

Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

Via E-mail to Mark Harman of WGI

SAFStor Pines, LLC
c/o Andrew Young
444 Seabreeze Blvd., Suite 840
Daytona Beach, FL 32118

Dear Mr. Young:

This is to notify you of the Environmental Protection and Growth Management Department's action concerning your application received May 14, 2018, for authorization to impact a wetland area at a lot east of 19000 Pines Blvd. in the City of Pembroke Pines, Florida. The application has been reviewed for an Environmental Resource License.

Broward County - Environmental Resource License (ERL) Review – Granted

The Department has reviewed the project for compliance with Aquatic and Wetland Resource Protection Ordinance Sec. 27-331 through 27-341 of the Broward County Code. Based on the information submitted, Environmental Resource License No. **DF18-1101** is hereby issued. The above named licensee is hereby authorized to perform the work per the approved drawings(s), plans, documents and specifications as submitted by the licensee, and made a part hereof. The above referenced approvals will remain in effect subject to the attached Broward County General Conditions, Broward County Specific Conditions, and stamped exhibits.

The issuance of this license is a **final agency determination**. A person with a substantial interest may file a petition to request review of, or to intervene in a review of, a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinances (excerpt attached).

Sincerely,

Linda Sunderland

Linda Sunderland, NRS
Natural Resources Section Manager

May 14, 2019

Date

ENC:

1. Environmental Resource License
2. Sec. 27-14 Administrative Review Procedures (4 pages)
3. One copy of stamped drawings (19 pages)

CC:

1. USACOE-PBG (via e-mail)
2. SFWMD (via e-mail)



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ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

ENVIRONMENTAL RESOURCE LICENSE

LICENSEE: SAFStor Pines LLC
c/o Andrew Young
444 Seabreeze Blvd, Suite 840
Daytona Beach, Florida 32118

LICENSE NO: DF18-1101
PROJECT:
Storage Facility – Wetland Impacts

This license is issued under the provision of Chapter 27 of the Broward County Code of Ordinances also cited as Broward County Natural Resource Protection Code hereinafter called the Code. The above-named applicant, hereinafter called licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents, and specifications as submitted by applicant, and made a part hereof and specifically described as follows:

Description of Work: This project involves the construction of a 9.14 acre commercial development. Currently, the entire site contains 9.14 acres of jurisdictional wetlands and no existing surface waters. The following regulated activities are proposed during construction of the aforementioned development: (1) the filling of approximately 7.5 acres of existing wetlands with approximately 34,800 cubic yards of fill; and (2) the enhancement of 1.64 acres of the existing melaleuca dominated wetland into a fresh water marsh for the purpose of elimination and reduction. The wetland area as well as a 0.33 acre wetland buffer along the north and south sides of the wetland area for a total area of 1.97 acres shall be encumbered by a conservation easement, monitored for five years and maintained in perpetuity.

Unavoidable impacts to 7.5 acres of wetlands shall be offset through a combination of 1.64 acres of on-site enhancement/preservation and the purchase of 2.98 freshwater herbaceous mitigation credits from the FPL/Everglades Mitigation Bank (EMB). Due to requirements from the Army Corps of Engineers, the applicant reserved 3.23 freshwater herbaceous mitigation credits.

Location of Work: This project is located at a lot east of 19000 Pines Blvd., Section 13, Township 51 South, Range 39 East, in the City of Pembroke Pines, Florida. Folio Numbers 513913010100 and 513913010090.

Construction shall be in accordance with submitted ERL Application Form received on 05/14/2018, and all additional information submitted; plans stamped by the Department on 05/14/2019 (attached); and with all General and Specific Conditions of this license.

GENERAL CONDITIONS:

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by Environmental Protection and Growth Management Department (EPGMD) pursuant to Chapter 27 of the Broward County Code of Ordinances. EPGMD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on the licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to EPGMD, may be used by EPGMD as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by § 403.111, F.S.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
10. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
11. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
12. In addition to the general conditions set forth above, each license issued by EPGMD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of EPGMD. The licensee agrees that specific conditions are enforceable by EPGMD for any violation thereof.
13. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPGMD, and any forbearance on behalf of EPGMD to exercise its rights hereunder in the event of any breach by the licensee, shall not be deemed or construed to be a waiver of EPGMD's rights hereunder.

SPECIFIC CONDITIONS:

A. STANDARD CONDITIONS

1. **Notify the Department in writing a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion.** Commencement notification should include such information as the intended start date, estimated duration of construction, and the name and contact information of the firm contracted to do the work. Failure to comply with this condition may result in enforcement action.
2. Any project caused environmental problem(s) shall be reported immediately to the Department's Environmental Response Line at 954-519-1499.
3. All project generated solid waste and/or spoil material must be disposed of in a suitable approved in accordance with current regulations at an upland location (not including surface waters and wetlands).
4. Turbidity screens, silt fences, or equivalent shall be properly employed and maintained as necessary to effectively contain suspended sediments and/or runoff during construction activities. **Dredging, filling, excavation, seawall removal, seawall construction, and other projects which result in similar degrees of disturbance to wet sediments shall in all cases employ turbidity control measures designed to effectively enclose the entire work area.**
5. Turbidity levels shall be monitored and recorded if a visible turbidity plume is observed leaving the site during construction activities. If monitoring reveals that turbidity levels exceed 29 NTU's above natural background 50 feet downstream of the point of discharge, project activities shall immediately cease, and work shall not resume until turbidity levels drop to within these limits [62-302.530(69) FAC].
6. Only clean fill shall be placed in the water bodies being filled. Any fill material used shall be free of garbage, rubbish, refuse, asphalt, hazardous materials, organic matter such [as] wood, lumber, tree or tree trimmings, or other contaminants. The disposal of any putrescible or deleterious debris in any water body is prohibited.

B. CONSTRUCTION CONDITIONS

1. If the approved license drawings and/or license attachments/plans conflict with the specific conditions, then the specific conditions shall prevail.
2. **Demolition and construction related debris must be disposed of at an approved upland location and may not be left in any surface waters.**
3. This license does not eliminate the necessity to obtain any required federal, state, local or special district authorizations prior to the start of any activity approved by this license.
4. Please be advised that applicants with projects 1 acre or greater in size are required to submit a Storm Water Notice of Intent application 48 hours prior to the commencement of construction to the Florida Department of Environmental Protection, NPDES Stormwater Notices Center, MS #2510, Florida Department of Environmental Protection, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400. In addition, please submit a Stormwater Pollution Prevention Plan to the appropriate local jurisdiction (EPGMD, Drainage District, or municipality) showing all Best Management Practices to be implemented during the construction of the project. The plan must be on a 24" X 36" drawing.

C. COMPENSATORY MITIGATION CONDITIONS (ON-SITE)

1. Construction and installation of the Areas shall be in accordance with plans dated 2/4/2018 by the Department (attached) and associated information.
2. The following steps must be taken prior to submittal of the Time-Zero monitoring report:
 - (a) The source for the plants and muck (a minimum of 12-inches of muck required) for the wetland area shall be submitted prior to commencement of work.

