



Environmental Protection and Growth Management Department  
**ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**  
**Water and Environmental Licensing Section**  
1 North University Drive, Mailbox 201, Plantation, Florida 33324  
Phone \* 954-519-1483 Fax \* 954-519-1412

May 20, 2020

Dania Beach Developers LLC  
Attention: Mr. Alan Ojeda  
1450 Brickell Ave., Ste 1420  
Miami, FL 33131

RE: Parco Mare (aka Sans Soucy)  
City of Dania Beach, S/T/R (35-50-42)

This is to notify you of the Environmental Protection and Growth Management Department's (EPGMD) action concerning your application received 05/21/2015. The application has been reviewed for compliance with the following requirements:

**ERP Review - GRANTED**

EPGMD has the authority to review the project for compliance with the provisions of Chapter 373, Part IV, Florida Statutes pursuant to an agreement between EPGMD, DEP and the SFWMD. The agreement is outlined in a document entitled "DELEGATION AGREEMENT AMONG THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND BROWARD COUNTY."

Based on the information submitted, Environmental Resource Permit No. 06-06318-P was issued on 05/20/2020.

Should you object to the conditions of the Environmental Resource Permit, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the attached "Notice of Rights", we will assume you concur with the action taken by EPGMD.

**Broward County Surface Water Management Review - GRANTED**

EPGMD has reviewed the project for compliance with the Surface Water Management requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, Surface Water Management License No. SWM2011-029-2 was issued on 05/20/2020. The above named 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 licensee, and made a part hereof.

Please be advised that no Certificate of Occupancy can be issued on this project until released, in writing, by all EPGMD divisions as required. Such release will be pending approval of any engineering certifications required by specific condition No. 15.

**Broward County Environmental Resource License Review - GRANTED**

EPGMD has reviewed the project, and the construction shall be in accordance with Application DEP form 62-343.900 (1), the EPGMD Addendum, and all associated information received on 07/07/2008. Based on the information submitted, the plans have been approved and stamped with Broward County Environmental Resource License (ERL) No. DF08-1097.

The above referenced approvals will remain in effect subject to the following:

1. Not receiving a filed request for a Chapter 120, Florida Statutes administrative hearing;
2. the attached SFWMD General Conditions;
3. the attached SFWMD Special Conditions;
4. the attached Broward County General Conditions;
5. the attached Broward County Specific Conditions;
6. the attached \_\_31\_\_ exhibits.

Issuance of the above referenced Broward County license(s) constitutes 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 Ordinance.





## Surface Water Management Program

# “What to Expect When We Are Inspecting Surface Water Management Systems”

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A guideline for **engineers, contractors, and licensees** of surface water management systems when applying for the release of Certificate(s) of Occupancy.

The intent of this document is to establish some guidelines to achieve compliance with the Code while maximizing customer service needs to licensees and their agents and the local building departments by facilitating the Certificate(s) of Occupancy (CO) release procedure for building projects. It is also the intent of this document to encourage licensees and their agents and the local building departments to not put our inspection staff on the “critical path”. ***We recognize that the local building departments must adhere to the requirements of the Florida Building Code and the requirements of Article I of the Broward County Natural Resource Protection Code.***

The Environmental Engineering and Permitting Division (EPPD) - Surface Water Management Licensing program has the responsibility of reviewing designs, licensing, and inspecting surface water management systems within portions of Broward County under the provisions of the Broward County Natural Resource Protection Code, Chapter 27, Section 27-191 through Section 27-201. This includes enforcement for the purpose of protecting our natural resources. This document contains specific information about the EPPD’s surface water management inspection procedures, review of record/as-built drawings, and time required to complete the procedure successfully. Please be advised this document may be included with the approved license and may be modified on an as-needed basis.

***The following certification package must be submitted at least two (2) weeks prior to the anticipated date of occupancy; exceptions may be made on a case by case basis.***

***Note: Item 1 is not applicable to plans stamped as General Licenses (GL##-###). Items 2 & 3 may apply to GL if plans are stamped for construction certification.***

1. Final Record/As-built Drawings (hard copy and electronic) of the site, lake/canal slopes, control structure(s) or overflow structure(s) (where applicable), and Finished Floor Elevation(s); etc.
2. Signed and sealed letter from a Florida-Registered Professional Engineer certifying all components of the surface water management system were constructed in substantial conformance with the approved plans; and
3. When requesting a partial certification include a \$100 partial certification fee (fees are subject to change). The certifying engineer must indicate that a substantial amount of the water management system has been constructed to serve the partial phase to satisfy the water quality and water quantity requirements of the Code and exactly which lots/buildings are requested for release.

Staff will perform an inspection on a first-come first-served basis of the above items. A successful submittal of the required items will prevent unwanted delays in the inspection and CO release processes.

