

Memorandum



Date: March 3, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

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

Subject: Class IV Permit Application by Vista Lago, LLC

Agenda Item No. 5(F)

Resolution No. R-242-20

Recommendation

I have reviewed the attached application for a Class IV permit by Vista Lago, LLC and based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County (Code), I recommend that the Board County Commissioners (Board) approve the issuance of a Class IV permit for the reasons set forth below.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and Economic Resources.

Scope

The project site is located at 502 NW 207 Street, Miami Gardens, in Commission District 1, which is represented by Commissioner Barbara J. Jordan.

Fiscal Impact/Funding Source

This resolution is a regulatory approval and does not have a fiscal impact.

Track Record/Monitor

The Wetlands Resources Section Manager in the Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), Martha Garcia Lastre, will be responsible for monitoring the proposed permit.

Background

The subject Class IV permit application requests after-the-fact authorization to permanently impact wetlands as defined in Section 24-5 of the Code for the construction of a residential development, including 113 townhomes and 288 apartments, and to construct a 6.88-acre stormwater retention area including a lake at 502 NW 207 Street in Miami Gardens, Florida. Furthermore, the attached resolution authorizes the acceptance of a restrictive covenant running with the land in favor of Miami-Dade County which ensures the restoration, enhancement, monitoring and maintenance of wetland areas to remain on the project site. The scope of work meets the threshold to be processed administratively as a short form application. However, the subject Class IV permit application comes before the Board for review pursuant to Section 24-48.2(I)(B)(1) of the Code, which states that a public hearing by the Board shall be held for a short form application if a written request is filed with the County prior to the County's issuance of the permit. A request filed in accordance with the above-referenced section of the Code was submitted to DERM. Therefore, the application will be processed as a standard form application, including a public hearing.

This project site is not located within a designated wetland basin, but it contains wetlands as defined by Section 24-5 of the Code. The property is hydrologically isolated from wetlands to the north by NW 207 Street and is surrounded by residential development to the east, west, and south. The project site is 37.01

acres and contains approximately 9.31 acres of uplands previously used as a television antenna base. The remaining 27.70 acres consists primarily of low-quality wetlands comprised of approximately 11.40 acres of wetland prairie and 16.30 acres of exotic dominated wetlands. The project includes the filling of 20.82 acres of wetlands for residential development and construction of a 6.88-acre stormwater retention area in wetlands, to include the excavation of a 5.66-acre lake, creation of a 1.02-acre wetland stormwater retention edge planting area surrounding the lake, and preservation and enhancement of a 0.2-acre wetland eagle preserve area on the west side of the lake.

This permit application requests after-the-fact authorization for unauthorized clearing, dredging and filling of wetlands without a Class IV permit and has an active enforcement case by DERM. The unauthorized work was documented on January 31, 2019, at which time a Field Notice of Violation and Orders to Cease and Desist (FNOV) was issued to the property owner. Since the issuance of the FNOV, DERM has received complaints from surrounding residents regarding the unauthorized activity and the loss of green space within the neighborhood. The property owner has since entered into a Consent Agreement with DERM, which has afforded the applicant additional time to obtain a Class IV permit.

Pursuant to Section 24-48.4 of the Code, potential adverse impacts and cumulative adverse environmental impacts for a proposed project must be avoided and minimized. To comply with said section of the Code, the applicant has agreed to preserve a 0.2-acre wetland eagle preserve area on the west side of the lake, which contains a bald eagle nest within an Australian pine tree. The peninsula configuration of the eagle preserve area creates a water buffer on three sides, limiting human disturbance. The applicant has obtained a Short-Term Eagle Incidental Take Permit from the U.S. Fish & Wildlife Service for potential eagle disturbances caused by the proposed project.

Furthermore, the aforementioned section of the Code states that permissible projects that result in adverse environmental impacts are required to provide compensatory mitigation to offset those impacts. DERM has determined that the purchase of 52.23 credits from the Hole-in-the-Donut Mitigation Bank will compensate for the adverse environmental impacts associated with this project. This mitigation has improved wetlands within Everglades National Park by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade, and implementing a fire management program. The applicant has proposed additional compensation for impacts to wetlands with the creation of a 1.02-acre on-site wetland stormwater retention edge planting area surrounding the lake to be planted with native herbaceous vegetation, providing habitat for fish as well as foraging habitat for wading birds.

The applicant will provide long term maintenance and management of the combined 1.22-acre on-site wetland areas to ensure that exotic vegetation does not return and allow for the successful establishment of the native plants. The applicant has proffered a restrictive covenant (Attachment C) which will be recorded with the Miami-Dade County Clerk of Courts and will run with the land, thereby ensuring the restoration, enhancement, monitoring and maintenance of the wetland areas into the future.

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

Attachments

Attachment A: Class IV permit application

Attachment B: Owner/Agent Letter, Engineer Letter and Project Sketches

Attachment C: Restrictive Covenant Running with the Land

Attachment D: Names and Addresses of Owners of All Adjacent Wetlands Properties within Three
Hundred (300) Feet of the Proposed Work

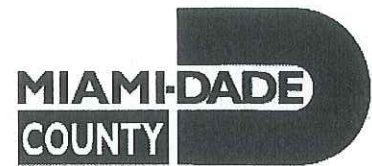
Attachment E: Zoning Memorandum

Attachment F: DERM Project Report

Attachment A

Class IV Permit Application

Class IV Permit Application



RECEIVED

FOR DEPARTMENTAL USE ONLY

Updated 09/09

Date Received:

JUL 30 2019

Application Number:

CLIV-20180051

Application Fee:

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

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

1. Applicant Information:

Name: Alejandro E. Rodriguez / Vista Lago, LLC

Address: 7740 SW 104th Street #201

Pinecrest, FL Zip Code: 33156

Phone #: 305-669-1740

Fax#:

Email: ARodriguez@CoastlandCl.com

* This should be the applicant's information for contact purposes.

2. Applicant's Authorized Permit Agent:

Agent is allowed to process the application, furnish supplemental information relating to the application and bind the applicant to all requirements of the application.

Name: RS Environmental Consulting / Rainer Schael

Address: PO Box 161158

Miami, FL Zip Code: 33116

Phone #: 305-383-3404 Fax #: 305-383-3270

Email: rainer@rs-env.com

3. Location where proposed activity exists or will occur (latitude and longitude are only necessary for properties without address or folio #):

Folio #(s): 34-1136-000-0030 Latitude: 25° 57' 49.72" Longitude: 80° 12' 43.35"

Street Address: 502 NW 207 Street Section: 36 Township: 51 Range: 41

In City or Town: Miami Gardens Near City or Town: _____

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

☐ Agriculture

☐ Row Crops

☐ Fruit Grove

☐ Field Nursery - At Grade

☐ Field Nursery - Row and Furrow

☐ Container Nursery

☐ Shade House Nursery

☐ Drainage Features

☐ Other: _____

☐ Excavation/Dredging (See Box 6)

☐ Lake Excavation

☐ Drainage Features

☐ Rock Mining

☐ Filling

☐ Limerock

☐ Soil/Muck

☐ Sand

☐ Marl

☐ Clay

☐ Stone

☐ Concrete Rubble

☐ Other: _____

Total Property size: 37.01 acres

Wetland acreage proposed to be impacted: 27.70 acres

Are you seeking an after-the-fact approval for any portion of the work (ATF)?

☒ Yes ☐ No

5. Proposed Use (check all that apply):

☒ Single Family

☐ Commercial

☒ Multi-Family

☐ Industrial

☐ Private

☐ Utility

☐ Public

☐ Other

☐ Agricultural

6. If the proposed work relates to Excavation/Dredging as indicated in Box 4 above, provide the following information:

Proposed acreage of excavation: 6.68 acres

Proposed depth of excavation: 20.21 feet below ground surface

Proposed acreage of backfill area: _____ acres (if applicable)

7. List all permits or certifications that have been applied for or obtained for the above referenced work:

Issuing Agency

Type of Approval

Identification Number

Application Date

Approval Date

SFWMD/ ACOE

ERP/ Dredge & Fill

190422-1365/
SA L2016-02281



4-23-19/ 7-27-16

8. Contractor Information (If known):

Name: Coastland Construction, Inc. License # (County/State): CGC057347
Address: 7740 SW 104 Street, Suite 201 Pinecrest, FL Zip Code: 33156
Phone #: 305-669-1740 Fax #: _____ E-mail: ARodriguez@CoastalCI.com

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

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

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

RECEIVED
JAN 21 2020

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

A. IF APPLICANT IS AN INDIVIDUAL

Signature of Applicant _____ Print Applicant's Name _____

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

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

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

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

Alejandro Rodriguez President 1/21/2020
Signature of Authorized Representative Print Authorized Representative's Name Title Date

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

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

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

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

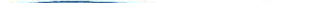
Signature of Authorized Representative _____ Print Authorized Representative's Name _____ Title _____ Date _____

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

I/We are the fee simple owner(s) of the real property located at 502 NW 207 Street, Miami Gardens Miami-Dade County, Florida, otherwise identified in the public records of Miami-Dade County as Folio No. 34-1136-000-0030. I am aware and familiar with the contents of this application for a Miami-Dade County Class IV Permit to perform the work on the subject property, as described in Section 4 of this application. I hereby consent to the work identified in this Class IV Permit application.

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

Vista Lago	LLC	FL
Print Name of Applicant (Enter the complete name as registered)	Type (Corp, LLC, LLP, etc.)	State of Registration/Incorporation
7740 SW 104th Street, #201, Pinecrest, FL 33155		
Address of Owner		

	Alejandro Rodriguez	Manager	05-03-19
Signature of Authorized Representative	Print Authorized Representative's Name	Title	Date

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

Box 10: either A or B

3

Attachment B

Owner/Agent Letter, Engineer Letter and Project Sketches



PERMIT APPLICANT/ AUTHORIZED AGENT STATEMENT

Date: May 31, 2019

To:

Miami Dade County Department of Regulatory and Economic Resources
Wetland Resources Section
701 NW 1st Court
Miami, FL 33136

Re: Class IV Standard Form Permit Application Number CLIV2018-0051

By the attached Class IV Standard Form permit application with supporting documents, I, Alejandro Rodriguez, am the permit applicant and hereby request permission to perform the work associated with the Class IV Permit Application CLIV2018-0051. I understand that a Miami-Dade County Class IV Standard Form Permit is required to perform this work.

If approval is granted for the proposed work by the Board of County Commissioners, complete and detailed plans and calculations of the proposed work shall be prepared by an engineer registered/licensed in the State of Florida in accordance with the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Said plans and calculations shall be subject to the review and approval of the Department of Environmental Resources Management. The permit applicant will secure the services of an engineer registered/licensed in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record.

Respectfully submitted,

Alejandro Rodriguez, Manager, Vista Lago, LLC
Permit Applicant

RECEIVED

JUN 11 2019

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section



August 20, 2019

Re: New Agent/Consultant for Environmental Services at Vista Lago 502 NW 207 Street, Miami Gardens, FL

To whom it may concern:

Please accept this letter as a notice that Kate Davis of Davis Environmental Solutions will be our new agent/consultant replacing RS Environmental Consulting effective immediately.

If you require any further information please do not hesitate to contact me at (305) 669-1740.

Sincerely,

Alejandro Rodriguez
President/Owner
Vista Lago, LLC.

RECEIVED

AUG 23 2019

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

ENGINEER LETTER OF CERTIFICATION

Miami-Dade County Department of Regulatory and Economic Resources
Coastal and Wetlands Resources Section
701 NW 1st Court, Suite 600
Miami, Florida 33136

RE: CLIV2018-0051 (Vista Lago, LLC)

Ladies and Gentlemen:

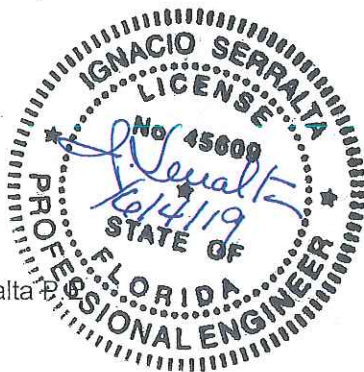
This letter will certify that I am an engineer licensed in the State of Florida, qualified by education and experience in the area of engineering design and inspection, and that to the best of my knowledge and belief, the proposed work does not violate any laws, rules, or regulations of the State of Florida or any provision of the Code of Miami Dade County which may be applicable, that diligence and recognized standard practices of the engineering profession have been exercised in the engineer's design of the proposed work, and in my opinion based upon my knowledge and belief, the following will not occur:

- a. Harmful obstruction or undesirable alteration of the natural flow of the water within the area of the proposed work.
- b. Harmful or increased erosion, shoaling of channels or stagnant areas of water. (Not applicable to class IV permits)
- c. Material injury to adjacent property.
- d. Adverse environmental impacts from changes in water quality or quantity. (Applicable to class IV permits only)

Further, I have been retained by the applicant to provide inspections throughout the construction period and to prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked-up prints, certified surveys, drawings, and other data furnished by the contractor to me.

Sincerely,

Ignacio Serralta
P.E. #45609



RECEIVED

JUN 11 2019

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

- | | | |
|---|---|--|
| 37.01 Property Boundary | 15.29 WL1 - Exotic Dominated Wetlands | 6.78 WL3 - Mowed Wetlands |
| 9.31 Uplands | 4.62 WL2 - Prairie Wetlands | 1.01 WL4 - Degraded Exotic Dominated Wetlands |



Vista Lago
34-1136-000-0030

MIAMI-DADE COUNTY, FLORIDA

RS Environmental
Consulting Inc.
P.O. Box 161158
Miami FL, 33116
Phone: 305.353.3404
2019 rs-env.com

JUN 20 2019

Wetland ID Map
T-54S, R-39E, S-10

DRAWN BY: LVK

DATE: 6-20-19

CHECKED BY: RWS

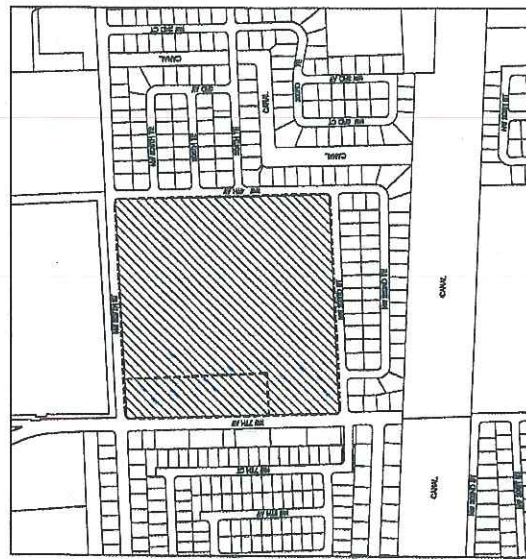
SCALE: NTS

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

2014 Aerial

12

PROJECT
LOCATION



SECTION 06 - TOWNSHIP 51 SOUTH - RANGE 41 EAST
LOCATION SKETCH
LOCALITY

PRELIMINARY APPROVAL
RER-WETLANDS RESOURCES SECTION

NAME: K. Feeney
DATE: 8-27-19

PREPARED FOR:

PREPARED BY:



SRS
ENGINEERING, INC.

211600-117

COASTLAND CONSTRUCTION INC.

PREPARED BY:



SRS
ENGINEERING, INC.

211600-117

LIST OF DRAWINGS

SHEET NO.	SHEET DESCRIPTION	LIST OF DRAWINGS
C-09	CORNER AND B-SHEET LAYOUT	
C-10	CORNER DETAILS	
C-11	CONCRETE PLIN	
C-12	CONCRETE AND CHARGE PLIN	
C-13	CHARGE PLIN	
C-14	CHARGE PLIN	
C-15	CHARGE PLIN	
C-16	CHARGE PLIN	
C-17	CHARGE PLIN	
C-18	CHARGE PLIN	
C-19	CHARGE PLIN	
C-20	CHARGE PLIN	
C-21	CHARGE PLIN	
C-22	CHARGE PLIN	
C-23	CHARGE PLIN	
C-24	CHARGE PLIN	
C-25	CHARGE PLIN	
C-26	CHARGE PLIN	
C-27	CHARGE PLIN	
C-28	CHARGE PLIN	
C-29	CHARGE PLIN	
C-30	CHARGE PLIN	
C-31	CHARGE PLIN	
C-32	CHARGE PLIN	
C-33	CHARGE PLIN	
C-34	CHARGE PLIN	
C-35	CHARGE PLIN	
C-36	CHARGE PLIN	
C-37	CHARGE PLIN	
C-38	CHARGE PLIN	
C-39	CHARGE PLIN	
C-40	CHARGE PLIN	
C-41	CHARGE PLIN	
C-42	CHARGE PLIN	
C-43	CHARGE PLIN	
C-44	CHARGE PLIN	
C-45	CHARGE PLIN	
C-46	CHARGE PLIN	
C-47	CHARGE PLIN	
C-48	CHARGE PLIN	
C-49	CHARGE PLIN	
C-50	CHARGE PLIN	
C-51	CHARGE PLIN	
C-52	CHARGE PLIN	
C-53	CHARGE PLIN	
C-54	CHARGE PLIN	
C-55	CHARGE PLIN	
C-56	CHARGE PLIN	
C-57	CHARGE PLIN	
C-58	CHARGE PLIN	
C-59	CHARGE PLIN	
C-60	CHARGE PLIN	
C-61	CHARGE PLIN	
C-62	CHARGE PLIN	
C-63	CHARGE PLIN	
C-64	CHARGE PLIN	
C-65	CHARGE PLIN	
C-66	CHARGE PLIN	
C-67	CHARGE PLIN	
C-68	CHARGE PLIN	
C-69	CHARGE PLIN	
C-70	CHARGE PLIN	
C-71	CHARGE PLIN	
C-72	CHARGE PLIN	
C-73	CHARGE PLIN	
C-74	CHARGE PLIN	
C-75	CHARGE PLIN	
C-76	CHARGE PLIN	
C-77	CHARGE PLIN	
C-78	CHARGE PLIN	
C-79	CHARGE PLIN	
C-80	CHARGE PLIN	
C-81	CHARGE PLIN	
C-82	CHARGE PLIN	
C-83	CHARGE PLIN	
C-84	CHARGE PLIN	
C-85	CHARGE PLIN	
C-86	CHARGE PLIN	
C-87	CHARGE PLIN	
C-88	CHARGE PLIN	
C-89	CHARGE PLIN	
C-90	CHARGE PLIN	
C-91	CHARGE PLIN	
C-92	CHARGE PLIN	
C-93	CHARGE PLIN	
C-94	CHARGE PLIN	
C-95	CHARGE PLIN	
C-96	CHARGE PLIN	
C-97	CHARGE PLIN	
C-98	CHARGE PLIN	
C-99	CHARGE PLIN	
C-100	CHARGE PLIN	

ABBREVIATIONS:

[illegible]

RECEIVED
AUG 02 2019
STATE OF
NEW YORK
COUNTY OF
SARATOGA
CLERK OF THE
COURT

AUG 02 2019

DEPARTMENT OF

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Section

1705
Director, Communications

Call 811 or www.sureline11.com to find
business days before digging to have utilities
located and marked.

