MEMORANDUM

Agenda Item No. 14(A)(8)

TO:	Honorable Chairman Oliver G. Gilbert, III and Members, Board of County Commissioners	**DATE:**	July 18, 2023
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution approving a Letter of Commitment and a Deed of Conservation Easement between the South Florida Water Management District and Miami-Dade County related to a mitigation project, which is estimated to cost approximately $1,226,000.00, on County owned lands managed by and through the Environmentally Endangered Lands program at the property known as Alligator Joe's located west of U.S. 1, approximately 0.82 miles south of U.S. 1 and Card Sound Road in Miami-Dade County; authorizing the County Mayor to execute the Letter of Commitment; authorizing the County Mayor to execute the Deed of Conservation Easement only after certain conditions precedent; establishing Board policy with respect to conditions and protections for the use of environmentally endangered lands as off-site mitigation for County projects

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.

Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum

Date: July 18, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

Subject: Approval of a Letter of Commitment and a Deed of Conservation Easement for an Offsite Mitigation Project on Environmentally Endangered Lands Program Managed Lands at the Property Known as Alligator Joe's

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Executive Summary

The Department of Regulatory and Economic Resources, Division of Environmental Resources Management (RER-DERM) seeks approval from the Board of County Commissioners (Board) of a letter of commitment (Attachment A to the resolution) and a Deed of Conservation Easement (Attachment B to the resolution) between the South Florida Water Management District (SFWMD) and Miami-Dade County which would create binding obligations on the County related to a proposed mitigation project that will be constructed and conducted on Miami-Dade County owned lands, managed through the County's Environmentally Endangered Lands (EEL) Program, at the property known as Alligator Joe's located west of U.S. 1, approximately 0.82 miles south of U.S. 1 and Card Sound Road (the Alligator Joe's Property), also currently identified as Folio Nos. 30-7931-001-0200 & 30-7931-001-0173.

The proposed wetlands mitigation project on the Alligator Joe's Property will provide offsite wetlands mitigation to compensate for wetland impacts at the Dolphin Station Transit Oriented Development (TOD) Upland Park site located on the corner of NW 14 Street and NW 118 Place in unincorporated Miami-Dade County. This offsite mitigation was designed to satisfy wetland mitigation requirements needed for the issuance of the Miami-Dade County Class IV permit and the SFWMD Environmental Resource Permit (ERP or SFWMD Permit) for the Dolphin Station TOD Upland Park proposed development. The County's Department of Transportation and Public Words (DTPW) is managing the Dolphin Station TOD Upland Park contract and is the permittee for the SFWMD Permit and the County Class IV permit.

Prior to the issuance of an the SFWMD's Environmental Resource Permit, the SFWMD requires a letter of commitment stating that the County, as the property owner of the Alligator Joe's Property, accepts responsibility for the construction, operation, and long-term maintenance of the offsite mitigation area. In addition, the SFWMD requires that the County execute and record in the public records a Deed of Conservation Easement running with the land which will obligate the County, in perpetuity, to preserve, enhance, restore, and create mitigation project on the Alligator Joe's Property as required in the SFWMD's Environmental Resource Permit.

Recommendation

It is recommended that the Board approve a letter of commitment (Attachment A) and a Deed of Conservation Easement (Attachment B) between the SFWMD and Miami-Dade County which would create binding obligations on the County for a proposed mitigation project to be

constructed on Miami-Dade County owned lands, managed by and through the Environmentally Endangered Lands (EEL) Program, at the Alligator Joe's Property. This approval would be subject to the conditions provided herein. In addition, it is recommended that this Board establish Board policy related to future proposals or use of County-owned EEL property for wetlands mitigation for County projects.

Scope
The EEL Program is countywide in nature; however, the Alligator Joe's Property is located in Commission District 9, which is represented by Commissioner Kionne L. McGhee. The Dolphin Station TOD Upland Park site is located in Commission District 12, which is represented by Commissioner Juan Carlos Bermudez.

Delegation of Authority
If approved, this resolution will authorize the County Mayor or County Mayor's designee to execute the letter of commitment and execute and record in the public records the Deed of Conservation Easement between the SFWMD and Miami-Dade County for and on behalf of Miami-Dade County, provided that certain conditions precedent are met.

Fiscal Impact/Funding Source
This resolution is not expected to have a fiscal impact on Miami-Dade County, for the reasons stated herein and provided that the condition related to the posting of a performance bond is complied with before execution by the County of the Deed of Conservation Easement.

The Letter of Commitment and the Deed of Conservation Easement in particular will create a binding obligation on the County, as property owner, to comply with all of the requirements of the SFWMD permit in perpetuity. These requirements include construction work and ongoing monitoring and success criteria. If the County were to conduct this work, the estimated cost to the County would be $1,226,000.000.

The majority of these SFWMD obligations for the Alligator Joe's Property are required to be undertaken by Terra International Services, LLC, (Terra), the developer of the Dolphin Station TOD Upland Park site, through a lease agreement between Terra and the County. However, the County will remain ultimately responsible to the SFWMD for such obligations via the Deed of Conservation Easement, which will be recorded against the County-owned Alligator Joe's Property.

Prior to execution by the County of the Deed of Conservation Easement, Terra shall post a performance bond to the County, to be held by the EEL Program, in the amount of $1,226,000.00, and such bond will be held by the EEL Program to ensure that all mitigation work is successfully conducted by Terra.

After the required 5-year monitoring of the project, Terra will provide $8,000 per year to the EEL program for long-term maintenance and additional restoration related to the Alligator Joe's Property, with a 3% increase each subsequent year. If the construction and maintenance of the proposed offsite mitigation area will be paid for by Terra and if the performance bond is provided by Terra as referenced herein, it is anticipated that there will be no fiscal impact to the County.

If, however, there are any costs associated with the obligations to the SFWMD, or that ultimately result from the project on the Alligator Joe's property, that are ultimately borne by the County, such costs shall be paid from the DTPW budget, or other legally available funds, and not with any EEL Trust Fund dollars.

Track Record/Monitor
The EEL Program Manager within the Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), Janet Gil, will monitor the mitigation work and the preservation of the site.

Background
On June 15, 2021, the Board adopted Resolution No. R-612-21 awarding RFP-01600 to Terra for the development of the Dolphin Station TOD Upland Park, which is located at the corner of NW 14 Street and NW 118 Place, which sits at the northwest quadrant of the Florida Turnpike and the Dolphin Expressway (SR 836) in unincorporated Miami-Dade County. The County has a long-term lease agreement with Terra that includes construction and development for this Dolphin Station TOD Upland Park development.

The Dolphin Station TOD Upland Park development will impact wetlands on the Dolphin Station property, and will require, among other things, an Environmental Resource Permit (ERP) from the SFWMD. In order to satisfy the wetlands mitigation requirements that are needed for the Dolphin Station TOD Upland Park development, an offsite mitigation project on the County-owned Alligator Joe's Property was proposed.

For the SFWMD Permit, the SFWMD is requiring the County, as the owner of the Alligator Joe's Property, to execute a Letter of Commitment and Deed of Conservation Easement, which will create binding obligations on the County to comply with all of the requirements of the SFWMD Permit in perpetuity. The draft SFWMD Permit and its conditions and obligations are attached to this memorandum as Attachment 1, and there are numerous exhibits to that SFWMD permit which are also attached.

The wetlands mitigation project on the Alligator Joe's property that is required by the SFWMD permit is described in the Mitigation, Monitoring and Maintenance Plan provided by Terra, attached hereto as Exhibit 3.1 to Attachment 1 to this memorandum, and involves the removal of fill and restoration of certain areas of the Alligator Joe's Property to an appropriate wetland habitat matching adjacent property elevations. In addition, the mitigation project will enhance existing wetlands on the site by the removal of invasive and nuisance vegetation species and supplemental planting of native vegetation.

Terra, the developer of the Dolphin Station TOD Upland Park site, is required pursuant to its lease agreement with the County to construct the mitigation project at the Alligator Joe's Property. Before execution by the County of the Deed of Conservation, Terra will be required to post a performance bond, a form acceptable to the Division of Environmental Resources Management (DERM) Director, in the amount of $1,226,000.00 to be held by the EEL Program, and such bond will be held to ensure that the mitigation work is successfully completed by Terra and to protect against any damage to the Alligator Joe's Property that may take place during the course of the project. In addition, prior to execution of the County of the Deed of Conservation,

Terra shall also be required to execute a lease amendment to add certain contract provisions, and delete and modify certain existing provisions, as indicated in the document attached hereto as Attachment 2. These contract provisions generally relate to EEL-specific requirements.

When the construction of the proposed offsite mitigation project is completed, the project will be monitored for success over a 5-year period. After that 5-year period, there will still be ongoing SFWMD obligations, which include maintaining the Alligator Joe's mitigation area in perpetuity. However, Terra, the developer has agreed, through its lease with the County (managed by DTPW), to funding this long-term maintenance work and restoration at the Alligator Joe's site. Specifically, after the 5-year monitoring period, the developer will provide $8,000.00 a year to the EEL Program with a 3% increase each subsequent year. This funding will be provided directly to the EEL Program by Terra.

It is important to note that this mitigation project encompassed by the SFWMD permit only constitutes partial restoration of the Alligator Joe's Property, and further restoration will need to be conducted by the EEL Program in the future. The State of Florida established the Uniform Mitigation Assessment Method (UMAM) that is required to be used statewide to calculate the required mitigation associated with any proposed impacts to wetlands. UMAM provides a standardized procedure for assessing the ecological functions provided by wetlands and other surface waters, the amount that those functions are reduced by a proposed impact, and the amount of mitigation necessary to offset that loss. This method is also used to determine the degree of improvement in ecological value of proposed mitigation activities. In this case, the required mitigation amount needed to offset the impacts to wetlands associated with the Dolphin Station TOD Upland Park site was less than all of the planned restoration activities needed at the Alligator Joe's Property. From a policy perspective, using County-owned EEL properties for wetlands mitigation for other development has the potential to create concerns and conflicts and even negatively affect the EEL program over time if adequate protections are not put into place. For example, the EEL program would not have prioritized this particular property for restoration at this time. Furthermore, creating a legal obligation to maintain a particular property, such as through this SFWMD Deed of Conservation to do ongoing maintenance work on the Alligator Joe's Property, could impact how EEL trust fund dollars are used going forward and could even require the County to divert EEL Trust Fund dollars from projects that are more important from a conservation perspective. EEL properties and EEL Trust Fund dollars should be managed in the public interest and to further the goals of environmental conservation. For that reason, this resolution provides that any costs associated with this mitigation project for the Dolphin Station TOD Upland Park which are not covered by Terra shall be paid from the DTPW budget or other legally available funds and not from any the EEL Trust Fund dollars.

In addition, it is recommended that this Board establish a policy that before any EEL property may be proposed, recommended, or used for off-site mitigation, (1) a written determination in favor of such specific proposal from the Division of Environmental Resources Management (DERM) Director or designee shall be required; (2) EEL property may only be considered for off-site mitigation for County projects; (3) any mitigation project shall be designed by EEL or a consultant selected by EEL through all applicable procurement processes, and any such mitigation project design and permitting shall be for a complete, as opposed to piecemeal, mitigation project; (4) any and all submissions to regulatory agencies such as the SFWMD shall only be submitted after written approval from the DERM Director or designee; (5) at a

minimum, all standard EEL contracting provisions, as they may be amended and updated from time to time, must be included in all applicable contracting documents; (6) a performance bond for the entire cost of the work must be provided to be held by the EEL Program; and (6) the user County department shall reimburse the EEL Program for any EEL staff time spent on any such proposal or project through the provision of a billing code.

Jimmy Morales
Chief Operations Officer

South Florida Water Management District
Individual Environmental Resource Permit No. 13-107384-P
Date Issued:

Permittee: Miami-Dade Board of County Commissioners
Department of Transportation and Public Works
701 NW 1st Court, Suite 1700
Miami, FL 33136

Project: Upland Park - North Phase 1

Application No. 220620-34856

Location: Miami-Dade County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

South Florida Water Management District
Individual Environmental Resource Permit No. 13-107384-P

Date Issued:	**Expiration Date:**
Project Name:	Upland Park - North Phase 1
Permittee:	Miami-Dade Board of County Commissioners Department of Transportation and Public Works 701 NW 1st Court, Suite 1700 Miami, FL 33136
Operating Entity:	Miami-Dade Board of County Commissioners Department of Transportation and Public Works 701 NW 1st Court, Suite 1700 Miami, FL 33136
Location:	Miami Dade County
Permit Acres:	33.92 acres
Project Land Use:	Residential Mitigation
Special Drainage District:	N/A
Water Body Classification:	CLASS III
FDEP Water Body ID:	3286
Wetland and Surface Water Impacts:	8.25 acres
Conservation Easement to District:	Yes
Sovereign Submerged Lands:	No

Project Summary
This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 33.92 acres of residential development known as Upland Park - North Phase 1. Additionally, mitigation activities are authorized at an offsite location known locally as "Alligator Joes."

The proposed project consists of the construction of five (5) multi-family buildings, with associated parking, travel lanes and a SWM system. The SWM system consists of on-site exfiltration trench, which provides water quality treatment and provides no discharge during the design storm event.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C..

Site Description
The development site is vacant land containing highly disturbed wetlands and uplands with remaining portions of buildings and scattered debris. It is located approximately 0.4 mile northwest of the junction of the Florida Turnpike and SR 836, in the City of Sweetwater, Miami-Dade County. Please see Exhibit No. 1.0 for a location map of the development site.

The offsite mitigation area contains disturbed uplands, wetlands and a borrow pit/lake and is located west of US Highway 1 (US 1) approximately 0.82 mile south of the intersection of US 1 and Card Sound Road, in unincorporated Miami-Dade County. Please see Exhibit No. 1.1 for the location map of the off-site mitigation parcel.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Ownership, Operation and Maintenance
This permit authorizes the construction of a residential development. In conjunction with the residential development site, the permit also authorizes an offsite mitigation area. Should the residential development be sold, the off site mitigation area must be included in the property conveyance.

Perpetual operation and maintenance of the SWM system and offsite mitigation area will be the responsibility of the Miami-Dade Board of County Commissioners. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

Engineering Evaluation:

Land Use
Please refer to the Engineering Evaluation Tables for land use details.

Water Quality
The project provides 4.83 ac-ft of water quality treatment. The SW M system complies with Section 4.2.1, ERP Applicant's Handbook (AH) Volume (Vol.) II.

The project includes implementation of a Turbidity and Erosion Control Plan, (Exhibit No. 2.0), as additional reasonable assurance of compliance with water quality criteria during construction.

Water Quantity
Discharge
As found in the Water Quantity Data Table, the SWM design meets the criteria of Section 3.2(a), ERP AH Vol. II based on a pre- vs. post-development analysis.

Parking Lot Design
As found in the Water Quantity Data Table, minimum parking lot elevations have been set at or above the peak design storm elevation.

Road Design
As found in the Water Quantity Data Table, minimum road crown elevations have been set at or above the peak design storm elevation.

Perimeter Berm
As found in the Water Quantity Data Table, minimum perimeter berm elevations have been set at or above the peak design storm elevation.

Finished Floors
As found in the Water Quantity Data Table, minimum finished floor elevations have been set at or above the peak design storm elevation.

Flood Plain/Compensating Storage
The permittee submitted calculations demonstrating that the project will meet the compensating storage requirements of The District. Compensating storage is provided within exfiltration trenches proposed outside of the limits of the project's perimeter berm.

Certification and O&M
Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification (CCC) of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long-term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the CCC is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1 - 12.3, ERP AH Vol. I and Section 62-330.310, F.A.C., the permittee is liable for O&M in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The O&M entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the O&M entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4, ERP AH Vol. I for Minimum Operation and Maintenance Standards.

Notable project components requiring routine inspection and maintenance include but are not limited to:

- Side slopes for stormwater lakes and ponds – maintain side slopes no steeper than 4:1 (horizontal:vertical) to a depth of 2.0 feet below the control elevation and nurtured or planted from 2.0 feet below to 1.0 feet above the control elevation pursuant to Section 5.4.2, ERP AH Vol. II.
- Conveyance pipes, conveyance structures and discharge structures – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Exfiltration trenches – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Swales – maintain the permitted cross-section and vegetative cover.
- Underground storage facilities – all facilities must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Pumps – float switches should be inspected and any obstructions removed to ensure proper operation; intake and discharge pipes should be maintained clear of trash, sediment and vegetative debris; motors should be maintained to ensure proper operation.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
SITE	Building Coverage	9.66	28.48
	Impervious	16.56	48.82
	Pervious	7.70	22.70
	Total:	33.92	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Length Required (ft)	Length Provided (ft)
SITE	Treatment	EXFILTRATION TRENCH	4.83	4.83	102.90	1385.00

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NGVD29)	Min. EL (ft NGVD29)
SITE	Finished Floor	100Y3D	17.00	10.05	10.50
	Perimeter Berm/ Discharge	25YR3D	13.50	9.99	10.20
	Road Crown	10YR1D	8.50	7.66	8.50
	Parking Lot	5YR1D	6.50	5.34	8.75

Environmental Evaluation:

Wetlands and Other Surface Waters
The project site contains 8.25 acres of disturbed wetlands generally characterized as disturbed freshwater marsh. The wetlands are depicted in Exhibit 3.0 and comprise 2.65 acres that are densely infested with Brazilian pepper and other exotics, and 5.60 acres resulting from mechanical scraping of surface material in linear furrows. The scraped portions support some native wetland herbaceous species such as Lythrum spp. and exhibit somewhat better hydrology than the Brazilian pepper areas, but do not provide significant functions. The topography of the entire site has been altered historically by filling and use for agriculture.

Additional wetland descriptions are available in the ePermitting file. The project will result in direct impacts to 8.25 acres of disturbed freshwater marsh wetlands as depicted in the table below.

The wetlands to be impacted are of low quality, as described in Exhibit 3.2. The applicant did not incorporate measures to reduce or eliminate impacts to these low quality wetlands. The reduction and elimination criteria in section will be addressed by providing 3% more mitigation than the amount required to offset the functional loss of the wetlands. In accordance with the provisions of section 10.2.1.2(a), ERP AH, Vol. I, regarding reduction and elimination of impacts, the additional mitigation units will provide greater long term ecological value than the area of the wetlands subject to the adverse impacts.

Mitigation Plan

To mitigate for the direct impacts to 8.25 acres of low quality freshwater marsh wetlands, the applicant will create, enhance and restore 8.99 acres of freshwater wetlands at an offsite area owned and managed by Miami Dade County Environmentally Endangered Lands (EEL) program south of Florida City in unincorporated Miami-Dade County, as depicted in Exhibit 3.1. The property is bordered on the west by property also managed by EEL.

The amount of required mitigation was determined using the Uniform Mitigation Assessment Method in Chapter 62-345, F.A.C. The final scores area attached in Exhibit 3.2. The mitigation assessment scoring considered the public ownership of the mitigation property, management by EEL staff, existing quality of the wetlands, proximity to good quality wetlands and the existing hydrology in and adjacent to the site in evaluating the risk of success.

The proposed mitigation is located within the same basin as the impacts, therefore pursuant to Section 10.2.8 of ERP AH, Vol. I, the project will not result in unacceptable cumulative impacts to the East Everglades Basin.

Monitoring and Maintenance

Monitoring will be conducted by the permittee for a period of five consecutive years or until District staff determines that mitigation success has been achieved. Exhibit 3.1 describes the monitoring methodology, locations, and maintenance activities. Success criteria and provisions for long term maintenance are found in the special conditions and Exhibit 3.1. Semi-annual reports for the first 2 years and annual reports for years 3-5 shall be submitted to the District in accordance with the work schedule in this permit. Once mitigation success is achieved, maintenance will be conducted in perpetuity by Miami-Dade County.

Wetland Impacts and Mitigation Table Notes

The summary table below identifies 0.076 excess mitigation units. This amount of excess mitigation reflects the balance of mitigation functional gain units remaining after deducting the additional 3% more mitigation (0.059 units) required to address the reduction and elimination criteria from the total mitigation functional gain.

Fish, Wildlife, and Listed Species

The development project site does not contain significant habitat for wetland-dependent endangered or threatened wildlife species, or species of special concern. No wetland-dependent endangered or threatened species or species of special concern were observed onsite. The site is within the range of the Florida bonneted bat (Eumops floridanus)(FBB), listed as Endangered by the US Fish and Wildlife Service (USFWS) in the federal Endangered Species Act. The applicant conducted a limited roost survey of the site for FBB and found no evidence of roosts or nests. The USFWS provided comments concurring with the applicants conclusion that the project is not likely to adversely affect FBB if the project incorporates specific Best Management Practices (BMPs) into construction and operation of the development. The USFWS noted that FBB activity has been documented in nearby locations and recommended that the applicant contact the USFWS and Florida Fish and Wildlife Conservation Commission if FBB take residence within a structure on the site.

At the time of staff's site visit in May, 2022, red-tailed hawks appeared to be nesting in a tree at the site. Red-tailed hawks are protected under the Migratory Bird Treaty Act of 1918. The District recommends that the permittees implement measures recommended by the USFWS regarding measures to avoid impacts to the red-tailed hawk.

The mitigation site is within the range of several wildlife species listed as endangered (F-E) or threatened (F-T) by the USFWS, or state-listed as threatened (S-T) or species of special concern (SSC). The site is within a proposed critical habitat for the FBB, within the USFWS consultation area for the Everglades snail kite (Rostrhamus sociabilis plumbeus, F-E), and American crocodile (Crocodylus acutus, F-T), and is within the core foraging area of active wood stork (Mycteria americana, F-T) colonies. It is also within range and provides habitat for the little blue heron (Egretta caerulea), roseate spoonbill (Platalea ajaja) and tri-colored heron (Egretta tricolor) all listed as S-T. Based on results of a limited roost survey and an accoustic survey conducted by the applicant, FBB may be using the site for foraging but there is no indication that the site is used for nesting or roosting.

The applicant provided correspondence from the USFWS concurring with the applicant's conclusion that the project may affect but is not likely to adversely affect FBB if specific BMPs are followed.

Permit special conditions and Exhibit 3.3 describe the BMP's recommended by the USFWS for both sites.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Public Interest Test

The permittee has demonstrated that the proposed project is not contrary to the public interest in accordance with Section 10.2.3, ERP AH Vol. I. No net adverse effects to fish and wildlife, navigation, fishing or recreational values, historical and archeological resources, or the relative values of function will occur as a result of the proposed activity.

Legal Issues

Wetlands within the 8.99-acre mitigation area will be preserved on site under a conservation easement dedicated to the District. The executed conservation easement document depicted in Exhibit 3.4 will be recorded in the public records of Miami-Dade County in accordance with the work schedule attached herein, and the Special Conditions of this permit.

Environmental Evaluation Tables:

Summary

Wetlands and Other Surface Waters:	8.25	acres
Direct Impacts:	8.25	acres
Secondary impacts:	0	acres
Net UMAM Functional Loss/ Gain:	0.076	units
Total Onsite Mitigation Area:	0	acres
Total Offsite Mitigation Area:	8.99	acres
Mitigation Provided in Permit No.:		

Wetlands

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
Scraped WL	5.6	Direct Impact	Freshwater Marshes	0.27	0	-1.512
BrazPepWL	2.65	Direct Impact	Freshwater Marshes	0.17		-0.451
Total:	**8.25**					**-1.963**

UMAM Mitigation and Preservation

ID	Acres	Action	Existing Community Description	Proposed Community Description	Current or Without Preserve Score	With Project Score	Time Lag Years.	Risk	P. A. F.	UMAM Gain
Creation	3.18	Creation	Disturbed or Altered	Disturbed or Altered	0	0.8	5	1.75	1.0	1.275
EnhTreat	3.84	Enhancement	Freshwater Marshes	Freshwater Marshes	0.63	0.8	5	1.25	1.0	0.458
EnhGrading	1.24	Enhancement	Freshwater Marshes	Freshwater Marshes	0.53	0.8	5	1.5	1.0	0.196
HWEnhance	0.73	Enhancement	Mixed Wetland Hardwoods	Mixed Wetland Hardwoods	0.47	0.8	5	1.25	1.0	0.169
Total:	**8.99**									**2.098**

1.963 x 0.03 = 0.059 units for reduction/elimination

Related Concerns:

Water Use Permit Status
The applicant has indicated that the Miami-Dade public water supply will be used as a source for irrigation water for the development site project.

Irrigation is not required for the offsite mitigation area.

The applicant has indicated that dewatering is not required for construction of either project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Water and Wastewater Service
Miami-Dade Water and Sewer Department (development site)

Historical/ Archeological Resources
The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the development project site or on the mitigation site; therefore, the project is unlikely to have an effect upon any such resources. This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the

County in which the activity is located.
b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.

2. Operation and maintenance of the stormwater management system and offsite mitigation area shall be the responsibility of the Miami-Dade Board of County Commissioners. The permittee shall notify the Agency in writing within 30 days of any conveyance or division of ownership or control of the property of the system, and the new owner must request transfer of the permit in accordance with Rule 62-330.340, F.A.C.

3. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth.

4. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

5. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including the land use and site grading assumptions.

6. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the West Palm Beach Office at (561) 686-8800 or via e-mail at: precon@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.

7. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

   In accordance with the recommendations provided by the US Fish and Wildlife Service (USFWS) for protection of the Florida bonneted bat (FBB), the applicant will implement Best Management Practices (BMPs) for development, construction and other general activities in Exhibit 3.3, Nos. 7 and 12 for the development site and Nos. 1, 4, 5, 7, 8, and 11 for the mitigation site. If FBB take residence within a structure at either site, the applicant shall contact the USFWS and FWC prior to any attempt of removal or when conducting maintenance around the structure.

8. The wetland impacts authorized by this permit may only occur subsequent to or concurrently with

construction and implementation of the mitigation plan. If revisions to the work schedule and referenced in special conditions are necessary, the permittee shall coordinate with the District's Environmental Resource Compliance Department to ensure compliance with this condition.

9. Activities associated with the implementation of the mitigation, monitoring and maintenance plan(s) shall be completed in accordance with the work schedule herein. Any deviation from these time frames must be coordinated with the District's Environmental Resource Compliance staff, and may require a minor modification to this permit. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.

10. Prior to commencement of construction at the development site and the mitigation area and in accordance with the work schedule herein, the permittee shall submit the following via ePermitting or to the Environmental Compliance staff at the local District office:

    -One certified copy of the recorded conservation easement document including exhibits.

    -A CD or DVD containing the easement data in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet.

    The recorded easement shall utilize the fully executed document in Exhibit No. 3.4. The easement must be free of mortgages, liens, easements or other encumbrances or interests in the easement which District staff states are contrary to the intent of the easement. In the event it is later determined that there are encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests.

11. The permittee and all designated contractors shall adhere to all project and mitigation construction details and methodology indicated on the enclosed permit Exhibits and described herein.

12. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction at both sites. The selected sediment control measure shall be installed and shall be properly "trenched" etc., in accordance with Exhibit Nos. 2 and 3.1. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into the wetlands.

    The offsite mitigation area excludes a temporary access path to be used during construction and for maintenance access, and excludes a 25ft-wide zone directly adjacent to the lake shoreline as depicted in Exhibit No. 3.3. Any areas on the access path and around the lake disturbed during construction shall be restored to pre-construction conditions within 30 days of completing construction of the mitigation area.

13. A mitigation program for Upland Park Phase 1 shall be implemented in accordance with Exhibit No. 3.1. The permittee shall create 3.18 acres of freshwater marsh wetlands by scraping down and removing vegetation and historic fill, enhance 3.84 acres of existing freshwater marsh and 0.73 acres of shrubby marsh wetlands by removing exotics, and restore 1.24 acres of existing freshwater marsh wetlands by regrading. The total area is 8.99 acres.

14. The successful completion of the mitigation plan is heavily dependent on proper site grading of the created and restored wetland areas. Additionally, maintaining flows between the created wetlands on both sides of the access path depends on installing the two culverts at appropriate elevations. Therefore, prior to demobilizing equipment from the site and prior to planting, the permittee

shall provide an as-built survey of the mitigation area and the installed culverts all as depicted in Exhibit No. 3.1 in accordance with the work schedule herein and schedule an inspection by District Environmental Resource Compliance staff to ensure that appropriate elevations have been achieved.

15. The wetland mitigation area shall be protected from encroachment by offroad vehicles and other disturbance that would diminish the ecological value anticipated in the functional assessment in Exhibit No. 3.2.

    Fencing and permanent physical markers designating the preserve status of the mitigation area shall be installed and placed as shown on Exhibit No. 3.1. The type of fencing depicted was selected based on accessibility for wildlife and as a deterrent to intruders. The fencing and markers shall be maintained in perpetuity. Additional signs of similar dimensions may be installed to prohibit trespassing, no dumping, etc.

    If these means of excluding encroachment are determined by the District to be ineffective, the permittee shall propose alternative measures for approval.

16. Prior to construction, and in accordance with the work schedule herein, a baseline monitoring report shall be submitted as described in Exhibit 3.1.

17. A time zero monitoring report shall be conducted in accordance with Exhibit No. 3.1 for all created, enhanced and restored wetlands. The plan shall include a survey of the areal extent, acreage and cross-sectional elevations of the created, enhanced and restored areas and panoramic photographs for each habitat type. The report shall also include a description of vegetation species, percent cover of desirable species and invasive exotic species within each created, enhanced and restored area.

18. A monitoring program shall be implemented in accordance with Exhibit No. 3.1. The monitoring program shall extend for a period of 5 years with semi-annual reports submitted to District staff the first 2 years, and annual reports submitted to District staff at the end of years 3-5. At the end of the 2nd year of monitoring, the mitigation area shall contain an 80% cover of desirable obligate and facultative wetland native species. The 80% cover rate shall be maintained throughout the remainder of the monitoring program, with planting as necessary. If the target 80% coverage is not attained within the initial two years of the monitoring program, the permittee shall obtain approval of a proposed planting plan and then plant. At the end of the 5 year monitoring program the entire mitigation area shall contain an 80% cover of desirable obligate and facultative wetland species.

    The triggers for the report deliverables in the work schedule based on different reporting frequencies for years 1 - 2 (semi-anually) and 3 - 5 (annually) are contained in this Special Condition and the following Special Condition.

19. This condition is added to trigger the work schedule items for semi-annual (twice per year) monitoring reports in years 3 through 5.

20. A maintenance program shall be implemented for the mitigation area on a regular basis to ensure the integrity and viability of those areas as permitted and described in Exhibit No. 3.1. Maintenance shall be conducted in perpetuity to ensure that the mitigation area is maintained free from Category 1 and 2 exotic vegetation (as defined by the Florida Invasive Species Council) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that the mitigation area maintains the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition,

the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.

21. The mitigation site plan includes a 25 foot buffer between the lake and the conservation easement as depicted in Exhibit No. 3.1. This area is not part of the conservation easement or mitigation area and is intended to provide sufficient work space between the lake and the mitigation area for future County restoration activities within the parcel.

22. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands or other surface waters have occurred due to project related activities.

Project Work Schedule for Permit No. 13-107384-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to General Conditions, Special Conditions and/or Specific Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description (Application Number)	Due Date	Date Satisfied
GC 4	07/13/2023	Construction Commencement Notice	Prior to Construction	
GC 6	07/13/2023	Submit Certification	30 Days After Construction Completion	
GC 7	07/13/2023	Submit Operation Transfer Request	Within 30 days of Certification	
SC 6	07/13/2023	Pre-Construction Meeting	Prior to Construction	
SC 10	07/13/2023	Submit Recorded Conservation Easement	Prior to Construction	
SC 14	07/13/2023	Submit As-Built Survey of Mitigation Area	Within 30 Days After Mitigation Construction Completion	
SC 16	07/13/2023	Submit Baseline Monitoring Report	Prior to construction of mitigation area and within 30 days of Permit Issuance	
SC 17	07/13/2023	Submit Time Zero Report	Within 30 Days of District approval of mitigation area as-built	
SC 18	07/13/2023	Submit Mitigation Monitoring Report 1	Within 6 months of Time Zero Report and then semi-annually through year 2	
SC 18	07/13/2023	Submit Mitigation Monitoring Report 2	6 months after previous submission	
SC 18	07/13/2023	Submit Mitigation Monitoring Report 3	6 months after previous submission	
SC 18	07/13/2023	Submit Mitigation Monitoring Report 4	6 months after previous submission	
SC 19	07/13/2023	Submit Mitigation Monitoring Report - Phase II - 1	Within 1 year after Last Semi-Annual Report	
SC 19	07/13/2023	Submit Mitigation Monitoring Report - Phase II - 2	1 year after previous submission	
SC 19	07/13/2023	Submit Mitigation Monitoring Report - Phase II - 3	1 year after previous submission	

GC = General Condition

SC = Special Condition

Distribution List

Kevin Betancourt, HSQ Group, Inc

Dylan Larson, Miller Legg

David Martin, Upland Park Phase 1, LLC

Department of Regulatory and Economic Resources

Department of Regulatory and Economic Resources

Div of Recreation and Park - District 5

US Army Corps of Engineers - Permit Section

Miami-Dade County - RER

Miami-Dade County - RER

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at http://my.sfwmd.gov/ePermitting and searching under this application number 220620-34856.

Exhibit No. 1.0 Location Map

Exhibit No. 1.1 Location Map

Exhibit No. 2.0 Construction Plans

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

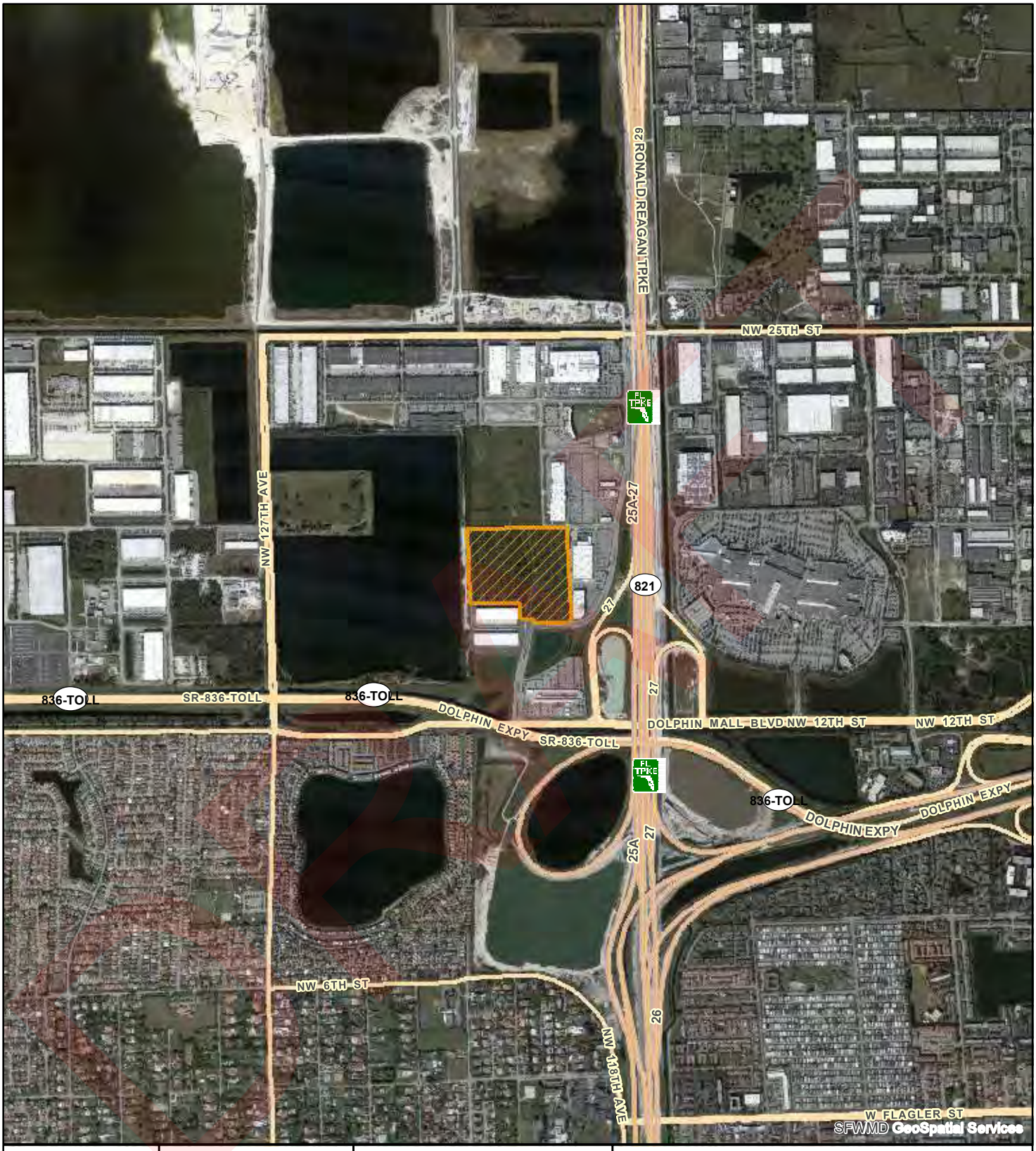


Exhibit No:1.0	Exhibit Created On: 2022-07-25	MIAMI-DADE COUNTY, FL

REGULATION DIVISION

Project Name: Upland Park - North

0 1,600 3,200 Feet

N

Application

Permit No: 13-107384-P

Application Number: 220620-34856

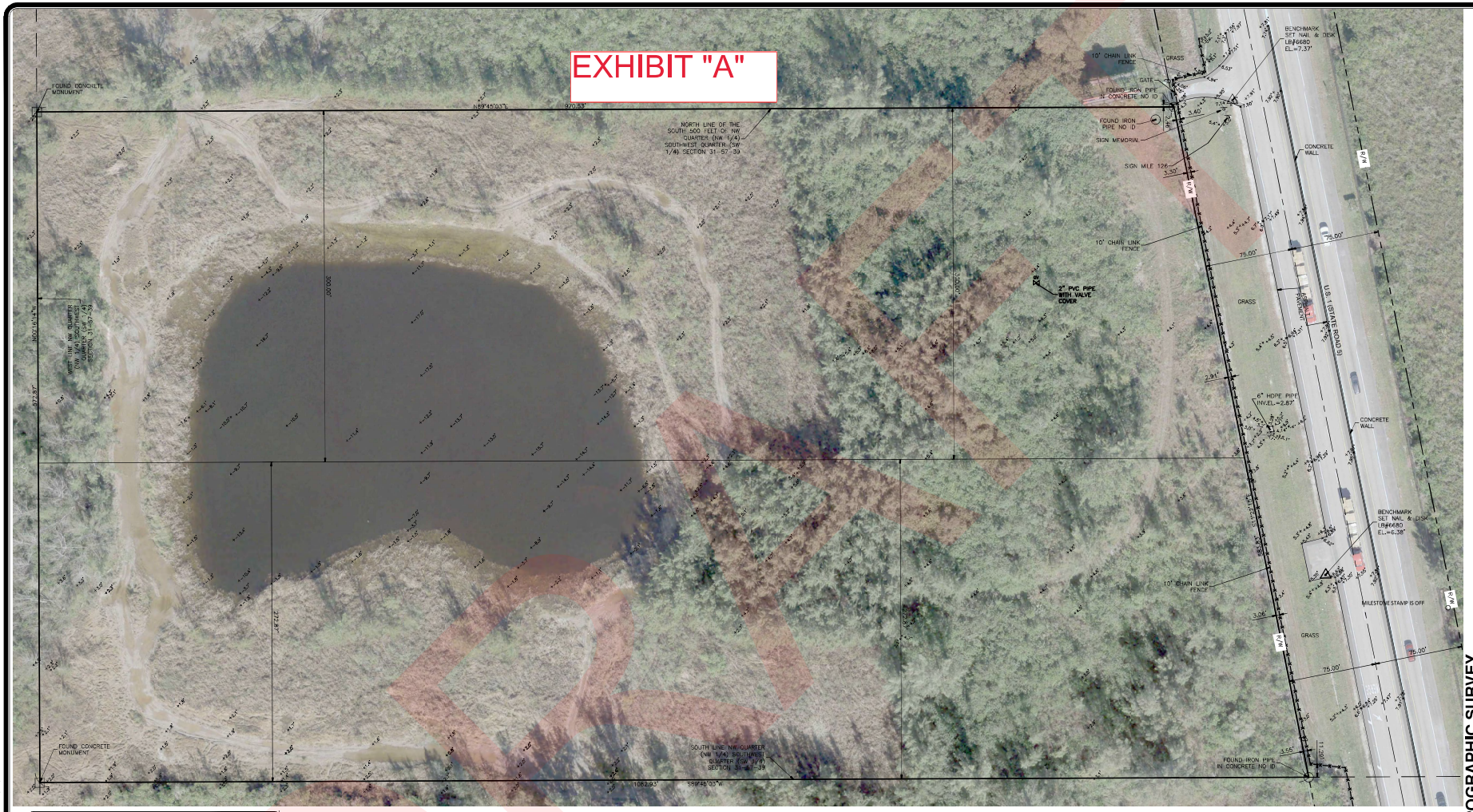
sfwmd.gov

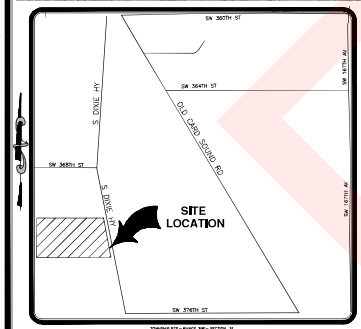
Created by IT GIS Section

South Florida Water Management District

MDC030

MDC031





LOCATION MAP
NTS

LEGAL DESCRIPTION: (PER WARRANTY DEED, O.R.B. 20041, PG. 1091, D.C.R.)

THE NORTH 300 FEET OF THE SOUTH 572.87 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST LYING WESTERLY OF FLORIDA STATE ROAD 5.
AND
THE SOUTH 272.87 FEET OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING WESTERLY OF FLORIDA STATE ROAD 5, ALL WITHIN MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 13.5 ACRES ±
FOLIOS 30-7931-0010173 AND 30-7931-001-0200

SYMBOL LEGEND:

WOOD POWER POLE
STREET SIGN
VALVE

ABBREVIATIONS:

R/W – RIGHT OF WAY
O.R.B. – OFFICIAL RECORDS BOOK
PG. – PAGE
D.C.R. – MIAMI-DADE COUNTY

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FEET

FLOOD ZONE INSURANCE NOTES:

ZONE: A

BASE FLOOD ELEVATION: N/A (NOT DETERMINED)

COMMUNITY PANEL NO. 120635 0740 L

PER FIRM DATED SEPTEMBER 11, 2009

MAP NUMBER: 12086C0740L

SURVEY NOTES:

1. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHT-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD, AND OWNERSHIP WAS NOT DETERMINED.

2. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.

3. SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

4. ELEVATION NOTE.
ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). ARE SHOWN THUS ○ AND ARE BASED ON MIAMI-DADE COUNTY BENCHMARK A-317 DESCRIBED AS FOLLOWS:
US C & G BRASS DISC IN CONCRETE, 2' SE OF WITNESS POST, 7.5' NW OF POWER POLE #15, 19.5' W OF A POWER LINE GUY POLE, LOCATED 0.75 MILE SE OF US HWY #1, 41 FEET NE OF CENTERLINE OF CARD SOUND ROAD.

ELEVATION = 3.19' (NGVD29)

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 26th DAY OF MAY 2022 A.D.

MARTIN P. ROSSI
No. 5857
STATE OF FLORIDA
Professional Surveyor & Mapper

MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALLIGATOR JOE

SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Fort Lauderdale, FL 33309
954-484-7000
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CERTIFICATE OF AUTHORIZATION: EB7318 LB6680 LC0337

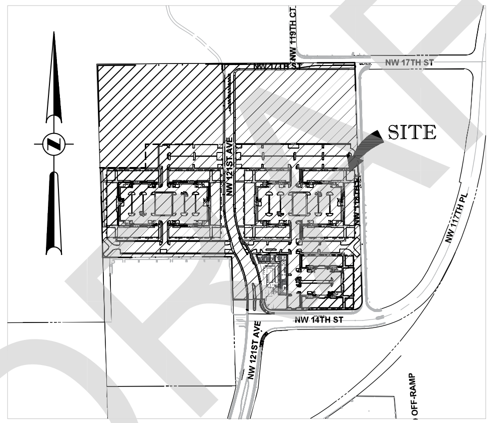
DES	DWN	CHK
	LP	MR

PROJECT / FILE NO.: 21-00096
DRAWING NO.: V-01
DATE DRAWN: 4/19/22

V:\PROJECTS\2021\21-00096 - UPLAND PARK\DRAWINGS\21-00096_BTS.DWG by LPODOSK 6/23/2022 9:54:45 AM

PAVING AND DRAINAGE PLANS
FOR
UPLAND PARK - NORTH (PHASE 1)
UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
FOR
UPLAND PARK PHASE 1, LLC
3310 MARY STREET #302
COCONUT GROVE, FL 33133

PAVING & DRAINAGE SHEET INDEX



LOCATION MAP
SCALE: 1" = 300'
SECTION 36 / TOWNSHIP 53 S / RANGE / 39 E

MIAMI-DADE TAX FOLIO NUMBER:
25-3936-000-0104

LEGAL DESCRIPTION:
A PORTION OF PARCEL 119 LYING IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 836, SECTION 87200-2574, F.P. #2496831, DATED 05-02-01, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AS SHOWN ON SAID RIGHT-OF-WAY MAP FOR STATE ROAD 836; THENCE NORTH 01 DEGREES 46 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 36, A DISTANCE OF 1648.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 46 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE OF SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 36, A DISTANCE OF 989.28 FEET TO THE NW CORNER OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4); THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 36, A DISTANCE OF 1320.56 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST ONE HALF (W. 1/2) OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4)) OF SECTION 36; THENCE SOUTH 01 DEGREES 45 MINUTES 33 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1218.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 24 MINUTES 56 SECONDS AND A CHORD BEARING SOUTH 43 DEGREES 56 MINUTES 55 SECONDS WEST, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 71.80 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 413.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING AS ITS ELEMENTS A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD BEARING NORTH 45 DEGREES 20 MINUTES 37 SECONDS WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 62.83 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00 DEGREES 20 MINUTES 37 SECONDS WEST, A DISTANCE OF 15.27 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 161.89 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE HALF (E. 1/2) OF THE WEST ONE HALF (W. 1/2 OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 36; THENCE NORTH 01 DEGREES 46 MINUTES 15 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 219.53 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF NORTH THREE-QUARTERS (N 3/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 36; THENCE SOUTH 89 DEGREES 39 MINUTES 01 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 660.08 FEET TO THE POINT OF BEGINNING.
ALL OF THE FOREGOING LYING IN THE SOUTHEAST ONE QUARTER (S.E. 1/4) OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA AND CONTAINING AN AREA OF 1,477.732 SQUARE FEET OR (33.924 ACRES), MORE OR LESS.

SITE DEVELOPMENT PLANS

HSQ GROUP
Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

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

Kevin A Betancourt

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

UPLAND PARK
(PHASE 1)

COVER SHEET

DATE:	01/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2108-77
SHEET: PD-0

DRAFT

MDC032

DATE: May 24, 2023 – 11:50am W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-CS-phase 1.dwg

OFFSITE DRAINAGE STRUCTURE SCHEDULE

OS-01 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 4.00 N (P.R.B.)
I.E. 2.00 E

OS-02 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 2.00 W

OS-03 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 2.00 E
I.E. 2.00 S

OS-04 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 2.00 W

OS-05 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 4.00 N (P.R.B.)
I.E. 2.00 E

OS-06 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 2.00 W

OS-07 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 4.00 N (PRB)
I.E. 2.00 E
I.E. 4.00 S (P.R.B.)