***What we look for During the Record/As-Built Drawing Review and During the Inspection***

1. The engineer's letter must contain the appropriate certification language. The suggested wording is located in the Code and in the specific conditions of the license. The letter must be signed and sealed. It is imperative that the engineer of record describe any minor modifications to the system that were made during the construction of the project. However, substantial modifications must have received prior approval by the Surface Water Licensing Program.
2. The as-built/record drawing must document the Finished Floor Elevation(s) showing substantial conformance with approved plans.
3. In addition to rim, manhole, and pipe invert elevations, the plans should contain a sufficient amount of survey information to show that the site grades and perimeter grades were constructed in substantial conformance with the approved plans.
4. If part of the approved system, lake and canal slope as-built plans should contain a substantial number of cross sections (a minimum of 1 section per 50 linear feet is preferred) to show compliance with the Department's slope criteria. The staff reserves the right to require additional slope cross sections as necessary as well as slope regrading. Surface area calculations at the control elevation should be submitted for lakes.
5. Control structure or overflow structure information must show all (as-built) dimensions and elevations.
6. All catch basin and manhole structures must have appropriate mudwork to prevent seepage that could lead to structure/asphalt failures and subsequent turbidity violations.
7. All catch basins, manholes, and pipes must be relatively free of sediment and debris and must be accessible to staff. Arrangements should be made with staff for inspecting basins that are covered with fabric materials for sediment control purposes. Fabric must be removed by the licensee or other appropriate personnel prior to the inspection.
8. Lake, canal, swale, dry detention/retention area slopes must be stabilized through appropriate measures, i.e, no evidence of erosion or sedimentation should be encountered during the inspection. Arrangements should be made with staff with regards to timeliness of sodding or seeding slopes and bottoms of dry detention/retention areas.
9. All baffle mechanisms must be made water tight at all contact surfaces of basin walls by a durable gasket device.

***Successful compliance with the above items will insure a timely release of the Certificate(s) of Occupancy from division staff.***

Upon completion of the field inspection, arrangements with inspection staff will be made to correct all observed field deficiencies. With your cooperation, the Operation Letter will be released upon correction of all field deficiencies.

**Environmental Engineering and Permitting Division**

Surface Water Management Program  
1 North University Drive, Mailbox 201 • Plantation, Florida 33324  
Phone 954-519-1483 FAX 954-519-1412

## **NOTICE OF RIGHTS**

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the Broward County Environmental Protection and Growth Management Department's (EPGMD, formerly known as Department of Planning and Environmental Protection or DPEP) action under the "Delegation Agreement Among the Florida Department of Environmental Protection, The South Florida Water Management District and Broward County" has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on an EPGMD decision which does or may determine their substantial interests shall file a petition for hearing with the EPGMD Environmental Compliance Administrator, within 21 days of receipt of written notice of the decision, unless the following shorter time period applies: within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the EPGMD has or intends to take final agency action, or publication of notice that the EPGMD has or intends to take final agency action. Any person who receives written notice of an EPGMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

### **Filing Instructions**

The Petition must be filed with the EPGMD Enforcement Administration Section's Environmental Compliance Administrator. Filings with the Environmental Compliance Administrator may be made by mail, hand-delivery or facsimile. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing is deemed filed upon receipt during normal business hours by the Environmental Compliance Administrator, at the Broward County government offices in Plantation, Florida. Any document received by the EPGMD Enforcement Administration after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Environmental Compliance Administrator, Enforcement Administration Section, 1 N University Drive, Suite 307, Plantation, FL 33324.
- Filings by hand-delivery must be delivered to the EPGMD Enforcement Administration Section. **Delivery of a petition to the Broward County security desk does not constitute filing. To ensure proper filing, it will be necessary to request the Broward County security officer to contact the Environmental Compliance Administrator's office.** An employee of the Environmental Compliance Administrator's office will receive and file the petition.
- Filings by e-mail must be transmitted to the EPGMD Enforcement Administration Section at **[epdhotline@broward.org](mailto:epdhotline@broward.org)**. The filing date for a document transmitted by electronic mail shall be the date the EPGMD Enforcement Administration Section receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

### **Initiation of an Administrative Hearing**

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the EPGMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

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

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

If the EPGMD takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

### **Mediation**

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The EPGMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final EPGMD action may seek judicial review of the EPGMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the Environmental Compliance Administrator within 30 days of rendering of the final EPGMD action.

### SFWMD General Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), 'Construction Commencement Notice,' indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - 'Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit' [Form 62-330.310(3)]; or
  - b. For all other activities - 'As-Built Certification and Request for Conversion to Operational Phase' [Form 62-330.310(1)].
  - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
  - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
  - b. Within 30 days of submittal of the as- built certification, the permittee shall submit 'Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity' [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
  - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  - b. Convey to the permittee or create in the permittee any interest in real property;
  - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
  - a. Immediately if any previously submitted information is discovered to be inaccurate; and
  - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

### **SFWMD Special Conditions**

1. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
2. Measures shall be taken during construction to insure that sedimentation and/or turbidity problems are not created in the receiving water.
3. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
4. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
5. The conditions outlined in the Broward County Specific Conditions section, except where language specifically relates to Broward County Code, are incorporated into these SFWMD Special Conditions.
6. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
7. Operation of the surface water management system shall be the responsibility of permittee.
8. This permit expires on 5/20/2025.
9. If prehistoric or historic artifacts such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The Permittee or other designee should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at 850-245-6333 or 800-847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources.

In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, Florida Statutes.