REVISION  SITE PLAN 10/12/18
REVISION  SITE PLAN 01/10/19
REVISION  SITE PLAN 03/11/19
REVISION  SFYMD 06/10/19
REVISION  DERM 07/24/19

No.	DATE	REMARKS
→	--/--	---
DATE:	04-10-2018	SHEET:

C-0.0



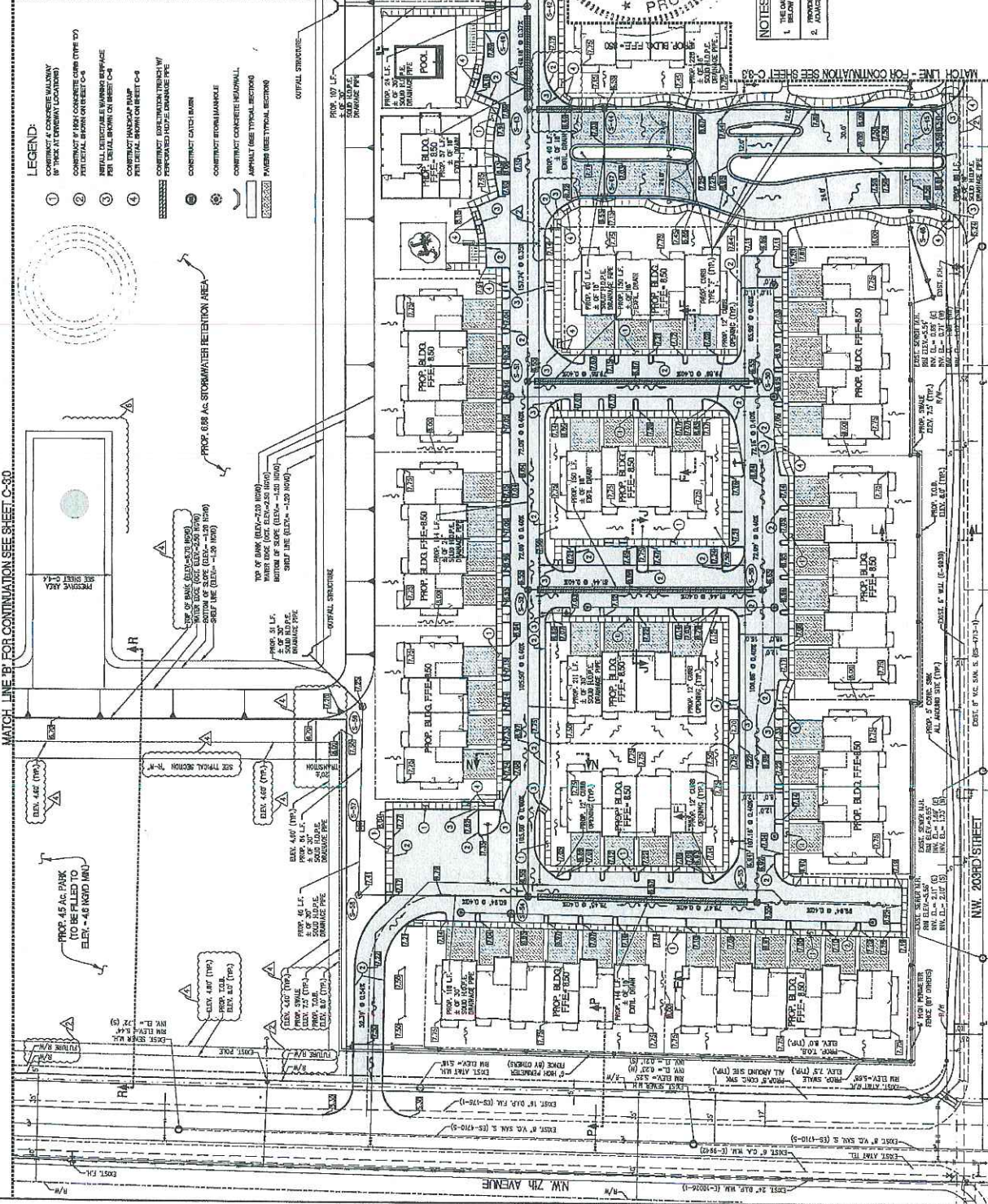




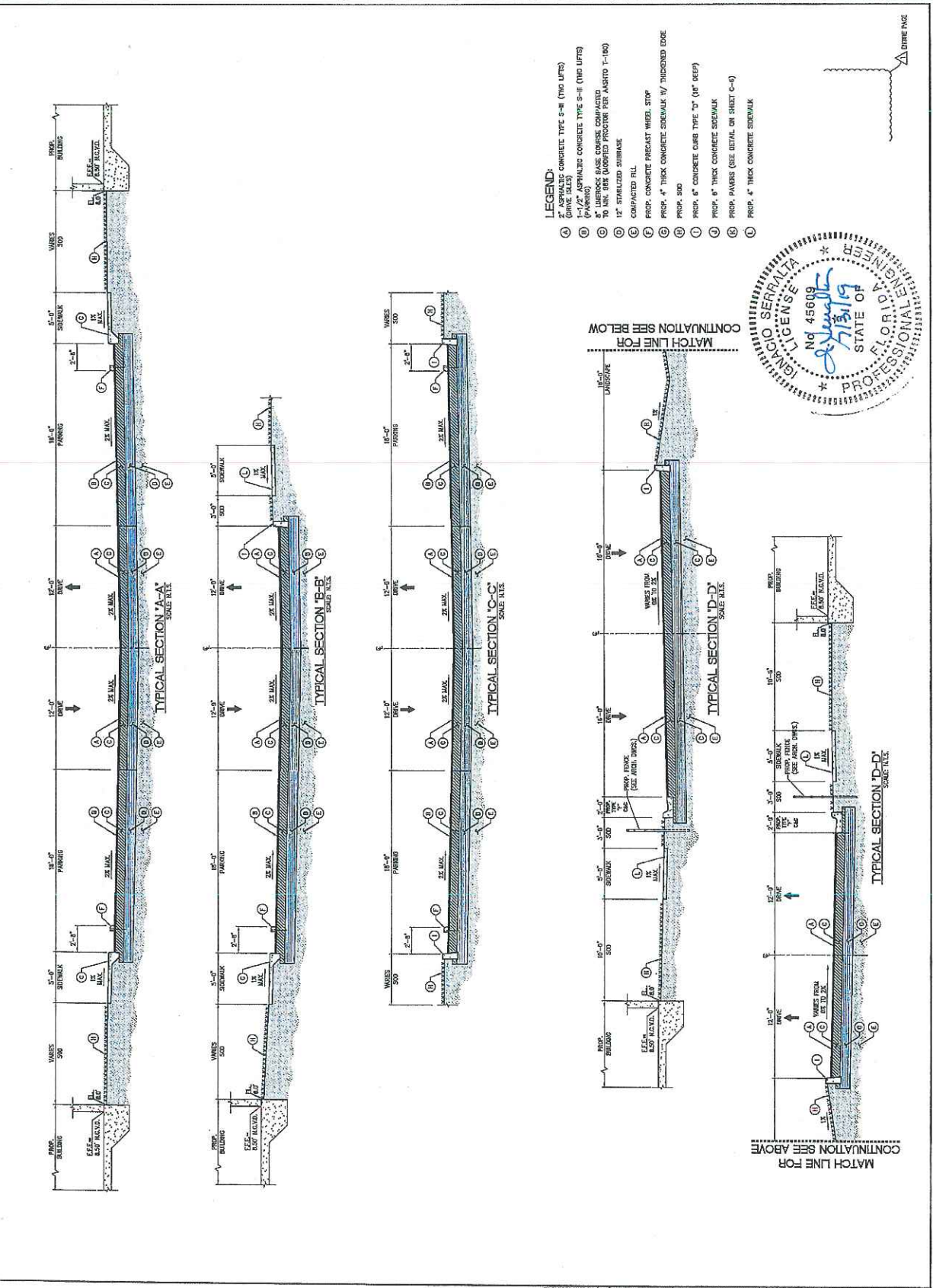
1
ENTIRE PAGE



MATCH LINE - FOR CONTINUATION SEE SHEET C-3.0





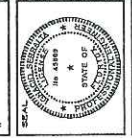




**VISTA LAGO
DEVELOPMENT**
Residential Development
502 NW 207th Street
Miami Gardens, Florida, 33169

PROJECT NAME

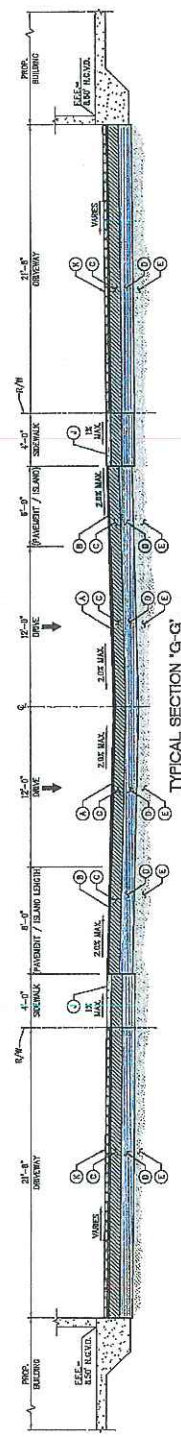
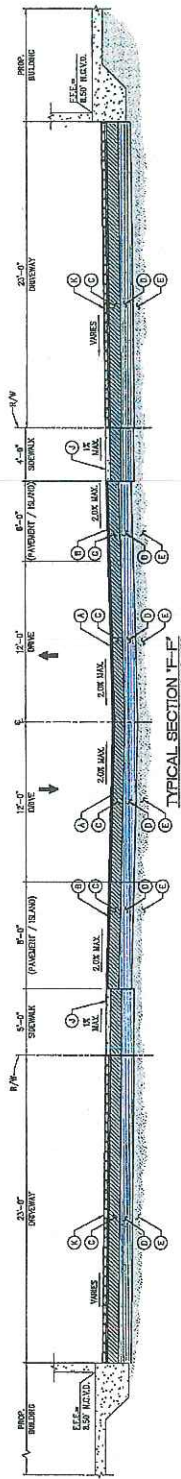
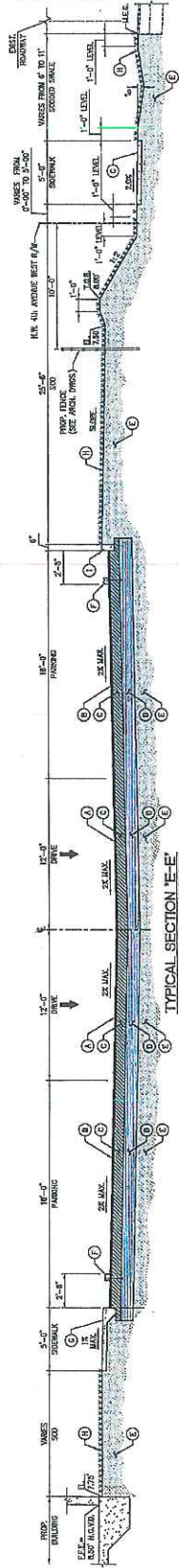
TYPICAL SECTIONS



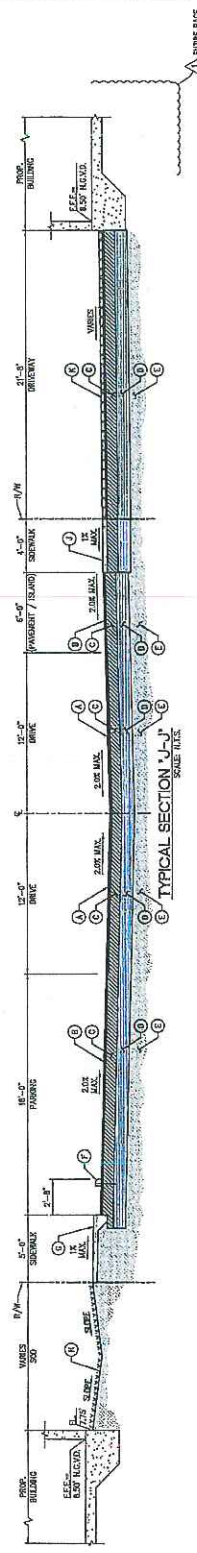
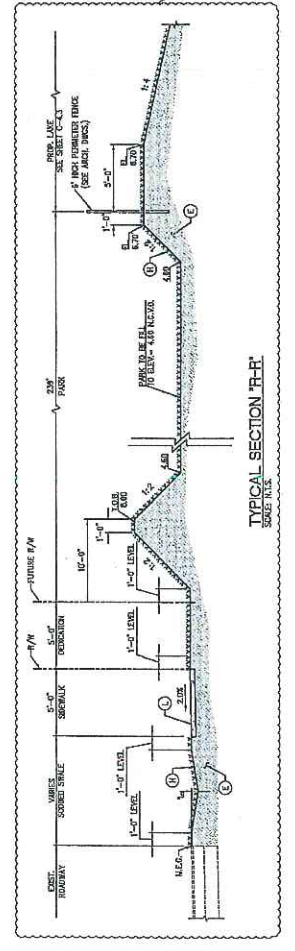
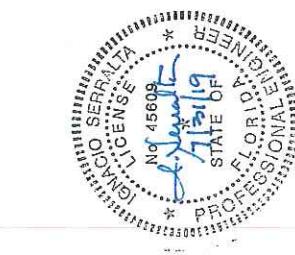
SERVO PROJ. NO. 1803
DATE: 05/10/09
DESIGNED BY:
CHECKED BY:

REVISIONS
10/12/18 SITE PLAN
6/10/18 SWAD

Sheet description no.
C-41



- LEGEND:**
- (A) 2" ASPHALTIC CONCRETE TYPE S-B (TWO LIFTS)
 - (B) 4" ASPHALTIC CONCRETE TYPE S-B (TWO LIFTS)
 - (C) 8" ASPHALTIC CONCRETE TYPE S-B (TWO LIFTS)
 - (D) 8" ASPHALTIC CONCRETE TYPE S-B (TWO LIFTS)
 - (E) 12" STABILIZED SUBGRADE
 - (F) 12" STABILIZED SUBGRADE
 - (G) 12" STABILIZED SUBGRADE
 - (H) 12" STABILIZED SUBGRADE
 - (I) 12" STABILIZED SUBGRADE
 - (J) 12" STABILIZED SUBGRADE
 - (K) 12" STABILIZED SUBGRADE
 - (L) 12" STABILIZED SUBGRADE
 - (M) 12" STABILIZED SUBGRADE
 - (N) 12" STABILIZED SUBGRADE
 - (O) 12" STABILIZED SUBGRADE
 - (P) 12" STABILIZED SUBGRADE
 - (Q) 12" STABILIZED SUBGRADE
 - (R) 12" STABILIZED SUBGRADE
 - (S) 12" STABILIZED SUBGRADE
 - (T) 12" STABILIZED SUBGRADE
 - (U) 12" STABILIZED SUBGRADE
 - (V) 12" STABILIZED SUBGRADE
 - (W) 12" STABILIZED SUBGRADE
 - (X) 12" STABILIZED SUBGRADE
 - (Y) 12" STABILIZED SUBGRADE
 - (Z) 12" STABILIZED SUBGRADE





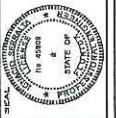
CONSULTING ENGINEER: 04/09/2017
2801 SOUTH FLORISSA AVENUE, SUITE 101
TALLAHASSEE, FLORIDA 32310
TEL: 904.433.4444 FAX: 904.433.4444

VISTA LAGO DEVELOPMENT

Residential Development
302 NW 207th Street
Miami Gardens, Florida, 33150

PROJECT NAME

TYPICAL SECTIONS



SHEET TITLE

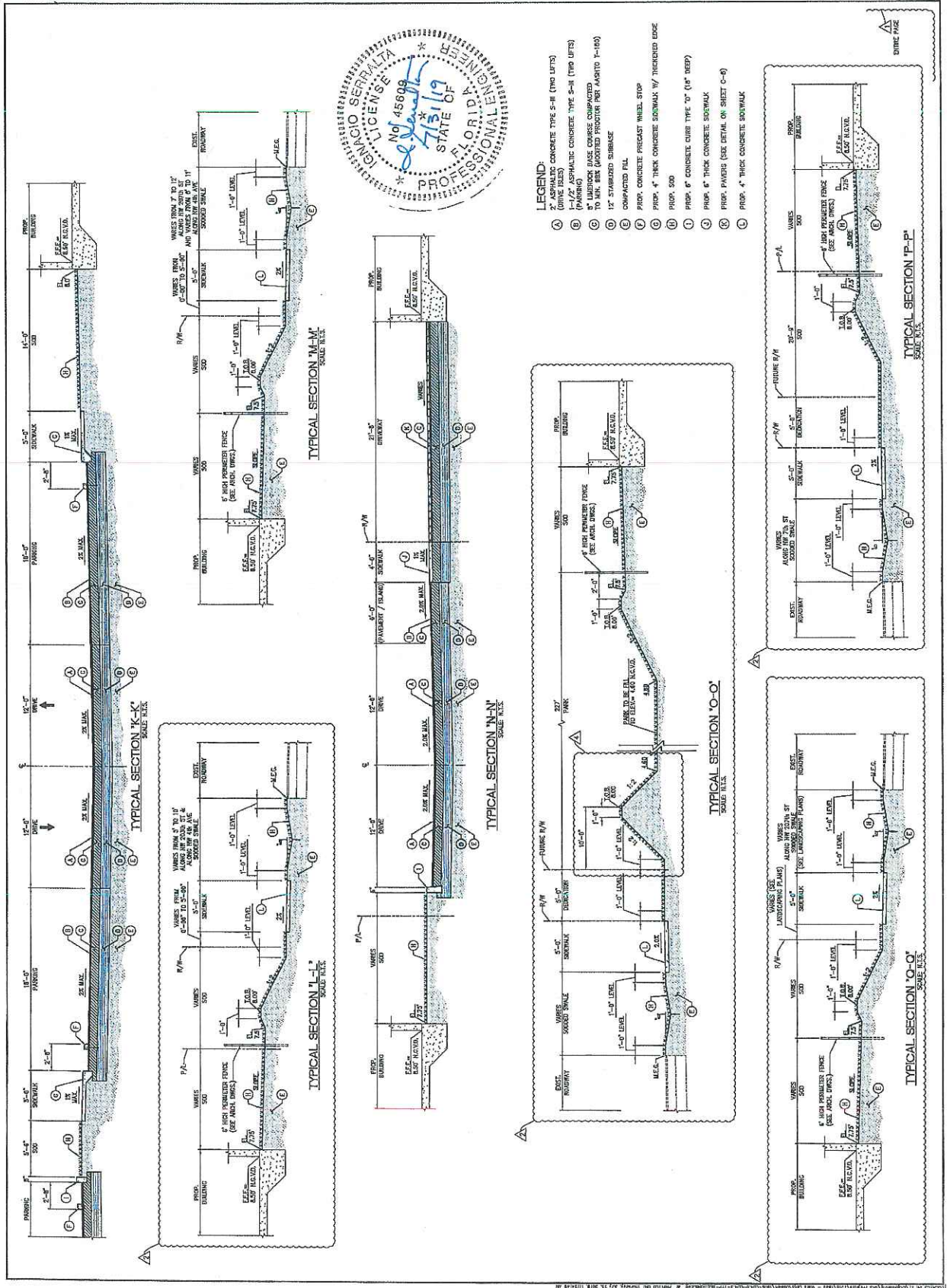
DATE: 04/10/2018
DRAWN BY: _____
CHECKED BY: _____

REVISIONS

Δ	10/12/18 SITE PLAN
Δ	01/10/18 SITE PLAN
Δ	01/10/18 SITE PLAN

DATE: 04/10/2018

DATE: 04/10/2018



ce



RSI ENGINEERING
502 NW 20TH STREET
FORT LAUDERDALE, FL 33311
TEL: 352.433.1111
WWW.RSI-FL.COM

VISTA LAGO
RESIDENTIAL DEVELOPMENT
302 NW 20TH STREET
FORT LAUDERDALE, FL 33311

PRESERVE AREA PLAN

SHEET TITLE

REVISIONS

NO.	DATE	BY	REVISION
1	06/10/2015	DRN	ISSUED FOR PERMIT

DATE 06/10/2015
BY DRN
CHECKED BY DRN
DESIGNED BY DRN

SCALE 1"=40'-0"

PROJ. NO. 1505

PROJECT NAME

CLIENT

SCALE 1"=40'-0"

