**, whose mailing address: c/o Marc Robinson, 275 N.W. 2nd Street, 4th Floor, Miami, Florida 33128.

W I T N E S S E T H:

WHEREAS, **PARK** desires to install and connect off-site water and sewer facilities for future development within property owned by **PARK**, which development is not part of this Agreement.

WHEREAS, **WASD** operates the water and sewage systems owned by the **COUNTY**.

NOW, **THEREFORE**, in consideration of the mutual covenants entered into between the parties hereto to be made and performed and in consideration of the benefits to accrue to each of the respective parties, it is covenanted and agreed to as follows:

1. **PARK'S PROPERTY.** **PARK** controls a certain tract of land owned by Miami-Dade County (**COUNTY**) in Miami-Dade County, Florida, which is legally described in **Exhibit "A"** attached hereto and made a part hereof, hereinafter sometimes described as "**PARK'S** property". **PARK** desires that off-site water and sewer facilities be made available to **PARK'S** property for future development therein, and **WASD** agrees to the provision of said off-site facilities subject to the terms, covenants and conditions contained herein.

2. **WAIVER.** No delay or failure to exercise a right under this Agreement or any other Agreement shall impair or shall be construed to be a waiver thereof. No waiver or indulgence of any breach of this Agreement or series of breaches shall be deemed or construed as a waiver of any other breach of same or as voiding or altering any other obligation of the parties under this Agreement or any other Agreement. No order or directive given by **WASD** or its agents shall be considered as waiving any portion of this Agreement unless done in writing by a person having actual authority to grant such waiver.

3. **PARK ACKNOWLEDGMENT.** **PARK** hereby acknowledges and agrees that any right to connect **PARK'S** property to **WASD'S** sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the **State of Florida Department of Environmental Protection**, hereinafter designated as the **"DEP"**, and the **WASD** dated July 27, 1993, the First Amendment to Settlement Agreement between **DEP** and the **COUNTY** dated December 21, 1995, the First Partial Consent

Decree and the Second and Final Partial Consent Decree entered in **United States of America Environmental Protection Agency (EPA) vs. Metropolitan Dade County (Case Number 93-1109 CIV-Moreno)**, as currently in effect or as amended or modified in future agreements and all other current, subsequent or future agreements, the consent order between **DEP** and the **COUNTY** filed on April 4, 2004, court orders, judgments, consent orders, consent decrees and the like entered into between the **COUNTY** and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

4. **PROVISION OF SERVICE AND CONNECTION CHARGES.** The **COUNTY** intends to construct certain road improvements adjacent to **PARK'S** property, and **PARK** intends to construct off-site water facilities, and ensure the provision of off-site sewer facilities, adjacent to **PARK'S** property, in order to provide points of connection and future service for future development within **PARK'S** property, which development is not part of this Agreement. Therefore, this Agreement is not intended nor does it include any provision of service for **PARK'S** property. When development plans for **PARK'S** property are finalized, and upon **PARK'S** request, **WASD** shall prepare a service agreement for water and sewer service, provided that **WASD** is able to offer those services at the time of request. Said service agreement will detail any additional off-site and on-site water and sewer facilities requirements, points of connection, connection charges, construction connection charges and capacity reservations, including other terms and conditions necessary for water and sewer services in accordance with **WASD'S** rules and regulations.

5. **OTHER USES ON THE PROPERTY.** If **PARK** constructs buildings other than those outlined in paragraph 4 above, or otherwise changes the use of structures built such that paragraph 4 is no longer an accurate description of the uses at **PARK'S** property, the **WASD** shall determine if additional capacity is needed, as calculated using **Exhibit "B"** attached hereto. If additional capacity is required, connection charges, computed at prevailing rates, capacity allocation, if available, and construction connection charges, if any, shall be required by **PARK**. If requested by the **WASD**, **PARK** shall provide **WASD** a list of all tenants and building units and/or use prior to the installation of any water meters by **WASD** for **PARK'S** property.

6. **POINTS OF CONNECTION.** **WASD** operates a sixteen (16) inch water main located in S.W. 157 Avenue, south of S.W. 112 Street, from which **PARK** shall connect and install a sixteen (16) inch water main southerly in proposed S.W. 157 Avenue to S.W. 120 Street, thence westerly in proposed S.W. 120 Street approximately 1800 feet. In conjunction with the **COUNTY'S** planned construction of road improvements adjacent to **PARK'S** property, **WASD** is planning the construction of a thirty-six (36) inch sewer force main to be located in S.W. 157 Avenue abutting the eastern boundary of **PARK'S** property, from which **PARK** shall coordinate with **WASD'S** Engineering Division to include the design and installation of an eight (8) inch sewer force main stub-out directly to **PARK'S** property as part of **WASD'S** force main installation, for the future connection and installation by **PARK** of on-site sewer facilities to serve **PARK'S** property under a future separate service

agreement with **WASD**. Other points of connection may be established subject to approval of **WASD**.

7. **DESIGN AND CONSTRUCTION OF FACILITIES.** **PARK** at its own cost and expense shall cause to be designed, constructed and installed all of the necessary water and/or sewer facilities provided for in this Agreement unless otherwise specified. The facilities shall include any and all water mains, valves, fittings, fire hydrants, firelines, service connections, service lines, shutoffs, meter boxes, air release valves, gravity sewer mains, laterals, manholes, sewer force mains, and all appurtenances thereto for a complete installation. The final design and construction of the facilities shall meet the requirements set forth in the latest revision of **WASD'S** "Rules and Regulations" for water and/or sewer service; shall be in accordance with the latest revision of **WASD'S** "Design and Construction Standard Specifications and Details"; and shall be subject to approval by **WASD**.

8. **INSPECTION.** **WASD** shall have the right but not the obligation to make engineering inspections of all the construction work performed by **PARK** under the terms of this Agreement including private facilities not to be conveyed to **WASD**. Such inspections shall not be construed to constitute any guarantee on the part of **WASD** as to the quality and condition of materials and workmanship. Any inspections by **WASD** shall not relieve **PARK** of any responsibility for proper construction of said facilities in accordance with

approved plans and specifications. Furthermore, any inspections by **WASD** shall not relieve **PARK** of responsibility for the quality and condition of materials and workmanship.

9. **TESTS.** During construction and at the time when various tests are required, **WASD'S** engineer or its authorized representative, together with **PARK'S** engineer and contractor, shall jointly be present to witness tests for determination of conformance with approved plans and specifications. **PARK** shall notify **WASD** a minimum of twenty-four (24) hours in advance of the tests.

10. **CONSTRUCTION MEETINGS.** **WASD** reserves the right to schedule construction meetings with **PARK'S** representatives (Engineer, Project Manager, Construction Superintendent and others) at a place designated by **WASD** with respect to project related matters upon twenty-four (24) hours notice.

11. **SUBCONTRACTORS AND CONSULTANTS.** **WASD** reserves the right, at any time, to bar any subcontractor or consultant employed by **PARK** from engaging in any sort of work or activity related to this Agreement, if such be in the interests of **WASD**. In the event **WASD** rejects any subcontractor or consultant, said subcontractor or consultant will immediately cease work on anything related to this Agreement. **PARK** shall not be entitled to compensation for any monies previously paid to any subcontractor or consultant if said subcontractor or consultant is rejected by **WASD**.

12. **COMPLIANCE WITH ALL LAWS.** **PARK**, at its own cost and expense, shall comply with all applicable laws, statutes, rules, and ordinances in carrying out the activities contemplated herein.

13. **APPROVALS AND PERMITS.** **PARK** shall be fully responsible for obtaining all required approvals from all appropriate governmental and regulatory agencies and all necessary permits for all facilities contemplated in this Agreement. Notwithstanding anything else contained herein to the contrary, this Agreement shall not constitute or be interpreted as a waiver of any requirements of any other agency of Miami-Dade County and/or any requirements of the Code of Miami-Dade County. **PARK** is responsible for obtaining all permits as may be required for the work contemplated herein pursuant to the Code of Miami-Dade County.

14. **WASD AS PERMITTEE.** Certain federal, state and county agencies, including but not limited to the State of Florida Department of Transportation, the South Florida Water Management District, the U.S. Army Corps of Engineers and the Florida East Coast Railroad may require that **WASD** be named as permittee for certain construction activities even though **PARK'S** contractor will actually perform the work. To insure that **WASD** will incur no costs or liability as a result of being named permittee on such permits, **PARK** shall provide sufficient security as acceptable to **WASD** which shall indemnify and protect **WASD** from all claims, actions, judgments, liability, loss, cost and expense, including reasonable attorney's fees, related to work performed by **PARK** pursuant to such

permits. The security shall be furnished prior to the start of construction and shall be in an amount equal to **WASD'S** cost estimate for the permit work. **PARK** shall have sixty (60) days to resolve any claims by a permittor. Otherwise, **WASD** shall be entitled to pay said claims from the security. **PARK** shall be liable for all costs in excess of the security.

15. **WATER MAIN OVERSIZING CREDITS.** In order to comply with the **COUNTY'S** Public Works Manual and with **WASD'S** master plans, policies and regulations, **WASD** requires that **PARK** install:

a) A sixteen (16) inch water main in S.W. 157 Avenue.

b) A sixteen (16) inch water main in S.W. 120 Street.

Therefore, **WASD** shall allow the following oversizing credit for the difference between the standard water mains necessary to adequately serve **PARK'S** property and the water mains required by **WASD**.

Item	Necessary (Standard)	Required	Estimated Length / Qty	Credit per FT / Qty	**Estimated Credit**
a)	12	16	5,700	$6.00	$34,200.00
b)	12	16	1,800	$6.00	$10,800.00
				Total estimated oversizing credit:	**$45,000.00**

Both parties agree that the oversizing credit shall be calculated based on the actual quantities of oversized facilities installed by **PARK** as specified in the bill of materials and as-built drawings submitted by **PARK** at time of conveyance and approved by **WASD**. Should the amount of credit due to **PARK** exceed that amount listed in Section 255.05, Florida Statutes, **PARK** shall post a bond sufficient to insure payment of all suppliers and labors. Should **PARK** fail to post a bond, **PARK** shall indemnify and hold harmless **WASD**

against all claims against **WASD** brought by a subcontractor or supplier for payment on **PARK'S** project. The bond shall remain in effect one year from completion and conveyance of the oversized facilities. It is further agreed that **WASD** shall retain payment of construction connection charges payable to **PARK** for all oversized water mains until such a time that the amounts retained equal the amount of the oversizing credit paid to **PARK**. **WASD** shall pay this credit to **PARK** within ninety - (90) days after completion, proper conveyance to **WASD** and placement into service of the oversized water facilities.

16. **FACILITIES EASEMENTS.** If the facilities contemplated herein or any portion thereof are installed within property outside of public right-of-way, the facilities shall be installed in the center of a twelve (12) foot wide easement for water facilities and fifteen (15) foot wide easement for sewer facilities. Both require a twenty-five (25) feet minimum vertical clearance above the finished grade. **WASD** shall have twenty-four (24) hour access to the easement for emergency purposes. If the facilities are not located in platted easements, then easements shall be granted to **WASD** by **PARK** prior to **WASD'S** installation of a water meter and/or the rendition of sewer service to **PARK'S** property.

17. **CONNECTION/FRONTAGE BY OTHERS.** Parties other than **PARK** who own property, other than **PARK'S** property, which has frontage to any water main installed outside of **PARK'S** property pursuant to this Agreement, may apply to **WASD** for connections to said water main. If said parties actually connect and/or abut said facilities, **WASD** will impose a construction connection charge equal to thirty dollars ($30.00) for the

twelve (12) and sixteen (16) inch water mains, multiplied by the front foot length of the connecting/abutting property which fronts and/or abuts the water main as measured along the route of the main. **WASD** will also impose construction connection charges on such other parties if said water main is required, in accordance with guidelines and criteria established by **WASD**, in order to provide adequate service for the fronting/abutting property. Said construction connection charges will not be required or collected from other parties for single-family residences occupied or under construction prior to the date of this Agreement. It is further agreed that **WASD** shall retain payment of construction connection charges payable to **PARK** for all oversized water mains until such a time that the amounts retained equal the amount of the oversizing credit paid to **PARK**. Thenceforth, **WASD** shall repay said construction connection charges to **PARK** within ninety (90) days of receipt of same. However, **WASD'S** liability for repayment to **PARK** shall be limited to those amounts actually collected from others. This provision shall remain in effect for a period of twelve (12) years from the date of the Absolute Bill of Sale for the water main facilities constructed by **PARK'S**. Per annum simple interest as established and authorized by **Section 687.01**, **Florida Statutes** will accrue on all construction connection charges from the date of the Absolute Bill of Sale for the water main, gravity sewer main and/or sewer force main facilities constructed by **PARK** to the date of payment by the connecting/abutting party. The interest rate used shall be the rate established by **Section 687.01**, **Florida Statutes** at the time of payment by the connecting/abutting party. It shall be **PARK'S** responsibility to provide **WASD** with current mailing addresses during the twelve (12) year period.

18. **CONVEYANCE OF TITLE.** Conveyance of all easements shall be by separate instruments in recordable form as approved and acceptable to **WASD**. The details for all conveyances are specified hereinabove. Failure of **PARK** to provide proper conveyances shall be cause for **WASD** to refuse to render service to **PARK'S** property. **PARK** shall pay for all recording fees and for all documentary stamps. The details for all conveyances are specified hereinabove. Failure of **PARK** to provide proper conveyances shall be cause for **WASD** to refuse to render service to **PARK'S** property.

19. **DRAWINGS AND CONVEYANCE DOCUMENTS.** Following completion of the water and/or sewer facilities contemplated herein for **WASD** ownership, **PARK** shall provide conveyance documents, which may include bills of sale, releases of lien and grants of easement for execution by **PARK**. The properly executed documents shall be delivered to and accepted by **WASD** prior to the rendition of water and/or sewer service by **WASD**. **PARK** shall pay for all recording fees and for all documentary stamps. These conveyances shall be accompanied by copies of paid bills and/or lien waivers, releases, or satisfactions from all persons who performed work on **PARK'S** property and all persons who incorporate materials into the property, together with a breakdown of the actual cost of said facilities. Concurrently, **PARK** shall furnish **WASD** with one (1) set of mylar as-built drawings showing specific locations and depths among other things, of all facilities as located by a licensed surveyor, along with four (4) prints of the as-built drawings which have been sealed by a surveyor and certified by the engineer of record. Approval by **WASD** of all

required conveyance documents, drawings and survey specified herein shall constitute final acceptance by **WASD** of said facilities. After final acceptance, the facilities shall remain at all times the sole, complete, and exclusive property of **WASD** and under the exclusive control and operation of **WASD**.

20. **WARRANTY AND MAINTENANCE BOND.** **PARK** warrants that the water facilities to be owned by **WASD** shall be free from defects in materials and workmanship for a period of one (1) year from final acceptance by **WASD**. Simultaneously with the conveyance of the water facilities, **PARK** shall deliver to **WASD** an executed maintenance bond, which guarantees the warranty. If it becomes necessary to repair and/or replace any of the facilities during the initial one (1) year period, then the warranty as to those items repaired and/or replaced shall continue to remain in effect for an additional period of one (1) year from the date of final acceptance by **WASD** of those repairs and/or replacement. The bond shall be in the amount equal to the sum of those portions of the actual cost of construction of said facilities as follows:

Types of Facilities	Percentage of Actual Construction Cost
Water mains	25

The bonds shall have as the surety thereon only such surety company as is acceptable to **WASD** and which is authorized to write bonds of such character and amount under the laws of the State of Florida. A surety company must have a **Best's Key Rating Guide General Policyholder's Rating of "A"** or better and a **Financial Category of Class "V"** or better or be acceptable to **WASD**. The attorney-in-fact or other officer who signs a bond

must file with such bonds a certified copy of his power-of-attorney authorizing him to do so. The Maintenance Bond may be written with **PARK'S** contractor as "Principal" and **PARK** and **WASD** as "Co-obligees" or **WASD** as sole "Obligee". In the alternative, **PARK** may be named as "Principal" and **WASD** as "Obligee". The Maintenance Bond shall remain in force for one (1) year following the date of final acceptance by **WASD** of the work done pursuant to this Agreement to protect **WASD** against losses resulting from any and all defects in materials or improper performance of work. If there is no building construction underway within **PARK'S** property at the time of conveyance, **WASD** shall have the right to require that the term of the Maintenance Bond be extended for a period not to exceed an additional two (2) years. Upon demand by **WASD**, **PARK** shall cause to be corrected all such defects which are discovered within the warranty period or periods as set forth above, failing which **WASD** shall make such repairs and/or replacements of defective work and/or materials and **PARK** and/or its Surety shall be liable to **WASD** for all costs arising therefrom. **PARK** also warrants that it shall be solely responsible for the repair of any damages to said facilities caused by persons in its employment.

21. **TERMS OF AGREEMENT.** Both **PARK** and **WASD** recognize that time is of the essence and that this Agreement shall be deemed null and void and unenforceable if **PARK** fails to comply with any of the following conditions, where applicable:

a. After execution of this Agreement, work on the water facilities shall commence within one hundred eighty (180) days from the execution date. Work shall be considered to have commenced and be in active progress when engineering

drawings are submitted to **WASD** for review and approval, and, upon **WASD'S** issuance of said approval, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the construction of the water facilities throughout the day on each full working day, weather permitting.

b. Once **PARK** commences work on the water facilities, said work cannot be suspended, abandoned, or not in active progress for a period exceeding one hundred eighty (180) days.

c. The remedies specified herein are cumulative with and supplemental to any other rights which **WASD** may have pursuant to the law or any other provision of this agreement.

22. **INDEMNIFICATION CLAUSE.** **PARK** shall indemnify and hold harmless **WASD** and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorney's fees and costs of defense, which **WASD** or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by **PARK** or its employees, agents, servants, partners principals, contractors and/or subcontractors. **PARK** shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of **WASD**, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue

thereon. **PARK** expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by **PARK** shall in no way limit the responsibility to indemnify, keep and save harmless and defend **WASD** or its officers, employees, agents and instrumentalities as herein provided.

23. **FORCE MAJEURE.** Should either party be prevented from performing any obligations herein, including but not limited to water and/or sewer service, due to or resulting from a force majeure or inevitable accident or occurrence, such party shall be excused from performance. As used herein, force majeure shall mean an act of God which includes but is not limited to sudden, unexpected or extraordinary forces of nature such as floods, washouts, storms, hurricanes, fires, earthquakes, landslides, epidemics, explosions or other forces of nature. Inevitable accidents or occurrences shall mean those which are unpreventable by the either party and shall include but not be limited to strikes, lockouts, other industrial disturbances, wars, blockades, acts of public enemies, insurrections, riots, federal, state, county and local governmental restraints and restrictions, military action, civil disturbances, explosions, conditions in federal, state, county and local permits, bid protests, manufacturing and delivery delays, unknown or unanticipated soil, water or ground conditions and cave-ins, or otherwise, and other causes reasonably beyond the control of either party, whether or not specifically enumerated herein.

24. **SERVICE CHARGES.** **PARK** agrees to pay to **WASD** the prevailing service charges for water supply and fire protection, sewage collection and disposal within **PARK'S** property as may be applicable until the responsibility for payment of said charges is

properly transferred in accordance with **WASD'S** regulations.

25. **USE OF FACILITIES BY WASD.** **WASD** reserves the right to make full use of the water sewer facilities to be owned by **WASD** as contemplated herein to serve other customers at any time.

26. **BACTERIOLOGICAL TESTS AND INDEMNIFICATION.** **DEP** requires that prior to the rendition of any new water service by **WASD**, bacteriological tests must be performed. It is the responsibility of **PARK** to comply with all such requirements and to obtain all necessary approvals. In addition, the use of floating meters for construction purposes is subject to State of Florida requirements and approval by **WASD**. **PARK** may request approval for the use of floating meters prior to actual conveyance of title to the facilities to **WASD**. However, **WASD** may be required to execute documents to the Miami-Dade County Department of Environmental Resources Management (**DERM**) or State of Florida Department of Health (**DOH**), which state that **WASD** has accepted title to the facilities. If **WASD** is required to execute such documents, **PARK** agrees to indemnify and hold **WASD** harmless from and against all claims, actions, judgments, damages, loss, cost and expense including reasonable attorney's fees which may be incurred by **WASD** in connection with the rendition of water service through the facilities constructed and installed by **PARK** prior to conveyance of title to **WASD**, including but not limited to those which result from failure to properly maintain and repair the water facilities.

27. **ENTIRE AGREEMENT.** This Agreement supersedes all previous agreements and representations, whether oral or written, between **PARK** and **WASD**, and made with respect to the matters contained herein and when duly executed constitutes the complete Agreement between **PARK** and **WASD**.

28. **NOTICE.** All notices given pursuant to this Agreement shall be mailed by United States Postal Service registered or certified mail to the parties at the addresses specified on page two (2) of this Agreement or addresses otherwise properly furnished.

29. **RECORDING OF AGREEMENT.** This Agreement is being recorded in the public records of Miami-Dade County, Florida, for the particular purpose of placing all owners and occupants, their successors and assigns, upon notice of the provisions herein contained. **PARK** shall pay all recording fees.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officials as of the day and year above written.

WITNESSETH:

MIAMI-DADE COUNTY

_____
signature

By:_____

_____
print name

John W. Renfrow, P.E., Director
Miami-Dade Water and Sewer Department

_____
signature

_____
print name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 200__, by **John W. Renfrow, P.E., Director** of the **Miami-Dade Water and Sewer Department**, who is personally known to me and did not take an oath.

_____
Notary Public

_____
Serial Number

_____
print name

WITNESSETH:

MIAMI-DADE PARK AND RECREATION DEPARTMENT

_____
signature

By:_____

_____
print name

_____
(Print name and title of authorized signer)

_____
signature

_____
print name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 200__, by _____ of the **Miami-Dade Park and Recreation Department**, who is personally known to me and did not take an oath.

_____ _____
Notary Public Serial Number

_____
print name

Approved for Legal Sufficiency:

_____
Assistant County Attorney

Memorandum

MIAMI-DADE COUNTY

DATE: April 8, 2010

TO: Audrey Davis
Property Accounting Supervisor
Controller Division

FROM Mirtha Barrios MB
New Business Section
Utilities Development Division

SUBJECT: Conveyance of Facilities Identified Below

Transmitted herewith is the Absolute Bill of Sale (ABOS), Materials Cost Breakdown and other supporting documentation for the following project:

Agreement Name:	**WEST KENDALL DISTRICT PARK**
Agreement ID:	**19710**
Water Approval:	**DW2007-102**
Sewer Approval:	**N/A**
ABOS Date:	**APRIL 2, 2010**

Any original documents requiring recordation, such as grants of easement and deeds, will be sent via separate cover upon receipt from the Clerk of Courts.

Should you have any questions, please advise.

5

TRANSFER OF WATER AND SEWER FACILITIES

MIAMI-DADE COUNTY, hereby transfers the following water and sewer facilities to the Miami-Dade Water and Sewer Department for operation, use maintenance and repairs and replacement. Said facilities are described as follows:

> All water and sewer facilities built and constructed to serve **WEST KENDALL DISTRICT PARK, DW2007-102, ID#19710**,located in Section , Miami-Dade County, Florida, as shown on Exhibit "A" attached Hereto and made part hereof.

IN WITNESSETH WHEREOF, Miami-Dade County has hereunto set its hand and **seal** this 2ND day of APRIL, 20 10.