- (b) Upon completion of the mitigation earthwork, the Licensee shall submit an as-built survey providing a Florida registered surveyor's certification of elevations in relation to design and surveyor verification of actual acreage for all licensed mitigation habitats;
 - (c) Plant installation shall not begin until after the Department has approved the as-built survey.**
 - (d) Plant substitutions or planting plan alterations must be approved by the Department prior to installation;
 - (e) If there are conflicts with any other agency regarding the mitigation area, notify Brandon Justice immediately at 954-519-1228 or at BJustice@broward.org
3. Once condition K.2. has been approved a Time-Zero monitoring report may be submitted. The Time Zero report is required within 30 days earthwork approval and prior to any Certificate of Occupancy being issued for any structure on the site.
4. A viable wetland system shall be established that replicates a natural reference wetland in basic structure and function. In order to assure that the Area(s) become self-sustaining, the following criteria shall be met:
- (a) A minimum of 80% coverage by desirable wetland species after a two (2) year period and demonstration of persistence for three (3) additional years.
 - (b) Less than 2% coverage by invasive exotic and undesirable species is allowable if plants are dispersed and not concentrated in any particular area. Exotic and undesirable species include, but are not limited to, Melaleuca, Australian pine, Brazilian pepper, Bischofia, torpedo grass, primrose willow, cattail, air potato, and Syngonium. Treatment efforts should be tailored to prevent these species from becoming reproductively mature.
 - (c) A minimum of 80% survival of each planted species shall be maintained each quarter. An exception to this condition may be allowed where species composition, density of planted and recruitment species, the overall wetland condition, as characterized by the growth rates and viability of the Areas are of higher quality, as determined by the Department.

Hydrologic conditions and soil characteristics are in general conformity to those specified in plans. Data from the permanent surveyed staff gauges must be collected every two weeks and submitted with the quarterly monitoring reports.

5. Should the Department determine that the Areas are not achieving the listed criteria during some portion of the monitoring period, the licensee shall determine the reasons for failure and prepare plans that demonstrate clearly how the problem(s) will be corrected and submit such plans immediately to the Department for approval. Those plans shall be implemented within 30 days from the Departments written approval.
6. Introduction (direct or indirect) of Grass Carp (*Ctenopharyngodon idella*) is strictly prohibited. The Licensee shall properly employ and maintain Grass Carp exclusion devices as necessary to prevent entry into the area. (for open water areas connected to other water bodies)
7. Permanent physical markers designating the preserve status of the wetland conservation area and buffer zones shall be placed around the entire perimeter of the mitigation area a maximum 100 feet apart. The markers shall be maintained in perpetuity.
8. The licensee shall be responsible for the successful completion of the mitigation work, including the monitoring and maintenance of the mitigation areas for the duration of the plan. The mitigation area shall not be turned over to another entity until the mitigation work is accomplished as licensed and staff has approved the Time Zero mitigation report.
9. Spoil generated from the excavation authorized by this license must be used on-site or placed in off-site uplands and contained in such a manner as to prevent erosion into wetlands or other surface waters.
10. The licensee shall provide any future purchaser(s) of this site with a copy of this license.

11. Required water quality treatment (including ½” dry pretreatment and/or 1” wet detention as required by the appropriate jurisdictional agencies) must be provided prior to discharge into any part of the licensed wetland mitigation area. The mitigation areas cannot be considered in, or used for, meeting stormwater treatment requirements. Stormwater from development that abuts the mitigation areas shall be routed away from the mitigation areas through swales or other conveyances and treated or discharged into treatment lakes at a distance adequate to maximize treatment prior to mixing with waters in the mitigation areas.
12. The Department must be notified of any change of consultant/contractor during the construction and mitigation monitoring phases of this project.
13. The conservation area shall be the perpetual responsibility of the licensee and may in no way be altered from its natural or licensed state as documented herein, with the exception of its normal maintenance.

D. COMPENSATORY MITIGATION CONDITIONS (OFF-SITE)

1. Off-site mitigation for the authorized wetland impacts shall be comprised of 2.98 freshwater herbaceous mitigation credits in the Everglades Mitigation Bank which shall be formalized via a modification of the Florida Department of Environmental Protection (FDEP) Environmental Resource Permit No. 132637449 and/or 13262249 as appropriate. Proof of the modification shall be submitted to this Department within 45 days of license issuance.
2. Pursuant to the “Agreement between (Florida Power & Light Company) and Broward County concerning the “South Dade (Everglades) Mitigation Bank”, FP&L agrees to provide monitoring reports consistent with applicable FDEP license conditions to the County and to provide reasonable access to the bank by the Broward County staff for purposes of ensuring compliance with this Environmental Resource License and FDEP Environmental Resource Permit No. 132637449 or Permit File No. 0193232.
3. Prior to impacting wetlands, the licensee shall submit verification from EMB that 2.98 credits have been debited from the bank’s credit ledger as mitigation for impacts associated with this project.
4. Once purchased the mitigation credits for the Everglades Mitigation Bank shall be the perpetual responsibility of Florida Power and Light Company.

E. CONSERVATION EASEMENT/FINANCIAL ASSURANCE

1. Prior to any wetland impacts on site, a letter of credit and a fully executed Conservation Easement must be approved by the County Attorney. The licensee will be notified when the documents have been accepted and work may proceed.
2. A draft Joint Conservation Easement has been submitted by the applicant and has been approved to form by the County Attorney’s office. Once approved, the Conservation Easement and a copy of this license will be recorded in the public records of the County. It is the Licensee’s responsibility to pay the recording costs. A check made payable to the “Board of County Commissioners” shall be submitted to the Department within fifteen (15) days of receipt of the notice of recording costs.
3. The conservation area shall be the perpetual responsibility of the underlying landowner and may in no way be altered from their natural or licensed state as documented in this license, with the exception of restoration activities. Activities prohibited within the conservation area(s) include, but are not limited to: construction or placement of soil or other substances such as trash; removal or destruction of trees, shrubs or other vegetation (with the exception of exotic/nuisance vegetation) removal; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation or preservation.
4. The licensee has provided a Joint Letter of Credit to Broward County EPGMD and SFWMD as financial assurance for this project. The Financial Assurance(s) include(s) construction, monitoring and maintenance costs with a 10% contingency for the total sum of \$134,620.30. After the time zero event and upon EPGMD review and approval of all information required in Specific Condition C.4, the licensee may request release of 35% of the total financial assurance. After two years of monitoring and maintenance and upon EPGMD review and approval, the licensee may request an additional 15% of the financial assurance. At the end of

License No. DF18-1101
LICENSEE: SAFStor Pines LLC

the five year maintenance and monitoring period and upon demonstration that the licensee has met the intent and all information requested in Specific Condition B.2 and B.3, and if necessary B.4., the licensee may request the release of the remaining financial assurance. All requests shall be made in writing to the Natural Resources Section of the Environmental Protection and Growth Management Department. The Licensee is advised that the financial assurance document must remain active until it is released by the Department and no portion of the Financial Assurance will be released by the Department until the Conservation Easement has been recorded and the site has been verified to be in compliance with the license requirements.

F. A COPY OF THIS LICENSE SHALL BE KEPT ON SITE DURING ALL PHASES OF LICENSED CONSTRUCTION.

Recommended for approval by:

Michelle Decker
License Processor

Issued this 14th day of May, 2019

Expiration Date: May 14th, 2021

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND
GROWTH MANAGEMENT DEPARTMENT**

Linda Sunderland

**LINDA SUNDERLAND, NRS
NATURAL RESOURCES SECTION MANAGER
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**

Sec. 27-14. Administrative review of EPGMD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
- (1) The requirement that a facility or activity obtain a license or environmental review approval.
 - (2) Interpretations of license or environmental review approval conditions.
 - (3) Interpretations of variance conditions.
 - (4) The decision to suspend or revoke a license or environmental review approval.
 - (5) The requirement of certain license conditions.
 - (6) The issuance of a license or environmental review approval.
 - (7) The denial of a license or environmental review approval.
 - (8) The scope of a license or environmental review approval, geographic or otherwise.
 - (9) The scope of a variance, geographic or otherwise.
 - (10) The issuance of a stop work order.
 - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
- (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
 - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
- (1) The nature of the determination sought to be reviewed.
 - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
 - (3) The specific determination for which the review is sought.
 - (4) The specific legal grounds upon which the parties seek review of the determination.
 - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
 - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
 - (7) A copy of the director's or the designee's written final determination.
 - (8) A statement of the relief requested stating precisely the action that the petitioner wants EPGMD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by EPGMD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to

the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

(j) Notice and Scheduling Requirements:

- (1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through EPGMD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.
 - (2) The petitioner shall give notice of the hearing by:
 - a. Giving personal notice to all proper parties; and
 - b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
 - c. Posting notice at a location determined by the Broward County Administrator's Office.
 - (3) The petitioner shall bear the cost of giving notice.
 - (4) The notice shall contain, at a minimum:
 - a. A description and location of the facility or the activity to be conducted by the petitioner; and
 - b. The time and place of the hearing.
- (k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.
- (l) The hearing shall be a quasi-judicial hearing.
- (1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and EPGMD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.
 - (2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.
- (m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:
- (1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

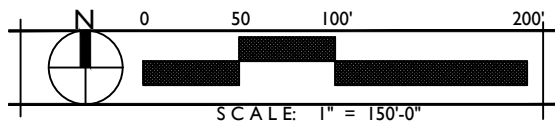
essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of EPGMD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.

- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon EPGMD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
- (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
- (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
- (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
- (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05)
Secs. 27-15--27-19. Reserved.



01a = Data Points



Source: Google Earth

WETLAND & OSW ACREAGE

 Wetland 1 - 9.14 ac.

 OSW 1 - 0.00 ac.

Total Wetland Acreage = 9.14

Total OSW Acreage = 0.00

SAFSTOR PEMBROKE

PREPARED FOR SAFSTOR AQUISITIONS, LLC

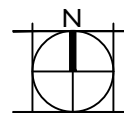
WETLAND BOUNDARY MAP

Broward County EEPD

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05/14/19

2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411 P: (561) 687-2220 F: (561) 687-1110



SCALE: 1" = 150'0"

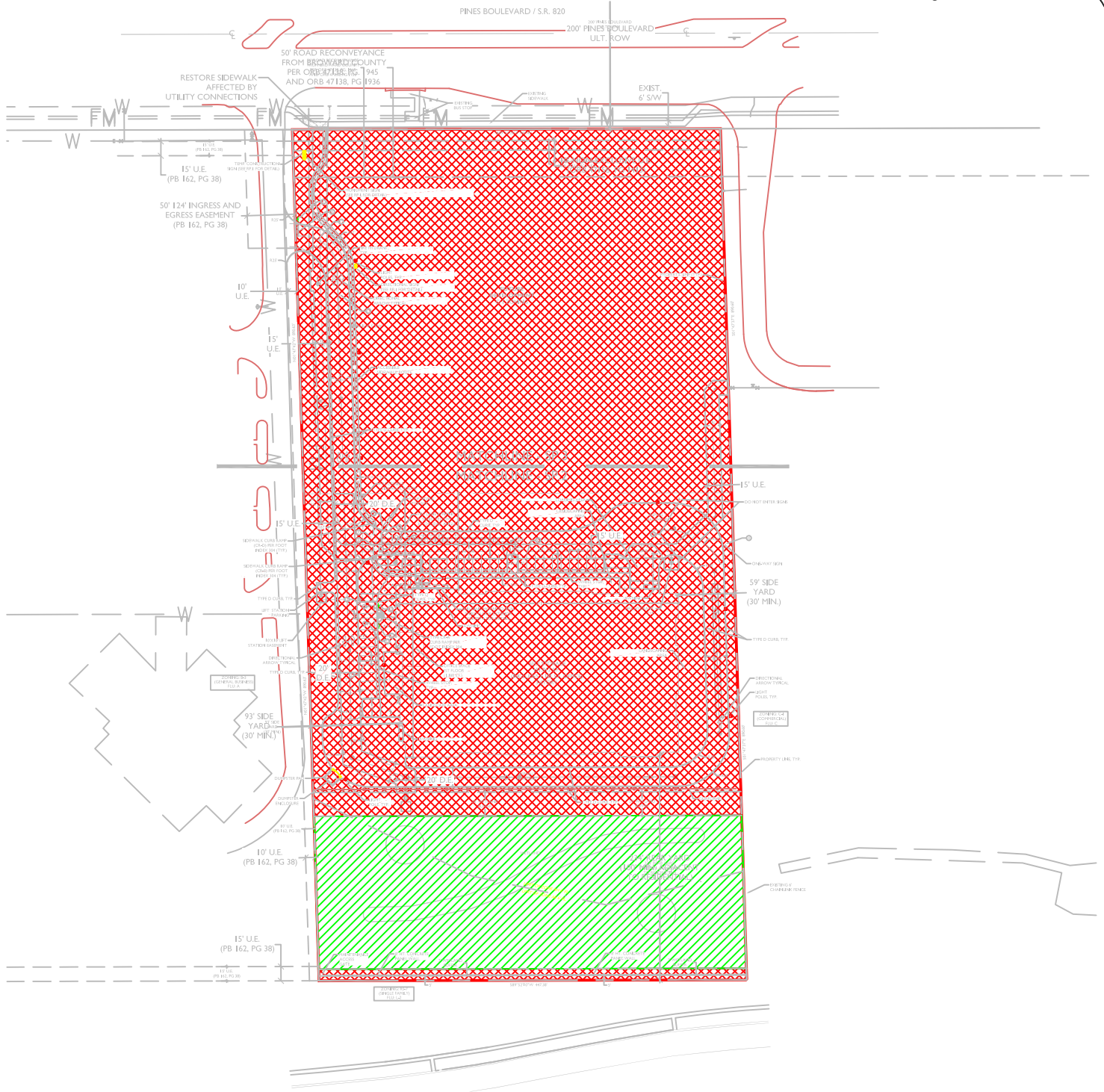


DRAWN BY: RMH

DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg

FILE #: 3074.02

DATE: 02/06/2019



WETLAND IMPACTS

-  **Total Direct Impacts = 7.50 ac.**
-  **Total Restored Area = 1.64 ac.**

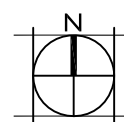
SAFSTOR PEMBROKE

PREPARED FOR SAFSTOR ACQUISITIONS, LLC

WETLAND IMPACT MAP

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05/14/19



SCALE: 1" = 150'0"