OS-08 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 2.00 W

OS-09 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 2.00 E
I.E. 4.00 S (PRB)

OS-10 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 2.00 W

OS-11 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.50
I.E. 4.00 E (P.R.B.)

OS-12 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & GRATE)
R.E. : 8.50
I.E. 4.00 W (PRB)
I.E. 4.00 E

OS-13 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 310A RING & COVER)
R.E. : 8.00
I.E. 3.00 N
I.E. 4.00 W

OS-14 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & GRATE)
R.E. : 7.00
I.E. 3.00 S

OS-15 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 310A RING & COVER)
R.E. : 9.37
I.E. 2.00 N
I.E. 4.00 S (P.R.B.)

EAST DEVELOPMENT DRAINAGE STRUCTURE SCHEDULE

S-101 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 2.00 E

S-102 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.80
I.E. 2.00 W
I.E. 4.00 E
I.E. 2.00 N
I.E. 4.00 S (P.R.B.)

S-103 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 4.00 E
I.E. 4.00 W

S-104 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5129-6176 FRAME & HOOD W/ HINGED GRATE)
R.E. : 8.75
I.E. 4.00 W

S-105 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.15
I.E. 4.00 E
I.E. 4.00 N (P.R.B.)
I.E. 4.00 S (P.R.B.)

S-106 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.15
I.E. 4.00 E
I.E. 4.00 N (P.R.B.)
I.E. 2.00 S

S-107 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.10
I.E. 4.00 W

S-108 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.10
I.E. 4.00 W

S-109 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 2.00 N

S-110 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.95
I.E. 4.00 N (P.R.B.)
I.E. 2.00 S

S-111 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.80
I.E. 3.50 N
I.E. 2.00 W
I.E. 4.00 E

S-112 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.50
I.E. 3.50 N (P.R.B.)
I.E. 3.50 S (P.R.B.)
I.E. 4.00 W

S-113 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.25
I.E. 3.50 S (P.R.B.)
I.E. 2.00 E

S-114 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.25
I.E. 3.50 N (P.R.B.)
I.E. 2.00 E

S-115 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.50
I.E. 3.50 N (P.R.B.)
I.E. 3.50 S (P.R.B.)
I.E. 4.00 E

S-116 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.25
I.E. 3.50 S (P.R.B.)
I.E. 4.00 W

S-117 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.25
I.E. 3.50 N (P.R.B.)
I.E. 4.00 W

S-118 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.95
I.E. 3.50 N
I.E. 3.50 S

S-119 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.80
I.E. 2.00 W (P.R.B.)
I.E. 4.00 E (P.R.B.)
I.E. 4.00 N
I.E. 4.00 S

S-120 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 4.00 W (P.R.B.)
I.E. 4.00 E (P.R.B.)

S-121 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 4.00 W

S-122 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.80
I.E. 2.00 W
I.E. 4.00 E
I.E. 4.00 N
I.E. 4.00 S

S-123 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 2.00 E

S-124 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 2.00 E (PRB)

S-125 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.80
I.E. 2.00 W
I.E. 4.00 E
I.E. 4.00 S

S-126 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.55
I.E. 2.00 W

CONSTRUCTION NOTES:

1. THIS PLAN WAS PREPARED BASED ON TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SHWEBKE-SHISKIN & ASSOCIATES, INC.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS AND DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
12. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
13. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
14. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT
15. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
16. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
17. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
18. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
19. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
20. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
21. 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS ON HANDICAP SPACES.
22. 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE ON ALL ADA ACCESS WAYS.
23. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%

MDC022

DATE: May 24, 2023 - 11:51am W:\VDG Brevard\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North--PD-phase 1.dwg

HSQ GROUP
Engineers · Planners · Surveyors
C26258 LB7924

NO	DATE	BY	REVISIONS

UPLAND-EAST (PHASE 1)

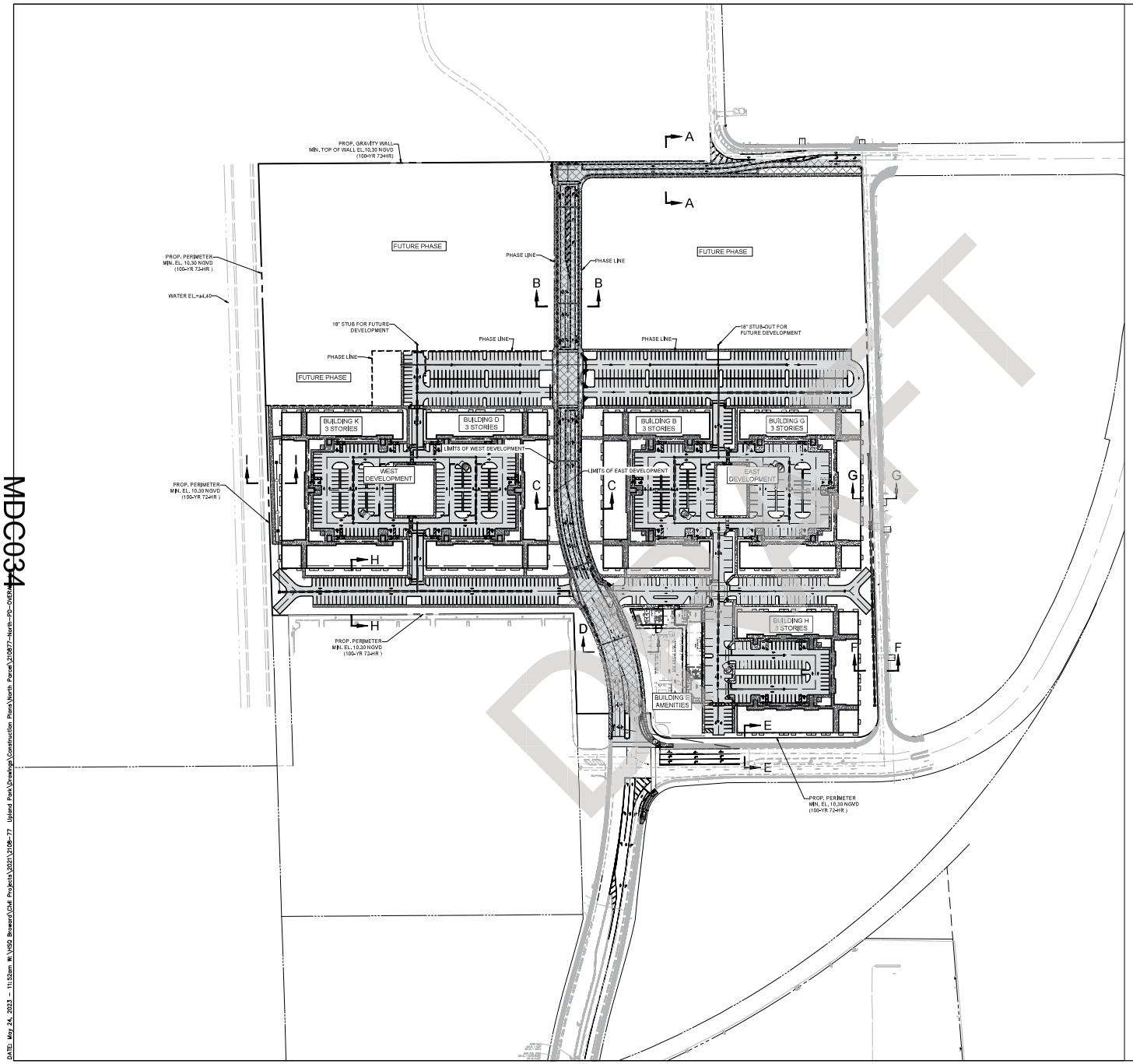
DRAINAGE STRUCTURE SCHEDULE AND NOTES

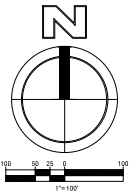
DATE:	09/06/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

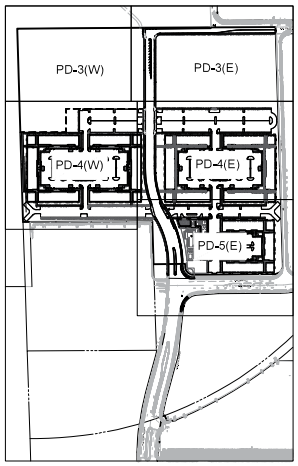
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5/24/23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2108-77

SHEET: PD-1(E)







KEY MAP - N.T.S.

PROVIDED EXFILTRATION TRENCH TABLE	
UPLAND NORTH PHASE I	2,048 LF
FUTURE DEVELOPEMENT	300 LF
RIGHT-OF-WAY TO BE DEDICATED	601 LF
TOTAL	2,949 LF

HATCH LEGEND

RIGHT-OF-WAY TO BE DEDICATED TO MIAMI-DADE COUNTY

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers Planners Surveyors
C26258 LB7924

UPLAND-EAST (PHASE 1)

OVERALL PAVING AND DRAINAGE PLAN

DATE:	11/2021
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

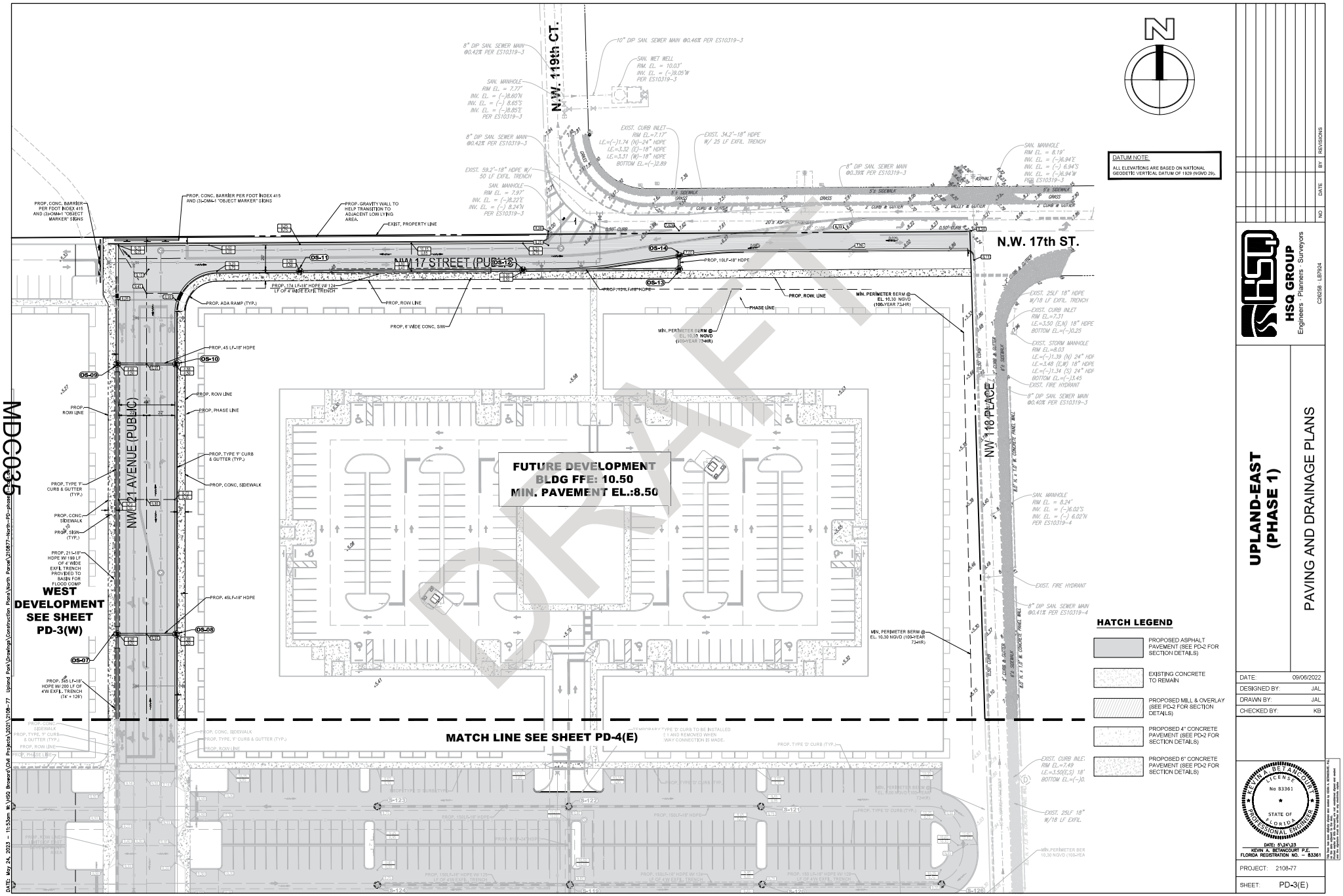
KEVIN A. BETANCOURT P.E.
LICENSE No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77

SHEET: PD-2(E)

DATE: May 24, 2023 – 11:52am W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\2108-77-North-PD-OVERALL.dwg

MDC034



MDC025

DATE: May 24, 2023 – 11:53am W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-PD-phase1.dwg

HSQ GROUP
Engineers Planners Surveyors
C26258 LB7924

NO	DATE	BY	REVISIONS

UPLAND-EAST (PHASE 1)

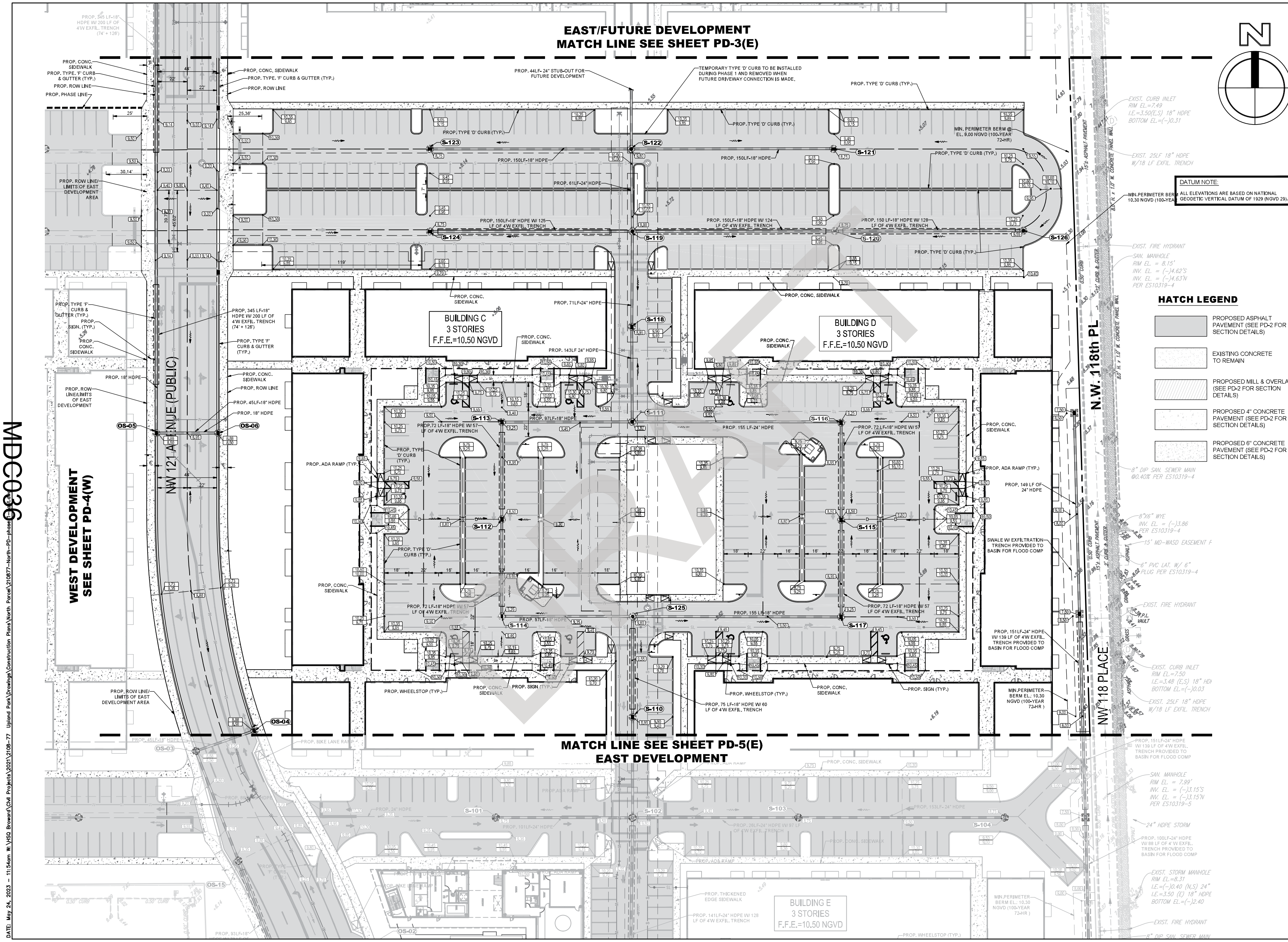
PAVING AND DRAINAGE PLANS

DATE:	09/06/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT:	2108-77
SHEET:	PD-3(E)



UPLAND-EAST
(PHASE 1)

PAVING AND DRAINAGE PLANS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

DATE:	09/06/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

NO	DATE	BY	REVISIONS

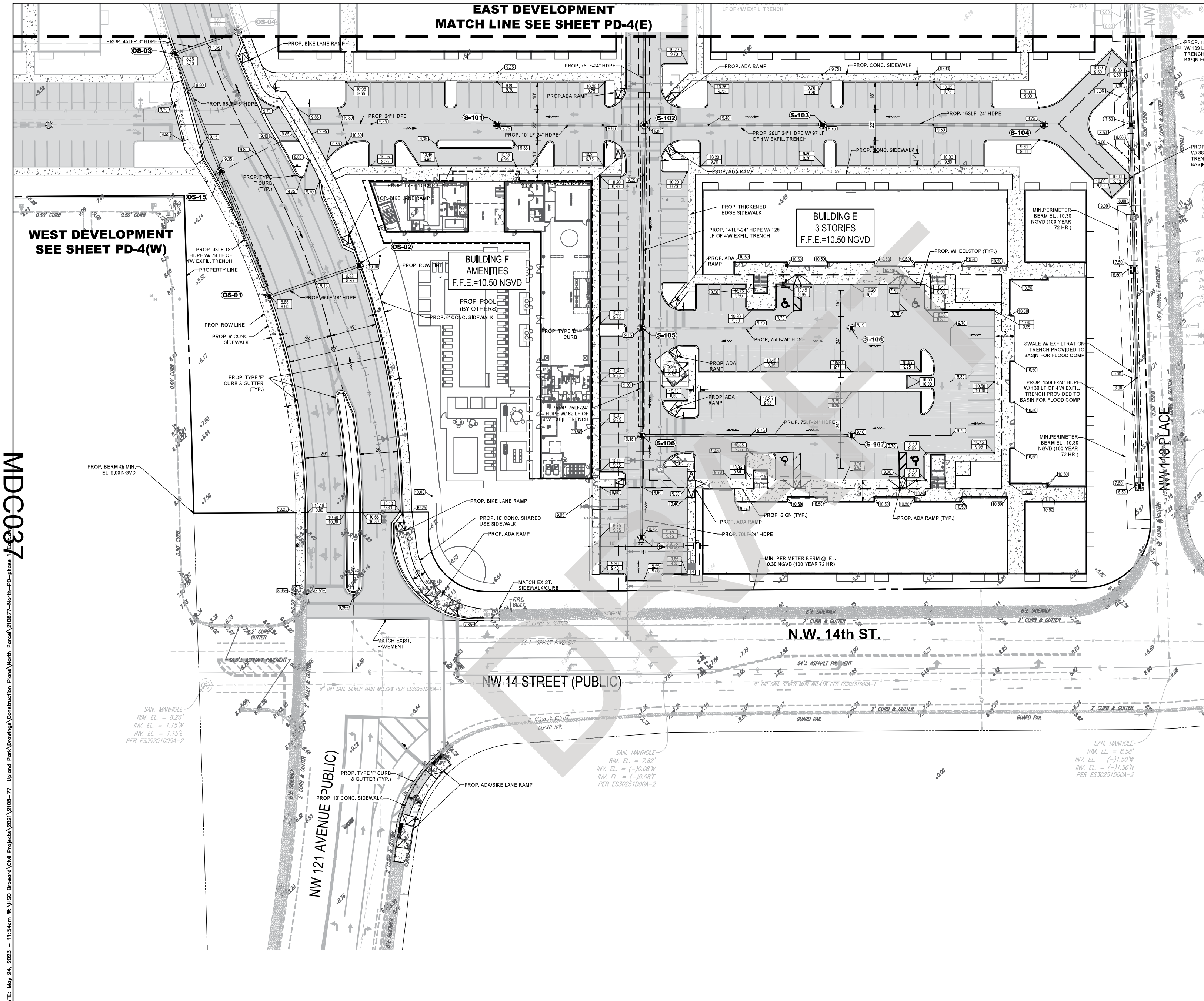
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2108-77

SHEET: PD-4(E)

MDC036

DATE: May 24, 2023 – 11:54am W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-PD-phase1.dwg



DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-2 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED MILL & OVERLAY (SEE PD-2 FOR SECTION DETAILS)
- PROPOSED 4" CONCRETE PAVEMENT (SEE PD-2 FOR SECTION DETAILS)
- PROPOSED 6" CONCRETE PAVEMENT (SEE PD-2 FOR SECTION DETAILS)

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

UPLAND-EAST (PHASE 1)

PAVING AND DRAINAGE PLANS

DATE:	05/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77
SHEET: PD-5(E)

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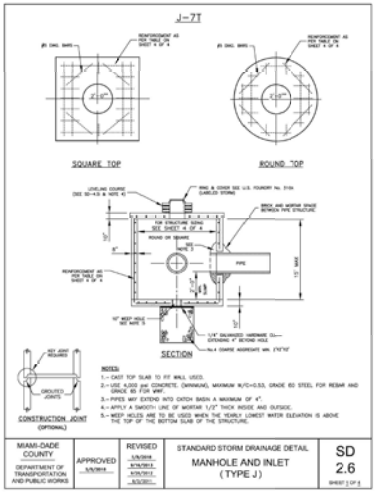
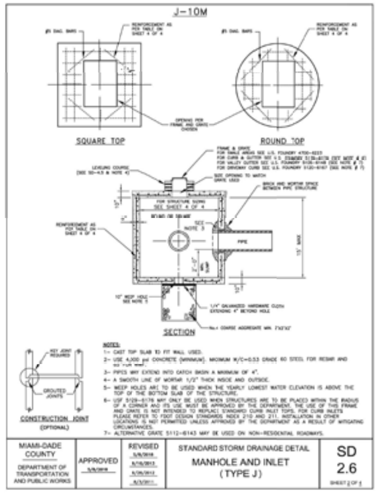
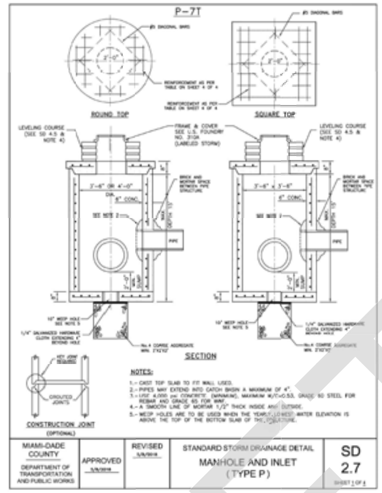
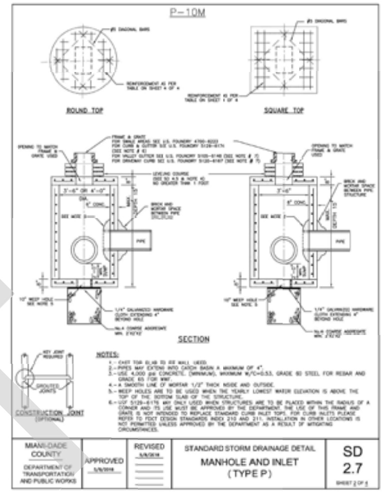
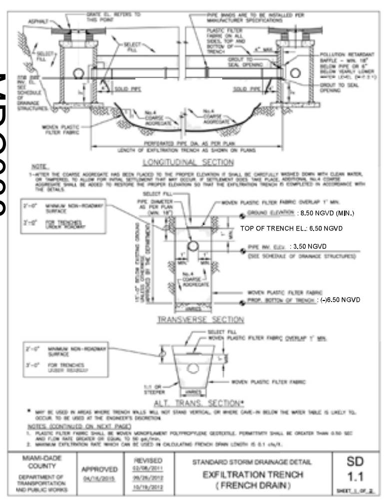










NOTES CONTINUED

3. THE MINIMUM PIPE DIAMETER FOR DRAINAGE SYSTEM WITHIN THE ROADWAY RIGHT-OF-WAY SHALL BE 18 INCHES. 15 INCH PIPE MAY BE USED IN PRIVATE ROADWAYS.
4. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE EDGE OF THE TRENCH.
5. TYPE "P" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR SMALL DRAINAGE AREAS LESS THAN 0.2 ACRE PER CATCH BASIN.
6. TYPE "J" S.D. 2.6 STRUCTURE IS RECOMMENDED FOR AREAS LARGER THAN 0.2 ACRE.
7. ALL INVERTS OF PERFORATED PIPES TO BE AT MEAN HIGH OCTOBER WATER TABLE W.C. 2.2.
8. PIPES CAN BE ALLOWED BELOW MEAN HIGH OCTOBER WATER TABLE DUE TO UTILITY CONFLICTS OR IN ORDER TO PROVIDE THE REQUIRED MINIMUM COVER.
9. NEOPRENE GASKET REQUIRED FOR BAFFLES ON ALL CONTACT EDGES MOUNTED ON WALL.
10. OIL AND GREASE BAFFLE IS REQUIRED FOR ALL DRAINAGE STRUCTURES PRECEDING AN OUTFALL OR EXFILTRATION TRENCHES, IN PROJECTS LOCATED IN WELLFIELD PROTECTION AREAS, ROAD INTERSECTIONS WITH TRAFFIC LIGHTS, AND LARGE PARKING LOTS WHICH INCLUDE 15 PARKING SPACES OR MORE.
11. OIL AND GREASE BAFFLE MAY BE WAIVED IN SUBURBAN RESIDENTIAL AREAS.

GENERAL NOTES FOR PIPE CULVERTS

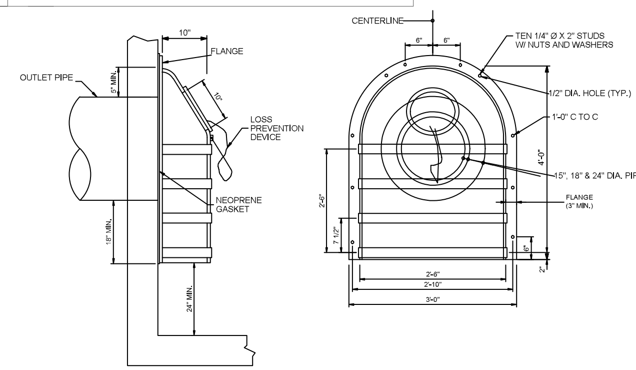
CONTRACTOR HAS THE OPTION OF INSTALLING ANY PIPE MEETING THE REQUIREMENTS OF SECTION 443-2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS LONG AS THE MANUFACTURER IS LISTED, AT THE TIME OF PIPE INSTALLATION, IN FDOT'S LIST OF PRODUCERS WITH ACCEPTED QUALITY CONTROL PROGRAMS. PIPES WITH LESS THAN A 100-YEAR CERTIFICATION CANNOT BE USED ON SECTION LINE, HALF SECTION LINE, COLLECTOR ROADWAYS, AND ARTERIALS. 50-YEAR PIPE CERTIFICATION REQUIRED FOR ALL OTHER MINOR/LOCAL ROADWAYS.

MINIMUM NUMBER OF PERFORATION IN PIPE CULVERTS		
PIPE DIAMETER (Inches)	OUTER SHELL	LINER
	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)	No. of 3/8" Dia. Holes (PER LIN. FT. OF PIPE)
15	100	50
18	120	60
24	160	80
30	200	100
36	240	120
42	275	140
48	315	150
54	355	180
60	395	200
72	470	235
84	550	275

NOTE:

PERFORATIONS SHALL BE UNIFORMLY SPACED AROUND THE FULL PERIPHERY OF THE PIPE TO WITHIN 4" OF EACH END OF EACH LENGTH OF PIPE. THE NUMBER OF PERFORATIONS PER LINEAR FOOT OF PIPE AND THE DIAMETER OF THE PERFORATIONS SHALL BE AS SHOWN ON THE ABOVE TABLE.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1



GENERAL NOTES

1. PLACE NEOPRENE GASKET MATERIALBETWEEN SKIMMER AND THE CATCH BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES
2. SKIMMER BAFFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY CONSTRUCTED OF EITHER GALVANIZED STEEL, ALUMINUM, POLYVINYL CHLORIDE, POLYETHYLENE, FIBERGLASS OR ACRYLONITE BUTADIENE STYRENE. ALL STEEL COMPONANTS OTHER THAN STAINLESS, SHALL BE HOT-DIP GALVANIZED.
3. MOUNTING HARDWARE, HINGES AND LATCHES SHALL BE STAINLESS STEEL. LOSS PREVENTION DEVICE SHALL BE EITHER STAINLESS STEEL CHAIN OR RIVETED NYLON STRAP.
4. MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAFFLES) AND CLEANOUT PIPESHALL COMPLY WITH FDOT STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
5. THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE DESIGN PREFABRICATED FRENCHDRAIN SKIMMER FOR APPROVAL BY THE ENGINEER.
6. TYPE II SKIMMERS ARE TO BE USED WITH OUTLET PIPE DIAMETERS OF 15", 18" AND 24".
7. THIS DETAILTO BE USED ON NEW DRAINAGE STRUCTURES ONLY. EXISTING BAFFLES WITHIN EXISTING INLETS TO BE REUSED.

SKIMMER FOR FRENCH DRAIN OUTLETS DETAIL

N.T.S. - PER F.D.O.T. INDEX 443-002

DRAFT

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

UPLAND-EAST (PHASE 1)

PAVING AND DRAINAGE DETAILS

DATE:	09/06/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

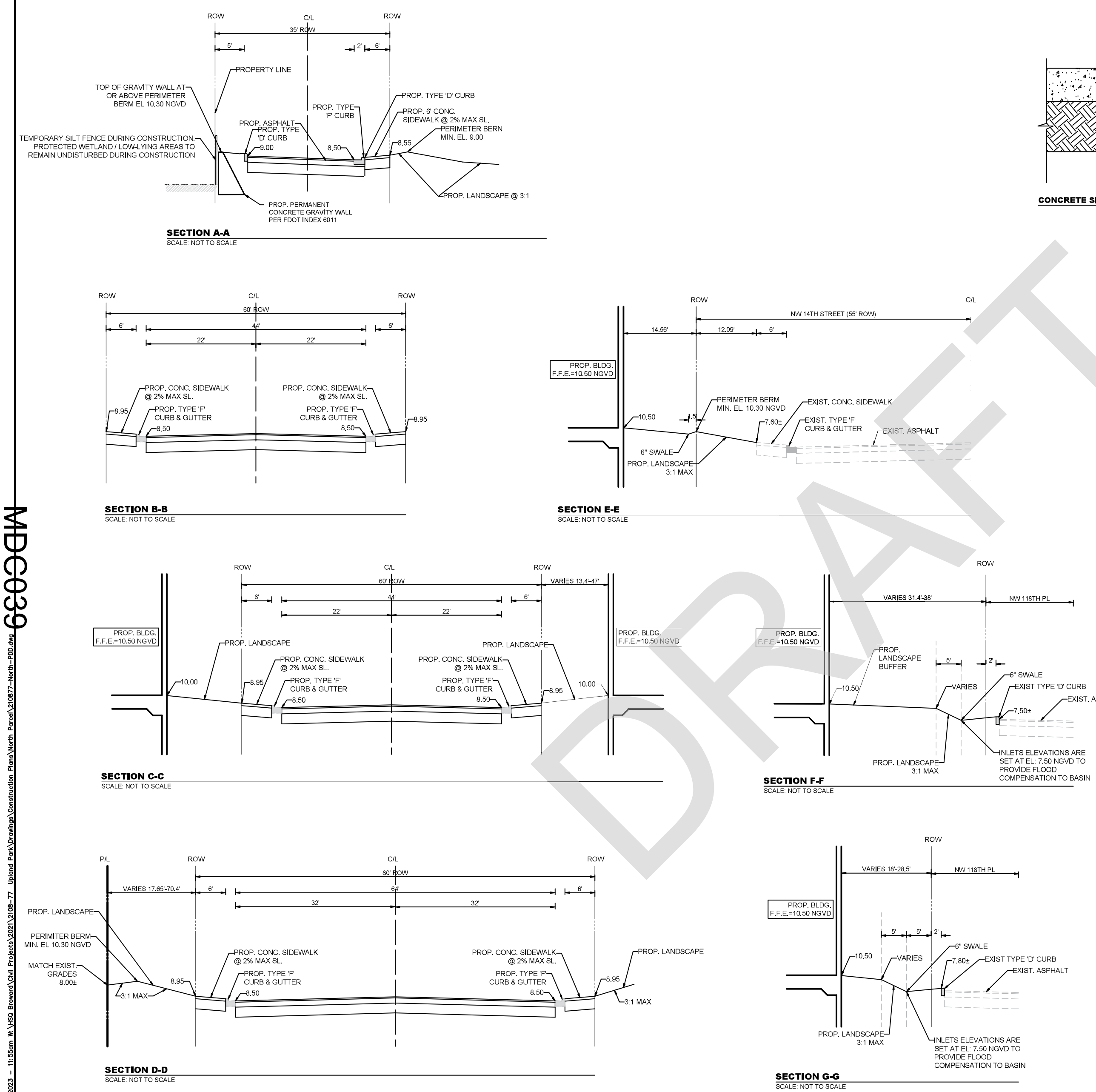
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

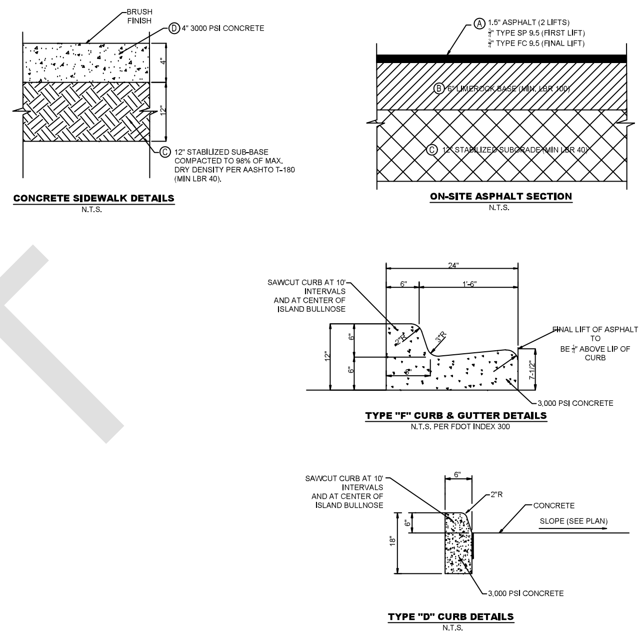
PROJECT: 2108-77

SHEET: PD-6(E)

MDC038

DATE: May 24, 2023 – 11:55am W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-PDD.dwg





PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE ASPHALTIC CONCRETE. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES. REFER TO SECTIONS FOR ASPHALT TYPE AND THICKNESS.
2. THE LIMEROCK BASE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O T-180 SPECIFICATIONS. REFER TO SECTIONS FOR PAVEMENT TYPE AND THICKNESS.
3. THE SUBGRADE SHALL BE A MINIMUM OF 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS HAVE BEEN COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF- RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT AREA.
7. THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND ON-SITE PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT PAVEMENT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE FIELD ADJUSTED TO BE FLUSH WITH FINAL ASPHALT GRADES.

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

DRAFT

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

UPLAND-EAST (PHASE 1)

CROSS SECTIONS

DATE:	05/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

NO	DATE	BY	REVISIONS

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77
SHEET: PD-7(E)

DATE: May 24, 2023 – 11:55am W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-PDD.dwg

MDC039

WEST DEVELOPMENT DRAINAGE STRUCTURE SCHEDULE

S-201 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 4.00 W

S-202 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 4.00 W

TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)

S-203 R.E. : 8.75
I.E. 4.00 W
I.E. 4.00 E

TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)

S-204 R.E. : 8.75
I.E. 4.00 W
I.E. 4.00 E

S-205 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.60
I.E. 4.00 W
I.E. 4.00 E
I.E. 4.00 N
I.E. 4.00 S

S-206 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.80
I.E. 4.00 E
I.E. 4.00 S
I.E. 4.00 W

S-207 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.60
I.E. 4.00 E
I.E. 4.00 N
I.E. 2.00 S

S-208 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.95
I.E. 2.00 N (P.R.B.)
I.E. 3.50 S

S-209 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.80
I.E. 3.50 N
I.E. 4.00 E
I.E. 2.00 W

S-210 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.50
I.E. 3.50 N (P.R.B.)
I.E. 3.50 S (P.R.B.)
I.E. 4.00 E

S-211 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.25
I.E. 3.50 S (P.R.B.)
I.E. 3.50 E

S-212 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.25
I.E. 3.50 N (P.R.B.)
I.E. 2.00 W

S-213 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.50
I.E. 3.50 N (P.R.B.)
I.E. 3.50 S (P.R.B.)
I.E. 4.00 E

S-214 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.25
I.E. 3.50 S (P.R.B.)
I.E. 4.00 W

S-215 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 9.25
I.E. 3.50 N (P.R.B.)
I.E. : 4.00 W

S-216 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.95
I.E. 4.00 N
I.E. 2.00 S

S-217 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 9.60
I.E. 2.00 N
I.E. 4.00 W (P.R.B.)
I.E. 4.00 E (P.R.B.)

S-218 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 580 RING & COVER)
R.E. : 8.75
I.E. 4.00 W (P.R.B.)
I.E. 4.00 E (P.R.B.)

S-219 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 4.00 W (P.R.B.)

S-220 TYPE "P" BOX (48" ROUND W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F.5112-6143 FRAME & GRATE)
R.E. : 8.75
I.E. 4.00 E (P.R.B.)
I.E. 4.00 W (P.R.B.)

S-221 TYPE "P" BOX (48" SQUARE W/ TOP SLAB PER MDPWD DETAIL SD 2.7 W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E. : 10.30
I.E. 4.00 E (P.R.B.)

CONSTRUCTION NOTES:

1. THIS PLAN WAS PREPARED BASED ON TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SHWEBKE-SHISKIN & ASSOCIATES, INC.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS AND DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
12. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
13. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
14. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT
15. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
16. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
17. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
18. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
19. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
20. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
21. 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS ON HANDICAP SPACES.
22. 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE ON ALL ADA ACCESS WAYS.
23. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 LB7924

UPLAND - WEST (PHASE 1)

DRAINAGE SCHEDULE AND NOTES

DATE:	09/06/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
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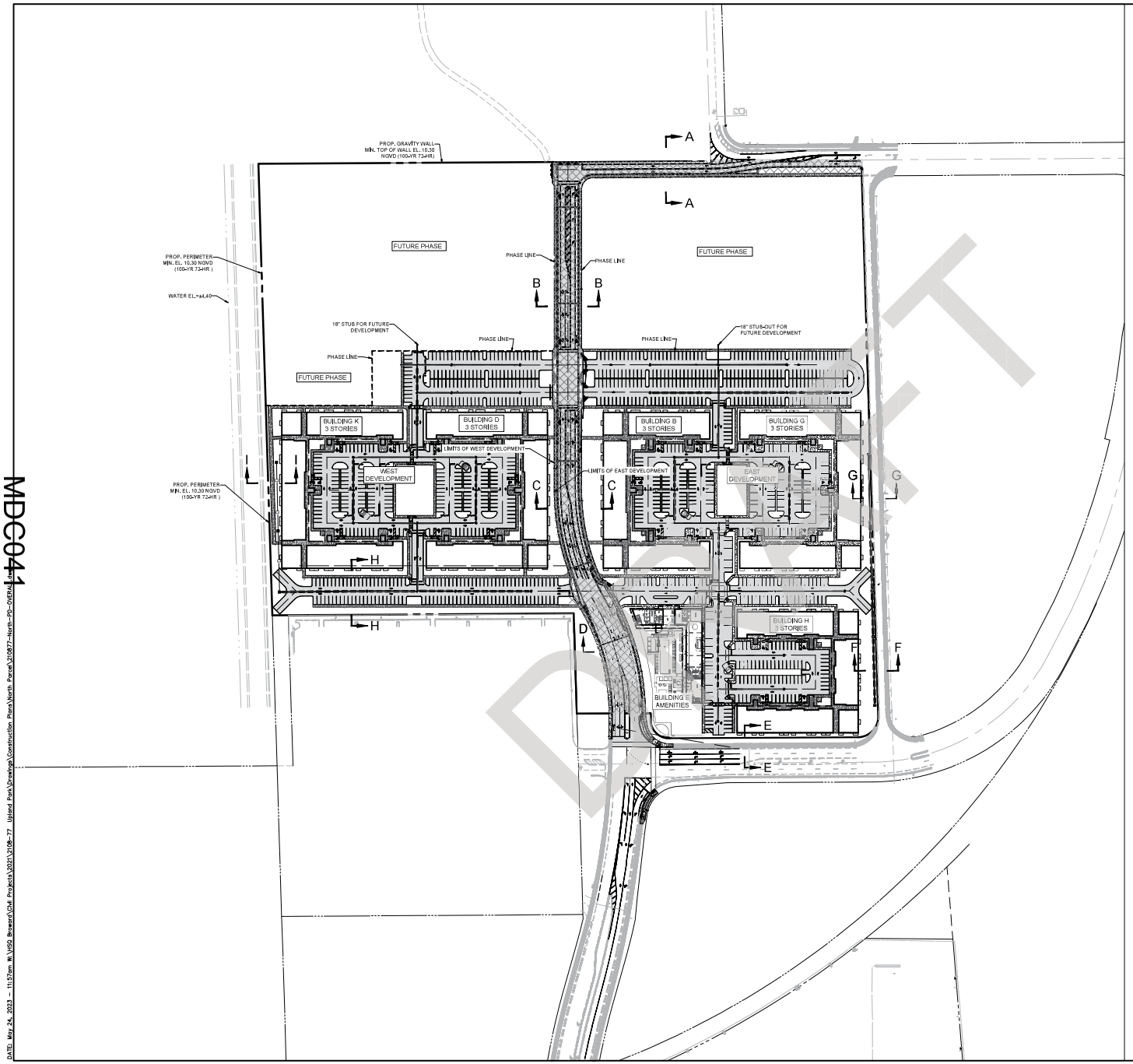
FLORIDA REGISTRATION NO. – 83361

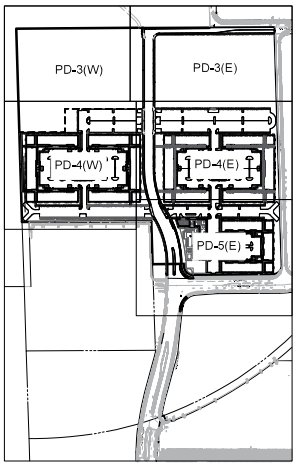
PROJECT: 2108-77

SHEET: PD-1(W)

MDC040

DATE: May 24, 2023 – 11:54am W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\2108-77-North-PD-phase1.dwg





KEY MAP - N.T.S.