Signed, sealed and delivered in the presence of:
(please sign and type or print name)

WITNESSETH :

Lydia Salas
signature

Lydia Salas
print name

signature

JOSE GONZALEZ
print name

MIAMI-DADE PARK AND RECREATION DEPARTMENT

By: _____
Miami-Dade Park & Recreation Director

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 2nd **day of** APRIL **,20** 10 **, by** R.M. GRAND-PIERRE**, who is** personally known **to me or has produced** _____ **as identification. He/she did/did not take as oath.**

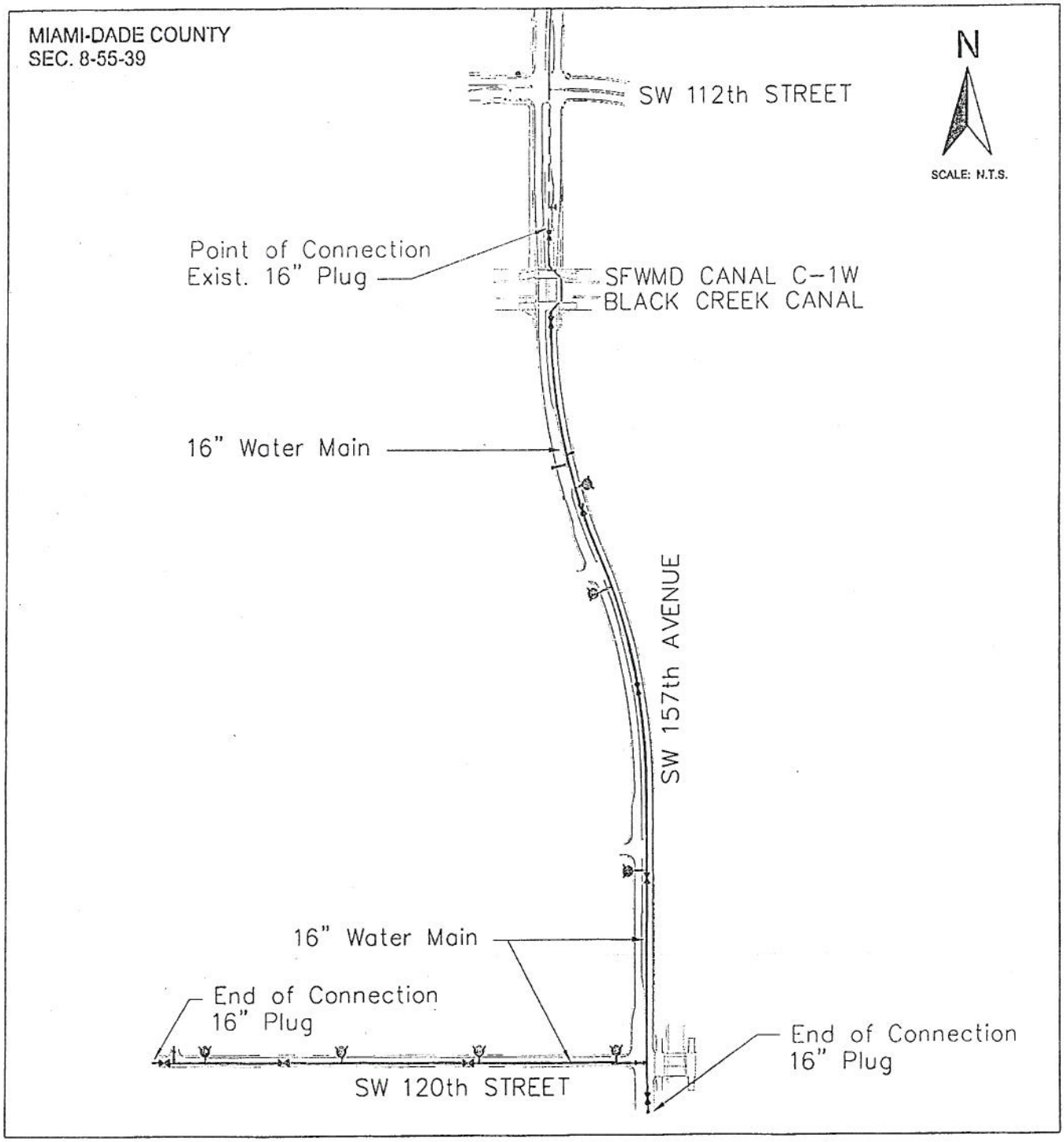
NOTARY PUBLIC

R. M. GRAND-PIERRE
MY COMMISSION # DD798360
EXPIRES: June 16, 2012
Fl. Notary Discount Assoc. Co.
1-800-NOTARY

DD 798360
SERIAL NUMBER

R.M. GRAND-PIERRE
PRINT NAME

This instrument was prepared by
New Business
Miami-Dade Water and Sewer Department
3575 So. LeJeune Rd.
Miami, Florida 33146-2221



LEGEND

GRAVITY MAIN / FORCE MAIN - EXISTING	TAPPING SLEEVE & VALVE
GRAVITY MAIN / FORCE MAIN - NEW	CHECK VALVE BURIED
MANHOLE - EXISTING	CHECK VALVE IN MANHOLE
MANHOLE - NEW	PUMP STATION
SEWER LATERAL	GENERATOR HOUSING
GATE VALVE / PLUG VALVE - EXISTING	GENERATOR
GATE VALVE / PLUG VALVE - NEW	

FORCE MAIN FACILITIES EXHIBIT "A" OF ABSOLUTE BILL OF SALE

PROJECT NAME: S.W. 157th AVENUE , S.W. 120th STREET TO S.W. 112th STREET

PROJECT LOCATION: S.W. 157th AVENUE & S.W. 120th STREET WEST KENDALL DISTRICT PARK

CONTRACTOR: THE REDLAND COMPANY

DATE: SEPTEMBER 29, 2009 | AGREEMENT ID # : 19710 | APPROVAL # : DW 2007-102

MIAMI-DADE WATER AND SEWER DEPARTMENT
BILL OF MATERIALS/COST BREAKDOWN

Agmt ID# 19710 Water ER: DW 2007-102

Project Name: SW 157th Avenue

Contractor: The Redland Company

WASD Insp: Nelson Cespedes

WATER

	QUANTITY	SIZE	TYPE	Cost (Labor, Materials, Equipment Excavation) UNIT COST	TOTAL COST
Pipe Including Fittings (min. $2.50 per ft/inch list by size)	4887 ft	16 "	DIP	$ 40.00	$ 195,480.00
	93 ft	12 "	DIP	$ 30.00	$ 2,790.00
Valves: 12	10	16 "	GATE	$ 4,245.00	$ 42,450.00
	2	12 "	GATE	$ 1,465.00	$ 2,930.00
			Butterfly		$ -
Services: min. $350.00 each) Domestic:	1	2 "	Single:	$ 1,400.00	$ 1,400.00
			Dual:		$ -
			Irrigation:		$ -
		"			$ -
Firelines: (By Size)	0	"		$ -	$ -
Fire Hydrant Assemblies: (Min. $1,000.00 each)	7	6		$ 2,169.67	$ 15,187.69
Turbo Meter:	0			$ -	$ -
Restoration: (Paving, etc.).	0			$ -	$ -

DATE: 12/10/2009

TOTAL COST OF THIS PROJECT: $ 260,237.69

25% $65,059.50

AUTHORIZED SIGNATURE:

EXHIBIT B

MIAMI-DADE

MIAMI DADE WATER & SEWER DEPARTMENT
FIELD INSPECTION UNIT
Bill of Materials

Date: 3-Jul-09 | Inspector: Nelson Cespedes

Project Name: SW 157 Ave, 120 St to 112 St | Contractor: The Redland Company

Location: SW 120 St & SW 157 Ave | Phone #: 305-247-3226

Water ER #: DW 2007-102 | Sewer ER #: SO 47091

Water Bill Of Materials

4887'	16 " DIP	
93'	12 " DIP	
	" DIP	
	" PVC	
	" PVC	
7	Fire Hydrant Assemblies	
	Single Services	
	Double Services	
1	2" Services	
	4" Services	
	" Turbo Meter Services	
	" Fire Lines	
	" Fire Lines	
12	*Valves (List in Comments)	
N/A	New WASD Easement Shown	
N/A	Easement Legal Description	
YES	State Plane Coordinates	
YES	B. O. S. Sketch	

Sewer Bill Of Materials

3022'	36 " DIP (Force Main)	
	" DIP	
	" DIP	
	" PVC	
	" PVC	
	" VCP	
	" VCP	
2	*Valves (List in Comments)	
	6" Sewer Lateral	
1	8" Sewer Lateral	
	Pump Station	
	G.P.M. Design Cap	
	Man Holes	
N/A	New WASD Easement Shown	
N/A	Easement Legal Description	
YES	State Plane Coordinates	
YES	B. O. S. Sketch	

Comments: Water 10 - 16" Gate Valves
2 - 12" Gate Valves
Force Main 2 - 36" Plug Valves

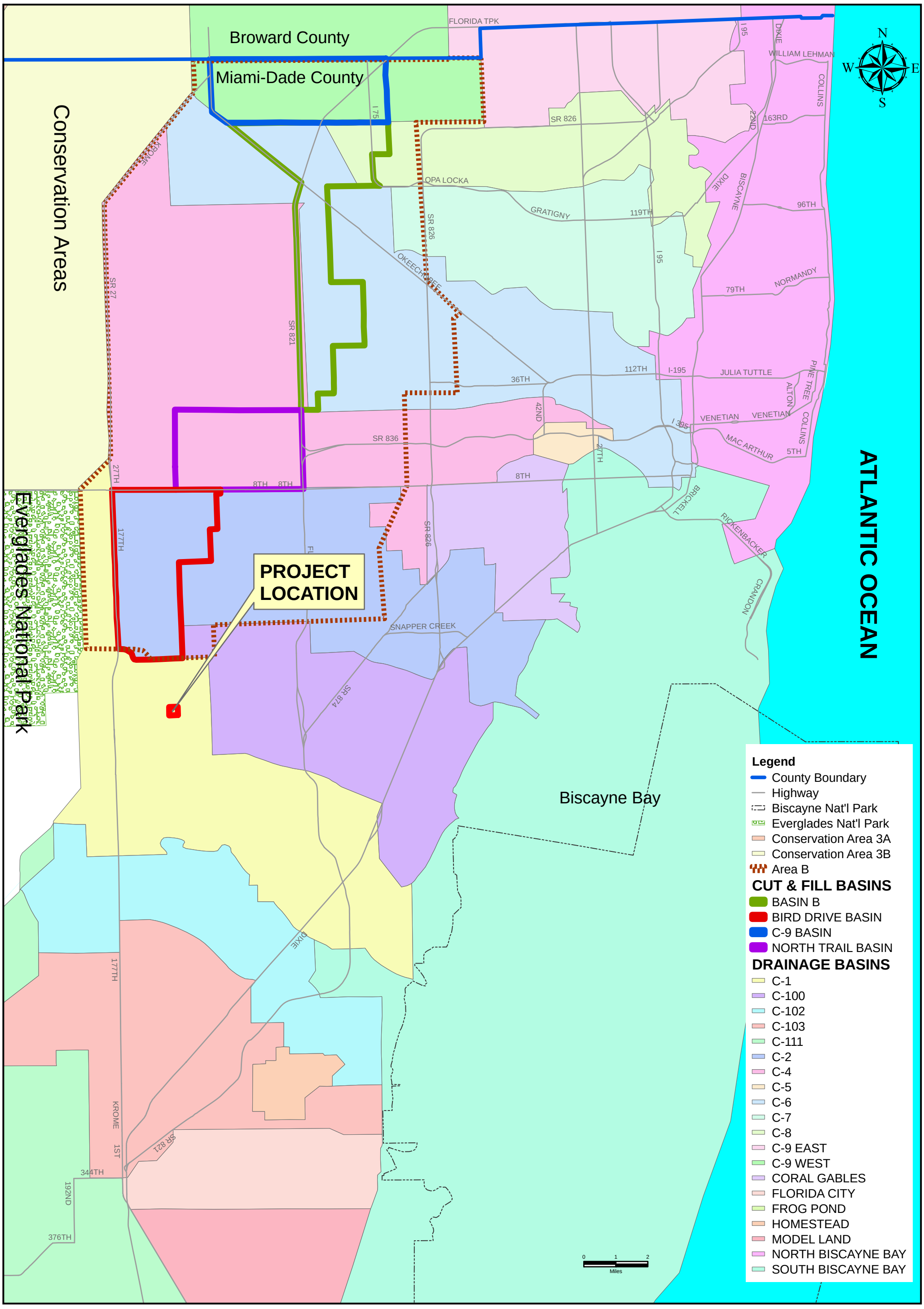
	Generator	
	Generator Housing	
KV	Generator Size	

* Valves in the Water Main only (Not the Services)
The above Material List is correct to the best of my knowledge.

The Redland Company — Contractor's Company Name
7/3/2009 — Date
Contractor's Signature

EXHIBIT 7.1

Drainage Basins Map



MSA
Millian, Swain & Associates, Inc.

EXHIBIT 7.1
MDPROS - WEST KENDALL DISTRICT PARK DRAINAGE BASINS

EXHIBIT 7.2

Miami-Dade County Flood Criteria Map

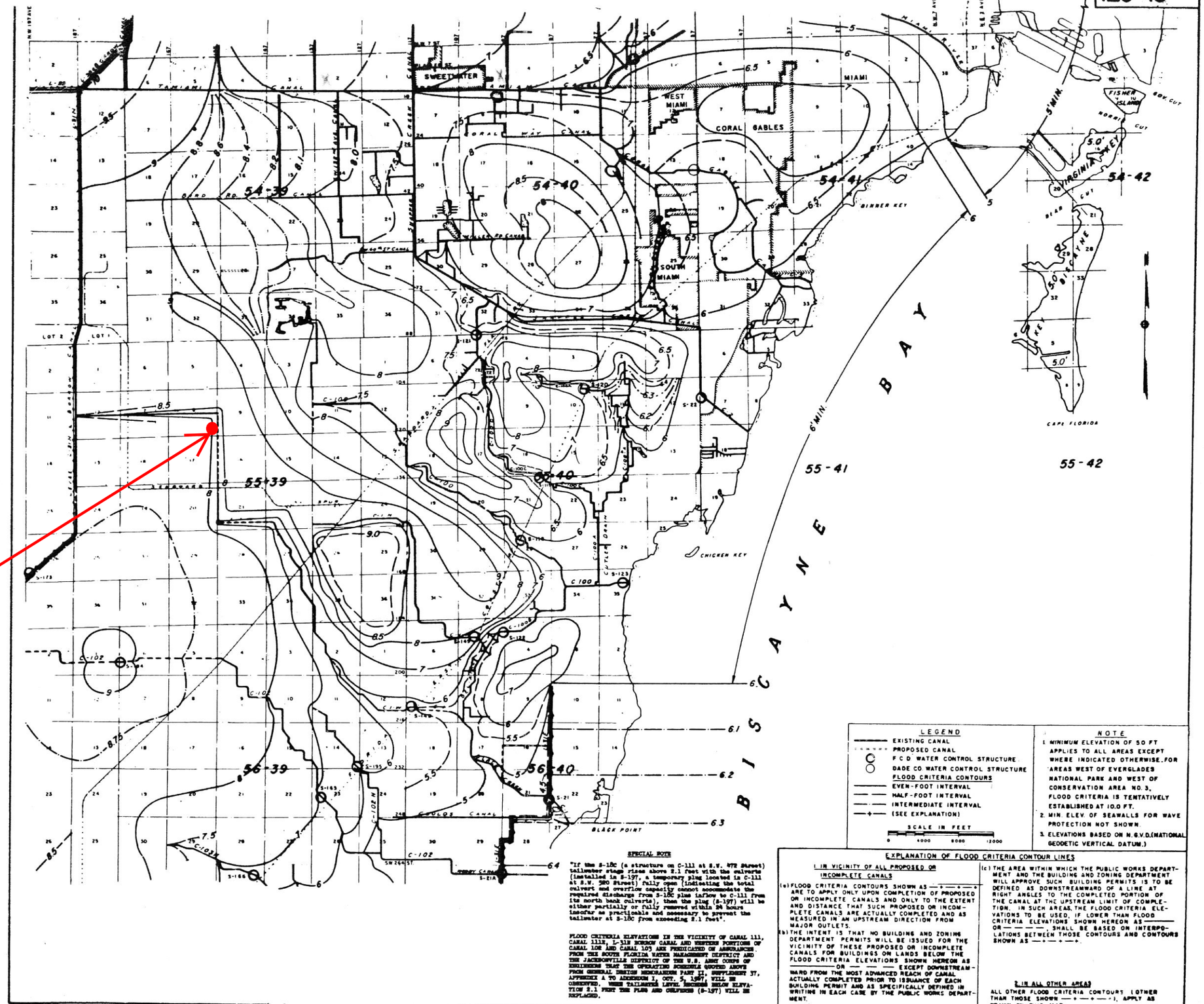


EXHIBIT 7.2 Miami - Dade County Flood Criteria Map

EXHIBIT 7.3

FEMA Flood Zone Map

MAP SCALE 1" = 500'

250 0 500 1000 FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0437L

FIRM

FLOOD INSURANCE RATE MAP

MIAMI-DADE COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 437 OF 1031

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MIAMI - DADE COUNTY	120635	0437	L

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12086C0437L

MAP REVISED
SEPTEMBER 11, 2009

Federal Emergency Management Agency

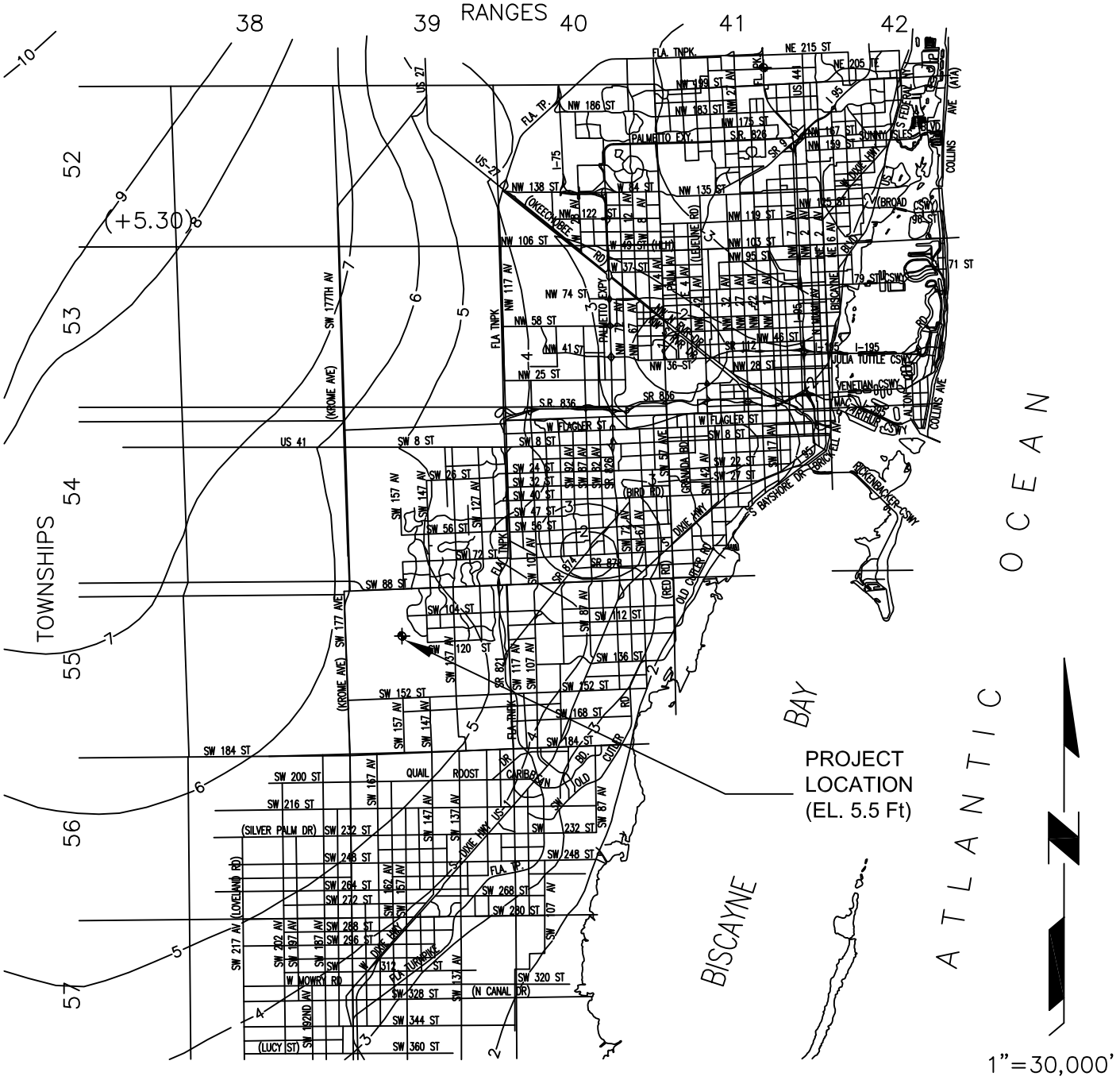
EXHIBIT 7.3 FEMA Flood Zone Map

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXHIBIT 7.4

October Water Table Map

W.C. 2.2



AVERAGE OCTOBER GROUND WATER LEVEL

0 1 2 3 4 5 6 7 8 9 10

SCALE IN MILES

1960-75

NOTES:

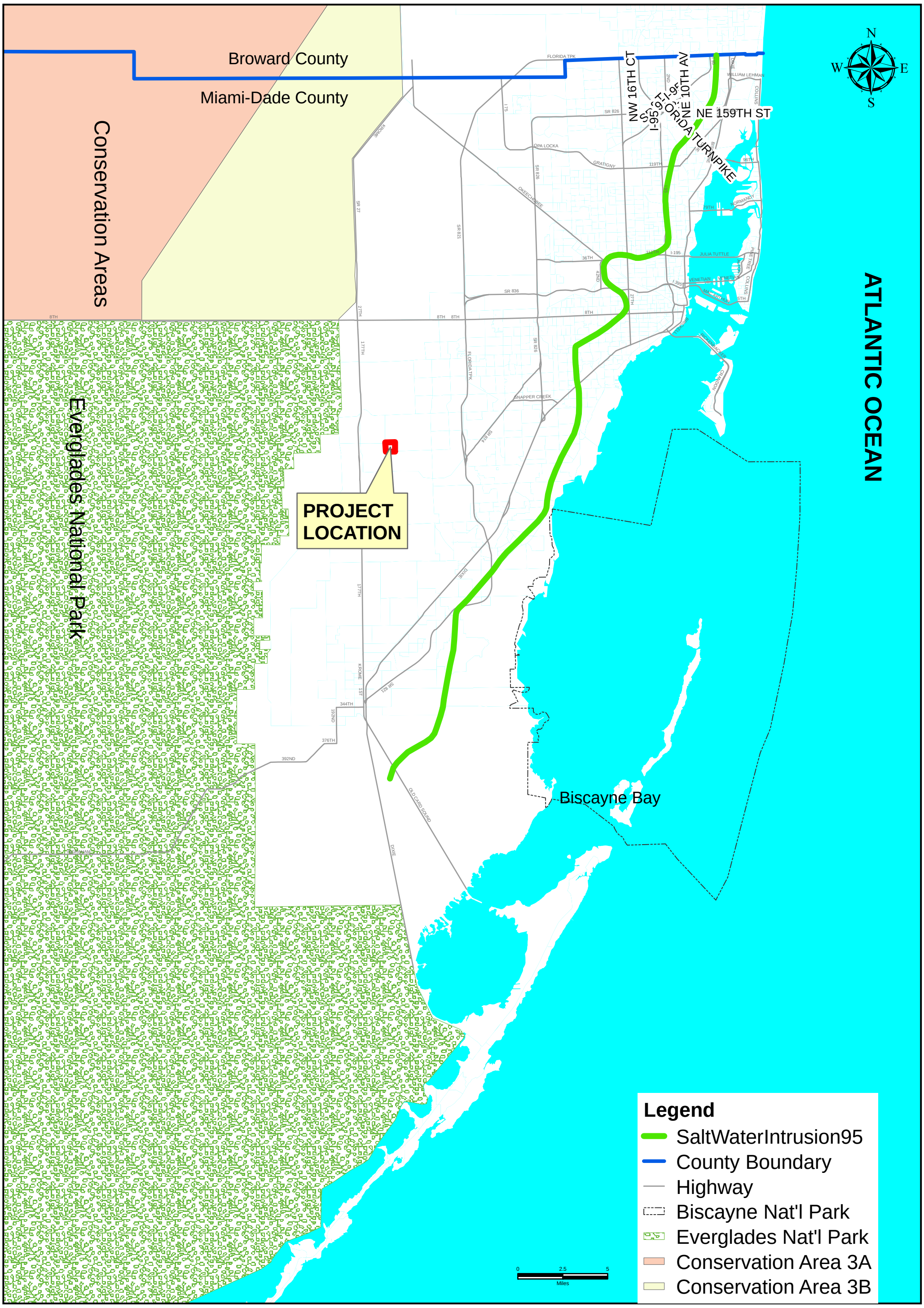
1. CONTOUR INTERVAL 1.0 FOOT.
2. DATUM IS MEAN SEA LEVEL.
3. PREPARED FROM MIAMI–DADE CO. P.W.D. ACAD DWGS. ASSOCIATED WITH W.C. 2.2

EXHIBIT 7.4 OCTOBER WATER TABLE MAP W.C 2.2.

MDPROS - WEST KENDALL DISTRICT PARK
11255 SW 157 AVE
MIAMI , FLORIDA 33196

EXHIBIT 7.5

Salt Water Intrusion Line Map

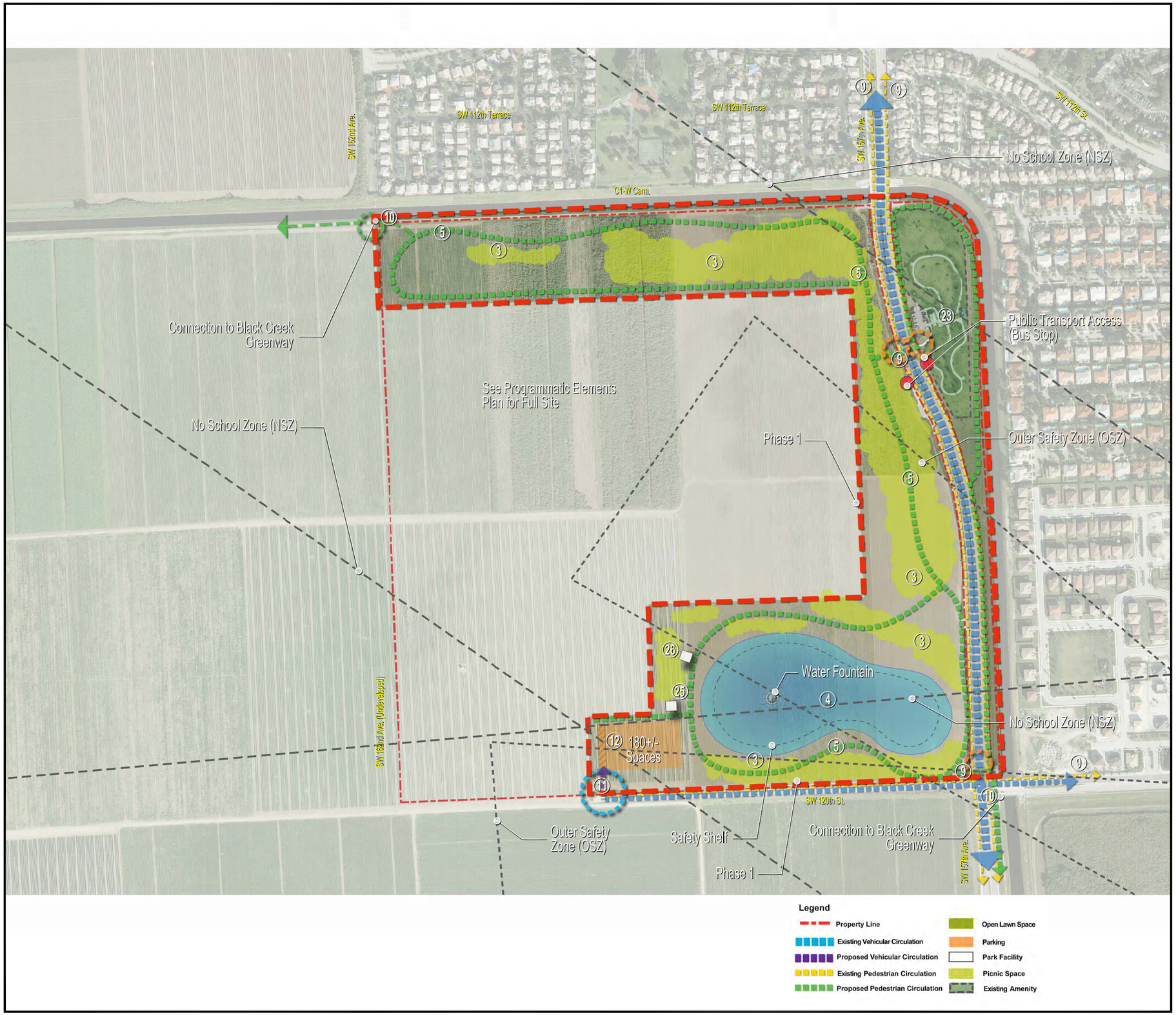


Millian, Swain & Associates, Inc.

EXHIBIT 7.5
MDPROS - WEST KENDALL DISTRICT PARK
SALT WATER INTRUSION LINE

EXHIBIT 7.6

West Kendall District Park
Phase One Development Plans
(by MD-PROS)



WEST KENDALL DISTRICT PARK

PHASE 1 PROGRAMMATIC PHASING PLAN

Phase 1- Programmatic Phasing Plan Diagram Description:

As a large regional park, West Kendall District Park will meet local and regional recreation needs. Maximum flexibility is needed in order meet local recreation needs as a Phase 1 plan.

In keeping with the guiding principles of the Miami-Dade County Parks and Open Spaces System Master Plan, which are; equity, access, beauty, multiple benefits, seamlessness, and sustainability, as well as incorporating lessons learned from comparable research, the phase 1 plan to the left organizes programming and facilities at West Kendall District Park based on functional relationships. Functional relationships between park programming and facilities are diagrammatically shown with complementary elements in close proximity and conflicting elements buffered from other uses.

Phase 1 elements include:

- Lake with fountain
- Open space for small events and festivals
- Walking and biking paths
- Shaded picnic and seating areas
- Greenway connectivity
- Public transportation access (bus stops)
- Approximately 180 parking spaces.