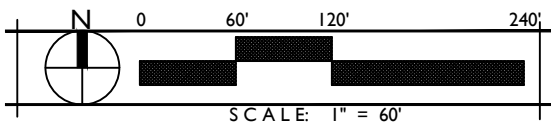
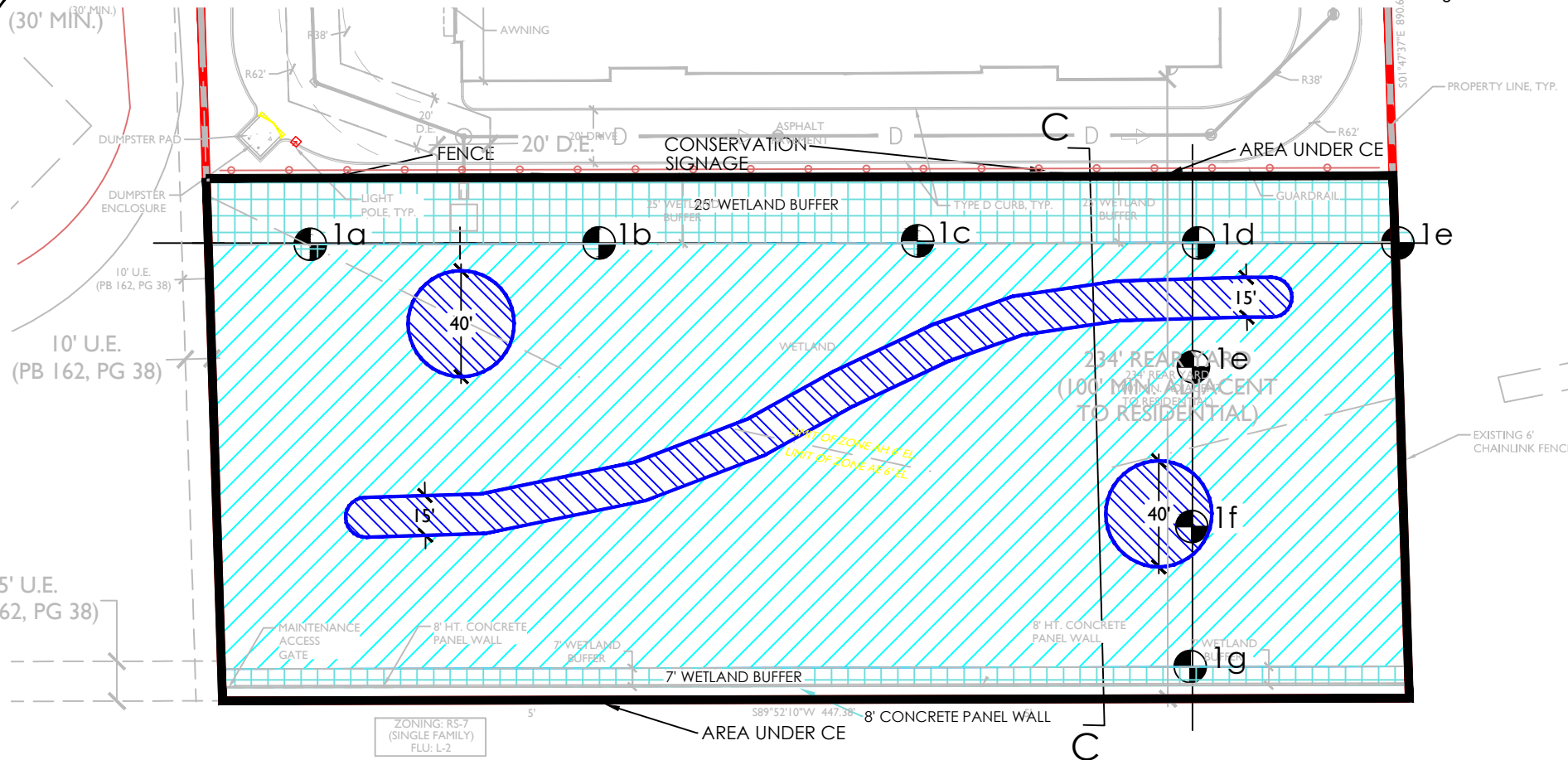


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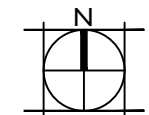
DATE: 02/06/2019



LEGEND

- Fresh Water Marsh = 1.46 ac.
- Deep Water Refugia = 0.18 ac.
- Wetland Buffer = 0.33 ac.
- 1g = Photo Station

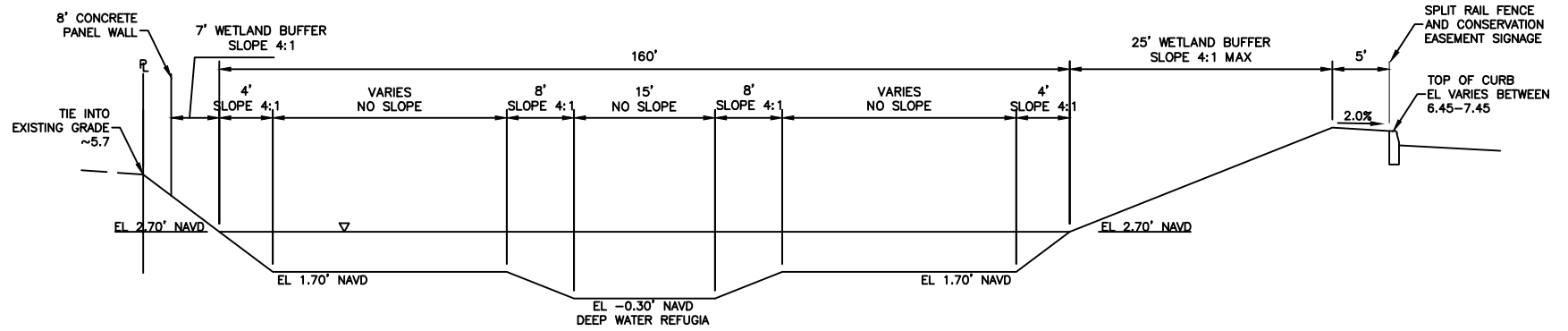
SAFSTOR PEMBROKE
PREPARED FOR SAFSTOR AQUISITIONS, LLC
WETLAND MONITORING



SCALE: 1" = 60'



DRAWN BY: RMH
DRAWING #: Location, Soil Survey, FLUCCS Maps.dwg
FILE #: 3074.02
DATE: 02/06/2019



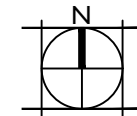
SECTION C-C

SCALE: NONE

SAFSTOR PEMBROKE

PREPARED FOR SAFSTOR AQUISITIONS, LLC

WETLAND CROSS SECTIONS



DRAWN BY:	RMH
DRAWING #:	Location, Soil Survey, FLUCCS Maps.dwg
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area to be contiguous to the adjacent preserve areas providing a larger overall protected wetland system shared among three properties.

DIRECT & SECONDARY WETLAND IMPACTS

The entire site has been deemed a wetland by jurisdictional determinations made by the USACE, SFWMD and BCEPGD.

Approximately 7.50 acres of jurisdictional wetlands will be impacted by the proposed project construction. **Please see the attached wetland impact map that depicts which areas will be impacted and preserved.**

There will be no secondary wetland impacts as a combination of a planted wetland buffer and fence will provide assurances that the remaining wetlands will not be affected by the direct impacts. Similar proposals were permitted on the adjacent properties.

MITIGATION

Compensatory mitigation is required for impacts to jurisdictional wetlands. SAFStor Pines, LLC will offset unavoidable impacts to wetlands through purchasing credits toward the creation of additional wetlands in a mitigation bank.

Compensatory mitigation payments will be made to the FPL Everglades Mitigation Bank (EMB). This mitigation bank was scored using Wetland Assessment Technique for Environmental Reviews (W.A.T.E.R.), therefore the SAFStor property was scored using W.A.T.E.R and derived a cumulative score of 20. The cumulative score combined with the Site Suitability Multiplier of 1.02 gives a final score of 0.39. The total acreage of impacts (7.50) times the final W.A.T.E.R. score of 0.39 gives 2.98 required dual agency credits to be purchased from the EMB. Please see the included W.A.T.E.R. scoring sheet for details.

RESTORATION

The on-site restored wetland area will equal a total of 1.64 acres. Most of the restored wetland site will be comprised of freshwater marsh totaling 1.46 acres. A smaller component of the restored wetland area will be comprised of deep water refugia equaling a total of 0.18 acres.

The proposed wetland restoration area will be excavated of all organic top soil which will be stockpiled for reuse. The suitable fill material located beneath the top soil will be excavated for use on the proposed project. Once all the suitable fill material is removed the restored wetland site will be backfilled with top soil from the stockpile and from across the site. The restored area will be graded according to the freshwater marsh design plan.

There will be two wetland zones that are depicted in the wetland monitoring plan sheet. The two zones are freshwater marsh and deep water refugia. The deep water refugia has been designed to

concentrate prey during periods of low water elevations to enhance avian foraging aspects of the area. These zones will be planted according to the wetland plant list.

PLANT LIST

DEEP WATER REFUGIA (0.18 ACRES) (EL. 1.70' to -0.30' NAVD)

<u>QTY</u>	<u>EL. NAVD</u>	<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE & SPACING</u>
45	1.70' to -0.30'	Fragrant Water Lily	<i>Nymphaea odorata</i>	Bare root, 10' o.c.
45	1.70' to -0.30'	Soft Stem Bulrush	<i>Schoenoplectus tabernaemontani</i>	Bare root, 10' o.c.