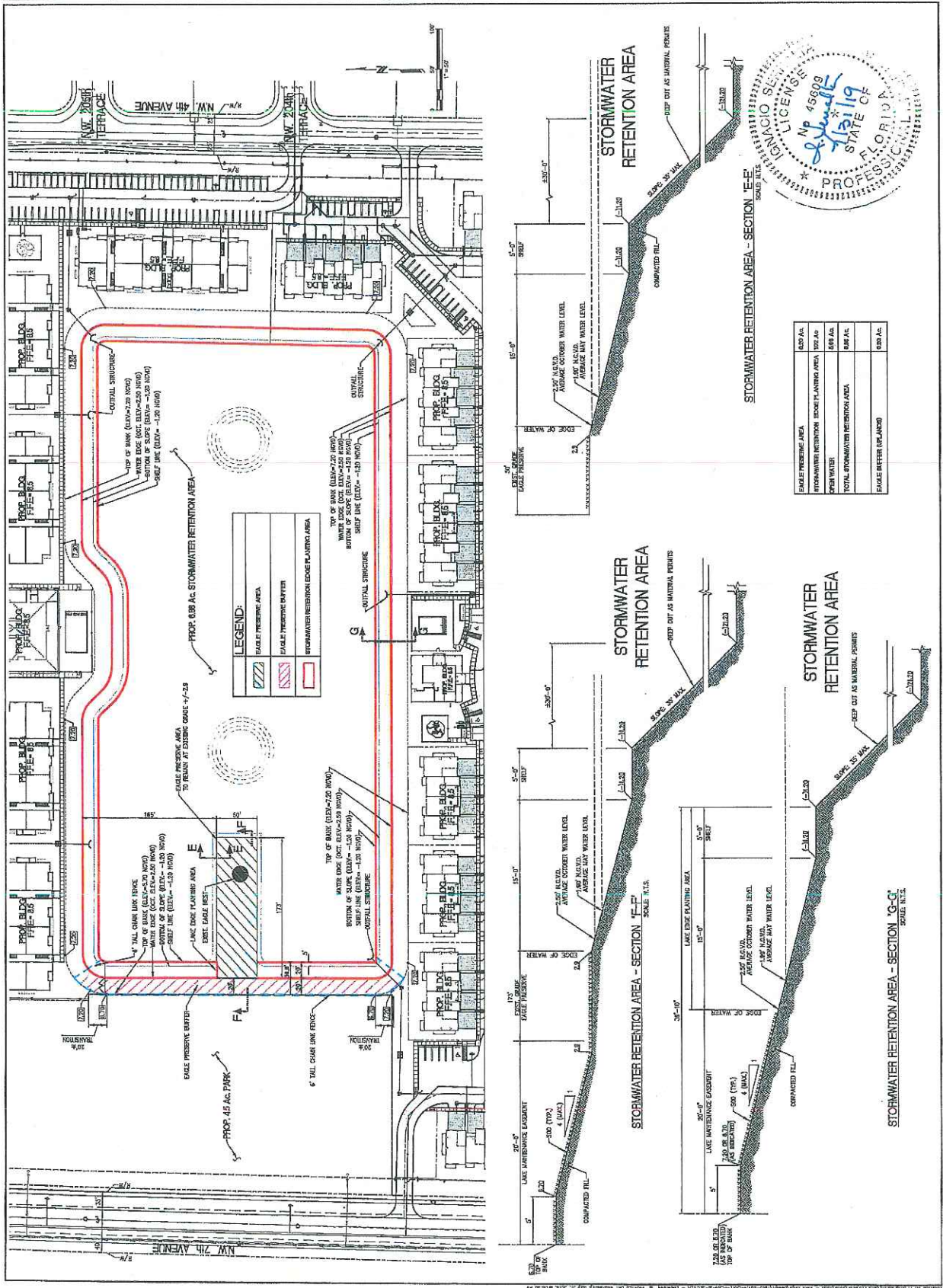
PROJ. NO. 1505

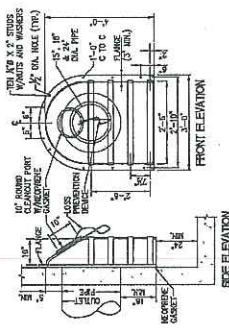
DATE 06/10/2015

BY DRN

CHECKED BY DRN

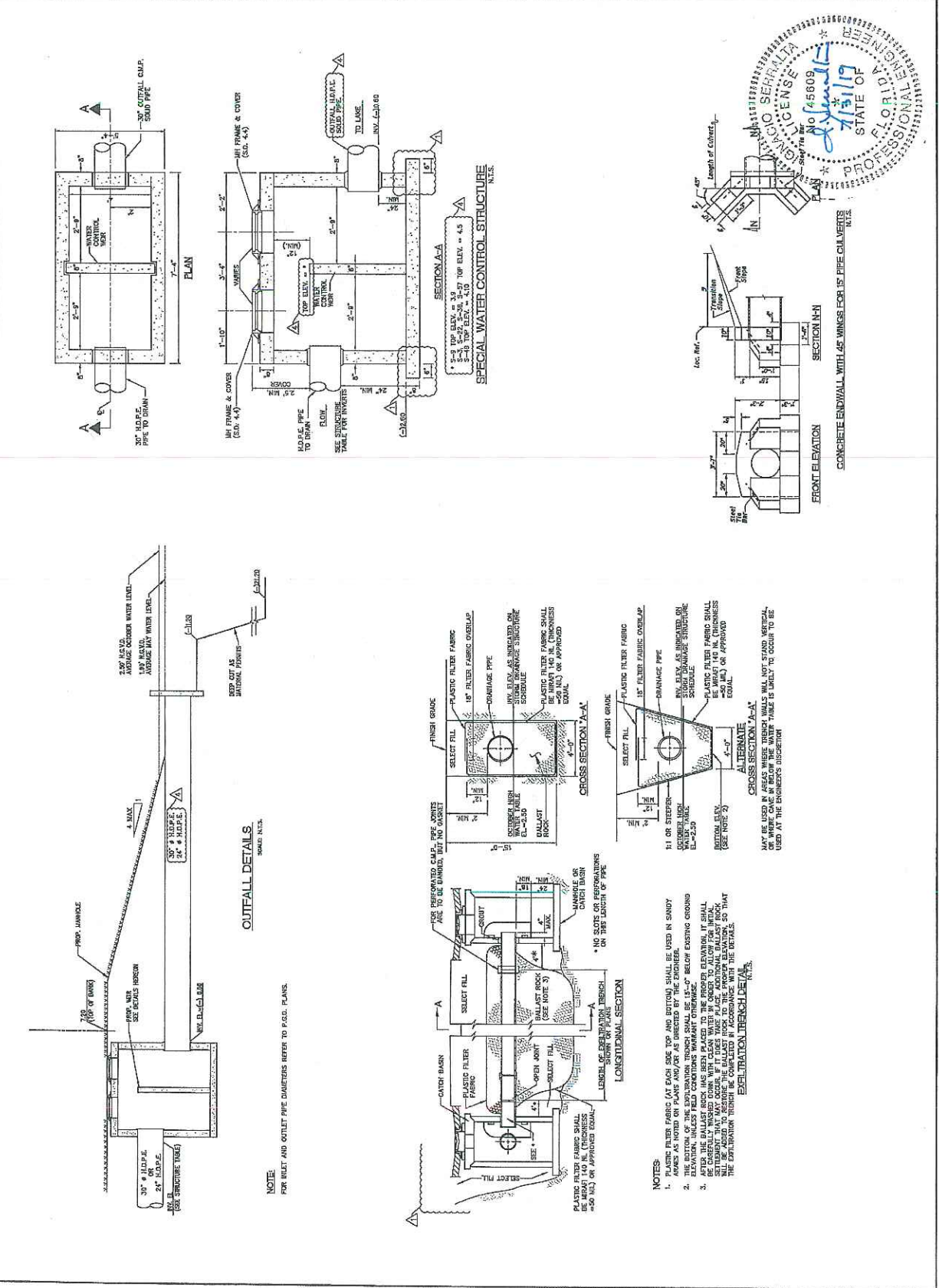
DESIGNED BY DRN





* DENOTES POLLUTION CONTROL BATTLE IS REQUIRED AT THIS LOCATION. PROVIDE POLLUTION RETARDANT BATTLE PER DETAIL HEREON

25

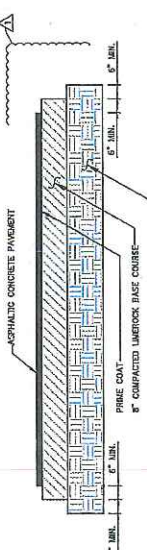


22

ASPHALT PAVEMENT NOTES

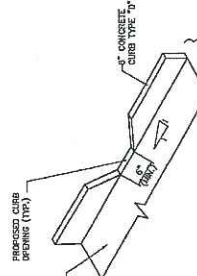
1. INTERLOCK BASE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM T-155 AND FINISHED.
2. ASPHALT PAVEMENT SHALL BE 1 1/2" THICK AND SPECIFIED IN SECTION 305 OF THE FLORIDA STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND BRIDGE CONSTRUCTION.
3. SEE LAYOUT AND PAVING PLAN FOR WIDTHS OF DRIVEWAYS AND PARKING AREAS.
4. STABILIZED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM T-155.

TYPICAL PAVEMENT



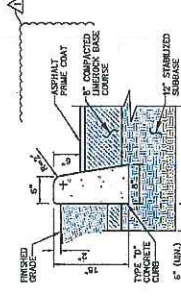
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

9" CURB OPENING



PROPOSED CURB
OPENING (TYP.)
PROPOSED PAVEMENT
9" CONCRETE CURB TYPE "D"

CONCRETE CURB TYPE "D"

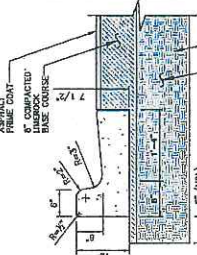


12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

CONCRETE CURB TYPE "D"

NOTE: CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.

6" CURB AND GUTTER TYPE "F"



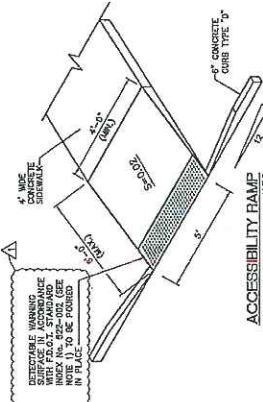
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

24" VALLEY GUTTER



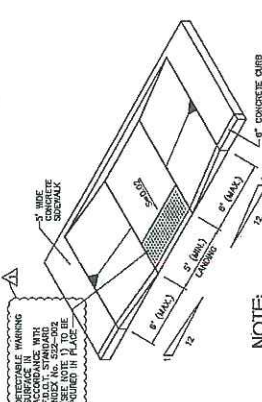
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

ACCESSIBILITY RAMP



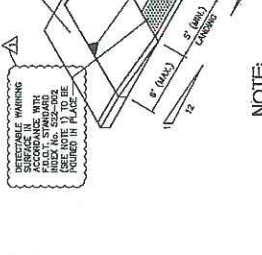
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

ACCESSIBILITY RAMP



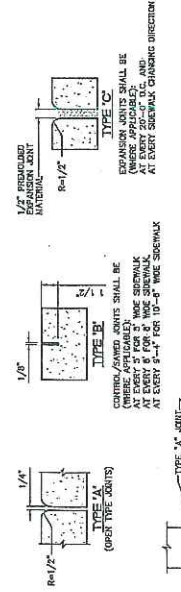
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

ACCESSIBILITY RAMP



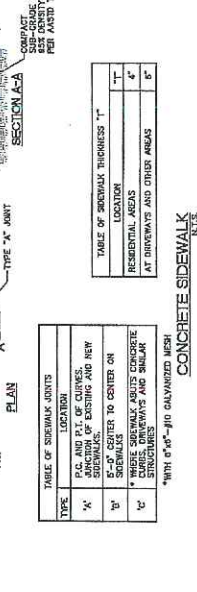
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

CONCRETE SIDEWALK



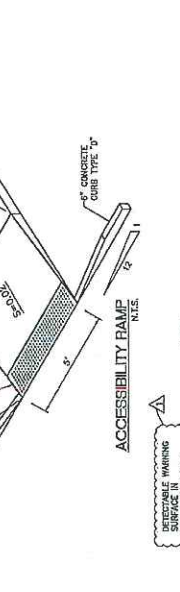
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

CONCRETE SIDEWALK



12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

CONCRETE SIDEWALK



12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

CONCRETE SIDEWALK



12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

CONCRETE SIDEWALK



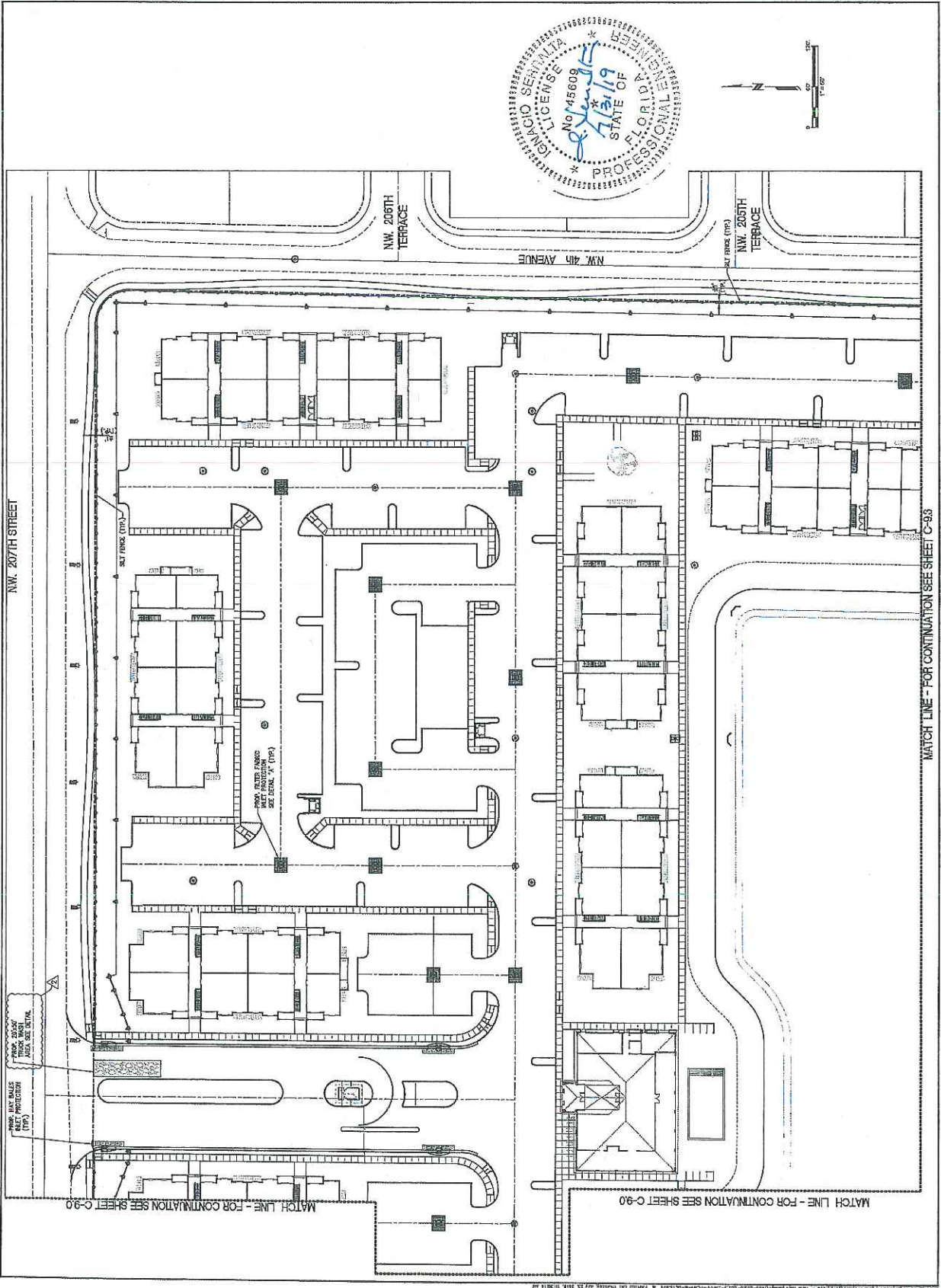
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

CONCRETE SIDEWALK



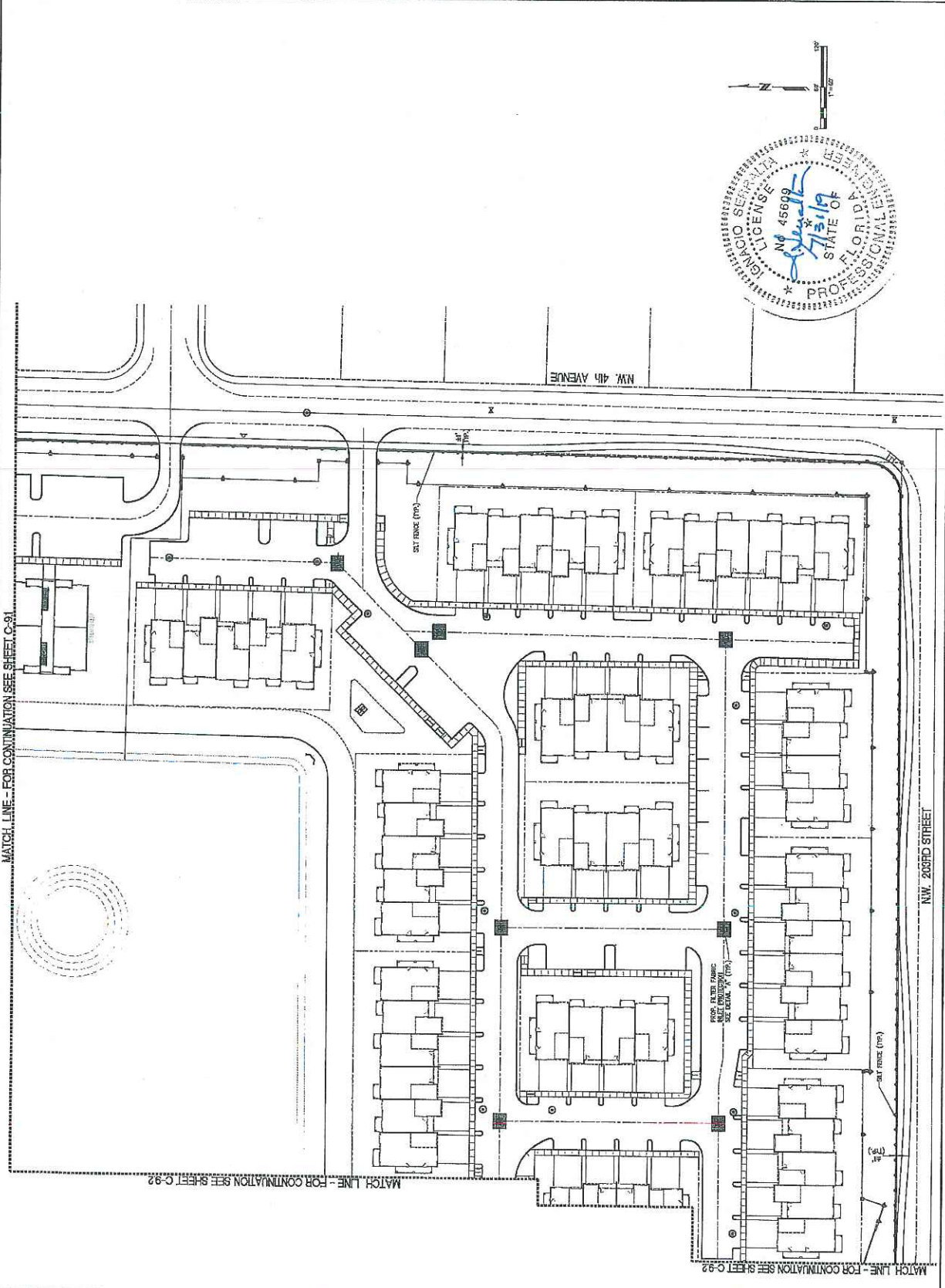
12" STABILIZED SUBGRADE
8" COMPACTED LIMELOCK BASE COURSE
PRIME COAT
5" MIN. 6" MIN. 8" MIN.

 CONSULTING SERVICES, INC. 14000 137th Ave. N.W. Suite 200 Alaska, Alaska 99571 Tel: 907.586.4444 Fax: 907.586.4445 www.csi-inc.com	PROJECT NAME VISTA LAGO DEVELOPMENT CLIENT Residential Development 502 NW 207th Street Miami Gardens, Florida, 33169	SHEET TITLE STORMWATER POLLUTION PREVENTION PLAN		S.E.S. PROJ. No. 1808 DATE: 05/10/2018 DRAWN BY: DESIGNED BY: CHECKED BY:	PROVISIONS 1. 10/12/18 SITE PLAN 2. 1/10/18 SITE PLAN	REVISIONS <table border="1"> <thead> <tr> <th>date</th> <th>description</th> <th>no.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	date	description	no.				SHEET C-91
	date	description	no.										