PROVIDED EXFILTRATION TRENCH TABLE	
UPLAND NORTH PHASE I	2,048 LF
FUTURE DEVELOPEMENT	300 LF
RIGHT-OF-WAY TO BE DEDICATED	601 LF
TOTAL	2,949 LF

HATCH LEGEND

RIGHT-OF-WAY TO BE DEDICATED TO MIAMI-DADE COUNTY

DATUM NOTE:

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

HSQ GROUP
Engineers Planners Surveyors
C26258 LB7924

NO	DATE	BY	REVISIONS

UPLAND - WEST (PHASE 1)

OVERALL PAVING AND DRAINAGE PLAN

DATE:	11/2021
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT P.E. LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

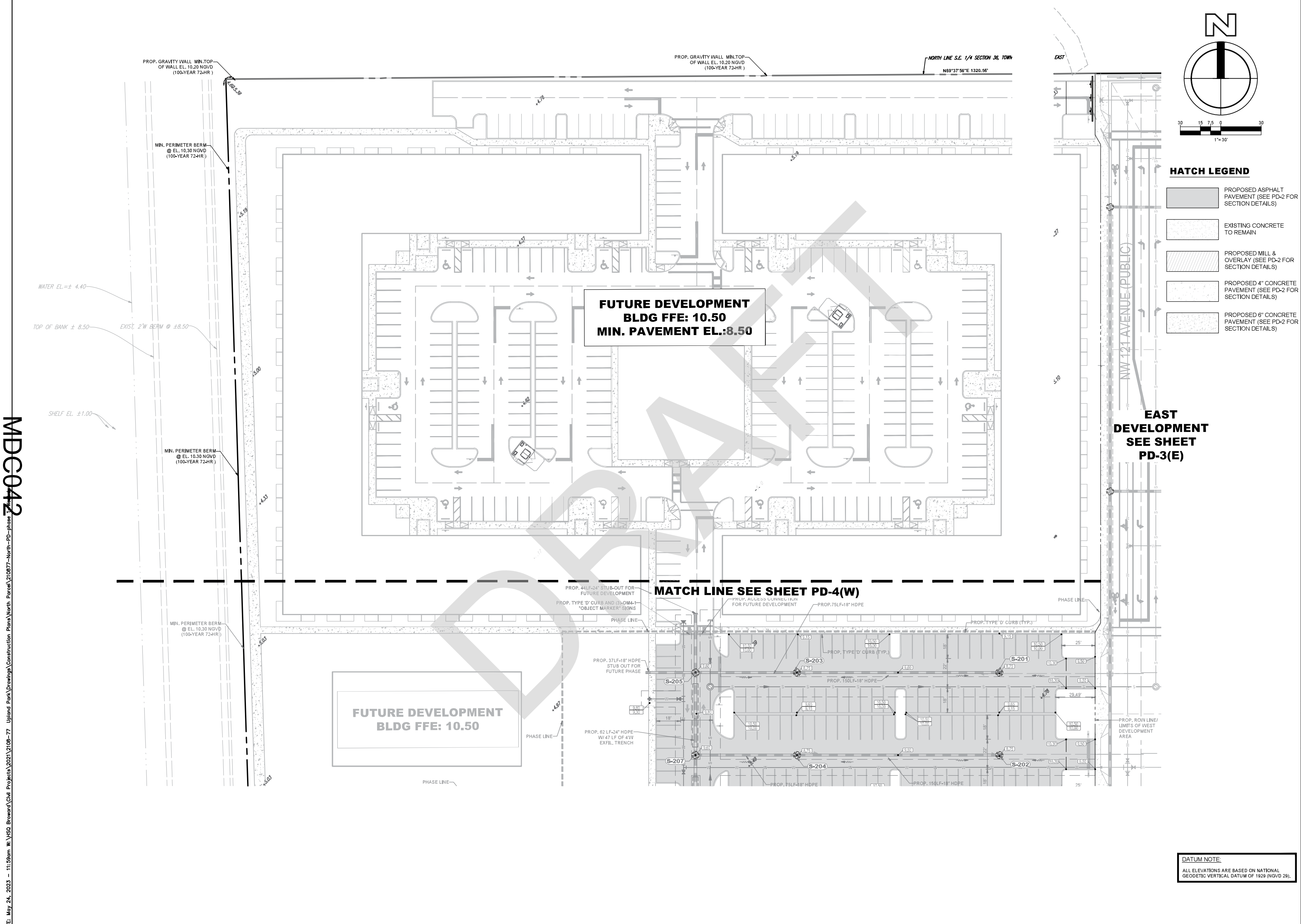
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77

SHEET: PD-2(W)

MDC041

DATE: May 24, 2023 – 11:57am W:\HSQ Brewer\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\2108-77-North-PD-OVERALL.dwg



DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

NO	DATE	BY	REVISIONS

HSQ GROUP
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UPLAND - WEST (PHASE 1)

PAVING AND DRAINAGE PLANS

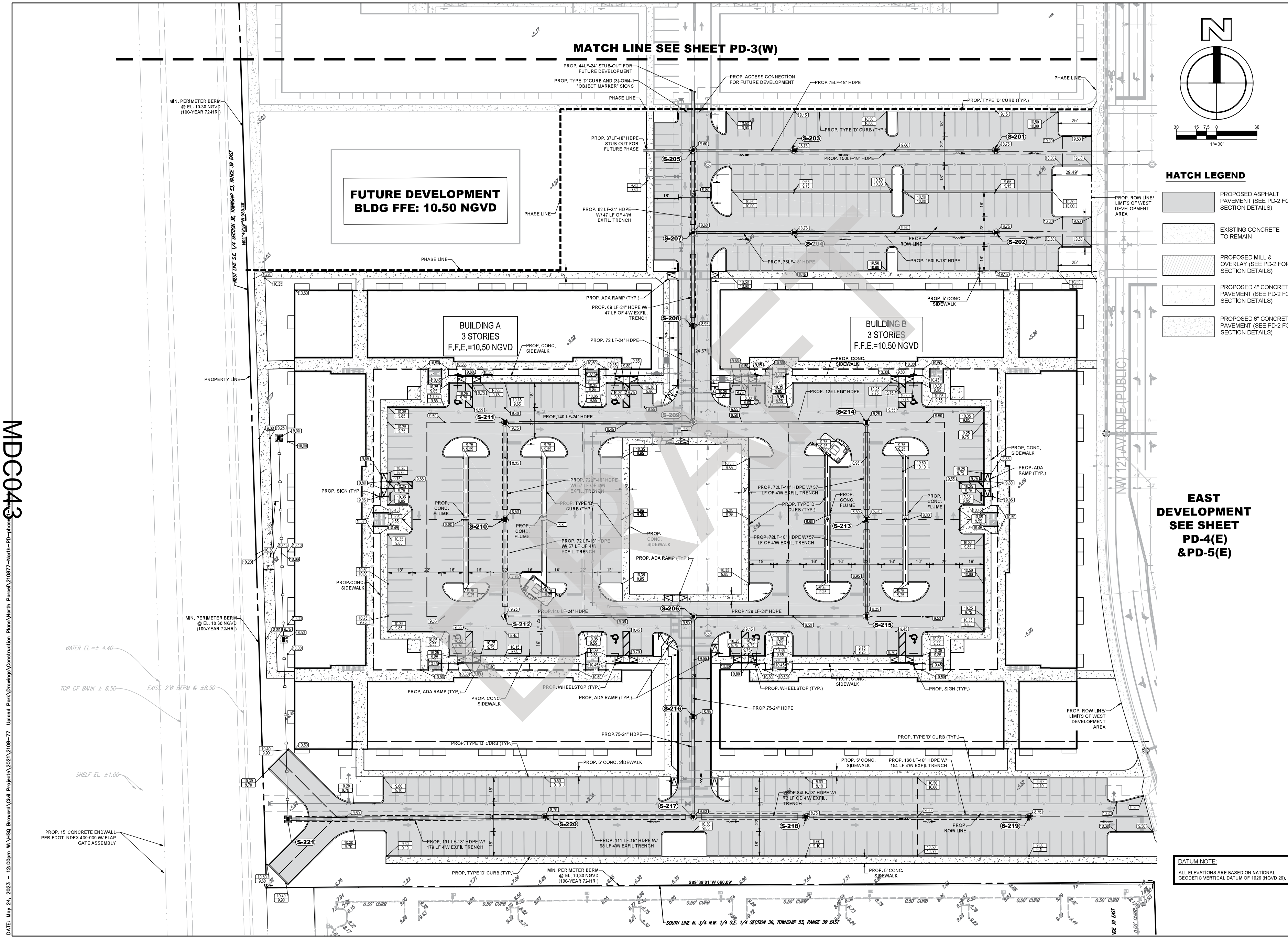
DATE:	09/06/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77
SHEET: PD-3(W)

MDC042

DATE: May 24, 2023 – 11:59am W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-PD-phase 1.dwg



UPLAND - WEST (PHASE 1)

PAVING AND DRAINAGE PLANS

HSQ GROUP
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NO	DATE	BY	REVISIONS

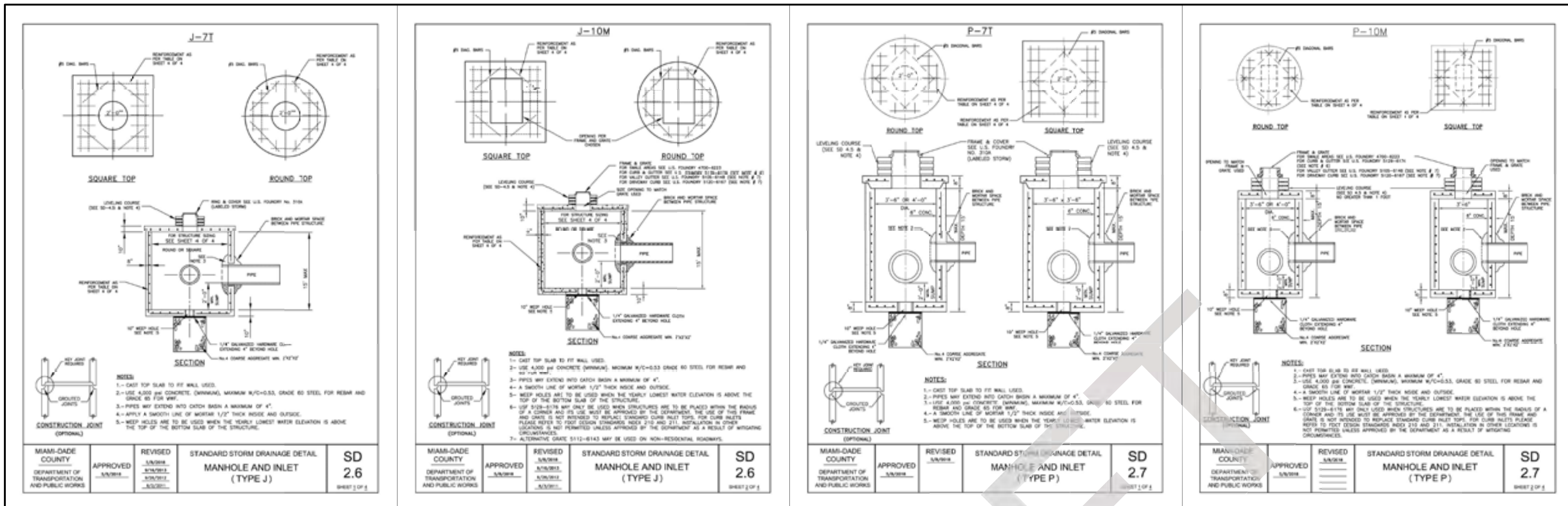
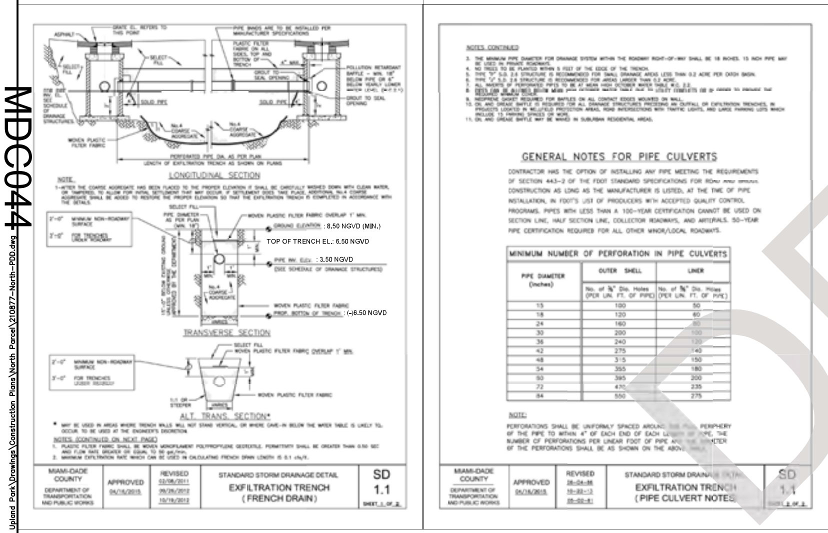
DATE:	09/06/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

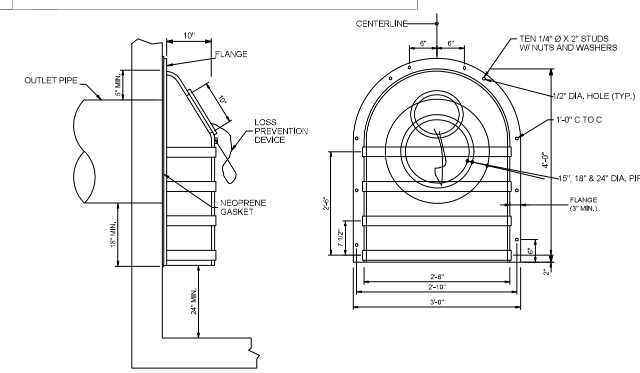
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77
SHEET: PD-4(W)

DATE: May 24, 2023 – 12:00pm W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-PD-phase...

MDC043



GENERAL NOTES

1. PLACE NEOPRENE GASKET MATERIALBETWEEN SKIMMER AND THE CATCH BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES
2. SKIMMER BAFFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY CONSTRUCTED OF EITHER GALVANIZED STEEL, ALUMINUM, POLYVINYL CHLORIDE, POLYETHYLENE, FIBERGLASS OR ACRYLONITE BUTADIENE STYRENE. ALL STEEL COMPONANTS OTHER THAN STAINLESS, SHALL BE HOT-DIP GALVANIZED.
3. MOUNTING HARDWARE, HINGES AND LATCHES SHALL BE STAINLESS STEEL. LOSS PREVENTION DEVICE SHALL BE EITHER STAINLESS STEEL CHAIN OR RIVETED NYLON STRAP.
4. MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAFFLES) AND CLEANOUT PIPESHALL COMPLY WITH FDOT STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
5. THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE DESIGN PREFABRICATED FRENCHDRAIN SKIMMER FOR APPROVAL BY THE ENGINEER.
6. TYPE II SKIMMERS ARE TO BE USED WITH OUTLET PIPE DIAMETERS OF 15", 18" AND 24".
7. THIS DETAILTO BE USED ON NEW DRAINAGE STRUCTURES ONLY. EXISTING BAFFLES WITHIN EXISTING INLETS TO BE REUSED.

SKIMMER FOR FRENCH DRAIN OUTLETS DETAIL

N.T.S. - PER F.D.O.T. INDEX 443-002

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
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UPLAND - WEST (PHASE 1)

PAVING AND DRAINAGE DETAILS

DATE:	09/06/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

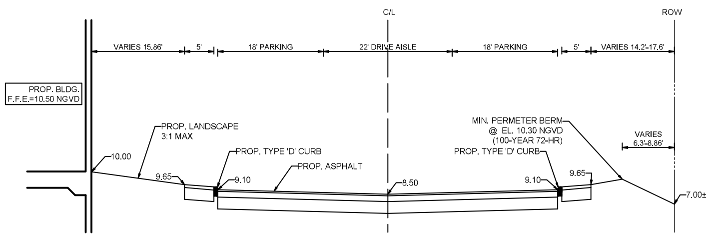
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77

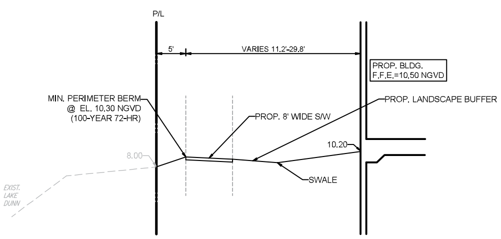
SHEET: PD-5(W)

MDC044

DATE: May 24, 2023 – 12:00pm W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-PDD.dwg



SECTION H-H
SCALE: NOT TO SCALE



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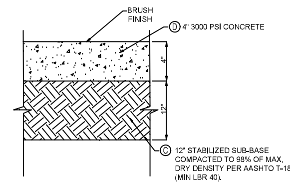
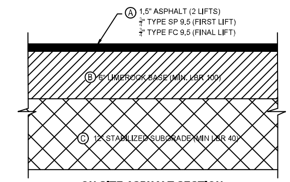
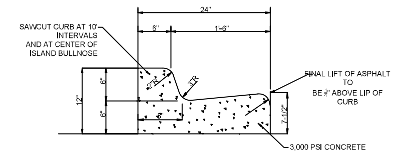


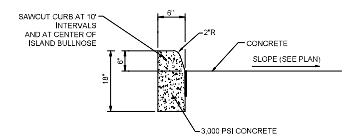
CONCRETE SIDEWALK DETAILS
N.T.S.



ON-SITE ASPHALT SECTION
N.T.S.



TYPE "F" CURB & GUTTER DETAILS
N.T.S. PER FDOT INDEX 300



TYPE "D" CURB DETAILS
N.T.S.

PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE ASPHALTIC CONCRETE. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES. REFER TO SECTIONS FOR ASPHALT TYPE AND THICKNESS.
2. THE LIMEROCK BASE SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O T-180 SPECIFICATIONS. REFER TO SECTIONS FOR PAVEMENT TYPE AND THICKNESS.
3. THE SUBGRADE SHALL BE A MINIMUM OF 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS HAVE BEEN COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT AREA.
7. THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND ON-SITE PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT PAVEMENT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE FIELD ADJUSTED TO BE FLUSH WITH FINAL ASPHALT GRADES.

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

UPLAND - WEST (PHASE 1)

COSS-SECTIONS

DATE:	05/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

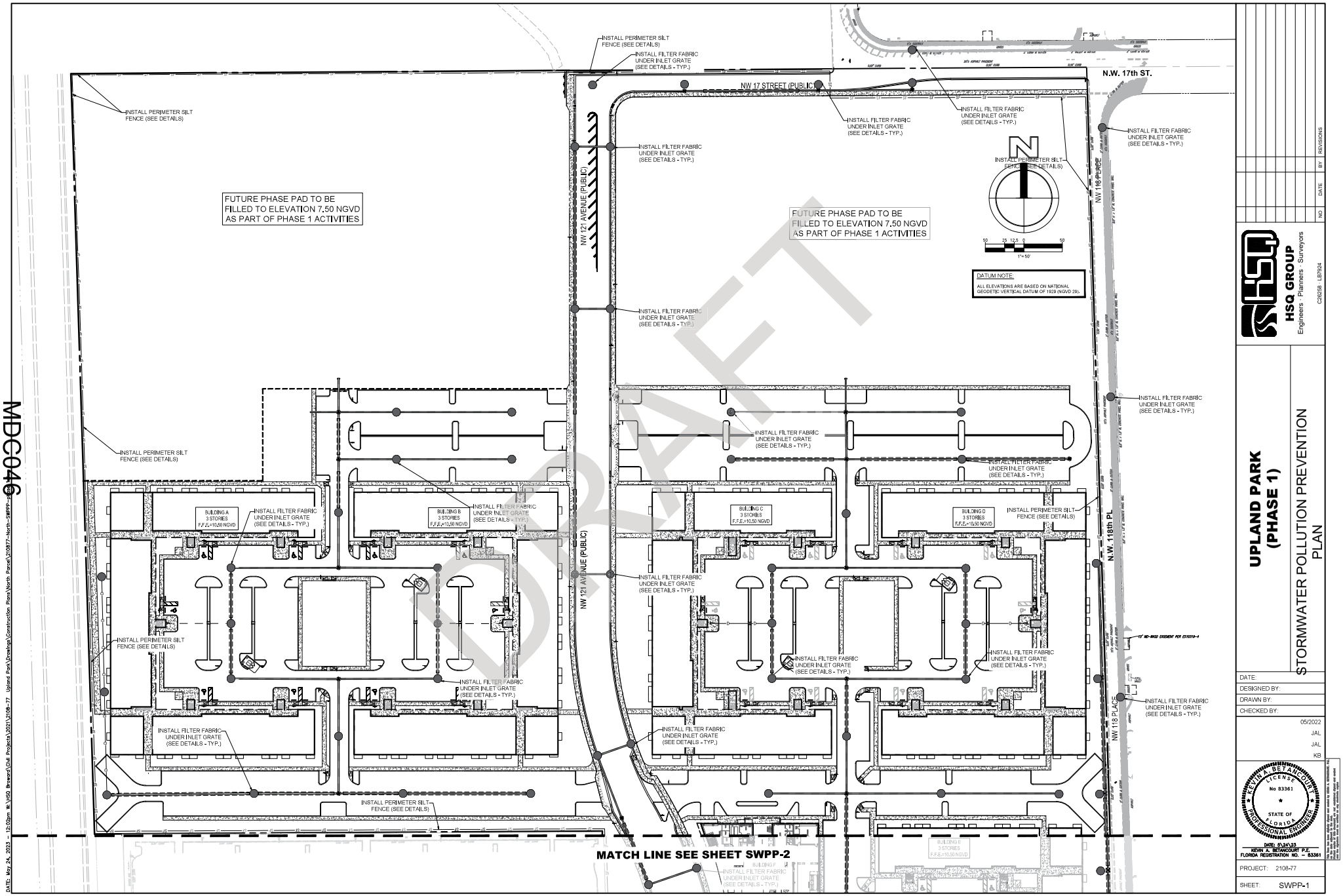
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2108-77
SHEET: PD-6(W)

MDC045

DATE: May 24, 2023 – 12:01pm W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-PDD.dwg

DRAFT



MDC040

DATE: May 24, 2023 - 12:03pm W:\HSQ Brevard\Civil Projects\2021\2108-77 - Upland Park\Drawings\Construction Plans\North Parcel\210877-North-SWPP-1.dwg

HSQ GROUP
Engineers Planners Surveyors
C26258 LB7924

NO	DATE	BY	REVISIONS

UPLAND PARK (PHASE 1)

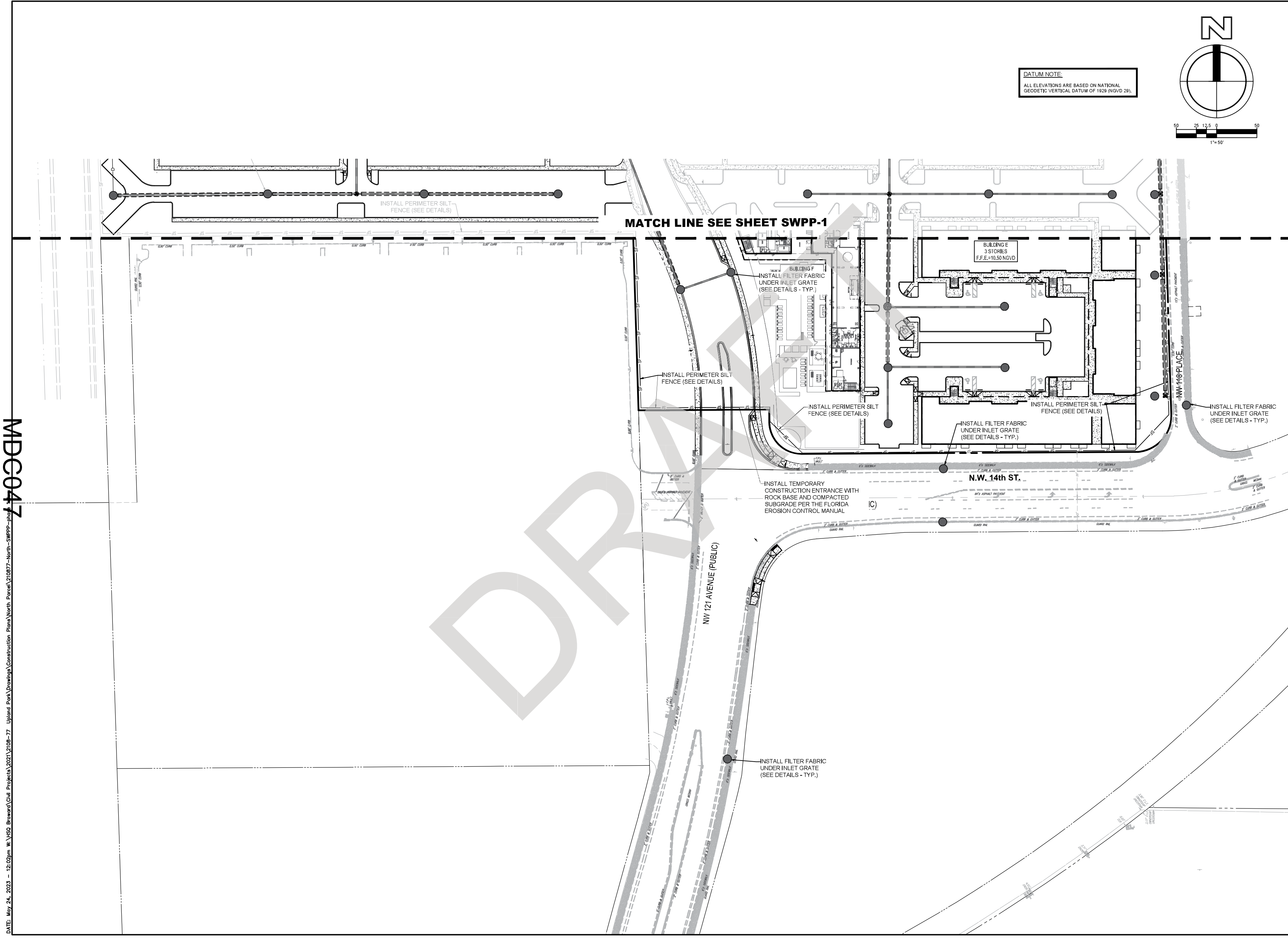
STORMWATER POLLUTION PREVENTION PLAN

DATE:	05/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2108-77

SHEET: SWPP-1



NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

UPLAND PARK (PHASE 1)

STORMWATER POLLUTION PREVENTION PLAN

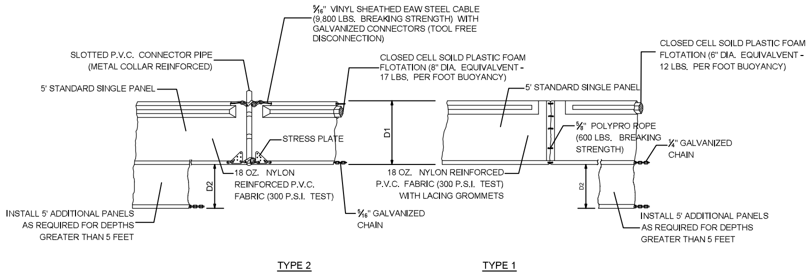
DATE:	05/2022
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77
SHEET: SWPP-2

DATE: May 24, 2023 – 12:02pm W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-SWPPP-phase

MDC047

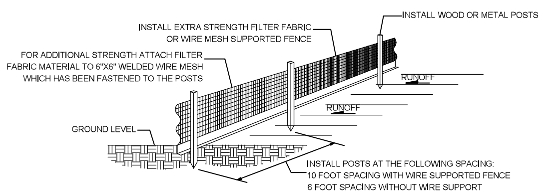


FLOATING TURBIDITY BARRIER INSTALLATION DETAIL

N.T.S.

FLOATING TURBIDITY BARRIER INSTALLATION NOTES

1. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN EXISTING LAKES AND/OR CANALS. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR EXACT LOCATIONS.
2. CONTRACTOR MAY INSTALL A SUBSTITUTION FOR THE TYPE 1 AND TYPE 2 FLOATING TURBIDITY BARRIERS ONLY IF APPROVED BY BOTH THE ENGINEER-OF-RECORD AND THE APPLICABLE GOVERNMENTAL AGENCIES.
3. THE TURBIDITY BARRIER CURTAIN BOTTOM SHALL REACH A MINIMUM DEPTH OF 10 FEET FROM THE EXISTING WATER ELEVATION. MULTIPLE PANELS OR SPECIAL DEPTH CURTAINS SHALL BE USED IF THE PLANS OR ENGINEER-OF-RECORD SPECIFY DEPTHS GREATER THAN 10 FEET.

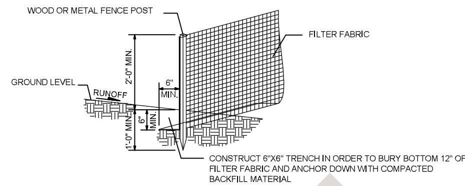


SILT FENCE INSTALLATION DETAIL

N.T.S.

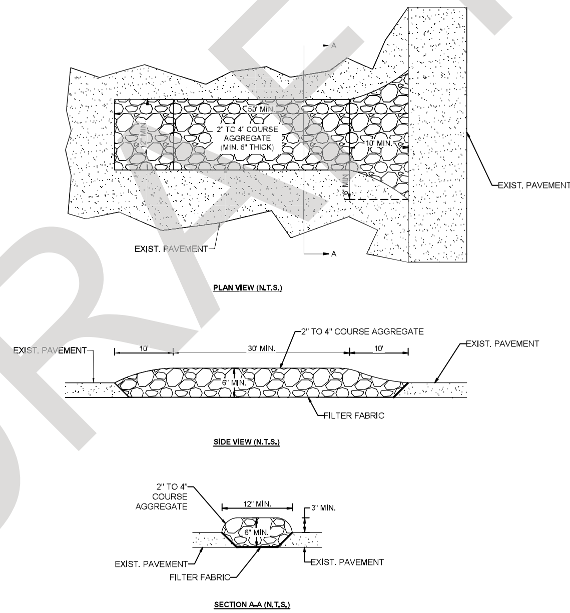
SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



POST & FILTER FABRIC INSTALLATION DETAIL

N.T.S.

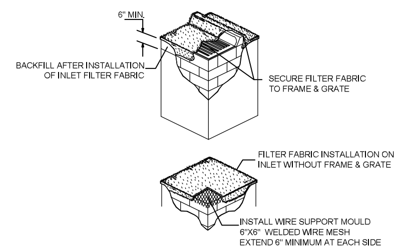


CONSTRUCTION ENTRANCE DETAIL

N.T.S.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
3. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.



FILTER FABRIC INSTALLATION DETAIL

N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

DRAFT

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

UPLAND PARK (PHASE 1)

N.P.D.E.S. NOTES

DATE: 05/2022
DESIGNED BY: JAL
DRAWN BY: JAL
CHECKED BY: KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77
SHEET: SWPP-3

DATE: May 24, 2023 – 12:02pm W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-SWPPP-P...

MDC048

PROJECT LOCATION:	NW 117TH PLACE, MIAMI DADE COUNTY, FLORIDA 33182
TOTAL AREA OF THE SITE:	39.924 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED	21.873 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY	CONSTRUCTION OF FIVE (5) 3-STORY RESIDENTIAL TOWERS INCLUDING ± XXX DWELLING UNITS AND A AMENITIES BUILDING WITH POOL.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. CLEAR & GRUB EXISTING VEGETATION WITHIN THE SITE. 2. HAUL OFF SITE CLEARED MATERIAL. 3. EXPORT FILL OFF SITE 4. START SITE EARTHWORK GRADING.
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOILS ARE CLASSIFIED AS MEDIUM SAND (SP) WITH LIMESTONE UNDERNEATH AND SILTY SAND (SM) WITH LIMESTONE UNDERNEATH.
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	THE RIGHT-OF-WAY AREA TO BE DEDICATED TO THE COUNTY (2.343-ACRES) WILL DRAIN TO LAKE DUNN (ON-SITE LAKE) TO THE WEST OF THE PROPERTY THROUGH A CONTROL STRUCTURE. THE REST OF THE SITE (37.581-ACRES) WILL DRAIN TO LAKE DUNN (ON-SITE LAKE) THROUGH TWO (2) PROPOSED CONTROL STRUCTURES.
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	DISCHARGE POINTS: ON SITE LAKE RECEIVING WATER BODY: N/A

THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATOINS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL. THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	TEMPORARY WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY.
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCT TEMPORARY GRAVEL ENTRANCE (REFER TO EROSION CONTROL DETAILS ON SHEET SWPP-4)
OTHER:	N/A

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C. , THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

1. A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.
2. ROCK BAGS SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INLETS.

DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.

THE PERIMETER SILT FENCE AND WIND SCREEN SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT PERIMETER BERM HAS BEEN CONSTRUCTED AND STABILIZED.

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

1. SILT FENCES
2. ROCK BAGS
3. TURBIDITY BARRIERS

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4, OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM).

1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.
2. INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.

NONE

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.

1. NO TEMPORARY SEDIMENT BASINS WILL BE USED DURING THE CONSTRUCTION OF THIS PROJECT.
2. DEWATERING OPERATIONS WILL BE HANDLED THROUGH TWO (2) TEMPORARY ON-SITE DISCHARGE WELLS. ALL CONSTRUCTION EFFLUENT WILL BE DISCHARGED INTO AN APPROVED G-III AQUIFER PER FLORIDA ADMINISTRATIVE CODE (FAC) 62-520.410.

DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.

1. THE STORMWATER MANAGEMENT CONTROLS FOR THIS DEVELOPMENT WILL CONSISIT OF THREE (3) PERMANENT ON-SITE STORMWATER DISCHARGE WELLS. THESE WELLS WILL DISCHARGE INTO AN APPPROVED G-III AQUIFER PER FLORIDA ADMINISTRATIVE CODE (FAC) 62-520.410.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

1. THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.
2. ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.

CONTRACTOR CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

DRAFT

NO	DATE	BY	REVISIONS

HSQ GROUP
Engineers · Planners · Surveyors
C26258 · LB7924

UPLAND PARK (PHASE 1)

EROSION CONTROL DETAILS AND NOTES

DATE: 05/2022
DESIGNED BY: JAL
DRAWN BY: JAL
CHECKED BY: KB

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 5\24\23
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2108-77
SHEET: SWPP-4

DATE: May 24, 2023 – 12:02pm W:\HSQ Broward\Civil Projects\2021\2108-77 Upland Park\Drawings\Construction Plans\North Parcel\210877-North-SWPPP-...

MDC049

MDC050

NORTH

DRAWN BY: WRM

MAP DISCLAIMER: The information contained in this map is comprised of Geographic Information data obtained from the Public Records and/or historical information of record that is accessible to the general public through multiple government agencies and departments. The information is provided "AS IS" and for informational purposes only, and the authors of this map provide no warranty, either expressed or implied regarding the accuracy of such features.

Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet

SFWMD JD
WETLAND MAP
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA

V:\Projects\2021\21-00096 - upland park\GIS

MILLER LEGG
IMPROVING COMMUNITIES. CREATING ENVIRONMENTS.

Project / File No.: **21-00096**

Section-Township-Range: **36-53S-39E**

Date Drawn: **8-16-2022**

MDC051

Legend

PROJECT BOUNDARY

Wetland Scraped Area = 5.6 Acres

Wetland Brazilian Pepper = 2.65 Acres

Data Sources:
1983 Aerial

0 175 350 700 Feet

NORTH

DRAWN BY: WRM

MAP DISCLAIMER: The information contained in this map is comprised of Geographic Information data obtained from the Public Records and/or historical information of record that is accessible to the general public through multiple government agencies and departments. The information is provided "AS IS" and for informational purposes only, and the authors of this map provide no warranty, either expressed or implied regarding the accuracy of such features.

Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet

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V:\Projects\2021\21-00096 - upland park\GIS

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Project / File No. **21-00096**

Section-Township-Range **36-53S-39E**

Date Drawn **8-16-2022**

MILLER LEGG

Mitigation, Monitoring & Maintenance Plan

Miller Legg Project No.
21-00096

Alligator Joes Mitigation Area

SFWMD App: 22060-34856
DERM Class IV App: CLIV-2022-0002

Prepared For:

Terra Group
3310 Mary Street Suite 302
Coconut Grove, FL 33133

March 2nd 2023

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1 EXECUTIVE SUMMARY

To offset unavoidable wetland impacts at the Miami-Dade County Upland Park development offsite mitigation will be completed at the Miami-Dade County owned property managed by the Environmentally Endangered Land (EEL) program Alligator Joes. Proposed mitigation design that will be under a conservation easement that will include wetland creation, wetland enhancement, wetland restoration and mixed hardwood wetland enhancement totaling 8.99 acres within the site. Mitigation monitoring shall be accomplished in accordance with the proposed project goals of the mitigation plan described in this report and conditions of the issued permits.

2 MITIGATION PROJECT OVERVIEW

The mitigation project detailed in this plan proposes 8.99-acres of wetland mitigation at a site known as Alligator Joes which will be composed of 3.18-acres of wetland creation, enhancement of 3.84-acres of existing wetlands, restoration of 1.24-acres of herbaceous marsh wetland and enhancement of 0.73-acres of mixed hardwood wetlands. This proposed offsite mitigation of wetland restoration and enhancement will offset unavoidable impacts of 8.25-acres of low-quality wetlands at the Miami-Dade County Upland Park development. The Upland Park project is a proposed mixed-use development with plans for residential towers, hotel and offices, a life science building, schools, and parking podiums. The existing Dolphin Station will be integrated into the project design with connections to Miami International Airport and downtown Miami. Upland Park is located in a highly developed commercial area in unincorporated Miami-Dade County, Florida. More specifically, the site is in the northwest quadrant of the intersection of the Homestead Extension of the Florida Turnpike and N.W. 12th street. The surrounding properties consisted of warehouse/office buildings, distribution facilities, and commercial shopping centers.

This Alligator Joes mitigation project is located within regionally significant Florida wetland habitat with project goals to support the native vegetation, wildlife, and their habitat. These lands are owned by Miami-Dade County and managed by the Environmentally Endangered Lands (EEL) Program.. The goals of this project will be reached through implementation of specifically customized objectives designed to increase UMAM functional values. Historically the natural hydrological conditions have been altered and the restoration and enhancement management techniques proposed will match conditions of adjacent healthy native wetland communities. While portions of the project have had fill placed on the site in the 1970's a section of the site has been re-graded (Sec. 6 – Site History) in an effort to support endemic wetland ecological communities. However, an existing fill pad remains and based off current aerials and field inspections Miller Legg (ML) has documented the level of invasive exotic vegetation dominated upland habitat and reduced wetland community quality. The invasive exotic vegetation dominated upland habitat has provided seed sources that have resulted in sporadic invasive exotic vegetation growth in the previously restored wetland habitat. The overall goal shall be realized by the implementation of management techniques including restoration, enhancement, creation, maintenance, and perpetual protection.

3 OWNERSHIP

A Warranty Deed (Exhibit 13) dated March 25th, 2014, grants property ownership to Miami-Dade County, a political subdivision of the State of Florida, by and through its Environmentally Endangered Land Program (EEL).

4 LOCATION

The proposed Alligator Joes wetland creation, restoration and enhancement area is located in southern Miami-Dade County, adjacent to other Miami-Dade EEL acquired conservation lands, U.S. Highway 1, and private ownership properties. (Folios: 30-7931-001-0200 and 30-7931-001-0173) See attached Location Maps and Aerials (Exhibits 1-4). A boundary and topographic survey (Exhibit 4) conducted based on the warranty deed (O.R.B. 20041, PG. 1091, D.C.R.) determined the total property size is approximately 13.5-acres.

5 EXISTING HABITAT

During analysis of current aerials and site reviews four (4) defined habitats were observed that currently exist on the Miami-Dade County owned and managed by EEL properties. These include a non-native vegetated upland habitat, herbaceous marsh habitat with sporadic invasive exotic and nuisance vegetation growth, a mixed hardwood wetland habitat with invasive exotics and surface water as a result of a historic borrow pit. Approximate boundaries and acreages can be observed on Exhibit 6 – Existing Habitat Map.

5.1 Upland

The current upland habitat composes approximately 4.31-acres of the easternmost portion of the project site abutting U.S. Highway 1 (Exhibit 6). As seen on the topographic and boundary map (Exhibit 4) this fill pad can easily be seen and elevations typically range from 4.1’ to 5.0’ NVGD. This elevation is approximately 2 to 3 feet above mean high water levels observed in the wetland portions of the property. The habitat is low quality and dominated by a dense canopy of invasive exotic Australian pine (*Casuarina equisetifolia*) and Brazilian pepper thickets (*Schinus terebinthifolius*) in the shrub stratum. Fallen needles and leaf litter cover any potential herbaceous vegetation growth where only minimal species are observed including invasive exotic shoe button ardisia (*Ardisia sp.*) and sporadic upland ferns.

5.2 Herbaceous Marsh Wetland

The herbaceous wetland habitat totals approximately 6.41-acres (Exhibit 6). Historically this area was altered with imported fill material in the early 1970’s. Notice of violations from DERM required the removal of this nonpermitted fill which was completed in 2013. Wetland elevations were restored and is mostly appropriate for herbaceous vegetation growth however due to human intrusion and use of offroad vehicles several pockets of lower and higher elevations are observed. Amongst the higher elevations vegetation growth is dominated by sporadic invasive exotics Australian pine and Peruvian primrose

willow (*Ludwigia peruviana*), and nuisance species Carolina willow (*Salix caroliniana*) and cattail (*Typha spp.*). Wetland appropriate elevations display coverages more appropriate for native Florida including spikerushes (*Eleocharis spp*.), sawgrass (*Cladium jamaicense*), various native sedges (*Cyperus spp*.), leatherfern (*Acrostichum danaeifolium*) and saltbush (*Baccharis halimifolia*).

5.3 Mixed Hardwood Wetland

The mixed hardwood wetland is located in the southeastern corner of the property and is approximately 0.73-acres. Wetland elevations are observed slightly higher (2.6' to 2.9' NGVD) than the marsh wetland which in turn is dominated by mixed hardwoods and facultative vegetation. Invasive exotic vegetation is prevalent with Australian pine and Brazilian pepper observed. Additional observed species included poisonwood (*Metopium toxiferum*), saltbush (*Baccharis halimifolia*), Carolina willow (*Salix caroliniana*), wax myrtle (*Myrica cerifera*), red bay (*Persea boronia*), dahoon holly (*Ilex cassine*) cocoplum (*Chrysobalanus icaco*) and various ferns.

5.4 Surface Water / Borrow Pit

An approximate 2.04-acre surface water is located near the center of the property and historically was utilized as a borrow pit. Elevations range from -10.0 to -17.5' NGVD and are not appropriate for any wetland vegetation. A littoral shelf runs the perimeter of the borrow pit at elevations around -1.2' to -3.7' NGVD. The perimeter littoral shelf is dominated by obligate wetland vegetation such as spikerushes (*Eleocharis spp*.), duck potato (*Sagittaria latifolia*), and swamp lily (*Crinum americanum*).

6 PROPOSED MITIGATION GOALS

The mitigation plan proposes the restoration of native herbaceous marsh conditions that historically existed on the subject property. Elevations and proposed site conditions have been designed to match the elevations of the existing healthy marsh found both within the western portion of the project as well as within the contiguous DERM EEL acquired lands to the west. The mitigation goals will be reached by the implementation of the following management techniques:

1. Restoration of historic hydrologic regimes
2. Restoration of native plant communities
3. Restoration of the hydrologic connectivity with the surrounding areas
4. Increased wildlife utilization
5. Protection against human intrusion
6. Maintenance of the land in perpetuity

7 SITE HISTORY

Historical documentation was researched and helped explain the historical site alterations that have occurred. The historical documentation included a USACOE letter dated March 5th, 1984, a DERM Class IV Permit Inspection Report dated September 20th, 2010, and a

DERM Enforcement Inspection Report dated August 1st, 2013. See Exhibit 14 for copies of the reports.

A closure inspection report conducted in August 2013 provided by DERM stated the onsite filled area to be 4.3922 acres and the restored wetland area being 9.1107 acres.

8 OBJECTIVE

The Alligator Joes offsite mitigation plan to compensate for the unavoidable wetland impact at the Upland Park site proposes the creation, restoration, enhancement, and perpetual protection of approximately 8.99-acres of lands located in regionally significant south Florida wetlands which will be protected under a conservation easement. As shown on Exhibit 7, the Alligator Joe's mitigation project is divided into 4 types of wetland restoration work.

1. 3.18-acres of wetland creation
2. 3.84-acres of wetland enhancement
3. 1.24-acres of wetland restoration
4. 0.73-acres of mixed hardwood wetland habitat enhancement

9 SITE SELECTION

9.1 Location

Alligator Joes is located within the South Dade Wetland Basin which is adjacent to Everglades National Park and Biscayne National Park making the proposed restoration and enhancement an impactful component to regionally significant Florida wetland habitat. Due to historically documented fill placement the site has been negatively altered. Existing hydrologic flow (Exhibit 8) reveals the upland portion of the site acting as an impediment to the historic flow, disrupting hydrology to on-site habitats. Returning the mitigation area under a conservation easement to historic elevations and removing invasive exotic vegetation will be a significant achievement in preserving and retaining native Florida habitats. The site is located in environmentally significant and important lands and in the vicinity of critical preserves and restoration projects such as:

1. The Comprehensive Everglades Restoration Plan (CERP) boundaries of:
    a. Everglades, Florida Bay, and Keys
    b. Biscayne Bay and Southeastern Everglades Ecosystem Restoration (BBSEER)
2. SFWMD Southern Glades Wildlife & Environmental Area
3. Frog Pond Wildlife Management Area
4. Miami-Dade DERM EEL managed lands within the South Dade Wetlands Preserve
5. Everglades National Park
6. Hole-in-the-Donut (HID) restoration area
7. East Everglades Basin Cumulative Impact Basin

9.2 Protected Floral and Faunal Species

The project location is also regionally significant for many Federally and State protected floral and faunal species and achievement of the restoration goals will provide valuable habitat. A list of potential protected species with known ranges overlapping the mitigation site was composed utilizing the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) online system and the Florida Fish and Wildlife Conservation Commission's (FWC) publication: *Florida's Endangered Species, Threatened Species and Species of Special Concern Official Lists* (Updated December 2018). The Florida Department of Agriculture and Consumer Services: Florida's endangered and threatened Plants and IPaC database was also utilized to categorize the potential protected flora species that could be observed onsite. The Florida Natural Areas Inventory (FNAI) biodiversity matrix query was run, and results were compared to the previous findings and observations.

The project study area was evaluated for potential occurrences of Federally listed and State listed plant and animal species in accordance with Section 7 of the Endangered Species Act (ESA) of 1973, as amended; the Fish and Wildlife Conservation Act; the Migratory Bird Treaty Act (MBTA); Part 2, Chapter 16 (Protected Species and Habitat) of the FDOT PD&E Manual; the Florida Endangered and Threatened Species Act, Section 379.2291, Florida Statutes (FS); and Chapters 5B-40 and 68A-27, Florida Administrative Code (FAC). The project study area was also evaluated for the occurrence of federally designated critical habitat. Based on this evaluation, the mitigation area does fall within the proposed critical habitat for the Florida Bonneted Bat (*Eumops floridanus*). The project is also located within the Consultation Areas for the Everglade snail kite (*Rostrhamus sociabilis plumbeus*), and American crocodile (*Crocodylus acutus*). It also falls within the active wood stork (*Mycteria americana*) core foraging area (CFA).

Table 1 and 2 lists the state and federally listed wildlife species that occur in Miami-Dade County based on the databases and documents previously referenced. Each species listed in the table below was assigned a potential for occurrence within the project study area based on data reviews, field observations, presence and quality of suitable habitat, and the species' known ranges. Species were assigned a none, low, moderate, or high likelihood for occurrence within the project study area based on the following:

- None – The project is outside of the species' known range, or the project is within the species' range; however, no suitable habitat for or previous documentation of this species

- Low – The project is within the species' range, and minimal or marginal quality habitat exists within or adjacent to the project study area; however, there are no documented occurrences of the species in the vicinity of the project, and it was not observed during the field reviews.

- Moderate – The project is within the species' range and suitable habitat exists within or adjacent to the project study area; however, there are no documented occurrences of the species, and it was not observed during the field reviews.

- High – The project is within the species' range, suitable habitat exists within or adjacent to the project buffer, there is at least one (1) documented occurrence of the species within the project study area, and/or the species was observed during the field reviews.

Table 1. Summary of Listed Faunal Species and Occurrence potential

	Common Name	Scientific Name	Federal Status	State Status	Occurrence Potential
Federally Listed Wildlife Species	**MAMMALS**				
	Florida Bonneted Bat	*Eumops floridanus*	E	FE	Moderate
	Florida Panther	*Puma concolor coryi*	E	FE	Moderate
	REPTILES				
	American Crocodile	*Crocodylus acutus*	T	FT	Moderate
	Eastern Indigo Snake	*Drymarchon corais couperi*	T	FT	Moderate
	BIRDS				
	Bachman's Warbler	*Vermivora bachmanii*	E	FE	Low
	Everglades Snail Kite	*Rostrhamus sociabilis plumbeus*	E	FE	Moderate
	Wood Stork	*Mycteria americana*	T	FT	Moderate
	INSECTS				
	Bartram's Hairstreak Butterfly	*Strymon acis bartrami*	E	FE	None
	Florida Leafwing Butterfly	*Anaea troglodyta floridalis*	E	FE	None
	Miami Blue Butterfly	*Cyclargus thomasi bethunebakeri*	E	FE	None
State Listed Wildlife Species	**REPTILES**				
	Gopher Tortoise	*Gopherus polyphemus*	C	ST	None
	BIRDS				
	Little Blue Heron	*Egretta caerulea*	NL	ST	Moderate
	Roseate Spoonbill	*Platalea ajaja*	NL	ST	Moderate
	Southeastern American Kestrel	*Falco sparverius paulus*	NL	ST	Low
	Tricolored Heron	*Egretta tricolor*	NL	ST	Moderate

F = Federally Listed / S = State Listed / E = Endangered / T = Threatened / NL = Not Listed / C = Candidate

Table 2. Summary of Listed Floral Species and Occurrence potential.