FRESHWATER MARSH (1.46 ACRES) (EL. 1.7' to 2.7' NAVD)

<u>QTY</u>	<u>EL. NAVD</u>	<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE & SPACING</u>
200	2.50' to 2.70'	Sand Cordgrass	<i>Spartina bakeri</i>	1 gallon, 3' o.c.
350	2.00' to 2.70'	Canna Lilly	<i>Canna flaccida</i>	Bare root, 3' o.c.
1,200	2.00' to 2.70'	Sawgrass	<i>Cladium jamaicense</i>	4" Liner, 3' o.c.
350	1.70' to 2.00'	Lizard's Tail	<i>Saururus cernuus</i>	Bare root, 3' o.c.
1,900	1.70' to 2.00'	Pickereelweed	<i>Pontederia cordata</i>	Bare root, 3' o.c.
1,900	1.70' to 2.00'	Duck Potato	<i>Sagittaria latifolia</i>	Bare root, 3' o.c.
1,900	1.70' to 2.00'	Jointed Spike Rush	<i>Eleocharis interstincta</i>	Bare root, 3' o.c.
350	1.70' to 2.00'	Fire Flag	<i>Thalia geniculata</i>	Bare root, 3' o.c.

25' WETLAND BUFFER (0.26 ACRES) (EL. 2.70' TO 6.50' NAVD)

<u>QTY</u>	<u>EL. NAVD</u>	<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE & SPACING</u>
50	2.70' to 6.50'	Slash Pine	<i>Pinus elliottii var densa</i>	7 gallon, 10' o.c.
50	2.70' to 6.50'	Live Oak	<i>Quercus virginiana</i>	7 gallon, 10' o.c.
31	2.70' to 6.50'	Dahoon Holly	<i>Ilex cassine</i>	7 gallon, 10' o.c.
132	2.70' to 6.50'	Myrsine	<i>Rapanea punctata</i>	3 gallon, 10' o.c.
91	2.70' to 6.50'	Firebush	<i>Hamelia patens</i>	3 gallon, 10' o.c.
50	2.70' to 6.50'	Saw Palmetto	<i>Serenoa repens</i>	3 gallon, 10' o.c.
250	2.70' to 6.50'	Muhly Grass	<i>Muhlenbergia capillaries</i>	1 gallon, 5' o.c.

7' WETLAND BUFFER (0.07 ACRES) (EL. 2.70' TO 4.50' NAVD)

<u>QTY</u>	<u>EL. NAVD</u>	<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE & SPACING</u>
15	2.70' to 4.50'	Slash Pine	<i>Pinus elliottii var densa</i>	7 gallon, 10' o.c.
15	2.70' to 4.50'	Live Oak	<i>Quercus virginiana</i>	7 gallon, 10' o.c.
5	2.70' to 4.50'	Dahoon Holly	<i>Ilex cassine</i>	7 gallon, 10' o.c.
40	2.70' to 4.50'	Myrsine	<i>Rapanea punctata</i>	3 gallon, 10' o.c.
31	2.70' to 4.50'	Firebush	<i>Hamelia patens</i>	3 gallon, 10' o.c.
15	2.70' to 4.50'	Saw Palmetto	<i>Serenoa repens</i>	3 gallon, 10' o.c.
55	2.70' to 4.50'	Muhly Grass	<i>Muhlenbergia capillaries</i>	1 gallon, 5' o.c.

MONITORING

A Baseline monitoring report will be provided to SFWMD and Broward County prior to construction in order to summarize the current site conditions and act as a guide for future mitigation activities. Broward County will be provided a baseline survey of the elevations of the

area. Afterwards, the wetland preservation area and wetland buffer area will be monitored for maintenance criteria beginning at the Time Zero event and continuing for a period of five years. Monitoring events will be performed on an annual basis for SFWMD and quarterly basis for Broward County. All monitoring reports subsequent to the first annual monitoring report will include previous data from past reports so that a trend analysis may be developed. Such trend analysis will examine vegetative cover and hydrologic data for the monitored wetland. The reports will contain the permit number, permit application number, and include a discussion regarding cause and effect relationships regarding wetland health and possible solutions/corrective actions in response to any negative trends.

Each monitoring report will provide a narrative summary of the overall ecological condition of the monitored wetlands and the effects of the surface water management system on the hydrologic regime. The reports will identify whether the wetland is experiencing a decline in its ecological health, and provide an explanation of the cause of the decline if applicable, and include any recommendations for improving the health and function of the monitored wetland.

The success of the native vegetation planted in the wetland buffer will attain at least an 80% survivorship throughout the 5 years of monitoring. If at any time these plantings fall below this level, the appropriate quantity, species, and size will be replaced within 30 days of identification, especially in areas of plant groupings to avoid gaps in group plantings.

The EN plant species will also be monitored regularly, and reported at least annually to ensure that they do not exceed 5% of the overall coverage of the wetland and upland buffer.

Photostations will be set up in the wetland preservation area as detailed in the attached drawings as a reference point for subsequent monitoring events. Photographic documentation will take place during each monitoring event as a tool to assist in determining the success of the areas under conservation easement, including native plant recruitment, wildlife utilization, and control of EN plant species.

Photostations will be taken in the same direction for each monitoring event so as to document wetland condition at the same location and same view for each event. PVC piping will be installed at each photostation location, and sampled on a 100 square foot area.

Natural preservation area signage will be posted at two locations on each side of the preservation area which can be seen in the drawing.

Continuous water level recorders or rain/staff gauges will be implemented and maintained by the permittee's agent. Procedures for obtaining and reporting weekly water level readings will be a part of this procedure.

MAINTENANCE PLAN

The following is the method for control and maintenance of the permittee responsible mitigation areas for all Environmental Pest Plant Council Category 1 and 2 Exotic and Nuisance (EN) plant species.

- Stump cut all woody EN plant species with a chainsaw to a height less than 6” above the existing grade.
- Apply an appropriate wetland herbicide (2,4-D or Rodeo®) to the remaining stump within the required time frame.
- Hand remove the cut stems of the woody EN plant species from within the wetland boundaries, and stack outside the preserve boundaries for proper on-site disposal.
- Cut all vines in native tree canopies within at least 3’ above grade.
- Leave vines in trees and palms to die back.
- Apply appropriate herbicide (Rodeo®) to the remaining root area/rhizome.
- Herbicide application will be performed by or under the direct supervision of a State licensed applicator.

Regular maintenance of the wetland mitigation areas and wetland buffer will occur on a monthly basis in order to ensure compliance with the coverage requirements (<5%) as set forth by SFWMD for control of all EN plant species.

CONSERVATION EASEMENT

The wetland preserve area and wetland buffer area will be recorded under a South Florida Water Management District and Broward County conservation easement. The total area under conservation easement will be 1.97 acres. Recordation of the conservation easement will be completed within 30 days from issuance of the ERP.

CONCLUSION

SAFStor Pines, LLC has sought to find a design that would achieve the goal of constructing the proposed project at the Pembroke Pines location while minimizing impacts to the natural environment. They will provide off-site mitigation required to lessen the impact to the natural environment as well as improve the quality of the wetland that is not impacted by the project by creating a restored wetland area and connecting two adjacent wetland preserves into one contiguous habitat.