62

 SRS SUNSHINE RESIDENTIAL SERVICES, INC. CORPORATE OFFICES 8500000000 3000 N. W. 107th Ave., Suite 100 Miami, FL 33177 TEL: 305.444.4444 WWW.SRS-FL.COM	PROJECT NAME VISTA LAGO DEVELOPMENT	CLIENT Residential Development 502 NW 207th Street Miami Gardens, Florida, 33169	SHEET TITLE STORMWATER POLLUTION PREVENTION PLAN		SHEET NO. 1003 DATE: 04/10/2018 DESIGN BY: CHECKED BY: REVISIONS: 10/12/18 SITE PLAN	DATE 04/10/2018	DESIGN BY	CHECKED BY	REVISIONS	DATE	DESCRIPTION	SHEET C-93
--	---	--	--	---	---	-----------------------------------	-------------------------	--------------------------	-------------------------	--------------------	---------------------------	------------------------------



Attachment C

Restrictive Covenant Running with the Land

This instrument was prepared by:
Name: Thomas Robertson
Bercow Radell Fernandez Larkin &
Tapanes
Address: 200 S Biscayne Blvd # 850
Miami, FL 33131

(Space reserved for Clerk)

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE
COUNTY, FLORIDA BY VISTA LAGO, LLC PROVIDING FOR THE
PROTECTION AND MANAGEMENT OF 1.22 ACRES OF WETLANDS AT
APPROXIMATELY 502 NW 207 STREET LOCATED IN MIAMI-DADE
COUNTY, FLORIDA.

Whereas, the Undersigned, Vista Lago, LLC. ("Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit A, attached hereto and incorporated herein by reference and hereinafter called the "Property," which includes the stormwater retention edge planting area and eagle preserve area described in Exhibit B attached hereto and incorporated herein by reference and hereinafter collectively called the "Preserve," and

This Restrictive Covenant is proffered for acceptance by Miami-Dade County as part of, or as a condition of, Class IV Permit CLIV 2018-0051 pursuant to Section 24-48.2(II)(B)(10)(c) of the Code of Miami Dade County, and

In order to assure the County that representations made by the Owner during consideration of this permit application will be abided by the Owner freely, voluntarily and without duress, makes the following Restrictive Covenant covering and running with the Property:

1. The Owner shall preserve and maintain the Preserve described in Exhibit B in wetland condition and maintain a minimum 80% native herbaceous obligate and facultative wetland plant coverage for the duration of this Covenant.
2. The Owner shall manage the Property so that it is free from exotic vegetation as listed below immediately following maintenance treatments and does not exceed 5% coverage of those species between maintenance treatments. The target plants include those species listed in the Florida Exotic Pest Plant Council (FLEPPC) as Category I or II, and comprise the following species:

- *Albizia lebbbeck* (woman's tongue)
- *Neyraudia reynaudiana* (cane grass)
- *Schinus terebinthifolius* (Brazilian Pepper)
- *Ricinus communis* (Castor Bean)
- *Casuarina* spp. (Australian Pines)
- *Cupaniopsis anacardioides* (Carrotwood)
- *Melaleuca quinquenervia* (Punk Tree)
- *Merremia tuberosa* (wood rose)
- *Bischofia javanica* (Bishopwood)

- *Pennisetum purpureum* (Napier grass)
- *Ardisia elliptica* (Shoebutton Ardisia)
- *Calophyllum antillanum* (mast wood)
- *Cestrum diurnum* (Day Jasmine)
- *Hibiscus tiliaceus* (mahoe)
- *Dioscorea bulbifera* (air-potato)
- *Acacia auriculiformis* (earleaf acacia)
- *Adenanthera pavonina* (red sandlewood)
- *Jasminum fluminense* (jasmine)
- *Jasminum dichotomum* (gold coast jasmine)
- *Ficus altissima* (lofty fig)
- *Ficus bengalensis* (banyan fig)
- *Ficus elastica* (Indian rubber tree)
- *Ficus microcarpa* (laurel fig)
- *Lygodium microphyllum* (Old World climbing fern)
- *Flacourtia indica* (governor's plum)
- *Dalbergia sisoo* (Indian rosewood)
- *Colubrina asiatica* (lather leaf)
- *Leucaena leucocephala* (lead tree)
- *Melia azedarach* (Chinaberry)
- *Mimosa pigra* (catclaw mimosa)
- *Sapium sebiferum* (Chinese tallow)
- *Schefflera actinophylla* (Queensland umbrella)
- *Solanum viarum* (tropical soda apple)
- *Thespesia populnea* (seaside mahoe)

In addition, none of the following species shall exceed 10% of the cover on the Property:

- *Typha* spp. (cattails)
 - *Panicum repens* (torpedo grass)
 - *Ludwigia octovalvis* (water primrose)
 - *Trismeria trifoliata*
3. The control techniques to be used for removal and control of exotic vegetation shall be approved by the Director of the Department of Regulatory and Economic Resources, Division of Environmental Resources Management (hereinafter referred to as "DERM"), or the Director's designee.
 4. The Owner shall notify Miami-Dade County in writing at least thirty (30) days prior to any conveyance, sale, grant or transfer of the Preserve or any portion thereof, to any heirs, successors, assigns or grantees. The Owner shall also notify the heirs, successors, assigns or grantees in writing of this covenant and its requirement and provide the Department of Regulatory and Economic Resources, Division of Environmental Resources Management (hereinafter referred to as "DERM"), or its successor, with a copy of this written notification.
 5. The Owner shall prohibit and use commercially reasonable efforts to prevent public access to the Preserve by installing fencing and signage. In the event that the Property is being degraded (i.e., the Preserve is being destroyed or damaged, plants removed or trampled upon or trash and debris are accumulating on the Preserve), DERM may require the Owner to install protective barriers around any area within the Preserve which has been degraded.

6. This Covenant running with the Land shall be recorded in the public records of Miami-Dade County by Miami-Dade County at the expense of the Owners, its heirs, successors, assigns and grantees.
7. Approval of this Restrictive Covenant neither authorizes nor constitutes a permit of any kind for work in wetlands at the Property.
8. DERM shall have the right to inspect the Preserve at reasonable times to determine whether the Property is being used and maintained in the manner promised by the Owner in this Covenant. If the Director of DERM or his designee determines after such an inspection that some curative action(s) on the Property is necessary in order to preserve the terms of this Covenant, DERM shall notify the Owner in writing by certified mail, return receipt requested, at the address provided to DERM by the Owner of the particular curative action(s) to be taken by the Owner of the Property and the reasons therefore. The Owner shall take such curative action(s) within a reasonable time, provided however, the Owner shall have the right to appeal such proposed curative action(s) to the Miami-Dade County Environmental Quality Control Board by filing a written appeal within fifteen (15) days after receipt of written notification of said proposed curative action and the reasons therefore.
9. This Restrictive Covenant and the provisions contained herein prohibit the Owner from permitting, allowing, letting, causing or suffering any violation of the terms of this Restrictive Covenant, and this Restrictive Covenant may be enforced by DERM or its successor, by temporary, permanent, prohibitory, and mandatory injunctive relief as well as otherwise provided by law or ordinance and also may include an action for and to recover civil penalties, damages, costs and expenses, and reasonable attorney's fees in favor of Miami-Dade County against said person(s) as authorized by law or ordinance. All of the remedies provided herein shall be deemed to be independent and cumulative and shall be deemed to be supplemental to any remedies provided by law or ordinance.
10. No cancellation, revision, alteration or amendment of the Covenant shall be effective without prior approval from Miami-Dade County pursuant to the provisions of Section 24-48.2 of the Code of Miami-Dade County.
11. This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years after the date this Covenant is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless the Covenant is modified or released by Miami-Dade County.
12. The term Owner shall include the Owner, and its heirs, successors and assigns.

State of Florida, County of Miami-Dade

IN WITNESS WHEREOF, the undersigned have caused this Covenant Running with the Land to be

Executed this 14 day of February, 2020

Witness:

Sign [Signature]
Print Anisa Siddigkara
Address 9050 SW 97 Ave
#4 Miami, FL
33176

Property Owner(s):

Sign [Signature]
Print ALEJANDRO RODRIGUEZ

Corporate Seal (if applicable)

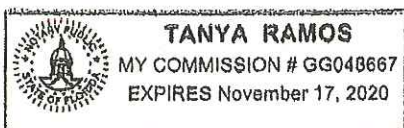
Witness:

Sign [Signature]
Print Andres Gracia
Address 6855 SW 120th
Miami, FL 33156

Sign _____
Print _____

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 14 day of Feb, 2020, by Alejandro Rodriguez, who is personally known to me or who has produced _____ as identification and who did take an oath.

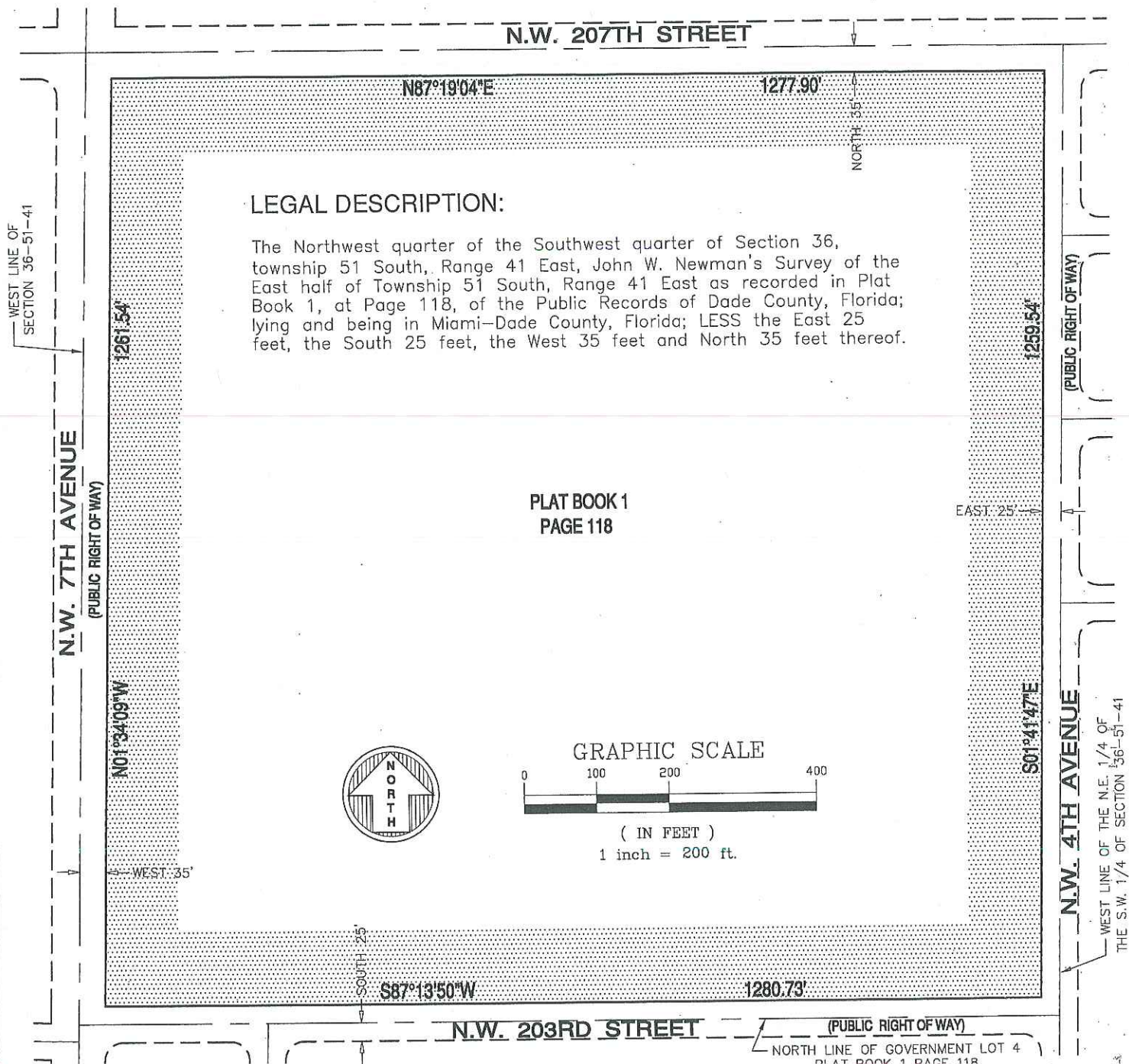


NOTARY PUBLIC:

Sign [Signature]
Print Tanya Ramos

State of Florida at Large (Seal)
My Commission Expires:

EXHIBIT "A"



Drawn By MAP
Cad. No. 191049
Ref. Dwg. 2016-035
Plotted: 1/29/20 2:58p

SKETCH & LEGAL DESCRIPTION

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

Date 1/29/20
Scale 1"=200'
Job. No. 200035
Dwg. No. 1019-029-3
Sheet 1 of 1

EXHIBIT "B"**LEGAL DESCRIPTION: Stormwater Retention Edge Planting Area**

A portion of the Northwest quarter of the Southwest quarter of Section 36, Township 51 South, Range 41 East, John W. Newman's Survey of the East half of Township 51 South, Range 41 East as recorded in Plat Book 1; at Page 118, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Government Lot 4 of said Section 36, also being the Southwest corner of the N.W. 1/4 of the S.W. 1/4 of said Section 36; thence N 87°13'50" E along the North line of said Government Lot 4, also being the centerline of N.W. 203rd Street for 320.47 feet; thence N 02°46'01" W for 462.37 feet to the Point of Beginning; thence continue N 02°46'01" W for 147.07 feet; thence N 87°19'05" E for 19.83 feet; thence S 02°46'01" E for 147.04 feet to a point of curvature; thence Southeasterly along a 0.17 foot radius curve leading to the left through a central angle of 90°00'00" for an arc distance of 0.27 feet to a point of tangency; thence N 87°13'59" E for 747.71 feet to a point of curvature; thence Northeasterly along a 10.17 foot radius curve leading to the left through a central angle of 88°51'28" for an arc distance of 15.77 feet to a point of tangency; thence N 01°37'29" W for 321.86 feet to a point of curvature; thence Northwesterly along a 10.17 foot radius curve leading to the left through a central angle of 91°08'31" for an arc distance of 16.18 feet to a point of tangency; thence S 87°14'00" W for 237.44 feet to a point of curvature; thence Southwesterly along a 10.00 foot radius curve leading to the left through a central angle of 45°00'01" for an arc distance of 7.85 feet to a point of tangency; thence S 42°13'59" W for 20.13 feet to a point of curvature; thence Southwesterly along a 64.83 foot radius curve leading to the right through a central angle of 45°00'00" for an arc distance of 50.92 feet to a point of tangency; thence S 87°13'59" W for 85.46 feet to a point of curvature; thence Northwesterly along a 64.83 foot radius curve leading to the right through a central angle of 45°00'00" for an arc distance of 50.92 feet to a point of tangency; thence N 47°46'01" W for 20.13 feet to a point of curvature; thence Northwesterly along a 10.00 foot radius curve leading to the left through a central angle of 44°59'59" for an arc distance of 7.85 feet to a point of tangency; thence S 87°14'00" W for 286.93 feet to a point of curvature; thence Southwesterly along a 10.17 foot radius curve leading to the left through a central angle of 90°00'01" for an arc distance of 15.98 feet to a point of tangency; thence S 02°46'01" E for 135.03 feet; thence S 87°19'05" W for 19.83 feet; thence N 02°46'01" W for 135.00 feet to a point of curvature; thence Northeasterly along a 30.00 foot radius curve leading to the right through a central angle of 90°00'01" for an arc distance of 47.12 feet to a point of tangency; thence N 87°14'00" E for 286.94 feet to a point of curvature; thence Southeasterly along a 29.83 foot radius curve leading to the right through a central angle of 44°59'59" for an arc distance of 23.43 feet to a point of tangency; thence S 47°46'01" E for 20.13 feet to a point of curvature; thence Southeasterly along a 45.00 foot radius curve leading to the left through a central angle of 45°00'00" for an arc distance of 35.34 feet to a point of tangency; thence N 87°13'59" E for 85.46 feet to a point of curvature; thence Northeasterly along a 45.00 foot radius curve leading to the left through a central angle of 45°00'00" for an arc distance of 35.34 feet to a point of tangency; thence N 42°13'59" E for 20.13 feet to a point of curvature; thence Northeasterly along a 29.83 foot radius curve leading to the right through a central angle of 45°00'01" for an arc distance of 23.43 feet to a point of tangency; thence N 87°14'00" E for 237.44 feet to a point of curvature; thence Southeasterly along a 30.00 foot radius curve leading to the right through a central angle of 91°08'31" for an arc distance of 47.72 feet to a point of tangency; thence S 01°37'29" E for 321.87 feet to a point of curvature; thence Southwesterly along a 30.00 foot radius curve leading to the right through a central angle of 88°51'28" for an arc distance of 46.53 feet to a point of tangency; thence S 87°13'59" W for 747.71 feet to a point of curvature; thence Northwesterly along a 20.00 foot radius curve leading to the right through a central angle of 90°00'00" for an arc distance of 31.42 feet to the Point of Beginning.

SURVEYOR'S NOTES:

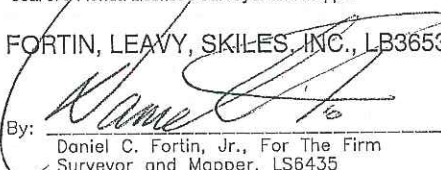
- This site lies in Section 36, Township 51 South, Range 41 East, City of Miami Gardens, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 87°13'50" E for the centerline of N.W. 203rd Street.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-035.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on October 31, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

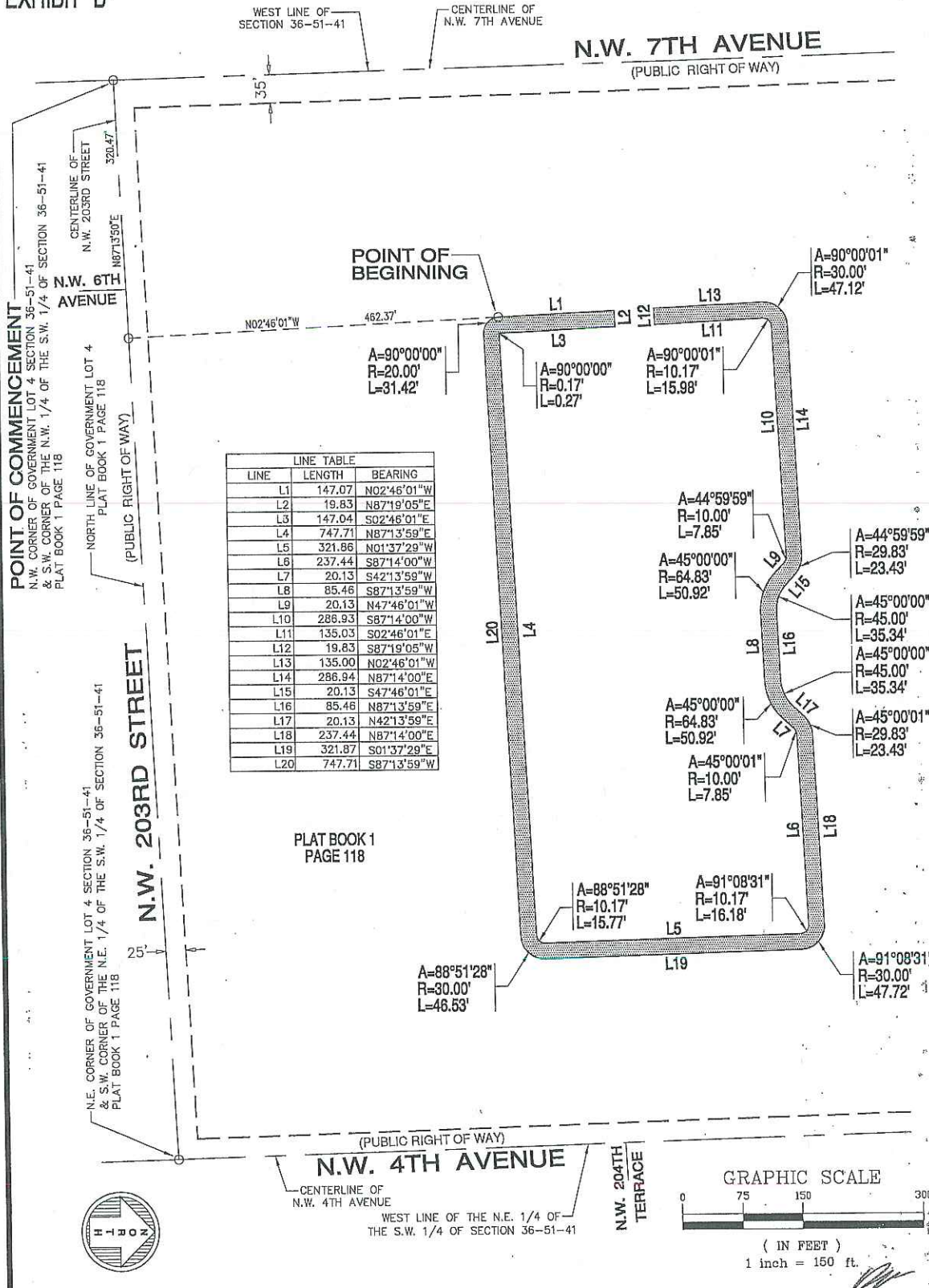
Drawn By MAP
Cad. No. 191049
Ref. Dwg. 2016-035
Plotted: 1/29/20 2:58p