## **Broward County General Conditions**

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and must be completed by the licensee and are enforceable by the Environmental Protection and Growth Management Department (EPGMD) pursuant to Chapter 27 of the Broward County Code of Ordinances. The EPGMD will review this license periodically and may revoke or suspend the license, and initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives.
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, suspension, and/or enforcement action by the EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license or with this chapter, the licensee shall notify the EPGMD within eight (8) hours or as stated in the specific section of this chapter. Within three (3) 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 regarding the repair, replacement and reconstruction of destroyed facilities and a schedule of events leading toward operation with the license condition.
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 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 licensed facility or activity, that are submitted to the EPGMD, may be used by the 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 Section 403.111, Florida Statutes.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, and shall comply with all provisions of the most current version of this chapter, as amended.
8. Any new owner or operator 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 a transfer of license. The transferee shall be liable for any violation of Chapter 27 of the Broward County Code of Ordinances that results from the transferee's activities. The transferee shall comply with the transferor's original license conditions when the transferee has failed to obtain its own license.
9. The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity or facility at 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, approval, or regulatory requirement by this or any other governmental agency that may be required.
11. 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.

### **Broward County Specific Conditions**

1. The licensee shall allow authorized personnel of the Environmental Protection and Growth Management Department (EPGMD), municipality or local water control district to conduct such inspections at reasonable hours, as are necessary to determine compliance with the requirements of the license and the approved plans and specifications.
2. The responsible entity shall agree to maintain the operating efficiency of the water management works. Except in cases where the responsible entity is a governmental agency, the agreement shall further require that if the water management works is not adequately maintained, the County may undertake the required work and bill all associated costs to the responsible entity. If the payment for such obligations is not satisfied within 30 days, said obligation shall become a lien against the property associated with the water management works. Where ownership of the water management works is separate from property ownership, the EPGMD shall require these agreements to be recorded.
3. The licensee shall execute the work authorized in a manner so as to minimize any adverse impact of the works on fish, wildlife, natural environmental values, and water quality. The licensee shall institute necessary measures during the construction period, including fill compaction of any fill material placed around newly installed structures, to reduce erosion, turbidity, nutrient loading and sedimentation in the receiving waters. Any erosion, shoaling or deleterious discharges due to permitted actions will be corrected promptly at no expense to the County.
4. The licensee shall comply with all applicable local land use and subdivision regulations and other local requirements. In addition, the licensee shall obtain all necessary Federal, State, local and special district authorizations prior to the start of any construction alteration of works authorized by this license.
5. Off-site discharges during construction and development shall be made only through the facilities authorized by this license. Water discharged from the project shall be through structures having a mechanism for regulating upstream water stages. Stages may be subject to operating schedules satisfactory to the appropriate regulatory agency.
6. The licensee shall hold and save the County harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance or use of any facility authorized by the license.
7. The license does not convey property rights nor any rights or privileges other than those specified therein.
8. No construction authorized by the license shall commence until a responsible entity acceptable to the EPGMD has been established and has agreed to operate and maintain the efficiency of the system. The entity must be provided with sufficient ownership so that it has control over all water management facilities authorized therein. Upon receipt of written evidence of the satisfaction of this condition, the EPGMD will issue authorization to commence the construction.
9. No beautification, or erection of any structure that will prohibit or limit access of maintenance equipment or vehicles in the right-of-way or easements will be allowed.
10. Any license which grants any entity the permission to place a structure on property which is owned by Broward County or upon which Broward County has an easement shall be construed to create a revocable license for that structure to remain on the property. Broward County may require removal of such a structure at no cost to the County.
11. The area under license will be maintained in a safe and operating condition at all times. Equipment will be promptly removed from the right-of-way or easement and the right-of-way or easement will be restored to its original or better condition within a reasonable time on termination of the authorized use.

12. The EPGMD will be notified, as required in the license or as indicated on the approved plans, to coordinate and schedule inspections.

13. The operation or construction will be in accordance with the approved details and plans submitted with the application. Any modification must be submitted to the EPGMD in writing and receive prior approval.

14. Monitoring may be required for sites with high pollutant generating potential, such as industrial sites, Class I and II solid waste disposal sites, and projects discharging to areas identified in the Broward County Resource Management Code, Article V, Section 27-200 (b) (1) o. Such monitoring will be under the cognizance of the EPGMD.

15. Upon completion of the construction of a surface water management system or phase thereof licensed by the EPGMD, it is a requirement of the issuance of the license, and hence transfer of operation and maintenance responsibility, that a Florida Registered Professional Engineer certify that the surface water management system was indeed constructed as licensed. Certified record drawings shall accompany the certification. Suggested wording for this is as follows:

I HEREBY CERTIFY TO THE CONSTRUCTION COMPLETION OF ALL THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCES PROJECT AND THAT THEY HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BROWARD COUNTY EPGMD, AND HEREBY AFFIX MY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(SEAL)

16. Water management areas shall be legally reserved to the operation entity and for that purpose by dedication on the plat, deed restrictions, easements, etc., so that subsequent owners or others may not remove such areas from their intended use. Management areas, including maintenance easements, shall be connected to a public road or other location from which operation and maintenance access is legally and physically available.

17. The licensee shall notify the EPGMD in writing within twenty-four (24) hours of the start, finish, suspension, and/or abandonment of any construction or alteration of works authorized by this license.

18. A prorated share of surface water management retention/detention areas, sufficient to provide the required flood protection and water quality treatment, must be provided prior to occupancy of any building or residence.

19. The operation license shall be valid for a specific period of time not to exceed five (5) years from the date the license is transferred to the operation phase. The operation license shall be renewed in accordance with the Broward County Resource Management Code, Article V, Section 27 - 198 (d) (2).