WETLAND MITIGATION PLAN TIME SCHEDULE

Completion Date	Activity
June 2019	Submit recorded Conservation Easements for Wetland Mitigation areas.
June 2019	Establish permanent wetland preserve areas in the field. Install silt fence, hay bale, or other approved device to protect boundaries.
June 2019	Prepare and submit Baseline Monitoring Report for wetland preserve area to Broward County.
June 2019	Commence development activity for the approved project. Perform grading of wetland restoration area and disposal of exotic and nuisance plant vegetation. Prepare stockpiling of organic (muck like) soils. Exotic and nuisance vegetation listed as Category I and II species by the Florida Exotic Plant Council (EPPC) will be removed by hand from areas that are not appropriate for mechanical removal.
September 2019	Submit signed and sealed as-built drawings of mitigation area and buffers. Schedule inspection for approval of SFWMD and Broward County staff.
October 2019	Install plant material and continuous water level recorder in graded wetland preserve area following approval of as-builts and inspection.
October 2019	Prepare and submit Time Zero Wetland Monitoring Report to SFWMD and Broward County.
January 2020	Prepare and submit 1 st Quarterly Monitoring Report to Broward County.
April 2020	Prepare and submit 2 nd Quarterly Monitoring Report to Broward County.
July 2020	Prepare and submit 3 rd Quarterly Monitoring Report to Broward County.
October 2020	Prepare and submit 1 st Annual (4 th Quarterly) Wetland Monitoring Report to SFWMD and Broward County.
January 2021	Prepare and submit 5 th Quarterly Monitoring Report to Broward County.
April 2021	Prepare and submit 6 th Quarterly Monitoring Report to Broward County.
July 2021	Prepare and submit 7 th Quarterly Monitoring Report to Broward County.
October 2021	Prepare and submit 2 nd Annual (8 th Quarterly) Wetland Monitoring Report to SFWMD and Broward County.
January 2022	Prepare and submit 9 th Quarterly Monitoring Report to Broward County.
April 2022	Prepare and submit 10 th Quarterly Monitoring Report to Broward County.
July 2022	Prepare and submit 11 th Quarterly Monitoring Report to Broward County.

October 2022	Prepare and submit 3 rd Annual (12 th Quarterly) Wetland Monitoring Report to SFWMD and Broward County.
January 2023	Prepare and submit 13 th Quarterly Monitoring Report to Broward County.
April 2023	Prepare and submit 14 th Quarterly Monitoring Report to Broward County.
July 2023	Prepare and submit 15 th Quarterly Monitoring Report to Broward County.
October 2023	Prepare and submit 4 th Annual (16 th Quarterly) Wetland Monitoring Report to SFWMD and Broward County.
January 2024	Prepare and submit 17 th Quarterly Monitoring Report to Broward County.
April 2024	Prepare and submit 18 th Quarterly Monitoring Report to Broward County.
July 2024	Prepare and submit 19 th Quarterly Monitoring Report to Broward County.
October 2024	Prepare and submit 5 th Annual (20 th Quarterly) Wetland Monitoring Report to SFWMD and Broward County.

WETLAND MITIGATION COST ESTIMATE

ITEM	COST
Baseline Monitoring Report	\$2,000.00
Wetland Grading	\$10,000.00
Initial Exotic and Nuisance Plant Removal (1.97 acres wetlands and uplands)	\$0.00 (all mechanical grading work)
Mitigation Plantings	\$37,882.09
Time Zero Monitoring Report	\$2,500.00
Quarterly and Annual Monitoring Reports (Total of 20 reports)	\$2,000.00/report = \$40,000.00
Five Year Exotic And Nuisance Plant Maintenance (1.97 acres wetlands and uplands)	\$500.00/event = \$30,000.00
Subtotal	\$122,382.09
110% Financial Assurance Amount	\$12,238.21
Total Cost Estimate (Maintenance and Monitoring)	\$134,620.30

FPL Everglades Mitigation Bank

Mitigation Bank Site Suitability Evaluation (MBSE) Matrix

Parameters			
1. Adjacent to lands or waters of regional Importance and results in identifiable ecological benefits to adjacent lands or waters.	State Park, OFW, AP, and including but not limited to Special Waters on at least 1 boundary	1	0
	Adjacent lands contain no special designation or undesignated special value	0	
2. Property is within boundary of an acknowledged state, local or regional acquisition program	Property is within boundary of an acquisition program	1	0
	Property is not within boundary of an acquisition program	0	
3. Property contains ecological or geological features consistently considered by regional Scientist, or federal and state agencies to be unusual, unique or rare in the region and is of sufficient size	Property qualifies	1	0
	Property does not qualify	0	
4. Property designated as being of critical state or federal concern and/or contains special designations,	Property contains at least 1 special designation.	1	0
	Property contains no special designations.	0	
5. Property important to acknowledged restoration efforts	Property is important.	1	0
	Property is not important.	0	
6. Ownership and control of the property.	Property is privately owned.	1	1
	Property is publicly owned.	0	
7. Threatened, Endangered & Species of Special Concern Presence of animal species (faunal) found on site	Documented Presence of Species on site	1	0
	No documented Presence of species on site.	0	
8. Threatened, Endangered & Listed Species Presence of plant species (floral) found on site	Documented Presence of Species on site	1	0
	No documented Presence of species on site.	0	
9. Threat of loss or destruction from development activities. (Development Pressure)	High probability of development.	1	1
	Low probability of development.	0	
10. Extent to which lands are subject to Local, State, and Federal dredge and fill/ ERP Regulations	Property is not regulated.	1	0
	Property is regulated.	0	
Value Cumulative Score (CS)			2

The Mitigation Bank Site Suitability Evaluation Matrix is designed to provide a quantifiable means of determining the number of mitigation credits that should be assigned to a bank for "value" related parameters. Value related parameters are human values determined to be important to society; and therefore are not measurable in a purely functional analysis. Functional analysis will only measure the degree of functional ecological improvement (degree of ecological improvement) resulting from mitigation activities. The SS Evaluation measures and provides credit for societal values that separate one mitigation bank from another as required by Ch. 62-342 .470 (a) (b) (e) (f) (g) (h) (i) F.A.C.. The SS evaluation is not to be utilized in conjunction with a functional analysis methodology which also utilizes value related parameters in its analysis.

Site Suitability	Suitability Multiplier
1.0	1.10
.9	1.09
.8	1.08
.7	1.07
.6	1.06
.5	1.05
.4	1.04
.3	1.03
.2	1.02
.1	1.01
0	0

Maximum Possible Score (MPS)	10
Cumulative Score (CS)	0.2

EPA, USACOE, USF & W, FDEP, NMFS, SFWMD, Dade DERM, FPL, CH
3-Apr-96

After Calculating the Site Suitability Score determine the Site Suitability Multiplier by utilizing the Evaluation Scale to the left. The Site Suitability Multiplier is to be multiplied times the number of the Functional Mitigation Credits, resulting from the (W.A.T.E.R.) Functional Assessment of the Mitigation Bank, to determine the number of Site Suitability Credits to be assigned to the Mitigation Bank.

1.02 suitability multiplier x 0.39 WATER score x 7.50 acres = 2.98 Credits
 EMB Credits **2.98**

W.A.T.E.R. - Wetland Assessment Technique for Environmental Reviews

Scoring conducted by: WGI

Mitigation Bank Wetland Function--Evaluation Matrix

Based on WBI, WQI, WRAP, HGM and 4th Priority Project List (PPL) with technical advise from EPA, FDEP, ACOE, NMFS, USF & W, SFWMD & Dade County