	Common Name	Scientific Name	Federal Status	State Status	Occurrence Potential
Federally Listed Floral Species	Beach Jacquemontia	*Jacquemontia reclinata*	E	FE	None
	Blodgett's Silverbush	*Argythamnia blodgettii*	T	FT	None
	Cape Sable Thoroughwort	*Chromolaena frustrata*	E	FE	None
	Carter's Mustard	*Warea carteri*	E	FE	None

	Carter's Small-flowered Flax	*Linum carteri carteri*	E	FE	Low
	Crenulate Lead-plant	*Amorpha crenulata*	E	FE	Low
	Deltoid Spurge	*Chamaesyce deltoidea ssp. deltoidea*	E	SE	Low
	Everglades Bully	*Sideroxylon reclinatum ssp. austrofloridense*	T	FT	None
	Florida Brickell-bush	*Brickellia mosieri*	E	FE	Low
	Florida Pineland Crabgrass	*Digitaria pauciflora*	T	FT	Low
	Florida Prairie-clover	*Dalea carthagenensis floridana*	E	FE	Low
	Florida Semaphore Cactus	*Consolea corallicola*	E	FE	Low
	Garber's Spurge	*Chamaesyce garberi*	T	FT	None
	Pineland Sandmat	*Chamaesyce deltoidea pinetorum*	T	FT	Low
	Sand Flax	*Linum arenicola*	E	FE	Low
	Small's Milkpea	*Galactia smallii*	E	FE	Low
	Tiny Polygala	*Polygala smallii*	E	FE	Low
State Listed Floral Species	Wright's Anemia	*Anemia wrightii*	NL	SE	Low
	Modest Spleenwort	*Asplenium verecundum*	NL	SE	Low
	Smooth Strongbark	*Bourreria cassinifolia*	NL	SE	None
	Large-flowered Rosemary	*Conradina grandiflora*	NL	SE	Moderate
	Clamshell Orchid	*Encyclia cochleata var. triandra*	NL	ST	Low
	Pineland Jacquemontia	*Jacquemontia curtissii*	NL	SE	Low
	Small's Flax	*Linum carteri var. smallii*	NL	ST	Low
	Florida Royal Palm	*Roystonea elata*	NL	SE	Low
	Florida Keys Noseburn	*Tragia saxicola*	NL	ST	Low

F = Federally Listed / S = State Listed / E = Endangered / T = Threatened / NL = Not Listed

9.2.1 Florida Bonneted Bat Surveys

Consultation with U.S. Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission has been conducted. The project site is located within the USFWS South Florida Urban Bat Area for the Florida Bonneted Bat (FBB) and is a proposed critical habitat for the species. As such, to document roosting and foraging potential of the site a limited visual roost survey and acoustic survey were conducted in September 2022. A song meter equipped with an ultrasonic microphone was installed (Exhibit 11) to start recording 30 minutes prior to sunset on September 7, 2022, through 30 minutes after sunrise the following morning until the morning of September 11, 2022, collecting a total of 4 valid detector nights of data. A total of 1,980 files containing bat calls were recorded during the 4-detector night acoustic survey of which 51 calls were identified as produced by FBB. Other bat species identified from the acoustic data include

the Brazilian free-tailed bat (*Tadarida brasiliensis*), Hoary bat (*Lasiurus cinereus*), northern yellow bat (*Lasirurus intermedius*), Seminole bat (*Lasirurus seminolus*), and the evening bat (*Nycticeius humeralis*).

Of the 51 calls identified to be FBB, 37 calls were determined to be search phase calls, 10 calls were approach phase calls, 3 calls were feeding buzzes, and one file contained two or more FBBs simultaneously. Based on analysis of the acoustic data, the most active night for FBB was September 9, 2022, with a total of 27 search calls, 8 approach calls, and 2 feeding buzzes, indicating FBB were actively flying over the Site with limited foraging occurring. Throughout the entire survey period, no FBB calls were recorded during the USFWS-defined sunset and/or sunrise period, and not a single social/emergence call was recorded.

Based on the acoustic data and the observed on-site habitat, FBB presence was determined but no evidence indicative of FBB roosting within the site was collected nor is FBB roosting anticipated to occur within the unsuitable dense Australian pines. Following the USFWS consultation flowchart, the project qualifies for a May Affect, Not Likely to Adversely Affect (MANLAA) determination (couplet 4b) with programmatic concurrence of Best Management Practices (BMPs). The project goals of restoration and enhancement will conserve open wetland habitats to support foraging opportunities for the FBB.

10 SITE PROTECTION INSTRUMENT

The wetland creation, wetland enhancement, wetland restoration and mixed hardwood enhancement area will be placed under a conservation easement and protected in perpetuity in accordance with permit conditions. The proposed temporary access route, maintenance access, borrow pit with a 25' minimum work buffer and apparent western ROW will not be within the easement. The limits of the conservation easement/mitigation project will be staked out prior to construction and maintained through completion of the mitigation construction and monitoring phases. See Exhibit 10 for conservation easement/mitigation project limits and Table 3 for summary of acreages.

11 ADJACENT LANDOWNERS

The property is owned by Miami-Dade County and managed by the EEL program as is the adjoining property to the west which consists of approximately 44 acres of wetland habitat. Adjacent properties to the north and south are privately owned. The EEL program has been acquiring lands in the South Dade wetlands in partnership with the South Florida Water Management District and other grant partners since 1994.

12 SOILS

A custom soil resource report was created for the project site (Exhibit 5) utilizing the United States Department of Agriculture Natural Resources Conservation Service (NRCS). Two (2) soil characterization describes the soil profile of the project site. The western portion of the site was historically composed of pennsuco marly silt loam, drained. This hydric soil consists of loamy and clayey soil on flats of hydric or mesic lowlands. The typical profile includes 0 to 44 inches of the marly silt loam followed by bedrock. The

western and southern portions of the site is a similar soil type but the pennsuco marly silt loam, frequently ponded. This soil profile is similar with marly silt loam followed but bedrock. Refer to Exhibit 5 for the portion of the Miami-Dade County soil survey map depicting the location of the property.

13 MITIGATION PROJECT

13.1 Goals

The overall goal of the Alligator Joes offsite mitigation project is to establish and enhance a large, unified mitigation area that is a functional and diverse wetland system of high quality that can be used by birds, fish, amphibians, reptiles, and mammals. To accomplish this goal, execution of management techniques will include removal of invasive exotic and nuisance vegetation, a planting plan with appropriately selected native vegetation that will thrive in the restored conditions, natural recruitment of desirable flora to provide valuable habitat, enhancing onsite hydrology (Exhibits 8 and 9) by grading to appropriate wetland elevations matching adjacent properties, and creating site protection with installed perimeter wildlife appropriate fencing. The proposed creation, restoration and enhancement of wetlands functional gain will offset the functional loss due to unavoidable wetland impacts at the Upland Park development. A summary of the proposed acreages of wetland creation, enhancement and restoration which will be protected under a conservation easement can be seen in Table 3.

Table 3. Summary of Alligator Joes Mitigation Design and Conservation Easement Acreages

		Acres
Miller Legg Boundary Survey conducted on May 26th, 2022*		**13.5**
Mitigation Design within Proposed Conservation Easement (CE)	Wetland Creation Area	3.18
	Wetland Enhancement Area	3.84
	Wetland Restoration Area	1.24
	Mixed Hardwood Enhancement Area	0.73
Total Acreage within the CE		**8.99**
Site Property outside Proposed Conservation Easement (CE)	Temporary Access Route	1.07
	Maintenance Access	0.07
	Borrow Pit with work buffer	2.93
	Apparent Western R/W	0.44
Total Acreage outside the CE		**4.51**
Alligator Joes Total Acreage		**13.5**

*Miller Legg boundary survey based off warranty deed legal description dated March 25th, 2014

13.2 Clearing and Herbicide Treatment

13.2.1 Wetland Creation

The wetland creation will include the clearing of 3.18 acres of invasive exotic dominated habitat. Vegetation biomass will be removed offsite and disposed of appropriately and legally. All cleared invasive exotic vegetation will be removed from the site so that no impacts to the existing wetland communities will occur. Prescribed burning of vegetation piles is not proposed due to proximity to the highly trafficked U.S. Highway 1.

13.2.2 Wetland Enhancement

The wetland enhancement includes 3.84 acres of herbaceous marsh habitat with sporadic growth of invasive exotic and nuisance vegetation. Clearing of vegetation is not proposed in this polygon and invasive exotic and nuisance vegetation in the herbaceous marsh will be treated with herbicide to promote die-off. To limit impacts to the surrounding marsh habitat and elevations the vegetation will be left in place. Standing dead trees will provide habitat for local wildlife utilization.

13.2.3 Wetland Restoration

The wetland restoration polygon includes 1.24 acres of invasive exotic vegetation dominated habitat due to inappropriate elevations. Vegetation biomass will be removed offsite and disposed of to allow for the grading to appropriate wetland elevations.

13.2.4 Mixed Hardwood Wetland Enhancement

The total acreage of the mixed hardwood enhancement is 0.73 acres. Maintenance techniques will include hand removal and herbicidal treatment in place. Invasive exotic vegetation, including Brazilian pepper, within the shrub stratum will be hand removed and disposed of offsite in appropriate and legal ways. Trees larger than 8" DBH will be girdled and treated with herbicide to promote die-off. To reduce impacts to the surrounding wetland habitat trees larger than 8" DBH will be left in place. Due to the proximity adjacent to the upland fill pile vegetation can be removed with minimal impacts to the surrounding wetland communities. Removal of invasive exotic and nuisance vegetation will allow more surface area for natural recruitment of the desirable vegetation observed in the area.

13.3 Grading

This section is only applicable to the wetland creation (3.18 acres) and wetland restoration (1.24acres) portions of the property. As shown on Exhibit 4 - Topographic map and Exhibit 7 - Proposed Conditions map, elevations restored back in 2013 (Sec. 6 Site History) show the existing elevation to be approximately 1.9' to 2.1' NGVD whereas the invasive exotic dominated upland habitats are at elevations generally ranging from 4.0' to 5.6' NGVD.

This western, restored habitat is a sawgrass / wet prairie dominated system and serves as the target community for the project.

The wetland creation and restoration areas will be graded to elevation 1.9' to 2.1' NGVD. As per Miami-Dade County exhibits, the nearby wells (G-3621, G3355, C111W16, C111W15, C111AK6 & G3620) indicate that the average wet season groundwater level is approximately 2.2' NGVD. Field inspections indicate that the wet season water table is approximately 6" to 8" above the ground. Lower elevations will provide a hydroperiod conducive to native herbaceous species regrowth.. This elevation will result in a longer hydroperiod than currently exists, thereby creating a hydroperiod unfavorable for the currently observed invasive exotic vegetation observed onsite.

13.4 As-built Survey and Agency Approval

The successful completion of the mitigation project is heavily dependent on proper site grading as described in Exhibit 10. Therefore, prior to demobilizing equipment from the site and prior to planting the created and enhanced wetland areas an as-built survey will be provided in accordance with the work schedule included and schedule an inspection with the permitting agencies.

13.5 Maintenance Plan

Maintenance shall be performed quarterly until the SFWMD and Miami-Dade County RER-DERM have determined the success criteria has been achieved and the mitigation project is in maintenance condition This will provide a guaranteed survival rate of 80% for the planted species in the creation and enhancement areas and 80% coverage of native obligate and facultative wetland species in the created and restored areas. Replanting will be performed if necessary to meet permit requirements.

Exotic and nuisance vegetation and debris will be removed from the mitigation area and temporary access route for the length of the monitoring period and in perpetuity. Invasive exotic vegetation shall include such species currently listed by the Florida Invasive Species Council (FISC), species in Chapter 24.49 of the code and those in the landscape manual (Chapter 18), as well as EDRR species and nuisance vegetation. Nuisance vegetation can include such species such as Carolina willow (*Salix caroliniana*), cattail (*Typha spp.*), saltbush (*Baccharis halimifolia*), and wax myrtle (*Myrica cerifera*). Installed equalizing culverts along the temporary access route will be maintained and kept free of vegetation and/or debris impeding the natural flow of water.

Maintenance activities can include appropriate methods of control which include but are not limited to cutting , herbicide application, hand removal or any combination thereof.

13.6 Wetland Creation Area Plan

The proposed 3.18-acres of wetland creation will involve removal of upland invasive exotic vegetation and excavating material to wetland appropriate elevations (1.9' to 2.1' NGVD). The clean material from the existing upland area will be backfilled into the borrow pit to raise the borrow pit elevation (See: 13.12.1 Borrow Pit Filling). The entire wetland creation area will be planted per the planting schedule (See: Section 13.9 Table 4).

13.7 Wetland Enhancement Area Plan

A total of 3.84-acres of the wetland enhancement is at appropriate elevations with coverage and variety of desirable wetland vegetation.. The management technique to be applied in this area to enhance the wetland community will include chemically treating nuisance and invasive exotic vegetation to promote natural recruitment of desirable wetland vegetation. Due to the quantity and quality of observed native vegetation natural recruitment is expected however if coverages by desirable vegetation are not obtained supplemental planting is proposed to achieve the permitted coverage.

13.8 Wetland Restoration Area Plan

An approximate 1.24-acres of wetland enhancement will include grading of existing elevations to meet the wetland appropriate elevations (1.9' to 2.1' NGVD). The proposed grading will impact the existing vegetation which will be supplementally planted with native wetland vegetation (Table 4).

13.9 Mixed Hardwood Wetland Enhancement Area Plan

A mixed hardwood wetland will be hand or mechanically removed of invasive and exotic vegetation growth including Brazilian pepper thickets and Australian pines. When the adjacent fill pile is removed, we anticipate an increase in hydrology which will promote natural recruitment. Due to the quantity and quality of observed native vegetation, natural recruitment is expected; however, if 80% coverage by desirable vegetation is not obtained supplemental planting is proposed to achieve the permitted coverage.

13.10 Planting Schedule

Planting will be completed in the creation area (3.18-acres) and restoration area to be re-graded to appropriate wetland elevations (1.24-acres). Obligate (obl) and facultative wet (facw) species were chosen to match existing habitat as observed onsite and in the adjacent Miami-Dade County DERM EEL property and are appropriate native Florida herbaceous marsh species. In addition, as the target community replicates that of a sawgrass marsh in terms of soils, vegetational makeup and hydrology, no more than 15% woody species shall be present within the restored areas, as these species indicate inappropriate hydrology. Supplemental planting within the wetland enhancement area (3.84-acres) and mixed hardwood wetland enhancement area (0.73-acres) will be conducted if natural recruitment is not occurring.

Table 4. Creation Area – 3.18 acres (138,521 sq ft.)

Quantity	Scientific Name	Common Name	Spacing	Size
6,358 ±5%	*Cladium jamaicense*	sawgrass	3' oc	1G / 6"
2,826 ±5%	*Sagittaria latifolia*	duck potato	3' oc	Bare Root
2,826 ±5%	*Sagittaria lancifolia*	arrowhead	3' oc	Bare Root
2,826 ±5%	*Pontederia cordata*	pickerelweed	3' oc	Bare Root
2,825 ±5%	*Eleocharis cellulosa*	Gulf Coast spikerush	3' oc	Bare Root
17,661 ±5%	**Total**			

Table 5. Enhancement Area (re-grading to appropriate wetland elevations) – 1.24 acres (54,014 sq ft.)

Quantity	Scientific Name	Common Name	Spacing	Size
2,452 ±5%	*Cladium jamaicense*	sawgrass	3' oc	1G / 6"
1,090 ±5%	*Sagittaria latifolia*	duck potato	3' oc	Bare Root
1,089 ±5%	*Sagittaria lancifolia*	arrowhead	3' oc	Bare Root
1,089 ±5%	*Pontederia cordata*	pickerelweed	3' oc	Bare Root
1,089 ±5%	*Eleocharis cellulosa*	Gulf Coast spikerush	3' oc	Bare Root
6,809 ±5%	**Total**			

Notes:

a. The above planting quantities is not comprehensive of the species that are acceptable to the agencies and that may dominate the proposed wetland communities over time because this is a dynamic system that is constantly changing, it is acknowledged that other desirable obligate and facultative wetland species may be present and/or substitutes with prior written notification
b. All plant material shall be installed on-site in accordance with sound horticultural procedures
c. Planting density may decrease if natural recruitment of acceptable native vegetation is successful
d. All plant material will be Florida No.1 or better
e. Installation per the planting schedule is anticipated to be in groupings or clusters within the mitigation area. Field location of the appropriate numbers and species of plants will be necessary in order to maximize the aesthetic views and habitat diversity with the mitigation area. The planting schedule may vary up to 5% per species as necessary to account for market availability, field conditions and other factors.

13.11 Herbaceous Vegetation Regrowth

A planting plan was developed to enhance the mitigation area with native desirable wetland vegetation however natural recruitment is anticipated. The planting plan mainly focuses on coverage in the wetland creation (3.18-acres) and wetland restoration (1.24acres) areas.. Planting is not proposed in the enhancement portions of the property as natural recruitment has shown to be an effective method at nearby restoration sites.. Targeted herbicidal treatment of invasive exotic and nuisance vegetation will avoid native vegetation and allow these species to seed. However, if desirable vegetation coverages are not obtained supplemental planting in the enhancement polygons is proposed to achieve 80% coverage as required by the Agencies' permits.

13.12 Adaptive Management

During maintenance or monitoring events, unexpected circumstances that may arise and negatively affect the goals of the mitigation plan will require the evaluation and application of measures to adjust the program to gain success. Following implementation of the mitigation program annual monitoring reports will be generated. These annual reports will be reviewed with special attention to changes in anticipated circumstances and progression to full success of the mitigation measures. The anticipated submittal of annual reports can be reviewed in Section 14.1.

These annual monitoring reports, evaluated against expected communities, conditions, and given success criteria, will form the basis for decisions regarding the need for planning/implementation of adaptive management activities. Should a need for implementation of adaptive management techniques be required due to a lack of success, permitting agencies will be notified in advance. Such notification will include proposed adaptive management recommendations to be reviewed and approved. Adaptive management measures will be implemented as necessary to correct for negative trends prior to the perpetual maintenance phase.

13.13 Site Property Outside CE Limits

A conservation easement will provide a protection mechanism for the wetland creation, enhancement, and restoration portions of Alligator Joes. Site property that will be excluded from the conservation easement limits includes a temporary access route, a maintenance access pad, the borrow pit with a work buffer and an apparent western R/W. Acreages which can be seen in Table 3 and Exhibit 7.

13.13.1 Borrow Pit and Work Buffer

The borrow pit filling polygon is proposed to be backfilled with clean material to ultimately restore to a marsh habitat that will be utilized by increased wildlife species such as wading birds. however, DERM EEL may continue to fill this borrow pit in the future as part of restoration of the site. Due to the variability of elevations adjacent to the borrow pit and safety concerns during the grading process an approximate 25’ work buffer was placed around the borrow pit. This acreage along with the borrow pit was excluded from the UMAM functional gain and conservation easement. A temporary access route will be created to allow access for the future filling of the borrow pit (Section 13.12.2).

13.13.2 Temporary Access Route and Maintenance Access

A temporary access route will remain from a portion of the existing upland area to allow for ongoing/future filling of the borrow pit with goals of restoring the borrow pit to wetland appropriate elevations. The limits of the temporary access route and slopes are not included within the conservation easement. Ultimately this access route will be removed and graded to wetland elevations (1.9’ to 2.1’ NGVD). Two (2) temporary equalizing culverts will be installed to allow water flows and maintain hydrology south of the road.

14 MONITORING PROGRAM

Mitigation success will be assessed through monitoring reports. Monitoring reports will be submitted to SFWMD ERP and DERM Class IV. An initial baseline report will be completed prior to any construction activity to document the existing site conditions. A time-zero report will be conducted after completion of the mitigation planting with consecutive monitoring reports following on a regular basis. The time-zero monitoring report for Alligator Joes shall be conducted in accordance with Exhibit No. 10 for all created, restored, and enhanced wetlands. The plan shall include a survey of the areal extent, acreage and cross-sectional elevations of the created, restored, and enhanced wetlands areas, and panoramic photographs for each habitat type. The report shall also include a description of planted species, sizes, total number, and densities of each plant species within each habitat type.

Each report will include the following:

1. A summary of visual field observations, which includes the number and/or percent cover of plant species.
2. Comments and/or recommendations for permit compliance
3. A photographic record taken at designated photo stations showing site progression.
4. A hydrograph based on a surveyed piezometer, which will record water levels every morning.
5. Observations of wildlife utilization
6. Evaluation of the success of the mitigation/maintenance effort.

To provide the accurate documentation of mitigation success the monitoring plan includes five (5) vegetation transacts with five (5) one (1) meter quadrats per transect (Exhibit 10). Transects have been purposefully positioned to cover the creation, restoration, and enhancement areas. Transect 1 will be positioned in the middle of the creation area, north to south, to document survivorship of installed vegetation and natural recruitment. Transect 2 will be positioned in the mixed hardwood enhancement area, transect 3 in the wetland enhancement area to be treated of invasive exotics and nuisance vegetation, transect 4 in both the wetland enhancement and restoration areas, and transect 5 along the western boundary within the restored wetland.

Five (5) stationary photo station locations will be maintained to provide panoramic photo documentation of the mitigation area. The purpose of the photo stations is to observe vegetation regrowth and type over time while the quadrats will identify species diversity and specifically, what those species indicate about site hydrology/ elevations. Qualitative monitoring of wetland vegetation growth at the photo stations and within quadrats will include both photographic documentation and overall estimates of percent cover of both appropriate and invasive exotic species as well as any other relevant observations. Exotic vegetation (as currently defined by the Florida Invasive Species Council (FISC)) will comprise no more than 5% of the vegetative coverage between maintenance events and in perpetuity. All maintenance with respect to the invasive or nuisance vegetation will be done by hand or with an approved herbicide by a licensed herbicide applicator. A

piezometer will be installed to record hydrologic conditions for the duration of the monitoring period (Sec. 14.2).

14.1 Monitoring Schedule

Monitoring, starting with the time-zero monitoring report, will be semi-annual for the first 2 years in an effort to provide absolute clarity and documentation of species survivability and recruitment within the restored areas. Then the monitoring will be annual for years 3 through 5 as described in Table 6. Monitoring events may be modified should adaptive management measures be implemented.

Table 6. Mitigation Monitoring Schedule

Description	Due Date
Construction Commencement Notice	Prior to Construction
Submit Certification	30 Days After Construction Completion
Submit Operation Transfer Request	Within 30 Days of Certification
Pre-Construction Meeting	Prior to Construction
Submit Recorded Conservation Easement	Prior to Construction and Within 30 Days of Permit Issuance
Submit As-Built Survey of Mitigation Area and Culverts	Within 30 Days After Mitigation Construction Completion
Submit Baseline Monitoring Report	Prior to Construction and Within 30 Days of Permit Issuance
Submit Time Zero Report	Within 60 Days of Mitigation Construction Complete Date
Submit Semi-Annual Mitigation Monitoring Report 1	Within 6 Months of Time Zero Report and Semi-Annually for 2 Years
Submit Semi-Annual Mitigation Monitoring Report 2	6 Months After Previous Submission
Submit Semi-Annual Mitigation Monitoring Report 3	6 Months After Previous Submission
Submit Semi-Annual Mitigation Monitoring Report 4	6 Months After Previous Submission
Submit Annual Mitigation Monitoring Report 1	Within 1 Year After Last Semi-Annual Report Then Annually for 3 Years
Submit Annual Mitigation Monitoring Report 2	1 Year After Previous Submission
Submit Annual Mitigation Monitoring Report 3	1 Year After Previous Submission

14.2 Piezometer

To document that the hydrologic conditions remain in general conformity to those specified in the permit a continuous water level recorder will be installed. The continuous water level recorder will be installed within the limits of the mitigation area, approximate location of which can be seen in Exhibit 10, and to collect data on water elevation and temperature for the duration of the 5-year monitoring period. The piezometer will be programmed to record water elevation every day at a specified time. The recorded data is internally stored and downloaded every monitoring event and a hydrograph along with the raw collected data will be provided in every report. Location of the meter will be installed in the optimal location to record accurate water levels related to the wetland habitat and be accessible during the monitoring events.

14.3 Success Criteria

Mitigation success criteria will be based upon the trending towards and establishment of the creation and enhancement areas.

1. A minimum of 80% coverage by desirable wetland species within two (2) years and a demonstration of persistence for three (3) additional years.

2. Less than 5% coverage by invasive exotic and undesirable species is allowable if plants are dispersed and not concentrated in any particular area. Exotic and undesirable species include but are not limited to melaleuca (*Melaleuca quinquenervia*), Australian pine (*Casuarina equisetifolia*), Brazilian pepper (*Schinus terebinthifolius*), bischoffia (*Bischoffia javanica), torpedo* grass (*Panicum repens),* primrose willow *(Ludwigia peruviana*), and cattail (*Typha* sp.). As well as species currently listed by the Florida Invasive Species Council (FISC), species in Chapter 24.49 of the code and those in the landscape manual (Chapter 18), as well as EDRR species and nuisance vegetation. Treatment efforts must be tailored to prevent these species from becoming reproductively mature.

3. A minimum of 80% survival of each planted species. This rate shall be maintained each year except where species composition, density of planted and recruited species and overall wetland condition, growth rates and viability of the areas, are of higher quality, as determined by the regulatory agencies.

15 SITE PROTECTION

15.1 Conservation Easement

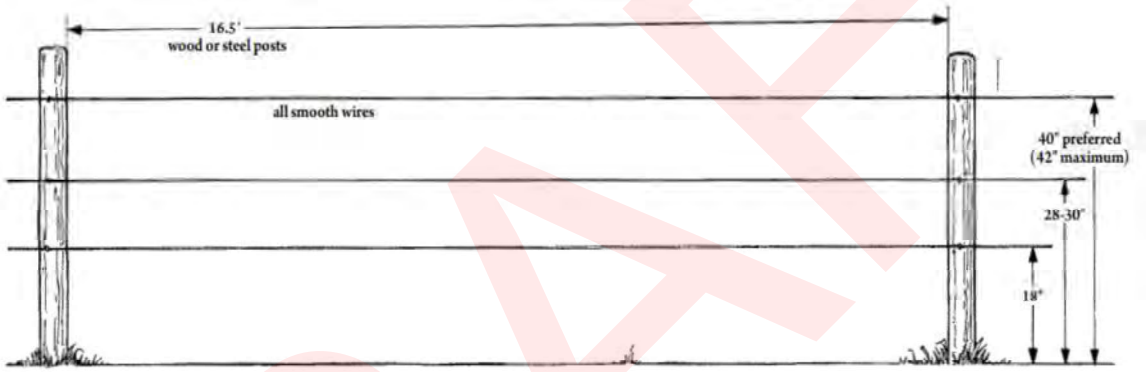
In accordance with permit conditions, the site will be placed under a conservation easement. The proposed wetland creation (3.18-acres), wetland enhancement (3.84-acres), wetland restoration (1.24-acres) and mixed hardwood enhancement (0.73-acres) will be placed under the easement. Excluded from the easement will be the temporary access route

(1.07-acres), maintenance access (0.07-acres), borrow pit with work buffer (2.93-acres) and the apparent west boundary R/W (0.44-acres).

15.2 Perimeter Fencing

To prevent recreational vehicles and human disturbances a wildlife-friendly fence (see image below) will be installed around the perimeter of the site – See Exhibit 10 Exhibit 1.6 for details. The installed fence will follow the Natural Resources Conservation Service (NRCS) Construction Specifications for high tensile smooth wire code 382. The installed fence will allow animals to jump over or crawl under easily without injury and be highly visible. The wires will consist of high tensile smooth wire whereas the top wire be 40-42" high and bottom wire at least 18" above ground level. Steel posts, new T or U posts, will be positioned 16.5' without the use of stays.

Figure 1 NRCS Wildlife Approved Perimeter Fence



15.3 Signage

Wetland mitigation signs (see image below) will be installed around the perimeter of the site in highly visible areas. The signs will remain free of vegetation and positioned firmly in the ground so as to stay upright.

Figure 2. Preserve Boundary Signage

Exhibit 1

Location Map

Project Location Map
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA
V:\Projects\2021\21-00096 - upland park\GIS
MILLER LEGG
PROVING COMMUNITIES. CREATING ENVIRONMENTS.
Project / File No.
21-00096
Section-Township-Range
36-53S-39E
Date Drawn
10-14-2022
Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet
DRAWN BY:
WRM
NORTH
Legend
Project Boundary
Streets
Data Sources:
ESRI Basemap
Miles
0 5 10 20 30 40
BROWARD
MIAMI-DADE
MONROE
COLLIER
SR A1A
SR 5
SR 997
SR 994
SR 973
SR 959
SR 826
SR 823
SR 821
SR 860
SR 90
SR 9336
Source: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
DRAFT

Exhibit 2

Current Aerial

Current Aerial Map
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA
V:\Projects\2021\21-00096 - upland park\GIS
MILLER LEGG
ADVOCATES. COMMUNITIES. CREATING ENVIRONMENTS.
Project / File No.
21-00096
Section-Township-Range
36-53S-39E
Date Drawn
10-14-2022
MAP DISCLAIMER: The information contained in this map is comprised of Geographic information data obtained from the Public Records and/or historical information of record that is accessible to the general public through multiple government agencies and departments. The information is provided "AS IS" and for information purposes only, and the authors of this map provide no warranty, either expressed or implied regarding the accuracy of such features.
Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet
DRAWN BY:
WRM
NORTH
SR 5
Data Sources:
ESRI Basemap
0
205
410
820
Feet
Legend
Project Boundary
Streets

Exhibit 3

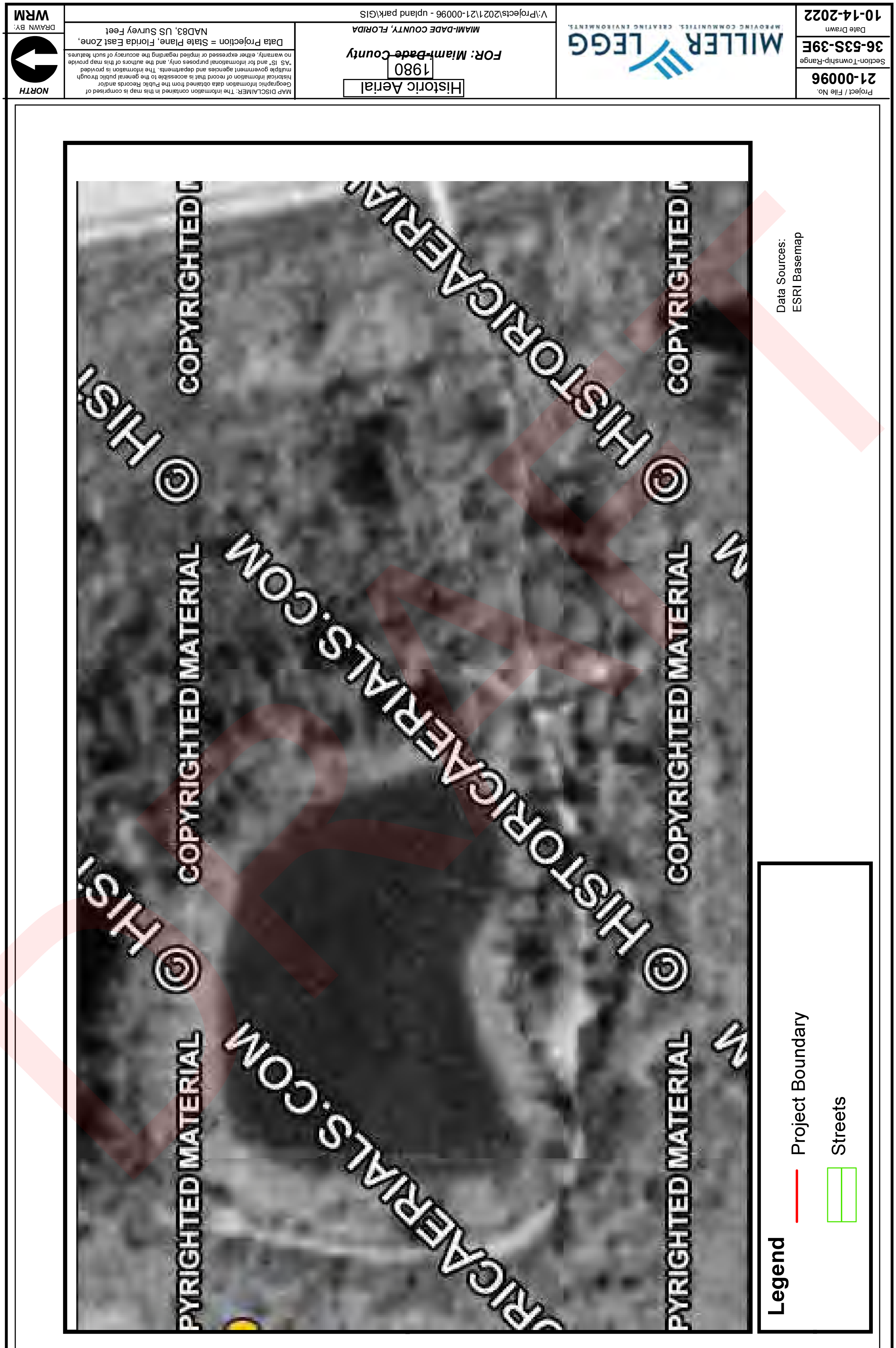
Historic Aerials

1940, 1983, 2000, 2004, 2012, 2019

Project / File No.
21-00096
Section-Township-Range
36-53S-39E
Date Drawn
10-14-2022
MILLER LEGG
APPROVING COMMUNITIES. CREATING ENVIRONMENTS.
Historic Aerial
January 1st 1940
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA
V:\Projects\2021\21-00096 - upland park\GIS
MAP DISCLAIMER: The information contained in this map is comprised of Geographic information data obtained from the Public Records and/or historical information of record that is accessible to the general public through multiple government agencies and departments. The information is provided "AS IS" and for information purposes only, and the authors of this map provide no warranty, either expressed or implied regarding the accuracy of such features.
Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet
DRAWN BY:
WRM
NORTH
Data Sources:
ESRI Basemap
US-1 N
S Dixie Hwy US-1 S
N
S
Legend
Project Boundary
Parcel

MDC079

Project / File No. 21-00096	MILLER LEGG	Historic Aerial 1952	MAP DISCLAIMER: The information contained in this map is comprised of Geographic information data obtained from the Public Records and/or historical information of record that is accessible to the general public through multiple government agencies and departments. The information is provided "AS IS" and for information purposes only, and the authors of this map provide no warranty, either expressed or implied regarding the accuracy of such features.
Section-Township-Range 36-53S-39E		*FOR: Miami-Dade County*	Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet
Date Drawn 10-14-2022		*MIAMI-DADE COUNTY, FLORIDA*	DRAWN BY: WRM
		V:\Projects\2021\21-00096 - upland park\GIS	NORTH


Project / File No.
21-00096
Section-Township-Range
36-53S-39E
Date Drawn
10-14-2022
MILLER LEGG
IMPROVING COMMUNITIES. CREATING ENVIRONMENTS.
Historic Aerial
1980
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA
V:\Projects\2021\21-00096 - upland park\GIS
Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet
MAP DISCLAIMER: The information contained in this map is comprised of Geographic Information data obtained from the Public Records and/or historical information of record that is accessible to the general public through multiple government agencies and departments. The information is provided "AS IS" and for informational purposes only, and the authors of this map provide no warranty, either expressed or implied regarding the accuracy of such features.
DRAWN BY:
WRM
NORTH
Data Sources:
ESRI Basemap
Legend
Project Boundary
Streets
DRAFT

MDC080

Historic Aerial
September 30th 1983
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA

MILLER LEGG
APPROVING COMMUNITIES. CREATING ENVIRONMENTS.

V:\Projects\2021\21-00096 - upland park\GIS

Project / File No.: 21-00096
Section-Township-Range: 36-53S-39E
Date Drawn: 10-14-2022

DRAWN BY: WRM

NORTH

Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet

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MDC081

Project / File No.
21-00096
Section-Township-Range
36-53S-39E
Date Drawn
10-14-2022
MILLER LEGG
PROVING COMMUNITIES. CREATING ENVIRONMENTS.
Historic Aerial
June 1st 2000
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA
V:\Projects\2021\21-00096 - upland park\GIS
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Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet
NORTH
DRAWN BY:
WRM
Data Sources:
ESRI Basemap
US-1 N
S Dixie Hwy US-1 S
N
S
Legend
Project Boundary
Parcel

Project / File No.	Section-Township-Range	Date Drawn
21-00096	36-53S-39E	10-14-2022

MILLER LEGG
MPROVING COMMUNITIES. CREATING ENVIRONMENTS.

Historic Aerial
January 1st 2004
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA

V:\Projects\2021\21-00096 - upland park\GIS

DRAWN BY: **WRM**

NORTH

Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet

MAP DISCLAIMER: The information contained in this map is comprised of Geographic information data obtained from the Public Records and/or historical information of record that is accessible to the general public through multiple government agencies and departments. The information is provided "AS IS" and for information purposes only, and the authors of this map provide no warranty, either expressed or implied regarding the accuracy of such features.

Project / File No.
21-00096
Section-Township-Range
36-53S-39E
Date Drawn
10-14-2022
MILLER LEGG
PROVING COMMUNITIES. CREATING ENVIRONMENTS.
Historic Aerial
January 5th 2012
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA
V:\Projects\2021\21-00096 - upland park\GIS
MAP DISCLAIMER: The information contained in this map is comprised of Geographic information data obtained from the Public Records and/or historical information of record that is accessible to the general public through multiple government agencies and departments. The information is provided "AS IS" and for information purposes only, and the authors of this map provide no warranty, either expressed or implied regarding the accuracy of such features.
Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet
NORTH
DRAWN BY:
WRM
Data Sources:
ESRI Basemap
US-1 N
S Dixie Hwy US-1 S
N
S
Legend
Project Boundary
Parcel

MDC084

Project / File No.
21-00096
Section-Township-Range
36-53S-39E
Date Drawn
10-14-2022
MILLER LEGG
ADVOCATING COMMUNITIES. CREATING ENVIRONMENTS.
Historic Aerial
December 14th 2019
FOR: Miami-Dade County
MIAMI-DADE COUNTY, FLORIDA
V:\Projects\2021\21-00096 - upland park\GIS
Data Projection = State Plane, Florida East Zone,
NAD83, US Survey Feet
MAP DISCLAIMER: The information contained in this map is comprised of
Geographic information data obtained from the Public Records and/or
historical information of record that is accessible to the general public through
multiple government agencies and departments. The information is provided
"AS IS" and for information purposes only, and the authors of this map provide
no warranty, either expressed or implied regarding the accuracy of such features.
NORTH
DRAWN BY:
WRM
Data Sources:
ESRI Basemap
S Dixie Hwy US-1 S
US-1 N
N
S
Legend
Project Boundary
Parcel

Exhibit 4

Boundary and Topographic Map (Current)

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

ALLIGATOR JOE

SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida 33309-2364
954-536-7000
www.millerlegg.com

EB7318 LB6680 LC0337

DES.	DRAWN	CHK.
	LP	MR

PROJECT NO. 21-00096
DRAWING NO. V-01
DATE 4/19/22

REVISIONS

NO.	DESCRIPTION	DATE

SURVEY NOTES:
1. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHT-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD, AND OWNERSHIP WAS NOT DETERMINED.
2. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
3. SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
4. ELEVATION NOTE:
ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). ARE SHOWN THUS: (##.##) AND ARE BASED ON MIAMI-DADE COUNTY BENCHMARK (X-317) DESCRIBED AS FOLLOWS:
SET CROSS CUT ON CONCRETE, 2' SE OF WITNESS POST, 7.5' NW OF POWER POLE #15, 19.5' N OF A POWER LINE GUY POLE, LOCATED 0.79 MILE SE OF US HWY #1, 41 FEET NE OF CENTERLINE OF CARD SOUND ROAD.
ELEVATION = 3.19' (NGVD29)

FLOOD ZONE INSURANCE NOTES:
ZONE: A
BASE FLOOD ELEVATION: N/A (NOT DETERMINED)
COMMUNITY PANEL NO. 120635 0740 L
PER FIRM DATED SEPTEMBER 11, 2009
MAP NUMBER: 12086C0740L

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, DATED THIS 26th DAY OF MAY, 2022 A.D.

Martin P. Rue

MARTIN P. RUE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGAL DESCRIPTION: (PER WARRANTY DEED, O.R.B. 20041, PG. 1091, D.C.R.)
THE NORTH 300 FEET OF THE SOUTH 1272.87 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST LYING WESTERLY OF FLORIDA STATE ROAD 5, AND
THE SOUTH 272.87 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING WESTERLY OF FLORIDA STATE ROAD 5, ALL WITHIN MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 13.5 ACRES ±
FOLIOS: 30-7931-001013 AND 30-7931-001-2020

SYMBOL LEGEND:
WOOD POWER POLE
STREET SIGN
VALVE

ABBREVIATIONS:
R/W - RIGHT OF WAY
O.R.B. - OFFICIAL RECORDS BOOK
P.O.B. - POINT OF BEGINNING
D.C.R. - MIAMI-DADE COUNTY

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FEET

LOCATION MAP
SCALE: 1" = 1000'

SITE LOCATION
OLD CARD SOUND RD
S DIXIE HY
SW 304TH ST
SW 312TH ST
SW 328TH ST
SW 336TH AV
SW 344TH AV

V:\PROJECTS\2021\21-00096 - UPLAND PARK\DWGS\21-00096_BTS.DWG by LPOOLICK 6/22/2022 5:06:27 PM

Exhibit 5

NRCS Soil Resource Report

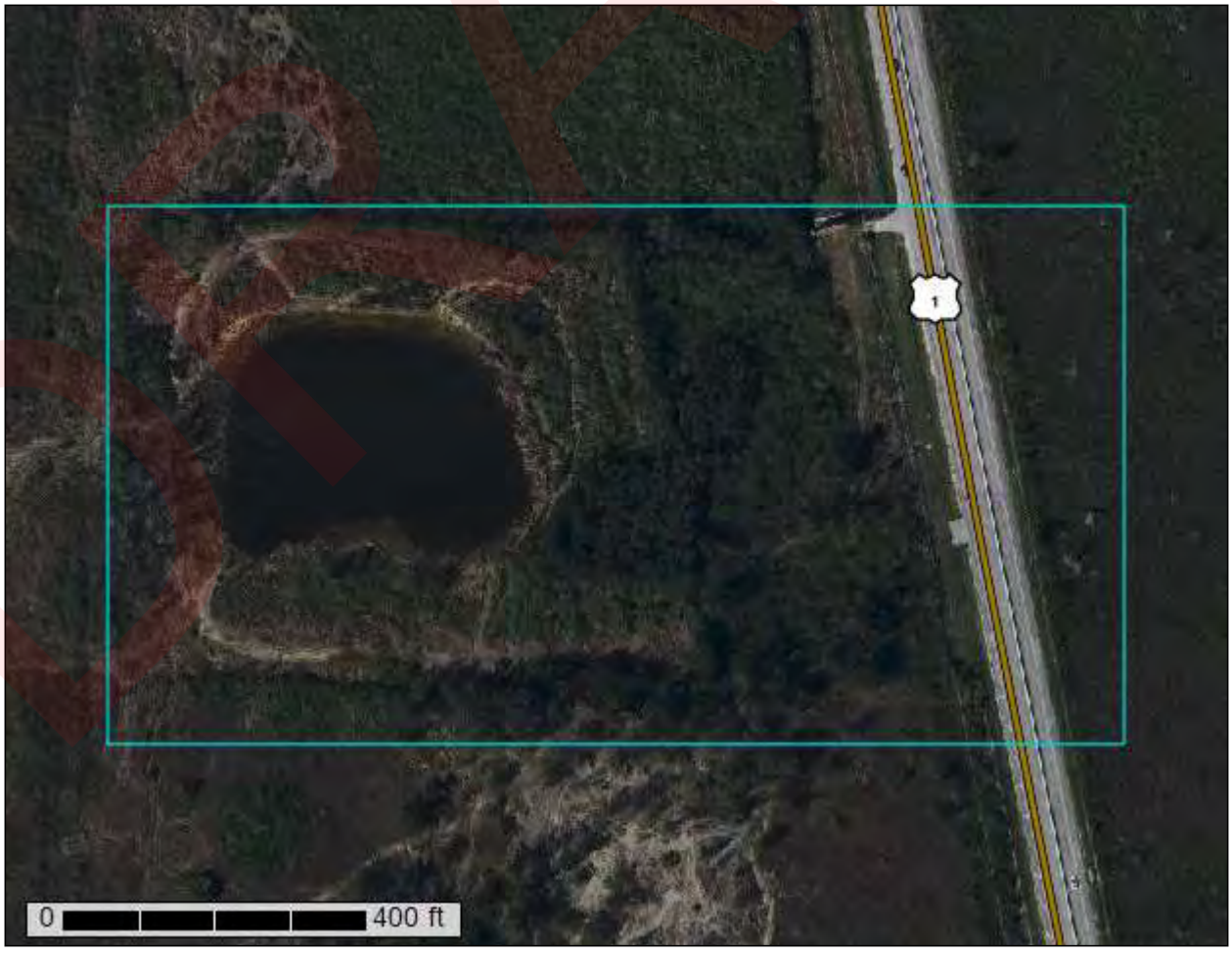
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Miami-Dade County Area, Florida



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,240 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Miami-Dade County Area, Florida
Survey Area Data: Version 13, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 21, 2021—Apr 2, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Pennsuco marly silt loam, drained, 0 to 1 percent slopes	17.0	78.4%
5	Pennsuco marly silt loam, frequently ponded, 0 to 1 percent slopes	4.7	21.6%
Totals for Area of Interest		**21.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas.* Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Miami-Dade County Area, Florida

4—Pennsuco marly silt loam, drained, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2z9ss
Elevation: 0 to 10 feet
Mean annual precipitation: 55 to 70 inches
Mean annual air temperature: 77 to 81 degrees F
Frost-free period: 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Pennsuco, drained, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pennsuco, Drained

Setting

Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Silty marl over oolitic limestone

Typical profile

Lma1 - 0 to 8 inches: marly silt loam
Lma2 - 8 to 44 inches: marly silt loam
2R - 44 to 54 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 95 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156AC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156AC341FL)
Hydric soil rating: Yes

Minor Components

Pennsuco, ponded

Percent of map unit: 4 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156AC341FL)
Hydric soil rating: Yes

Biscayne, drained

Percent of map unit: 4 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Udorthents, marl substratum

Percent of map unit: 3 percent
Landform: Marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: No

Shark valley

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, convex
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Biscayne, ponded

Percent of map unit: 2 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

5—Pennsuco marly silt loam, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2z9sr
Elevation: 0 to 10 feet
Mean annual precipitation: 55 to 70 inches
Mean annual air temperature: 77 to 81 degrees F
Frost-free period: 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Pennsuco, ponded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pennsuco, Ponded

Setting

Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Silty marl over oolitic limestone

Typical profile

Lma1 - 0 to 8 inches: marly silt loam
Lma2 - 8 to 44 inches: marly silt loam
2R - 44 to 54 inches: bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 95 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: B/D
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156AC341FL)

Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156AC341FL)
Hydric soil rating: Yes

Minor Components

Perrine, drained
Percent of map unit: 5 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Biscayne, ponded
Percent of map unit: 3 percent
Landform: Marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Trout cove, tidal
Percent of map unit: 3 percent
Landform: Mangrove swamps on marine terraces, marshes on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

Macks camp
Percent of map unit: 2 percent
Landform: — error in exists on —
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, rise, dip
Down-slope shape: Convex, concave
Across-slope shape: Convex, concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL)
Hydric soil rating: Yes

Krome
Percent of map unit: 2 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Shallow or moderately deep, sandy or loamy soils on rises and ridges of mesic uplands (G156AC521FL)
Hydric soil rating: No

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Exhibit 6

Habitat Map

ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

FOR: TERRA

MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida, 33309-2364
954-436-7000 - Fax: 954-436-8664
www.millerlegg.com

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PROJECT / FILE NO.: 21-00096

DRAWING NO.: EXH6.0

DATE DRAWN: 2/24/23

SHEET 1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION	BY

HABITAT MAP

GRAPHIC SCALE

0 60 120 240

(IN FEET)

1 INCH = 120 FEET

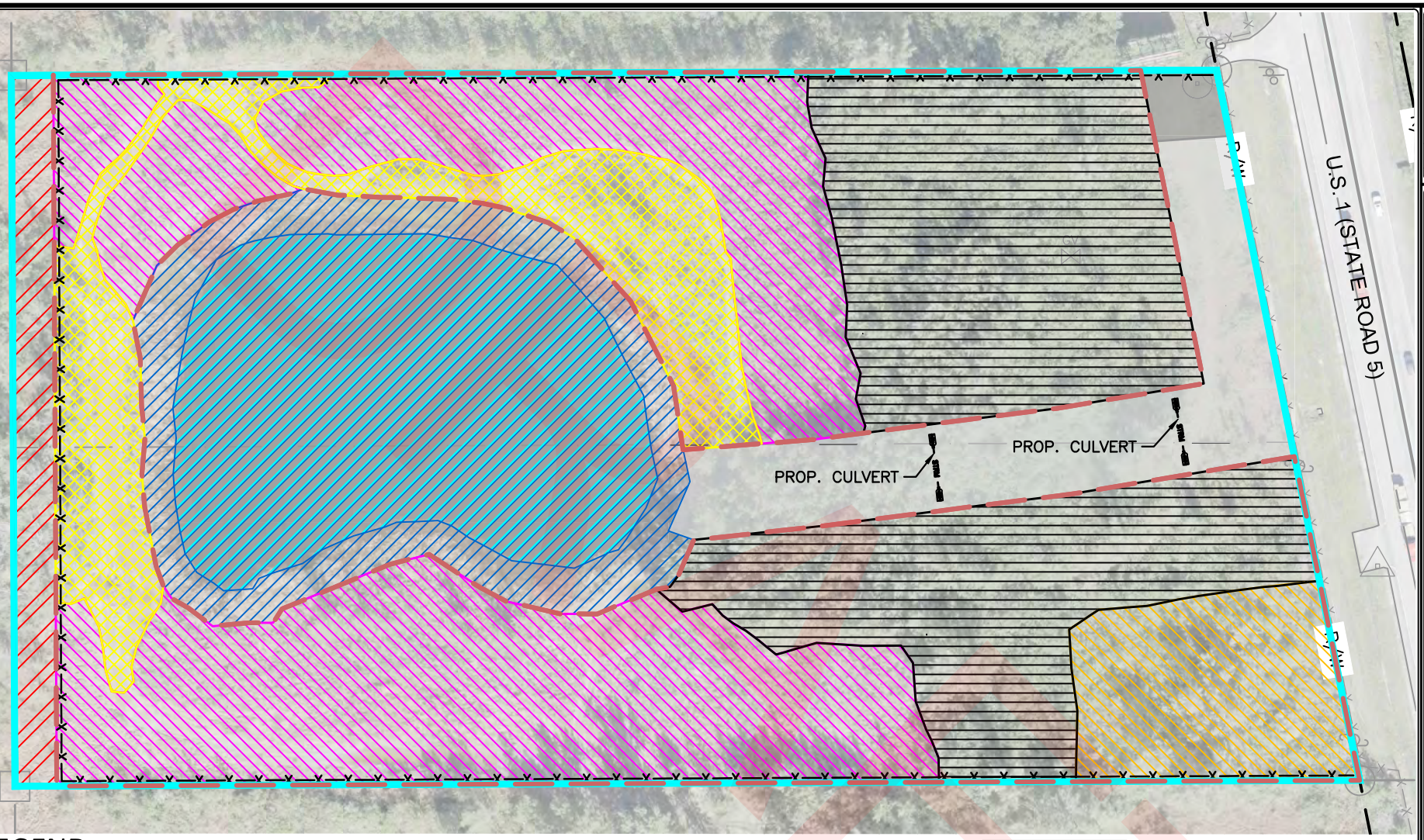
LEGEND:

- PROPERTY BOUNDARY = 13.50 AC.
- HERBACEOUS WETLAND = 6.41 AC.
- UPLAND = 4.32 AC.
- MIXED HARDWOOD WETLAND = 0.73 AC.
- BORROW PIT = 2.04 AC.