20. The EPGMD reserves the right to require additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

21. This permit does not constitute the approval required by the Broward County Hazardous Material Code, Article XII, Section 27-353(i), to conduct dewatering operations at or within one-quarter mile radius of a contaminated site. Please contact the Environmental Assessment and Remediation Section at (954) 519-1478 for further information.

22. The licensee shall keep a log of the operation and maintenance schedule for all components of the surface water management system.

23. The surface water management system must be inspected by the EPGMD to verify compliance with Specific Condition No. 15 of the license. In accordance with the Broward County Natural Resource Protection Code, Article I, Sec. 27-66 (f), the County agency or municipal agency charged with issuing a certificate of occupancy (CO) shall not issue a CO until notified of the Broward County EPGMD approval. Partial certifications will be handled in accordance with Specific Condition No. 18.

24. The licensee is advised that he/she is required to submit a Storm Water Notice of Intent (NOI) application at least 48 hours prior to the commencement of construction to the Florida Department of Environmental Protection, NPDES Stormwater Notices Center, MS #3585 at 2600 Blair Stone Road - Tallahassee, Florida 32399-2400.

25. All commercial parcel(s) must provide one half (1/2) inch of dry pre-treatment prior to discharging into the wet detention areas of the master drainage system where applicable.

**AQUATIC AND WETLAND RESOURCES PROGRAM:**

**GENERAL CONDITIONS FROM BROWARD COUNTY AQUATICS AND WETLANDS RESOURCE PROGRAM**

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 this 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 FROM BROWARD COUNTY AQUATICS AND WETLANDS RESOURCE PROGRAM**

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

**C. MANGROVE CONDITIONS**

1. Adjacent wetland areas shall be protected from construction activities and construction-related runoff

through the use of siltation screening and/or haybales around the perimeter of the scrapedown area adjacent to wetlands. The erosion protection devices shall be placed before the initiation of any other ground-disturbing activities and shall remain in place until all ground disturbing activities within the project have concluded, and the site has stabilized, at which time the screening or haybales shall be removed completely from the site.

2. Spoil generated from the excavation authorized by this license must be placed on the upland portion of the site and must be contained in such a manner as to prevent erosion into the adjacent mangrove wetlands or other surface waters.

**D. COMPENSATORY MITIGATION CONDITIONS (ON-SITE)**

1. Construction and installation of the Areas shall be in accordance with the attached plans and associated information.
2. Construction of the mitigation area shall be concurrent with impacts to the jurisdictional wetland areas.
3. The following steps must be taken prior to submittal of the Time-Zero monitoring report:
  - a. 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;
  - b. Plant installation shall not begin until after the Department has approved the as-built survey.
  - c. 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.
  - 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

Once the above steps have 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.
  - d. 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.
  - e. Any preserved or planted species shall be maintained as to exhibit new growth and/or propagation, viability, and overall health.
5. The Area(s) shall be monitored and reports submitted quarterly for five (5) years describing in detail the condition of the Areas relative to the reference wetland and the criteria listed above (C. 4.a-e).

6. 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.
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.
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.

#### **E. COMPENSATORY MITIGATION CONDITIONS (OFF-SITE)**

1. Off-site mitigation for the authorized wetland impacts shall be comprised of 0.18 saltwater 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 0.18 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.