Data collected on: 3/8/2018

Project Name: SAFStor Acquisitions, LLC. Pembroke Pines

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon	Polygon	Polygon	Polygon	Polygon
			1					
1. Fish & Wildlife Functions Apply to freshwater, saltwater, brackish and mitigation systems								
a. Waterfowl, wading birds, wetland dependent, or aquatic birds of prey. (Mit. Bank - High specie count w/ low pop. #'s score 1)	7 or more species commonly observed	3	0					
	3-6 species commonly observed	2						
	1-2 species commonly observed	1						
	0 species commonly observed	0						
b. Fish (Mit. Bank - High specie count w/ low pop. #'s score 1 Restoration that causes 12% pop. Increases-higher score)	7 or more species commonly observed	3	0					
	3-6 species commonly observed	2						
	1-2 species commonly observed	1						
	0 species commonly observed	0						
c. Mammals (Mit. Bank - High specie count w/ low pop. #'s score 1 Restoration that causes 12% pop. Increases-higher score)	Top predator (carnivore) &/or large mammals	3	2					
	Medium sized mammals , (adult weight > 6 lbs.)	2						
	Small animals (rodents, etc.) , (adult weight < 6 lbs.)	1						
	0 species present	0						
d. Aquatic macroinvertebrates, amphibians (Mit. Bank - High specie count w/ low pop. #'s score 1 Restoration that causes 12% pop. Increases-higher score)	7 or more species commonly observed	3	1					
	3-6 species commonly observed	2						
	1-2 species commonly observed	1						
	0 species commonly observed	0						
e. Aquatic reptiles (Mit. Bank - High specie count w/ low pop. #'s score 1 Restoration that causes 12% pop. Increases-higher score)	Large species observed	3	1					
	Aquatic turtles	2						
	Snakes & lizards	1						
	No evidence of species present	0						

W.A.T.E.R. - Wetland Assessment Technique for Environmental Reviews

Scoring conducted by: WGI

Mitigation Bank Wetland Function--Evaluation Matrix

Based on WBI, WQI, WRAP, HGM and 4th Priority Project List (PPL) with technical advise from EPA, FDEP, ACOE, NMFS, USF & W, SFWMD & Dade County

Data collected on: 3/8/2018

Project Name: SAFStor Acquisitions, LLC. Pembroke Pines

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon	Polygon	Polygon	Polygon	Polygon
			1					
2. Vegetative Functions Apply to freshwater, saltwater, brackish and mitigation systems								
a. Overstory/shrub canopy	Desirable trees/shrub healthy & providing appropriate habitat (seedlings present) & no inappropriate species	3						
	Desirable trees/shrubs exhibit signs of stress (no seedlings) few inappropriate species present	2						
	Inappropriate trees/shrubs shading or overcoming desirable tree/shrubs	1						
	Very little or no desirable tree/shrubs present (evidence suggests there should be)	0	0					
b. Vegetative ground cover	Assessment area exhibits <2% inappropriate herbaceous ground cover for specific wetland systems and groundcover is present	3						
	Assessment area contains >2% but <30% inappropriate herbaceous groundcover, or lack of groundcover >2% but < 30%	2						
	Assessment area contains >30% to <70% inappropriate herbaceous groundcover, or lack of ground cover >30% to <70%	1						
	Assessment area >70% inappropriate herbaceous groundcover or lack of groundcover >70%	0	1					
c. Periphyton mat coverage	Periphyton (Blue-green algae) present with average mat thickness >1 1/4 in. (measure active & dead layer)	3						
	Periphyton (Blue-green algae) present with average mat thickness between 3/4 in. to 1 1/4 in. (active & dead layer)	2						
	Periphyton (Blue-green algae) present with average mat thickness between 1/4 in. to 3/4 in. (active & dead layer)	1						
	Periphyton (Blue-green algae) not present or if present with average thickness of 0.0 to 1/4 in. (active & dead layer)	0	0					
d. Category 1 and Category 2 exotic plants or (non-native) species	< (or = to) 1 % exotic plant cover	3						
	>1 % to 10 % exotic plant cover	2						
	>10 % to 65 % exotic plant cover	1						
	> 65 % exotic plant cover	0	0					
e. Habitat diversity (vegetative) (within assessment area)	>3 native species communities on site within assessment area	3						
	2 or 3 native species communities on site within assessment area	2						
	1 native species community with 75 % to 90 % coverage within assessment area	1						
	1 native species community has > 90 % coverage within assessment area	0	0					
f. Biological diversity within 3000 feet (approximately 1/2 mile from edge of site)	> 3 alternative habitats available (including upland)	3						
	2 to 3 alternative habitats	2						
	1 alternative habitat	1						
	Same habitat type, or inappropriate / impacted	0	3					

W.A.T.E.R. - Wetland Assessment Technique for Environmental Reviews

Scoring conducted by: WGI

Mitigation Bank Wetland Function--Evaluation Matrix

Based on WBI, WQI, WRAP, HGM and 4th Priority Project List (PPL) with technical advise from EPA, FDEP, ACOE, NMFS, USF & W, SFWMD & Dade County

Data collected on: 3/8/2018

Project Name: SAFStor Acquisitions, LLC. Pembroke Pines

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon	Polygon	Polygon	Polygon	Polygon
			1					
3. Hydrologic Functions								
a. Surface water hydrology / sheet flow <i>Apply to freshwater, saltwater, brackish and mitigation systems</i>	Major connection (<i>Flowing water/ river or floodplain/ uniform flow through natural systems</i>)	3	1					
	Moderate connection (<i>Natural restriction of flow or Flowing water due to hydrologic engineering</i>)	2						
	Minor connection (<i>Runoff collection point, or uneven flow due to berms, ditches, roadways etc.</i>)	1						
	Hydrologically isolated, no net lateral movement	0						
b. Hydroperiod (normal year) fresh systems	> 8 months inundated with no reversals & every year drydown	3	2					
	>5 months < 8 months or >5 years continuous inundation (look for strong water stains on persistent vegetation)	2						
	>1 month < 5 months, with possible reversals (look for soft or less distinct water stains on persistent vegetation)	1						
	< 4 weeks cumulative annual inundation or < 2 weeks continuous inundation	0						
b-1 Alternate to b. for Short Hydroperiod (normal year) fresh systems:	>10 weeks of continuous inundation including soil saturation	3	NA					
	> 6 weeks but <10 weeks of continuous inundation including soil saturation	2						
	>2 weeks but <6 weeks of inudation, including soil saturation	1						
	<2 weeks of continuos inundation	0						
b-2 Alternate to b. for Saltwater, brackish (tidal) systems	Inundated by >90% high tides		NA					
	Inundated by "spring" high tides (bi-monthly)	2						
	Inundated by "extreme high" tides only (biannually)	1						
	Inundated by storm surges only	0						
b-3 Alternate to b. for High Marsh (<i>Juncus-Distichlis</i>)	Inundated by high "spring" tides (monthly) and flushed by fresh water sheetflow every 10 days average	3	NA					
	Inundated by high "spring" tides (monthly) and flushed by fresh water sheetflow every 30 days on the average	2						
	Inundated by high "spring" tides (monthly) and exposed to rain only	1						
	Inundated by >50% high tides and exposed to rain only	0						
b-4 Alternate to b. for Riverine systems	Inundated by high tides (daily) and/or recieves and maintains fresh water at least into first half of dry season	3	NA					
	Inundated by high tides (daily) and/or recieves and maintains fresh water during rainy season only	2						
	Inundated by high tides (daily) and/or recieves fresh water but does not maintain (reversal) during rainy season	1						
	Inundated by spring tides (bi-monthly) and/or experiences frequent reversals of fresh water (flashy)	0						

W.A.T.E.R. - Wetland Assessment Technique for Environmental Reviews

Scoring conducted by: WGI

Mitigation Bank Wetland Function--Evaluation Matrix

Based on WBI, WQI, WRAP, HGM and 4th Priority Project List (PPL) with technical advise from EPA, FDEP, ACOE, NMFS, USF & W, SFWMD & Dade County