DESCRIPTION, NOTES, AND CERTIFICATION

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

Date 10/31/19
Scale NOT TO SCALE
Job. No. 191049
Dwg. No. 1019-057-2
Sheet 1 of 3

EXHIBIT "B"



Drawn By MAP
Cad. No. 191049
Ref. Dwg. 2016-035
Plotted: 1/29/20 2:58p

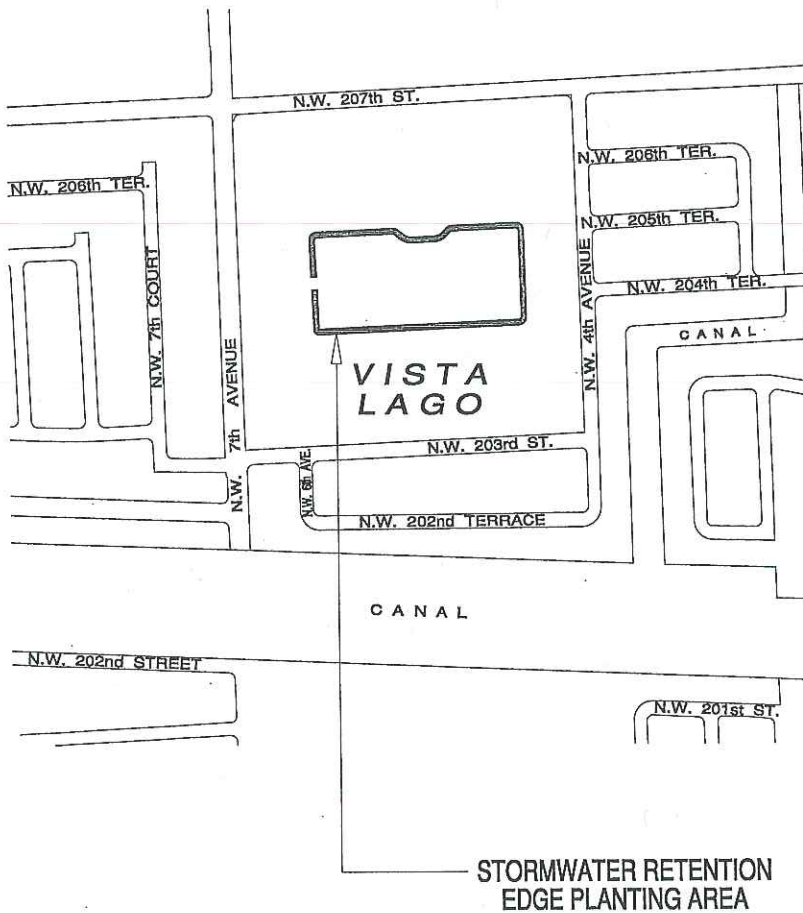
SKETCH OF DESCRIPTION

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

Date 10/31/19
Scale 1"=150'
Job. No. 191049
Dwg. No. 1019-057-2
Sheet 2 of 3

39

EXHIBIT "B"



Drawn By MAP
 Cad. No. 191049
 Ref. Dwg. 2016-035
 Plotted: 1/29/20 2:58p

LOCATION SKETCH

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

Date 10/31/19
 Scale NOT TO SCALE
 Job. No. 191049
 Dwg. No. 1019-057-2
 Sheet 3 of 3

40

EXHIBIT "B"

LEGAL DESCRIPTION: Eagle Preserve Area

A portion of the Northwest quarter of the Southwest quarter of Section 36, Township 51 South, Range 41 East, John W. Newman's Survey of the East half of Township 51 South, Range 41 East as recorded in Plat Book 1, at Page 118, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Government Lot 4 of said Section 36, also being the Southwest corner of the N.W. 1/4 of the S.W. 1/4 of said Section 36; thence N 87°13'50" E along the North line of said Government Lot 4, also being the centerline of N.W. 203rd Street for 320.52 feet; thence N 02°46'01" W for 609.44 feet to the Point of Beginning; thence continue N 02°46'01" W for 49.73 feet; thence N 87°19'05" E for 172.95 feet; thence S 02°46'01" E for 49.73 feet; thence S 87°19'05" W for 172.95 feet to the Point of Beginning.

SURVEYOR'S NOTES:

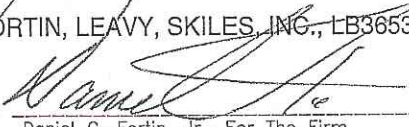
- This site lies in Section 36, Township 51 South, Range 41 East, City of Miami Gardens, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 87°13'50" E for the centerline of N.W. 203rd Street.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-035.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on October 31, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	191049
Ref. Dwg.	2016-035
Plotted:	1/29/20 2:58p

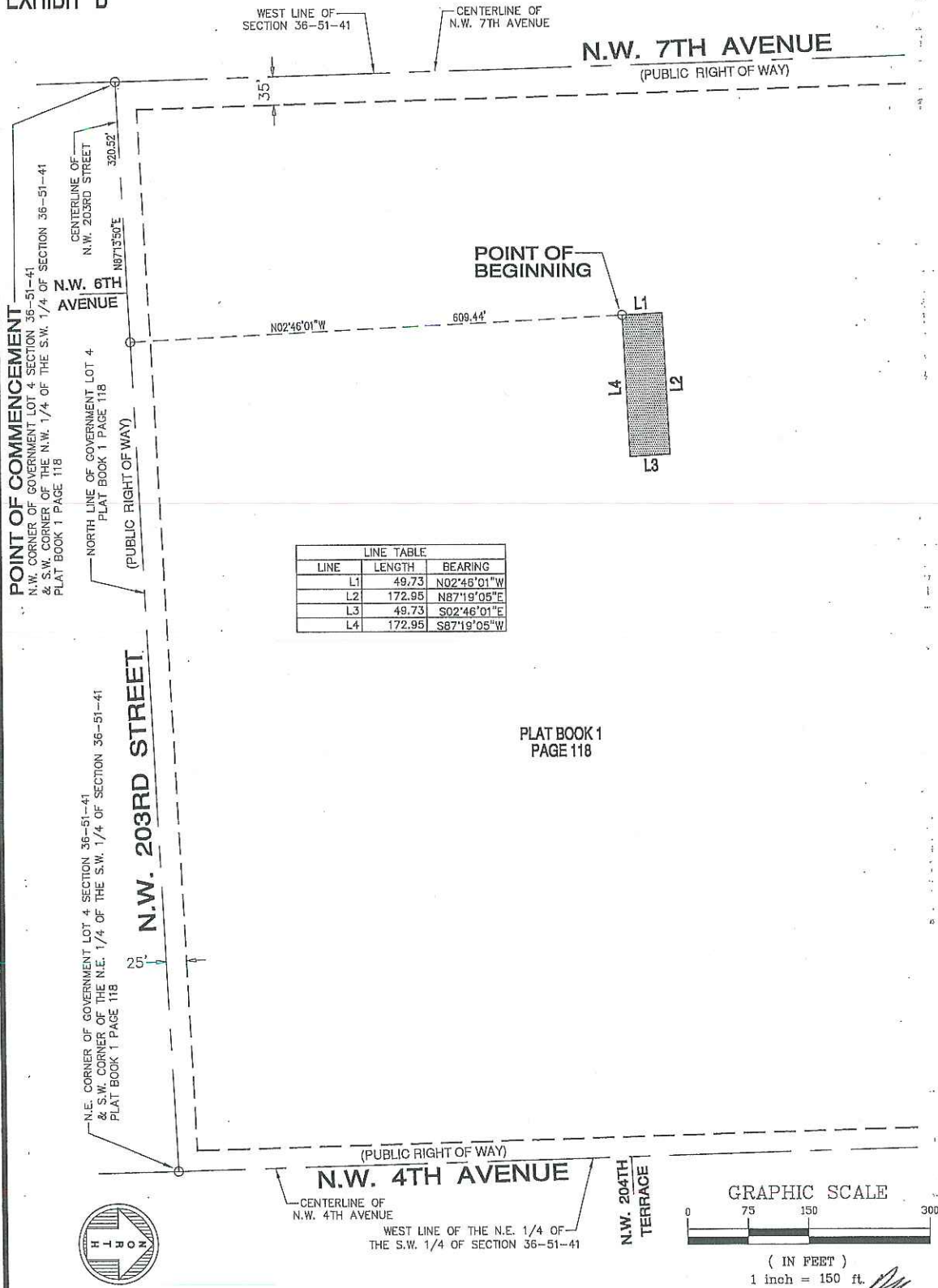
DESCRIPTION, NOTES, AND CERTIFICATION

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

Date	10/31/19
Scale	NOT TO SCALE
Job. No.	191049
Dwg. No.	1019-057-1
Sheet	1 of 3

41

EXHIBIT "B"



Drawn By MAP
Cad. No. 191049
Ref. Dwg. 2016-035
Plotted: 1/29/20 2:58p

SKETCH OF DESCRIPTION

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

Date 10/31/19
Scale 1"=150'
Job. No. 191049
Dwg. No. 1019-057-1
Sheet 2 of 3

42

EXHIBIT "B"



On

Drawn By MAP
 Cad. No. 191049
 Ref. Dwg. 2016-035
 Plotted: 1/29/20 2:58p

LOCATION SKETCH

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

Date 10/31/19
 Scale NOT TO SCALE
 Job. No. 191049
 Dwg. No. 1019-057-1
 Sheet 3 of 3

43

Attachment D

Names and Addresses of Owners of All Wetland Properties within Three Hundred (300) Feet of the Proposed Work

MIAMI TOWER LLC
3401 W HALLENDALE BEACH BLVD
PEMBROKE PARK, FL 33023

TOWERCOM LTD
AMERICAN TOWER CORP
PO BOX 723597
ATLANTA, CA 31139

Attachment E

Zoning Memorandum



City of Miami Gardens

August 26, 2019

Oliver Gilbert
Mayor

Rodney Harris
Vice Mayor

Erhabor Ighodaro, Ph.D.
Council Member

Reggie Leon
Council Member

Lillie Q. Odom
Council Member

David Williams, Jr.
Council Member

Katrina Wilson
Council Member

Cameron D. Benson
City Manager

Mario Bataille, CMC
City Clerk

Sonja K. Dickens
City Attorney

Kelly Feeney, Biologist II
Department of Regulatory and Economic Resources,
Division of Environmental Resource Management (DERM)
Wetlands Resources Section
701 NW 1st Court, Suite 6th Floor
Miami, Florida 33136

RE: CLASS IV PERMIT APPLICATION NO. CLIV-20180051
Vista Lago, 502 NW 207th Street, Folio 34-1136-000-0030

Dear Ms. Feeney,

This letter is to confirm that the above referenced project is located within the City of Miami Gardens. Construction of the proposed residential development includes excavation activities and construction of a stormwater lake as shown on the plans prepared by Ignacio Serralta, P.E.#45609 signed and sealed on July 31, 2019, and attached as 'Exhibit A'. The proposed usage of the property upon which the proposed work would occur does not violate any zoning law applicable to the area of the proposed work.

If you have any follow up questions or need any additional information or clarification, please do not hesitate to contact me.

Sincerely,

Nakeischea Loi Smith
City of Miami Gardens
Director of Planning and Zoning

RECEIVED

AUG 27 2019

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

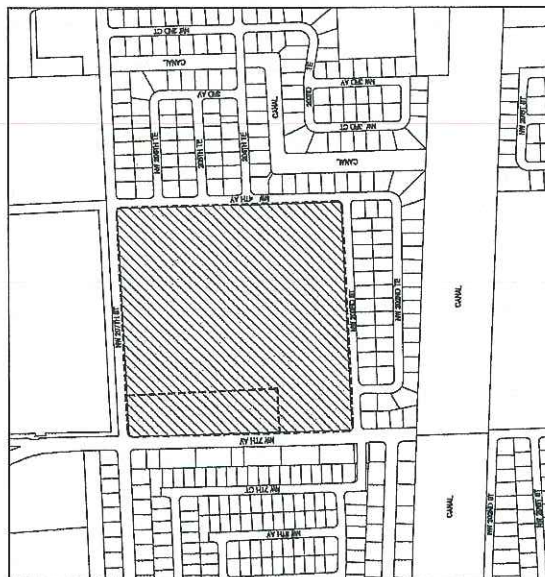
EXHIBIT A

RECEIVED

AUG 27 2019

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

PROJECT LOCATION



SECTION 38 - TOWNSHIP 51 SOUTH - RANGE 41 EAST
LOCATION SKETCH
SCALE 5" = 1.00"

PREPARED FOR:
COASTLAND CONSTRUCTION INC.

PREPARED BY:



5101 Southwest 74th Court, Suite 201
Miami, Florida 33154-4353
TEL. 305-662-8887, FAX 305-662-8858
WWW.IRS-CORP.COM

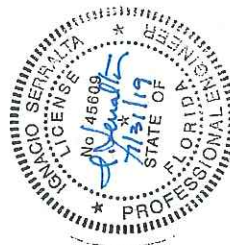
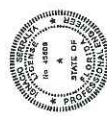
FB-000007317

ENGINEERING, INC.

LIST OF DRAWINGS

SHEET NO.	SHEET DESCRIPTION
C-03	COVER AND SHEET LAYOUT
C-04	GENERAL NOTES
C-05	DEVELOPMENT PLAN
C-06 TO C-08	PANEL GRADING AND DRAINAGE PLANS
C-09 TO C-11	TYPICAL CROSS SECTIONS AND INFORMATION RETURN AREA PLAN AND SECTION
C-12	PRELIMINE AREA PLAN
C-13 TO C-15	DRAINAGE DETAILS AND SUMMARY OF DRAINAGE BENEFITS
C-16	FAHRENHEIT DETAILS
C-17	ENVIRONMENTAL POLLUTION PREVENTION PLAN

ABBREVIATIONS:

[illegible]

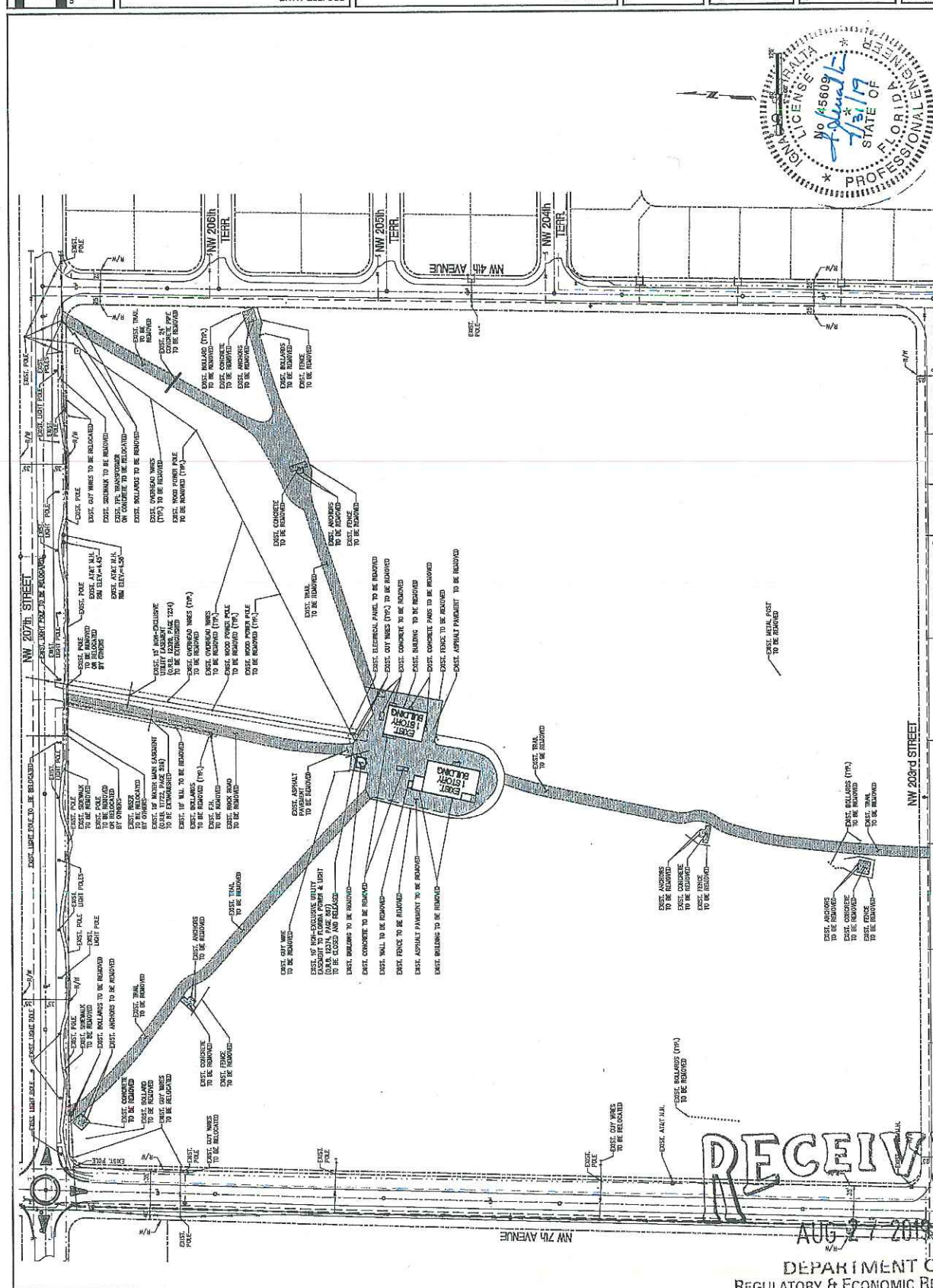
Sunbuns

REVISION  SITE PLAN 10/12/18
REVISION  SITE PLAN 01/10/19
REVISION  SITE PLAN 03/11/19
REVISION  SFVAMD 06/10/19
REVISION  DERM 07/24/19

No.	DATE	REMARKS
	-/-/-	
DATE: 04-10-2018 SHEET: C-00		

RECEIVED
AUG 27 2019
DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

RECEIVED
AUG 27 2019
DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section