Phase 1 Programmatic Elements Legend

- (3) Shaded Picnic Space
- (4) Lake
- (5) 12' Greenway Trail
- (8) Open Space
- (9) Neighborhood Access
- (10) Greenway Connection
- (11) Vehicle Access Point
- (12) Parking Lot
- (23) Existing Dog Park
- (25) Restroom Facility
- (26) Pavilion

West Kendall District Park - REQUIRED PARKING

Programmed Facility	Required Parking	Number of Facilities	Number of Parking
MIAMI-DADE COUNTY CODE			
	per Facility (1 space per 4 users)		Total per programmed facility
Picnic Shelter (sm.)	5	1	5
	Total Parking Space Required:		5
	Paved or Turf Parking Spaced Provided		5
	Overflow Parking Provided		0
	Total Parking Spaces Provided		5

*Source: Miami-Dade County Code

North

0' 100' 250' 500'

MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT

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WEST KENDALL DISTRICT PARK

PROGRAMMATIC ELEMENTS PLAN

West Kendall District Park - REQUIRED PARKING

Programmed Facility	Required Parking	Number of Facilities	Number of Parking
MIAMI-DADE COUNTY CODE			
	per Facility (1 space per 4 users)		Total per programmed facility
Soccer Field	40	14	560
Stadiums (750 + 1500)	562.5	1	563
Community Center	1/250 SF	60,000 SF	240
Field House (2)	1/250 SF	6,000 SF	24
Picnic Shelter (sm.)	5	12	60
Picnic Shelter (lg.)	13.75	2	28
		Total Parking Space Required:	1,475
		Paved or Turf Parking Spaced Provided	1,180
		Overflow Parking Provided	300
		Total Parking Spaces Provided	1,480

*Source: Miami-Dade County Code

Legend

- Property Line
- Existing Vehicular Circulation
- Proposed Vehicular Circulation
- Existing Pedestrian Circulation
- Proposed Pedestrian Circulation
- Open Lawn Space
- Parking
- Park Facility
- Maintenance Yard
- Amenity
- Picnic Space
- Multipurpose Field
- Artificial Turf Sport Field
- Overflow Turf Parking
- Existing Amenity

Functional Diagram Description:

As a large regional park, West Kendall District Park will meet local and regional recreation needs. Maximum flexibility is needed in order meet local recreation needs while also providing space to host large tournament events.

In keeping with the guiding principles of the Miami-Dade County Parks and Open Spaces System Master Plan, which are; equity, access, beauty, multiple benefits, seamlessness, and sustainability, as well as incorporating lessons learned from comparable research, the plan to the left organizes programming and facilities at West Kendall District Park based on functional relationships. Functional relationships between park programming and facilities are diagrammatically shown with complementary elements in close proximity and conflicting elements buffered from other uses.

Primary elements include:

- 14 field tournament quality multi-sport athletic complex (mix of synthetic turf and grass fields)
- Lake with fountain
- Community Center
- Open space for small events and festivals
- Walking and biking paths
- Shaded picnic and seating areas
- Playgrounds
- Fitness Area
- Greenway connectivity
- Public transportation access (bus stops)
- Approximately 1,480 parking spaces (800+/- grass stalls or overflow)

Programmatic Elements Legend

1. Community Center
2. Playground
3. Shaded Picnic Space
4. Lake
5. 12' Greenway Trail/ Bicycling Path
6. Trailhead
7. 6' - 12' Walking Paths
8. Open Space
9. Neighborhood Access
10. Greenway Connection
11. Vehicle Access Point
12. Parking Lot
13. Turf Parking Spaces
14. Synthetic Turf Athletic Fields
15. Multi-Purpose Fields
16. Stadium Fields
17. Concessions/Field House/ First-Aid
18. Maintenance Yard
19. Large Pavilion
20. Fitness Zone/ Vita Course
21. Canoe/Kayak Launch
22. Aquatic Center
23. Existing Dog Park
24. Overflow Parking

North

0' 100' 250' 500'

MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT

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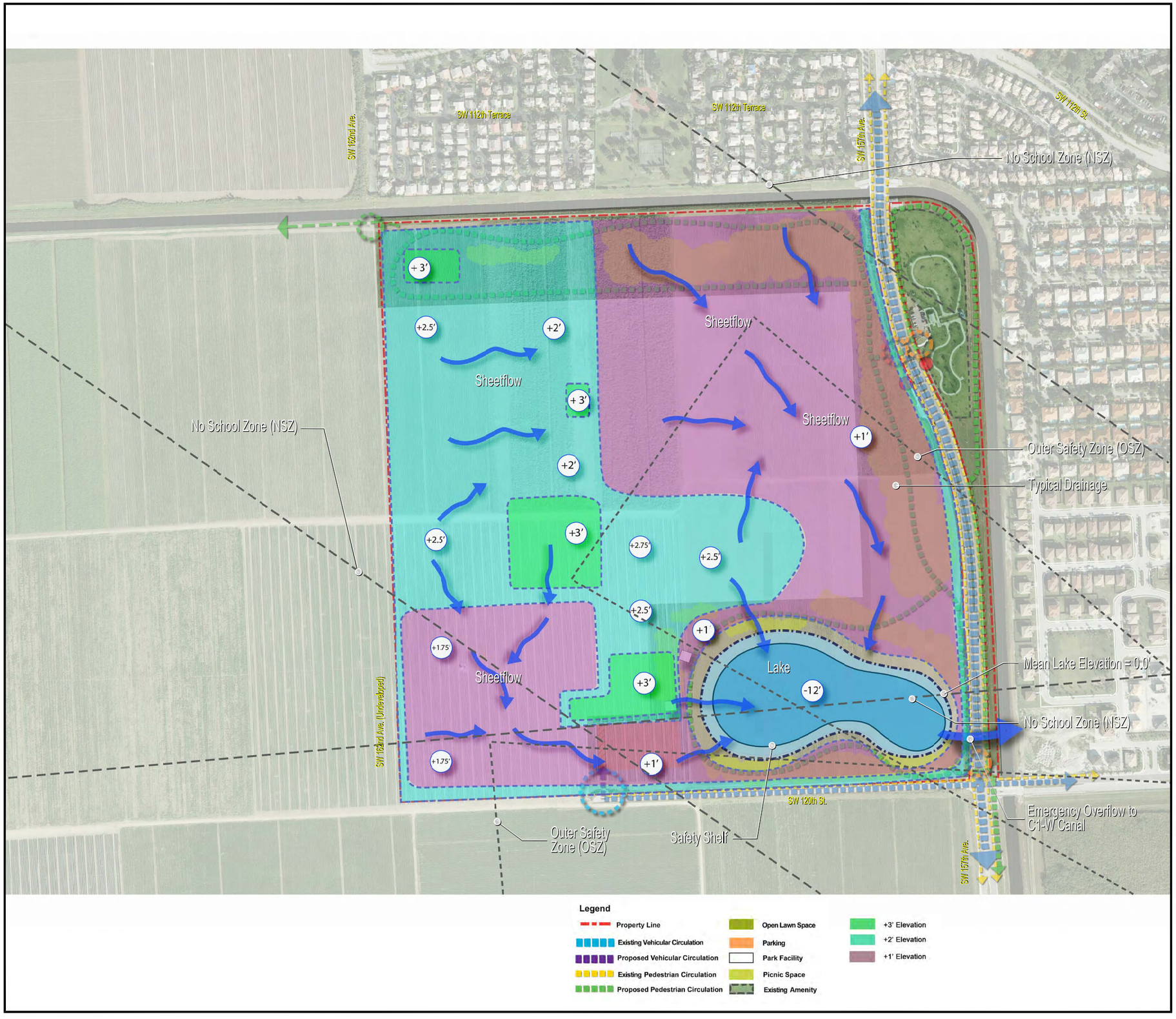
WEST KENDALL DISTRICT PARK

DRAINAGE



Drainage Diagram Description:

Drainage for the West Kendall District Park site is organized with a hierarchy of elevations that enable built facilities to be at the highest points. Drainage consists of sheetflow from west to east and north to south.

The primary stormwater storage area is the excavated lake located in the southeast area of the park. Emergency overflow from the lake is designed to connect directly to the C-1W Canal. Large storm events are intended to be handled on-site with temporary inundation of open spaces, and parking areas.

Innovative environmental considerations included:

- Site fill locally sourced from lake excavation
- Primary site drainage is sheetflow, minimizing piping of stormwater
- Facilities elevated above 100-year flood elevations
- Partial inundation of open spaces during large storm events
- On-site irrigation source from stormwater runoff

MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT

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EXHIBIT 7.7

West Kendall District Park
Phase One Development
MSA Schematic Plans

WEST KENDALL DISTRICT PARK

PHASE ONE

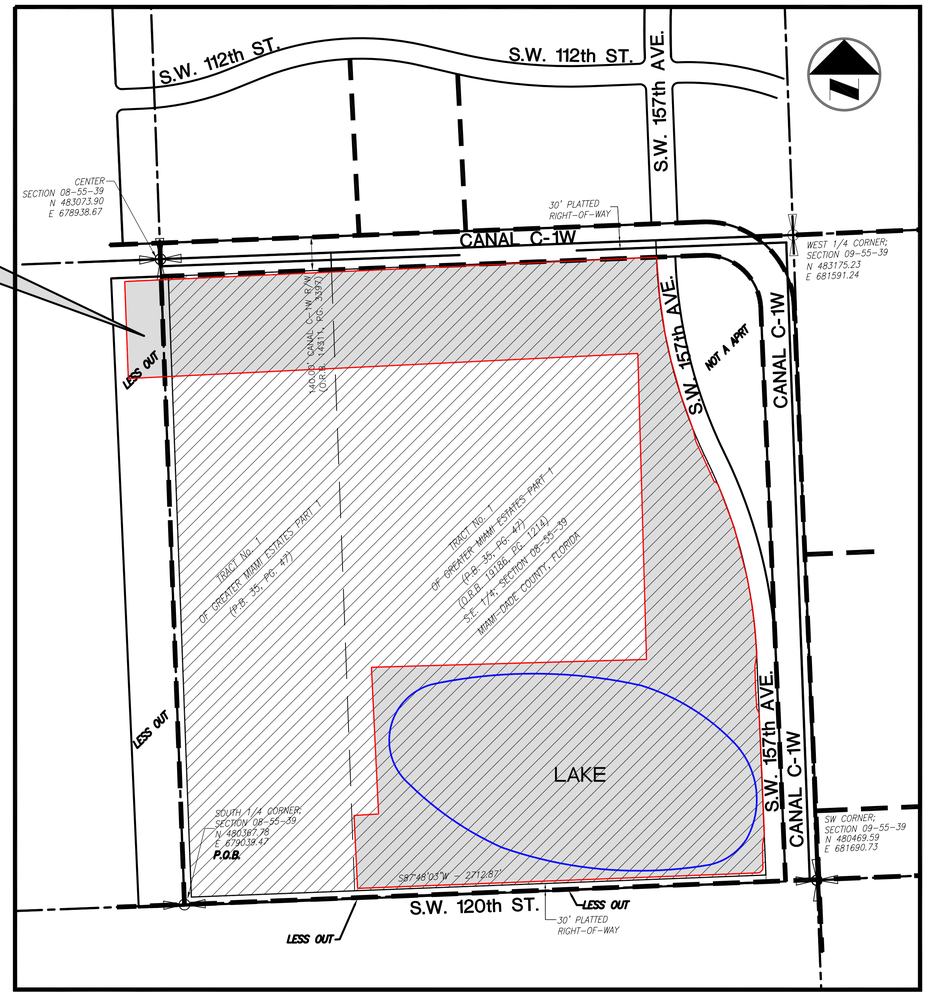
MIAMI-DADE COUNTY, FLORIDA

PAVING, GRADING, AND DRAINAGE, PAVEMENT MARKING AND SIGNAGE, WATER AND SANITARY SEWER CONNECTION PLANS.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
G-1	COVER SHEET
C-1	SCHEMATIC PAVING, GRADING AND DRAINAGE PLAN
C-2	SCHEMATIC TYPICAL SECTIONS
C-3	SCHEMATIC PAVEMENT MARKING AND SIGNAGE PLAN
C-4	SCHEMATIC WATER SERVICE CONNECTION PLAN
C-5	SCHEMATIC SAN. SEWER CONNECTION PLAN

PROJECT SITE
PHASE ONE



LOCATION SKETCH

SCALE: 1" = 300'

LEGEND

	RIGHT-OF-WAY LINE
℄	ROADWAY CENTERLINE
	PROPERTY LINE
10.00	PROP. GRADE ELEVATION
	PROP. CATCH BASIN
	EXIST. MANHOLE
	PROP. MANHOLE
	PROP. ASPHALT PAVEMENT
50 LF	PROP CATCH BASIN AND LENGTH OF EXFILTRATION TRENCH
	EXIST. CATCH BASIN
INV. EL.	INVERT ELEVATION
T.O.P. EL.	TOP OF PIPE ELEVATION
D.I.	DUCTILE IRON
P.V.C.	POLYVINYL CHLORIDE
H.D.P.E.	HIGH DENSITY POLYETHYLENE
MH	MANHOLE
WM	WATER MAIN
FM	FORCE MAIN
U.E.	UTILITY EASEMENT
C.G.	CURB AND GUTTER
SWK	SIDEWALK
GV	WATER VALVE

AUGUST 07, 2015

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CERTIFICATE OF AUTHORIZATION NO. 5460

APPROVED BY: _____
ARSENIO MILIAN, P.E.
FL. LICENSE No. 13134

FLORIDA LICENSE N°
275 N.W. 2nd STREET, 4th FLOOR
MIAMI, FLORIDA 33128 (305)

Design: J.T.
Drawn: R.R.
Checked:
Survey:
Inspections:
Project Manager:

Revisions		
N°	Date	Description

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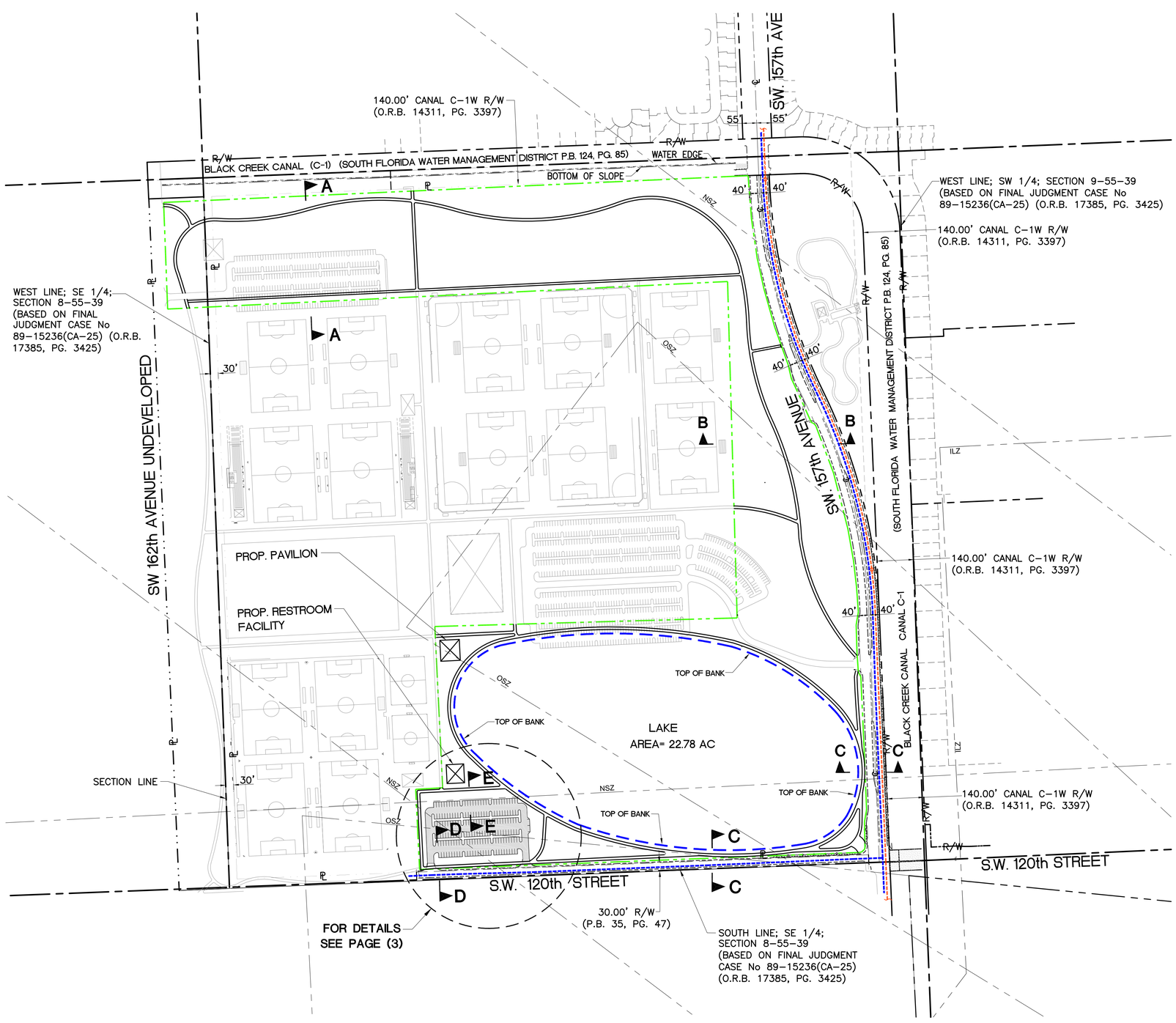
275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE
Drawing Title: COVER SHEET

Contract N°
Date 07/29/15
Scale
Drawing N° 1 of 6
File
Drawer



0 100 200 400 600

GRAPHIC SCALE IN FEET

LEGEND:

—·—·—	PHASE ONE
— — —	PROP. LAKE 22.78 AC
▭	PROP ±180 PARKING LOT
NSZ	DENOTES NO SCHOOL ZONE
OSZ	DENOTES OUTER SAFETY ZONE
ILZ	DENOTES INNER DISTICT

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FL. LICENSE No. 13134

Contract N°

Date 07/29/15 | Scale

Drawing N° 2 of 6

File | Drawer

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE

Drawing Title: SCHEMATIC PAVING, GRADING AND DRAINAGE PLAN

Miami-Dade County
Park and Recreation Department
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N°	Date	Revisions Description

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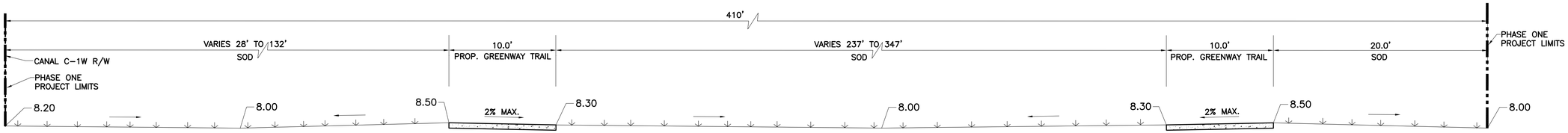

SECTION A-A

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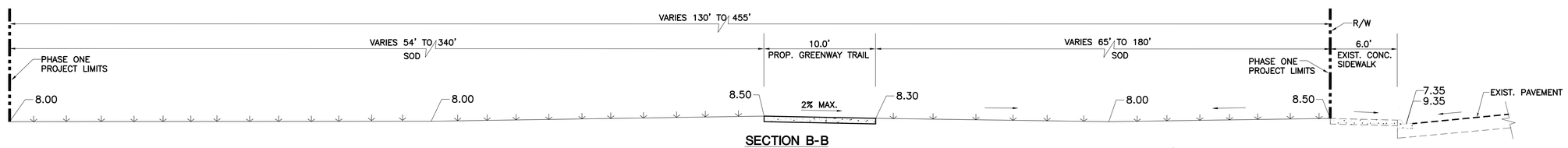

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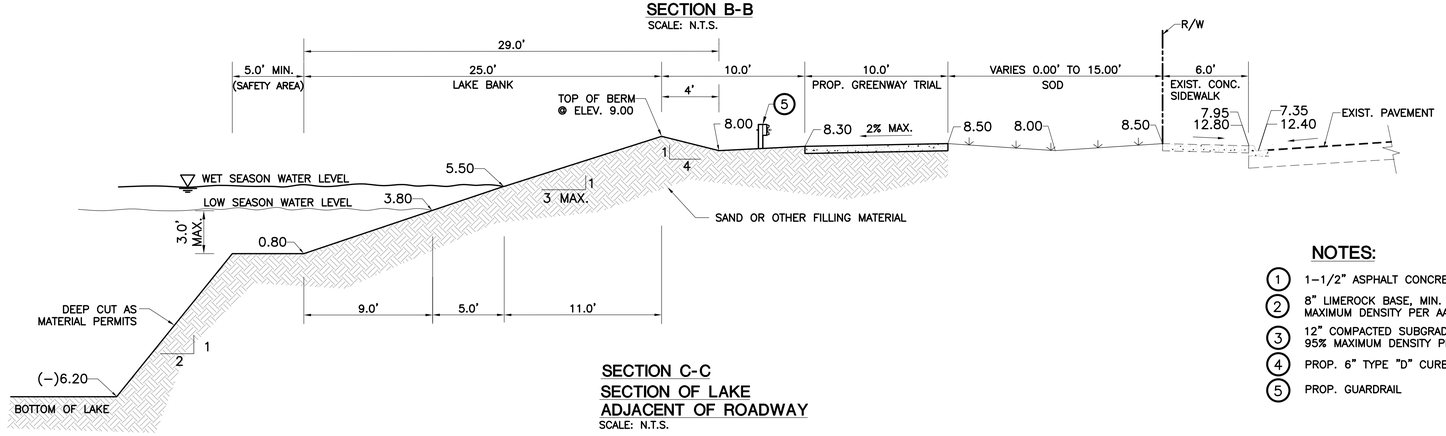
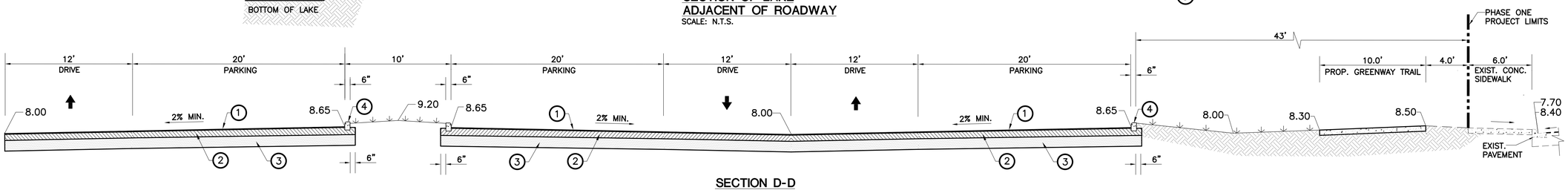


SECTION C-C
SECTION OF LAKE ADJACENT OF ROADWAY

SCALE: N.T.S.

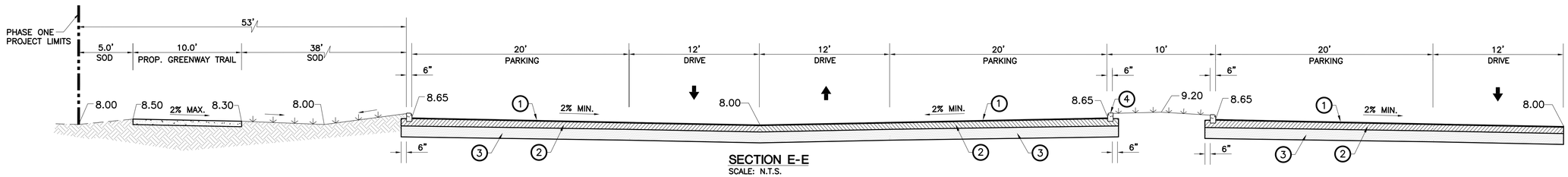
NOTES:

1. 1-1/2" ASPHALT CONCRETE SURFACE COURSE (TYPE S-III)
2. 8" LIMEROCK BASE, MIN. LBR 100. COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180
3. 12" COMPACTED SUBGRADE. MIN. LBR 40. COMPACTED TO 95% MAXIMUM DENSITY PER AASHTO T-180
4. PROP. 6" TYPE "D" CURB
5. PROP. GUARDRAIL



SECTION D-D

SCALE: N.T.S.



SECTION E-E

SCALE: N.T.S.

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Contract N°

Date 06/22/15 | Scale

Drawing N° 3 of 6

File | Drawer

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE LAKE EXCAVATION PLANS

Drawing Title: SCHEMATIC TYPICAL SECTIONS

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275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

MIAMI-DADE

N°	Date	Description

Revisions

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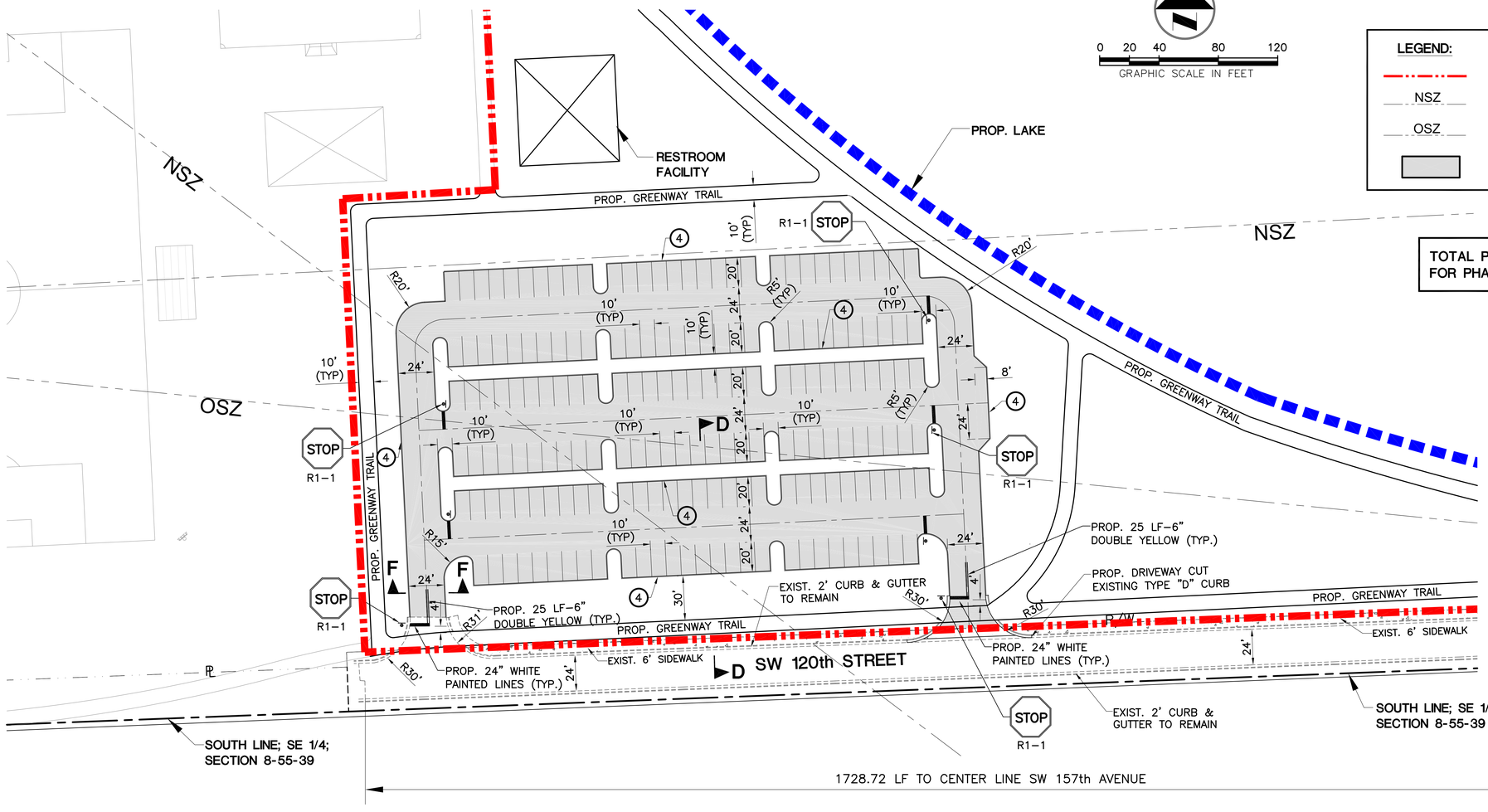

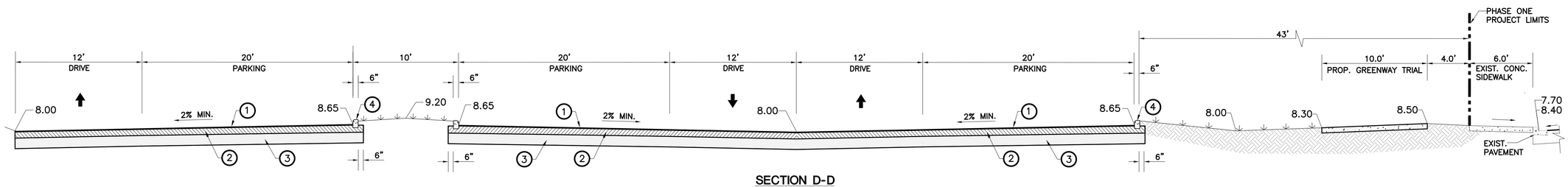

SECTION D-D
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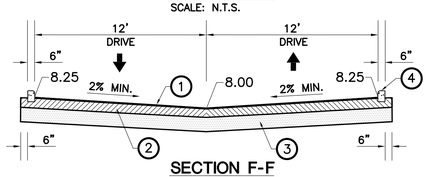

SECTION F-F
SCALE: N.T.S.