Data collected on: 3/8/2018

Project Name: SAFStor Acquisitions, LLC. Pembroke Pines

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon	Polygon	Polygon	Polygon	Polygon
			1					
3. Hydrologic Functions continued								
c. Hydropattern (fresh system)	>1 ft. water depth for at least 2.5 months and <6 in. for >1 month (measure water mark/ lichen line), or water depth ideal for specific wetland system.	3	2					
	>6 in to 1 ft. for at least 2.5 months (measure water mark/ lichen line) or water depth borderline over or under for specific wetland system	2						
	<6 in. for at least 2.5 months (measure water mark/ lichen line) or water depth incorrect for specific wetland system	1						
	<6 in. in association with either canals, ditches, swales, culverts, pumps, and/or wellfields, or these factors cause water depth to be too deep for specific system.	0						
c-1 Alternate to c. for Saltwater, brackish (tidal) systems	>1 ft. water depth <2 ft. on 90% high tides	3	NA					
	> 6 in. water depth <1 ft. on >50% high tides	2						
	< 6 in. water depth , but > than saturated	1						
	Saturated by saline water table only	0						
c-2 Alternate to c. for High Marsh (Juncus-Distichlis)	>10 in. water depth <2 ft. on regular basis during growing season	3	NA					
	>5 in. to 10in. water depth on regular basis during growing season	2						
	>1 in. to 5 in. water depth on regular basis during growing season	1						
	>0.0 in. to 1 in. water depth sporadically during growing season	0						
c-3 Alternate to c. for Riverine systems	>2 ft. water depth (main channel) <6 ft. for 8 months	3	NA					
	>2 ft. water depth (main channel) <4 ft. for 6 months	2						
	>1 ft. water depth (main channel) <2.5 ft. for 4 months	1						
	<1 ft. water depth, but dry for >4 weeks (dry season)	0						

W.A.T.E.R. - Wetland Assessment Technique for Environmental Reviews

Scoring conducted by: WGI

Mitigation Bank Wetland Function--Evaluation Matrix

Based on WBI, WQI, WRAP, HGM and 4th Priority Project List (PPL) with technical advise from EPA, FDEP, ACOE, NMFS, USF & W, SFWMD & Dade County

Data collected on: 3/8/2018

Project Name: SAFStor Acquisitions, LLC. Pembroke Pines

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon	Polygon	Polygon	Polygon	Polygon
			1					
3. Hydrologic Functions continued								
d. Water Quality	No indication of poor water quality (lab testing required, all values within acceptable range)	3	2					
	No visual indicators of poor water quality observed (1 value just over or under acceptable range)	2						
	Visual indicators of poor water quality questionable (2 values over or under acceptable range)	1						
	Visual indicators of poor water quality observed or lab verified (values are out of acceptable range)	0						
e. Intactness of historic topography (soil disturbance)	Unaltered	3	3					
	Slightly altered soil disturbance, < 10% of assessment area	2						
	Moderately altered soil disturbance, < 25% of assessment area	1						
	Extremely altered soil disturbance, may exceed 50% of assessment area	0						
f. Soils, organic (fresh systems)	Organic soil classified hydric soil >12 in. or any thickness over bedrock/caprock with perched water table and either condition covering >90% of surface area	3	2					
	Organic soil classified hydric soil >6 in. but <12 in. and covering >90% of surface area	2						
	Organic soil classified hydric soil >1 in. but <6 in. and covering >50% but <90% of surface area	1						
	Organic soil classified non-hydric soil <1 in. for >50% of surface area	0						
f-1 Alternate to f. for Freshwater, saltwater systems	Sandy soil classified hydric soil with distinct mottling and concretions present in greater than 40% of horizon.	3						
	Sandy soil classified hydric soil with mottling and concretions present in > 20% but < 40% of horizon.	2						
	Sandy soil classified hydric soil with light or sparse mottling and concretions < 2 mm diameter or < 20% of horizon.	1						
	Sandy soil exhibits strong evidence of disturbance or mechanical manipulations or is fill material.	0						
f-2 Alternate to f. for Freshwater, saltwater, brackish (tidal) systems	Calcareous loam >12 in. and >90 % of surface area	3						
	Calcareous loam >6 in. to <12 in. and >90% of surface area	2						
	Calcareous loam >1 in. to <6 in. and covering >50% but <90% of surface area	1						
	Calcareous loam <1 in. for >50% of surface area	0						

W.A.T.E.R. - Wetland Assessment Technique for Environmental Reviews

Scoring conducted by: WGI

Mitigation Bank Wetland Function--Evaluation Matrix

Based on WBI, WQI, WRAP, HGM and 4th Priority Project List (PPL) with technical advise from EPA, FDEP, ACOE, NMFS, USF & W, SFWMD & Dade County

Data collected on: 3/8/2018

Project Name: SAFStor Acquisitions, LLC. Pembroke Pines

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon	Polygon	Polygon	Polygon	Polygon
			1					
4. Salinity Parameters Apply to freshwater, saltwater, brackish, hypersaline and mitigation systems - Choose 1			NA					
a. Optimum salinity for fresh systems during growing season based on mean high salinity for a normal year. Apply to freshwater systems within 5 miles of the coast	<2 parts per thousand (ppt)	3	NA					
	2 to 3 parts per thousand (ppt)	2						
	4 to 5 parts per thousand (ppt)	1						
	>5 parts per thousand (ppt)	0						
a-1. Alternate to a. Optimum salinity for brackish systems during growing season based on mean high salinity for a normal year. Apply to brackish (tidal) systems only	6 to 8 parts per thousand (ppt)	3	NA					
	9 to 13 parts per thousand (ppt)	2						
	14 to 16 parts per thousand (ppt)	1						
	>16 parts per thousand (ppt)	0						
a-2. Alternate to a. Optimum salinity for saline systems during growing season based on mean high salinity for a normal year. Apply to saline marsh (tidal) systems only	17 to 19 parts per thousand (ppt)	3	NA					
	20 to 22 parts per thousand (ppt)	2						
	23 to 25 parts per thousand (ppt)	1						
	>25 parts per thousand (ppt)	0						
a-3. Alternate to a. Optimum salinity for hypersaline systems during growing season based on mean high salinity for a normal year. Apply to hypersaline (tidal) systems only	26 to 41 parts per thousand (ppt)	3	NA					
	42 to 46 parts per thousand (ppt)	2						
	47 to 51 parts per thousand (ppt)	1						
	>51 parts per thousand (ppt)	0						
a-4 Alternate to a. Optimum salinity for riverine/tidal creek system during growing season based on mean high slainity for a normal year. Apply to riverine systems only	bottom (lower) third between 12 to 25 ppt	3	NA					
	middle third between 5 to 11 ppt.							
	upper (top) third between 0 to 4 ppt.							
	bottom (lower) third between 25 to 32 ppt	2						
	middle third between 6 to 24 ppt.							
	upper (top) third between 0 to 5 ppt.							
	bottom (lower) third between 30 to 40 ppt	1						
	middle third between 8 to 29 ppt.							
upper (top) third between 0 to 7 ppt.								
bottom (lower) third between 35 to 50 ppt	0							
middle third between 10 to 34 ppt.								
upper (top) third between 0 to 9 ppt.								

Cotleur Hearing, Inc.
W.A.T.E.R. created by: Bill L. Maus
11/1/1998

Cumulative Score (SC)	20
Maximum Possible Score (MPS)	51.00
W.A.T.E.R. = Cumulative Score/Maximum Possible Score	0.39



EVERGLADES
MITIGATION BANK

March 15, 2019

SAFStor Pines, LLC
2470 Daniells Bridge Road, Suite 161
Athens, GA 30606
Attn: Jon Williams

**Re: Everglades Mitigation Bank Credit Reservation: DEPOSIT
US Army Corps of Engineers Permit Number SAJ-2018-02323, South
Florida Water Management District Permit Application Number
181130-1024 and Broward County Environmental Protection and
Growth Management Department Permit Number DF18-1101**

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved 3.23 Freshwater Herbaceous mitigation credits necessary to offset the unavoidable wetland impact for the above referenced project. Phase II of the EMB has a signed Mitigation Banking Instrument acknowledged by both FDEP and USACE and sufficient credits are currently available on the EMB ledger to offset the proposed impacts. **The EMB acknowledges receiving a deposit for the above referenced credits.**

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

Regards,

Joseph R. Sicbaldi
Everglades Mitigation Bank