#### **F. CONSERVATION EASEMENT/FINANCIAL ASSURANCE**

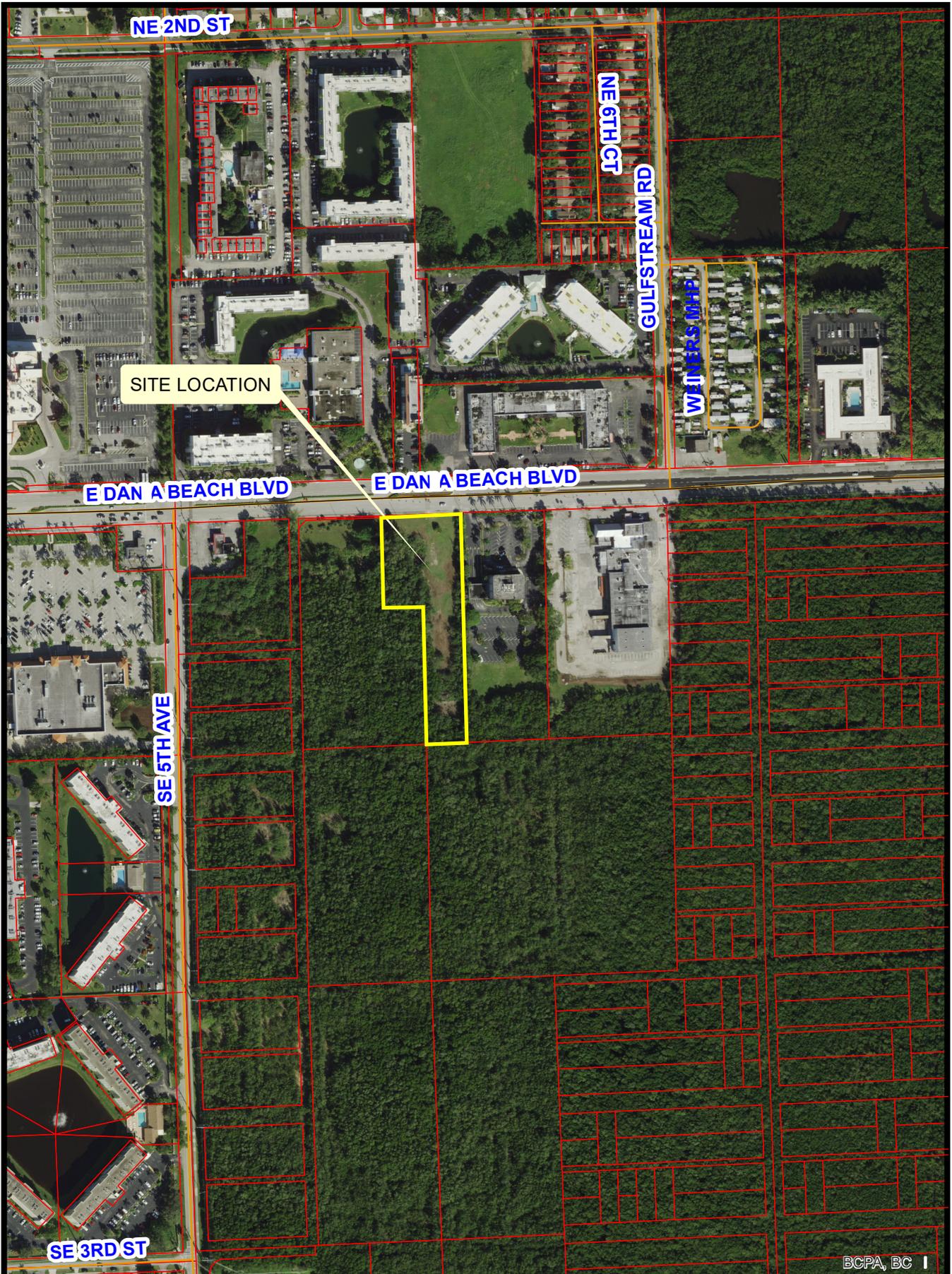
1. An executed Joint Conservation Easement has been submitted by the applicant and has been

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.

2. Prior to any wetland impacts on site, the financial assurance document must be approved by the county attorney. Once an executed letter of credit has been received, the licensee will be notified when the documents have been accepted by the County Attorney and work may proceed.
3. If the property ownership changes prior to the Conservation Easement being recorded, a new Conservation Easement draft and updated Opinion of Title must be provided within 30 days of the ownership transfer.
4. 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.
5. 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 \$45,540.00. After the time zero event and upon EPGMD review and approval of all information required in Specific Condition D.3, 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 the five year maintenance and monitoring period and upon demonstration that the licensee has met the intent and all information requested in Specific Condition D.3 and D.4, and if necessary D.5., 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.

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

# LOCATION MAP



SITE LOCATION



425 212.5 0 425 Feet

EXHIBIT - 1

BCPA, BC |



**STAFF REPORT**

**Project Name:** Parco Mare (aka Sans Soucy)  
**Permit Number:** 06-06318-P                      **License Number:** SWM2011-029-2, DF08-1097  
**Application Number:** 150521-25                      **Concurrent Application:** L2015-123  
**Application Type:** Environmental Resource Modification  
**Location:** Broward County                      **Section-Township-Range:** 35-50-42  
**Permittee's Name:** Dania Beach Developers LLC

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**Project Area:** 2.17 acres                      **Drainage Area:** 1.69 acres  
**Project Land Use:** Residential  
**Drainage Basin:** Coastal  
**Receiving Body:** Tidal Canal

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**Purpose:**

The construction and operation of a surface water management system to serve a proposed 1.69 acre residential parcel.

**Project Evaluation:**

**Project Site Description:**

The site is presently undeveloped and is located east of SE 5th Avenue and south of Dania Beach Boulevard in the City of Dania Beach.

**Proposed Project Design:**

The proposed construction will include 0.93 acres of building, 0.57 acres of pavement areas and the proposed drainage system. A system of inlets and culverts will direct the storm runoff to 357 LF of exfiltration trench (8' W x 4' H) for water quality treatment and 0.25 acres of underground system for additional stormwater runoff attenuation.

The discharge will be directed through a control structure discharging into an adjacent wetland area and into one Class V Group 6 drainage well. The control structure consists of a 6' wide weir with crest at elevation 5.75' NGVD and a 7" diameter orifice with invert elevation at 4.0' NGVD. The final well report must show an overall achieved minimum capacity of 250 gpm/ft-head.

The applicant's consultant has demonstrated through plans and calculations that the proposed project meets the requirements of the Code.

**Control Elevation:**

Control Elevation = 2.00 ft, NGVD    WSWT Elevation = 2.00 ft, NGVD  
Method of Determination = BC Avg. Wet Season Water Table Map

**Project Background:**

Upon issuance, this modification will supersede License No. SWM2011-029-0.

**Control Elevation:**

<u>Basin Name</u>	<u>Area</u>	<u>Ctrl Elevation</u>	<u>WSWT Ctrl Elev.</u>	<u>Method of Determination</u>
Parco Mare	1.69 acres	2 ft, NGVD	2 ft, NGVD	BC Avg. Wet Season Water Table Map

**Discharge Rate:**

A perimeter berm will be provided at elevation 5.75' NGVD, above the 25-yr, 3-day design storm stage.