V:\PROJECTS\2021\21-00096 - UPLAND PARK\DRAWINGS\ENVIRONMENTAL\EXHIBITS & CONCEPTS\ENVIRONMENTAL EXHIBITS\21-00096_HAB MAP.DWG 2/24/23 by MDUNSHEE

Exhibit 7

Proposed Conditions Map



LEGEND:

- PROPERTY BOUNDARY = 13.50 AC.
- CONSERVATION EASEMENT = 8.99 AC.
- CREATION AREA – (1.9' – 2.1') NGVD 29' = 3.18 AC.
- WETLAND ENHANCEMENT AREA = 3.84 AC.
- WETLAND RESTORATION AREA – (1.9' – 2.1') NGVD 29' = 1.24 AC.
- MIXED HARDWOOD ENHANCEMENT AREA = 0.73 AC.
- TEMPORARY ACCESS ROUTE WITH SLOPES (±4.5') NGVD 29' = 1.07 AC.
- MAINTENANCE ACCESS = 0.07 AC.
- BORROW PIT & 25' MIN. SURFACE WATER/WORK BUFFER – (–10' – 2.1') NGVD 29' = 2.93 AC.
- APPARENT RIGHT OF WAY = 0.44 AC.
- —X—X— 3 STRAND WILDLIFE FRIENDLY FENCE

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GRAPHIC SCALE

0 60 120 240

(IN FEET)
1 INCH = 120 FEET

PROPOSED CONDITIONS MAP

ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

FOR: TERRA

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DRAWING NO. EXH7.0

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Page 60 of 69

Exhibit 8

Existing Hydrology Map

ALLIGATOR JOES PRE-
HYDROLOGY MAP
FOR: TERRA
MIAMI-DADE COUNTY, FLORIDA
MILLER LEGG
21-00096
10-18-2022
NORTH
WRM
Data Sources:
Miami-Dade 2021 Aerial
DRAFT
0
30
60
120
180
240
Feet
Legend
Project Boundary
Hydrology

Exhibit 9

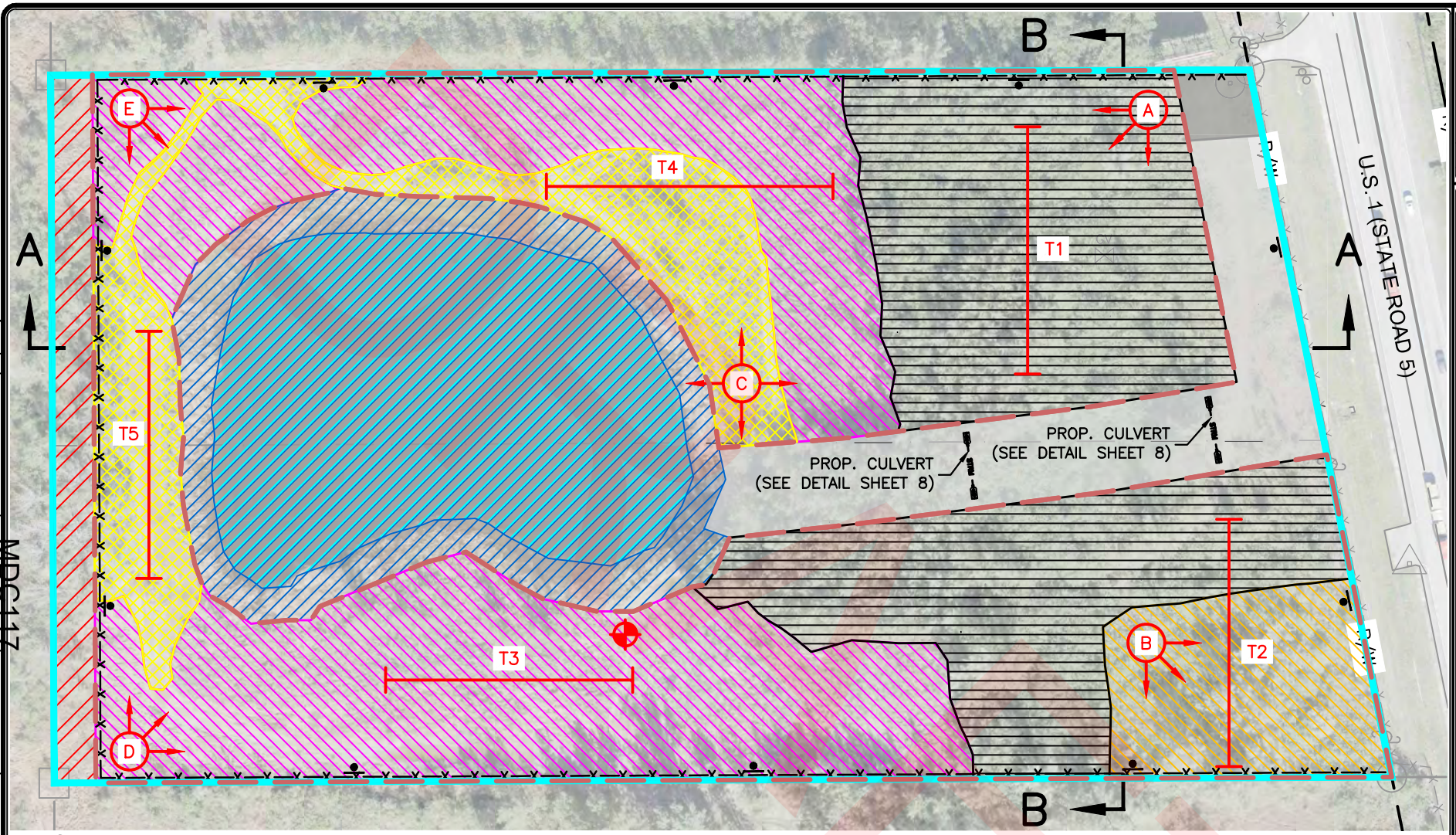
Proposed Hydrology Map

ALLIGATOR JOES POST-
HYDROLOGY MAP
FOR: TERRA
MIAMI-DADE COUNTY, FLORIDA
MILLER LEGG
10-18-2022
21-00096
Data Sources:
Miami-Dade 2021 Aerial
0 30 60 120 180 240
Feet
Legend
Project Boundary
Hydrology
NORTH
WRM

Exhibit 10

Monitoring Plan

Exhibit 3.1
Permit No. 13-107384-P
Page 66 of 96



ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

FOR: TERRA

REVISIONS

LEGEND:

- PROPERTY BOUNDARY = 13.50 AC.
- CONSERVATION EASEMENT = 8.99 AC.
- CREATION AREA – (1.9' – 2.1') NGVD 29' = 3.18 AC.
- WETLAND ENHANCEMENT AREA = 3.84 AC.
- WETLAND RESTORATION AREA – (1.9' – 2.1') NGVD 29' = 1.24 AC.
- MIXED HARDWOOD ENHANCEMENT AREA = 0.73 AC.
- T3 — TRANSECT
- PIEZOMETER LOCATION
- B — PHOTO STATION
- TEMPORARY ACCESS ROUTE WITH SLOPES (±4.5') NGVD 29' = 1.07 AC.
- MAINTENANCE ACCESS = 0.07 AC.
- BORROW PIT & 25' MIN. SURFACE WATER/WORK BUFFER – (–10' – 2.1') NGVD 29' = 2.93 AC.
- APPARENT RIGHT OF WAY = 0.44 AC.
- —X—X— 3 STRAND WILDLIFE FRIENDLY FENCE
- PRESERVE SIGNAGE

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GRAPHIC SCALE

0 60 120 240

(IN FEET)
1 INCH = 120 FEET

MITIGATION MONITORING PLAN

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DATE DRAWN: 2/24/23
SHT. 1 OF 8

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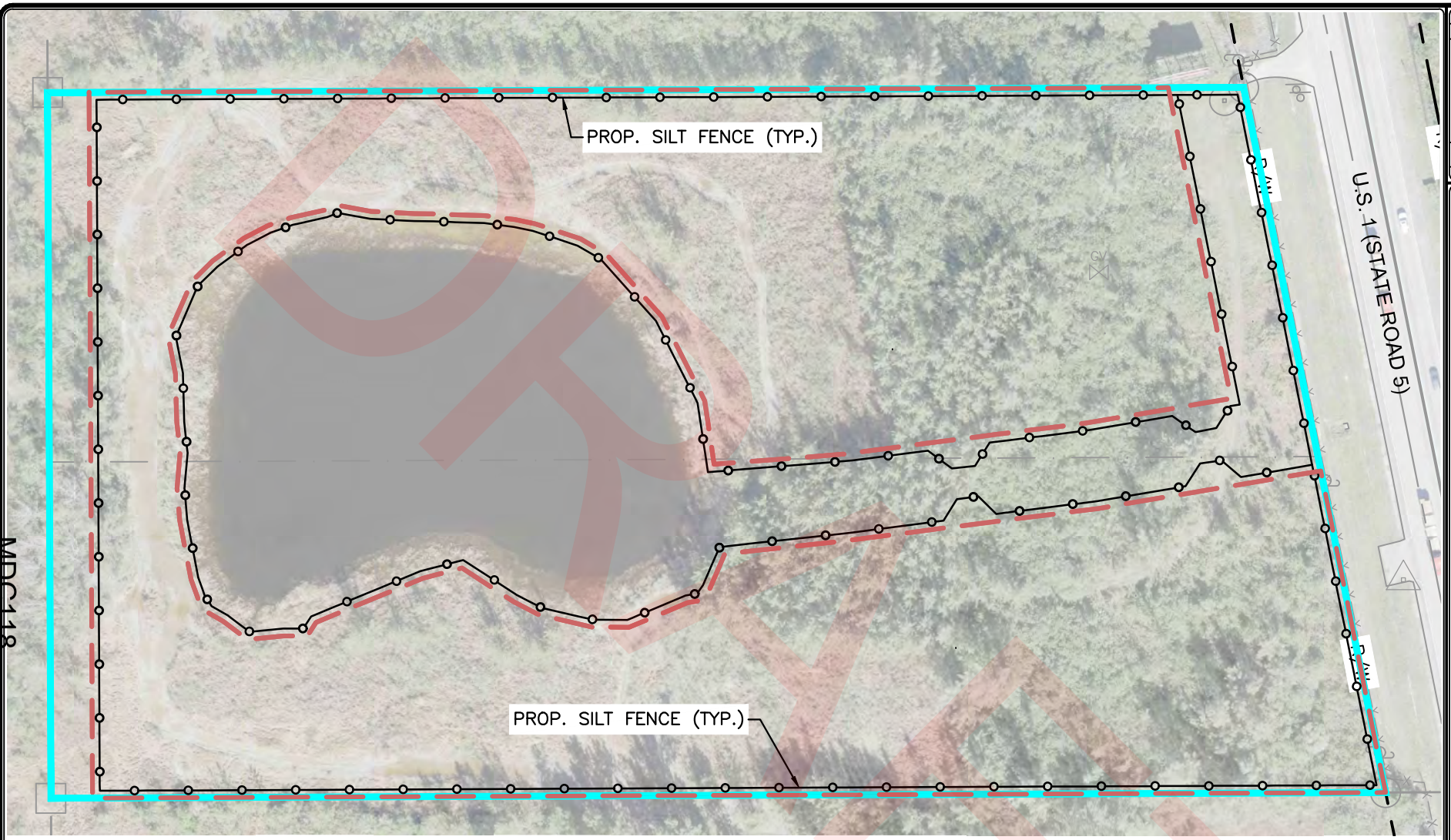
MDC117



ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

FOR: TERRA

REVISIONS

LEGEND:

- PROPERTY BOUNDARY = 13.50 AC.
- CONSERVATION EASEMENT = 8.99 AC.
- PROP. SILT FENCE

Added Acreages

GRAPHIC SCALE

0 60 120 240

(IN FEET)

1 INCH = 120 FEET

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STORMWATER POLLUTION PREVENTION PLAN

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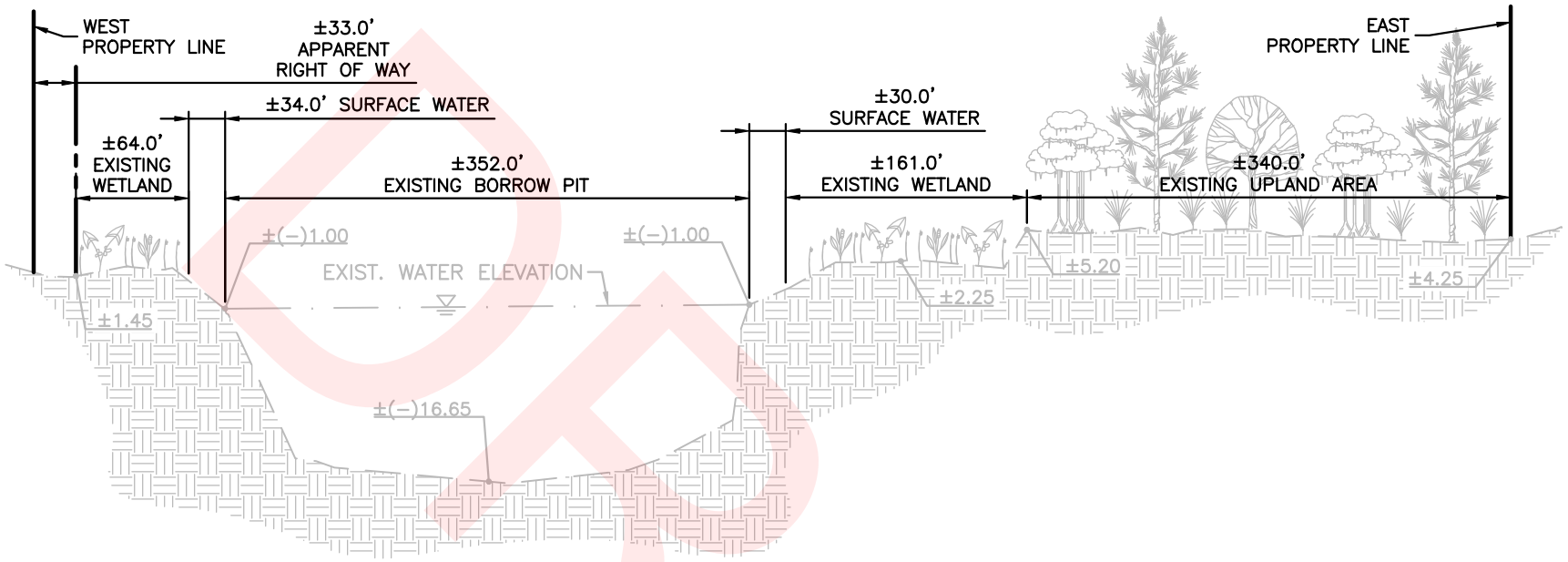

SECTION A-A

HORIZONTAL SCALE: 1" = 120'
VERTICAL SCALE: 1" = 15'

SECTION B-B

HORIZONTAL SCALE: 1" = 120'
VERTICAL SCALE: 1" = 15'

SURVEY DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29') OBTAINED FROM THE SURVEY PERFORMED BY MILLER LEGG & ASSOCIATES (PROJECT #21-00096), LAST REVISION DATED 05-26-22, RECEIVED 05-26-22.

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ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

FOR: TERRA

REVISIONS

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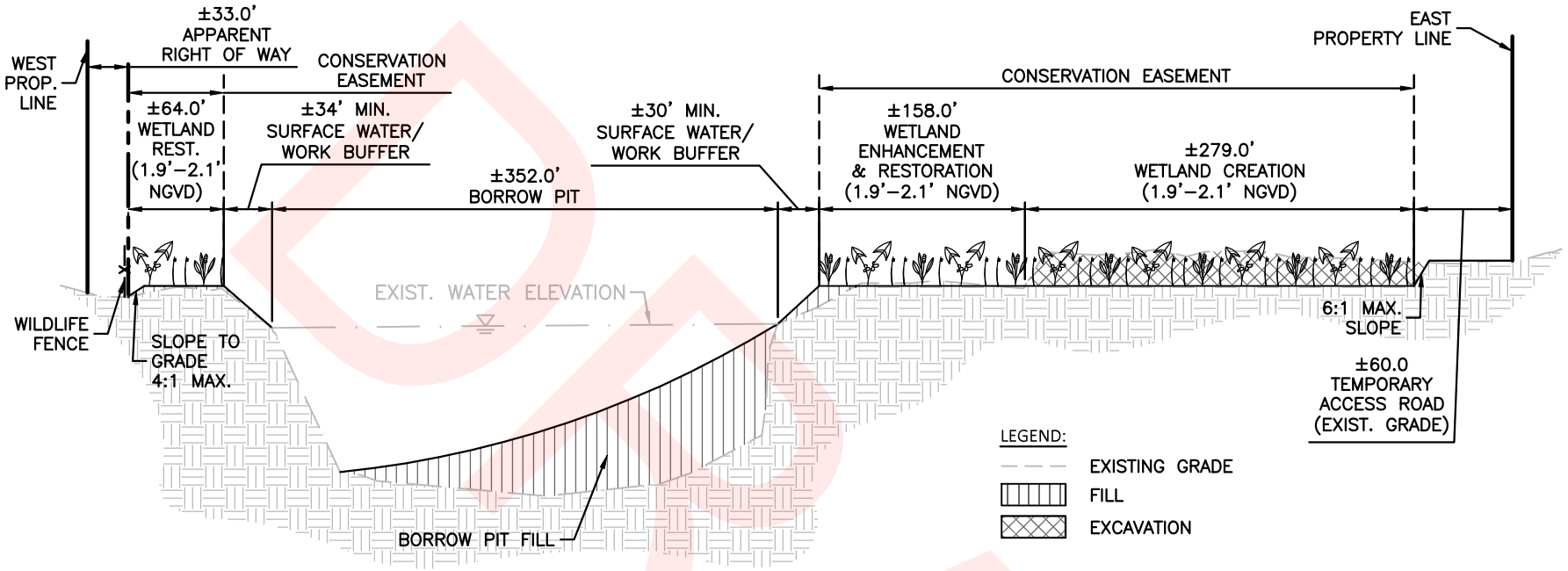
DES. | DRN. | CHK.

PROJECT / FILE NO. 21-00096

DRAWING NO. EXH1.2

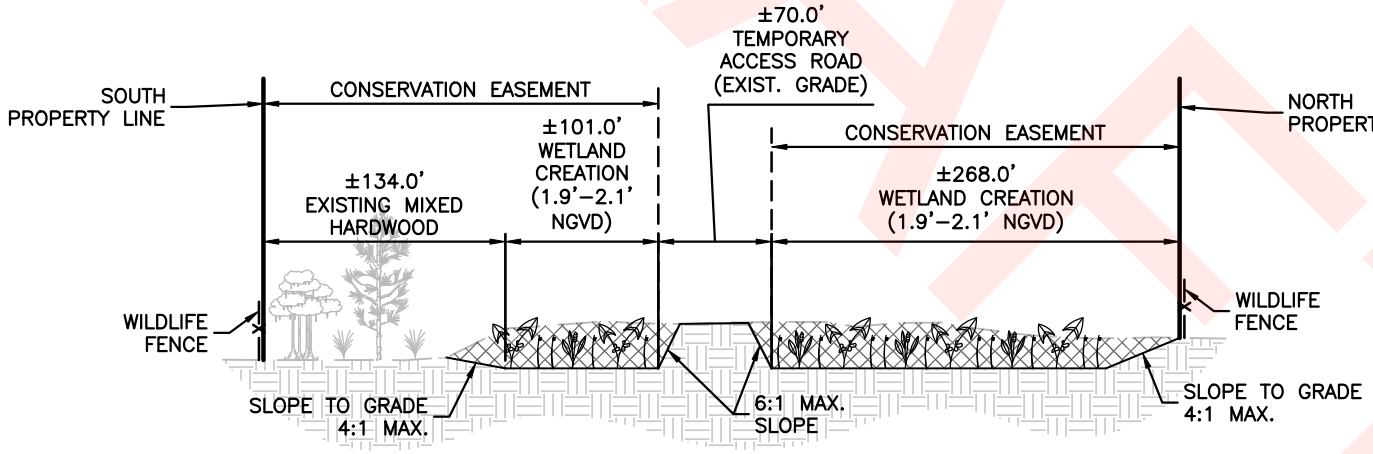
DATE DRAWN: 2/24/23 | SHT. 3 OF 8

EXISTING CROSS SECTIONS



SECTION A-A

HORIZONTAL SCALE: 1" = 120'
VERTICAL SCALE: 1" = 15'



SECTION B-B

HORIZONTAL SCALE: 1" = 120'
VERTICAL SCALE: 1" = 15'

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PROPOSED CROSS SECTIONS

ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

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21-00096

DRAWING NO.
EXH1.3

DATE DRAWN: 2/24/23

SHT. 4 OF 8

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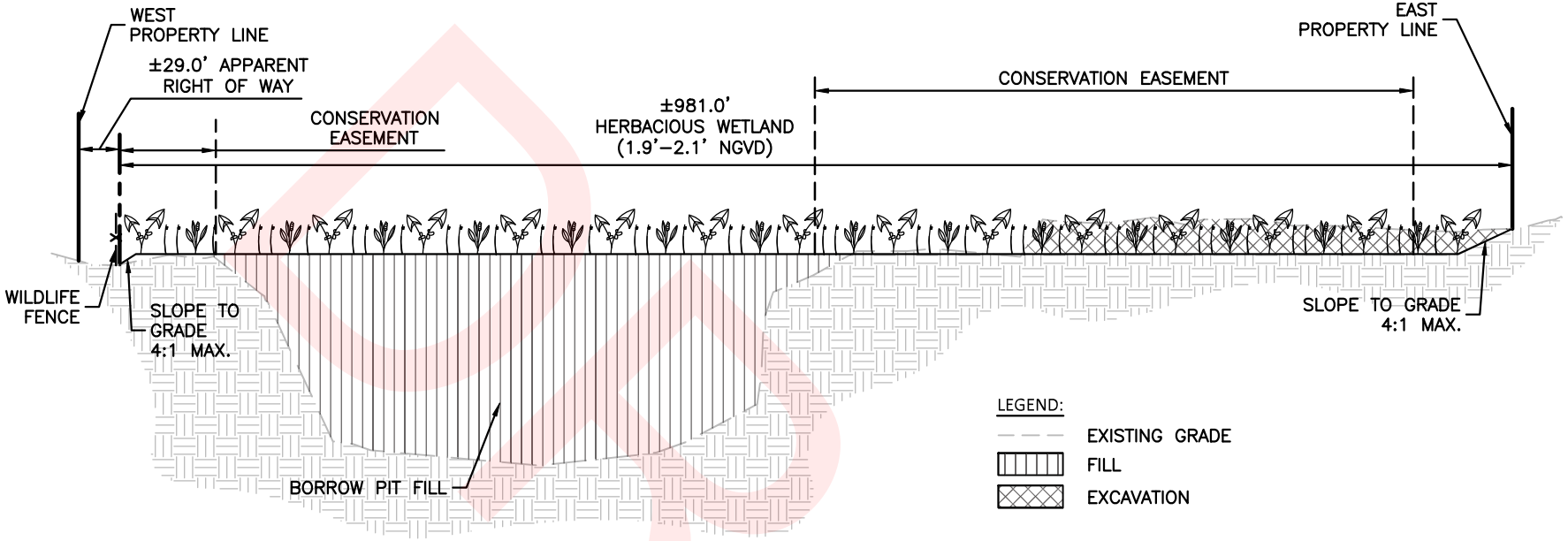
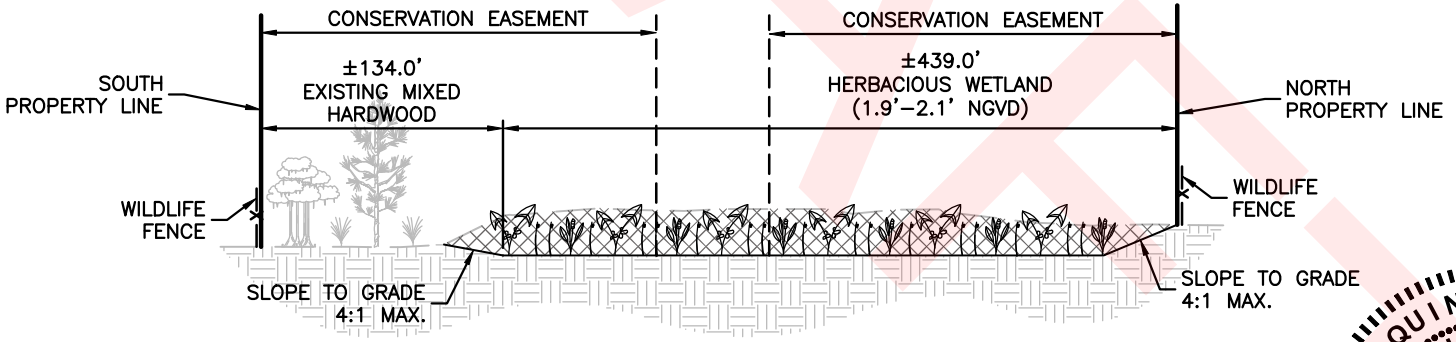


SECTION A-A

HORIZONTAL SCALE: 1" = 120'
VERTICAL SCALE: 1" = 15'



SECTION B-B

HORIZONTAL SCALE: 1" = 120'
VERTICAL SCALE: 1" = 15'

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FUTURE (PERMANENT) CROSS SECTIONS

ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA
FOR: TERRA

REVISIONS

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PROJECT / FILE NO.
21-00096

DRAWING NO.
EXH1.4

DATE DRAWN: 2/24/23
SHT. 5 OF 8

Exhibit 3.1
Permit No. 13-107384-P
MDC121
Page 70 of 96

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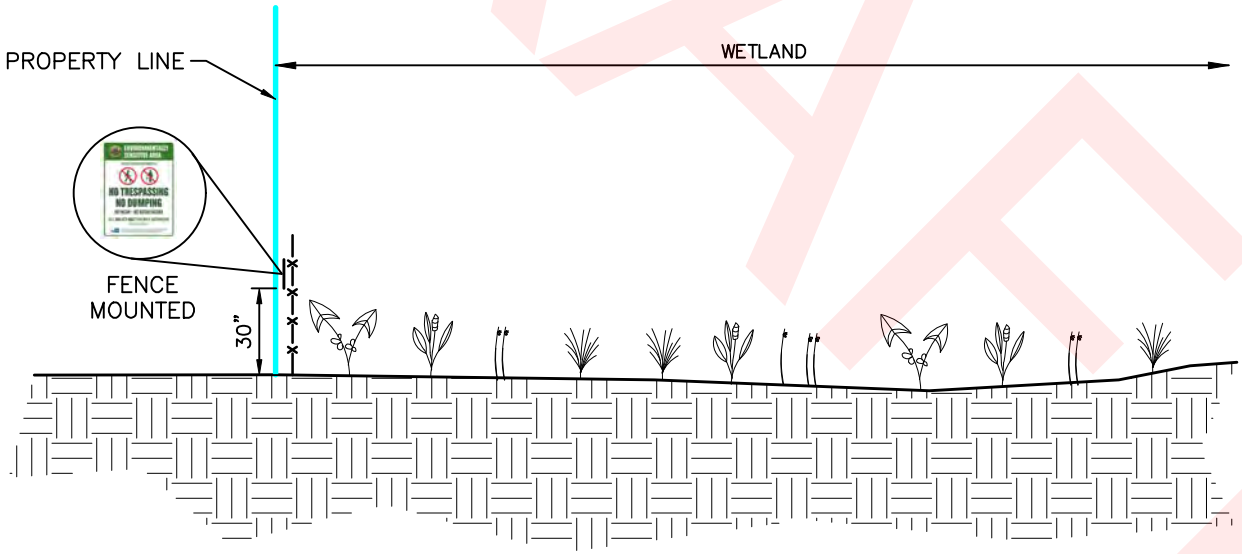

TYPICAL SIGN DETAIL AND LOCATION

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ADOPTED FROM SFWMD BASIS OF REVIEW

SIGNAGE DETAIL

ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

FOR: TERRA

REVISIONS

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PROJECT / FILE NO.
21-00096

DRAWING NO.
EXH1.5

DATE DRAWN: 2/24/23

SHEET 6 OF 8

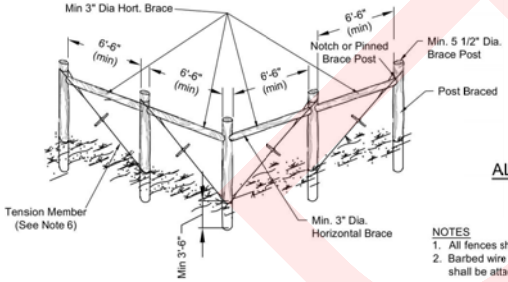
Exhibit 3.1
Permit No. 13-107384-P
MDC122
Page 71 of 96

V:\PROJECTS\2021\21-00096_TIPLAND PARK\DRAWINGS\ENVIRONMENTAL\EXHIBITS & CONCEPTS\ENVIRONMENTAL EXHIBITS\21-00096_EXHIBITS.DWG 2/24/23 by MDUNSHEE

ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

FOR: TERRA



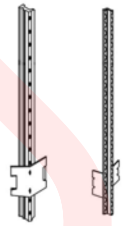
CORNER BRACE DETAIL

n.t.s.

(See Note 6)

Use two Double H when length to next brace exceeds 1320'

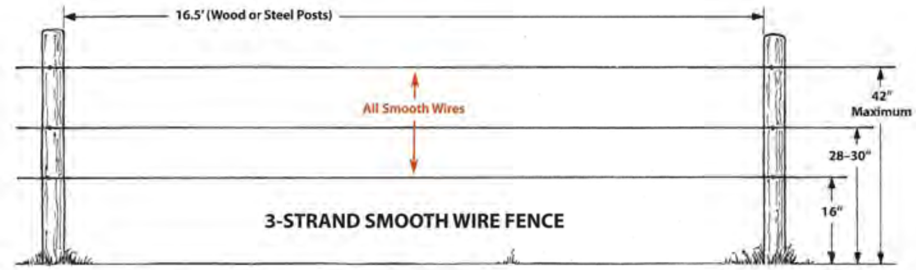
Use two Single H when length to next brace is less than 1320'



ALTERNATE LINE POSTS

n.t.s.

(See Note 9)



NOTES

1. All fences shall meet NRCS Standards and Specifications for Fencing, Code 382 in the local N.R.C.S. Field Office Technical Guide.
2. Barbed wire shall be composed of two twisted strands of minimum class 3 galvanized 15.5 gauge high tensile barbwire. Barbed wire shall be attached to the post on the side that will receive the greatest amount of pressure, except in corners.
3. Post spacing shall not exceed 30 feet. If posts are placed more than 16 ft. apart, stays will be required. Stays shall be placed as follows:

Post Spacing	Stays
16'	0
> 16' and < 22'	1
> 22' and < 30'	2

4. Staples shall be 9 gage, class 3 galvanized, and shall be a minimum of 1.5 inches long for wood posts.Drive staples diagonally to the wood's grain and at a slight downward angle (upward if pull is up such as in lo places) to avoid splitting posts and loosening of staples. Space should be left between the staple and post to permit free movement of wire.
5. All wire and hardware will be new galvanized material.
6. Braces are required at all corners, gates, at all definite angles (>15 degrees) in the fence line, and at intervals not to exceed 1320 feet. A tension member composed of 2 complete loops of 9 guage smooth wire single strand, 2 complete loops of 12.5 guage twisted double strand barbed or smooth or 15.5 guage twisted double strand high tensile barbed or smooth wire shall be used. One end of the loop is attached to the anchor post 2-4" above the soil surface, and the other end is attached to the brace post at the same height as the top of the horizontal brace member. The braced wire shall be twisted to provide rigidity to the brace assembly or use in-line strainers to tighten the tension wire. Use caution when tensioning the wire; serious injury may occur if the tensioning stick is released.secure the brace and provide needed rigidity
7. Anchor horizontal brace members to the brace posts with a minimum ⅜ galvanized pin or spike driven through the post that penetrates the horizontal member at least 4" in depth. Notching of the post is not required, however, if notched, do not exceed 1.5 inches depth.
8. Attach horizontal brace member with the center of the member into the top third of the brace post and anchor post, at a minimum of 36 inches above ground level and below the top 6 inches of the top of the brace and anchor post.
9. Standard "tee" or "U" section steel post conforming to ASTM A702 may be used in lieu of wooden line posts. Length shall be same as for wooden post. Steel post shall be rolled from high carbon steel and weigh a minimum of 1.25 lb/ft, exclusive of the anchor plate. The coating may be either galvanized by the hot dip process or painting in accordance with Commercial Standard 184 with one or more coats of high grade, weather resistant steel paint, or enamel. Steel posts shall be studded, embossed, or punched for the attachment of wire to the posts. Wire shall be attached to the posts by wrapping with 14 gage galvanized wire or by use of manufacturer's special designed clips.

FL. 382 Fence Specifications
Section IV Field Office Tech Guide

NATURAL RESOURCES CONSERVATION
SERVICE CONSTRUCTION SPECIFICATIONS
HIGH TENSILE SMOOTH
WIRE CODE 382

This sheet lists the minimum requirements to meet Florida Fence Standard (FL 382) High Tensile Smooth Wire Fence Variances may occur in fence design that varies from the following specifications. Any request for variances will be submitted to the State Rangeland Management Specialist individual with proper job approval authority for approval. All High Tensile wire fences will be installed using braces that meet NRCS specifications for braces.

Wire and Spacing

Use new wire that meets the following minimum specifications:

- Class 3 Galvanized
- 200,000 PSI Tensile Strength
- Use new wire strands either class 3 galvanized 12.5 or 15.5 gauge high tensile steel.

Number of Wires-

- Use minimum of 3 wires for interior cross fencing to manage movement of larger livestock such as cattle and horses.
- A minimum of 4 wire fences are required for boundary fences and next to highways.
- *3 Strand Boundary Fences are not acceptable*
- **Cattle and Horses-**Install the top wire 42-46 in. above ground level for 4 and 5 wire fence
  - Minimum of 38 in. for 3 wire fence.
  - Install the bottom wire 12-18 in. above ground level.
  - When more than 4 wires are used, it is not necessary to maintain equal spacing as long as top and bottom wire positions are as above and no spacing is more than 12 in.
- **Sheep and Goats-**Install the top wire at minimum 38 in. above ground level and bottom wire 4 to 6 in. above ground level.
  - For sheep and goats it is recommended to use at least five strands of barbed wire.
- **When planning for wildlife-**Use a minimum of 3 strands high tensile wire.
  - Install the top wire 40-42 in. above ground.
  - Use 12 in. spacing between the top two wires.
  - It is recommended that bottom wire height should be 16-18 in. above ground
  - Make fence wire more visible by adding 2-3 in. strips of vinyl siding trim or small diameter PVC tubing to the top and middle wires.
  - Flagging is not recommended because it will need to be replaced regularly

NRCS FL. October 2015

Line Wire Spacing Recommendations-

No. of line wires →	5 Strand	4 Strand	3 Strand
Boundary Fence Top Wire Height	46 inches	46 inches	Not Acceptable
Boundary Fence Bottom Wire Height	6 inches	12 inches	Not Acceptable
Recommended Inline Fence Wire Spacing (inches from ground level)			
	5 Strand	4 Strand	3 Strand
Cattle and Horses (in)	6, 16, 26, 36, 46	16, 26, 36, 46	12, 22, 38
Goats/Sheep(in)	5, 10, 17, 27, 38	10, 16, 24, 32	Not Recommended
To allow wildlife movement (in)	Not Recommended	18, 24, 28, 40	18, 26, 38

Line Posts and Spacing-

- **Steel**- Only new T or U posts. The maximum distance between steel line posts is 16 ft. without the use of stays or 100 ft. with stays at 15 ft. intervals. Drive posts at least 24 in. into the ground.

Fastening

Attach wires to the side of the post closest receiving the most livestock pressure. Staples minimum 9 gauge, class 3 galvanized. Minimum length 1-1.5 in. for wood posts. Use manufactured clips or wire for steel line posts. Drive staple diagonally to the wood's grain and at a slight downward angle (upward if pull is up) such as in low places to avoid splitting posts and loosening of staples. Space should be left between staple and post to permit free movement of wire.

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954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

CERTIFICATES OF AUTHORIZATION: EB7318 LB6680 LC0337

DES. DWN. CHK.

PROJECT / FILE NO. 21-00096

DRAWING NO. EXH1.6

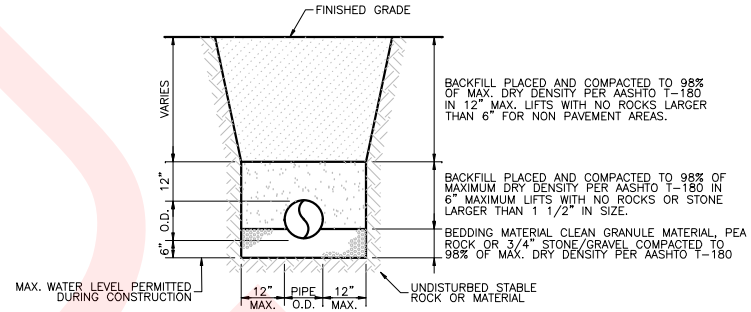
DATE DRAWN 2/24/23 SH. 7 OF 8

FENCING DETAILS

REVISIONS

DRAFT

V:\PROJECTS\2021\21-00096 - UPLAND PARK\DRAWINGS\ENVIRONMENTAL\EXHIBITS & CONCEPTS\ENVIRONMENTAL EXHIBITS\21-00096_EXHIBITS.DWG 2/24/23 by MDUNSHEE

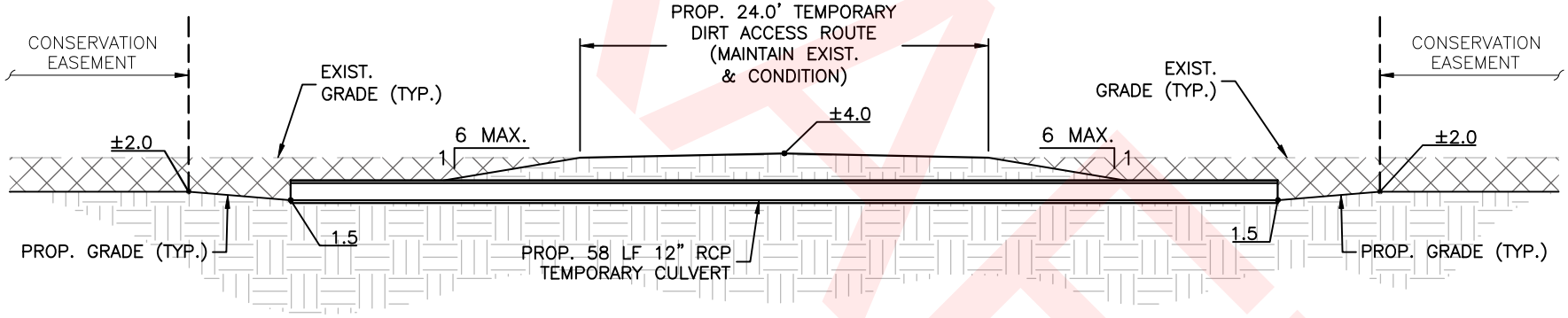


NOTES:

1. WHERE SOILS SIDE SLOPE CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
2. WHERE REQUIRED SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNMENTAL AGENCY.
3. MUCK OR OTHER UNSUITABLE MATERIAL WITHIN TRENCH LIMITS SHALL BE COMPLETELY REMOVED AND/OR TO A MINIMUM OF 2 FEET BELOW THE PIPE AND REPLACED WITH CLEAN GRANULE MATERIAL-3/4" ROCK (CLASS 1).
4. WHEN THE PIPE IS LAID IN THE PREPARED TRENCH, TRUE TO LINE AND GRADE, THE PIPE BARREL SHALL RECEIVE CONTINUOUS UNIFORM SUPPORT. WHERE NECESSARY, COURSE SAND, PEA ROCK OR 3/4" LIMESTONE/GRAVEL SHALL BE USED TO PROVIDE UNIFORM BEDDING.
5. JOINTS MAY BE REQUIRED TO BE WRAPPED AT THE DISCRETION OF THE ENGINEER, IF WARRANTED PER UNDERLYING AND THE SOILS CONDITIONS.
6. BACKFILL MATERIAL SHALL BE NON-COHESIVE AND NON-PLASTIC SOIL THAT IS FREE OF ALL DEBRIS, LUMPS, WOOD BROKEN PAVING OR ANY ORGANIC OR UNSUITABLE MATERIAL. BACKFILL MATERIAL PLACED WITHIN 12" OF THE PIPE SHALL CONSIST OF SAND AND GRAVEL. NO ROCKS OR STONES LARGER THAN 1 1/2" IN DIAMETER. ROCKS OR STONES NO LARGER THAN 3" IN DIAMETER WILL BE PERMITTED IN THE REMAINING BACKFILL UNLESS OTHERWISE SPECIFIED.
7. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY DETERMINED BY AASHTO T-180.

TRENCH EXCAVATION DETAIL

N.T.S.



TYPICAL CULVERT CROSS SECTION

N.T.S.

SURVEY DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29') OBTAINED FROM THE SURVEY PERFORMED BY MILLER LEGG & ASSOCIATES (PROJECT #21-00096), LAST REVISION DATED 05-26-22, RECEIVED 05-26-22.

LEGEND:

EXCAVATION

EXISTING EARTH

This item has been digitally signed and sealed by Joaquin A. Mojica, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JOAQUIN A. MOJICA LICENSE No. 60488 STATE OF FLORIDA PROFESSIONAL ENGINEER

ALLIGATOR JOES WETLANDS MITIGATION

MIAMI-DADE COUNTY, FLORIDA

FOR: TERRA

CULVERT DETAILS

REVISIONS

MILLER LEGG

South Florida Office, 5747 N. Andrews Way Ft. Lauderdale, Florida 33309-2364 954-436-7000 Fax: 954-436-7664 www.millerlegg.com

CERTIFICATES OF AUTHORIZATION: EB7318 LB6680 LC0337

DES. DWN. CHK.