NOTES:

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Contract N°
Date 07/29/15
Scale
Drawing N° 4 of 6
File
Drawer

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Project Title: ON-SITE PARKING LOT
WEST KENDAL DISTRICT PARK - PHASE ONE

Drawing Title: SCHEMATIC PAVEMENT MARKING AND SIGNAGE PLAN

Design: J.T.
Drawn: R.R.
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Survey:
Inspections:
Project Manager:

Revisions
N° | Date | Description

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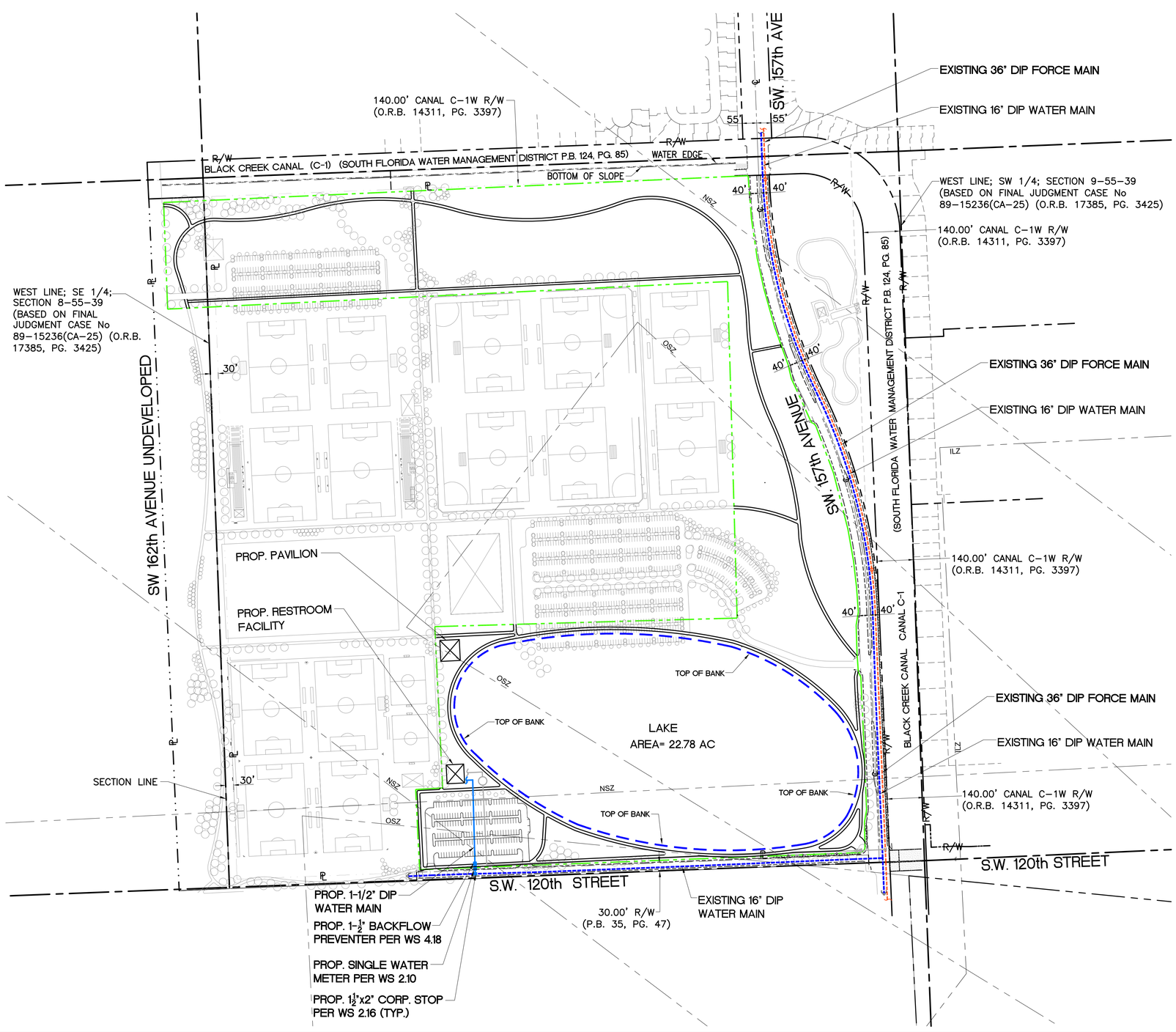

0 100 200 400 600

GRAPHIC SCALE IN FEET

LEGEND:

- - - - -	EXIST. 36" DIP FORCE MAIN
- - - - -	EXIST. 16" DIP WATER MAIN
—·—·—	PHASE ONE
NSZ	DENOTES NO SCHOOL ZONE
OSZ	DENOTES OUTER SAFETY ZONE
ILZ	DENOTES INNER DISTICT

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Park and Recreation Department
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Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE

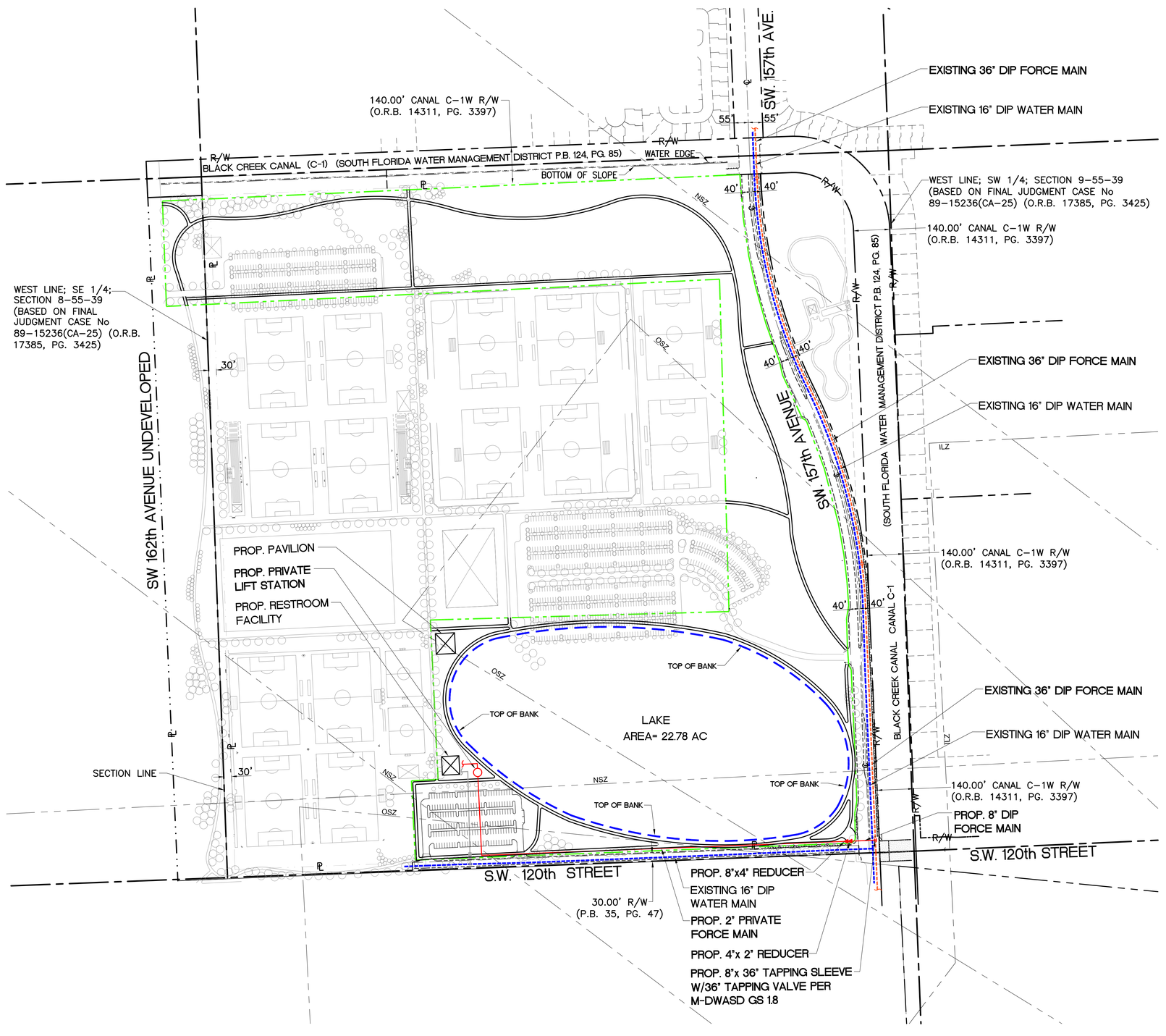
Drawing Title: SCHEMATIC WATER SERVICE CONNECTION PLAN

Contract N°

Date 07/29/15 | Scale

Drawing N° 5 of 6

File | Drawer



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Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE

Drawing Title: SCHEMATIC SAN. SEWER CONNECTION PLAN

Contract N°
Date 07/29/15
Scale
Drawing N° 6 of 6
File
Drawer

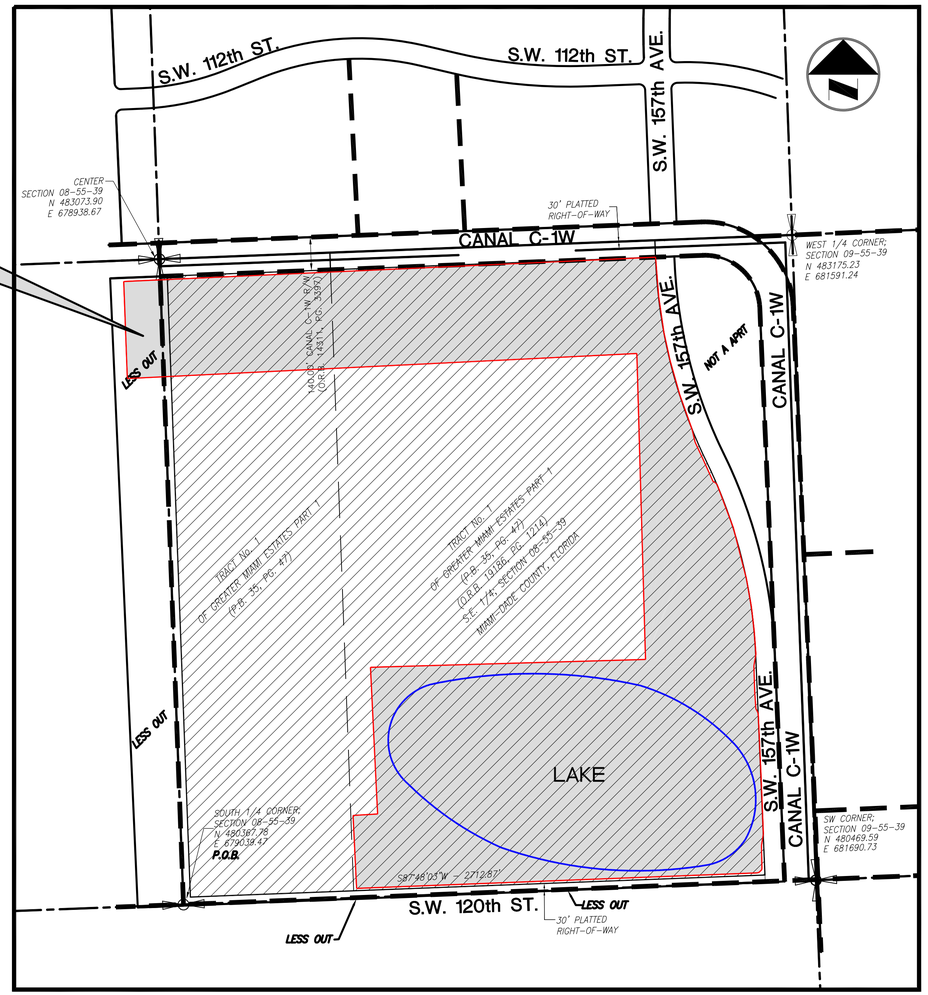
WEST KENDALL DISTRICT PARK

PHASE ONE

MIAMI-DADE COUNTY, FLORIDA

LAKE EXCAVATION PLANS

PROJECT SITE
PHASE ONE



LOCATION SKETCH

SCALE: 1" = 300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
G-1	COVER SHEET
C-1	ON-SITE LAKE EXCAVATION PLAN
C-2	LAKE EXCAVATION SECTIONS

LEGEND

	RIGHT-OF-WAY LINE
℄	ROADWAY CENTERLINE
	PROPERTY LINE
10.00	PROP. GRADE ELEVATION
	PROP. CATCH BASIN
	EXIST. MANHOLE
	PROP. MANHOLE
	PROP. ASPHALT PAVEMENT
50 LF	PROP CATCH BASIN AND LENGTH OF EXFILTRATION TRENCH
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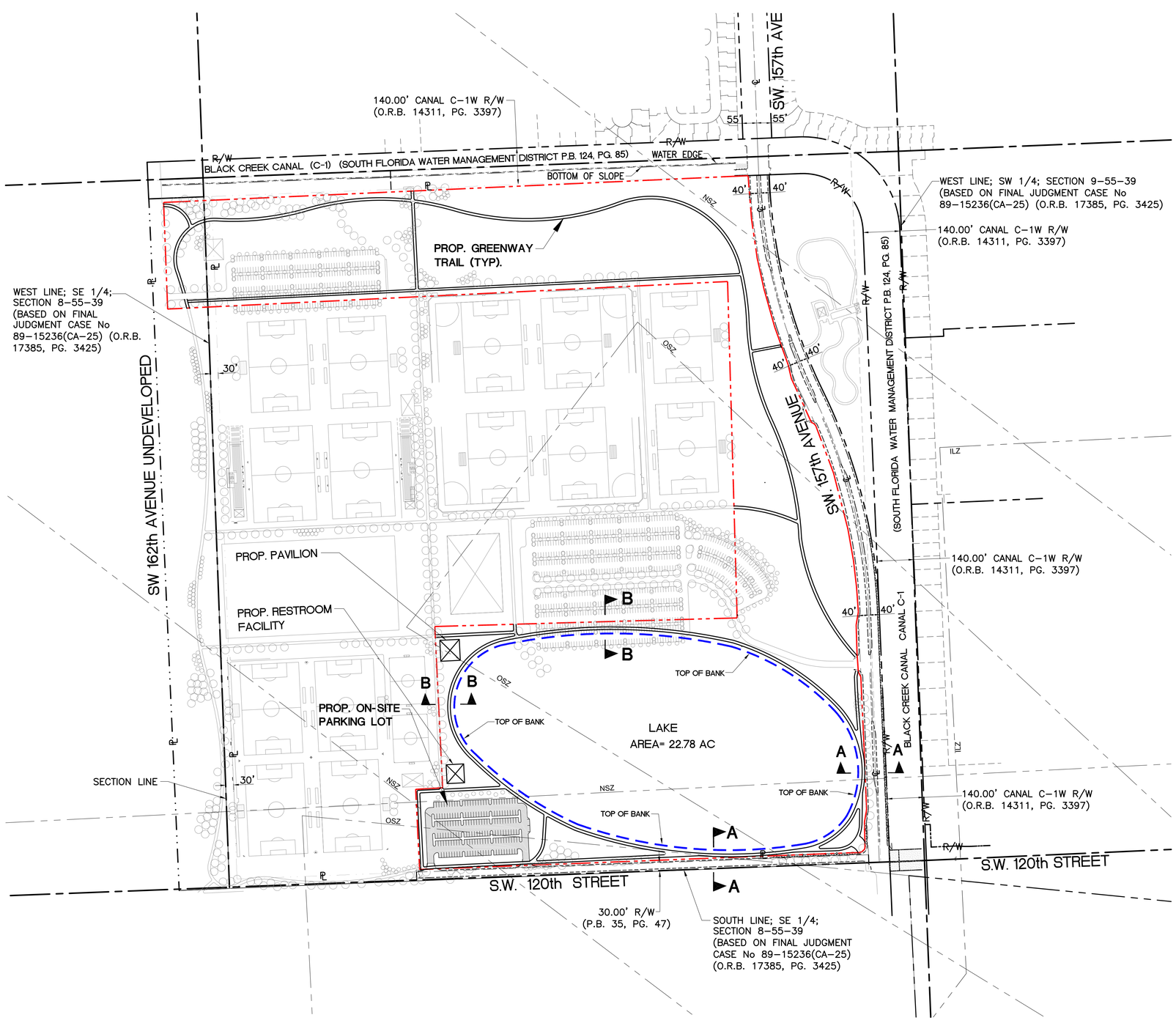
Park and Recreation Department
275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE
LAKE EXCAVATION PLANS

Drawing Title: COVER SHEET

Contract N°
Date 06/22/15
Scale
Drawing N° 1 of 3
File
Drawer



0 100 200 400 600

GRAPHIC SCALE IN FEET

LEGEND:

—·—·—	PHASE ONE
— — —	PROP. LAKE 22.78 AC
NSZ	DENOTES NO SCHOOL ZONE
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FL. LICENSE No. 13134

Contract N°

Date 06/22/15 | Scale

Drawing N° 2 of 3

File | Drawer

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE LAKE EXCAVATION PLANS

Drawing Title: ON-SITE LAKE EXCAVATION PLAN

Miami-Dade County Park and Recreation Department
275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

MIAMI-DADE

N°	Date	Revisions Description

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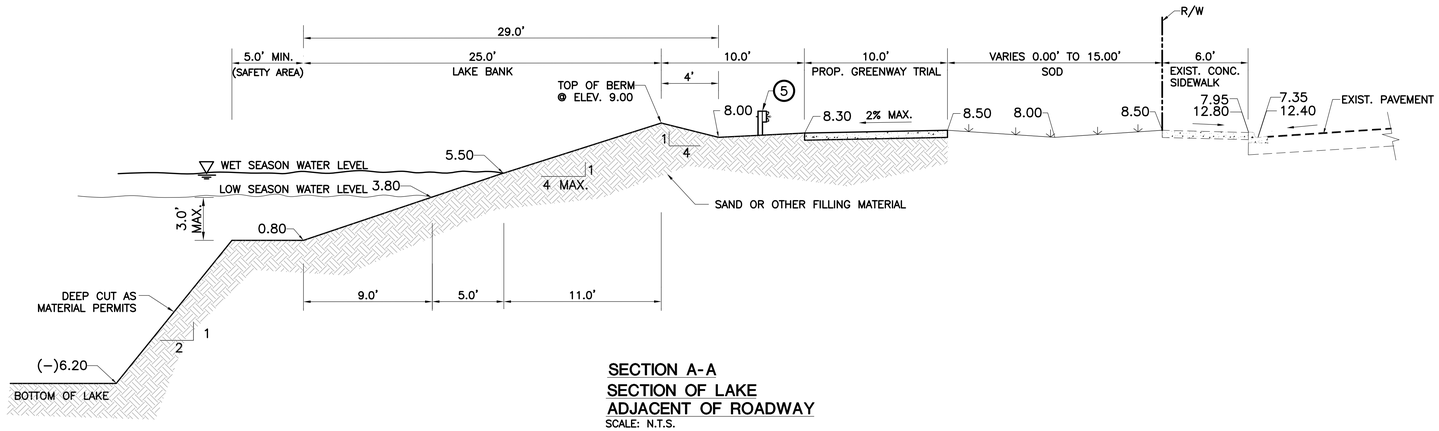
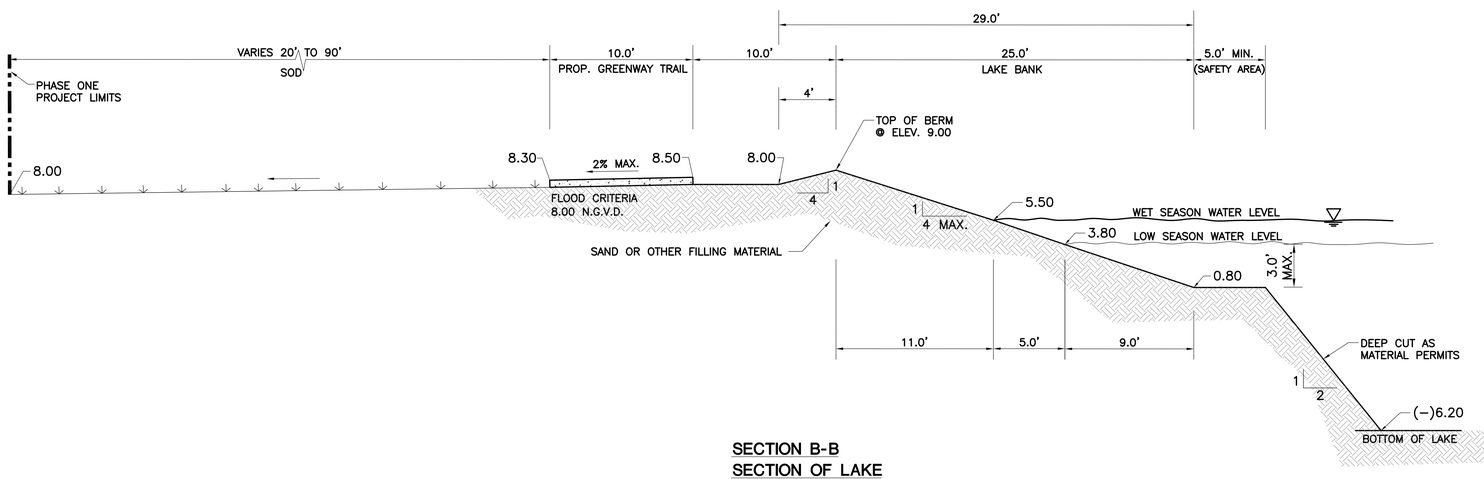


SECTION A-A
SECTION OF LAKE
ADJACENT OF ROADWAY
SCALE: N.T.S.



SECTION B-B
SECTION OF LAKE
SCALE: N.T.S.

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APPROVED BY: _____
ARSENIO MILIAN, P.E.
FL. LICENSE No. 13134

Contract N°
Date 06/22/15
Scale
Drawing N° 3 of 3
File
Drawer

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE
LAKE EXCAVATION PLANS

Drawing Title: LAKE EXCAVATION SECTIONS

MIAMI-DADE
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Revisions		
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FLORIDA LICENSE N° 275 N.W. 2nd STREET, 4th FLOOR MIAMI, FLORIDA 33128 (305)

EXHIBIT 7.8

Phone Memorandum with SFWMD

Milian, Swain & Associates, Inc.

2025 SW 32 Avenue, Suite 110, Miami, Florida 33145
Tel: (305) 441-0123 Fax: (305) 441-0688
www.milianswain.com

Civil Engineers ● *Environmental Scientists & Engineers* ● *Utility Management* ● *Financial Consultants*

MEMORANDUM

File: M11-33

DATE: September 23, 2015

TO: Eduardo Lopez, South Florida Water Management District (SFWMD)

CC: Julio Menache, MSA File

FROM: Jorge Torres

RE: West Kendall District Park – Phase One Development

SUBJECT: **West Kendall District Park- Phase One Development (Storm Water Management requirements and Lake Excavation permitting procedures)**

As per my conversation with Eduardo Lopez, Sr. Engineer for the South Florida Surface Water Management District (SFWMD), to discuss the requirements for the Storm Water Management and Lake Excavation as part of Phase One permitting procedures, the following items were discussed:

1. An Environmental Resource Permit (ERP) from SFWMD will be required for the entire development due to the properties being contiguous.

2. Since the owner of the property is Miami Dade County, the ERP permit will have to be issued by South Florida Surface Water Management District (SFWMD).

3. An ERP will be required for the Lake Excavation (see item 1).

4. As part of the ERP, a conceptual Storm Water Management plan with a Phase One construction and operation could be submitted.

EXHIBIT 8.1

Onsite Lake Excavation and Fill Requirements Calculations.

MILIAN, SWAIN & ASSOCIATES, INC.