<u>Frequency</u>	<u>Rainfall</u>	<u>Basin Name</u>	<u>Allowable Disch.</u>	<u>Method of Determination</u>	<u>Peak Disch.</u>	<u>Peak Stage</u>
25YR-3DAY	14.5 in.	Parco Mare	1.69 cfs	Pre-vs-Post	1.54 cfs	5.72' NGVD

**Finished Floors:**

The finished floor elevations have been designed to be above the computed 100-yr, 3-day zero discharge stage and the Broward County 100-yr, 3-day flood map elevation and the minimum elevation required by FEMA.

<u>Frequency</u>	<u>Rainfall</u>	<u>Basin Name</u>	<u>Peak Stage</u>	<u>Prop. Min. Fin. Floors</u>	<u>BC 100-yr Map Elev.</u>
100YR-3DAY	17.5 inches	Parco Mare	5.93' NGVD	8' NGVD	8' NGVD

**Water Quality Design:**

Water quality treatment will be provided in the exfiltration trench system for 2.5 inches times the percent impervious over the entire site.

<u>Basin Name</u>	<u>Treatment Type</u>	<u>Treatment Method</u>	<u>Volume Required</u>	<u>Volume Provided</u>
Parco Mare	Treatment	Exfiltration Trench	0.23 ac-ft	0.23 ac-ft
			Total: 0.23 ac-ft	

**Environmental Summary:**

Description of Work: This project involves the re-development of a previously permitted property to construct a new hotel/lodging facility. The subject property encompasses 2.17 acres and currently contains 0.81 acre of jurisdictional wetlands located in two separate areas in the southern and western portions of the property.

As part of this development, mangrove wetlands will be permanently filled to provide vehicular access to the property. The licensee/permittee is hereby authorized to fill 0.43 acres of mangrove wetlands (0.17-acre exotic/mangrove and 0.26 acre mangrove) for the development of the proposed hotel/lodging facility. On-site mitigation shall consist of a combination of restoration and enhancement of existing wetlands. Approximately 0.32 acre of the existing wetlands shall be enhanced via clearing of nuisance/exotic trees and shrubs, and a 0.06 acre area shall be restored by scraping down the existing wetlands. The mitigation areas shall be replanted with mangrove saplings as per the approved planting plan; supplemental plantings in the enhancement area and complete re-planting in the restoration area.

Unavoidable impacts to 0.43 acres of wetlands shall be offset through a combination of 0.38 acres of on-site mitigation area, to be encumbered by a Conservation Easement, and the purchase of 0.18 freshwater herbaceous mitigation credits from the FPL/Everglades Mitigation Bank (EMB).

The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, EPGMD has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

Location of Work: This project is located at 480 East Dania Beach Boulevard, Section 35, Township 50 South, Range 42 East, in the City of Dania Beach, Florida. Folio Number 504235230010.

Construction shall be in accordance with submitted ERL and ERP Application Forms received, and all additional information submitted; plans stamped by the Department (attached); and with all General and Specific Conditions of this license.

**Special Concerns:**

**Operating Entity:** Dania Beach Developers LLC  
Attention: Mr. Alan Ojeda  
1450 Brickell Ave., Ste 1420  
Miami, FL 33131

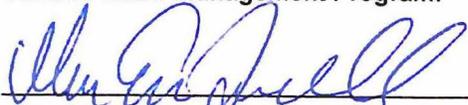
**Waste Water System/Supplier:** Hollywood

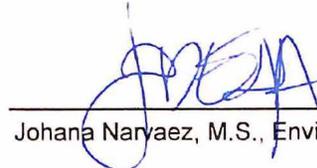
**STAFF RECOMMENDATION:**

South Florida Water Management District and Broward County rules have been adhered to and an Individual Permit should be granted.

**06-06318-P; SWM2011-029-2; DF08-1097; STAFF REVIEW:**

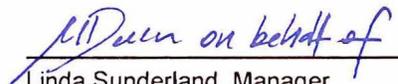
**Surface Water Management Program:**

  
\_\_\_\_\_  
Milton E. Reinoso, Staff Engineer

  
\_\_\_\_\_  
Johana Narvaez, M.S., Environmental Program Manager

**Aquatic and Wetland Resources Program:**

  
\_\_\_\_\_  
Michelle Decker

  
\_\_\_\_\_  
Linda Sunderland, Manager

# PARCO MARE

## City of Dania Beach, Florida

**STANDARD NOTES**

THE LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM AS IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4090 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE A COPY OF THE PRESS RELEASE TO:

FLORIDA DEPARTMENT OF TRANSPORTATION  
PUBLIC INFORMATION OFFICE  
3400 WEST COMMERCIAL BLVD.  
FORT LAUDERDALE, FLORIDA 33309

ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (2016/17 EDITION), STANDARD SPECIFICATIONS (2014 EDITION) AND THE SUPPLEMENTS THERE TO.

THE APPLICANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS: THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U. S. DEPARTMENT OF TRANSPORTATION, FHWA).

AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.

IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.

THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL, INTERCONNECT CABLE.

THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.

BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 954-776-4300 OR 1-800-350-8236.

THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.

ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED EXCEPT AT TIMES PRESCRIBED BY THE DEPARTMENT.

LIMEROCK BASE SHALL BE A MINIMUM OF 12" AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-1180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.