PROJECT / FILE NO. 21-00096

DRAWING NO. EXH1.7

DATE DRAWN: 2/24/23 SHT. 8 OF 8

Exhibit 3.1

Permit No. 13-107384-P

MDC124

Page 73 of 96

V:\PROJECTS\2021\21-00096-UPLAND PARK\DRAWINGS\ENVIRONMENTAL\EXHIBITS & CONCEPTS\ENVIRONMENTAL EXHIBITS\21-00096_EXHIBITS.DWG 2/24/23 by MDUNSHEE

Exhibit 11

Florida Bonneted Bat Acoustic Survey Map

Exhibit 3.1

MDC126
Permit No. 13-107384-P

Page 75 of 96

Legend

- Song Meter Location
- Project Area
- Miami Dade County Boundary

EAI
ECOLOGICAL ASSOCIATES, INC.
www.ecological-associates.com

Site Location Map

Alligator Joe Acoustic Survey
South of SW 368 St & West of US-1/Dixie Hwy
Unincorporated Miami Dade County, Florida

N

Earthstar Geographics, State of Florida, Maxar, Microsoft

Aerial Date: 2021

Project No. 22-4990 Figure No. 1-1

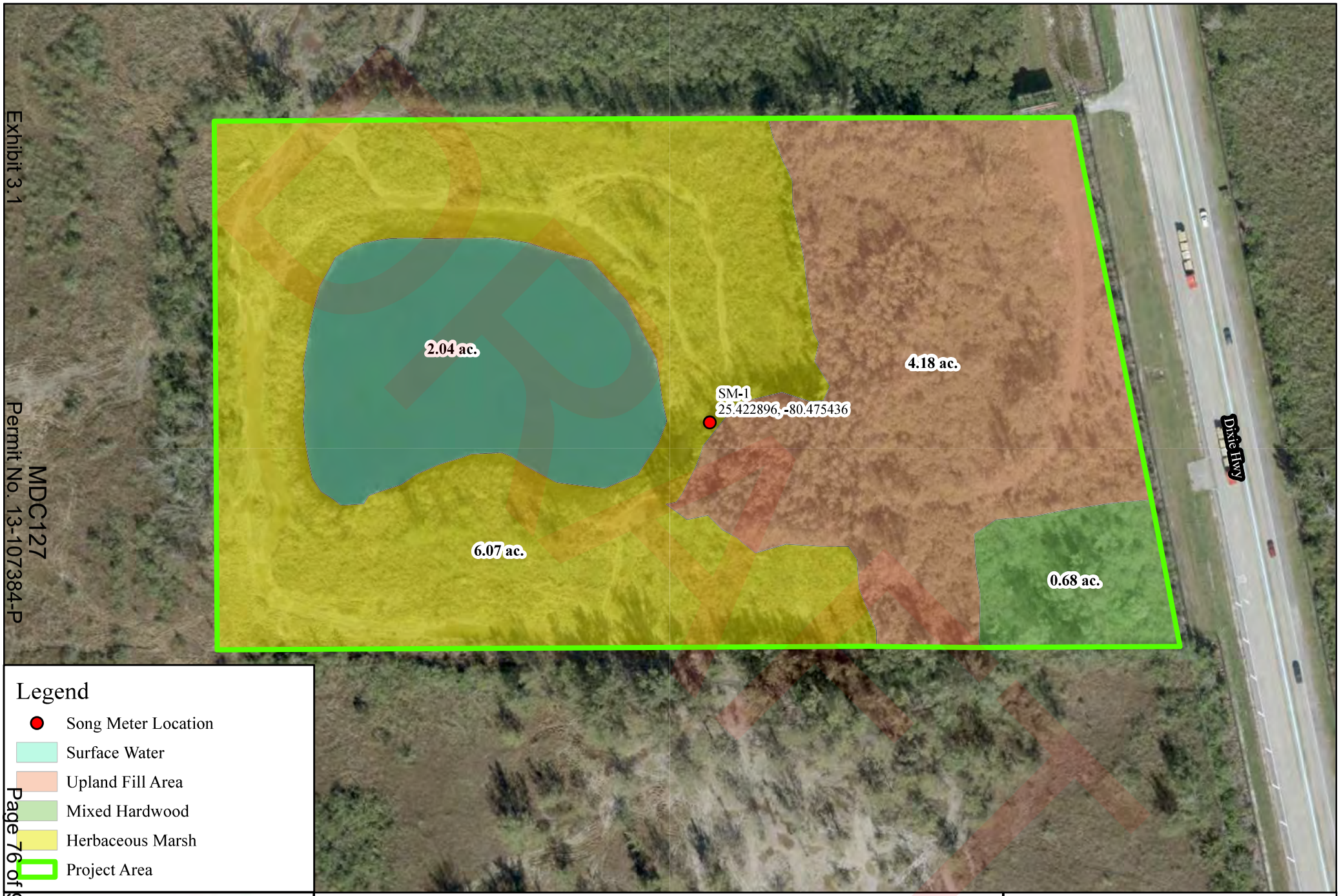
Drawn By: D. Koehler Date: 9/29/2022

Layer Source: ESRI

Scale: 0 37.5 75 150 US Feet

Exhibit 3.1

MDC127
Permit No. 13-107384-P



Legend

- Song Meter Location
- Surface Water
- Upland Fill Area
- Mixed Hardwood
- Herbaceous Marsh
- Project Area

EAI
ECOLOGICAL ASSOCIATES, INC.
www.ecological-associates.com

Land Use Map

Alligator Joe Acoustic Survey
South of SW 368 St & West of US-1/Dixie Hwy
Unincorporated Miami Dade County, Florida

N

State of Florida, Maxar, Microsoft

Aerial Date: 2021

Project No. 22-4990 Figure No. 2-1

Drawn By: D. Koehler Date: 9/29/2022

Layer Source: Miller Legg 2022

Scale: 0 37.5 75 150 US Feet

Exhibit 12

Adjacent Owners Map

ALLIGATOR JOES ADJACENT
OWNERS MAP
FOR: TERRA
MIAMI-DADE COUNTY, FLORIDA
MILLER LEGG
IMPROVING COMMUNITIES. CREATING ENVIRONMENTS.
Project / File No.
21-00096
Section-Township-Range
Date Drawn
10-14-2022
V:\Projects\2019\18-00097\Drawings\GIS
Data Projection = State Plane, Florida East Zone, NAD83, US Survey Feet
DRAWN BY:
WRM
NORTH
FDOT ROW
PRIVATE
PRIVATE
EEL
ROW
Legend
Project Boundary
EEL
FDOT ROW
PRIVATE
ROW
Data Sources:
Miami-Dade 2021 Aerial
0
80
160
320
Feet

Exhibit 13

Warranty Deed

CFN 2014R0240692
OR Bk 29094 Pgs 4379 - 4381; (3pgs)
RECORDED 04/03/2014 14:44:08
DEED DOC TAX 2,250.00
SURTAX 1,687.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:
Return to:
J. Vidal
Miami-Dade County
Public Works Department
111 NW 1 Street, Ste 1610
Miami, FL 33128-1970

Folio Nos. 30-7931-001-0200
30-7931-001-0173

User Dept. : EEL/DERM

EEL Program
Section 31-57-39

WARRANTY DEED

THIS INDENTURE, made this 25th day of MARCH, 2014, between FirstBank Puerto Rico, a banking corporation organized under the laws of the Commonwealth of Puerto Rico, doing business as FirstBank Florida, whose post office address is 701 Waterford Way #800, Miami FL 33126 (Grantor), in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration, received from MIAMI-DADE COUNTY, a political subdivision of the State of Florida, by and through its Environmentally Endangered Lands Program (EEL), and its successors in interest, (Grantee) whose post office address is ATTN: DERM - EEL USER, 701 NW 1st. Court, 4th Floor Miami, Florida 33136, of the County of Miami-Dade, State of Florida, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described lands, situate, lying and being in Miami-Dade County, Florida, to-wit (the "Premises"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE includes, without limitation, all of the following rights owned by the Grantors, if any: timber rights and water rights; mineral rights and gas rights except those previously reserved, transferred or severed by third parties; Grantors's rights, title and interest in roads, streams, canals, ditches and other water bodies located on the Premises or which may provide access to the Premises; riparian rights; and Grantors's rights, title and interest in alleys, roads, streets and easements included within the Premises, or which may provide access to the Premises.

SUBJECT TO: Easements, dedications and restrictions of record, if any, but any such interests that may have been terminated are not hereby reimposed and applicable zoning ordinances, taxes and assessments for the year 2014 and subsequent years.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said lands in fee simple; that the Grantors have good right and lawful authority to sell and convey said lands; that the Grantors hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor; and that said lands are free of all encumbrances.

GRANTORS hereby states that this is not their Constitutional Homestead, as they (the Grantor) do not reside on the subject property or any property contiguous therewith as their permanent residence or homestead, as the property is in fact vacant land.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

FIRSTBANK PUERTO RICO, doing business as FirstBank Florida

By: ______________________
Cesar Suzarra, Vice President

____
Witness
Print Name: Sergio Gonzalez

____
Witness
Print Name: Javier Gruneiro

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 25 day of March, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Cesar Suzarra, Vice President of FirstBank Puerto Rico, personally known to me, or proven by producing the following identification: ______________________ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

NOTARY SEAL/STAMP

EVELING CONTRERAS
MY COMMISSION # EE79936
EXPIRES: June 20, 2015
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

____
Notary Signature
Print Name: Eveling Contreras
Notary Public, State of ______________
My commission expires: ______________
Commission/Serial No. ______________

THE FOREGOING was approved pursuant to Resolution No. R-54-14 by the Board of County Commissioners of Miami-Dade County, Florida, on the 22nd day of January, 2014, for the purchase and management of the property by the Environmentally Endangered Lands Program (EEL) and its successors and assigns.

EXHIBIT "A"

Legal Description

The North 300 feet of the South 572.87 feet of the NW ¼ of the SW ¼ of Section 31, Township 57 South, Range 39 East, lying westerly of Florida State Road 5, and the South 272.87 feet of the NW ¼ of the SW ¼ of Section 31, Township 57 South, Range 39 East, lying westerly of Florida State Road 5, all within Miami-Dade County, Florida.

Exhibit 14

Site History Documentation

DEPARTMENT OF THE ARMY
SOUTH FLORIDA AREA OFFICE JACKSONVILLE DISTRICT
CORPS OF ENGINEERS
P O BOX 1327
CLEWISTON, FLORIDA 33440

Regulatory Section
(Miami)

5 March 1984

Mr. Robert L.H. Rampil
Jeffrey P. Kaiser and Associates
The General Building
Suite 201
6660 Biscayne Boulevard
Miami, Florida 33138

Dear Mr. Rampil:

Reference is made to your letter of February 17, 1984 concerning a jurisdictional determination of a thirteen acre parcel in the NW ¼ of the SW ¼ of Section 31, Township 57 South, Range 39 East, Dade County, Florida.

The property in question is located on the west side of U.S. 1 approximately .8 mile south of the intersection of U.S. 1 and thr turn for Card Sound Road. A survey was not provided of the parcel and the existing alterations at the site do not appear to equal 13 acres. Our findings are based on what presently exists at this site.

A lake was created by dredging a wetland with the subsequent fill being used to create "uplands" around the perimeter of the lake. These "uplands" have revegetated with exotics, primarily Schinus terebinthefolius (Florida holly) and Casurina spp (Australian pine).

The Corps of Engineers does not exercise jurisdiction over uplands at the present time. However, if you plan to extend the present fill areas, other than by increasing their elevation, or plan to fill any portion of the lake, a Department of the Army permit will be required in accordance with Section 404 of the Clean Water Act as it will involve the discharge of dredged or fill material into waters of the United States. Local and State permits may be necessary for your work. Application forms and booklet are enclosed for your use and information.

If you have any questions concerning this matter, please feel free to call our Biologist, Mr. Schnepel at (305) 350-4350.

Sincerely,

MICHAEL J. GRUNDY
Area Engineer

SLAYTON wes

Enclosure

CF
DERM
DER W.Palm Beach
SAJRD-PE
SAJCN Clewiston

Department Of Environmental Resources Management
Wetland Resources Section
Class IV Permit Inspection Report

Date/Time:(ctl;)	20-Sep-2010	**File no.:**	FW 89-057
Folio no(s).	30-7931-001-0173 & 30-7931-001-0200	**Permit no.**	
Project Name	Arnaldo Diaz	**Issuance Date:**	
Biologist/ Inspector(s):	MS/JMM	**Expiration Date:**	

I. **PERMITTED PROJECT:**

Total Acres Permitted	zero	Total Property Size (acres)	13.50
Filled wetlands w/o Permit	5.45	Lake	2.9
Unfilled wetlands	n/a	Agriculture	n/a
Dry Retention	n/a	Mitigation (acres)	

Other

Enforcement Inspection

II. COMPLIANCE WITH PERMIT CONDITIONS: ☐ = in compliance ☑ = not in compliance

Fill Limit	☐	Lake Slope		☐
Quality of Fill	☑	Mitigation Plan		☐
Clearing Limit	☑	**Additional Site Conditions:**		
Property line Slope	☐	Construction Completed	Yes	☐
			No	☐
Excavation Limit	☐	Solid Waste	Yes	☑
			No	☐
Permitted Site Plans	☐	Tree Island(s)		☐
Agriculture Limit	☐	Other (specify)		☑
Proposed Use	☐	Unpermitted filling of wetlands.		
		After-the-Fact Permit	Yes	☐
			No	☐

III. NOTES/RECOMMENDATIONS:

See attached sheet.

Project Inspected/~~Permit Closed~~ (BY): 9.22.10

Reviewed By (~~For Final Inspection~~s): 9.22.10

This inspection confirmed that the unpermitted fill was still present on the subject property. There has been no attempt made to remove the unpermitted fill from the site or the unpermitted fill placed on the adjacent, publicly-owned properties. There is a fence on the eastern side of subject property, but no gate limiting access to the site through the entrance on the northeastern corner of the site. This has led to squatters using the site, the construction of unpermitted structures, the placement of a bus on the site possibly for residential use and the disposal of solid waste.

I recently reviewed the aerial photographs for this site again that are available from the Miami-Dade County Public Works Department dating back to 1963. The 1963, 1968 and 1970 show the existing lake on subject property, but nothing to show that the site had been filled. Then, on the 1971 aerial photograph, fill material to raise the elevation of the site is clearly evident. Between 1972 and 1985 no additional work (filling or excavating) occurred on the subject property. Between 1985 and 1989, DERM documents two separate wetland violations on the subject property, the expansion of the fill material placed on the site in 1971, and issues Notices of Violation to the owners of the property at that time. The first filling violation was corrected; however, the second filling violation was not corrected and is the same wetland violation that still exists today.

After my review of all available information in the wetland file, reviewing aerial photographs and inspecting the subject property, I have determined that the site contained wetlands prior to the unauthorized filling that has occurred and that the 5.45 acres of wetland impact depicted on the site plan from EAS Engineering dated August 18, 1989 with numerous revisions is an accurate representation of the impacted wetland.

View south of east property line

View south along east property line at entrance to site

FW 89-057
Property owner: Arnaldo Diaz
Location: US-1 and SW368th St
Photos by: J. Millet/M. Spinelli **Folio nos.**: 3079310010200, 3079310010173
Inspected by: J. Millet and M. Spinelli **Date**: 9-20-2010

View northeast of squatter encampment

View west of fill and lake

FW 89-057
Property owner: Arnaldo Diaz
Location: US-1 and SW368th St
Photos by: J. Millet/M. Spinelli **Folio nos.**: 3079310010200, 3079310010173
Inspected by: J. Millet and M. Spinelli **Date**: 9-20-2010

View of access road to property

FW 89-057
Property owner: Arnaldo Diaz
Location: US-1 and SW368th St
Photos by: J. Millet/M. Spinelli **Folio nos.**: 3079310010200, 3079310010173
Inspected by: J. Millet and M. Spinelli **Date**: 9-20-2010

Department of Environmental Resources Management
Wetland Resources Section
Enforcement Inspection Report

Inspection Date:	8/1/2013
Biologist(s):	Ingrid Guerrero/Michael Spinelli
File #:	FW 89-057
Responsible Party:	First Bank Puerto Rico/Arnaldo Diaz
Location:	West of U.S. 1 and approximately S.W. 373 Street
Folio no:	30-7931-001-0173 & 30-7931-001-0200

Reason for Inspection

To determine the progress of the removal of the unpermitted fill in accordance with the Agreed Order signed on October 14, 2010.

NOV issued for:	Unpermitted wetland filling
Other:	
Date NOV Issued:	

Current Site Status

Property in compliance:	Yes
Solid waste present on site:	No
Type-	
a:	
b:	
c:	
Other:	
Unpermitted fill on site:	No
Illegal land use:	No
Notified DP&Z:	N/A
Specify:	
Additional violation(s) on property:	No
Impacts to adjacent wetland properties:	No
Location of impacted properties:	
Photos:	Yes
Recommend next enforcement action:	No

Notes/Recommendations

We met with Elias Tobchi and Cesar Suzarra on-site to discuss the restoration of the site. Our inspection revealed that the earthwork has been completed to the Department's satisfaction. While there was scattered fill material along the northern border of the subject property, it was determined to be minimal and will, in time, support wetland vegetation similar to the vegetation that exists on the adjacent property. In addition, there was scattered solid waste along the northern border that was determined to be minimal (less than 5%) and Mr. Tobchi stated would be removed within a few days of this inspection. A survey of the properties was submitted while onsite showing the filled area to be 4.3922 acres and the restored wetland area to be 9.1107 acres. The original approval stated that the fill pad could be no more than 4.5 acres in size. The current owner has restored more wetlands than required and the subject properties are now in compliance. This Section recommends closure of the enforcement case.

Description: Looking towards the south, southern portion of restoration area (folios -0172 & -0173).

Description: Looking towards the southwest, southern portion of restoration area (folios -0172 & -0173).

FW 89-057
Property owner: First Bank Puerto Rico
Location: US 1 & SW 373 St. **Photos by**: I. Guerrero
Folio #: 30-7931-001-0173 & -0200
Inspected by: Guerrero/Garcia/Spinelli **Date**: 08-01-2013

Description: looking towards the west, southeastern portion of lake and restoration area (folio -0173).

Description: Southern portion folio -0173, fill was removed and area regraded.

FW 89-057
Property owner: First Bank Puerto Rico
Location: US 1 & SW 373 St. **Photos by**: I. Guerrero
Folio #: 30-7931-001-0173 & -0200
Inspected by: Guerrero/Garcia/Spinelli **Date**: 08-01-2013

Description: Area west of the lake under folio -0200.

Description: Northern portion of restoration area (folios -0200 & -0190).

FW 89-057
Property owner: First Bank Puerto Rico
Location: US 1 & SW 373 St. **Photos by**: I. Guerrero
Folio #: 30-7931-001-0173 & -0200
Inspected by: Guerrero/Garcia/Spinelli **Date**: 08-01-2013

Description: Northern portion restoration area (folios -0200 & -0190).

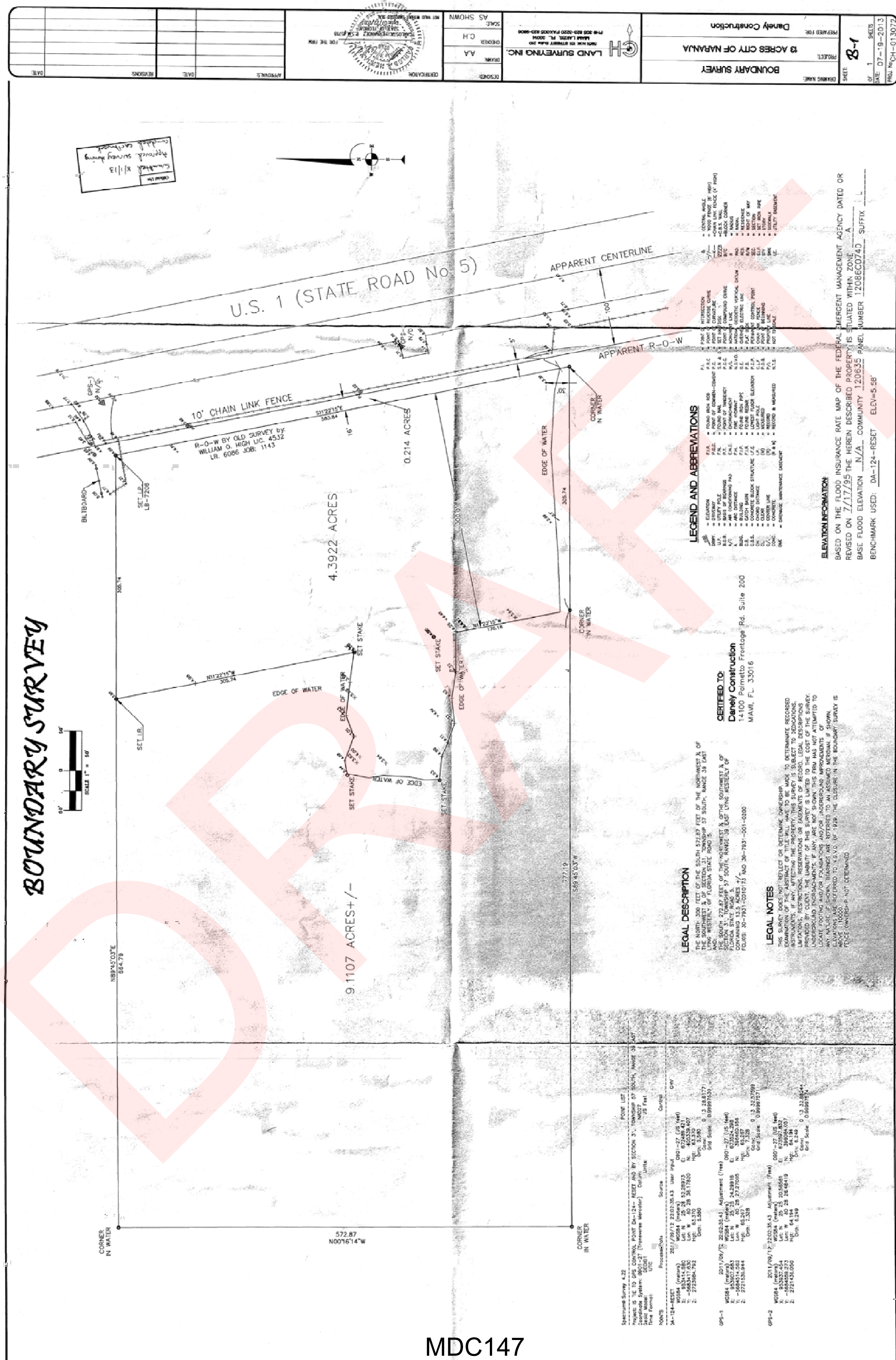
Description: Northern portion of restoration area (folios -0200 & -0190).

FW 89-057
Property owner: First Bank Puerto Rico
Location: US 1 & SW 373 St. **Photos by**: I. Guerrero
Folio #: 30-7931-001-0173 & -0200
Inspected by: Guerrero/Garcia/Spinelli **Date**: 08-01-2013

Description: Northern portion of restoration area (folios -0200 & -0190).

Description: Northern portion of restoration area (folios -0200 & -0190).

FW 89-057
Property owner: First Bank Puerto Rico
Location: US 1 & SW 373 St. **Photos by**: I. Guerrero
Folio #: 30-7931-001-0173 & -0200
Inspected by: Guerrero/Garcia/Spinelli **Date**: 08-01-2013


BOUNDARY SURVEY
DRAFT
U.S. 1 (STATE ROAD No. 5)
APPARENT CENTERLINE
APPARENT R-O-W
10' CHAIN LINK FENCE
4.3922 ACRES
0.214 ACRES
9.1107 ACRES+/-
EDGE OF WATER
SET STAKE
CORNER IN WATER
BILLBOARD
LEGAL DESCRIPTION
LEGAL NOTES
LEGEND AND ABBREVIATIONS
ELEVATION INFORMATION
CERTIFIED TO:
Danely Construction
14100 Palmetto Frontage Rd. Suite 200
MIAMI, FL. 33016
LAND SURVEYING INC.
13 ACRES CITY OF NARANJA
Danely Construction
BOUNDARY SURVEY
07-19-2013

NOTE: Umam Scores discussed and agreed upon with DERM and SFWMD representatives on October 12th 2022, updated RF based on Caroline Hanes email on 12/14/22

	Alligator Joes (Offsite Mitigation)	Acres	Location/Landscape		Water Enviroment		Community Structure		Raw Score		MD	TLF	RF	RFG	FG
			Current	With Mitigation	Current	With Mitigation	Current	With Mitigation	Current	With Mitigation					
Mitigation Design withinin proposed Conservation Easement (CE)	Creation/Restoration	3.18	0	8	0	8	0	8	0.00	0.80	0.80	1.14	1.75	0.401	**1.275**
	Wetland Enhancement - Treatment	3.84	7	8	6	8	6	8	0.63	0.80	0.17	1.14	1.25	0.119	**0.458**
	Wetland Restoration - Grading	1.24	7	8	5	8	4	8	0.53	0.80	0.27	1.14	1.50	0.158	**0.196**
	Mixed Hardwood Wetland Enhancement	0.73	6	8	4	8	4	8	0.47	0.80	0.33	1.14	1.25	0.232	**0.169**
Site Propoerty ouside Proposed Conservation Easement (CE)	Temporary Access Road	1.07													
	Maintenance Access	0.07													
	Borrow Pit Fill/work buffer	2.93													
	Apparent Western R/W	0.44													
Total		13.50													**2.098**

Upland Park (Impact Site)	Acres	Location/Landscape		Water Enviroment		Community Structure		Raw Score		ID		FL
		Current	With Impact	Current	With Impact	Current	With Impact	Current	With Impact			
Wetland Scraped Area	5.60	2	0	3	0	3	0	0.27	0.00	0.27		**1.512**
Wetland Brazilian Pepper	2.65	2	0	2	0	1	0	0.17	0.00	0.17		**0.451**
Total	8.25											**1.963**

Functional Balance 0.14

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Upland Park	**220329-33747**	**Wetland Scrapped Area**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
1900	**Open Land - 1000**	**Direct Impact**	**5.60** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
N/A	**N/A**	**None**

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

No connections to other wetland habitat or surface waters observed. Property is concave to surrounding dvelopment that was recently constructed.

Assessment area description
The property is located in a commercial area in unincorporated Miami-Dade County, Florida. The surrounding properties consisted of warehouse/office buildings, distribution facilities, and commercial shopping centers. The nearest surface water body is a western adjoining quarry holding pond separated from a surface access road and surrounding stormwater ponds. Based on data searches and field review, the project study area was identified as open land (LULC 1900).

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Western adjorning quarry holding pond seperated by a hard packed surface road with no connections	**N/A**

Functions	Mitigation for previous permit/other historic use
Undeveloped open land	**N/A**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
No Federally designated Critical Habitat exists within the project study area. The project is located within the FWS Consultation Areas for the Everglade snail kite (Rostrhamus sociabilis plumbeus), American Crocodile (Crocodylus acutus), and the Florida bonneted bat (Eumops floridanus) and active Wood Stork (Mycteria americana) core foraging area (CFA).	**Current status of property is that it is densly covered by invasive exotic vegetation including brazilian pepper and Austrailian Pine. No listed species were observed utilizing the site in its current condition.**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Coyote, red-tailed hawk, marsh rabbit, small rodent tracks and droppings.

Additional relevant factors:

None

Assessment conducted by:	Assessment date(s):
Miller Legg	**10/4/21 , 2/23/22, 5/5/22**

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
Upland Park	**220329-33747**	**Wetland Scrapped Area**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Miller Legg**	**10/4/21 , 2/23/22, 5/5/22**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support

a. Quality and quantity **of habitat support** outside of AA.	low quality, development to north south and east, quarry holding west
b. **Invasive plant species.**	Brazilian pepper dominant, Austrilian pine, melaluca, java bishopwood
c. **Wildlife access** to and from AA (proximity and barriers).	low, roadways and development surround AA
d. **Downstream benefits** provided to fish and wildlife.	none
e. Adverse impacts to wildlife in AA from **land uses** outside of AA.	low
f. **Hydrologic connectivity** (impediments and flow restrictions).	none
g. **Dependency** of downstream habitats on quantity or quality of discharges.	none
h. Protection of wetland functions provided by uplands (**upland** AAs only).	none

Current	With Impact
2	0

Additional Notes: Location in developed section of unincorporated miami-dade county, low lying to buld up surroundings

.500(6)(b) Water Environment (n/a for uplands)

a. Appropriateness of **water levels and flows**.	low
b. Reliability of **water level indicators**.	low
c. Appropriateness of **soil moisture**.	dark surface, low mositure
d. **Flow rates**/points of discharge.	none
e. **Fire frequency**/severity.	none
f. **Type of vegetation**.	invasive exotic dominant
g. **Hydrologic stress** on vegetation.	None
h. **Use by animal**s with hydrologic requirements.	none
i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).	Overgrowth
j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).	no standing water observed
k. **Water quality data** for the type of community.	
l. **Water depth, wave energy, and currents**.	None

Current	With Impact
3	0

Additional Notes: Dark surface layer observed however limited hydrologic indicators

.500(6)(c) Community Structure

X Vegetation
____ Benthic
____ Both

I. Appropriate/desirable species	low desirable vegetation
II. Invasive/exotic plant species	Brazilian pepper
III. Regeneration/recruitment	
IV. Age, size distribution.	medium to small shrubs, invasive exotic mature trees
V. Snags, dens, cavity, etc.	None
VI. Plants' condition.	Overgrown
VII. Land management practices.	former stock pile location
VIII. Topographic features (refugia, channels, hummocks).	wind rows
IX. Submerged vegetation (only score if present).	none
X. Upland assessment area	invasive exotic vegetation

Current	With Impact
3	0

Additional Notes: Community structure is low with heavy density of invasive exotic growth and poor hydrologic features

Raw Score = Sum of above scores/30 (if uplands, divide by 20)

Current	With Impact
0.27	0.00

Impact Acres =	5.60

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	1.512

Impact Delta (ID)	
Current - w/Impact	0.270

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigaiton bank.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Upland Park	**220329-33747**	**Wetland Brazilian Pepper**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
1900	**Open Land - 1000**	**Direct Impact**	**2.65** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
N/A	**N/A**	**None**

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

No connections to other wetland habitat or surface waters observed. Property is concave to surrounding dvelopment that was recently constructed.

Assessment area description

The property is located in a commercial area in unincorporated Miami-Dade County, Florida. The surrounding properties consisted of warehouse/office buildings, distribution facilities, and commercial shopping centers. The nearest surface water body is a western adjoining quarry holding pond separated from a surface access road and surrounding stormwater ponds. Based on data searches and field review, the project study area was identified as open land (LULC 1900).

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Western adjorning quarry holding pond seperated by a hard packed surface road with no connections	**N/A**

Functions	Mitigation for previous permit/other historic use
Undeveloped open land	**N/A**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
No Federally designated Critical Habitat exists within the project study area. The project is located within the FWS Consultation Areas for the Everglade snail kite (Rostrhamus sociabilis plumbeus), American Crocodile (Crocodylus acutus), and the Florida bonneted bat (Eumops floridanus) and active Wood Stork (Mycteria americana) core foraging area (CFA).	**Current status of property is that it is densly covered by invasive exotic vegetation including brazilian pepper and Austrailian Pine. No listed species were observed utilizing the site in its current condition.**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Coyote, red-tailed hawk, marsh rabbit, small rodent tracks and droppings.

Additional relevant factors:

None

Assessment conducted by:	Assessment date(s):
Miller Legg	**10/4/21 , 2/23/22, 5/5/22**

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
Upland Park	**220329-33747**	**Wetland Brazilian Pepper**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Miller Legg**	**10/4/21 , 2/23/22, 5/5/22**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support	a. Quality and quantity **of habitat support** outside of AA.	low quality, development to north south and east, quarry holding west
	b. **Invasive plant species.**	Brazilian pepper dominant, Austrilian pine, melaluca, java bishopwood
	c. **Wildlife access** to and from AA (proximity and barriers).	low, roadways and development surround AA
	d. **Downstream benefits** provided to fish and wildlife.	none
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA.	low
	f. **Hydrologic connectivity** (impediments and flow restrictions).	none
	g. **Dependency** of downstream habitats on quantity or quality of discharges.	none
	h. Protection of wetland functions provided by uplands (**upland** AAs only).	none
Current: 2	**With Impact:** 0	Additional Notes: Location in developed section of unincorporated miami-dade county, low lying to buld up surroundings

.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of **water levels and flows**.	low
	b. Reliability of **water level indicators**.	low
	c. Appropriateness of **soil moisture**.	dark surface, low mositure
	d. **Flow rates**/points of discharge.	none
	e. **Fire frequency**/severity.	none
	f. **Type of vegetation**.	invasive exotic dominant
	g. **Hydrologic stress** on vegetation.	None
	h. **Use by animal**s with hydrologic requirements.	none
	i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).	Overgrowth
	j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).	no standing water observed
	k. **Water quality data** for the type of community.	
	l. **Water depth, wave energy, and currents**.	None
Current: 2	**With Impact:** 0	Additional Notes: Dark surface layer observed however limited hydrologic indicators

.500(6)(c) Community Structure	I. Appropriate/desirable species	low desirable vegetation
	II. Invasive/exotic plant species	Brazilian pepper
	III. Regeneration/recruitment	
X Vegetation	IV. Age, size distribution.	medium to small shrubs, invasive exotic mature trees
	V. Snags, dens, cavity, etc.	None
Benthic	VI. Plants' condition.	Overgrown
	VII. Land management practices.	former stock pile location
Both	VIII. Topographic features (refugia, channels, hummocks).	wind rows
	IX. Submerged vegetation (only score if present).	none
	X. Upland assessment area	invasive exotic vegetation
Current: 1	**With Impact:** 0	Additional Notes: Community structure is low with heavy density of invasive exotic growth and poor hydrologic features

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	**With Impact**
0.17	0.00

Impact Acres =	2.65

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.451

Impact Delta (ID)	
Current - w/Impact	0.170

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigaiton bank.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Alligator Joes	**SFWMD 220620-34856** **DERM CLIV-2022-0002**	**Creation/Restoration**

FLUCCs code	Further classification (optional)	Mitigation Type	Assessment Area Size
4000	**4340 - Upland Mixed Coniferous / Hardwood**	**Creation**	**3.18** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
South Dade Wetlands	**Class I**	**N/A**

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Upland habitat with no connection to adjacent wetlands.

Assessment area description

The assessment area is located on easternmost portion of the project site abutting US Highway 1. The habitat is low quality and dominated by a dense canopy of invasive exotic Australian pine (Casuarina equisetifolia) and Brazilian pepper thickets (Schinus terebinthifolius) in the shrub stratum. Fallen needles and leaf litter cover any potential herbaceous vegetation growth where only minimal species are observed including shoe button ardisia (Ardisia sp.)

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Everglades National Park, Biscayne Bay National Park	**Upland habitat dominated by invasive exotic vegetation**

Functions	Mitigation for previous permit/other historic use
inhibits site hydrology, seed source for invasive exotic vegetation	**none**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Various song birds and small rodents. A FBB visual and acoustic survey was conducted Sept 2022 and resulted in no roosting.	**Florida Bonneted Bat (E), foraging, minimal** **Florida Panther (E), potential for utilization** **American Crocodile (T), potential for utilization** **Eastern Indigo Snake (T), potential for utilization**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Minimal wildlife observed. Raptors were osberved flying overhead and likely feeding on rodents and fish in nearby borrow pit.

Additional relevant factors:

PRE - this site is dominated by invasve exotic vegetation. POST - reference Mitigation Monitoring Plan for restoration activities

Assessment conducted by:	Assessment date(s):
Miller Legg	**4/27/2022**

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
Alligator Joes	**SFWMD 220620-34856** **DERM CLIV-2022-0002**	**Creation/Restoration**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Mitigation	**Miller Legg**	**4/27/22**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support	a. Quality and quantity **of habitat support** outside of AA.	Minimal	
	b. **Invasive plant species.**	Australian Pine, Brazilian Pepper, Ardisia	
	c. **Wildlife access** to and from AA (proximity and barriers).	Access partially limited by roads and fence	
	d. **Downstream benefits** provided to fish and wildlife.	None	
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA.	Minimal	
	f. **Hydrologic connectivity** (impediments and flow restrictions).	Benefits greatly reduced	
Current: **0**	g. **Dependency** of downstream habitats on quantity or quality of discharges.	Minimal	With Mitigation: **8**
	h. Protection of wetland functions provided by uplands (**upland** AAs only).	Minimal	
	Additional Notes:		

.500(6)(b)Water Environment (n/a for uplands)	a. Appropriateness of **water levels and flows**.	N/A
	b. Reliability of **water level indicators**.	N/A
	c. Appropriateness of **soil moisture**.	N/A
	d. **Flow rates**/points of discharge.	N/A
	e. **Fire frequency**/severity.	N/A
	f. **Type of vegetation**.	N/A
	g. **Hydrologic stress** on vegetation.	N/A
	h. **Use by animal**s with hydrologic requirements.	N/A
	i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).	N/A
	j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).	N/A
-	k. **Water quality data** for the type of community.	N/A -
0	l. **Water depth, wave energy, and currents**.	N/A **8**
	Additional Notes:	

.500(6)(c)Community structure	I. Appropriate/desirable species	Majority inappropriate
	II. Invasive/exotic plant species	High presence and cover
	III. Regeneration/recruitment	Minimal
x Vegetation	IV. Age, size distribution.	Atypical
	V. Snags, dens, cavity, etc.	Not present or abundant
Benthic	VI. Plants' condition.	Generally good
	VII. Land management practices.	Artificial features
Both	VIII. Topographic features (refugia, channels, hummocks).	Reduction in extent of topographic features
	IX. Submerged vegetation (only score if present).	N/A
-	X. Upland assessment area	Moderate -
0	Additional Notes:	**8**

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	-
0.00	0.80

TEMPORAL LAG TABLE

YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
< or = 1	1	11-15	1.46	41-45	3.03
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.65
4	1.10	26-30	2.18	>55	3.91
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		

Temporal Lag Factor (TLF) = (see Temporal Lag Table above)	1.14
Risk Factor (RF) = [1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)	1.75

Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.401
Mitigation Area Required (acres) = FL/RFG =	3.21
Mitigation Area Size (acres)	3.18
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	1.275

FOR PRESERVATION ONLY:

Mitigation Delta (MD)	
-	0.800
Mitigation Deficit (acres)	-0.03
Acres of Impact Offset by this Mitigation Area	5.54

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Alligator Joes	**SFWMD 220620-34856** **DERM CLIV-2022-0002**	**Wetland Enhancement - Treatment**

FLUCCs code	Further classification (optional)	Mitigation Type	Assessment Area Size
6400	**6411 - Sawgrass**	**Enhancement**	**3.84** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
South Dade Wetlands	**Class I**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

wetland habitat with minor invasive exotic and nuisance evegetation coverage

Assessment area description

Wetland appropriate elevations display coverages more appropriate for native Florida including spikerushes (Eleocharis spp.), sawgrass (Cladium jamaicense), various native sedges (Cyperus spp.), leatherfern (Acrostichum danaeifolium) and saltbush (Baccharis halimifolia).

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Everglades National Park, Biscayne Bay National Park	

Functions	Mitigation for previous permit/other historic use
Wetland system	**an Agreed Order was signed to removal the unpermitted fill. An inspection report dated August 1st, 2013, stated "our inspection revealed that the earthwork has been completed to the Department's satisfaction.**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
wadings birds, foraging habitat for the FBB	**Florida Bonneted Bat (E), foraging, minimal** **Florida Panther (E), potential for utilization** **American Crocodile (T), potential for utilization** **Eastern Indigo Snake (T), potential for utilization**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Minimal wildlife observed.

Additional relevant factors:

Area to be enhanced with adjacent upland habitat removal, herbicide treatment of nuisance and invasive exotic vegetation and natural recruitment of desirable vegetation

Assessment conducted by:	Assessment date(s):
Miller Legg	**4/27/2022**

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
Alligator Joes	**SFWMD 220620-34856** **DERM CLIV-2022-0002**	**Wetland Enhancement - Treatment**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Mitigation	**Miller Legg**	**4/27/22**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support	a. Quality and quantity **of habitat support** outside of AA.	Located within Florida Everglades	
	b. **Invasive plant species.**	minor b pepper, torpedo grass, cattails	
	c. **Wildlife access** to and from AA (proximity and barriers).	n/a	
	d. **Downstream benefits** provided to fish and wildlife.	good	
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA.	none	
	f. **Hydrologic connectivity** (impediments and flow restrictions).	good	
Current: 7	g. **Dependency** of downstream habitats on quantity or quality of discharges.	connections to adajcent parcels	With Mitigation: 8
	h. Protection of wetland functions provided by uplands (**upland** AAs only).		
	Additional Notes:		

.500(6)(b)Water Environment (n/a for uplands)	a. Appropriateness of **water levels and flows**.	good hydroperiods
	b. Reliability of **water level indicators**.	good
	c. Appropriateness of **soil moisture**.	good
	d. **Flow rates**/points of discharge.	
	e. **Fire frequency**/severity.	na
	f. **Type of vegetation**.	obligate, FACW
	g. **Hydrologic stress** on vegetation.	
	h. **Use by animal**s with hydrologic requirements.	good
	i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).	plants tolerant
	j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).	
-	k. **Water quality data** for the type of community.	
-	l. **Water depth, wave energy, and currents**.	
6	Additional Notes:	8

.500(6)(c)Community structure	I. Appropriate/desirable species	FAC, FACW,OBL
	II. Invasive/exotic plant species	nuisance vegetation
	III. Regeneration/recruitment	More upland FAC-U and Upland plants
x Vegetation	IV. Age, size distribution.	
	V. Snags, dens, cavity, etc.	
Benthic	VI. Plants' condition.	Herbaceous plants need more water
	VII. Land management practices.	None
Both	VIII. Topographic features (refugia, channels, hummocks).	None
	IX. Submerged vegetation (only score if present).	
-	X. Upland assessment area	
-	Additional Notes:	
6		8

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
-	-
0.63	0.80

TEMPORAL LAG TABLE

YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
< or = 1	1	11-15	1.46	41-45	3.03
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.65
4	1.10	26-30	2.18	>55	3.91
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		

Temporal Lag Factor (TLF) = (see Temporal Lag Table above)	1.14
Risk Factor (RF) = [1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)	1.25

Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.119
Mitigation Area Required (acres) = FL/RFG =	10.82
Mitigation Area Size (acres)	3.84
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	0.457

FOR PRESERVATION ONLY:

Mitigation Delta (MD)	
-	0.170

Mitigation Deficit (acres)	-6.98
Acres of Impact Offset by this Mitigation Area	1.99

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Alligator Joes	**SFWMD 220620-34856** **DERM CLIV-2022-0002**	**Wetland Restoration - Grading**

FLUCCs code	Further classification (optional)	Mitigation Type	Assessment Area Size
6400	**6410 - Freshwater marsh**	**Restoration**	**1.24** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
South Dade Wetlands	**Class I**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

part of wetland marsh system but altered elevations have created low and high areas. Lower areas lack vegetation due to water depths, higher elevations dominated by invasive exotic vegetation.

Assessment area description

Wetland elevation is mostly appropriate for herbaceous vegetation growth however due to human intrusion and use of offroad vehicles several pockets of lower and higher elevations are observed. Along higher elevations vegetation growth is dominated by sporadic invasive exotics Australian pine and Peruvian primrose willow (Ludwigia peruviana), and nuisance species Carolina willow (Salix caroliniana) and cattail (Typha spp.).

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Everglades National Park, Biscayne Bay National Park	

Functions	Mitigation for previous permit/other historic use
wetland system	**an Agreed Order was signed to removal the unpermitted fill. An inspection report dated August 1st, 2013, stated "our inspection revealed that the earthwork has been completed to the Department's satisfaction.**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
wadings birds, foraging habitat for the FBB	**Florida Bonneted Bat (E), foraging, minimal** **Florida Panther (E), potential for utilization** **American Crocodile (T), potential for utilization** **Eastern Indigo Snake (T), potential for utilization**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Miller Legg	**4/27/2022**

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
Alligator Joes	**SFWMD 220620-34856** **DERM CLIV-2022-0002**	**Wetland Restoration - Grading**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Mitigation	**Miller Legg**	**4/27/22**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support	a. Quality and quantity **of habitat support** outside of AA.	Located within Florida Everglades	
	b. **Invasive plant species.**	Austrailin pine overgrowth, cattail, melalueca	
	c. **Wildlife access** to and from AA (proximity and barriers).	upland and lowland elevation	
	d. **Downstream benefits** provided to fish and wildlife.	hydrology impacted by offroad intrusion	
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA.		
	f. **Hydrologic connectivity** (impediments and flow restrictions).	berms and low areas	
Current: **7**	g. **Dependency** of downstream habitats on quantity or quality of discharges.	With Mitigation: **8**	
	h. Protection of wetland functions provided by uplands (**upland** AAs only).		
	Additional Notes:		
.500(6)(b)Water Environment (n/a for uplands)	a. Appropriateness of **water levels and flows**.	elevations not appropriate	
	b. Reliability of **water level indicators**.	good	
	c. Appropriateness of **soil moisture**.	good	
	d. **Flow rates**/points of discharge.		
	e. **Fire frequency**/severity.	na	
	f. **Type of vegetation**.	obligate and FACW	
	g. **Hydrologic stress** on vegetation.	long hydroperiod in areas	
	h. **Use by animal**s with hydrologic requirements.	fish observed	
	i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).		
	j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).	good	
-	k. **Water quality data** for the type of community.	-	
5	l. **Water depth, wave energy, and currents**.	elevations not appropriate for vegetation	**8**
	Additional Notes:		
.500(6)(c)Community structure	I. Appropriate/desirable species		
	II. Invasive/exotic plant species	invasive exotic and nuisance vegetation	
	III. Regeneration/recruitment		
x Vegetation	IV. Age, size distribution.		
	V. Snags, dens, cavity, etc.		
Benthic	VI. Plants' condition.		
	VII. Land management practices.		
Both	VIII. Topographic features (refugia, channels, hummocks).	human intrusion causing ruts and high areas	
	IX. Submerged vegetation (only score if present).	present in some areas	
-	X. Upland assessment area	-	
4	Additional Notes:		**8**

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	-
0.53	0.80

TEMPORAL LAG TABLE

YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
< or = 1	1	11-15	1.46	41-45	3.03
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.65
4	1.10	26-30	2.18	>55	3.91
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		

Temporal Lag Factor (TLF) = (see Temporal Lag Table above)	1.14
Risk Factor (RF) = [1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)	1.50

Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.158
Mitigation Area Required (acres) = FL/RFG =	8.15
Mitigation Area Size (acres)	1.24
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	0.196

FOR PRESERVATION ONLY:

Mitigation Delta (MD)	
-	0.270

Mitigation Deficit (acres)	-6.91
Acres of Impact Offset by this Mitigation Area	0.85

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Alligator Joes	**SFWMD 220620-34856** **DERM CLIV-2022-0002**	**Mixed Hardwood Enhancement**

FLUCCs code	Further classification (optional)	Mitigation Type	Assessment Area Size
6300	**N/A**	**Enhancement**	**0.73** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
South Dade Wetlands	**Class I**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Mixed hardwood habitat isolated from connection to the north, east and west.

Assessment area description

The mixed hardwood wetland is located in the southeastern corner of the property. Wetland elevations are observed slightly higher than the marsh wetland which in turn is dominated by mixed hardwoods. Invasive exotic vegetation is prevalent with Australian pine and Brazilian pepper observed. Additional observed species included poisonwood (Metopium toxiferum), saltbush (Baccharis halimifolia), Carolina willow (Salix caroliniana), wax myrtle (Myrica cerifera), red bay (Persea boronia)

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Everglades National Park, Biscayne Bay National Park	

Functions	Mitigation for previous permit/other historic use
The mixed hardwood habitat provides vegetation diversity and source of native hardwood trees not observed I the herbacous marsh	**none**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Various song birds and small rodents. A FBB visual and acoustic survey was conducted Sept 2022 and resulted in no roosting.	**Florida Bonneted Bat (E), foraging, minimal** **Florida Panther (E), potential for utilization** **American Crocodile (T), potential for utilization** **Eastern Indigo Snake (T), potential for utilization**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

Minimal wildlife utlization observed. Minor tracks from small rodents.

Additional relevant factors:

Sections of area dominated by braazilian pepper and austrailin pine growth.