Civil and Environmental Engineers

2025 S.W. 32nd Avenue
Miami, Florida 33145
(305) 441-0123

WEST KENDALL DISTRICT PARK- PHASE ONE DEVELOPMENT
LAKE EXCAVATION AND FILL CALCULATIONS

Average Existing Ground Elevation	=	7.20	ft
Average Ground Elev.(after 1 ft Clear & Grubbing)	=	6.20	ft
Flood Criteria (Exhibit A)	=	8	ft
AREA 1 (Lake Area deep cut)	=	18	Acres
Lake Perimeter (Deep cut)	=	3542	ft
Lake Area (at 5.50 ft)	=	21.5	Acres
Lake Perimeter (at 5.50 ft)	=	3800	ft
May Water Elev:	=	3.8	ft
Lake area at october watel level	=	21.5	Acres
Lake area at top of bank	=	22	Acres

DEPTH OF EXCAVATION

Depth of Excavation (at 7.20ft)	=	13.4	ft
Depth of Excavation (at 6.20ft) assuming 1ft Clear	=	(13.4 ft - 1 ft)	
& Grubbing	=	12.4	ft

VOLUME 1

Volume from Deep Cut	=	(Area 1 x depth of excavation)	
	=	(18 Acres x 12.4 ft) x (43560 sf / 1 Acre) x (1 CY / 27 cf)	
	=	360096	CY

VOLUME 2

AREA 2	=	(3.5 ft x 7 ft) / 2	
	=	12.25	sf
Volume to be subtracted from Volume 1	=	(Area 2 x Lake perimeter @ deep cut)	
		(12.25 sf x 3542 ft) x (1 CY / 27 cf)	
		1607.0	CY

VOLUME 3

Area A	=	(5.40 ft x 25.8 ft) / 2	
	=	69.66	sf
Area B	=	(5.4 ft x 8 ft)	
	=	43.2	sf
AREA 3 (Area A + Area B)	=	(52.90 ft x 23 ft)	
	=	112.86	sf
Volume from deep cut elev. To 5.50 ft	=	(Area 3x Lake perimeter @ 5.50 ft)	
	=	(112.86 sf x 3800 ft) x (1 CY / 27 cf)	
	=	15884.0	CY

TOTAL VOLUME TO BE GENERATED BY LAKE EXCAVATION IN NATURAL CONDITIONS

Volume	=	Volume 1 - Volume 2 + Volume 3	
	=	374373.0	CY

TOTAL VOLUME TO BE GENERATED BY LAKE AFTER EXCAVATION

Volume Natural Conditions X 1.25	=	6999772.8 CY x 1.25	
	=	467966.2	CY

VOLUME OF FILL NECESSARY TO BRING SITE TO PROPOSED ELEVATIONS

Site area to be filled	=	Total Site Area - Lake Area @ 5.50
	=	138.74 Acres - 21.5 Acres
	=	**117.24 Acres**

TOTAL VOLUME OF FILL NECESSARY TO BRING SITE TO PROPOSED ELEVATIONS AFTER COMPACTION

Volume	=	**340465.0 CY**

TOTAL VOLUME OF FILL NECESSARY TO BRING SITE TO PROPOSED ELEVATIONS BEFORE COMPACTION

Volume after compaction / 0.9	=	340,465/0.9
	=	**378294.4 CY**

REMAINING VOLUME AFTER LAKE EXCAVATION AND SITE IS FILLED

Remaining Volume	=	(Total volume after lake excavation - volume to fill site before compaction)
	=	461939.9 CY - 378294 CY
	=	89671.8
	=	**83,646 CY**

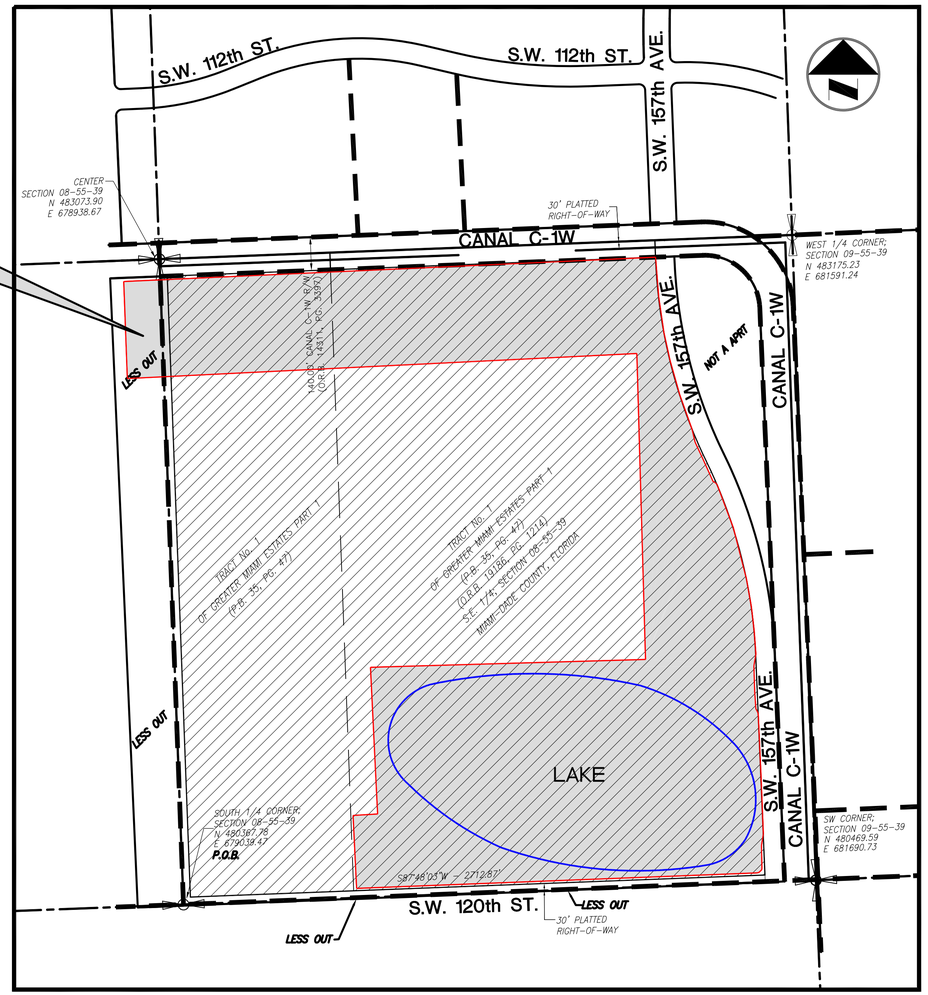
WEST KENDALL DISTRICT PARK

PHASE ONE

MIAMI-DADE COUNTY, FLORIDA

LAKE EXCAVATION PLANS

PROJECT SITE
PHASE ONE



LOCATION SKETCH

SCALE: 1" = 300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
G-1	COVER SHEET
C-1	ON-SITE LAKE EXCAVATION PLAN
C-2	LAKE EXCAVATION SECTIONS

LEGEND

	RIGHT-OF-WAY LINE
℄	ROADWAY CENTERLINE
	PROPERTY LINE
10.00	PROP. GRADE ELEVATION
	PROP. CATCH BASIN
	EXIST. MANHOLE
	PROP. MANHOLE
	PROP. ASPHALT PAVEMENT
50 LF	PROP CATCH BASIN AND LENGTH OF EXFILTRATION TRENCH
	EXIST. CATCH BASIN
INV. EL.	INVERT ELEVATION
T.O.P. EL.	TOP OF PIPE ELEVATION
D.I.	DUCTILE IRON
P.V.C.	POLYVINYL CHLORIDE
H.D.P.E.	HIGH DENSITY POLYETHYLENE
MH	MANHOLE
WM	WATER MAIN
FM	FORCE MAIN
U.E.	UTILITY EASEMENT
C.G.	CURB AND GUTTER
SWK	SIDEWALK
GV	WATER VALVE

AUGUST 07, 2015

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MSA Milian, Swain & Associates, Inc.
2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145
TEL. (305)441-0123 FAX (305)441-0688
CIVIL & ENVIRONMENTAL ENGINEERS UTILITY MANAGEMENT FINANCIAL CONSULTANTS
CERTIFICATE OF AUTHORIZATION NO. 5460

APPROVED BY: _____
ARSENIO MILIAN, P.E.
FL. LICENSE No. 13134

FLORIDA LICENSE N°
275 N.W. 2nd STREET, 4th FLOOR
MIAMI, FLORIDA 33128 (305)

Design: J.T.
Drawn: R.R.
Checked:
Survey:
Inspections:
Project Manager:

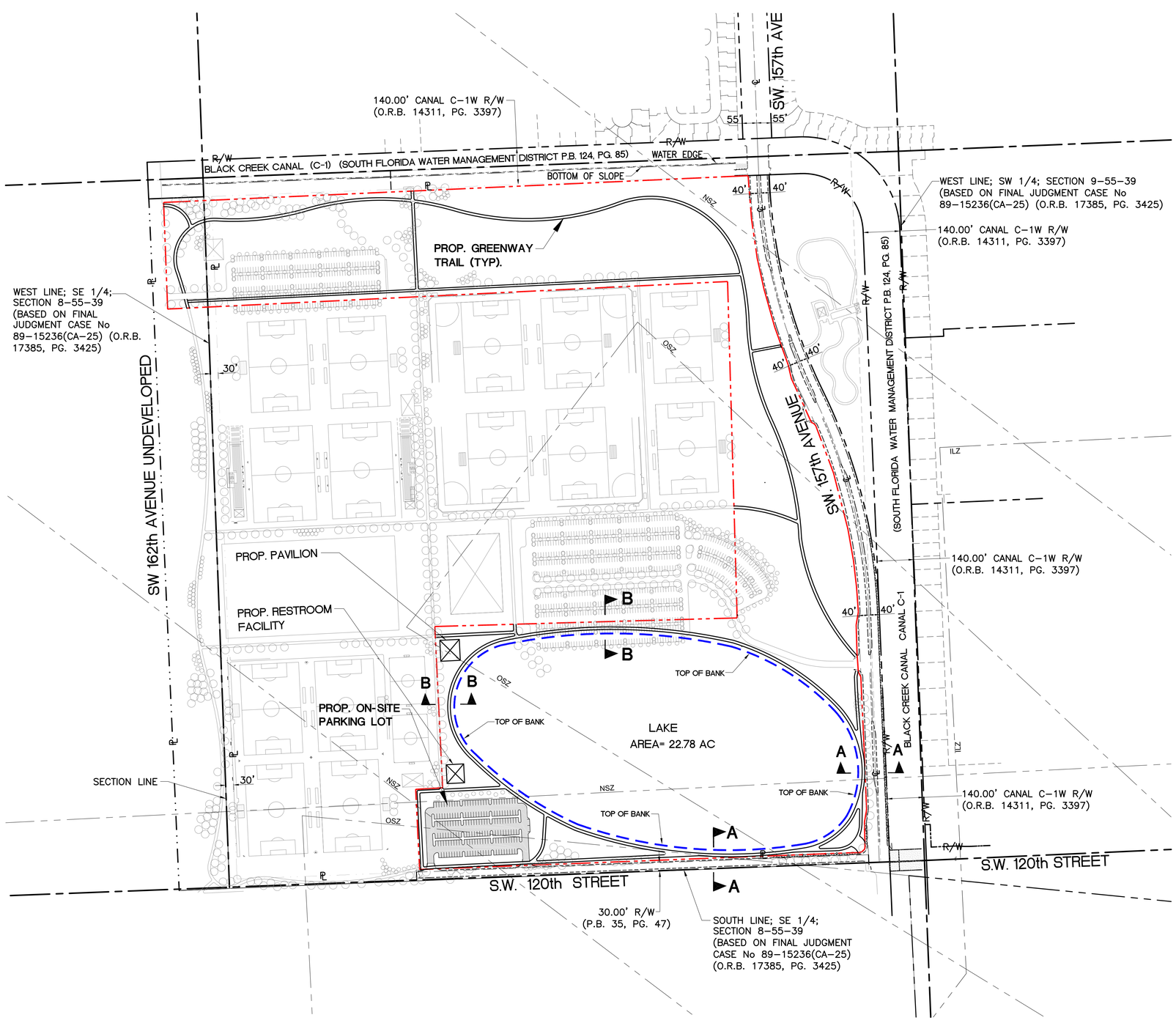
Revisions		
N°	Date	Description

MIAMI-DADE
Miami-Dade County
Park and Recreation Department
275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE
LAKE EXCAVATION PLANS

Drawing Title: COVER SHEET

Contract N°
Date 06/22/15
Scale
Drawing N° 1 of 3
File
Drawer



0 100 200 400 600

GRAPHIC SCALE IN FEET

LEGEND:

—·—·—	PHASE ONE
— — —	PROP. LAKE 22.78 AC
NSZ	DENOTES NO SCHOOL ZONE
OSZ	DENOTES OUTER SAFETY ZONE
ILZ	DENOTES INNER DISTICT

MSA Milian, Swain & Associates, Inc.
2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145
TEL. (305)441-0123 FAX (305)441-0688
CIVIL & ENVIRONMENTAL ENGINEERS UTILITY MANAGEMENT FINANCIAL CONSULTANTS
CERTIFICATE OF AUTHORIZATION NO. 5460

APPROVED BY: ARSENIO MILIAN, P.E.
FL. LICENSE No. 13134

Contract N°

Date 06/22/15 | Scale

Drawing N° 2 of 3

File | Drawer

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE LAKE EXCAVATION PLANS

Drawing Title: ON-SITE LAKE EXCAVATION PLAN

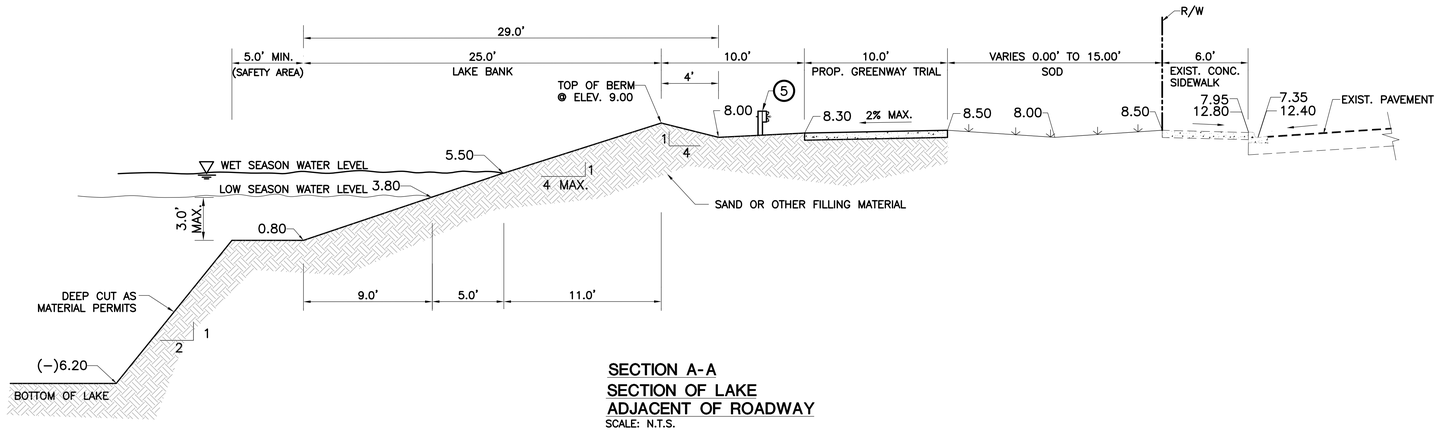
Miami-Dade County Park and Recreation Department
275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

MIAMI-DADE

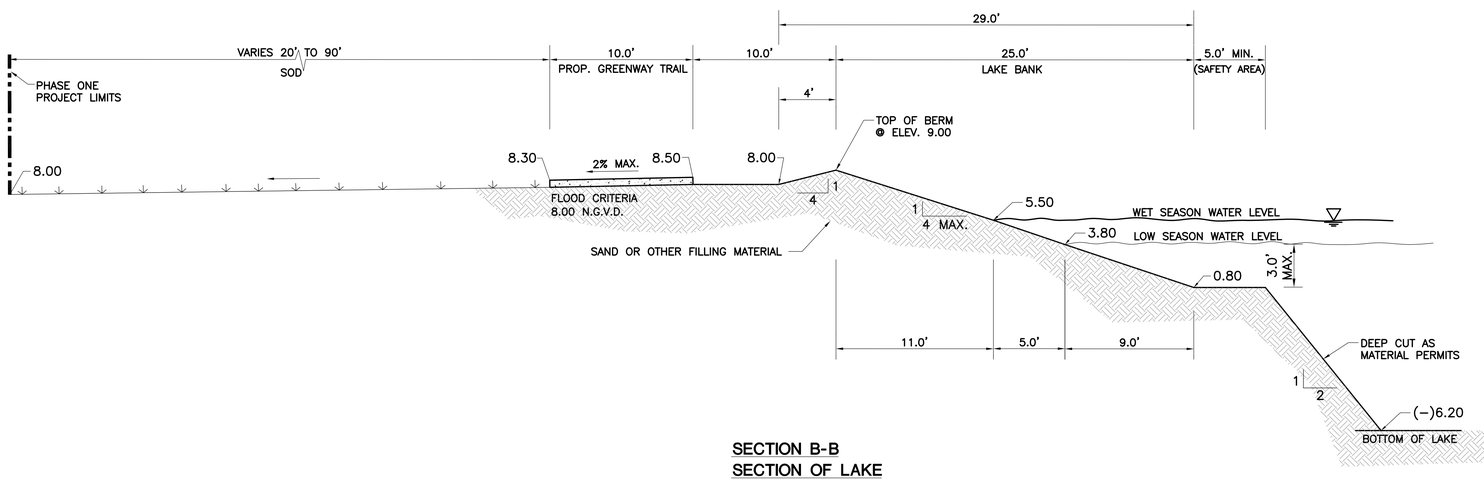
N°	Date	Revisions Description

Design: J.T.
Drawn: R.R.
Checked:
Survey:
Inspections:
Project Manager:

FLORIDA LICENSE N°
275 N.W. 2nd STREET, 4th FLOOR
MIAMI, FLORIDA 33128 (305)



SECTION A-A
SECTION OF LAKE
ADJACENT OF ROADWAY
SCALE: N.T.S.



SECTION B-B
SECTION OF LAKE
SCALE: N.T.S.

MSA Milian, Swain & Associates, Inc.
2025 S.W. 32nd AVENUE, MIAMI, FLORIDA 33145
TEL. (305)441–0123 FAX (305)441–0688
CIVIL & ENVIRONMENTAL ENGINEERS UTILITY MANAGEMENT FINANCIAL CONSULTANTS
CERTIFICATE OF AUTHORIZATION NO. 5460

APPROVED BY: _____
ARSENIO MILIAN, P.E.
FL. LICENSE No. 13134

Contract N°
Date 06/22/15
Scale
Drawing N° 3 of 3
File
Drawer

Project Title: WEST KENDAL DISTRICT PARK - PHASE ONE
LAKE EXCAVATION PLANS

Drawing Title: LAKE EXCAVATION SECTIONS

MIAMI-DADE
Miami–Dade County
Park and Recreation Department
275 N.W. 2nd STREET, 4th FLOOR, MIAMI, FL 33128

Revisions		
N°	Date	Description

Design: J.T.
Drawn: R.R.
Checked:
Survey:
Inspections:
Project Manager:

FLORIDA LICENSE N° 275 N.W. 2nd STREET, 4th FLOOR MIAMI, FLORIDA 33128 (305)

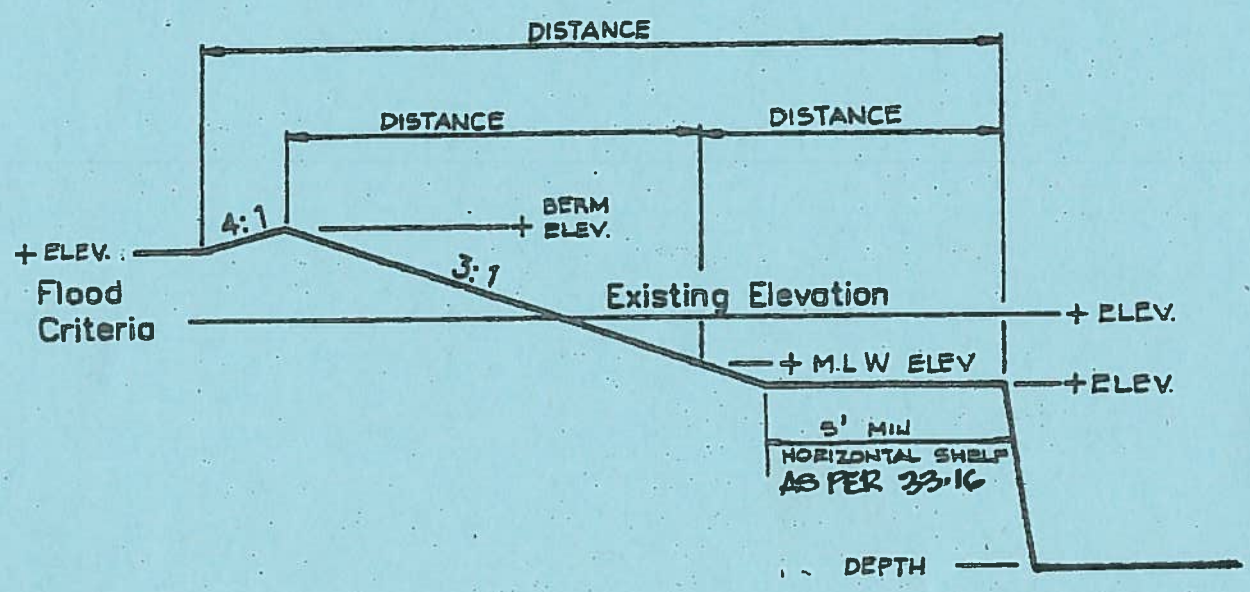
APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW
(LAKE EXCAVATIONS AND LAKE FILLING)

GENERAL INFORMATION

The following items must be submitted to the Zoning Administrative Review Section for review of a proposed Lake Excavation or Lake Fill. Additional submittals are required for Lake Fill applications – Please see below.

1 copy of application (attached)
1 set of plans (including site plan and lake slope cross-section)
Note: The Lake Slope Cross Section must be part of the plan, not an attachment & provide CD of plans & application (**Adobe Acrobat 6.0 format**).
1 copy of legal description
Survey (Must be prepared by Registered Surveyor and must show the location of any municipal boundary on or across the property and must be dated no earlier than 1 year prior to the application date).
Fee (See fee schedule attached)

Please note that all plans must be signed and sealed by a Registered Florida Engineer or Surveyor. The site plan shall show the size of property, all dimensions (including the distance to the centerline of adjacent streets), and the proposed setback from the property lines to the top of the slope of the lake. Cross sections shall include the information as indicated below:



SAMPLE SECTION

~~Revised 06/30/2013~~
REV 5.6.2015
ROA.

The plan will be reviewed by the Department of Planning and Zoning, The Public Works Department and The Department of Environmental Resources Management (DERM) for compliance with requirements of §33-16 of the Miami-Dade County Zoning Code. No more than one (1) slope may be approved through the ASPR process. Applicants will be notified of required revisions or corrections to the plan within 15 days from the date of submission. Revised plans, once received, will again be reviewed by all departments, and must be resubmitted in complete sets.

An appointment is required to submit the application when your site plan review application is complete and ready to submit. Please call the Zoning Administrative Review Section at **(305) 375-2640** and schedule an appointment to submit the ASPR application.

Public hearings will be required in all areas east of the salt barrier line. Applicants may choose to go to public hearing for lake excavation approval even if same is not required; provided, however, that if an unusual use is requested, applicants shall proceed in accordance with §33-13.

NOTE: EXPLOSIVES CANNOT BE USED DURING THE EXCAVATION OF THE LAKE.

STANDARDS AND REVIEW CRITERIA FOR LAKE FILL

Section 33-16.01. Administrative approval and permitting for filling of certain lake excavations and rock pits.

(I) Excavation Fill Plan Approval Required.

It shall be unlawful for any person to place fill into a lawfully existing lake excavation or rock pit without the prior written approval of the Director of an Excavation Fill Plan and a valid Excavation Fill Permit issued in accordance with the requirements set forth herein, except as such fill project may be approved at public hearing pursuant to Section 33-311 of this code. Such written approval shall expire within (i) eighteen (18) months from the date of the Director's administrative approval unless commencement of the fill project has occurred or (ii) upon abandonment of the fill project as defined in this Section.

Notwithstanding the provisions of Section 33-(e) of this Code pertaining to the filling of a lake excavation or rock pit, the Director shall consider and approve an application for a plan for the filling of a lawful existing lake excavation or rock pit ("excavation fill plan") when it is demonstrated that the application satisfies the requirements provided herein and does not contravene the standards or criteria set forth in Chapter 24 of this Code. It is provided, however, that nothing contained in this section shall preclude an applicant from applying for public hearing approval to fill an excavation or rock pit pursuant to Section 33-311 of this Code. In approving an application under this section in whole or in part, the Director shall impose such conditions as necessary and appropriate to minimize the risk to public safety, health and welfare.

A. For purposes of this section the following terms shall apply:

(1) "fill project" shall include all aspects of the filling of a lake excavation or rock pit and all ancillary activity related to the filling, including but not limited to the transportation of fill to the excavation, the unloading, testing, sorting and removal from the excavation and application site of any fill material transported to the excavation that is not considered clean fill, the placement of the remaining clean fill into the excavation, and any required lake sloping;

(2) "phased fill project" shall be defined as a fill project conducted in separate phases as approved by the Director, where the combined filling of all phases consists of no more than forty (40) gross acres of the area of the lake excavation or rock pit, measured waterward of the top of slope;

(3) "commencement of the fill project" shall mean the date of original Certificate of Use issuance;

(4) "abandonment of the fill project" shall mean a six-month suspension of filling activity as defined by the above term "fill project".

B. Excavation Fill Plan Application Requirements and Standards.

(1) The application shall be for a fill project including a total of no more than forty (40) gross acres of the area of a lawful existing lake excavation or rock pit, measured waterward from the top of slope. No application shall be considered pursuant to this section for a fill project where the total acreage approved by the Director for a single lake excavation or rock pit would exceed forty (40) gross acres, whether approved in a single application or through multiple separate applications.

(2) The application shall seek approval of a fill project that will require no more than three (3) years to complete.

(3) The application shall not request approval to fill an excavation or rock pit regulated by a declaration of restrictive covenants that by its terms can be modified or eliminated only at public hearing:

(4) No portion of the lake excavation or rock pit proposed to be filled shall be on a parcel of land located (a) east of the salt barrier line pursuant to Section 7-1(b) of this code, (b) outside the Urban Development Boundary of the adopted Miami-Dade Comprehensive Development Master Plan (CDMP) Land Use Plan Map as may be amended from time to time, (c) within a

CHECK

designated coastal wetland or jurisdictional freshwater wetland as defined in Chapter 24 of this Code, or d) within a wellfield protection area established pursuant to Chapter 24 of the Code.

(5) The fill project shall be located entirely on a parcel of land (a) within an IU (Industrial) zoning district, or (b) within a GU (Interim) zoning district and designated industrial and office on the CDMP Land Use Plan Map.

(6) No portion of the requested fill project shall be located within a 1/2 mile radius of (a) the nearest property line of any parcel of land with a lawfully existing dwelling unit, except watchman's quarters, or (b) any RU, EU or AU zoned property or property designated for Residential Communities in the CDMP and on the CDMP Land Use Plan Map. Such distance shall be measured from the closest point of the proposed filling activity to the nearest RU, EU or AU district boundary line and to the nearest property line of any parcel of land with a lawfully existing non-conforming dwelling unit in any other zoning district. For purposes of establishing such distances, the applicant for such filling approval shall furnish a certified survey from a registered surveyor, which shall indicate such ½-mile distance. Notwithstanding the provisions of this paragraph, a fill project proposed for less than six (6) months and no more than five (5) gross acres waterward of the top of slope shall not be subject to such distance requirements.

(7) The application shall provide that any remaining slopes not requested to be modified shall be in accordance with previously approved excavation plans or in accordance with the sloping requirements pursuant to Section 33-16(a)(6)(m) of this Code.

(8) The fill project shall be so designed and operated so as not to create noise, vibration, dust and traffic impacts beyond that which might be otherwise expected of an allowable industrial use in an IU zoning district.

(9) The application shall contain an off-site traffic route plan. The off-site truck route immediately abutting the fill project shall only utilize section line roads or major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, providing such roadways do not abut residentially zoned or CDMP Land Use Plan Map designated park or residential areas.

(10) The fill project shall not contravene an express prohibition contained in a prior zoning resolution.

(11) The fill project is so designed as not to create a material risk of groundwater contamination or other adverse environmental impact, nuisance, water pollution, or ground pollution as defined in Chapter 24 of the Code.

(12) If lake excavation or rock pit is proposed to be filled in phases, a phase plan shall be submitted with the initial excavation fill plan and permit application. The plan and supporting documents shall delineate the area to be filled in each phase and the time frame projected to close out each phase of the fill project.

No application shall seek to fill and no administrative approval shall be granted to fill a lake excavation or rock pit utilized as part of a storm-water management plan established by a zoning resolution, plat or restrictive covenant.