STABILIZED SUBGRADE - MINIMUM 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180 MATERIAL, TO HAVE MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 160.

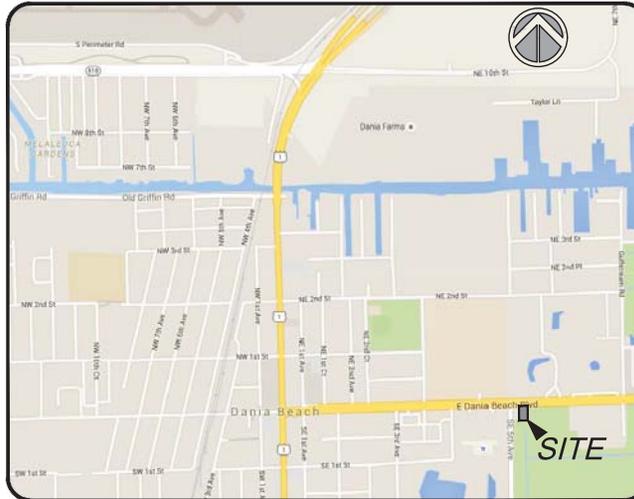
REMOVE ALL MUCK, OVERBURDEN, AND ROOT MATERIAL TO THE RIGHT-OF-WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO 199-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.

SEEDING SHALL BE IN ACCORDANCE WITH SECTION 575.

ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.

SPECIFY THE ALPHANUMERIC IDENTIFICATION FOR THE CURB CUT RAMPS PER STANDARD INDEX 304. A COPY OF THE APPROPRIATE DETAIL(S) MUST BE SHOWN ON THE PLANS.

FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.



SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
**LOCATION MAP**  
N.T.S.

INDEX OF DRAWINGS	
SHEET NO.	TITLE
	COVER SHEET
PD1 - PD2	PAVING, GRADING, & DRAINAGE PLAN
PD3	PAVING, GRADING & DRAINAGE DETAILS
OP1	OPEN SPACE PLAN
WS1 - WS2	WATER & SEWER PLAN
WS3 - WS6	WATER & SEWER DETAILS
SPP1	STORMWATER POLLUTION PREVENTION PLAN & DETAILS
FP1	FIRE PROTECTION PLAN
FP2 - FP3	FIRE PROTECTION DETAILS

**LEGAL DESCRIPTION:**

PARCEL "A", "HOBAL PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, AT PAGE 98, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A", "DANIA BEACHWAY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 89°37'00" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 225.26 FEET, TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE CONTINUE SOUTH 89°37'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 107.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°50'18" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 372.38 FEET; THENCE NORTH 89°56'55" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 110.01 FEET; THENCE NORTH 00°50'18" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 245.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DANIA BEACH BOULEVARD AS SHOWN ON SAID "HOBAL PLAT"; THENCE SOUTH 89°56'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALSO BEING THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 217.52 FEET; THENCE SOUTH 00°50'18" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 616.59 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 93,279 SQUARE FEET OR 2.141 ACRES, MORE OR LESS.

**OWNER:**  
DANIA BEACH DEVELOPERS, LLC  
1450 BRICKELL AVENUE, SUITE 1420  
MIAMI, FL 33131  
(305)371-5254

**CIVIL ENGINEER:**  
SUN-TECH ENGINEERING, INC.  
4577 NOB HILL RD, SUITE #102  
SUNRISE, FL 33351  
(954) 777-3123  
(954) 777-3114 (FAX)  
EMAIL: mgai@suntech.com

**SURVEYOR:**  
RADIUS PROFESSIONAL SURVEYOR  
& MAPPER, LLC  
1001 SW 15TH AVENUE  
BOCA RATON, FL 33486  
(561) 372-2898

PERMIT NO.:  
SECTION NO.: 86030  
STATE ROAD: A1A



**STE Sun-Tech Engineering, Inc.**  
Engineers • Planners • Surveyors

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntech.com

Certificate of Auth, #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

NOTE: ALL ELEVATIONS IN NGVD 1929  
CONVERSION FROM NGVD TO NAVD = NGVD-1.60'  
EXAMPLE= 8.00 NGVD = 6.40 NAVD)