Assessment conducted by:	Assessment date(s):
Miller Legg	**4/27/2022**

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
Alligator Joes	**SFWMD 220620-34856** **DERM CLIV-2022-0002**	**Mixed Hardwood Enhancement**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Mitigation	**Miller Legg**	**4/27/22**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support	a. Quality and quantity **of habitat support** outside of AA.	Fair	
	b. **Invasive plant species.**	Majority in proximity of AA	
	c. **Wildlife access** to and from AA (proximity and barriers).	Access substantially limited	
	d. **Downstream benefits** provided to fish and wildlife.	Distance or barrier substantially reduce benefits	
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA.	Minimal	
	f. **Hydrologic connectivity** (impediments and flow restrictions).	Less than optimal	
Current: 6	g. **Dependency** of downstream habitats on quantity or quality of discharges.	Minimal	With Mitigation: 8
	h. Protection of wetland functions provided by uplands (**upland** AAs only).	Minimal	
	Additional Notes:		

.500(6)(b)Water Environment (n/a for uplands)	a. Appropriateness of **water levels and flows**.	Moderately higher or lower than appropriate
	b. Reliability of **water level indicators**.	Indicators not present
	c. Appropriateness of **soil moisture**.	low soil moisture
	d. **Flow rates**/points of discharge.	Inhibited by upland habitat
	e. **Fire frequency**/severity.	N/A
	f. **Type of vegetation**.	Some strata inappropriate
	g. **Hydrologic stress** on vegetation.	
	h. **Use by animal**s with hydrologic requirements.	N/A
	i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).	Greatly reduced
	j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).	Moderate
-	k. **Water quality data** for the type of community.	
-	l. **Water depth, wave energy, and currents**.	
4	Additional Notes: Water environment impacted due to upland habitat to the north.	8

.500(6)(c)Community structure	I. Appropriate/desirable species	
	II. Invasive/exotic plant species	brazilian pepper/ austrailin pine
	III. Regeneration/recruitment	
x Vegetation	IV. Age, size distribution.	
	V. Snags, dens, cavity, etc.	
Benthic	VI. Plants' condition.	
	VII. Land management practices.	
Both	VIII. Topographic features (refugia, channels, hummocks).	
	IX. Submerged vegetation (only score if present).	none
-	X. Upland assessment area	
-	Additional Notes: Community structure altered by upland habitat to north	
4		8

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
-	-
0.47	0.80

TEMPORAL LAG TABLE

YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
< or = 1	1	11-15	1.46	41-45	3.03
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.65
4	1.10	26-30	2.18	>55	3.91
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		

Temporal Lag Factor (TLF) = (see Temporal Lag Table above)	1.14
Risk Factor (RF) = [1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)	1.25

Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.232
Mitigation Area Required (acres) = FL/RFG =	5.55
Mitigation Area Size (acres)	0.73
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	0.169

FOR PRESERVATION ONLY:

Mitigation Delta (MD)	
-	0.330

Mitigation Deficit (acres)	-4.82
Acres of Impact Offset by this Mitigation Area	0.73

Appendix D: Best Management Practices (BMPs) for Development Projects

Ongoing research and monitoring will continue to increase the understanding of the Florida bonneted bat and its habitat needs and will continue to inform habitat and species management recommendations. These BMPs incorporate what is known about the species and also include recommendations that are beneficial to all bat species in Florida. These BMPs are intended to provide recommendations for improving conditions for use by Florida bonneted bats, and to help conserve Florida bonneted bats that may be foraging or roosting in an area.

The BMPs required to reach a "may affect, but is not likely to adversely affect" (MANLAA) determination vary depending on the couplet from the Consultation Key used to reach that particular MANLAA. The requirements for each couplet are provided below followed by the list of BMPs. If the applicant is unable or does not want to do the required BMPs, then the Corps (or other Action Agency) will not be able to use this Guidance and formal consultation with the Service is required.

Couplet Number for MANLAA from Consultation Key	Required BMPs
4b	BMP number 1 if more than 3 months has occurred between the survey and start of the project, and any 3 BMPs out of BMPs 4 through 13
5b	BMP number 2, and any 3 BMPs out of BMPs 3 through 13
9b	BMPs number 2 and 3, and any 4 BMPs out of BMPs 5 through 13
11b	BMPs number 1 and 4, and any 4 BMPs out of BMPs 5 through 13
12b	BMP number 1, and any 3 BMPs out of BMPs 3 through 13
14b	Any 2 BMPs out of BMPs 3 through 13
15b	Any 3 BMPs out of BMPs 3 through 13
17b	Any 4 BMPs out of BMPs 3 through 13

BMPs for development, construction, and other general activities:

1. If potential roost trees or structures need to be removed, check cavities for bats within 30 days prior to removal of trees, snags, or structures. When possible, remove structure outside of breeding season (*e.g.*, January 1 – April 15). If evidence of use by any bat species is observed, discontinue removal efforts in that area and coordinate with the Service on how to proceed.
2. When using heavy equipment, establish a 250 foot (76 m) buffer around known or suspected roosts to limit disturbance to roosting bats.
3. For every 5 acres of impact, retain a minimum of 1.0 acre of native vegetation. If upland habitat is impacted, then upland habitat with native vegetation should be retained.
4. For every 5 acres of impact, retain a minimum of 0.25 acre of native vegetation. If upland habitat is impacted, then upland habitat with native vegetation should be retained..
5. Conserve open freshwater and wetland habitats to promote foraging opportunities and avoid impacting water quality. Created/restored habitat should be designed to replace the function of native habitat.

6. Conserve and/or enhance riparian habitat. A 50-ft (15.2 m) buffer is recommended around water bodies and stream edges. In cases where artificial water bodies (*i.e.,* stormwater ponds) are created, enhance edges with native plantings especially in cases in which wetland habitat was affected.
7. Avoid or limit widespread application of insecticides (*e.g.,* mosquito control, agricultural pest control) in areas where Florida bonneted bats are known or expected to forage or roost.
8. Conserve natural vegetation to promote insect diversity, availability, and abundance. For example, retain or restore 25% of the parcel in native contiguous vegetation.
9. Retain mature trees and snags that could provide roosting habitat. These may include live trees of various sizes and dead or dying trees with cavities, hollows, crevices, and loose bark. See "Roosting Habitat" in "Background" above.
10. Protect known Florida bonneted bat roost trees, snags or structures and trees or snags that have been historically used by Florida bonneted bats for roosting, even if not currently occupied, by retaining a 250 foot (76 m) disturbance buffer around the roost tree, snag, or structure to ensure that roost sites remain suitable for use in the future.
11. Avoid and minimize the use of artificial lighting, retain natural light conditions, and install wildlife friendly lighting (*i.e.*, downward facing and lowest lumens possible). Avoid permanent night-time lighting to the greatest extent practicable.
12. Incorporate engineering designs that discourage bats from using buildings or structures. If Florida bonneted bats take residence within a structure, contact the Service and Florida Fish and Wildlife Conservation Commission prior to attempting removal or when conducting maintenance activities on the structure.
13. Use or allow prescribed fire to promote foraging habitat.

Appendix E: Additional Best Management Practices (BMPs) for Land Management Projects

Ecological Land Management

The Service reviews and develops Ecological Land Management projects that use land management activities to restore and maintain native, natural communities that are beneficial to bats. These activities include prescribed fire, mechanical treatments to reduce vegetation densities, timber thinning to promote forest health, trail maintenance, and the treatment of exotic vegetation. The following BMPs provide recommendations for conserving Florida bonneted bat roosting and foraging habitat during ecological land management activities. The Service recommends incorporating these BMP into ecological land management plans.

If potential roost trees need to be removed, check cavities for bats prior to removal of trees or snags. If evidence of use by any bat species is observed, discontinue removal efforts in that area and coordinate with the Service on how to proceed.

Ecological Land Management BMPs:

- Protect potential roosting habitat during ecological land management activities, if feasible. Avoid removing trees or snags with cavities.
- Rake and/or manually clear vegetation around the base of known or suspected roost trees to remove fuel prior to prescribed burning.
- If possible, use ignition techniques such as spot fires or backing fire to limit the intensity of fire around the base of the tree or snag containing the roost. The purpose of this action is to prevent the known or suspected roost tree or snag from catching fire and also to attempt to limit the exposure of the roosting bats to heat and smoke. A 250-ft (76 m) buffer is recommended.
- If prescribed fire is being implemented to benefit Florida bonneted bats, Braun de Torrez et al. (2018) noted that fire in the dry/spring season could be most beneficial.
- When creating firebreaks or conducting fire-related mechanical treatment, mark and avoid any known or suspected bat roosts.
- When using heavy equipment, establish a buffer of 250 feet (76 m) around known roosts to limit disturbance to roosting bats.
- Establish forest management efforts to maintain tree species and size class diversity to ensure long-term supply of potential roost sites.
- For every 5 acres (2 hectares) of timber that is harvested, retain a clump of trees 1-2 acres (0.4 - 0.8 hectare) in size containing potential roost trees, especially pines and royal palms (live or dead). Additionally, large snags in open canopy should be preserved.

Literature Cited – Appendix E

Braun de Torrez, E.C., H.K. Ober, and R.A. McCleery. 2018. Activity of an Endangered Bat Increases Immediately Following Prescribed Fire. The Journal of Wildlife Management.

Prepared by:

PLACEHOLDER DOCUMENT
WILL BE REPLACED IN
FINAL PERMIT BY FULLY
EXECUTED DOCUMENT

Return original or certified recorded document to:
(Insert name and address
of WMD or DEP)

Deed of Conservation Easement for Local Governments

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this day of , 20 , by , a political subdivision of the State of Florida, ("Grantor") whose mailing address is to the Choose an item. ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

9. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

10. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

11. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

12. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in County, Florida.

13. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever, to the extent permitted by law.

IN WITNESS WHEREOF, ("Grantor") has hereunto set its authorized hand this day of , 20 .

A political subdivision of the State of Florida

By: _____
(Signature)

(Name and Title)

ATTEST:

By: _____ Date: _____
Deputy Clerk

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, , the owner and holder of a mortgage dated , given by ("Mortgagor/Borrower") to ("Mortgagee/Lender"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book at Page , (together with that certain Assignment of Leases and Rents recorded in Official Records Book , at Page , and those certain UCC-1 Financing Statement(s) recorded in Official Records Book , at Page , all in the Public Records of County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the Choose an item., as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _____ day of _____, 20____.

By: _____ _____
(Signature) (Mortgagee/Lender)

Name: _____

Title: _____
(Print)

WITNESSES:

By: _____ By: _____
(Signature) (Signature)

Name: _____ Name: _____
(Print) (Print)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (print name), as _____ (title) of _____ (Mortgagee/Lender) on behalf of the ☐ corporation, or ☐ _____ (*choose one*). He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____
(Signature)

_____
(Name)

My Commission Expires: _____

EXHIBIT A

[LOCATION MAP]

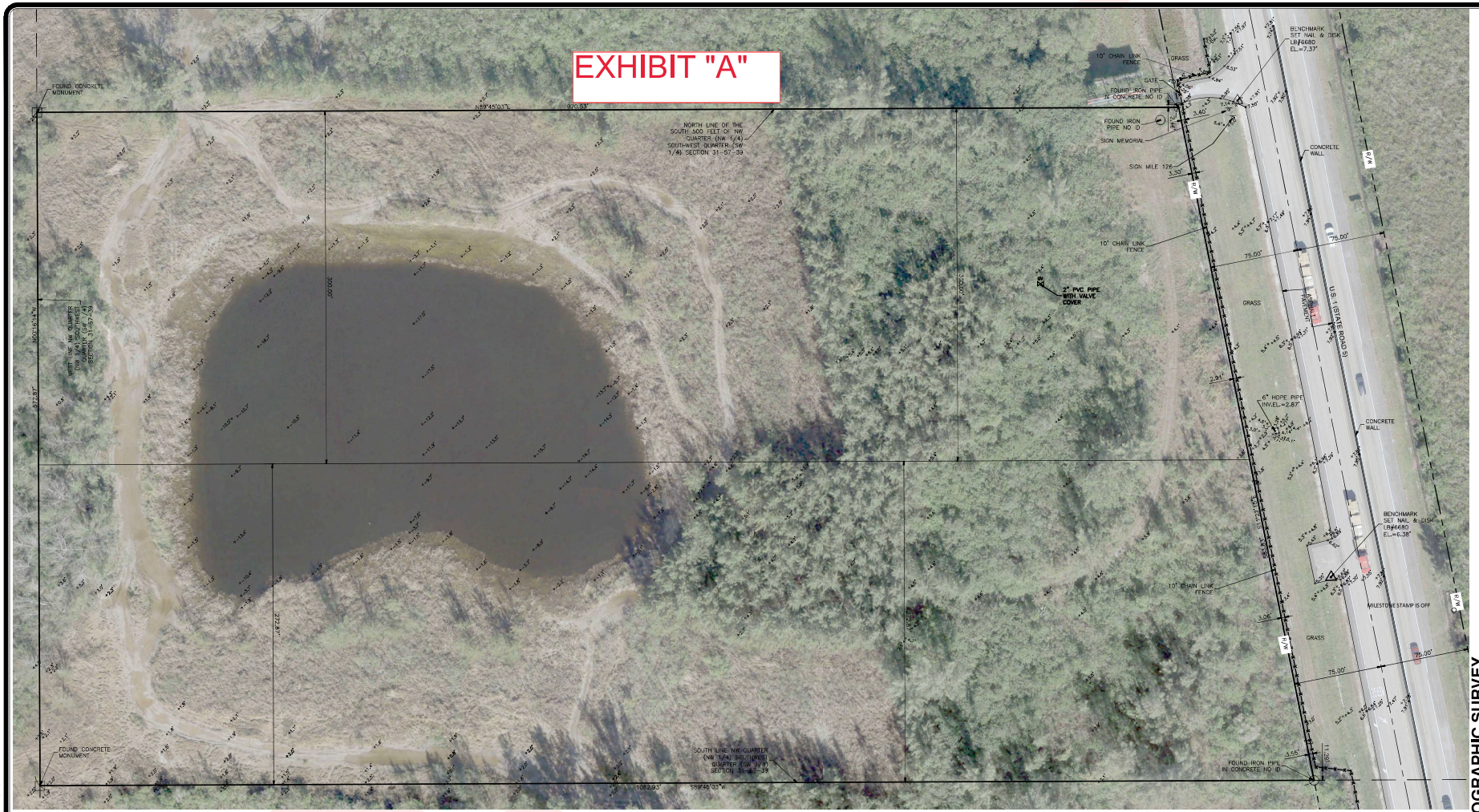
EXHIBIT B

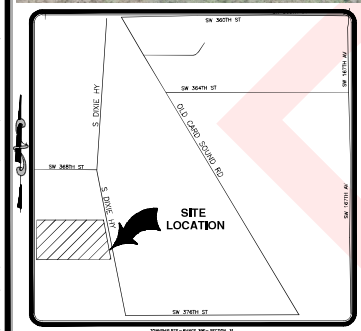
[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION AREA]

EXHIBIT C

[MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]

MDC173





LOCATION MAP
NTS

LEGAL DESCRIPTION: (PER WARRANTY DEED, O.R.B. 20041, PG. 1091, D.C.R.)

THE NORTH 300 FEET OF THE SOUTH 572.87 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST LYING WESTERLY OF FLORIDA STATE ROAD 5.
AND
THE SOUTH 272.87 FEET OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING WESTERLY OF FLORIDA STATE ROAD 5, ALL WITHIN MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 13.5 ACRES ±
FOLIOS 30-7931-0010173 AND 30-7931-001-0200

SYMBOL LEGEND:

WOOD POWER POLE
STREET SIGN
VALVE

ABBREVIATIONS:

R/W – RIGHT OF WAY
O.R.B. – OFFICIAL RECORDS BOOK
PG. – PAGE
D.C.R. – MIAMI-DADE COUNTY

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FEET

FLOOD ZONE INSURANCE NOTES:

ZONE: A

BASE FLOOD ELEVATION: N/A (NOT DETERMINED)

COMMUNITY PANEL NO. 120635 0740 L

PER FIRM DATED SEPTEMBER 11, 2009

MAP NUMBER: 12086C0740L

SURVEY NOTES:

1. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHT-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD, AND OWNERSHIP WAS NOT DETERMINED.
2. UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
3. SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
4. ELEVATION NOTE.
ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). ARE SHOWN THUS ○² AND ARE BASED ON MIAMI-DADE COUNTY BENCHMARK A-317 DESCRIBED AS FOLLOWS:
US C & G BRASS DISC IN CONCRETE, 2' SE OF WITNESS POST, 7.5' NW OF POWER POLE #15, 19.5' W OF A POWER LINE GUY POLE, LOCATED 0.75 MILE SE OF US HWY #1, 41 FEET NE OF CENTERLINE OF CARD SOUND ROAD.

ELEVATION = 3.19' (NGVD29)

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 26th DAY OF MAY 2022 A.D.

MARTIN P. ROSSI
No. 5857
STATE OF FLORIDA
Professional Surveyor & Mapper

MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS

ALLIGATOR JOE

SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Fort Lauderdale, FL 33309
954-484-7000
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION: EB7318 LB6680 LC0337

DES	DWN	CHK
	LP	MR

PROJECT / FILE NO.: 21-00096
DRAWING NO.: V-01
DATE DRAWN: 4/19/22

V:\PROJECTS\2021\21-00096 - UPLAND PARK\DRAWINGS\21-00096_BTS.DWG by LPOOLSK 6/23/2022 9:54:45 AM

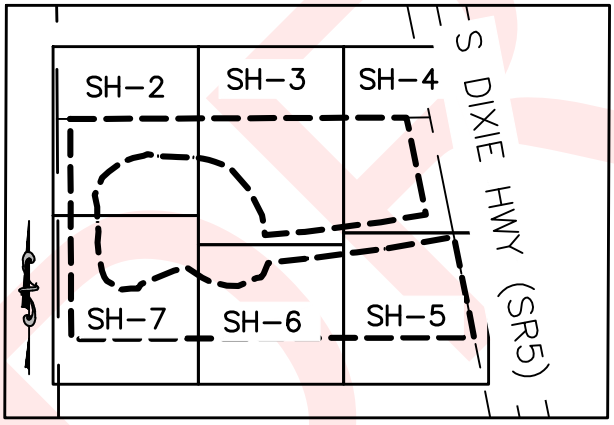
EXHIBIT "B"

LEGAL DESCRIPTION:

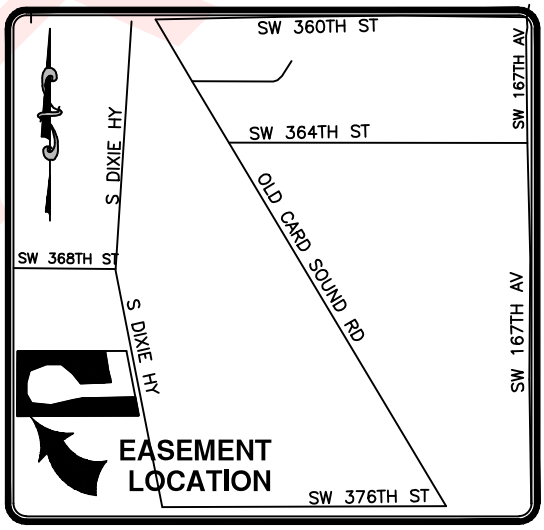
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST LYING WESTERLY OF FLORIDA STATE ROAD 5, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 31-57-30; THENCE ALONG WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°16'14" EAST 759.13 FEET; THENCE NORTH 89°45'06" EAST 33.73 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE NORTH LINE OF THE SOUTH 500 FEET OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°45'06" EAST 875.65 FEET; THENCE SOUTH 11°22'13" EAST 257.45 FEET; THENCE SOUTH 80°24'08" WEST 119.53 FEET; THENCE SOUTH 82°50'32" WEST 72.04 FEET; THENCE SOUTH 82°37'19" WEST 126.60 FEET; THENCE SOUTH 85°31'54" WEST 104.71 FEET; THENCE NORTH 08°22'50" WEST 51.99 FEET; THENCE NORTH 26°55'40" WEST 76.74 FEET; THENCE NORTH 41°44'29" WEST 68.67 FEET; THENCE NORTH 59°51'14" WEST 23.56 FEET; THENCE NORTH 71°29'13" WEST 23.21 FEET; THENCE NORTH 71°58'44" WEST 15.88 FEET; THENCE NORTH 77°53'45" WEST 16.32 FEET; THENCE NORTH 82°49'09" WEST 24.82 FEET; THENCE NORTH 88°04'50" WEST 41.58 FEET; THENCE NORTH 89°06'21" WEST 15.41 FEET; THENCE NORTH 86°54'18" WEST 35.17 FEET; THENCE NORTH 79°53'53" WEST 28.18 FEET; THENCE SOUTH 68°38'42" WEST 10.58 FEET; THENCE SOUTH 77°22'20" WEST 28.39 FEET; THENCE SOUTH 70°47'09" WEST 19.83 FEET; THENCE SOUTH 62°22'04" WEST 22.21 FEET; THENCE SOUTH 53°45'38" WEST 31.04 FEET; THENCE SOUTH 45°44'39" WEST 23.63 FEET; THENCE SOUTH 23°27'18" WEST 48.23 FEET; THENCE SOUTH 10°54'02" EAST 31.71 FEET; THENCE SOUTH 01°26'44" EAST 38.97 FEET; THENCE SOUTH 06°18'33" EAST 25.16 FEET; THENCE SOUTH 04°50'32" WEST 28.75 FEET; THENCE SOUTH 04°37'58" EAST 26.42 FEET; THENCE SOUTH 10°51'21" EAST 48.59 FEET; THENCE SOUTH 19°52'02" EAST 17.30 FEET; THENCE SOUTH 34°03'06" EAST 11.86 FEET; THENCE SOUTH 60°16'36" EAST 15.82 FEET; THENCE SOUTH 52°58'55" EAST 24.30 FEET; THENCE NORTH 84°40'43" EAST 29.45 FEET; THENCE SOUTH 89°51'03" EAST 19.25 FEET; THENCE NORTH 32°55'42" EAST 13.29 FEET; THENCE NORTH 67°30'39" EAST 93.63 FEET; THENCE NORTH 75°23'18" EAST 32.87 FEET; THENCE SOUTH 56°58'34" EAST 49.70 FEET; THENCE SOUTH 62°18'02" EAST 23.53 FEET; THENCE SOUTH 77°06'23" EAST 44.35 FEET; THENCE SOUTH 89°28'59" EAST 29.60 FEET; THENCE NORTH 67°15'17" EAST 51.79 FEET; THENCE NORTH 80°07'24" EAST 11.37 FEET; THENCE NORTH 35°30'56" EAST 11.45 FEET; THENCE NORTH 23°29'20" EAST 30.95 FEET; THENCE NORTH 83°47'52" EAST 103.63 FEET; THENCE NORTH 82°37'19" EAST 128.24 FEET; THENCE NORTH 82°50'32" EAST 73.39 FEET; THENCE NORTH 80°24'08" EAST 183.22 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH DIXIE HIGHWAY (STATE ROAD 5) HAVING RIGHT-OF-WAY WIDTH OF 150 FEET, SOUTH 11°22'12" EAST 266.29 FEET; THENCE ALONG THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER (NW 1/4), SOUTH 89°45'06" WEST 1049.20 FEET; THENCE NORTH 00°16'14" WEST 572.87 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING, AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 391702 SQUARE FEET (8.992 ACRES) MORE OR LESS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S00°16'14"E ALONG THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST.



KEY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

SEE SHEETS 2-7 OF 7 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	DWN.	CHK.

DRAWN BY: LP | CHECKED BY: MR

CERTIFIED TO:
MIAMI-DADE COUNTY
ALLIGATOR JOE WETLAND MITIGATION

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 9th DAY OF NOVEMBER 2022 A.D.

MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

MARTIN P. ROSSI CERTIFICATE No. 5857 STATE OF FLORIDA Professional Surveyor & Mapper

MILLER LEGG
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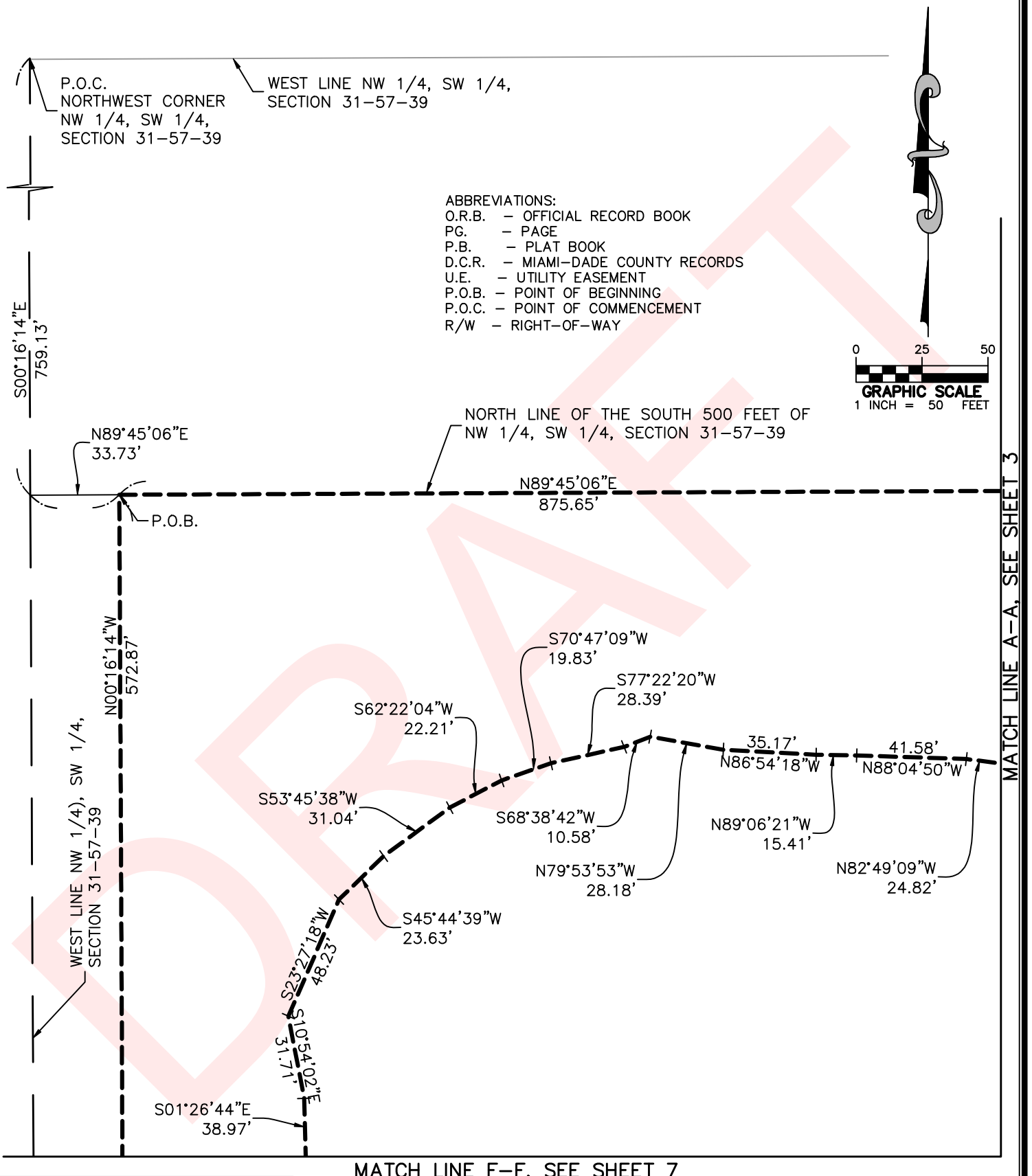
954-436-7000 · Fax: 954-436-7027
www.millerlegg.com

PROJECT NO.	FILE NO.
21-00096	SH-1

V:\PROJECTS\2021\21-00096 - UPLAND PARK\SURVEY\DRAWINGS\21-00096_SD.DWG 11/10/22 by SPOPRODUCTION



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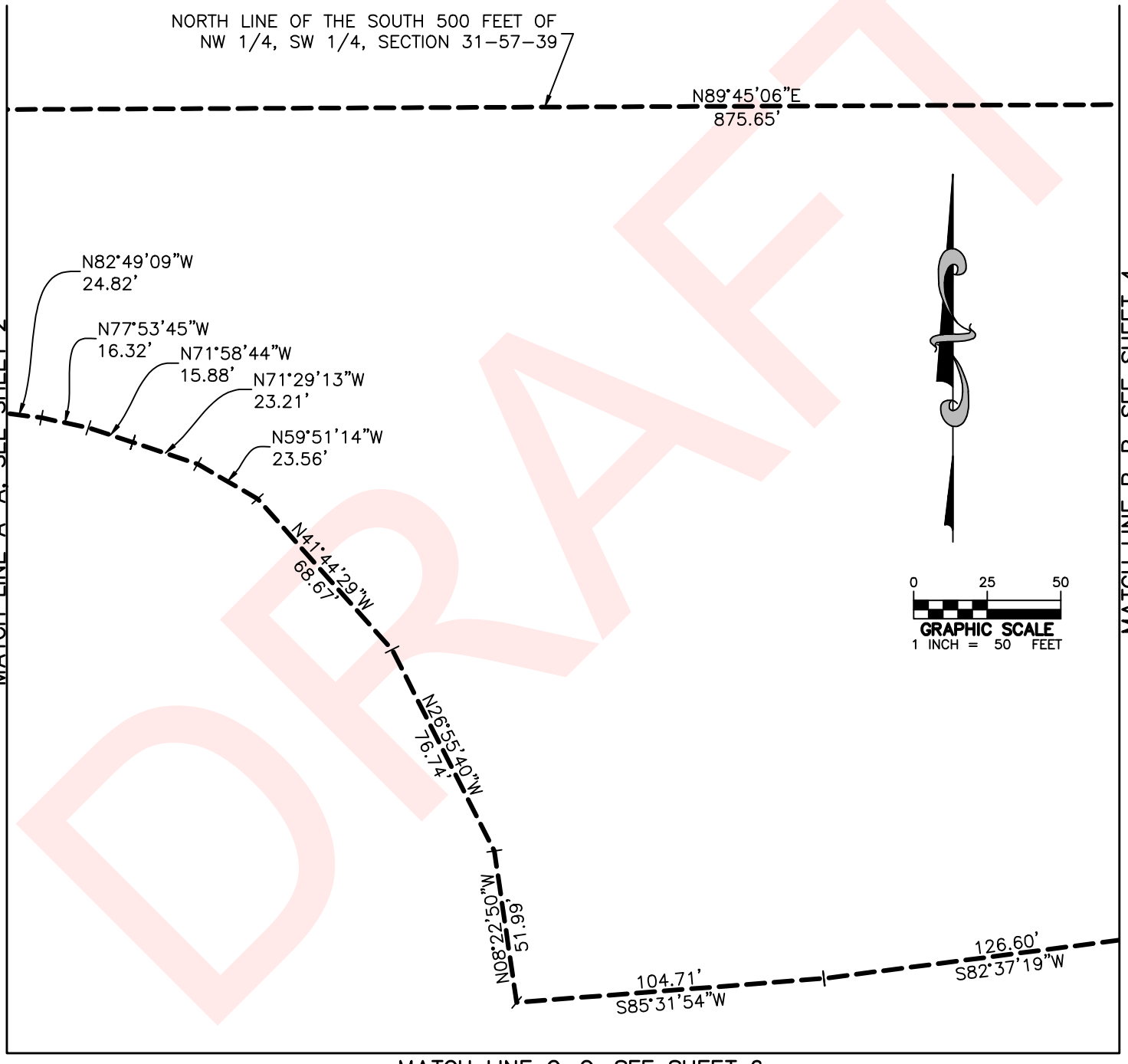
SKETCH & DESCRIPTION

PROJECT NO.	FILE NO.
21–00096	SH–2

V:\PROJECTS\2021\21–00096 – UPLAND PARK\SURVEY\DRAWINGS\21–00096_SD.DWG 11/10/22 by SFOPRODUCTION

ABBREVIATIONS:
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
P.B. – PLAT BOOK
D.C.R. – MIAMI–DADE COUNTY RECORDS
U.E. – UTILITY EASEMENT
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
R/W – RIGHT–OF–WAY



MATCH LINE A–A, SEE SHEET 2

MATCH LINE B–B, SEE SHEET 4

MATCH LINE C–C, SEE SHEET 6

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SKETCH & DESCRIPTION

PROJECT NO.	FILE NO.
21–00096	SH–3

V:\PROJECTS\2021\21–00096 – UPLAND PARK\SURVEY\DRAWINGS\21–00096_SD.DWG 11/10/22 by SFOPRODUCTION

0 25 50
GRAPHIC SCALE
1 INCH = 50 FEET

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P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
R/W – RIGHT–OF–WAY

NORTH LINE OF THE SOUTH 500 FEET OF
NW 1/4, SW 1/4, SECTION 31–57–39

N89°45'06"E
875.65'

75.00

WESTERLY RIGHT–OF–WAY LINE
R/W

℄
S DIXIE HWY (SR5)
(150' WIDE RIGHT–OF–WAY)

S1°22'13"E
257.45'

75.00

119.53'
S80°24'08"W

72.04'
S82°50'32"W

MATCH LINE B–B, SEE SHEET 3

MATCH LINE C–C, SEE SHEET 5

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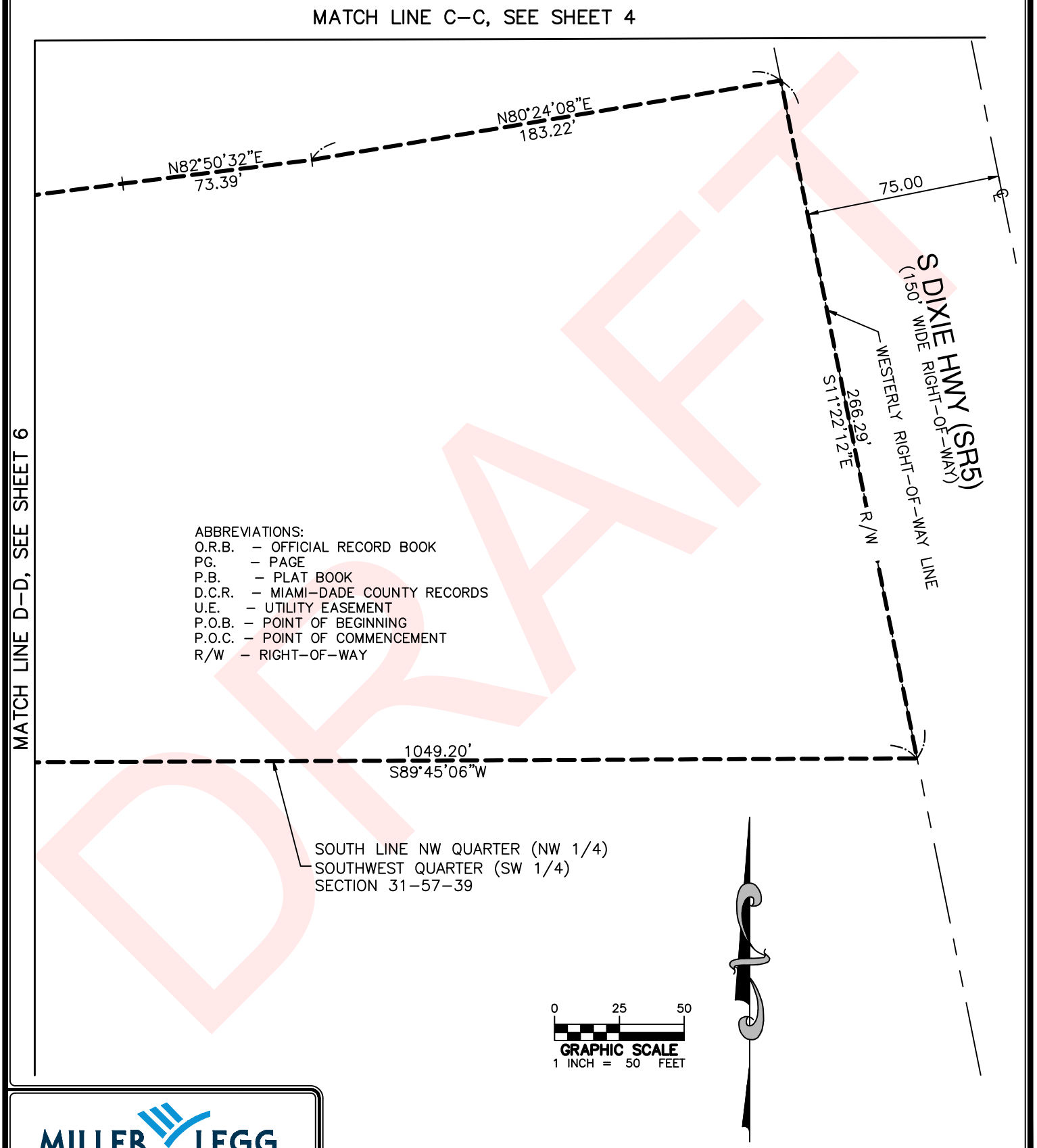
SKETCH & DESCRIPTION

PROJECT NO.	FILE NO.
21–00096	SH–4

V:\PROJECTS\2021\21–00096 – UPLAND PARK\SURVEY\DRAWINGS\21–00096_SD.DWG 11/10/22 by SFOPRODUCTION



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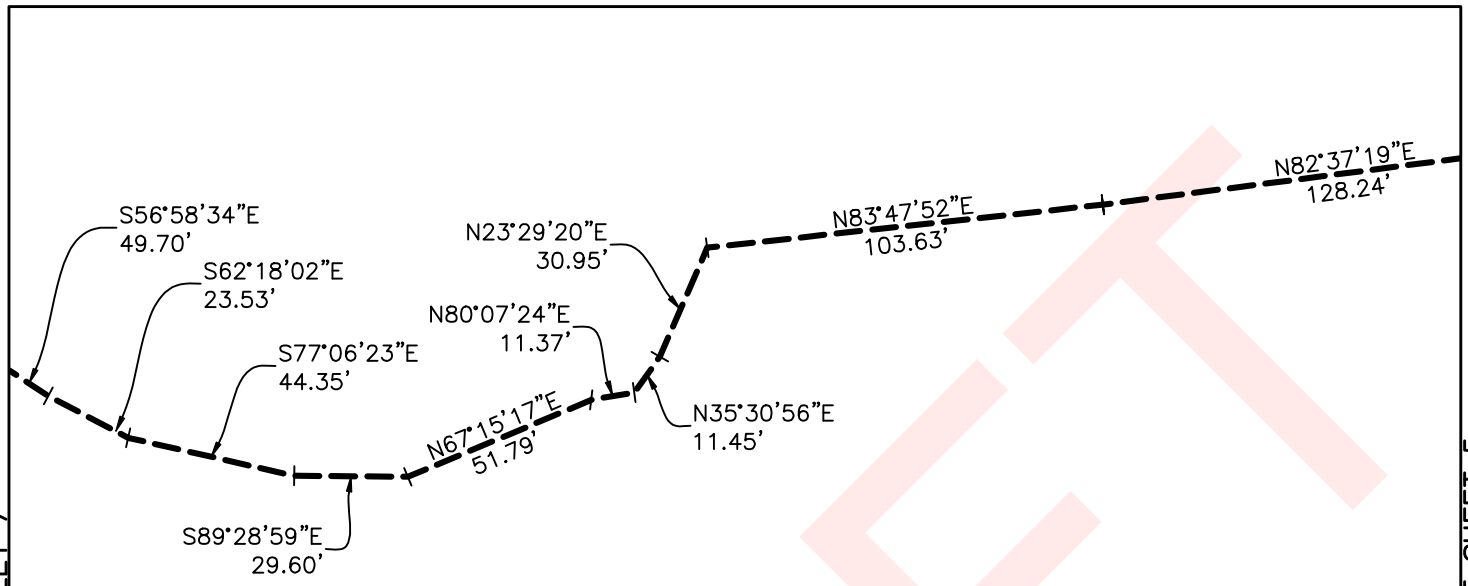
SKETCH & DESCRIPTION

PROJECT NO.	FILE NO.
21–00096	SH–5

V:\PROJECTS\2021\21–00096 – UPLAND PARK\SURVEY\DRAWINGS\21–00096_SD.DWG 11/10/22 by SFOPRODUCTION

MATCH LINE C–C, SEE SHEET 3



MATCH LINE E–E, SEE SHEET 7

MATCH LINE D–D, SEE SHEET 5

1049.20'
S89°45'06"W

SOUTH LINE NW QUARTER (NW 1/4)
SOUTHWEST QUARTER (SW 1/4)
SECTION 31–57–39

ABBREVIATIONS:
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R/W – RIGHT–OF–WAY

0 25 50
GRAPHIC SCALE
1 INCH = 50 FEET

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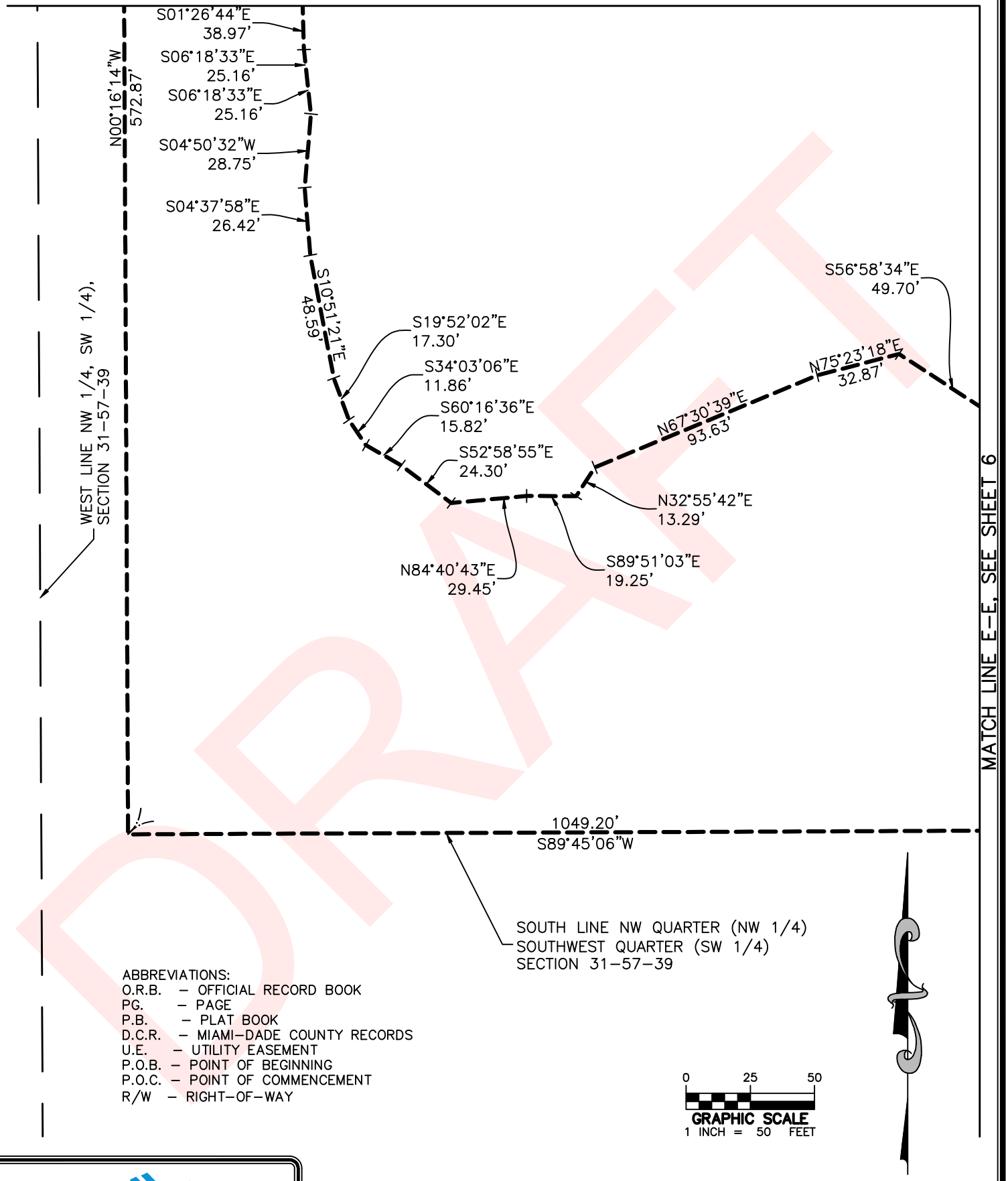
SKETCH & DESCRIPTION

PROJECT NO. 21–00096

FILE NO. SH–6

V:\PROJECTS\2021\21–00096 – UPLAND PARK\SURVEY\DRAWINGS\21–00096_SD.DWG 11/10/22 by SFOPRODUCTION

MATCH LINE F–F, SEE SHEET 2



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0 25 50
GRAPHIC SCALE
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SKETCH & DESCRIPTION

PROJECT NO. 21–00096

FILE NO. SH–7

V:\PROJECTS\2021\21–00096 – UPLAND PARK\SURVEY\DRAWINGS\21–00096_SD.DWG 11/10/22 by SFOPRODUCTION

Attachment 2

Further amendments to the First Amendment Lease Agreement (Phase 1) for RFP-1066 Joint Development of Dolphin Station Property, dated May 9, 2023

1. **In the First Amendment to the Lease Agreement (Phase 1) for RFP-1066 Joint Development of Dolphin Station Property, dated May 9, 2023, on page 5, in Section 4.02(A), subsection (3) shall be deleted in its entirety, and the following subsection shall be renumbered accordingly. For convenience, the language of subsection (3), which shall be deleted, is shown in strike-through below:**

~~(3) Reasonably coordinate in advance with Tenant with respect to any access to the Alligator Joe's Site required by the County or third parties during Tenant's performance of the Required Mitigation Work in order to minimize disruption to such Required Mitigation Work; and~~

2. **In the First Amendment to the Lease Agreement (Phase 1) for RFP-1066 Joint Development of Dolphin Station Property, dated May 9, 2023, on page 5, Section 4.02(B), subsection (1) shall be deleted and replaced with the following language:**

(1) Obtain and comply with all conditions of the Individual Environmental Resource Permit, and the Class IV Permit from the County Division of Environmental Resources Management (collectively the "Mitigation Permits", copies attached within Schedule 4.20), to perform the restoration and improvement of wetlands, five (5) years compliance monitoring, correction of any deficiencies in order to achieve success during the five (5) years monitoring, monitoring closeout and related work within the Alligator Joe's Mitigation Project Area (the "Required Mitigation Work").

3. **The following additional provisions shall be added:**

The Tenant shall contract a Professional Wetland Scientist (PWS) certified by the Society of Wetlands Scientists to be present on Alligator Joe's site when the Required Mitigation Work is initiated (including for the delivery of equipment) and a minimum of one (1) time weekly for a full day while workers are present. The Tenant shall provide documentation of qualifications to the EEL Project Manager via electronic mail at molly.messer@miamidade.gov a minimum of fourteen (14) calendar days prior to the commencement of the mitigation work on the Alligator Joes site. The duties of the PWS shall include but not be limited to the following:

1. Review all permits and conservation easement requirements associated with the Required Mitigation Work prior to the commencement of work. Inspect the site to confirm compliance with all said requirements and permit conditions during the construction of the Required Mitigation Work.

2. During all times of access and during the Required Mitigation Work, provide written reports to the EEL Project Manager via electronic mail at molly.messer@miamidade.gov at a minimum of on a weekly basis or more often if specific conditions require. Weekly reports shall include but not be limited to, the status of the project, areas of the site where work is currently occurring, photographs of the site showing progress at the site taken from the photo points identified in the approved mitigation plan, which herbicides are being used on the site (if applicable), activities being conducted by the contractor during inspections, any observations of nesting birds, rare/threatened/endangered species, and any nonnative wildlife. Any observations of hazardous site conditions and/or evidence of illegal or unauthorized work or activities on the Alligator Joe's shall be reported immediately to the EEL Project Manager via telephone at (305) 372-6452 and via electronic mail at molly.messer@miamidade.gov and not more than two (2) hours after the observation and also, no later than 5:00 PM the day that it was observed. Prior to the commencement of the Required Mitigation Work, provide color laminated reference materials to workers on the identification of plants targeted by herbicide application and those species with a similar appearance to avoid and minimize herbicide damage to native vegetation.

3. Prior to the commencement of the Required Mitigation Work, provide training to workers at the Mitigation Area identifying the boundaries of the work area, the areas for staging materials or equipment, the locations of the rare and endangered species, what to steps to take if endangered wildlife is observed, what steps to take if invasive wildlife, and on the identification of plants targeted by herbicide application and those species with a similar appearance to avoid and minimize herbicide damage to native vegetation.