PERMIT REQUIREMENT: Please note that once the Administrative Site Plan Review is approved, you must apply for a permit and fulfill the bond requirements prior to commencing excavation or fill. Please contact the Legal Advisor's Office on the 11th floor of the Stephen P. Clark Center for the application forms and for further information. (305-375-3075)

APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW
FOR LAKE EXCAVATION OR LAKE FILL

S _____ T _____ R _____

FOLIO NUMBER: _____

Process #A _____
Review Fee $_____
Invoice # _____

Stamped Received

1. TYPE OF DEVELOPMENT: ☐ LAKE EXCAVATION
   ☐ LAKE FILL
2. APPLICANT'S NAME: _____
   ADDRESS: _____,
   (CITY)_____ (STATE)_____ (ZIP) _____
   PHONE:_____ FAX: _____ E-MAIL: _____
3. PROPERTY OWNER'S NAME: _____
   ADDRESS: _____
   (CITY)_____, (STATE)_____ (ZIP) _____,
   PHONE: _____ FAX: _____ E-MAIL: _____
4. CONTACT PERSON NAME: _____
   ADDRESS: _____
   (CITY) _____ (STATE)_____ (ZIP)_____,
   PHONE: _____ FAX: _____ E-MAIL:_____
5. ACREAGE OF PROPOSED LAKE EXCAVATION OR FILL: (WATER SURFACE AREA)
   _____ IN SQUARE FEET _____
   (PLEASE NOTE: LAKE FILL MAY NOT EXCEED 40 ACRES)
6. ZONING ON PROPERTY: _____
7. ADDRESS OR LOCATION OF PROPERTY: _____
   _____
8. LEGAL DESCRIPTION OF PROPERTY: _____
   _____
   _____
   _____

REV. 5-6-2015 RDA

9. LAKE HISTORY: (provide for Lake Fill Applications)

Was the Lake approved through Public Hearing? ☐ yes ☐ no

or Rock Pit? ☐ yes ☐ no

10. If the lake was approved through Public Hearing, provide the Resolution No. _____ and Hearing Date: _____

(Note: If a Declaration of Restrictions exists for the lake, it cannot be approved through this process).

11. PLAN INFORMATION:

NAME OF PLAN _____

NO. OF SHEETS _____

PREPARED BY _____

DATE OF PLAN _____

12. SURVEY NAME AND DATE: _____

DEPARTMENTAL RECORD

DATE PLAN & FEE RECEIVED: _____ _____

	RECEIVED	APPROVED	DENIED	DATE
ZONING PLANS PROCESSOR				
ZONING EVALUATOR				
ZONING CONTROL DIVISION CHIEF				

FOLIO (S): _____

PROCESS NO: _____

_____
DATE RECEIVED STAMP

CHECKLIST FOR SITE PLAN REVIEW FOR LAKE EXCAVATIONS AND LAKE FILLS

Section _____ Township _____ Range _____

NAME OF PLAN _____

NO. OF SHEETS _____

PREPARED BY _____

DATE OF PLAN _____

REVIEW FEE _____

LEGAL DESCRIPTION
OF PROPERTY AND
ADDRESS, IF AVAILABLE _____

_____

_____

_____

USE RESTRICTIONS ON RECORD
FOR PROPERTY (IF ANY) _____

ACREAGE OF PROPOSED LAKE EXCAVATION (WATER SURFACE AREA) _____

PROPERTY OWNER NAME _____

CONTACT PERSON _____

ADDRESS _____

PHONE NUMBER _____

SURVEY NAME AND DATE _____

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF _____

COUNTY OF

Before me, the undersigned authority, personally appeared_____, hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property that is the subject of the application.

2. The subject property is legally described as:

_____

_____

_____

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding any zoning approval granted.

Witnesses:

_____
Signature

_____
Affiant's signature

_____
Print Name

_____
Print Name

_____
Signature

_____
Print Name

Sworn to and subscribed before me on the _____ day of _____, 20_____. Affiant is personally known to me or has produced as identification _____.

Notary

(Stamp/Seal)

Commission Expires:

~~[L:forms/afficorp.sam (8/07)]~~

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, personally appeared _____ _____ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:

   _____

2. The Corporation owns the property which is the subject of the application.
3. The subject property is legally described as:

   _____

   _____

   _____

4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding any zoning approval granted.

Witnesses:

_____
Signature

_____
Affiant's signature

_____
Print Name

_____
Print Name

_____
Signature

_____
Print Name

Sworn to and subscribed before me on the _____ day of _____20 _____.

Affiant is personally known to me or has produced _____ as identification.

Notary

(Stamp/Seal)

Commission Expires:

~~[L:forms/afficorp.sam (8/07)]~~

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted.

****

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the application.

_____ Signature

_____ Signature

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public: _____
Commission Expires:

****

CORPORATION AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed application.

Attest: _____

_____ Authorized Signature

_____ Office Held

(Corp. Seal)

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public: _____
Commission Expires:

****

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the application.

_____ (Name of Partnership)

By _____ %
By _____ %

By _____ %
By _____ %

Sworn to and subscribed to before me this _____ day of _____, _____.

Notary Public: _____
Commission Expires:

****

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the application.

_____ Signature

Sworn to and subscribed to before me

_____

this _____ day of _____, _____.

Notary Public: _____

Commission Expires

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations,

trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of zoning approval, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this ____ day of _____, _____. Affiant is personally known to me or has produced _____as identification.

_____
(Notary Public)

My commission expires: _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

FEE SCHEDULE
ADMINISTRATIVE SITE PLAN REVIEW FOR
LAKE EXCAVATIONS AND LAKE FILLS

Z800	Basic Fee	$1,100.81
Z801	Size of Property ($308.23 per 10 acres or portion thereof of water surface area)	$_____
Z119	PUBLIC WORKS	$250.00
Z120	FIRE	$190.00
Z060	Web Document Fee	$77.25
	Subtotal	$_____
SUR8	8% Surcharge	$_____
Z109	DERM	$250.00
	Total	$_____

Revisions:

Fire and Public Works Fees Apply

First revision at no charge

Z510	Revisions $880.65 (per subsequent revised plan)	$_____
Z119	PUBLIC WORKS	$ 250.00
Z120	FIRE	$ 190.00
	Subtotal	$_____
SUR8	8% Surcharge	$_____
	Total	_____

NOTE: The 8% Surcharge will be added to all fees except the DERM fee and Concurrency.

REV. 5·6·2015 RDA

EXHIBIT 8.2

Meeting Minutes - Meeting with Miami Dade Aviation Department.

MSA *Milian, Swain and Associates*
2025 S.W. 32nd Avenue, Miami, Florida 33145
Tel. (305) 441-0123 Fax (305) 441-0688

CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING • UTILITY MANAGEMENT • FINANCIAL CONSULTING

MEETING MINUTES MEMORANDUM

File: M11-33

Date: **May 21, 2015**

To: **Attendees**

From: **Jorge Torres (MSA)**

Copy: **Julio Menache**
Arsenio Milian, P.E.

Reference: West Kendall District Park- Phase One Development abutting OSZ (Permitting, restrictions and Lake Excavation procedures)

A meeting was held at the Miami Dade Aviation Department (MD-AD) office, 4th Floor. The purpose of this meeting was to find out the design standard requirements and Lake Excavation permitting procedures and to present (MD-AD) a revised conceptual design of the West Kendall District Park - Phase One Development and lake excavation plans. The meeting took place on Thursday May 21, 2015 at 10:00 A.M.

The following individuals attended this meeting:

Attendees	Organization
(JR) Jose A. Ramos	MD-AD
(RB) Renee Bergeron	MD-AD
(WS) Wilfred So	MD-AD
(JT) Jorge Torres	MSA

This document was prepared by Jorge Torres and reflects the writer's interpretation of the issues discussed. If no notification is received, these meeting minutes will be deemed as an accurate account of the meeting.

-Remainder of this page intentionally left blank-

DRAFT

The following is a summary of the discussions undertaken and conclusions arrived at during this meeting:

Meeting Minutes:

JT: Began the meeting explained the proposed project and existing conditions, as show on Exhibit A.

JT: Stated that, MSA is gathering the information to prepare a Due Diligence Report and lake excavations plans for the West Kendall District Park - Phase One Development. To obtain the necessary fill to raise the site, up to flood criteria.

JT: Stated that, the size and exact location of the lake has not been establish yet, however the preliminary calculations throws a minimum of 22 AC and up to 10 feet in depth, also the proposed location is on the south east corner of the proposed park as show on Exhibit A.

JR: Stated that, MD-AD had met with MD-PROS a few years ago to discuss about this project, nevertheless the proposed location of the lake a portion fall inside of the Outer Safety Zone (OSZ) and the rest of the proposed on No School Zone (NSZ).
MD-AD would prefer to have the proposed lake inside of OSZ.

JT: Inquired, are any constraint by MD-AD regarding the depth or size of the proposed lake?

JT: Inquired, MD-PROS are planning to obtain sufficient fill to develop the entire park, although want to build phase one now. MD-AD does have any restrictions regarding piles of dirt store on the rest of the site?

WS: Stated that, there are no constrains regarding size, depth of lake or piles of dirt, nevertheless there are limitations on the construction cranes use for the excavation of the lake, size of proposed trees due to the proximity to the Airport, please refer to MD-AD Airport System Zoning Checklist for all restrictions and criteria required by MD-AD.

JT: Inquired, are there any requirements regarding the bird hazing and deterrence techniques? MSA prepared a lake management plan back in 2006.

JR: Stated that, there are several mechanisms for bird hazing and deterrence techniques that would be determined if needed during the revision of the proposed lake excavation plans.

RB: Stated that, it was advisable for MD-PROS to review wildlife management guidelines prior to moving forward with the phase planning of the lake

JT: Inquired, how is the review and permitting process with MD-AD, how long does usually take for review and approval?

DRAFT

JR: Stated that, the time frame for review and permitting is 90-120 days.

JT: Inquired; will a separate submittal needs to be done for the Federal Aviation Administration (FAA) review and approval?

JR: Stated that, MD-AD would like to review the data first and offered to submit to the FAA on behalf of the Parks and Recreation Department.

RB: Stated that, a separate submittal to FAA could be done, but MD-AD will re-route all submittals to them for review, comments and approval.

JT: Inquired, are there any other restrictions that the design of the park will have to take into a count?

WS: Stated that, the light used by the park and type and size of proposed trees will have to be revised and approved by MD-AD.

Meeting adjourned: 11:30 p.m.

-End-
Meeting Minutes

DRAFT

EXHIBIT 8.3

Airport System Zoning Checklist

Airport System Zoning Checklist

February 26, 2015

Miami-Dade County's System of Airports

Miami International Airport (MIA)

Miami-Opa locka Executive Airport (OPF)

Formerly known as Opa-locka Executive Airport

Miami Executive Airport (TMB)

Formerly known as Kendall-Tamiami Executive Airport

Miami Homestead General Aviation Airport (X-51)

Formerly known as Homestead General Aviation Airport

& Dade-Collier Training and Transition Airport (TNT)

Purpose of Airport Zoning

- Promotes compatible land use and protects airspace.
- Protects economic benefits and the capacity of aviation facilities.
- Protects the public health, safety and welfare by limiting the type and densities of land use activities in high risk safety areas near runway ends.
- Airport Zoning has two distinct components, addressing proposed land uses and protecting airspace. Miami-Dade Aviation Department (MDAD) staff studies land use proposals, as well as the elevations of proposed permanent structures (such as buildings) and temporary structures (such as cranes) to ensure compatibility with Airport Zoning, certain FAA criteria and airport operations.
- Airport Zoning resources (County Code and Airport Zoning Maps) may be accessed by using the following link:

http://www.miami-airport.com/planning_forms_maps.asp

MIAMI-DADE COUNTY

MIA MIAMI INTERNATIONAL AIRPORT

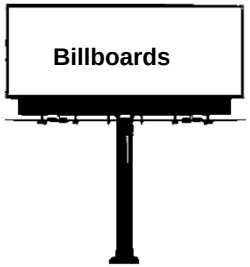
Protecting Land Use

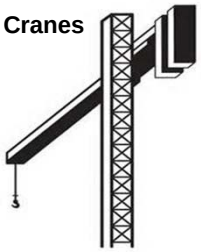
Airport Zoning encourages appropriate land uses that are compatible with airport operations. Land uses may be prohibited or restricted depending on their proximity to the airport and/or if the site is impacted by an airport land-use restrictive zone. The following uses (not inclusive) may be restricted/prohibited:

- Residential units
- Places of worship
- Public assembly
- New educational facilities (including day care facilities)
- Uses that may attract wildlife (e.g. landfills)
- Any use that would make it difficult for aircraft pilots and tower control operators to distinguish between airport lights, aircraft and others; result in glare in the eyes of aircraft pilots using the airport, or tower control operators; impair visibility in the vicinity of the airport or otherwise endanger the landing, taking off or maneuvering of aircraft.
- Uses that create electrical interference with radio communications between the airport and aircraft.
- Establishments or uses that emit smoke, gases, or dust in quantities or densities sufficient to jeopardize the safe use of the airport.

Protecting Miami International Airport's Airspace (MIA Zoning)

Sec. 33-349 explains the airspace approval process for permanent (cell towers, monopoles, buildings) and temporary structures (construction cranes), including marking and lighting.





- Sec. 33-349 explains the airspace approval process and review criteria for temporary events impacting airspace.

- Note, MDAD does not regulate the placement of proposed heliports and helipads. Permits and approvals are coordinated through FDOT and the FAA. The process is posted on our webp

Requestors – Follow these Steps:

- First confirm if a property/project is impacted by MDAD's Airport Zoning by accessing MDAD's Airport Zoning resources (County Code and Airport Zoning Maps) by using the following link: http://www.miami-airport.com/planning_forms_maps.asp
- If the proposed use is a school or day care, MDAD may need to review the request. MDAD will automatically need to review any structure that exceeds 200 feet Above Ground Level (AGL) or meets the review criteria established within Chapter 33 of the Code of Miami-Dade County as it pertains to Airport Zoning.
- If you know for certain that your property/project is impacted by airport zoning, please compile the required data specified in the "checklist" contained within this document prior to submitting a request for an MDAD review. Note, omissions and incorrect data will delay project reviews.
- Download and complete the required interactive request forms (referenced in this document) from our webpage.
- Submit the request forms and required data (including PDFs of site and elevation plans) directly to Mr. Ammad Riaz, P.E., Chief of Aviation Planning, 305-876-7036 or at ariaz@miami-airport.com. He is the point of contact and will assign projects to staff. Please do not contact his staff without contacting Mr. Riaz first.
- A check may be included with the submittal of the forms, or alternatively you may contact your assigned aviation planner to facilitate a payment by credit card with MDAD's Finance Division. Please do not contact our Finance Division directly.
- Your aviation planner will verify the submittal data and payment and a determination will be issued.

MIAMI-DADE COUNTY

MIA MIAMI INTERNATIONAL AIRPORT

Data Checklist

The following data is required for staff's review. Omitted or erroneous data will delay reviews.

- Project name, address, <u>include all folio number(s)</u> and duration of project
- Proposed use (e.g. apartment complex, single family home, day care facility)
- For proposed structures impacted by Airport Zoning, both horizontal and vertical data must be provided.
- Horizontal Datum = the GPS coordinates of the structure in State Plane North American Datum 1983 (NAD '83). Typically as in the case of a square building, the four corners of the building (or footprint) must be provided. The site plan must be in the specified format (see example provided). If there is a structure on the roof, the coordinate(s) must be depicted as well.
- Vertical Datum = **(1)** Site elevation expressed in feet MSL (Mean Sea Level). **(2)** The structure elevation expressed in feet Above Ground Level (AGL) to include the tallest element on the roof, such as the top of any elevator shafts, architectural features, lighting rods, flag poles, or other appurtenances. Note, any rooftop structure must be included in the dimensioning of the structure elevation expressed in feet AGL. **(3)** The maximum building elevation expressed in feet North American Vertical Datum 1988 (NAVD 88) or expressed in feet Above Mean Sea Level (AMSL). Please note, an architectural elevation plan referencing National Geodetic Vertical Datum 1929 (NGVD'29) will be rejected.

Summary of the Process

Important to note: Identical data (GPS coordinates and elevations) must be used for both FAA and MDAD submittals. Omitted, erroneous and different data submittals to both the FAA and MDAD will delay project reviews and determinations.

Development

Step 1: [Federal Coordination] If applicable, file with the FAA to study the permanent structure (e.g. building) and issue a determination. Allow a minimum of 90 days to process.

Step 2: [Local Coordination] Only after receiving the FAA's determination and if applicable, request a determination from MDAD.

Note: The requisite fees and one year expiration date.

Step 5: [Federal Coordination] File FAA Form 7460-2 with the FAA to certify that the permanent structure does not exceed the maximum allowable height.

Step 6: [Local Coordination] After FAA Form 7460-2 is filed, submit the Surveyor's Maximum Height Certificate to MDAD.

Cranes

Step 3: [Federal Coordination] If applicable, file with the FAA to study the construction crane(s). Allow a minimum of 90 days to process. Cell towers over 200' must automatically be filed.

Step 4: [Local Coordination] Only after receiving the FAA's determination and if applicable, request a determination from MDAD for the construction crane(s).

Note: The requisite fees expiration date.

Cell Towers

Step 1: [Federal Coordination] If applicable, file with the FAA to study the cell tower and issue a determination. Allow a minimum of 90 days to process. Cell towers over 200' must automatically be filed.

Step 2: [Local Coordination] If applicable, request a determination from MDAD for the cell tower. Note, determination fees vary depending on the height and location and one year expiration date.

Note: Any coordination with the FCC.

MIAMI-DADE COUNTY

MIA MIAMI INTERNATIONAL AIRPORT

MDAD-Issued Determinations: Codes & Fees

Development

- Airspace / Land Use LOD (MIAHEI) $1700
- Land Use LOD (MIALOD) $700
- Request for written comments including conceptual development plans (MIAWCC) $360
- Development Impact Committee (DIC) Comments if Airspace/Land Use criteria does not otherwise apply (MIADIC) $360
- Request for an extension of time for an existing MDAD-issued LOD, provided that the location and elevation remain the same (MIANLD) $360
- Request for revised comments based upon revised plans (MIARWC) $90

Cranes

- Permissible Crane Height Determination Single Point Analysis, 1 set of GPS coordinates (MIACRN) $360
- Each additional set of GPS coordinates (MIACOO) $45
- Crane Determination time extension request, provided location and elevation remain the same (MIACHE) $90

Cell Towers

- Cell Towers under 200’ and where Airspace / Land Use LOD criteria does not otherwise apply (MIACEL) $360

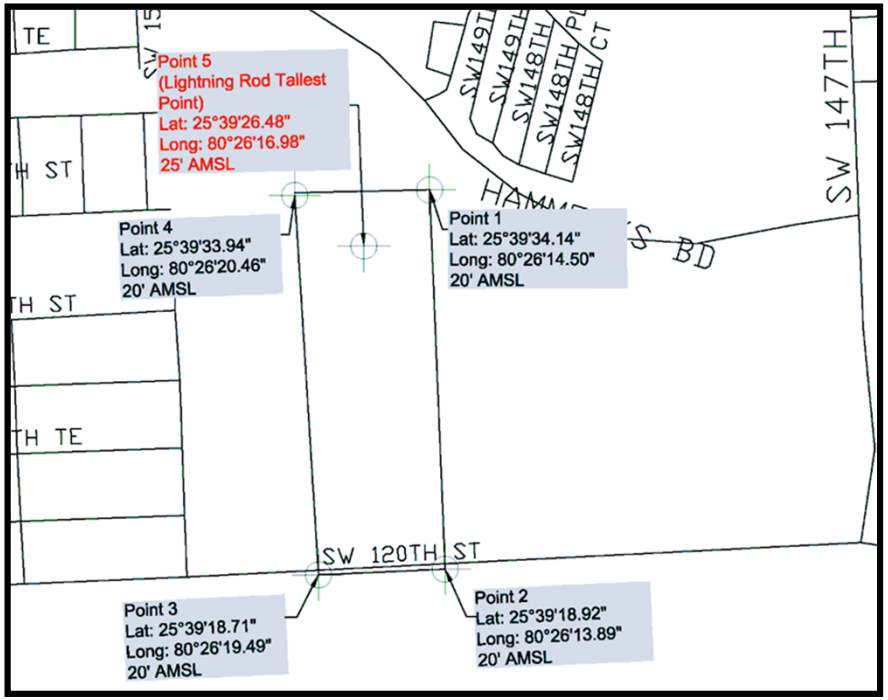
Data Required for an Airspace Review

Horizontal Datum

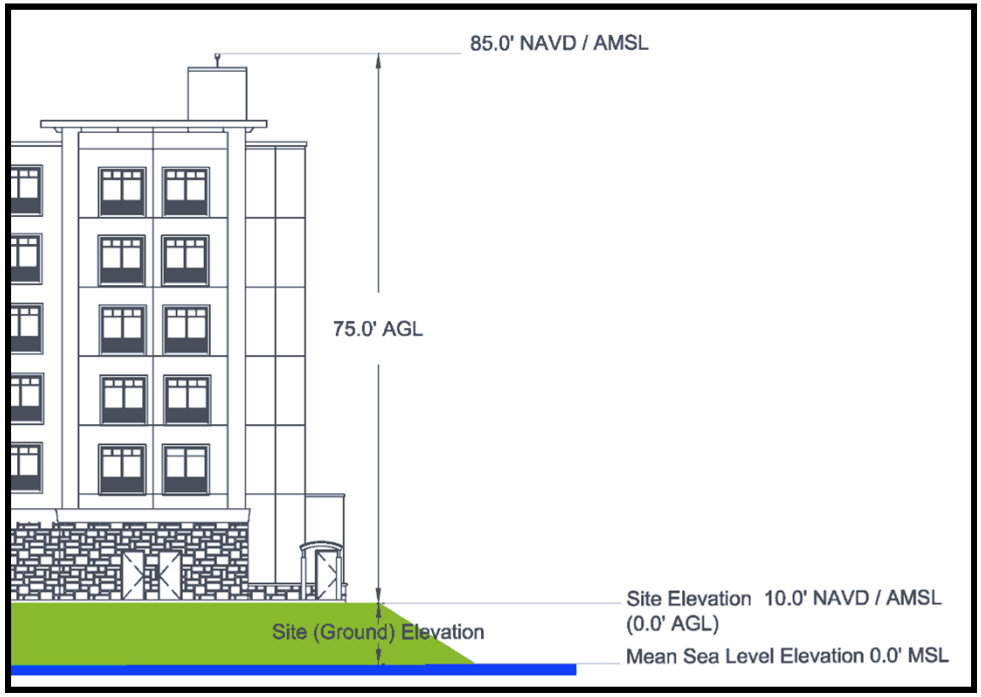
(Site Location – GPS Coordinates)

Vertical Datum

(Site & Structure Elevations)

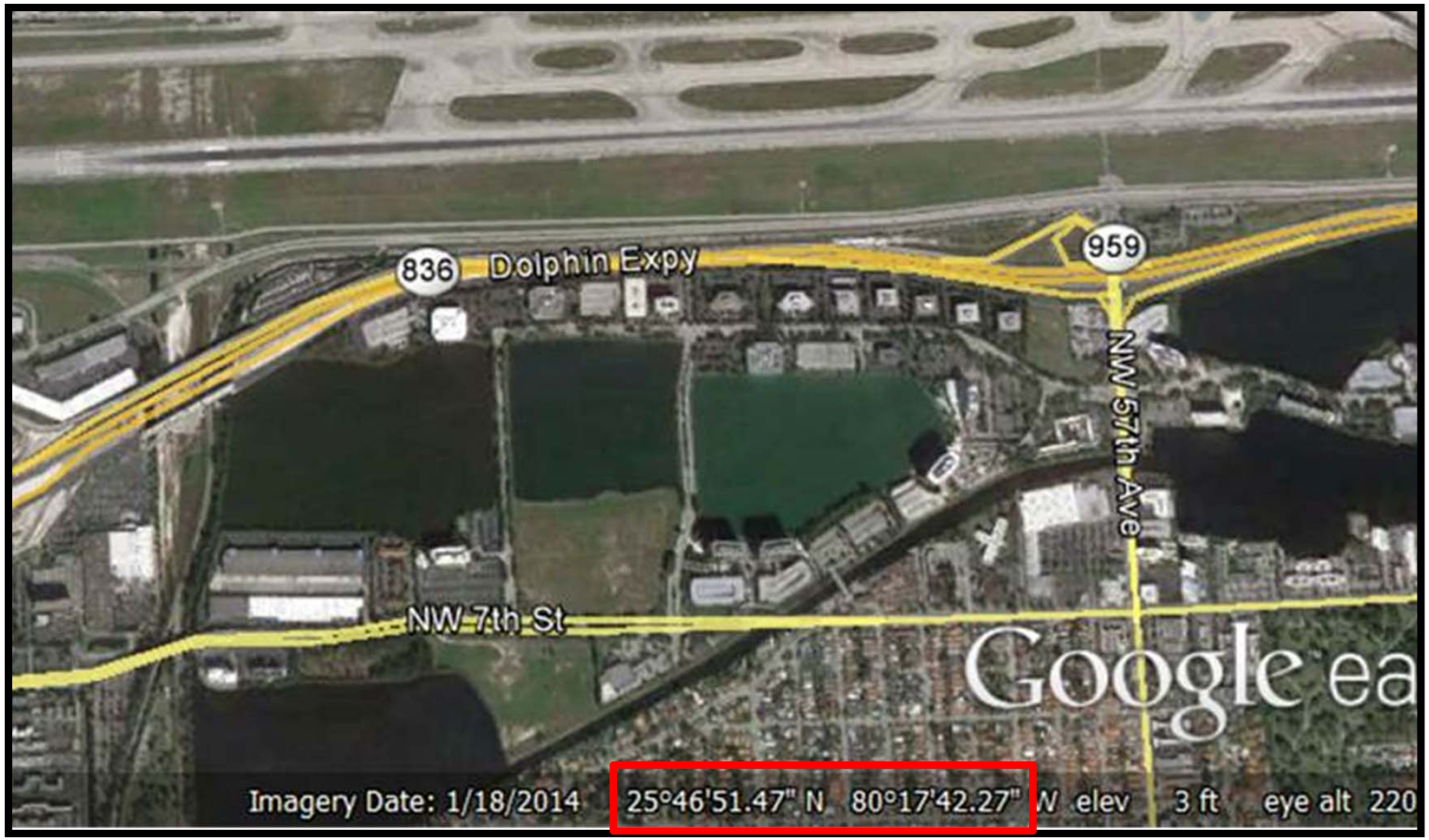


Site Plan



Architectural Elevation Plan

How to obtain GPS Coordinates



Disclaimer: MDAD and the FAA do not endorse or promote the use of Google Earth to obtain GPS coordinates. The depiction above is for informational purposes only.