RECEIVED

AUG 27 2019

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

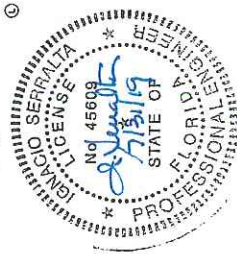
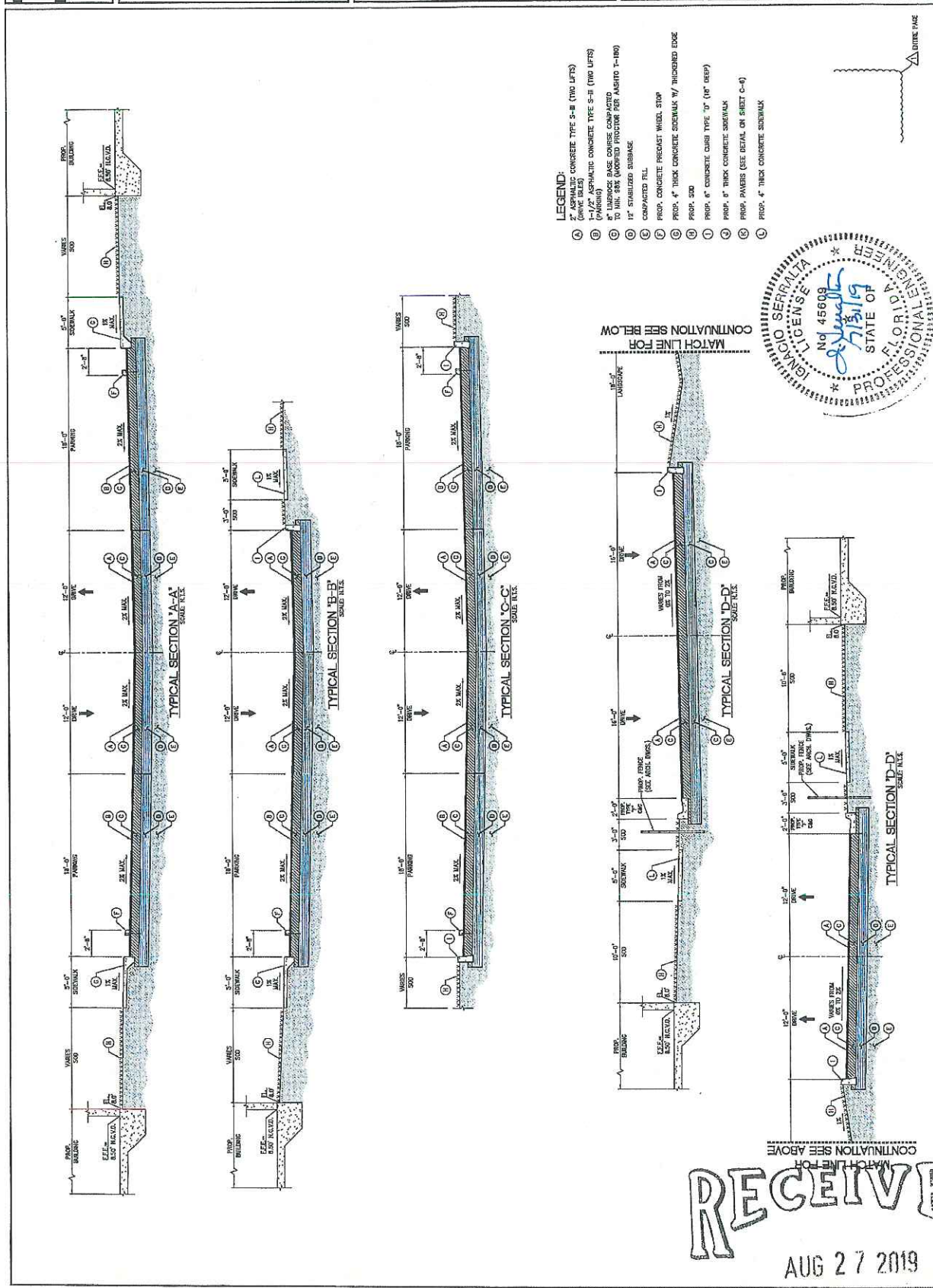
ENTIRE PAGE



DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

RECEIVED
JUN 22 2019
DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section

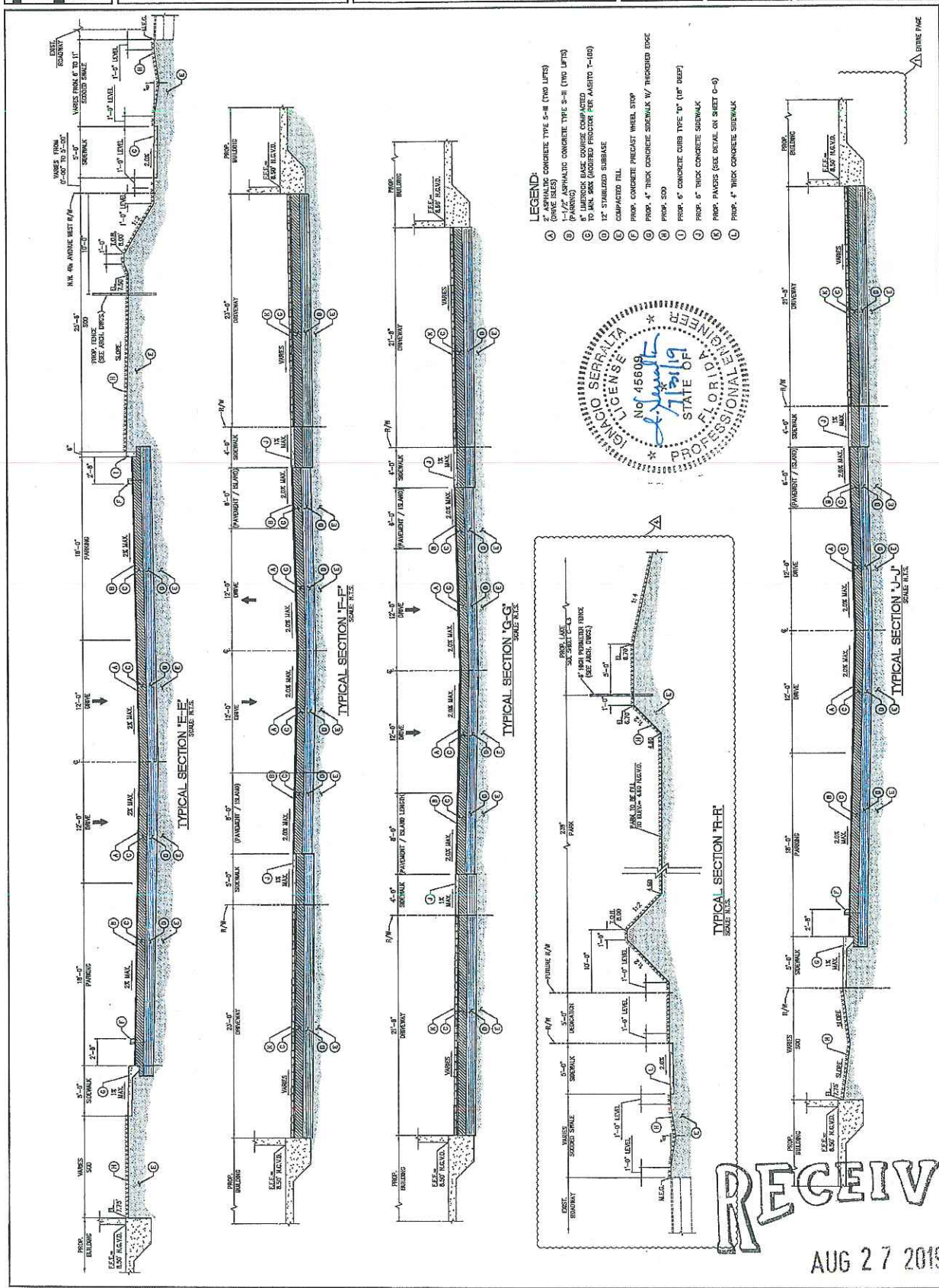
 CONSULTING ENGINEER - CIVIL ENGINEER 5141 N. W. 13th Avenue, Suite 401 Fort Lauderdale, FL 33309 PHONE: (954) 571-1111 FAX: (954) 571-1112 WWW.SRS-FL.COM	CLIENT Residential Development 502 NW 207th Street Miami Gardens, Florida 33169	SHEET TITLE TYPICAL SECTIONS	REVISIONS 10/12/19 SITE PLAN	DATE 04/10/2019	DESIGNED BY _____	CHECKED BY _____	SCALE AS SHOWN	DATE DESCRIPTION _____	SHEET C-40
	PROJECT NAME VISTA LAGO DEVELOPMENT								

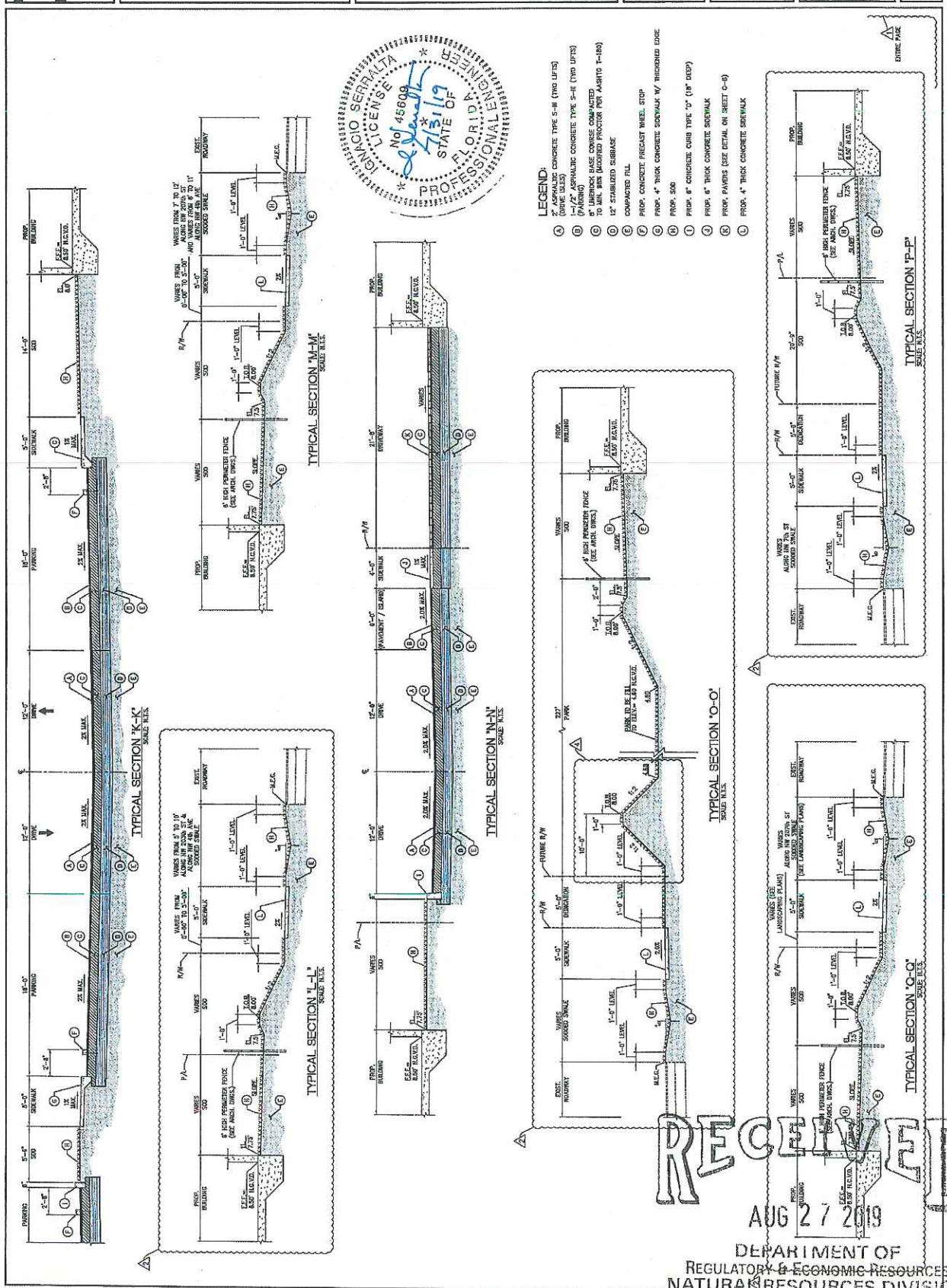


RECEIVED

AUG 27 2019

DEPARTMENT OF
 REGULATORY & ECONOMIC RESOURCES
 NATURAL RESOURCES DIVISION
 Coastal & Wetlands Resources Section





RECEIVED

AUG 27 2019

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section



SRS
CONSULTING ENGINEERS
3001 S.W. 10TH AVENUE, SUITE 100
MIAMI, FL 33135
TEL: 305.556.1100 FAX: 305.556.1101

PROJECT NAME
VISTA LAGO
DEVELOPMENT

CLIENT
Residential Development
3022 NW 20TH STREET
MIAMI GARDENS, FL 33169

SHEET TITLE
STORMWATER RETENTION AREA
PLAN AND SECTION

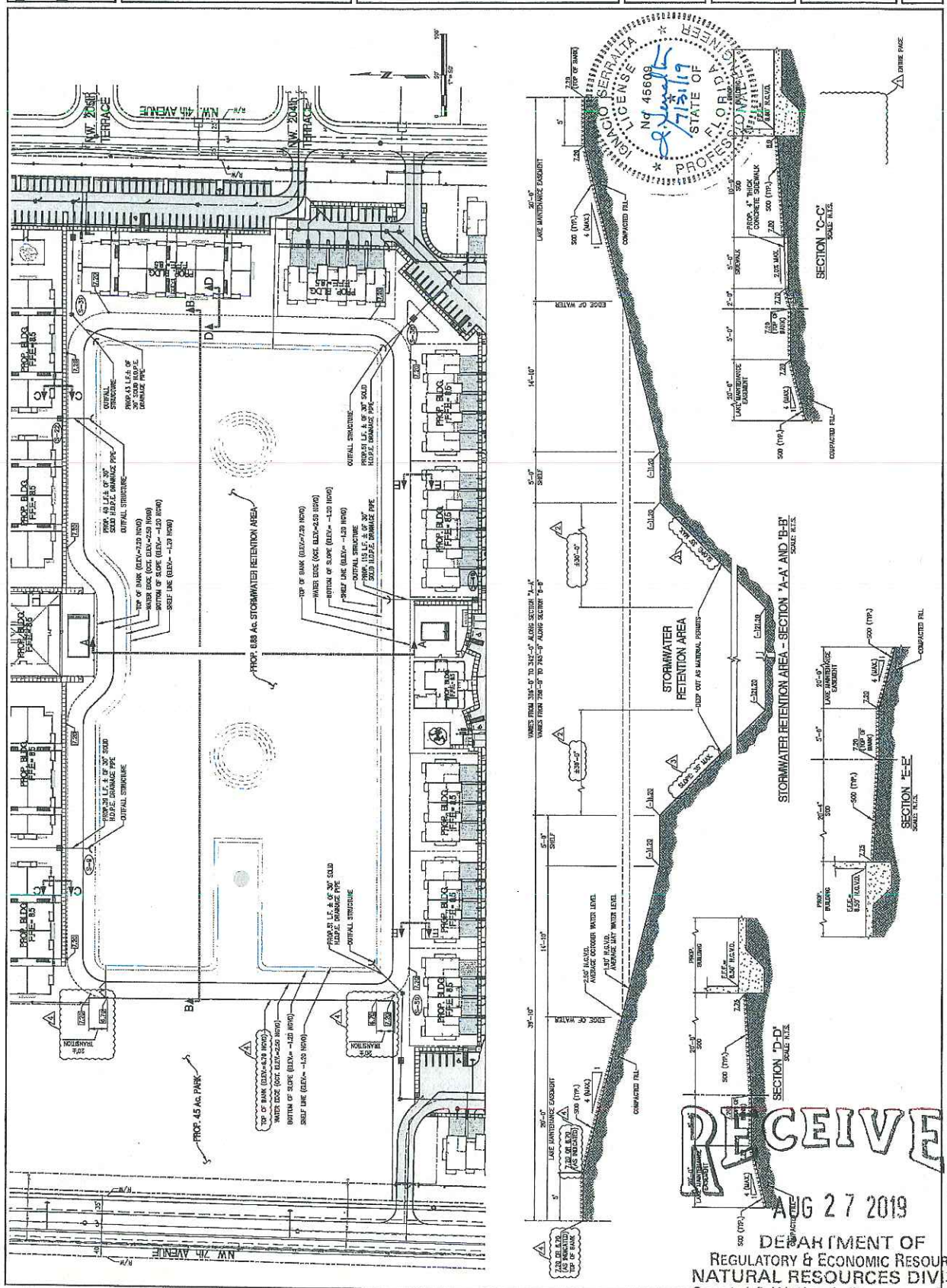
DATE
11/14/2018

DESIGNED BY
[Signature]

CHECKED BY
[Signature]

REVISIONS

NO.	DATE	DESCRIPTION
1	11/14/18	11/14/18 SITE PLAN
2	11/14/18	11/14/18 SITE PLAN
3	11/14/18	11/14/18 SITE PLAN



RECEIVED

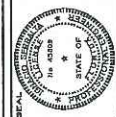
AUG 27 2019

DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section



VISTA LAGO
DEVELOPMENT
502 NW 207th Street
Miami Gardens, Florida, 33169

DRAINAGE DETAILS

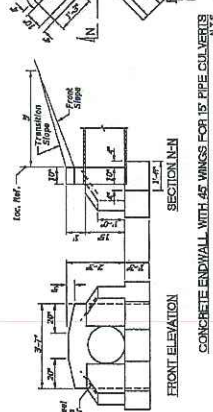


SPEC. FINAL No. 1003
DATE: 04/09/2018
DESIGNED BY:
CHECKED BY:
PREVIOUS:

10/12/15 SITE PLAN
date description no.
C-5.0

MAXIMUM TRENCH WIDTH "W"
TAKEN AT TOP OF PIPE

PIPE DIA.	"W"
12"	36"
18"	42"
24"	48"
30"	54"
36"	60"
42"	66"
48"	72"
54"	78"
60"	84"
66"	90"
72"	96"
78"	102"
84"	108"
90"	114"
96"	120"
102"	126"
108"	132"
114"	138"
120"	144"
126"	150"
132"	156"
138"	162"
144"	168"
150"	174"
156"	180"
162"	186"
168"	192"
174"	198"
180"	204"
186"	210"
192"	216"
198"	222"
204"	228"
210"	234"
216"	240"
222"	246"
228"	252"
234"	258"
240"	264"
246"	270"
252"	276"
258"	282"
264"	288"
270"	294"
276"	300"
282"	306"
288"	312"
294"	318"
300"	324"
306"	330"
312"	336"
318"	342"
324"	348"
330"	354"
336"	360"
342"	366"
348"	372"
354"	378"
360"	384"
366"	390"
372"	396"
378"	402"
384"	408"
390"	414"
396"	420"
402"	426"
408"	432"
414"	438"
420"	444"
426"	450"
432"	456"
438"	462"
444"	468"
450"	474"
456"	480"
462"	486"
468"	492"
474"	498"
480"	504"
486"	510"
492"	516"
498"	522"
504"	528"
510"	534"
516"	540"
522"	546"
528"	552"
534"	558"
540"	564"
546"	570"
552"	576"
558"	582"
564"	588"
570"	594"
576"	600"
582"	606"
588"	612"
594"	618"
600"	624"
606"	630"
612"	636"
618"	642"
624"	648"
630"	654"
636"	660"
642"	666"
648"	672"
654"	678"
660"	684"
666"	690"
672"	696"
678"	702"
684"	708"
690"	714"
696"	720"
702"	726"
708"	732"
714"	738"
720"	744"
726"	750"
732"	756"
738"	762"
744"	768"
750"	774"
756"	780"
762"	786"
768"	792"
774"	798"
780"	804"
786"	810"
792"	816"
798"	822"
804"	828"
810"	834"
816"	840"
822"	846"
828"	852"
834"	858"
840"	864"
846"	870"
852"	876"
858"	882"
864"	888"
870"	894"
876"	900"
882"	906"
888"	912"
894"	918"
900"	924"
906"	930"
912"	936"
918"	942"
924"	948"
930"	954"
936"	960"
942"	966"
948"	972"
954"	978"
960"	984"
966"	990"
972"	996"
978"	1002"
984"	1008"
990"	1014"
996"	1020"
1002"	1026"
1008"	1032"
1014"	1038"
1020"	1044"
1026"	1050"
1032"	1056"
1038"	1062"
1044"	1068"
1050"	1074"
1056"	1080"
1062"	1086"
1068"	1092"
1074"	1098"
1080"	1104"
1086"	1110"
1092"	1116"
1098"	1122"
1104"	1128"
1110"	1134"
1116"	1140"
1122"	1146"
1128"	1152"
1134"	1158"
1140"	1164"
1146"	1170"
1152"	1176"
1158"	1182"
1164"	1188"
1170"	1194"
1176"	1200"
1182"	1206"
1188"	1212"
1194"	1218"
1200"	1224"
1206"	1230"
1212"	1236"
1218"	1242"
1224"	1248"
1230"	1254"
1236"	1260"
1242"	1266"
1248"	1272"
1254"	1278"
1260"	1284"
1266"	1290"
1272"	1296"
1278"	1302"
1284"	1308"
1290"	1314"
1296"	1320"
1302"	1326"
1308"	1332"
1314"	1338"
1320"	1344"
1326"	1350"
1332"	1356"
1338"	1362"
1344"	1368"
1350"	1374"
1356"	1380"
1362"	1386"
1368"	1392"
1374"	1398"
1380"	1404"
1386"	1410"
1392"	1416"
1398"	1422"
1404"	1428"
1410"	1434"
1416"	1440"
1422"	1446"
1428"	1452"
1434"	1458"
1440"	1464"
1446"	1470"
1452"	1476"
1458"	1482"
1464"	1488"
1470"	1494"
1476"	1500"
1482"	1506"
1488"	1512"
1494"	1518"
1500"	1524"
1506"	1530"
1512"	1536"
1518"	1542"
1524"	1548"
1530"	1554"
1536"	1560"
1542"	1566"
1548"	1572"
1554"	1578"
1560"	1584"
1566"	1590"
1572"	1596"
1578"	1602"
1584"	1608"
1590"	1614"
1596"	1620"
1602"	1626"
1608"	1632"
1614"	1638"
1620"	1644"
1626"	1650"
1632"	1656"
1638"	1662"
1644"	1668"
1650"	1674"
1656"	1680"
1662"	1686"
1668"	1692"
1674"	1698"
1680"	1704"
1686"	1710"
1692"	1716"
1698"	1722"
1704"	1728"
1710"	1734"
1716"	1740"
1722"	1746"
1728"	1752"
1734"	1758"
1740"	1764"
1746"	1770"
1752"	1776"
1758"	1782"
1764"	1788"
1770"	1794"
1776"	1800"
1782"	1806"
1788"	1812"
1794"	1818"
1800"	1824"
1806"	1830"
1812"	1836"
1818"	1842"
1824"	1848"
1830"	1854"
1836"	1860"
1842"	1866"
1848"	1872"
1854"	1878"
1860"	1884"
1866"	1890"
1872"	1896"
1878"	1902"
1884"	1908"
1890"	1914"
1896"	1920"
1902"	1926"
1908"	1932"
1914"	1938"
1920"	1944"
1926"	1950"
1932"	1956"
1938"	1962"
1944"	1968"
1950"	1974"
1956"	1980"
1962"	1986"
1968"	1992"
1974"	1998"
1980"	2004"
1986"	2010"
1992"	2016"
1998"	2022"
2004"	2028"
2010"	2034"
2016"	2040"
2022"	2046"
2028"	2052"
2034"	2058"
2040"	2064"
2046"	2070"
2052"	2076"
2058"	2082"
2064"	2088"
2070"	2094"
2076"	2100"
2082"	2106"
2088"	2112"
2094"	2118"
2100"	2124"
2106"	2130"
2112"	2136"
2118"	2142"
2124"	2148"
2130"	2154"
2136"	2160"
2142"	2166"
2148"	2172"
2154"	2178"
2160"	2184"
2166"	2190"
2172"	2196"
2178"	2202"
2184"	2208"
2190"	2214"
2196"	2220"
2202"	2226"
2208"	2232"
2214"	2238"
2220"	2244"
2226"	2250"
2232"	2256"
2238"	2262"
2244"	2268"
2250"	2274"
2256"	2280"
2262"	2286"
2268"	2292"
2274"	2298"
2280"	2304"
2286"	2310"
2292"	2316"
2298"	2322"
2304"	2328"
2310"	2334"
2316"	2340"
2322"	2346"
2328"	2352"
2334"	2358"
2340"	2364"
2346"	2370"
2352"	2376"
2358"	2382"
2364"	2388"
2370"	2394"
2376"	2400"
2382"	2406"
2388"	2412"
2394"	2418"
2400"	2424"
2406"	2430"
2412"	2436"
2418"	2442"
2424"	2448"
2430"	2454"
2436"	2460"
2442"	2466"
2448"	2472"
2454"	2478"
2460"	2484"
2466"	2490"
2472"	2496"
2478"	2502"
2484"	2508"
2490"	2514"
2496"	2520"
2502"	2526"
2508"	2532"
2514"	2538"
2520"	2544"
2526"	2550"
2532"	2556"
2538"	2562"
2544"	2568"
2550"	2574"
2556"	2580"
2562"	2586"
2568"	2592"
2574"	2598"
2580"	2604"
2586"	2610"
2592"	2616"
2598"	2622"
2604"	2628"
2610"	2634"
2616"	2640"
2622"	2646"
2628"	2652"
2634"	2658"
2640"	2664"
2646"	2670"
2652"	2676"
2658"	2682"
2664"	2688"
2670"	2694"
2676"	2700"
2682"	2706"
2688"	2712"
2694"	2718"
2700"	2724"
2706"	2730"
2712"	2736"
2718"	2742"
2724"	2748"
2730"	2754"
2736"	2760"
2742"	2766"
2748"	2772"
2754"	2778"
2760"	2784"
2766"	2790"
2772"	2796"
2778"	2802"
2784"	2808"
2790"	2814"
2796"	2820"
2802"	2826"
2808"	2832"
2814"	2838"
2820"	2844"
2826"	2850"
2832"	2856"
2838"	2862"
2844"	2868"
2850"	2874"
2856"	2880"
2862"	2886"
2868"	2892"
2874"	2898"
2880"	2904"
2886"	2910"
2892"	2916"
2898"	2922"
2904"	2928"
2910"	2934"
2916"	2940"
2922"	2946"
2928"	2952"
2934"	2958"
2940"	2964"
2946"	2970"
2952"	2976"
2958"	2982"
2964"	2988"
2970"	2994"
2976"	3000"
2982"	3006"
2988"	3012"
2994"	3018"
3000"	3024"
3006"	3030"
3012"	3036"
3018"	3042"
3024"	3048"
3030"	3054"
3036"	3060"
3042"	3066"
3048"	3072"
3054"	3078"
3060"	3084"
3066"	3090"
3072"	3096"
3078"	3102"
3084"	3108"
3090"	3114"
3096"	3120"
3102"	3126"
3108"	3132"
3114"	3138"
3120"	3144"
3126"	3150"
3132"	3156"
3138"	3162"
3144"	3168"
3150"	3174"
3156"	3180"
3162"	3186"
3168"	3192"
3174"	3198"
3180"	3204"
3186"	3210"
3192"	3216"
3198"	3222"
3204"	3228"
3210"	3234"
3216"	3240"
3222"	3246"
3228"	3252"
3234"	3258"
3240"	3264"
3246"	3270"
3252"	3276"
3258"	3282"
3264"	3288"
3270"	3294"
3276"	3300"
3282"	3306"
3288"	3312"
3294"	3318"
3300"	3324"
3306"	3330"
3312"	3336"
3318"	3342"
3324"	3348"
3330"	3354"
3336"	3360"
3342"	3366"
3348"	3372"
3354"	3378"
3360"	3384"
3366"	3390"
3372"	3396"
3378"	3402"



RECEIVED
AUG 27 2019
DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section



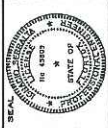
CONSTRUCTION ENGINEERING
502 NW 20th Street
Fort Lauderdale, Florida 33304
Tel: 305-467-1000
Fax: 305-467-1001

VISTA LAGO
DEVELOPMENT
Residential Development
502 NW 20th Street
Fort Lauderdale, Florida, 33304

CLIENT

PAVEMENT DETAILS

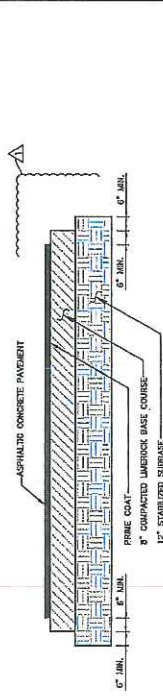
SHEET TITLE



SCALE: 1/4" = 1'-0"
DATE: 6/19/2018
DRAWN BY: [Signature]
CHECKED BY: [Signature]
REVISIONS:

10/12/18 SITE PLAN
No. 45609
O. SERRALTA
FLORIDA
PROFESSIONAL ENGINEER
STATE OF
7/3/19

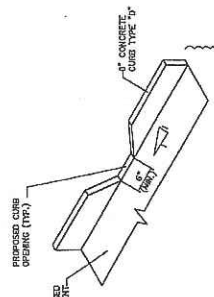
C-60



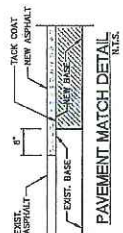
ASPHALT PAVEMENT NOTES

1. UNDERLAYER SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM T-155 AND FINISHED TO A FINISH SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. STABILIZED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM T-155 AND FINISHED TO A FINISH SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. SEE LAYOUT AND PAVING PLAN FOR WIDTHS OF DRIVES AND PARKING AREAS.
4. STABILIZED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM T-155.

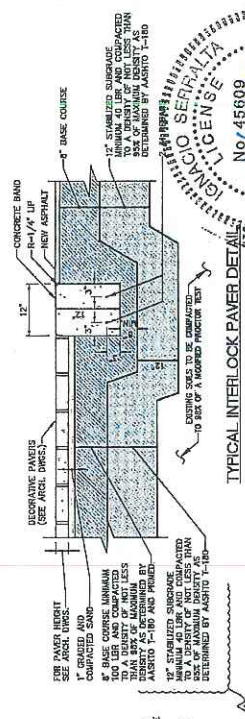
TYPICAL PAVEMENT



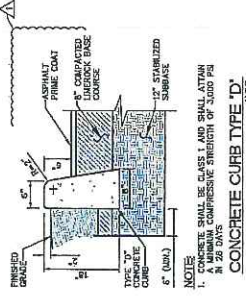
6\"/>



PAVEMENT MATCH DETAIL



TYPICAL INTERLOCK PAVEMENT DETAIL



CONCRETE CURB TYPE 'D'

NOTE: CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

1. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

2. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

3. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

4. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

5. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

6. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

7. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

8. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

9. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

10. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

11. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

12. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

13. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

14. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

15. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

16. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

17. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

18. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

19. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

20. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

21. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

22. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

23. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

24. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

25. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

26. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

27. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

28. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

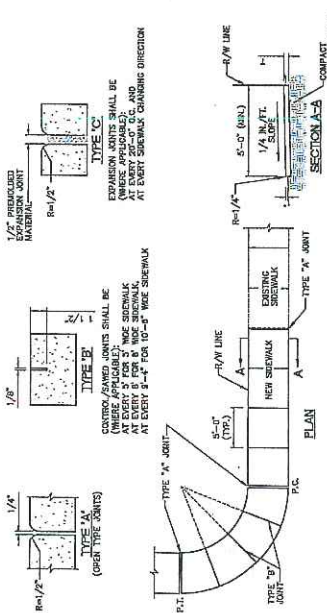
29. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

30. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

31. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

32. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

33. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.



CONCRETE SIDEWALK

TYPE	LOCATION
A	RESIDENTIAL AREAS
B	AT INTERSECTIONS AND OTHER AREAS

CONCRETE SIDEWALK

NOTE: CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

1. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

2. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

3. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

4. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

5. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

6. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

7. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

8. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

9. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

10. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

11. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

12. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

13. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

14. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

15. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

16. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

17. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

18. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

19. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

20. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

21. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

22. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

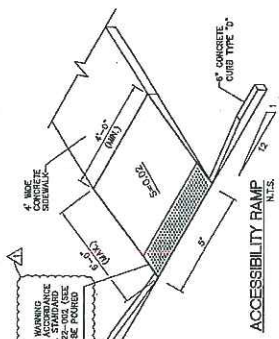
23. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

24. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

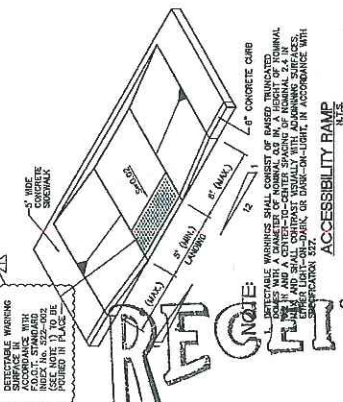
25. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

26. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

27. CONCRETE SHALL BE CLASS 1 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.

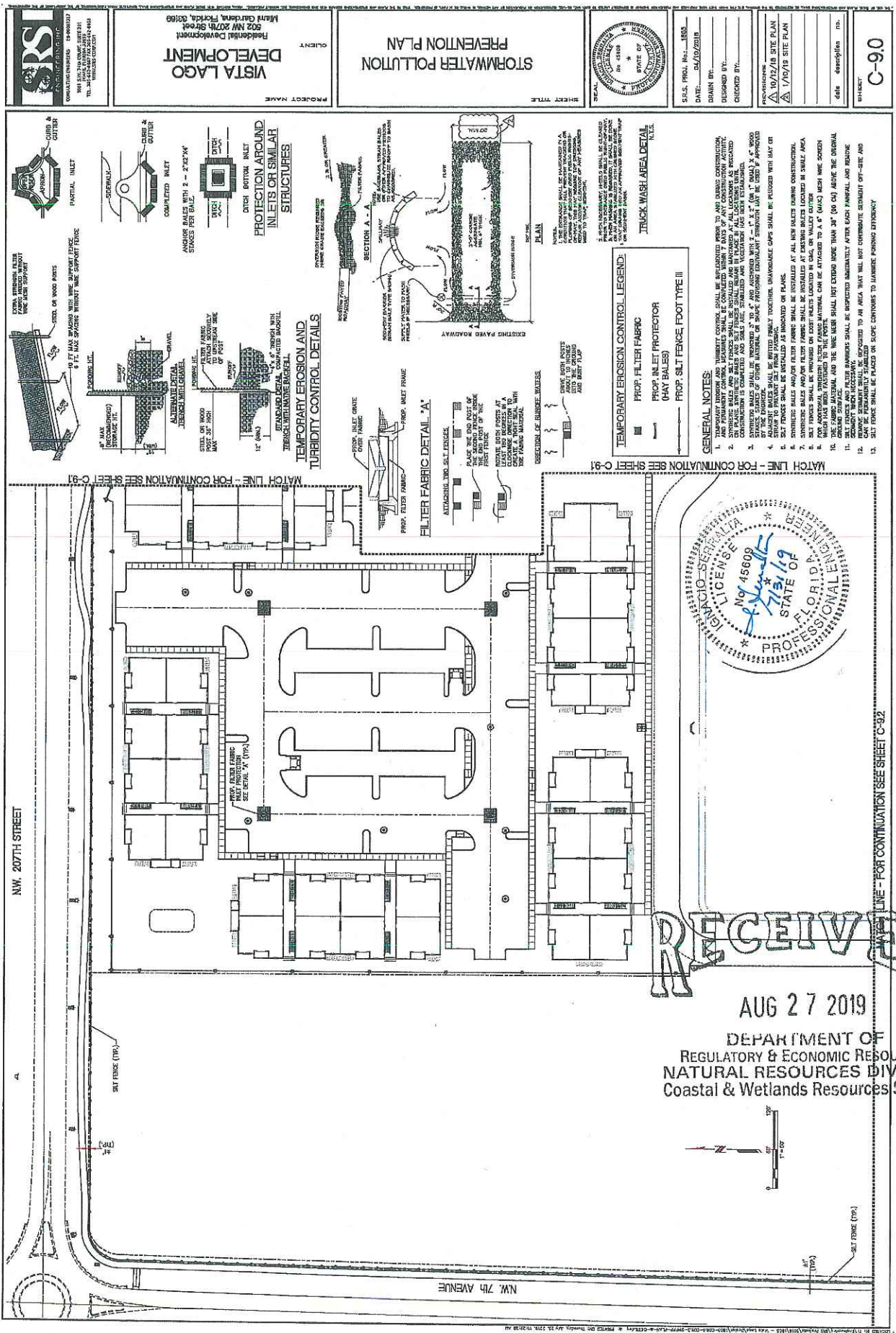


ACCESSIBILITY RAMP



SIDEWALK THICKENED EDGE

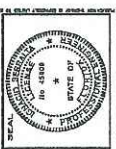
RECEIVED
AUG 27 2019
DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section



GRS
ENGINEERING, INC.
1901 SW 15TH AVENUE, SUITE 301
MIAMI, FL 33135
TEL: 305.444.7000
FAX: 305.444.7001

PROJECT NAME
VISTA LAGO
DEVELOPMENT
502 NW 20TH STREET
MIAMI GARDENS, FLORIDA 33169

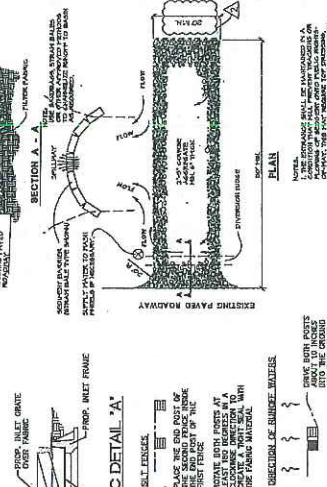
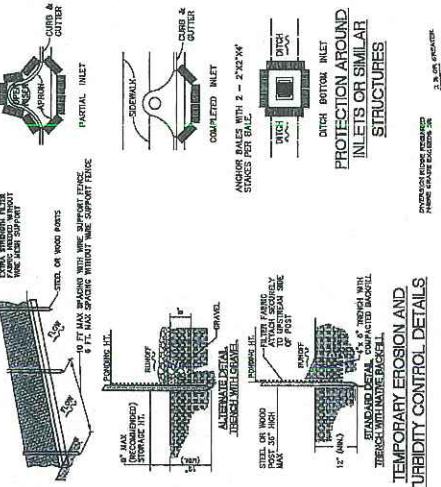
SHEET TITLE
STORMWATER POLLUTION
PREVENTION PLAN



DATE: 04/10/2018
DESIGNED BY:
CHECKED BY:

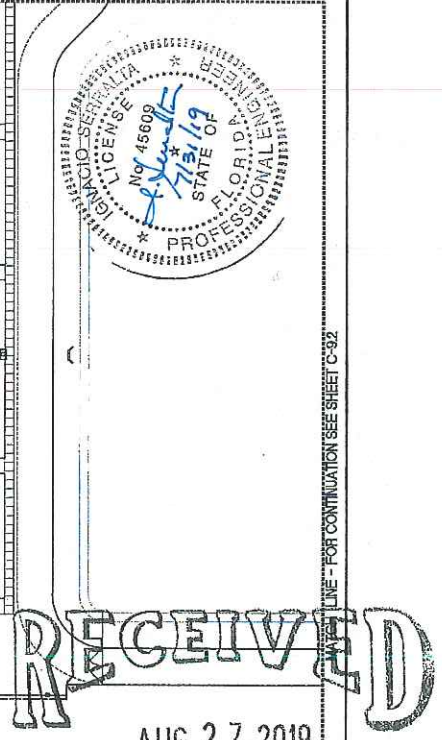
REVISIONS
1. 10/12/18 SITE PLAN
2. 1/10/19 SITE PLAN

DATE 04/10/2018
DESCRIPTION no.
SHEET C-90



GENERAL NOTES:

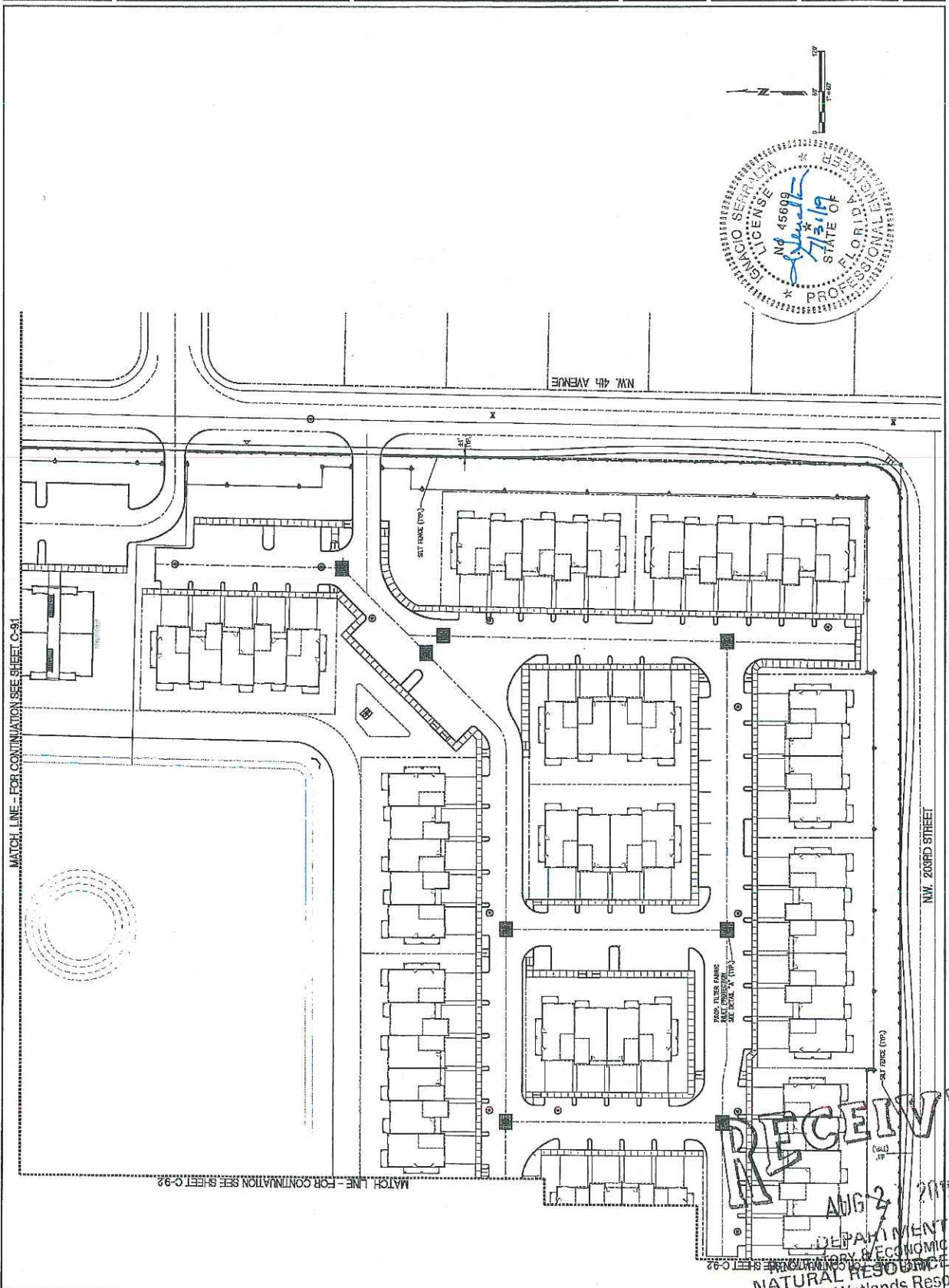
1. TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE INSTALLED PRIOR TO ANY EROSION CONTROL CONSTRUCTION.
2. AND PERMANENT CONTROL MEASURES SHALL BE CONSTRUCTED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY.
3. SYNTHETIC SOD GRASS SHALL BE USED FOR EROSION CONTROL MEASURES. IT SHALL BE PLACED IN ALL LOCATIONS WHERE EROSION CONTROL IS REQUIRED. IT SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IT SHALL BE REPLACED AS NEEDED.
4. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
5. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
6. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
7. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
8. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
9. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
10. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
11. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
12. SYNTHETIC SOD GRASS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE REPLACED AS NEEDED.
13. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FLOODING EFFICIENCY.