4. Prior to the commencement of the Required Mitigation Work and to prevent avoidable impacts, identify and clearly mark all areas where rare and endangered plant species exist.

5. During all times of access and during the Required Mitigation Work, monitor the work crews conducting herbicide treatment and prevent damage to any rare or endangered native plants when working in an area where these species may be present. Damage to rare or endangered plants shall be reported by email to the EEL Project Manager at molly.messer@miamidade.gov immediately upon discovery and before 5:00 PM that day.

6. During all times of access and during the Required Mitigation Work, supervise work crews using herbicides for compliance with the appropriate herbicide labels, Material Data Safety Sheets (MSDS), and maintain a copy of the fully executed permits and mitigation plan with maps on site when the Required Mitigation Work is being conducted.

The PWS shall provide the EEL project manager with the following contact numbers – office telephone, cellular numbers for all supervisors working on the project; and an email address.

During all times of access and during the Required Mitigation Work, the Tenant shall utilize only Florida licensed professional herbicide applicators (licensed by the Florida Department of Agricultural & Consumer Services [FDACS] in the areas of aquatics or natural areas) to conduct invasive and nuisance vegetation control work in the Alligator Joe's Mitigation Work Area.

Prior to the commencement of the Required Mitigation Work, the Tenant shall erect and maintain protective fencing in accordance with all permits and approvals around the Alligator Joe's Site to prevent damage to the Conservation Easement Area.

Prior to the initial commencement of the Required Mitigation Work, provide written notice of commencement to the EEL Project Manager via electronic mail at molly.messer@miamidade.gov a minimum of seven (7) calendar days in advance.

Prior to the initial commencement of the Required Mitigation Work, provide a work schedule of the contractors which details weekly work days and times to the EEL Project Manager via electronic mail at molly.messer@miamidade.gov a minimum of seven (7) calendar days in advance. Any changes to the work schedule shall be provided to the EEL Project Manager via electronic mail at molly.messer@miamidade.gov a minimum of seven (7) calendar days in advance of the proposed change.

Prior to commencement of access to Alligator Joe's Site and any of the Required Mitigation Work, the Tenant's contractor(s) and PWS shall attend a pre-work on-site meeting with the EEL Project Manager at the Alligator Joe's site to discuss access to the site, the required training, the staging areas for materials and equipment, the scope of work, contractor expectations, work plan/scheduling, and/or any other concerns regarding project that may need to be discussed and clarified to avoid any confusion during the project duration.

During all times of access and during the Required Mitigation Work, the Tenant shall not prevent or impede the EEL Program's management activities (including wildfire response) or legal access to the Alligator Joe's site.

The Tenant shall not impede access routes that would restrict vehicular access by agency personnel.

The Tenant is responsible for all quality assurance and quality control. The Tenant shall take the necessary steps to develop guidelines needed to assure work quality and to continuously monitor work to verify quality standards are met.

The Tenant is responsible for technical aptitude of personnel.

The Tenant shall be responsible for all spills, including but not limited to, herbicides and petroleum products, and the reporting of those spills. The Tenant is liable for any damages and site remediation.

The Tenant shall report all herbicide misuse, herbicide or petroleum product spills, accidents, and injuries to the EEL Project Manager immediately at molly.messer@miamidade.gov .

The Landlord is not responsible for equipment or herbicides stored on the Alligator Joe's site. In the event of severe weather (Tropical Storm, Hurricane) all equipment must be removed from the Alligator Joe's Site.

During all times of access and during the Required Mitigation Work, all herbicides and adjuvants must be kept with the licensed applicator at the treatment site or in a secured, ventilated, and locked truck or trailer as close to the treatment site as practicable at all times (in accordance with Chapter 403.161, 403.413, 403.708 F.S. and Chapter 487.031 F.S.). All products shall be stored in containers that are in good condition and sealed to prevent spills. All containers shall be inspected each workday for leaks, labeled to identify their contents and kept in a secure manner as to prevent the likelihood of leaks or spills. The Tenant is responsible for keeping all empty containers in a secured ventilated and locked truck or trailer. The Tenant is also responsible for any leaks, spills, environmental damage, or theft of materials from the job site and recycling containers.

All herbicides must be EPA/FDACS registered or have the appropriate Florida Special Local Needs (Section 24(c) FIFRA) registration. ALL HERBICIDES SHALL BE USED IN ACCORDANCE WITH THE EPA LABEL. The Tenant is liable for any penalty, fines or damages resulting from the misuse of herbicides. These herbicides are to be provided, as needed, depending on the type of vegetation to be treated.

All herbicide application shall be carried out in a manner consistent with Environmental Protection Agency (EPA) and Special Local Need 24(c)(SLN) herbicide labels. Crews shall have access to all appropriate labels and Safety Data Sheets (SDS) while transporting, mixing, or applying herbicides. The Tenant shall comply with all pertinent regulations set forth by Florida Department of Agriculture and Consumer Services (FDACS).

Herbicide applications shall not occur when wind speeds are greater than 10.0 miles per hour (mph) without County approval. The Tenant shall take all precautions to minimize and mitigate herbicide drift.

Any damages to ~~County~~ the property (i.e. structures, fences roads, culverts, trees or other natural resources, etc.) caused by the Tenant while working on this project shall be the responsibility of the Tenant to remedy, as determined by the County. The Tenant shall be responsible for the conduct of all contractor personnel at all times while on the Project site.

The Tenant shall be responsible for and repair, replace, or restore to original condition, all property damaged as a result of any activity by the Tenant, to the satisfaction of ~~the Project Manager and~~ the Landlord. This includes but is not limited to, soil grade disturbance

resulting from heavy equipment/stump removal, pavement surface, turf areas, mixing zones, man-made structures, and equipment.

During all times of access and during the Required Mitigation Work, the Tenant shall not negatively impact areas of the EEL Preserve outside of the Mitigation Work Area.

In order to prevent the spread of invasive plant species, during all times of the Required Mitigation Work the Tenant shall clean all equipment with a pressure washer of all plant material, mud, sand, dirt, and muck prior to arrival at the worksite. If equipment arrives at the Alligator Joe's site and has not been properly cleaned, it shall be denied access.

The Tenant shall clean all equipment with a pressure washer including but not limited to vehicles, trailers, ATVs, and chippers to reduce the spread of exotic and nuisance vegetation prior to initiating work activities on the Alligator Joe's site. Decontamination protocols include but are not limited to spraying down with pressure washer all equipment surfaces including the under carriage, tracks, and tires to ensure that mud, sand, dirt, muck, vegetative debris and other debris is not transported onto the Alligator Joe's site from other locations. All hand-held equipment such as chainsaws, loppers, etc. to be used for treatment activities must be wiped down and cleaned so that they are free of debris.

The Tenant shall not harass, injure, kill or otherwise interfere with native wildlife, including snakes, that may be encountered during the Required Mitigation Work.

During all times of access and during the Required Mitigation Work, the Tenant shall replace any native vegetation damaged by work activities including those damaged due to herbicides and/or unapproved vehicle use.

During all times of access and during the Required Mitigation Work, the Tenant shall immediately report via telephone at (305) 372-6452 and via electronic mail at molly.messer@miamidade.gov to the Landlord any and all sightings of any of the following species on or adjacent to Alligator Joe's Site - Florida bonneted bat (*Eumops floridanus*), snakes and large lizards of any kind.

During all times of access and prior to each monitoring and maintenance event, provide written notice of each monitoring and maintenance event to the EEL Project Manager via electronic mail at molly.messer@miamidade.gov a minimum of fourteen (14) calendar days prior to maintenance work.

During all times of access and within thirty (30) calendar days subsequent to each monitoring event, the Tenant shall provide copies of all reports of monitoring and maintenance activities to the EEL Project Manager via electronic mail at molly.messer@miamidade.gov.

MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 18, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(8)

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**
_____	**Statement of social equity 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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. 14(A)(8)
7-18-23

RESOLUTION NO. _____

RESOLUTION APPROVING A LETTER OF COMMITMENT AND A DEED OF CONSERVATION EASEMENT BETWEEN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND MIAMI-DADE COUNTY RELATED TO A MITIGATION PROJECT, WHICH IS ESTIMATED TO COST APPROXIMATELY $1,226,000.00, ON COUNTY OWNED LANDS MANAGED BY AND THROUGH THE ENVIRONMENTALLY ENDANGERED LANDS PROGRAM AT THE PROPERTY KNOWN AS ALLIGATOR JOE'S LOCATED WEST OF U.S. 1, APPROXIMATELY 0.82 MILES SOUTH OF U.S. 1 AND CARD SOUND ROAD IN MIAMI-DADE COUNTY; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE LETTER OF COMMITMENT; AUTHORIZING THE COUNTY MAYOR TO EXECUTE THE DEED OF CONSERVATION EASEMENT ONLY AFTER CERTAIN CONDITIONS PRECEDENT; ESTABLISHING BOARD POLICY WITH RESPECT TO CONDITIONS AND PROTECTIONS FOR THE USE OF ENVIRONMENTALLY ENDANGERED LANDS AS OFF-SITE MITIGATION FOR COUNTY PROJECTS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board approves the South Florida Water Management District's ("SFWMD") Letter of Commitment, in substantially the form attached hereto as Attachment A and made a part hereof, in which the County agrees to the construction, operation and long-term maintenance of the offsite mitigation project at the Alligator Joe's property, located west of U.S.

1 approximately 0.82 miles south of U.S. 1 and Card Sound Road in Miami-Dade County (the "Alligator Joe's Property"), and authorizes the execution of said Letter of Commitment by the County Mayor or County Mayor's designee.

Section 3. This Board approves the Deed of Conservation Easement for the Alligator Joe's Property to the SFWMD in substantially the form attached hereto as Attachment B and made a part hereof, which requires the County to conduct the mitigation project and preserve and maintain the mitigation project area in perpetuity; authorizes the execution of said Deed of Conservation Easement by the County Mayor; and authorizes the County Mayor or County Mayor's designee to exercise the provisions contained therein.

Section 4. The approval and authority from this Board in section 3 of this resolution are contingent upon the County first (a) obtaining a performance bond in the amount of $1,226,000.00 from Terra International Services, LLC, ("Terra") in a form acceptable to the Division of Environmental Resources Management ("DERM") Director, that shall be held by the EEL Program, as discussed in the Mayor's memorandum, and (b) obtaining an executed amendment to the lease agreement between the County and Terra for the Dolphin TOD Upland Park project to add certain provisions and to delete and modify existing provisions, in substantially the form attached as Attachment 2 to the Mayor's memorandum, to said lease. If the required performance bond and executed lease agreement amendment are not obtained by the County within 12 months of the effective date of this resolution, then the approvals provided in section 3 of this resolution shall expire. For recordkeeping purposes, the County Mayor or County Mayor's designee shall file a notice with the Clerk of the Board once the required bond and lease amendment have been obtained by the County.

Section 5. To the extent that there are any costs associated with the obligations to the SFWMD, or that ultimately result from the mitigation project on the Alligator Joe's Property, that are ultimately borne by the County, such costs shall be paid from the County's budget for the Department of Transportation and Public Works ("DTPW"), or other legally available funds, and not with any EEL Trust Fund dollars.

Section 6. This Board is establishing a policy that before any County-owned EEL property may be proposed, recommended, or used for off-site mitigation, (1) a written determination in favor of such specific proposal from the DERM Director or designee shall be required; (2) EEL property may only be considered for off-site mitigation for County projects; (3) any mitigation project shall be designed by EEL or a consultant selected by EEL through all applicable procurement processes, and any such mitigation project design and permitting shall be for a complete, as opposed to piecemeal, mitigation project; (4) any and all submissions to regulatory agencies such as the SFWMD shall only be submitted after written approval from the DERM Director or designee; (5) at a minimum, all standard EEL contracting provisions, as they may be amended and updated from time to time, must be included in all applicable contracting documents; (6) a performance bond for the entire cost of the work must be provided to be held by the EEL Program; and (7) the user County department shall reimburse the EEL Program for any EEL staff time spent on any such proposal or project through the provision of a billing code. Nothing stated herein shall preclude RER and the County Mayor or County Mayor's designee from developing additional restrictions and procedures with respect to off-site mitigation in order to protect EEL property and EEL resources.

Section 7. Pursuant to Resolution No. R-974-09, this Board (1) directs the County Mayor or County Mayor's designee to record the Deed of Conservation Easement in the Public Records of Miami-Dade County, Florida, and to provide a recorded copy of the instruments to the Clerk of the Board within 30 days of recordation, and (2) directs the Clerk of the Board to attach and permanently store a recorded copy together with this Resolution.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman
Anthony Rodríguez, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 18th day of July, 2023. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Abbie Schwaderer-Raurell
Bruce Libhaber

Attachment A

June 26, 2023

Via email: chanes@sfwmd.gov

Caroline Hanes, PWS
Regulation Division
Environmental Resources Permitting Bureau
South Florida Water Management District
3301 Gun Club Road, MSC 9210
West Palm Beach, FL 33406

RE: SFWMD RAI Response
Upland Park / Alligator Joe's Mitigation Area
Application No. 220620-34856

Dear Ms. Caroline Hanes

This letter is to acknowledge that Miami-Dade County accepts the responsibility for the construction, operation and long term maintenance of ±8.99 acres mitigation area, which is within a portion of the ±13.5 acre property known as Alligator Joe's (more specifically designated as Miami Dade County Folio # 30-7931-001-0173 & 30-7931-001-0020) that is associated with the above referenced South Florida Water Management District (SFWMD) permit application.

Please let Lourdes M. Gomez, Director, Department of Regulatory and Economic Resources, know if you have any questions or concerns at (305) 375-2886 or by email at Lourdes.Gomez@miamidade.gov .

Sincerely,

Jimmy Morales
Chief Operations Officer, Miami-Dade County

Cc: Dan Rupena, Terra, drupena@terragroup.com
Dylan Larson, Miller Legg, dlarson@millerlegg.com

Prepared by:

Molly Messer
Miami-Dade County Department of
Regulatory and Economic Resources
701 NW 1st Court, 2 Floor
Miami, Florida 33136

Return original or certified recorded document to:

Caleb Siggins
South Florida Water Management District
Regulation Division, MSC 9421
3301 Gun Club Road
West Palm Beach, Florida 33406

Deed of Conservation Easement for Local Governments

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this day of , 2023, by Miami-Dade County, a political subdivision of the State of Florida, ("Grantor") whose mailing address is 111 NW 1st Street Miami, Florida 33128 to the South Florida Water Management District. ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Miami-Dade County, Florida, and more specifically depicted on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. 13-107384-P ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. **Purpose.** It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Mitigation Plan ("Mitigation Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. **Grantor's Reserved Rights.** Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. **No Dedication.** No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. **Grantee's Liability.** Grantee's liability is limited as provided in Sections 704.06(10) and 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. **Enforcement.** Enforcement of the terms, provisions, and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

9. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

10. **Terms and Restrictions.** Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

11. **Written Notice.** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

12. **Modifications.** This Conservation Easement may be amended, altered, released, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the public records in Miami-Dade County, Florida.

13. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of Miami-Dade County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever, to the extent permitted by law.

IN WITNESS WHEREOF, ("Grantor") has hereunto set its authorized hand this day of , 20 .

A political subdivision of the State of Florida

By: _____
(Signature)

_____
(Name and Title)

ATTEST:

By: _____ Date: _____
Deputy Clerk

Mortgagee (Lender) Joinder, Consent, and Subordination

For Ten Dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, , the owner and holder of a mortgage dated , given by (“Mortgagor/Borrower”) to (“Mortgagee/Lender”), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book at Page , (together with that certain Assignment of Leases and Rents recorded in Official Records Book , at Page , and those certain UCC-1 Financing Statement(s) recorded in Official Records Book , at Page , all in the Public Records of County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement granted to the Choose an item., as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee/Lender Joinder, Consent, and Subordination is made this _____day of _____, 20____.

By: _____ _____
(Signature) (Mortgagee/Lender)

Name: _____

Title: _____
(Print)

WITNESSES:

By: _____ By: _____
(Signature) (Signature)

Name: _____ Name: _____
(Print) (Print)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____day of _____, 20____, by _____(print name), as _____ _____(title) of _____(Mortgagee/Lender) on behalf of the ☐ corporation, or ☐ _____(*choose one*). He/She is personally known to me or has produced a _____(state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____
(Signature)

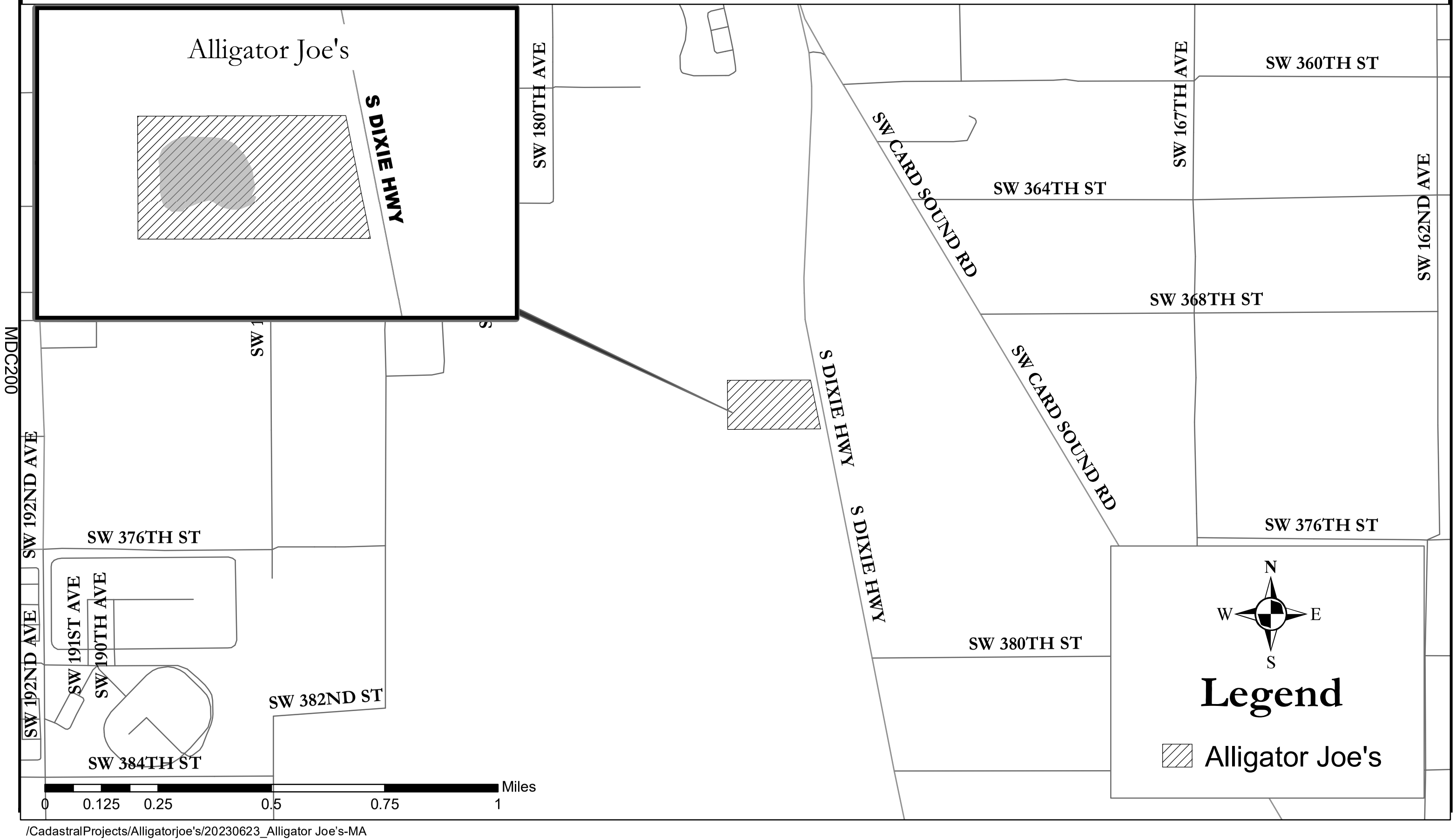
_____
(Name)

My Commission Expires: _____

EXHIBIT A

LOCATION MAP

Exhibit A



/CadastralProjects/Alligatorjoe's/20230623_Alligator Joe's-MA

EXHIBIT B

LEGAL DESCRIPTION AND SKETCH OF CONSERVATION AREA

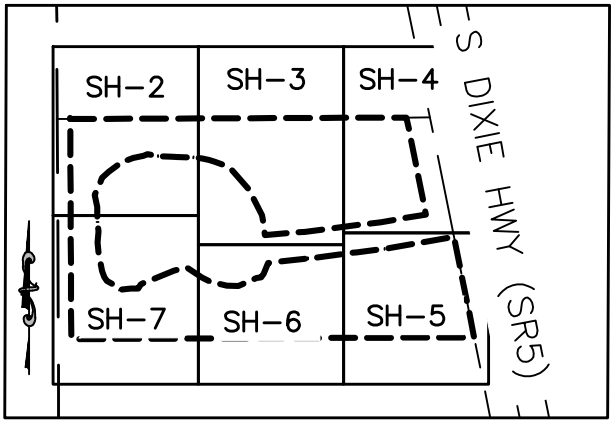
EXHIBIT "B"

LEGAL DESCRIPTION: SHEET 1 OF 7

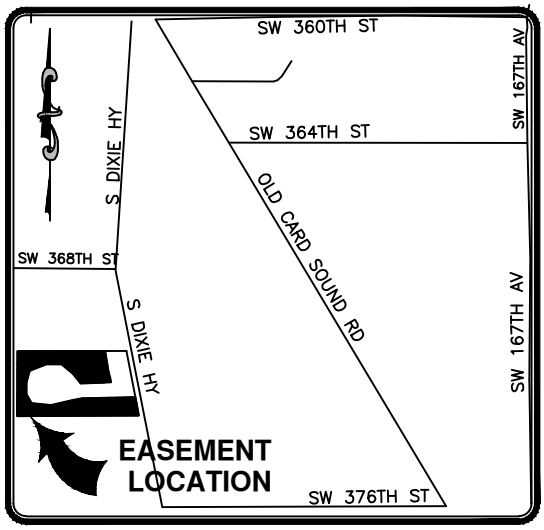
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST LYING WESTERLY OF FLORIDA STATE ROAD 5, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 31-57-30; THENCE ALONG WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°16'14" EAST 759.13 FEET; THENCE NORTH 89°45'06" EAST 33.73 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE NORTH LINE OF THE SOUTH 500 FEET OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°45'06" EAST 875.65 FEET; THENCE SOUTH 11°22'13" EAST 257.45 FEET; THENCE SOUTH 80°24'08" WEST 119.53 FEET; THENCE SOUTH 82°50'32" WEST 72.04 FEET; THENCE SOUTH 82°37'19" WEST 126.60 FEET; THENCE SOUTH 85°31'54" WEST 104.71 FEET; THENCE NORTH 08°22'50" WEST 51.99 FEET; THENCE NORTH 26°55'40" WEST 76.74 FEET; THENCE NORTH 41°44'29" WEST 68.67 FEET; THENCE NORTH 59°51'14" WEST 23.56 FEET; THENCE NORTH 71°29'13" WEST 23.21 FEET; THENCE NORTH 71°58'44" WEST 15.88 FEET; THENCE NORTH 77°53'45" WEST 16.32 FEET; THENCE NORTH 82°49'09" WEST 24.82 FEET; THENCE NORTH 88°04'50" WEST 41.58 FEET; THENCE NORTH 89°06'21" WEST 15.41 FEET; THENCE NORTH 86°54'18" WEST 35.17 FEET; THENCE NORTH 79°53'53" WEST 28.18 FEET; THENCE SOUTH 68°38'42" WEST 10.58 FEET; THENCE SOUTH 77°22'20" WEST 28.39 FEET; THENCE SOUTH 70°47'09" WEST 19.83 FEET; THENCE SOUTH 62°22'04" WEST 22.21 FEET; THENCE SOUTH 53°45'38" WEST 31.04 FEET; THENCE SOUTH 45°44'39" WEST 23.63 FEET; THENCE SOUTH 23°27'18" WEST 48.23 FEET; THENCE SOUTH 10°54'02" EAST 31.71 FEET; THENCE SOUTH 01°26'44" EAST 38.97 FEET; THENCE SOUTH 06°18'33" EAST 25.16 FEET; THENCE SOUTH 04°50'32" WEST 28.75 FEET; THENCE SOUTH 04°37'58" EAST 26.42 FEET; THENCE SOUTH 10°51'21" EAST 48.59 FEET; THENCE SOUTH 19°52'02" EAST 17.30 FEET; THENCE SOUTH 34°03'06" EAST 11.86 FEET; THENCE SOUTH 60°16'36" EAST 15.82 FEET; THENCE SOUTH 52°58'55" EAST 24.30 FEET; THENCE NORTH 84°40'43" EAST 29.45 FEET; THENCE SOUTH 89°51'03" EAST 19.25 FEET; THENCE NORTH 32°55'42" EAST 13.29 FEET; THENCE NORTH 67°30'39" EAST 93.63 FEET; THENCE NORTH 75°23'18" EAST 32.87 FEET; THENCE SOUTH 56°58'34" EAST 49.70 FEET; THENCE SOUTH 62°18'02" EAST 23.53 FEET; THENCE SOUTH 77°06'23" EAST 44.35 FEET; THENCE SOUTH 89°28'59" EAST 29.60 FEET; THENCE NORTH 67°15'17" EAST 51.79 FEET; THENCE NORTH 80°07'24" EAST 11.37 FEET; THENCE NORTH 35°30'56" EAST 11.45 FEET; THENCE NORTH 23°29'20" EAST 30.95 FEET; THENCE NORTH 83°47'52" EAST 103.63 FEET; THENCE NORTH 82°37'19" EAST 128.24 FEET; THENCE NORTH 82°50'32" EAST 73.39 FEET; THENCE NORTH 80°24'08" EAST 183.22 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SOUTH DIXIE HIGHWAY (STATE ROAD 5) HAVING RIGHT-OF-WAY WIDTH OF 150 FEET, SOUTH 11°22'12" EAST 266.29 FEET; THENCE ALONG THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER (NW 1/4), SOUTH 89°45'06" WEST 1049.20 FEET; THENCE NORTH 00°16'14" WEST 572.87 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING, AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 391702 SQUARE FEET (8.992 ACRES) MORE OR LESS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S00°16'14"E ALONG THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 39 EAST.



KEY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

SEE SHEETS 2-7 OF 7 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	DWN.	CHK.

CERTIFIED TO:
MIAMI-DADE COUNTY
ALLIGATOR JOE WETLAND MITIGATION

RER-WETLANDS RESOURCES SECTION
Received
3/3/2023

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 9th DAY OF NOVEMBER 2022 A.D.

MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

MARTIN P. ROSSI CERTIFICATE No. 5857 STATE OF FLORIDA Professional Surveyor & Mapper

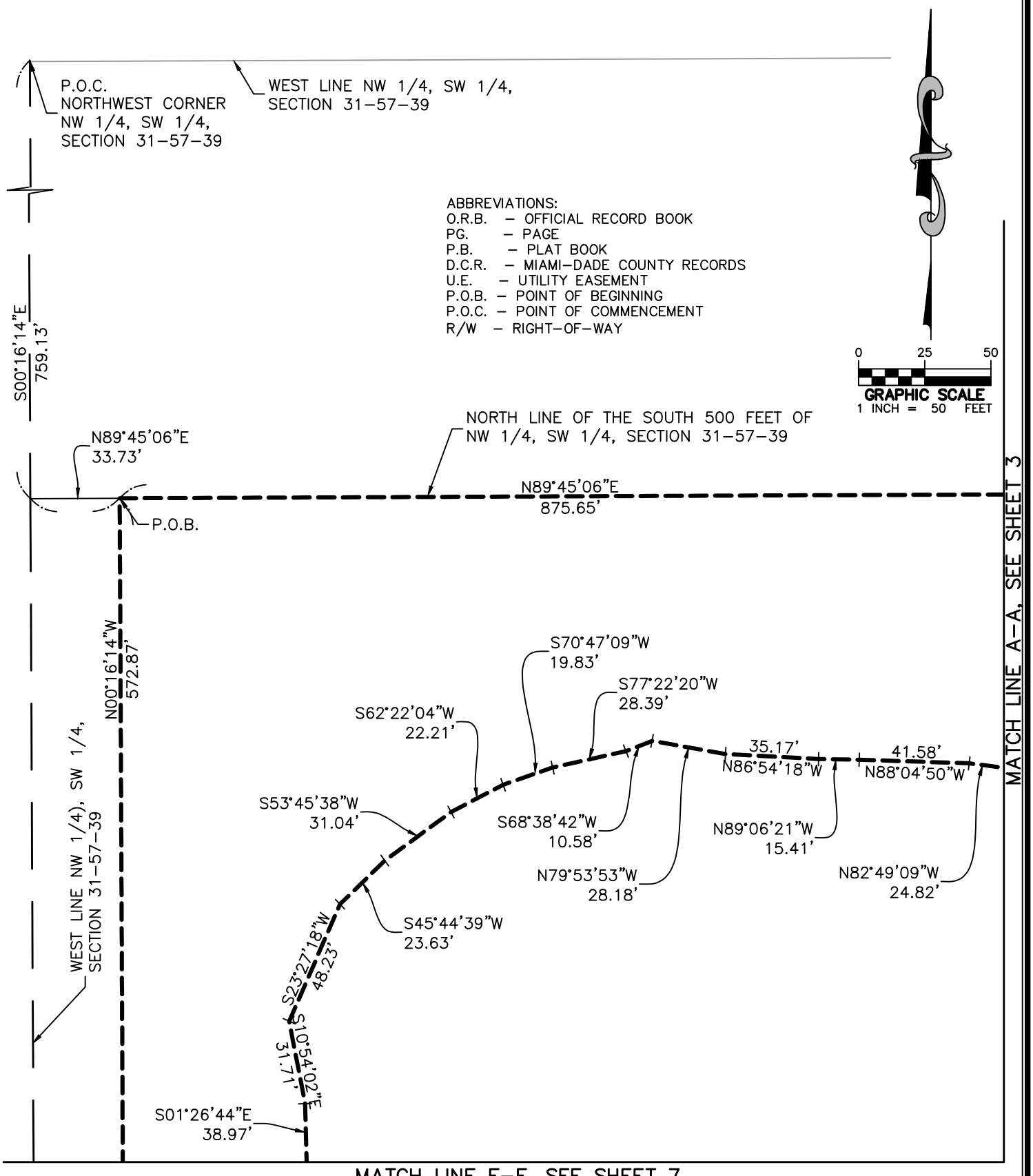
MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2064
954-436-7000 · Fax: 954-436-7027
www.millerlegg.com

PROJECT NO. 21-00096
FILE NO. SH-1

DRAWN BY: LP CHECKED BY: MR

MDC202

V:\PROJECTS\2021\21-00096 - UPLAND PARK\SURVEY\DRAWINGS\21-00096_SD.DWG 11/10/22 by SFOPRODUCTION



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Certificate of Authorization L.B. 6680

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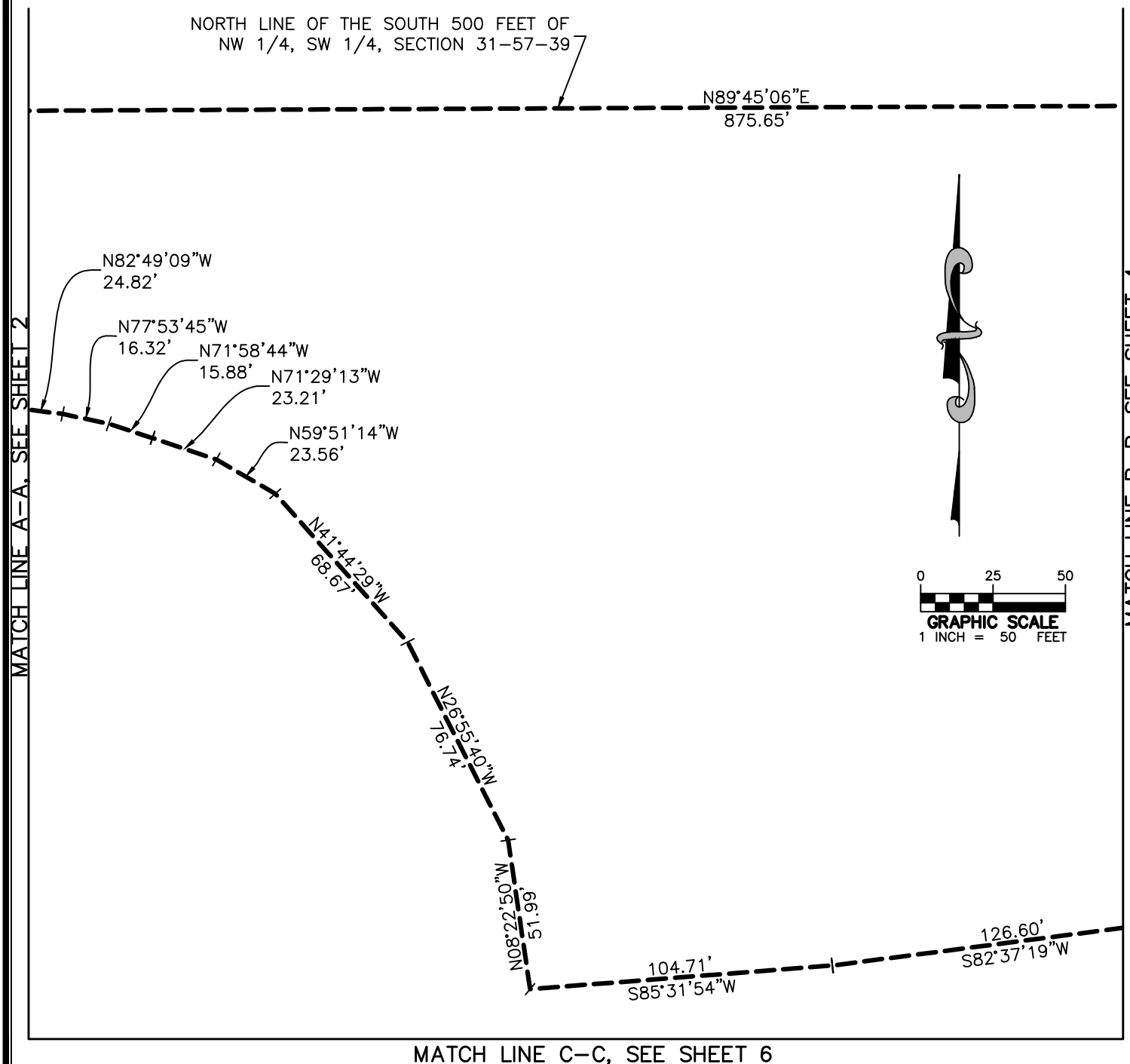
SKETCH & DESCRIPTION

MDC203

PROJECT NO.	FILE NO.
21–00096	SH–2

ABBREVIATIONS:
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
P.B. – PLAT BOOK
D.C.R. – MIAMI–DADE COUNTY RECORDS
U.E. – UTILITY EASEMENT
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
R/W – RIGHT–OF–WAY



MATCH LINE A–A, SEE SHEET 2

MATCH LINE B–B, SEE SHEET 4

MATCH LINE C–C, SEE SHEET 6

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SKETCH & DESCRIPTION

PROJECT NO. 21–00096

FILE NO. SH–3

MDC204

V:\PROJECTS\2021\21–00096 – UPLAND PARK\SURVEY\DRAWINGS\21–00096_SD.DWG 11/10/22 by SFOPRODUCTION

0 25 50
GRAPHIC SCALE
1 INCH = 50 FEET

ABBREVIATIONS:
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P.O.C. – POINT OF COMMENCEMENT
R/W – RIGHT–OF–WAY

NORTH LINE OF THE SOUTH 500 FEET OF
NW 1/4, SW 1/4, SECTION 31–57–39

N89°45'06"E
875.65'

75.00

WESTERLY RIGHT–OF–WAY LINE
R/W

℄

S DIXIE HWY (SR5)
(150' WIDE RIGHT–OF–WAY)

S1°22'13"E
257.45'

75.00

119.53'
S80°24'08"W

72.04'
S82°50'32"W

MATCH LINE B–B, SEE SHEET 3

MATCH LINE C–C, SEE SHEET 5

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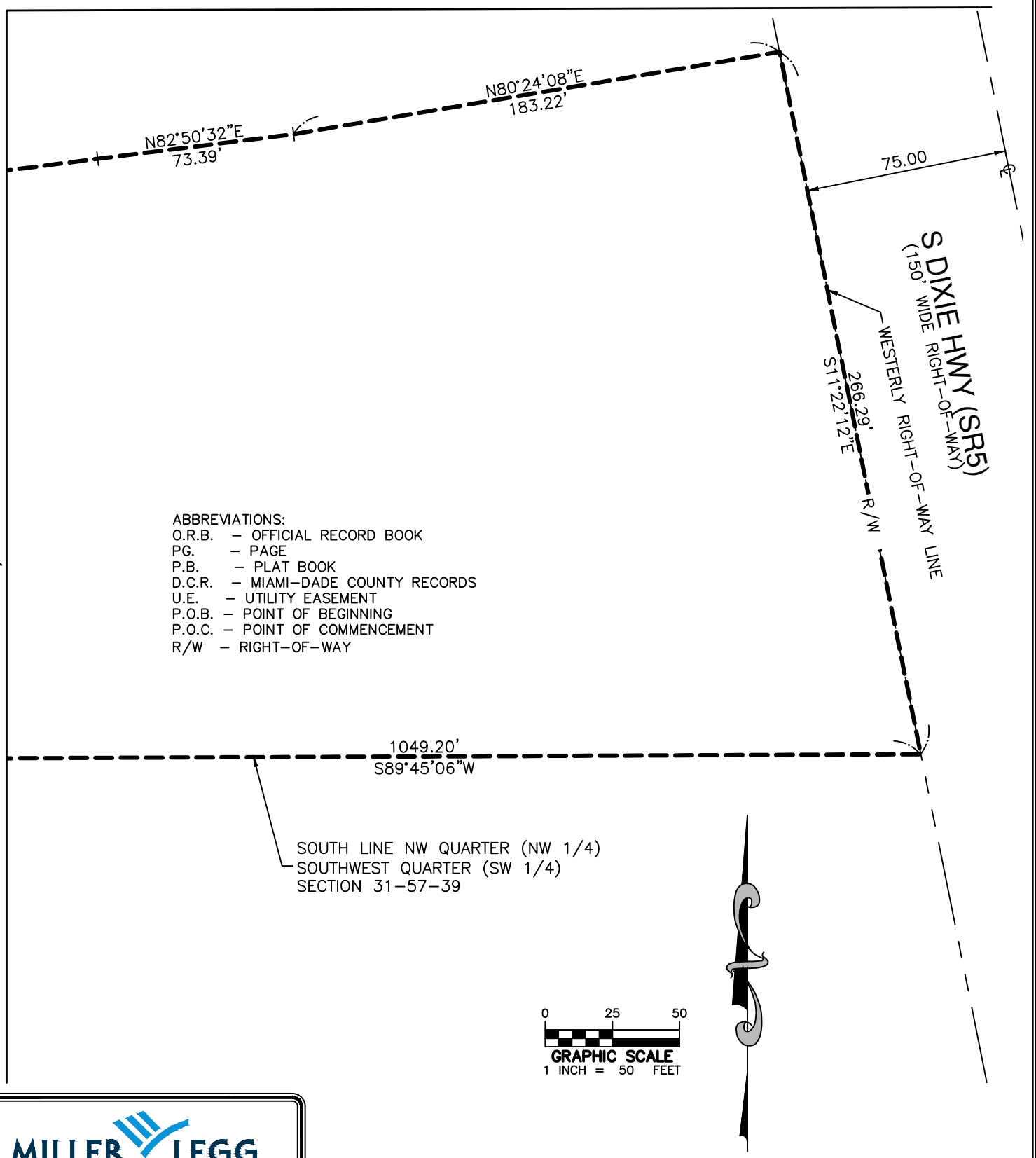
SKETCH & DESCRIPTION

PROJECT NO. 21–00096

FILE NO. SH–4

MDC205

MATCH LINE C–C, SEE SHEET 4



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R/W – RIGHT–OF–WAY

0 25 50
GRAPHIC SCALE
1 INCH = 50 FEET

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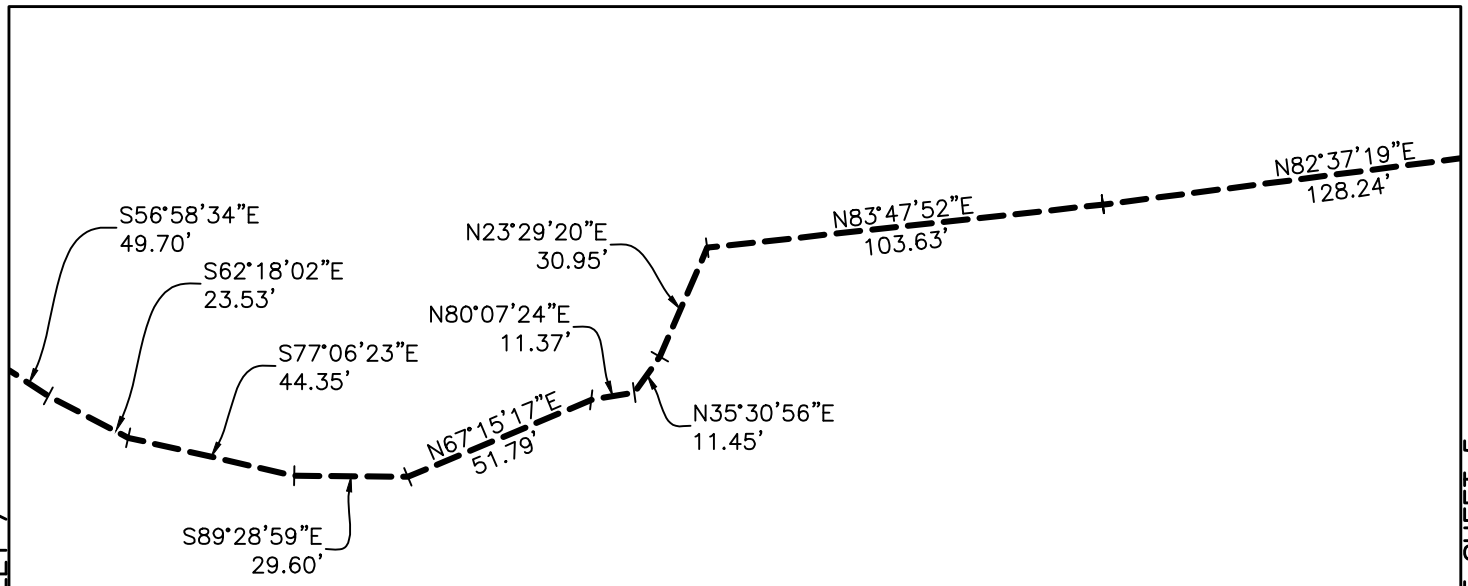
SKETCH & DESCRIPTION

PROJECT NO. 21–00096

FILE NO. SH–5

MDC206

MATCH LINE C–C, SEE SHEET 3



MATCH LINE E–E, SEE SHEET 7

MATCH LINE D–D, SEE SHEET 5

1049.20'
S89°45'06"W

SOUTH LINE NW QUARTER (NW 1/4)
SOUTHWEST QUARTER (SW 1/4)
SECTION 31–57–39

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GRAPHIC SCALE
1 INCH = 50 FEET

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SKETCH & DESCRIPTION

PROJECT NO. 21–00096

FILE NO. SH–6

MDC207

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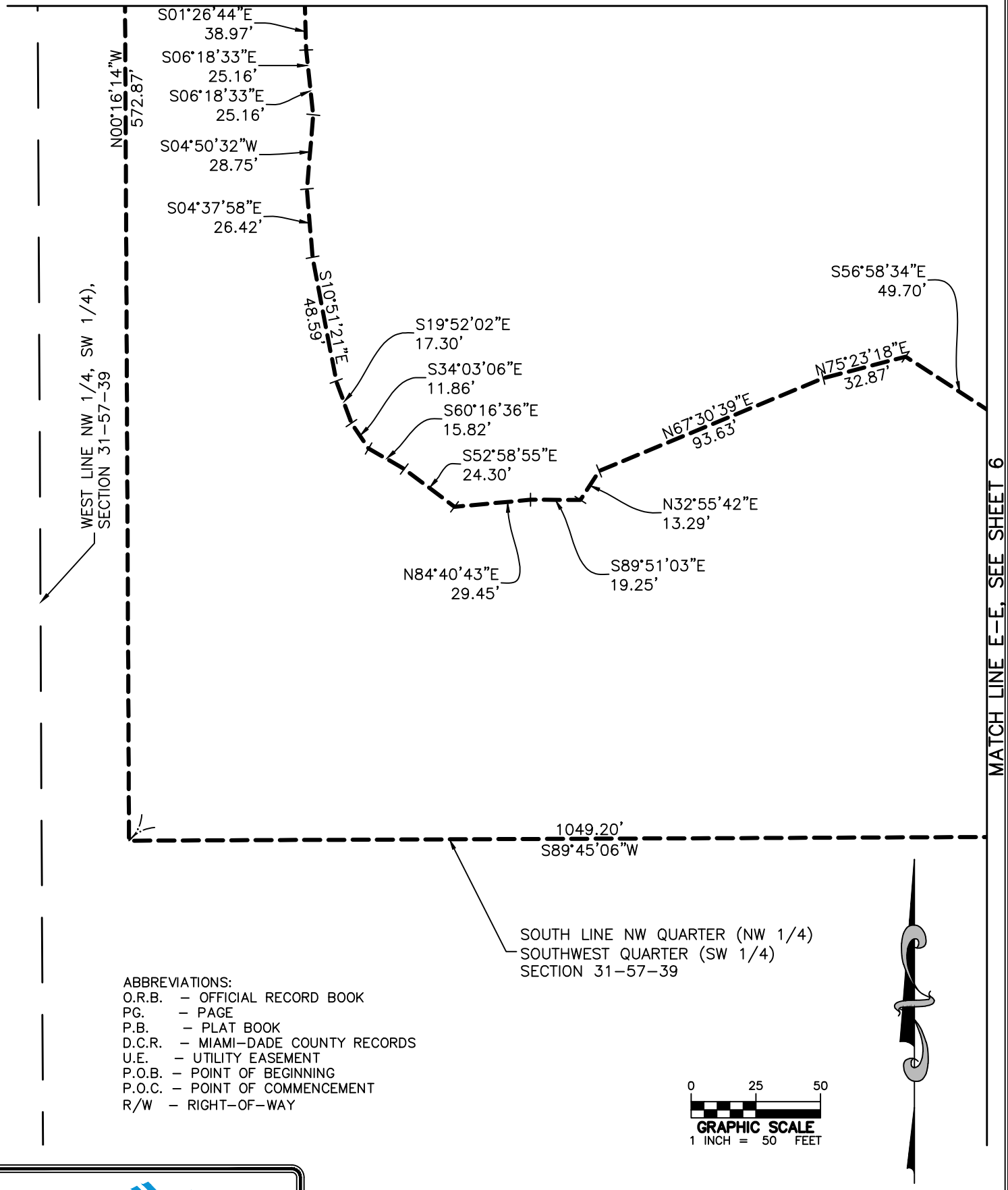
MATCH LINE F–F, SEE SHEET 2



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SKETCH & DESCRIPTION

MDC208

PROJECT NO.	FILE NO.
21–00096	SH–7