Horizontal Datum Depicted in Site Plan

Provide a site plan in the following required format:

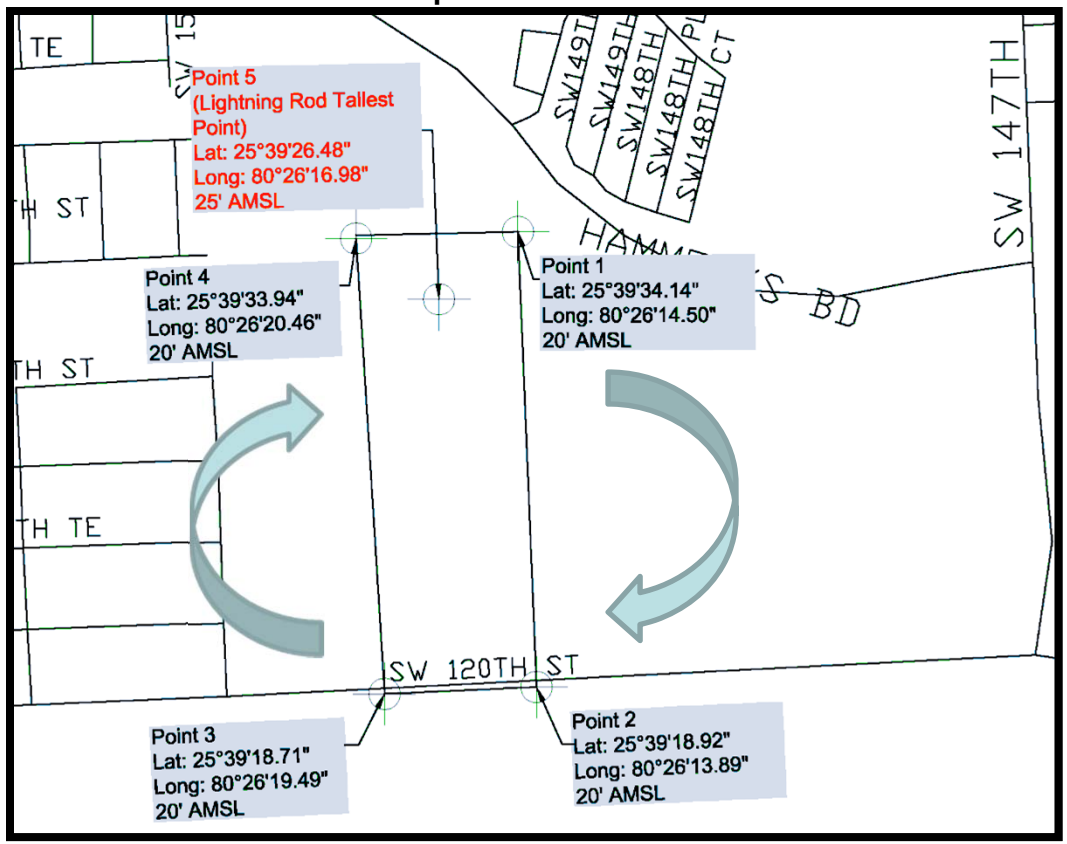
- Depict the cross streets.
- Depict the GPS coordinates for all corners (or footprint) of the proposed building. If there is a structure on the roof, those coordinate(s) must be depicted as well.
- Label points commencing in the northeast corner progressing in a clockwise manner.
- Reference the GPS coordinates in the following format expressed in degrees, minutes and (hundredths of a) second

  Lat: 25° XX’ XX.XX”

  Long: 80° XX’ XX.XX”

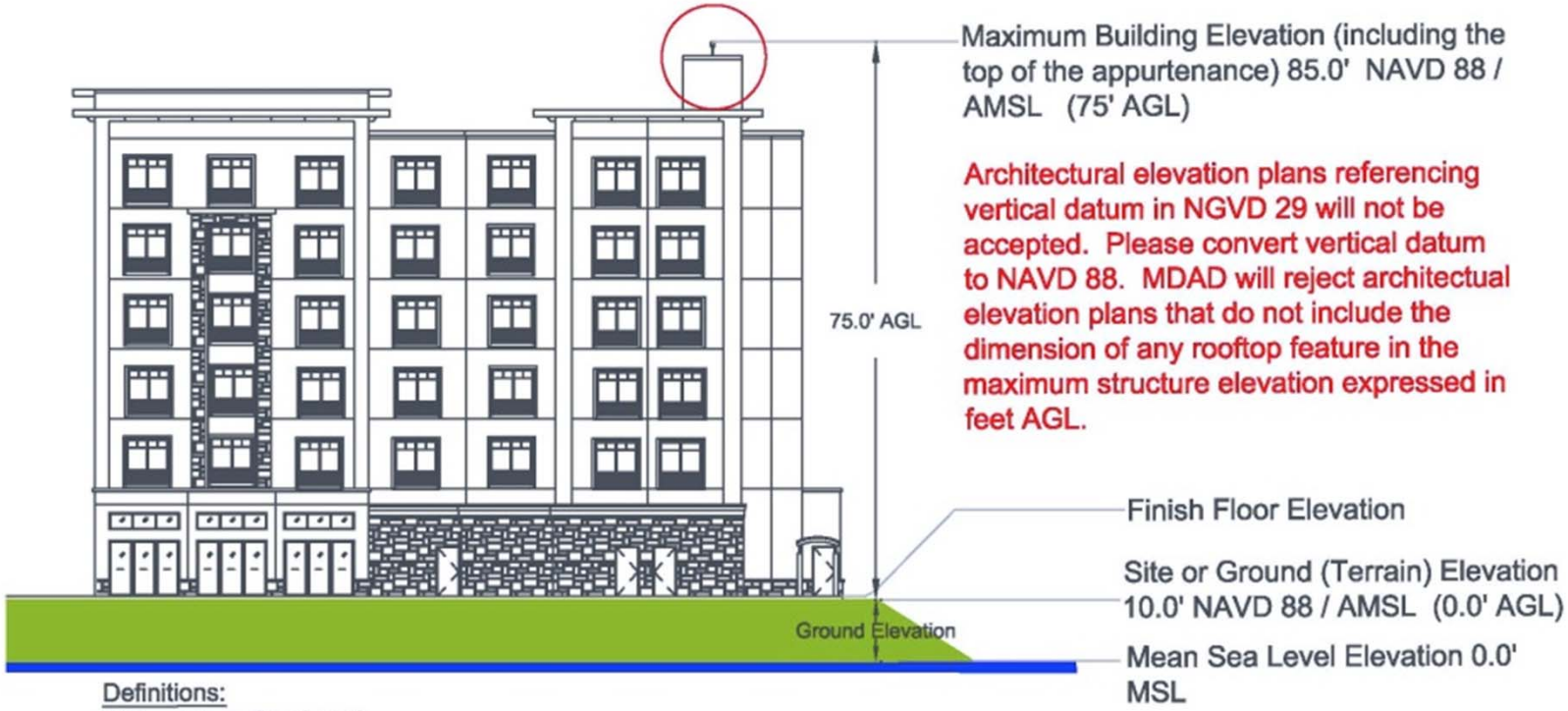
  in State Plane North American Datum - NAD 83.

Required Format



Required Format: Architectural Elevation Plans

Architectural elevations must be calculated using North American Vertical Datum of 1988 (NAVD 88). Note, submitted architectural elevation plans must depict the height of the tallest element of the roof, such as the top of any elevator shafts, architectural features, lightning rods, flag poles or other appurtenances.



Definitions:
MSL = Mean Sea Level
AGL = Above Ground Level. This measurement determines the height above the ground.
AMSL = Above Mean Sea Level. This measurement refers to the altitude above sea level.

Therefore: Site or Ground Elevation in Feet NAVD 88 / AMSL + Building Structure Height in Feet AGL = Maximum Building Elevation in Feet AMSL / NAVD '88
Note: Site or Ground Elevation may be obtained from a survey or surveyor.

Checklist for an Architectural Elevation Plan

1. Please model your architectural elevation plan on the sample drawing provided in this document.
2. Provide the site elevation. This data may be obtained from a survey or surveyor. It should be expressed in feet Mean Sea Level (MSL).
3. The building structure height must include the tallest element on the roof, such as the top of any elevator shaft, architectural features, lightning rod, flag pole or other appurtenances. Roof top features must be depicted in the architectural elevation plan and be included in the structure height expressed in feet Above Ground Level (AGL).
4. Do not forget to depict the maximum building elevation expressed in feet North American Vertical Datum 1988 (NAVD 88) or expressed in feet Above Mean Sea Level (AMSL). An elevation plan referencing National Geodetic Vertical Datum 1929 (NGVD'29) for this dimension will be rejected. Please convert datum.

   Note: Non-compliance of the items listed above will result in the rejection of submitted plans.

Download and Complete the Interactive "Data Submittal Forms" Located on Webpage

INSTRUCTIONS AND CHECKLIST TO REQUEST AN MDAD AIRPORT ZONING REVIEW & DETERMINATION

Step 1: Confirm if a project/property is impacted by Miami-Dade Aviation Department (MDAD) Airport Zoning by accessing the Aviation Planning Division's webpage by using the following link: http://www.miami-airport.com/planning_forms_maps.asp. The webpage contains airport zoning resources, including a comprehensive "Airport System Zoning Checklist" for the review process and a "Fee Schedule".

Step 2: After confirming that a proposed structure/property is impacted by MDAD's Airport Zoning, please carefully review the "Airport System Zoning Checklist" and "Fee Schedule" posted on the referenced webpage and note the specific data submittal requirements before proceeding.

PLAN SUBMISSION CHECKLIST (IF APPLICABLE)

Check box to indicate submission of the following plans in PDF format via email.

☐ Provide a PDF of the Site Plan in the following required format (a sample is provided in the "Airport System Zoning Checklist" on our webpage):

- Depict the GPS coordinates for all corners (or footprint) of the proposed building or any part of the building that changes in elevation. If there is a structure on the roof, those coordinate(s) must be depicted as well.
- Label points commencing in the northeast corner progressing in a clockwise manner.
- Reference the GPS coordinates in the following format expressed in degrees, minutes and (to a hundredth of a) second format: Lat: 25° XX' XX.XX" Long: 88° XX' XX.XX" in State Plane North American Datum - NAD 83.
- Depict the cross streets.

☐ Provide a PDF of the Elevation Plan in the following required format (a sample is provided in the "Airport System Zoning Checklist" on our webpage):

- Site / Ground Elevation (obtain from a survey or surveyor) expressed in feet Mean Sea Level (MSL) in the North American Vertical Datum 1988 (NAVD 88).
- The structure height expressed in feet Above Ground Level (AGL) to include the tallest element on the roof, such as the top of any elevator shafts, architectural features, lighting rods, flag poles, or other appurtenances. Note, any rooftop structure must be depicted on the architectural elevation plan and be included in the dimensioning of the structure elevation drawing expressed in feet AGL.
- The maximum building elevation expressed in feet North American Vertical Datum 1988 (NAVD 88) or expressed in feet Above Mean Sea Level (AMSL).
- Please convert datum from National Geodetic Vertical Datum 1929 (NDVD 29) to NAVD 88 datum. An elevation plan referencing National Geodetic Vertical Datum 1929 (NGVD 29) will be rejected.

Step 3: Submit the completed "Information /Fee Sheet" and this form and required data below (including PDFs of site and elevation plans) directly to Mr. Ammad Riaz, P.E., Chief of Aviation Planning, 305-876-7036 or at ariaz@miami-airport.com. Mr. Riaz is the point of contact and will assign projects to staff. Please do not contact his staff without contacting Mr. Riaz first.

PAYMENT INSTRUCTIONS

A check may be included with the submittal of the completed interactive form(s), or alternatively you may contact your assigned aviation planner to arrange a credit card payment through MDAD's Finance Division. Please do not contact MDAD's Finance Division directly. When mailing a payment, please address the envelope to the attention of your assigned aviation planner.

Mailing Address (United States Post Office mail ONLY):
Miami-Dade Aviation Department
Aviation Planning, Land Use and Grants Division
P.O. Box 025504, Miami, FL 33102

For FEDEX/Courier Deliveries, use the following (physical address)
Miami-Dade Aviation Department
Aviation Planning, Land Use and Grants Division
4200 NW 36 Street
Building 5A, Suite 400
Miami, FL 33166

Step 4: Your aviation planner will verify the submittal data and payment and a determination will be issued.

1

Instructions/Checklist

INFORMATION / FEE SHEET

Required data for staff's review. Omitted or erroneous data will delay reviews.

Proposed Development / Land Use ☐ Cell Tower ☐ Bill Board or other Permanent Structure ☐

Project Name: _____

Zoning Hearing Application (Required, if County Zoning Hearing Application): _____

Folio Numbers (All impacted folio numbers must be included): _____

Site Location (Physical Address): _____

Proposed Land Use: _____

Requestor: _____

Requestor's Company Name: _____

Requestor's Address: _____

Email Address (required) _____

Telephone Number: _____

(Note: Please refer to the "Fee Schedule" posted on MDAD Aviation Planning's webpage)

Description	Code	Fee	Select
Airspace & Land Use Letter of Determination (LOD)	MIAHEI	$1700	
Land Use Only Letter of Determination	MIALOD	$700	
Request for Written Comments	MIAWCC	$360	
Development Impact Committee Comments (this fee is only applicable if the DIC application does not otherwise meet the criteria for an airspace/land use letter of Determination)	MIADIC	$360	
Request for an Extension of Time for an Existing MDAD-Issued LOD, provided that the location and elevation remain the same.	MIANLD	$360	
Request for revised comments based upon revised plans	MIARWC	$90	
Cell Towers under 200 feet and where airspace/land-use LOD criteria does not otherwise apply	MIACEL	$360	

2

Information/Fee Sheet

AIRSPACE DATA SHEET

Only complete and print this section if the review contains an airspace component. Both horizontal and vertical data must be provided.

Horizontal Datum = GPS Coordinates in State Plane North American Datum 1983 (NAD 83) expressed in degrees, minutes and (to a hundredth of a) second format. All corners of the building (or footprint) must be provided. If there is a structure on the roof, the coordinate(s) must be depicted as well.

Vertical Datum

(1) Site/ Ground Elevation (use survey or surveyor for data) expressed in North American Vertical Datum (NAVD 88) feet Mean Sea Level (MSL).

(2) The structure height at the referenced GPS coordinates expressed in feet Above Ground Level (AGL).

(3) The sum of the above two (ground elevation plus structure height) expressed in feet North American Vertical Datum 1988 (NAVD 88) Above Mean Sea Level (AMSL).

(4) Remember to include the highest point as a separate GPS coordinate below.

Horizontal Datum			Vertical Datum
GPS Coordinates in State Plan North American Datum 1983 (NAD 83)			Site/Ground Elevations must be submitted in North American Vertical Datum 1988 (NAVD 88)
Point	Latitude	Longitude	Site/Ground Elev. + Structure Elevation = Total Elevation at referenced GPS Point
1.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
2.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
3.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
4.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
5.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
6.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
7.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
8.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
9.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
10.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
11.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL
12.	__°__'__"	__°__'__"	____' MSL + ____'AGL = ____'NAVD 88 / AMSL

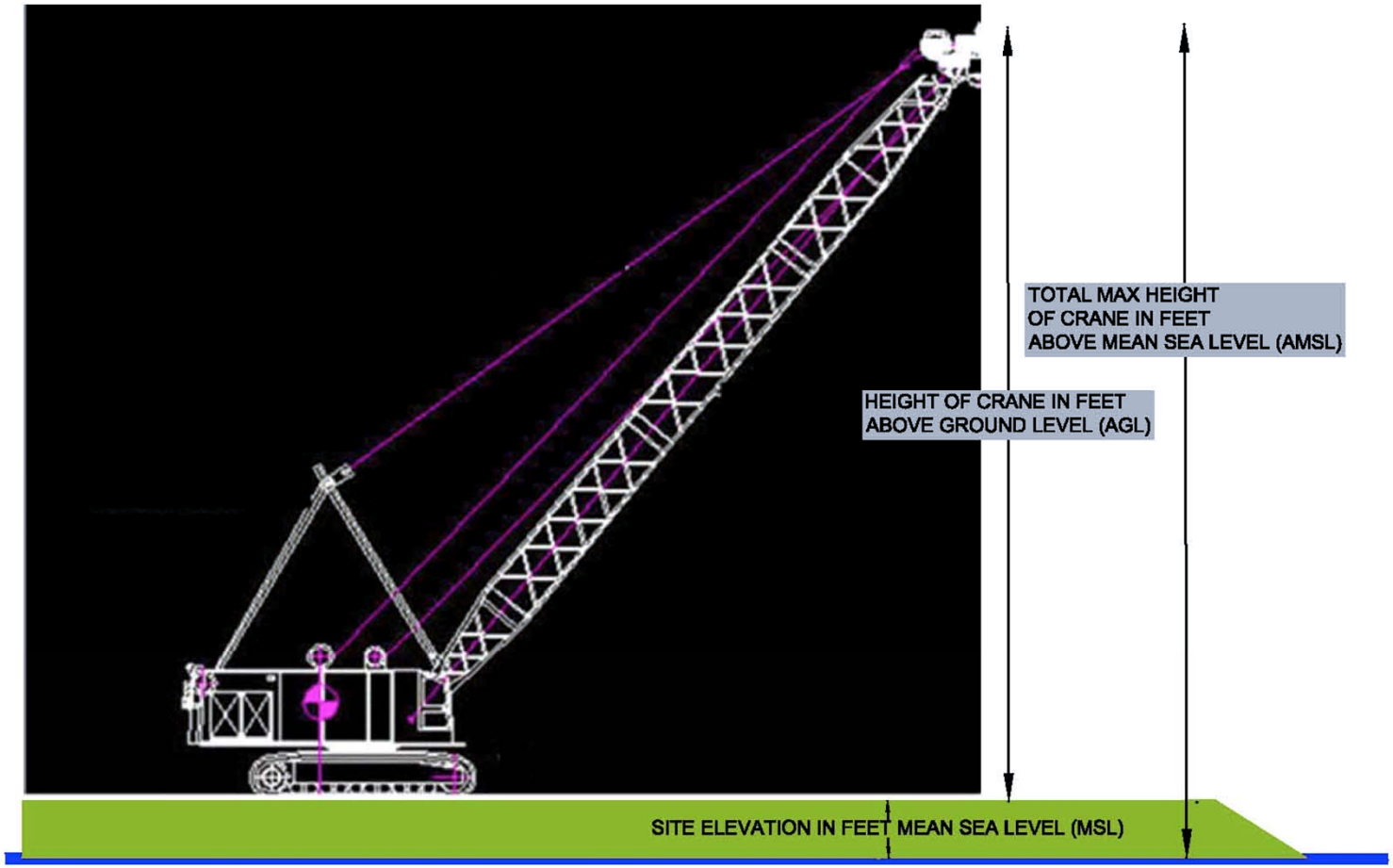
3

Airspace Data Sheet

Construction Cranes

- Construction cranes may need to be studied by both MDAD and the FAA depending on their elevations and proximity to the airport.
- Cranes may need to be marked with an orange checkered flag, lowered at night and during increment weather and lit for approved night operations.
- MDAD and the FAA automatically need to study cranes over 200’ feet Above Ground Level (AGL).

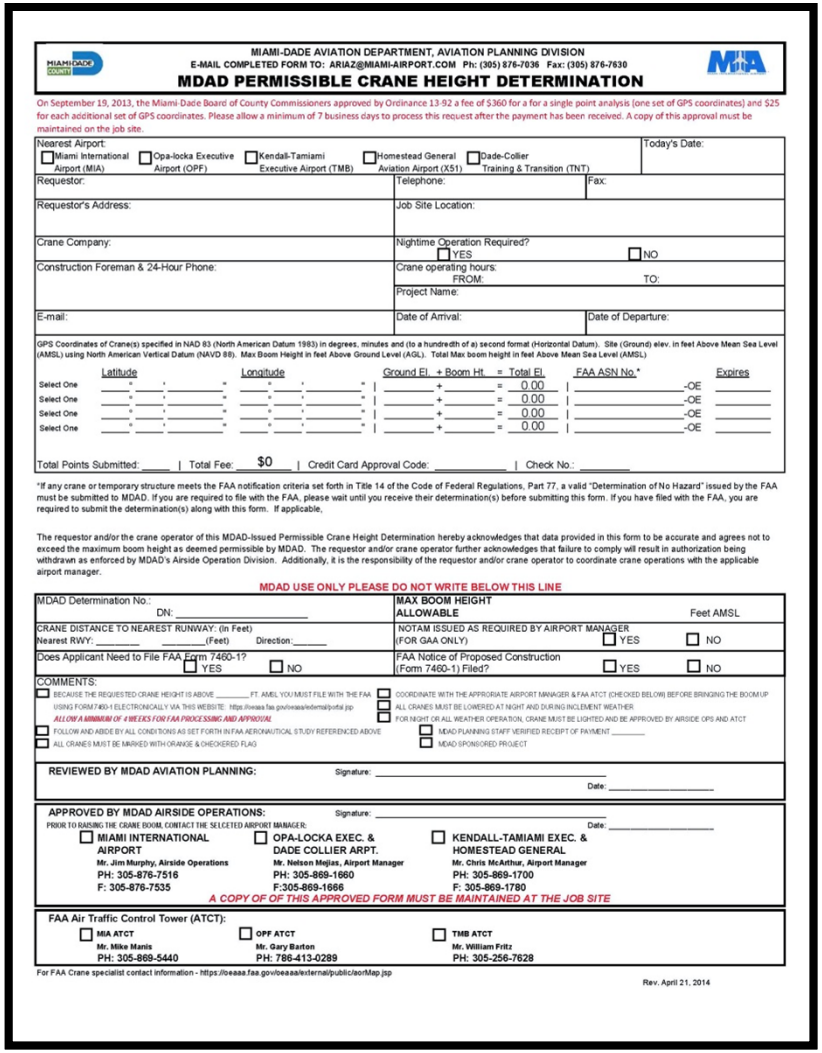
Data Requirements for a Permissible Crane Height Determination



SITE ELEVATION IN FEET MSL + HEIGHT OF CRANE IN FEET ABOVE GROUND ELEVATION (AGL) = TOTAL MAX HEIGHT OF CRANE IN FEET ABOVE MEAN SEA LEVEL (AMSL)
(Note, the site elevation may be obtained from a survey or a surveyor)

MDAD-Issued Permissible Crane Height Determination

- This interactive form may be downloaded from our webpage
- Crane requests are submitted to MDAD for review at least 10 days prior to operation.
- Staff prepares analysis
- Airside Operations or Airport Managers authorize this “crane permit”
- Fees: $360 for each single point analysis, $45 for each additional set of GPS coordinates and $90 for an extension of time.



MIAMI-DADE AVIATION DEPARTMENT, AVIATION PLANNING DIVISION
E-MAIL COMPLETED FORM TO: ARIAZ@MIAMI-AIRPORT.COM Ph: (305) 876-7036 Fax: (305) 876-7630

MDAD PERMISSIBLE CRANE HEIGHT DETERMINATION

On September 19, 2013, the Miami-Dade Board of County Commissioners approved by Ordinance 13-92 a fee of $360 for a for a single point analysis (one set of GPS coordinates) and $25 for each additional set of GPS coordinates. Please allow a minimum of 7 business days to process this request after the payment has been received. A copy of this approval must be maintained on the job site.

Nearest Airport: ☐ Miami International Airport (MIA) ☐ Opa-locka Executive Airport (OPF) ☐ Kendall-Tamiami Executive Airport (TMB) ☐ Homestead General Aviation Airport (X51) ☐ Dade-Collier Training & Transition (TNT)
Today's Date:
Requestor:
Telephone:
Fax:
Requestor's Address:
Job Site Location:
Crane Company:
Nighttime Operation Required? ☐ YES ☐ NO
Construction Foreman & 24-Hour Phone:
Crane operating hours: FROM: TO:
Project Name:
E-mail:
Date of Arrival:
Date of Departure:

GPS Coordinates of Crane(s) specified in NAD 83 (North American Datum 1983) in degrees, minutes and (to a hundredth of a) second format (Horizontal Datum). Site (Ground) elev. in feet Above Mean Sea Level (AMSL) using North American Vertical Datum (NAVD 88). Max Boom Height in feet Above Ground Level (AGL). Total Max boom height in feet Above Mean Sea Level (AMSL)

	Latitude	Longitude	Ground El. + Boom Ht. = Total El.	FAA ASN No.*	Expires
Select One	___ ° ___ ' ___ "	___ ° ___ ' ___ "	___ + ___ = 0.00	___ -OE	___
Select One	___ ° ___ ' ___ "	___ ° ___ ' ___ "	___ + ___ = 0.00	___ -OE	___
Select One	___ ° ___ ' ___ "	___ ° ___ ' ___ "	___ + ___ = 0.00	___ -OE	___
Select One	___ ° ___ ' ___ "	___ ° ___ ' ___ "	___ + ___ = 0.00	___ -OE	___

Total Points Submitted: ____ | Total Fee: $0 | Credit Card Approval Code: _____ | Check No.: _____

*If any crane or temporary structure meets the FAA notification criteria set forth in Title 14 of the Code of Federal Regulations, Part 77, a valid “Determination of No Hazard” issued by the FAA must be submitted to MDAD. If you are required to file with the FAA, please wait until you receive their determination(s) before submitting this form. If you have filed with the FAA, you are required to submit the determination(s) along with this form. If applicable,

The requestor and/or the crane operator of this MDAD-Issued Permissible Crane Height Determination hereby acknowledges that data provided in this form to be accurate and agrees not to exceed the maximum boom height as deemed permissible by MDAD. The requestor and/or crane operator further acknowledges that failure to comply will result in authorization being withdrawn as enforced by MDAD’s Airside Operation Division. Additionally, it is the responsibility of the requestor and/or crane operator to coordinate crane operations with the applicable airport manager.

MDAD USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE

MDAD Determination No.: DN: _____
MAX BOOM HEIGHT ALLOWABLE Feet AMSL
CRANE DISTANCE TO NEAREST RUNWAY: (in Feet) Nearest RWY: _____ _____(Feet) Direction:_____
NOTAM ISSUED AS REQUIRED BY AIRPORT MANAGER (FOR GAA ONLY) ☐ YES ☐ NO
Does Applicant Need to File FAA Form 7460-1? ☐ YES ☐ NO
FAA Notice of Proposed Construction (Form 7460-1) Filed? ☐ YES ☐ NO

COMMENTS:
☐ BECAUSE THE REQUESTED CRANE HEIGHT IS ABOVE _____ FT. AMSL YOU MUST FILE WITH THE FAA USING FORM 7460-1 ELECTRONICALLY VIA THIS WEBSITE: https://oeaaa.faa.gov/oeaaa/external/portal.jsp
ALLOW A MINIMUM OF 4 WEEKS FOR FAA PROCESSING AND APPROVAL
☐ FOLLOW AND ABIDE BY ALL CONDITIONS AS SET FORTH IN FAA AERONAUTICAL STUDY REFERENCED ABOVE
☐ ALL CRANES MUST BE MARKED WITH ORANGE & CHECKERED FLAG
☐ COORDINATE WITH THE APPROPRIATE AIRPORT MANAGER & FAA ATCT (CHECKED BELOW) BEFORE BRINGING THE BOOM UP
☐ ALL CRANES MUST BE LOWERED AT NIGHT AND DURING INCLEMENT WEATHER
☐ FOR NIGHT OR ALL WEATHER OPERATION, CRANE MUST BE LIGHTED AND BE APPROVED BY AIRSIDE OPS AND ATCT
☐ MDAD PLANNING STAFF VERIFIED RECEIPT OF PAYMENT _____
☐ MDAD SPONSORED PROJECT

REVIEWED BY MDAD AVIATION PLANNING: Signature: _____ Date: _____

APPROVED BY MDAD AIRSIDE OPERATIONS: Signature: _____ Date: _____
PRIOR TO RAISING THE CRANE BOOM, CONTACT THE SELCETED AIRPORT MANAGER:

☐ MIAMI INTERNATIONAL AIRPORT	☐ OPA-LOCKA EXEC. & DADE COLLIER ARPT.	☐ KENDALL-TAMIAMI EXEC. & HOMESTEAD GENERAL
Mr. Jim Murphy, Airside Operations	Mr. Nelson Mejias, Airport Manager	Mr. Chris McArthur, Airport Manager
PH: 305-876-7516	PH: 305-869-1660	PH: 305-869-1700
F: 305-876-7535	F:305-869-1666	F: 305-869-1780

A COPY OF OF THIS APPROVED FORM MUST BE MAINTAINED AT THE JOB SITE

FAA Air Traffic Control Tower (ATCT):

☐ MIA ATCT	☐ OPF ATCT	☐ TMB ATCT
Mr. Mike Manis	Mr. Gary Barton	Mr. William Fritz
PH: 305-869-5440	PH: 786-413-0289	PH: 305-256-7628

For FAA Crane specialist contact information - https://oeaaa.faa.gov/oeaaa/external/public/aorMap.jsp

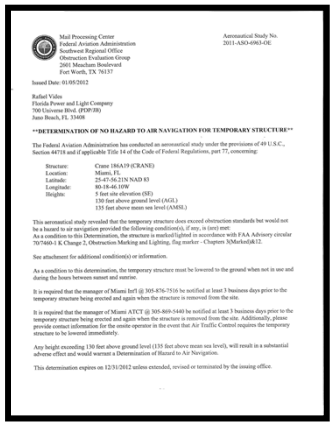
Rev. April 21, 2014

Federal vs. Local Aviation Requirements

FAA vs. MDAD

90 day review

No fees



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2011-ASO-6963-OE

Issued Date: 01/05/2012

Rafael Video
Florida Power and Light Company
700 Universe Blvd. (FDP/JB)
Juno Beach, FL 33408

DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Crane 186A19 (CRANE)
Location: Miami, FL
Latitude: 25-47-56.21N NAD 83
Longitude: 80-18-46.10W
Heights: 5 feet site elevation (SE)
130 feet above ground level (AGL)
135 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:
As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, flag marker - Chapters 3(Marks)&12.