DEPARTMENT OF
REGULATORY & ECONOMIC RESOURCES
NATURAL RESOURCES DIVISION
Coastal & Wetlands Resources Section



 CONSULTING SERVICES, INC. 1945 E. 10th Avenue, Suite 200 Tampa, FL 33610 TEL: 813.241.1111 WWW.CSI-FLA.COM	PROJECT NAME VISTA LAGO	SHEET TITLE STORMWATER POLLUTION PREVENTION PLAN	SCALE: 1" = 100' DATE: 06/10/2018 DESIGNED BY: _____ CHECKED BY: _____	PROVISIONS 10/12/18 SITE PLAN	DATE: 06/10/2018 DESIGNED BY: _____ CHECKED BY: _____	DATE: 06/10/2018 DESIGNED BY: _____ CHECKED BY: _____	DATE: 06/10/2018 DESIGNED BY: _____ CHECKED BY: _____
	CLIENT Residential Development 302 NW 207th Street Miami Gardens, Florida, 33160	PROFESSIONAL ENGINEER FLORIDA N4 45609 7/3/19	PROFESSIONAL ENGINEER FLORIDA N4 45609 7/3/19	PROFESSIONAL ENGINEER FLORIDA N4 45609 7/3/19	PROFESSIONAL ENGINEER FLORIDA N4 45609 7/3/19	PROFESSIONAL ENGINEER FLORIDA N4 45609 7/3/19	PROFESSIONAL ENGINEER FLORIDA N4 45609 7/3/19



Attachment F
DERM Project Report

CLASS IV PERMIT APPLICATION NO. CLIV-20180051

Class IV Permit Application by Vista Lago, LLC to Permanently Impact 27.70 Acres of Wetlands for Residential Development Including a 6.88-Acre Stormwater Retention Area Including a Lake Located at 502 NW 207 Street, Miami-Dade County, Florida; And to Authorize the Acceptance of a Restrictive Covenant Running With the Land in Favor of Miami-Dade County

DATE: January 22, 2020

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

1. **Potential Adverse Environmental Impact** – This project site is not located within a designated wetland basin, but it does contain wetlands as defined by Section 24-5 of the Code. The subject property is hydrologically isolated from wetlands to the north by NW 207th Street and is surrounded by residential development on the east, west, and south. The project site is 37.01 acres and contains approximately 9.31 acres of uplands previously used as a television antenna base. The remaining 27.70 acres consists primarily of low-quality wetlands comprised 11.40 acres of wetland prairie and 16.30 acres of exotic dominated wetlands. The proposed work in wetlands includes the filling of 20.82 acres for residential development and construction of a 6.88-acre stormwater retention area, to include the excavation of a 5.66-acre lake, creation of a 1.02-acre wetland stormwater retention edge planting area surrounding the lake, and preservation and enhancement of a 0.2-acre wetland eagle preserve area on the west side of the lake.

Pursuant to Section 24-48.4 of the Code, potential adverse impacts and cumulative adverse environmental impacts for a proposed project must be avoided and minimized. To comply with said section of the Code, the applicant has agreed to preserve a 0.2-acre wetland eagle preserve area on the west side of the lake, which contains a bald eagle (*Haliaeetus leucocephalus*) nest within an Australian pine (*Casuarina equisetifolia*) tree. The peninsula configuration of the eagle preserve area creates a water buffer on three sides, limiting human disturbance. The applicant has obtained a Short-Term Eagle Incidental Take Permit from U.S. Fish & Wildlife Service for potential eagle disturbances caused by the proposed project.

Furthermore, the aforementioned section of the Code further states that permissible projects that result in adverse environmental impacts are required to provide compensatory mitigation to offset those impacts. DERM has determined that the purchase of 52.23 credits from the Hole-in-the-Donut Mitigation Bank will compensate for the adverse environmental impacts associated with this project. This mitigation has improved wetlands within Everglades National Park by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade, and the implementation of a fire management program. The applicant has proposed additional compensation for impacts to wetlands with the creation of a 1.02-acre wetland stormwater retention edge planting area surrounding the lake to be planted with native herbaceous vegetation, providing habitat for fish as well as foraging habitat for wading birds.

The applicant will provide long term maintenance and management of the combined 1.22-acre on-site wetland areas to ensure that exotic vegetation does not return and allow for the successful establishment of the native plants. The applicant has proffered the attached restrictive covenant which will be recorded with the Miami-Dade County Clerk of Courts and will run with the land, thereby ensuring the restoration, enhancement, monitoring and maintenance of the wetland areas into the future. The long term maintenance of the wetland areas will be performed and funded by Vista Lago, LLC, and Vista Lago Townhomes Association, Inc.

The Class IV permit will require that turbidity controls be utilized during all phases of construction to ensure compliance with State and County water quality standards.

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

3. **Hydrology** – The proposed project includes the construction of a 6.88-acre stormwater retention area to include excavation of a 5.66-acre lake, creation of a 1.02-acre wetland stormwater retention edge planting area surrounding the lake, and preservation and enhancement of a 0.2-acre wetland eagle preserve area on the west side of the lake.
4. **Water Quality** – The proposed project is not reasonably expected to adversely affect water quality.
5. **Wellfields** – The proposed project is not located within a Wellfield Protection Area and is not reasonably expected to result in adverse impacts to wellfields.
6. **Water Supply** – The proposed project is not reasonably expected to adversely affect water supply.
7. **Aquifer Recharge** – The proposed project is not reasonably expected to adversely affect aquifer recharge.
8. **Aesthetics** – The proposed project is not reasonably expected to adversely affect aesthetics.
9. **Navigation** – The proposed project is not reasonably expected to adversely affect navigation.
10. **Public Health** – The proposed project is not reasonably expected to adversely affect public health.
11. **Historic Values** – The proposed project is not reasonably expected to adversely affect historic values.
12. **Archaeological Values** – The proposed project is not reasonably expected to adversely affect archaeological values.
13. **Air Quality** – The proposed project is not reasonably expected to adversely affect air quality.
14. **Marine and Wildlife Habitats** – The proposed project will result in the permanent removal of wildlife habitats. However, the mitigation set forth in Number 1 above will compensate for the loss of wetland values associated with the proposed project by enhancing property within Everglades National Park by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade, and the implementation of a fire management program. Additionally, the applicant has agreed to preserve a 0.2-acre eagle preserve area on the west side of the lake which contains a bald eagle (*Haliaeetus leucocephalus*) nest within an Australian pine (*Casuarina equisetifolia*) tree. The peninsula configuration of the eagle preserve area creates a water buffer on three sides, limiting human disturbance. The applicant has obtained a Short-Term Eagle Incidental Take Permit from U.S. Fish & Wildlife Service for potential eagle disturbances caused by the proposed project. The applicant has also proposed a 1.02-acre wetland stormwater retention edge planting area surrounding the lake to be planted with native herbaceous vegetation, providing habitat for fish as well as foraging habitat for wading birds.
15. **Wetland Soils Suitable for Habitat** – The proposed project will result in the permanent removal of wetland soils. However, the mitigation, as set forth in Number 1 above, will result in the off-site enhancement of existing wetland habitat and soils by removing exotics, thereby promoting re-vegetation with native wetland plant species and soil-vegetative interactions.
16. **Floral Values** – The proposed project will impact herbaceous wetlands. However, the mitigation as set forth in Number 1 above will provide for the off-site enhancement of existing wetland habitat.

17. **Fauna Values** - The proposed project will disturb native wildlife habitat. However, the mitigation as set forth in Number 1 above will provide for the off-site enhancement of existing wetland habitat and will provide for high quality habitat for native fauna.
18. **Rare, Threatened and Endangered Species** – The proposed project will result in the permanent removal of wildlife habitats. However, the mitigation set forth in Number 1 above will compensate for the loss of wetland values associated with the proposed project by enhancing property within Everglades National Park by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade, and the implementation of a fire management program. Additionally, the applicant has agreed to preserve a 0.2-acre eagle preserve area on the west side of the lake which contains a bald eagle (*Haliaeetus leucocephalus*) nest within an Australian pine (*Casuarina equisetifolia*) tree. The peninsula configuration of the eagle preserve area creates a water buffer on three sides, limiting human disturbance. The applicant has obtained a Short-Term Eagle Incidental Take Permit from U.S. Fish & Wildlife Service for potential eagle disturbances caused by the proposed project. The applicant has also proposed a 1.02-acre wetland stormwater retention edge planting area surrounding the lake to be planted with native herbaceous vegetation, providing habitat for fish as well as foraging habitat for wading birds.
19. **Natural Flood Damage Protection** – The proposed project includes the construction of a 6.88-acre stormwater retention area to include the excavation of a 5.66-acre lake, creation of a 1.02-acre wetland stormwater retention edge planting area surrounding the lake, and preservation and enhancement of a 0.2-acre wetland eagle preserve area on the west side of the lake.
20. **Wetland Values** – The proposed work in wetlands includes the filling of 20.82 acres for residential development and construction of a 6.88-acre stormwater retention area, to include excavation of a 5.66-acre lake, creation of a 1.02-acre wetland stormwater retention edge planting area surrounding the lake, and preservation and enhancement of a 0.2-acre wetland eagle preserve area on the west side of the lake. The mitigation set forth in Number 1 above will compensate for the loss of wetland values associated with the proposed project and result in the on-site and off-site enhancement of existing wetland habitat.
21. **Land Use Classification** – The Planning and Zoning Division within the City of Miami Gardens has determined that the proposed usage does not violate any zoning law applicable to the area of the proposed work (See Attachment D).
22. **Recreation** – The proposed project does not conflict with the recreation element of the Miami-Dade County CDMP.
23. **Other Environmental Values Affecting the Public Interest** – The proposed project is not reasonably expected to adversely affect other environmental values affecting the public interest. The proposed project will occur on lands owned by the applicant.
24. **Conformance with Standard Construction Procedures and Practices and Design and Performance Standards** – The proposed project complies with the standard construction procedures and practices and design and performance standards of the applicable portions of Chapter 33B of the Code of Miami-Dade County and the Miami-Dade County Public Works Manual.
25. **Comprehensive Environmental Impact Statement (CEIS)** – In the opinion of the Director, the proposed project is not reasonably expected to result in significant adverse environmental impacts or cumulative adverse environmental impacts. Therefore, a CEIS was not required by DERM to evaluate the project.

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

- a) Chapter 24 of the Code of Miami-Dade County
- b) South Florida Water Management District (SFWMD regulatory authorization is required)
- c) United States Clean Water Act (US Army Corps of Engineers permit is required)

27. Conformance with Miami-Dade County Comprehensive Development Master Plan (CDMP) – In the opinion of the Director, the proposed project is in conformance with the CDMP. The following is a summary of the proposed project as it relates to the CDMP:

LAND USE ELEMENT I:

Objective 1 – Growth management – The proposed project is located within the Urban Development Boundary and is generally consistent with the growth management objectives and policies.

Objective 3/Policies 3A, 3B, 3C – Protection of natural resources and systems – The proposed project is generally consistent with the goals, objectives and policies contained in the Conservation, Aquifer Recharge and Drainage Element and all applicable environmental regulations. The project does not involve development in the Big Cypress area of Critical State Concern or the East Everglades.

CONSERVATION, AQUIFER RECHARGES AND DRAINAGE ELEMENT IV:

Objective 3/Policies 3A, 3B, 3D – Wellfield protection area protection – The proposed project is not located within a Wellfield Protection Area and is not reasonably expected to result in adverse impacts to wellfields.

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

Objective 4/Policies 4A, 4B, 4C – Water storage, aquifer recharge potential and maintenance of natural surface water drainage – The proposed project is not located within a designated basin with fill encroachment criteria and includes the construction of a 6.88-acre stormwater retention area including a lake.

Objective 5/Policies 5A, 5B, 5F – Flood protection and cut and fill criteria – The proposed project will not compromise flood protection.

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

Objective 6/Policy 6B – Guidelines for rock quarries for the re-establishment of native flora and fauna – The proposed project is not located in a rock quarry.

Objective 7/Policy 7A, 7C, 7D, 7J – Wetland protection and restoration – The proposed work in wetlands includes the filling of 20.82 acres for residential development and construction of a 6.88-acre stormwater retention area, to include excavation of a 5.66-acre lake, creation of a 1.02-acre wetland littoral area surrounding the lake, and preservation and enhancement of a 0.2-acre wetland eagle preserve area on the west side of the lake. The mitigation set forth in Number 1 above will compensate for the loss of wetland values associated with the proposed project and result in the on-site and off-site enhancement of existing wetland habitat.

Objective 9/Policies 9A, 9B, 9C, 9D – Preservation of endangered, threatened, or rare species or species of special concern – The proposed project will impact 27.70 acres of wetland habitat for residential development and construction of a 6.88-acre stormwater retention area, to include excavation of a 5.66-acre lake, creation of a 1.02-acre wetland stormwater retention edge planting area surrounding the lake, and preservation and enhancement of a 0.2-acre wetland eagle preserve area on the west side of the lake, which contains a bald eagle (*Haliaeetus leucocephalus*) nest within an Australian pine (*Casuarina equisetifolia*) tree. The peninsula configuration of the eagle preserve area creates a water buffer on three sides, limiting human disturbance. The applicant has obtained a Short-Term Eagle Incidental Take Permit from U.S. Fish & Wildlife Service for potential eagle disturbances caused by the proposed project. The project plans also include the creation a 1.02-acre stormwater retention edge planting area surrounding the lake to be planted with native herbaceous vegetation, providing habitat for fish as well as foraging habitat for wading birds. Additionally, the mitigation set forth in Number 1 above, will compensate for the loss of wetland values associated with the proposed project and result in the off-site enhancement of existing wetland habitat. Based on the proposed mitigation and compliance with the USFWS criteria, the proposed project is not reasonably expected to adversely affect threatened and endangered species or species of special concern.

28. **Conformance with Chapter 33B, Code of Miami-Dade County** (East Everglades Zoning Overlay Ordinance) – The proposed project is not located within the East Everglades Area.
29. **Conformance with Miami-Dade County Ordinance 81-19** (Biscayne Bay Management Plan Sections 33D-1 through 33D-4 of the Code of Miami-Dade County) – The proposed project is not located within the Biscayne Bay Management area.
30. **Conformance with the Miami-Dade County Manatee Protection Plan** – Not applicable.
31. **Consistency with Miami-Dade County Criteria for Lake Excavation** – The proposed lake excavation is consistent with the Miami-Dade County Criteria for Lake Excavation.
32. **Municipality Recommendation** – The project lies within the City of Miami Gardens. The Planning and Zoning Division within the City of Miami Gardens has determined that the proposed usage does not violate any zoning law applicable to the area of the proposed work (See Attachment D).
33. **Coastal Resources Management Line** – Not applicable.
34. **Maximum Protection of a Wetland's Hydrological and Biological Functions** – The proposed work will impact wetlands as defined in Section 24-5 of the Code and involves the impacts to 27.70 acres of isolated wetlands for residential development including a 6.88-acre stormwater retention area, to include excavation of a 5.66-acre lake, creation of a 1.02-acre wetland stormwater retention edge planting area surrounding the lake, and preservation and enhancement of a 0.2-acre wetland eagle preserve area on the west side of the lake. The mitigation set forth in Number 1 above will compensate for the loss of wetland values associated with the proposed project.
35. **Class I Permit Applications Proposing to Exceed the Boundaries Described in Section D-5.03(2)(a) of the Miami-Dade County Public Works Manual** – Not applicable.

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

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

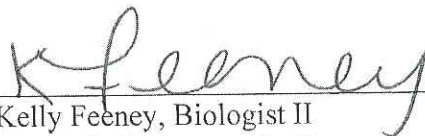
24-48.3 (3) Minimum Water Depth Required for Boat Slips Created by the Construction or Placement of Fixed or Floating Docks and Piers, Piles and Other Structures Requiring a Permit Under Article IV, Division 1 of Chapter 24 of the Code of Miami-Dade County – Not applicable.

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

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



Martha Garcia Lastre, Manager
Wetlands Resources Section



Kelly Feeney, Biologist II
Wetlands Resources Section

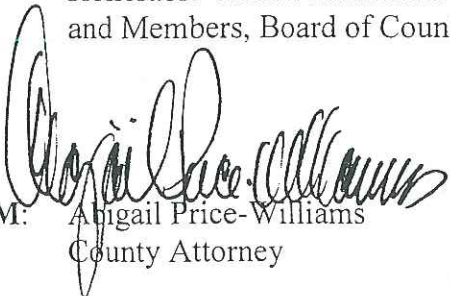


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: March 3, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(F)

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. 5(F)
3-3-20

RESOLUTION NO. R-242-20

RESOLUTION TAKING ACTION ON A CLASS IV PERMIT APPLICATION BY VISTA LAGO, LLC TO PERMANENTLY IMPACT 27.70 ACRES OF WETLANDS FOR RESIDENTIAL DEVELOPMENT INCLUDING A 6.88-ACRE STORMWATER RETENTION AREA INCLUDING A LAKE LOCATED AT 502 NW 207 STREET, MIAMI-DADE COUNTY, FLORIDA; AND TO AUTHORIZE THE ACCEPTANCE OF A RESTRICTIVE COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board having considered all the applicable factors contained within Section 24-48.3 of the Code of Miami-Dade County, hereby approves the application by Vista Lago, LLC for a Class IV permit to permanently impact 27.70 acres of wetlands for residential development including the stormwater retention area and lake at 502 NW 207 Street, Miami-Dade County, Florida, subject to the conditions set forth in the memorandum from the Miami-Dade County Department of Regulatory and Economic Resources, a copy of which is attached hereto and made a part hereof, and authorizes the acceptance of the proffered restrictive covenant. The issuance of this approval does not relieve the applicant from obtaining all applicable Federal, State, and local permits.

The foregoing resolution was offered by Commissioner **Barbara J. Jordan**,
who moved its adoption. The motion was seconded by Commissioner **Esteban L. Bovo, Jr.**
and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	absent	Sally A. Heyman	absent
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	absent	Sen. Javier D. Souto	absent
Xavier L. Suarez	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of March, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

Linda L. Cave

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in blue ink, appearing to be "ASR", written over a horizontal line.

Abbie Schwaderer-Raurell