See attachment for additional condition(s) or information.

As a condition to this determination, the temporary structure must be lowered to the ground when not in use and during the hours between sunset and sunrise.

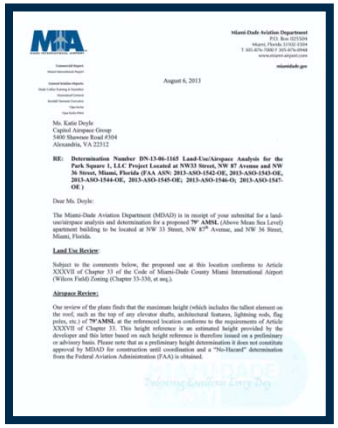
It is required that the manager of Miami Int'l @ 305-876-7516 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site.

It is required that the manager of Miami ATCT @ 305-869-5440 be notified at least 3 business days prior to the temporary structure being erected and again when the structure is removed from the site. Additionally, please provide contact information for the onsite operator in the event that Air Traffic Control requires the temporary structure to be lowered immediately.

Any height exceeding 130 feet above ground level (135 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation.

This determination expires on 12/31/2012 unless extended, revised or terminated by the issuing office.

FAA Study



Miami-Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102-5504
T 305-876-7000 F 305-876-0968
www.miami-airport.com
miamidade.gov

August 6, 2013

Ms. Katie Doyle
Capitol Airspace Group
5400 Shawnee Road #504
Alexandria, VA 22312

RE: Determination Number DN-13-06-1165 Land-Use/Airspace Analysis for the Park Square I, LLC Project Located at NW33 Street, NW 8th Avenue and NW 36 Street, Miami, Florida (FAA ASN: 2013-ASO-1542-OE, 2013-ASO-1543-OE, 2013-ASO-1544-OE, 2013-ASO-1545-OE; 2013-ASO-1546-O; 2013-ASO-1547-OE)

Dear Ms. Doyle:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a land-use/airspace analysis and determination for a proposed **"9th AMM.** (Above Mean Sea Level) apartment building to be located at NW 33 Street, NW 8th Avenue, and NW 36 Street, Miami, Florida.

Land Use Review:

Subject to the comments below, the proposed use at this location conforms to Article XXXVII of Chapter 33 of the Code of Miami-Dade County Miami International Airport (Wilcox Field) Zoning (Chapter 33-330, et seq.).

Airspace Review:

Our review of the plans finds that the maximum height (which includes the tallest element on the roof, such as the top of any elevator shafts, architectural features, lightning rods, flag poles, etc.) of **79'AMSL** at the referenced location conforms to the requirements of Article XXXVII of Chapter 33. This height reference is an estimated height provided by the developer and this letter based on such height reference is therefore issued on a preliminary or advisory basis. Please note that as a preliminary height determination it does not constitute approval by MDAD for construction until coordination and a "No-Hazard" determination from the Federal Aviation Administration (FAA) is obtained.

MDAD Issued Letter of Determination

MDAD PERMISSIBLE CRANE HEIGHT DETERMINATION

MDAD Issued Permissible Crane Height Determination

10 day review

Fees

The Federal Aviation Administration (FAA – Federal agency) and the Miami-Dade Aviation (MDAD – local agency) are two separate aviation agencies with their own review criteria and different restrictions for proposed temporary and permanent structures. Each issues its own determination and the most restrictive applies. In order to comply with federal aviation regulations, MDAD's Director reserves the right to order structure or tree heights to be lower than the height limitations established in the Code of Miami-Dade County, Chapter 33, MIA Zoning. Please note the determination expiration dates.

Filing with the FAA

For proposed permanent and temporary structures, please utilize the following link to determine if it is necessary to file with the FAA:

https://oeaaa.faa.gov/oeaaa/external/portal.jsp

Use FAA form 7460-1 “Notice of Proposed Construction Alteration for Determination of Known Hazards.”

It takes a minimum of 90 days for the FAA to issue a determination. There is no fee for an FAA determination.

Requestors should obtain a FAA determination prior to local coordination (MDAD).

FAA's Obstruction Evaluation

FAA Part 77 Notice Criteria

Any proposed construction or alteration more than 200 ft. above ground level (AGL) at its site

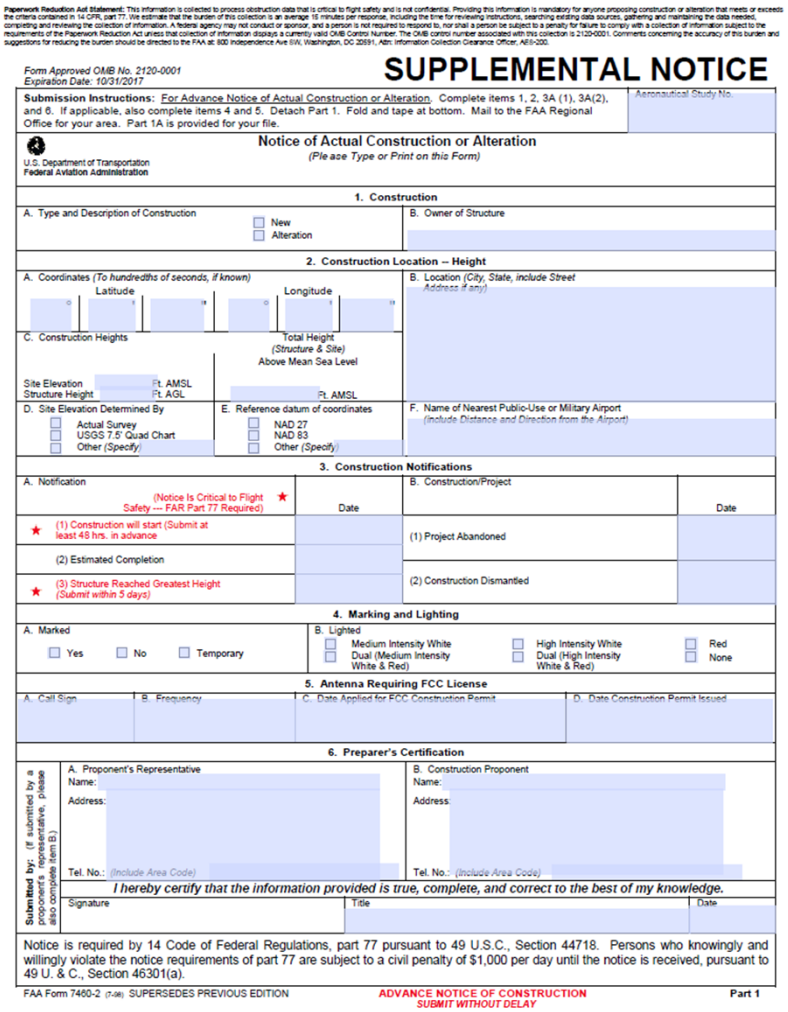
Within 20,000 ft. of a public-use or military airport having at least one runway more than 3200 ft. in length and exceeding a 100:1 slope

Within 10,000 ft. of a public-use or military airport having no runway more than 3200 ft. in length and exceeding a 50:1 slope

Within 5,000 ft. of any public-use heliport and exceeding a 25:1 slope

Requirement: File FAA Form 7460-2 to Complete the Approval Process

- This interactive form may be downloaded from the FAA webpage
- The purpose of this filing is to certify that the structure does not exceed the maximum allowable elevation.
- Providing this information is mandatory for anyone proposing construction or alteration that meets or exceeds the criteria contained in CFR, Part 77.
- This notice is critical to flight safety and a FAR Part 77 requirement!
- Persons who knowingly and willingly violate the notice requirements of FAR Part 77 are subject to a civil penalty of $1,000/day until the notice is received.



Paperwork Reduction Act Statement: This information is collected to process obstruction data that is critical to flight safety and is not confidential. Providing this information is mandatory for anyone proposing construction or alteration that meets or exceeds the criteria contained in 14 CFR, part 77. We estimate that the burden of this collection is an average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB control number associated with this collection is 2120-0001. Comments concerning the accuracy of this burden and suggestions for reducing the burden should be directed to the FAA at: 800 Independence Ave SW, Washington, DC 20591, Attn: Information Collection Clearance Officer, AES-200.

Form Approved OMB No. 2120-0001
Expiration Date: 10/31/2017

SUPPLEMENTAL NOTICE

Submission Instructions: For Advance Notice of Actual Construction or Alteration. Complete items 1, 2, 3A (1), 3A(2), and 6. If applicable, also complete items 4 and 5. Detach Part 1. Fold and tape at bottom. Mail to the FAA Regional Office for your area. Part 1A is provided for your file.

Aeronautical Study No.

U.S. Department of Transportation
Federal Aviation Administration

Notice of Actual Construction or Alteration
(Please Type or Print on this Form)

1. Construction

A. Type and Description of Construction — ☐ New ☐ Alteration

B. Owner of Structure

2. Construction Location -- Height

A. Coordinates *(To hundredths of seconds, if known)* — Latitude ° ' " Longitude ° ' "

B. Location *(City, State, include Street Address if any)*

C. Construction Heights — Site Elevation Ft. AMSL; Structure Height Ft. AGL; Total Height *(Structure & Site)* Above Mean Sea Level Ft. AMSL

D. Site Elevation Determined By — ☐ Actual Survey ☐ USGS 7.5' Quad Chart ☐ Other *(Specify)*

E. Reference datum of coordinates — ☐ NAD 27 ☐ NAD 83 ☐ Other *(Specify)*

F. Name of Nearest Public-Use or Military Airport *(Include Distance and Direction from the Airport)*

3. Construction Notifications

A. Notification (Notice Is Critical to Flight Safety --- FAR Part 77 Required) ★	Date	B. Construction/Project	Date
★ (1) Construction will start (Submit at least 48 hrs. in advance		(1) Project Abandoned	
(2) Estimated Completion		(2) Construction Dismantled	
★ (3) Structure Reached Greatest Height *(Submit within 5 days)*			

4. Marking and Lighting

A. Marked — ☐ Yes ☐ No ☐ Temporary

B. Lighted — ☐ Medium Intensity White ☐ Dual (Medium Intensity White & Red) ☐ High Intensity White ☐ Dual (High Intensity White & Red) ☐ Red ☐ None

5. Antenna Requiring FCC License

A. Call Sign | B. Frequency | C. Date Applied for FCC Construction Permit | D. Date Construction Permit Issued

6. Preparer's Certification

Submitted by: (If submitted by a proponent's representative, please also complete Item B)

A. Proponent's Representative — Name: Address: Tel. No.: *(Include Area Code)*

B. Construction Proponent — Name: Address: Tel. No.: *(Include Area Code)*

I hereby certify that the information provided is true, complete, and correct to the best of my knowledge.

Signature | Title | Date

Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of $1,000 per day until the notice is received, pursuant to 49 U. & C., Section 46301(a).

FAA Form 7460-2 (7-08) SUPERSEDES PREVIOUS EDITION — **ADVANCE NOTICE OF CONSTRUCTION** *SUBMIT WITHOUT DELAY* — **Part 1**

MIAMI-DADE COUNTY

MIA MIAMI INTERNATIONAL AIRPORT

Final Step: After FAA Form 7460-2 is filed, Submit Surveyor's Maximum Height Certificate to MDAD

After filing FAA Form 7460-2, the final step is to submit the surveyor's maximum height certificate to MDAD. MDAD will then issue a letter stating that it is in receipt of the surveyor's maximum height certificate, and as such, the requestor may proceed to obtain the necessary Certificate of Use/Occupancy from the appropriate building official.

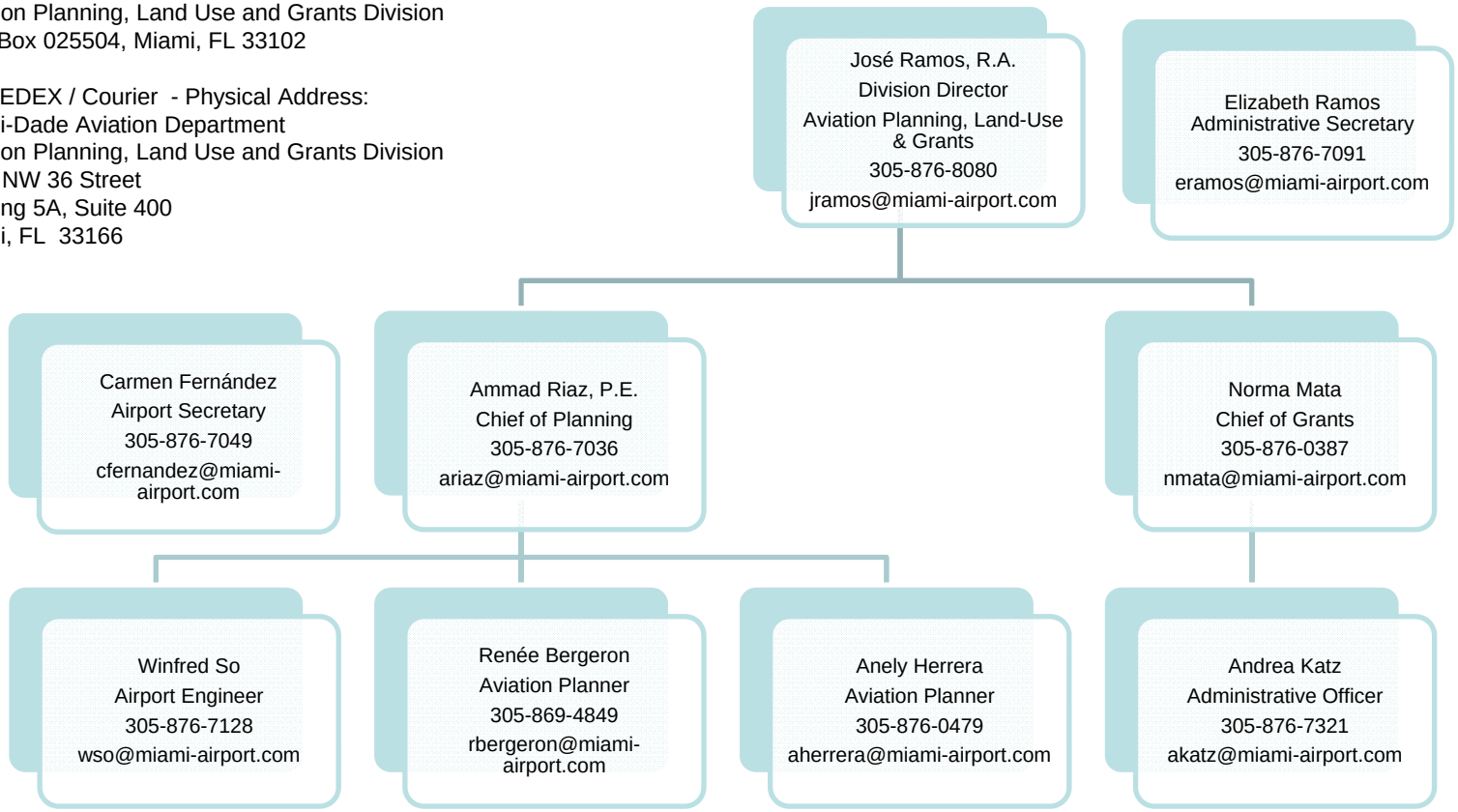
Aviation Planning, Land-Use and Grants Division Contact Information

Please address the envelope to the attention of your assigned aviation planner.

For USPS - Mailing Address:
Miami-Dade Aviation Department
Aviation Planning, Land Use and Grants Division
P.O. Box 025504, Miami, FL 33102

For FEDEX / Courier - Physical Address:
Miami-Dade Aviation Department
Aviation Planning, Land Use and Grants Division
4200 NW 36 Street
Building 5A, Suite 400
Miami, FL 33166

Website: http://www.miami-airport.com/planning_forms_maps.asp
Please direct all requests and inquiries to Mr. Ammad Riaz, P.E., Chief of Aviation Planning
Mr. Riaz will assign requests to an aviation planner.



Did You Know?

- Airport Zoning is a “zoning overlay” meaning it may be more restrictive than what is allowed either by underlying zoning, municipal zoning or even the Federal Aviation Administration’s airspace criteria. Remember, the most restrictive criteria applies.
- Identical data (GPS coordinates and elevations) must be used for both FAA and MDAD submittals. Omitted, erroneous and different data submittals to both the FAA and MDAD will delay project reviews and determinations.
- Any structure over 200 feet Above Ground Level (AGL) automatically needs to be studied by the Aviation Department as well as the Federal Aviation Administration.
- Certain property may be required to disclose its proximity to Miami International Airport as well as the associated impacts such as increased noise and frequent aircraft operations.
- Certificates of Use and Occupancy may be withheld until the County or municipality determines that a structure was built no higher than the approved height.
- The Aviation Director reserves the right to order structure or tree heights to be lower than the height limitations established in the Code of Miami-Dade County, Chapter 33, MIA Zoning.
- A building (permanent structure) may need to be studied by the FAA and MDAD. Once approved, the associated construction crane(s) may also need to be studied by the FAA and MDAD. These are separate filings.

MIAMI-DADE COUNTY

MIA MIAMI INTERNATIONAL AIRPORT

EXHIBIT 8.4

FAA Comments letter

FILE: TMB

Memorandum

TO: Barbara Falsey, Chief
Planning & Research Park & Recreation Dept.

DATE: April 13, 2005

FROM: Jeffrey R. Bunting, Manager
Aircraft Noise & Environmental Planning

SUBJECT: Federal Aviation Administration Response To Proposed West Kendall District Park

Attached please find a letter to Miami-Dade Aviation Department (MDAD) dated April 7, 2005, from the Federal Aviation Administration (FAA), concerning the proposed West Kendall District Park located adjacent to Kendall-Tamiami Executive Airport (TMB).

Should you wish to discuss the letter I can be reached at (305) 876-0569.

cc: Eric Hansen
Bruce Drum
Manuel Rodriquez
George Manion
Michael Handrahan

U.S. Department
of Transportation
**Federal Aviation
Administration**

ORLANDO AIRPORTS DISTRICT OFFICE
5950 Hazeltine National Dr., Suite 400
Orlando, Florida 32822-5024
Phone: (407) 812-6331 Fax: (407) 812-6978

April 7, 2005

Mr. Jeffery R. Bunting, Manager
Aircraft Noise and Environmental Planning
Miami-Dade Aviation Department
P. O. Box 592075 AMF
Miami, Fl 33159

Dear Mr. Bunting:

This is in response to your letter of February 23, 2005, transmitting information on the proposed Regional Park to be constructed northwest of the Kendall-Tamiami Executive Airport.

Guidance in the FAA Advisory Circular 150/5200-33A, "Hazardous Wildlife Attractants on or Near Airports" states: Land-use practices that attract or sustain hazardous wildlife populations on or near airports can significantly increase the potential for wildlife strikes. The FAA recommends the minimum separation of 10,000 feet for land-use practices that attract hazardous wildlife to the vicinity of airports.

Mr. Lawrence J. Brashears, Jr., District Supervisor, U. S. Department of Agriculture, states that he "cannot recommend the existing plan to be in the best interest of aviation safety", and that it is "probable" that "the development will be making the current site more appealing for some wildlife species." Based on Mr. Brashears' comments and the guidance provided, the FAA cannot concur in the proposal to construct this park with a recreational lake within the separation standards recommended in the Advisory Circular.

We remind you of the terms and conditions of your past grant agreements that require you to take appropriate action to restrict the use of land adjacent to the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. Permission for any land-use that could create a hazard to aircraft could be considered in violation of those grant assurances and could render the airport in non-compliance and could jeopardize future federal funding.

With safety as the priority, the FAA continues to focus on reducing land-uses around airports that could be attractive to hazardous wildlife. Kendall-Tamiami Executive Airport is a very busy and growing general aviation airport and we will continue to partner with the Miami-Dade Aviation Department to provide a safe and viable facility to meet the needs of the aviation public in South Florida.

Sincerely,

Ilia A. Quinones
Program Manager

cc:
Manuel Rodriquez, MDAD
Carlos F. Bonzon, Interim Aviation Director

RECEIVED
APR 11 2005
NOISE
ABATEMENT

MIAMI INTERNATIONAL AIRPORT™

February 24, 2005

RECEIVED
FEB 25 2005
MANAGER OF DEVELOPMENT

Ms. Ilia Quinones, Program Manager
Federal Aviation Administration
5950 Hazeltine National Drive
Suite 400
Orlando, FL 32822

Re: Proposed Regional Park Adjacent To Kendall-Tamiami Executive Airport

Dear Ms. Quinones:

Several months ago you responded to our request for an FAA review of a Regional Park to be constructed off the NW end of Runway 13/31 at Kendall-Tamiami Executive Airport (TMB). In your response you requested the following items, which are attached, to help facilitate your review:

- Existing Noise Contours
- Future contours with runway extension
- Input from the U.S. Department of Agriculture (USDA)

You further indicated that the issue of access to the park needs to be resolved. This is being addressed by the Parks Department and the Public Works Departments of Miami-Dade County. The other issue raised was that of compliance with the new Wildlife Advisory Circular (AC150/5200-33A). In reviewing the AC the proposed pond within the Park appears to be approximately 3000 feet from the NW end of Runway 13/31. While this distance is within the FAA recommended 10,000-foot separation between a wildlife attractant and the AOA, the Parks Department would be committed to working with the FAA/USDA and the Aviation Department to minimize the possibility of birdstrikes in the area.

Therefore, we would like to request that the FAA conduct a formal review of the project utilizing the attached information and that of information specific to the development, which has been previously submitted. As you finalize your review of material as it relates to the development of

West Kendall District Park and its impact on TMB, it should be mentioned that the property was purchased by the Park and Recreation Department in 2000 to meet the ongoing need for recreation facilities in West Kendall, an area of the County that continues to experience a tremendous population growth. In the planning process for the park, the Park and Recreation Department has made every effort to work with our Department and other County Departments to assure that concerns are addressed.

Should you require additional information please contact me directly at (305) 876-0569. Should you desire to contact the Parks Department directly please contact Barbara Falsey, Ph.D at 305-755-7860.

Sincerely,

Jeffrey R. Bunting, Manager
Aircraft Noise & Environmental Planning

w/attachments

cc: Bruce Drum, Assistant Aviation Director for Operations
Manuel Rodriquez, Manager Development
Barbara Falsey, Ph.D, PARD
Eric Hanson, PARD

USDA

United States
Department of
Agriculture

Animal and
Plant Health
Inspection Service

Wildlife Serv
District Office

1408 24th Street S.E.
Ruskin, FL 33570
(813) 671-5230 ext. 105
(813) 671-5234 FAX

Date: 08-10-04

To: Mr. Jeffrey R. Bunting, Manager

From: Lawrence J. Brashears, Jr., District Supervisor

Re: Proposed Regional Park Adjacent to Kendall-Tamiami Executive Airport

Dear Mr. Bunting:

After reviewing the proposed West Kendall District Park development, the USDA, APHIS, Wildlife Services can not recommend the existing plan to be in the best interest of aviation safety. Based on the limited information available on wildlife activity for this site and area, it is not practical for Wildlife Services to say that the proposed project may or may not significantly increase the wildlife hazards to the airport without further study. However, it is probable that by providing a water source (e.g., lake or pond), a food source (via handouts and garbage), and night-time lighting, the development will be making the current site more appealing for some wildlife species.

Should you have any questions please contact me at 813-671-5230 extension 105.

RECEIVED
AUG 16 2004
NOISE
ABATEMENT

U.S. Department
of Transportation
**Federal Aviation
Administration**

Orlando Airports District Office
5950 Hazeltine National Dr., Suite 400
Orlando, FL 32822-5003

Phone: (407) 812-6331

Fax: (407) 812-6978

October 6, 2006

Mr. Jeffery R. Bunting
Division Director
Aircraft Noise & Environmental Planning
Miami-Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102

RECEIVED
OCT - 6 2006
MANAGER
AVIATION PLANNING

Dear Mr. Bunting:

RE: Proposed West Kendall District Park
Adjacent to Kendall-Tamiami Executive Airport (TMB)

We received your letter, dated September 15, 2006, requesting further input from our office on the placement of a pond within the proposed regional park. Thank you for providing the historical correspondence on the project. We have reviewed all the correspondence along with the most recent park layout.

The Lake Management Plan and Lake Monitoring Plan demonstrate Miami-Dade Parks and Recreation Department's (PARD) efforts to meet Federal Aviation Administration (FAA) standards concerning hazardous wildlife attractants near airports. While we prefer dry ponds within the vicinity of the airport, we understanding PARD intends to proceed with building a retention pond with measures taken to prevent hazardous wildlife attractants. We offer the following comments regarding your pond design:

1.) "Pillow" fabric-form type riprap should be used in lieu of standard rock riprap to prevent birds from finding breaks in the riprap, standing on the riprap and feeding on insects found in the breaks.

2.) We are more agreeable to the new pond design, which incorporates a more linear lake, with average widths of 300 ft. to discourage the congregation of wildlife.

3.) We are agreeable to a 3:1 side-slope, as 2:1 side-slopes have proven to be difficult to construct and maintain with sandy-soil types.

4.) We concur with the United States Department of Agriculture's (USDA) recommendation to control vegetation within and along the edges of the lake to

prevent the growth of cattails and other tall vegetation. Vegetation should be maintained at a height of 7-14 inches.

5.) While we do not object to the monitoring schedule presented in your Lake Monitoring Plan, we prefer a bird monitoring frequency closer to that offered by the USDA of once per week, at least during the first few months after the park is opened. If after months of weekly monitoring an absence of hazardous wildlife can be established, we would be agreeable to monthly monitoring after reviewing your monitoring reports.

Once PARD finalizes the park layout, pond design, Lake Management Plan, and Lake Monitoring Plan, please forward a copy to our office for review.

Please call me at extension 136 if you have any questions regarding our comments.
Sincerely,

Original Signed By

Krystal G. Hudson, P.E.
Program Manager

Enclosure