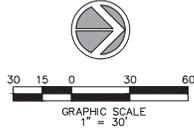
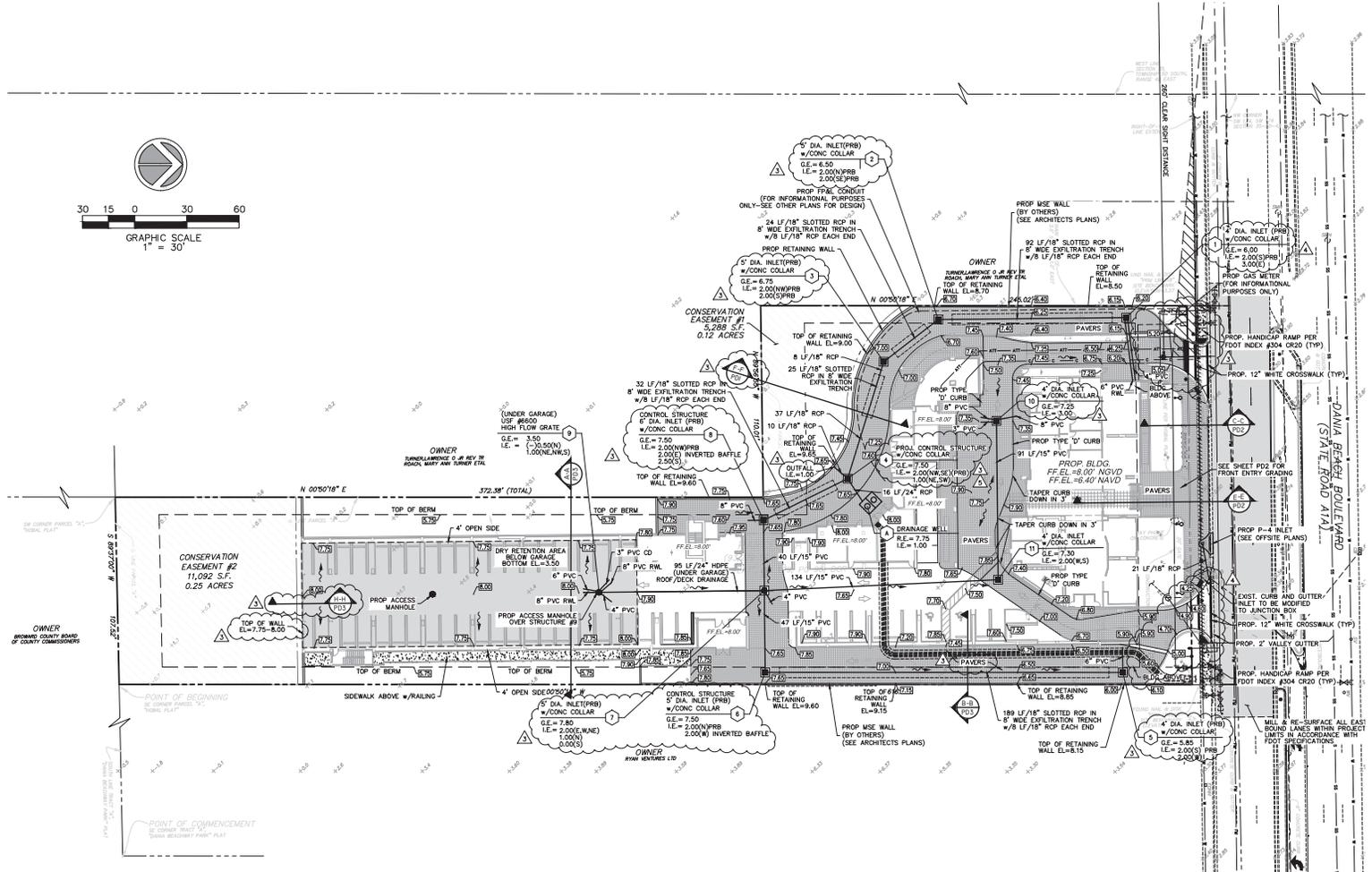


Date: September 30, 2019  
This item has been digitally signed and verified by:  
CLIFF LOUTAN, P.E.  
on the date adjacent to the seal.  
Printed copies of this document are not considered signed and notated and no signature must be verified on any electronic copies.

Clifford Loutan  
20190930 10:11:38:36 -0400

GOVERNING STANDARDS AND SPECIFICATIONS:  
FLORIDA DEPARTMENT OF TRANSPORTATION, DESIGN STANDARD DATED 2015, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2016/17; BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AND CITY OF FORT LAUDERDALE AS AMENDED BY CONTRACT DOCUMENTS

PROJECT NO. 08-3196  
DESIGN DATE: DEC. 2009



ALL ELEVATIONS ARE NGVD29

NOTE: FOR RESTORATION OF DANIA BEACH BOULEVARD, SEE SHEET PD2, OS1 & OS2

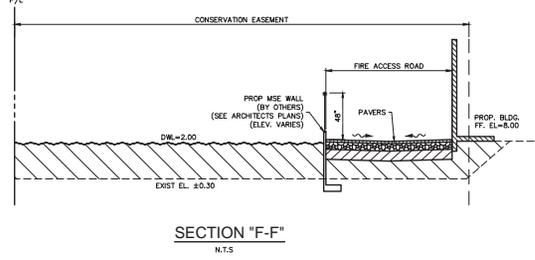
ALL ROOMS WITHIN GARAGE TO BE SET AT ELEVATION = 8.00 (NGVD) 6.40 (NAVD)  
FIRM AE ELEVATION 6.5 (NGVD)  
MAP NO. 120111C309F

PERMIT SET AS OF JUNE 18, 2015

**PAVING & DRAINAGE LEGEND**

R.E.	RM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
~	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F. = 10.00	FINISHED FLOOR ELEVATION
---	EXISTING OR FUTURE UTILITIES
○	STRUCTURE DESIGNATION
○	LENGTH, SIZE OF STORM DRAIN
↗	EXISTING GRADE
↘	PROPOSED GRADE
	D.I.P. PIPE

- NOTES:**
- REQUIRED FIRE LANES AND FIRE ACCESS ROADS SHALL HAVE A SURFACE DESIGNED TO ACCOMMODATE FIRE APPARATUS WITH A MINIMUM WEIGHT OF 32 TONS.
  - ALL ELECTRIC GATES WILL BE PROVIDED WITH A KNOX KEY SWITCH AND EQUIPPED WITH A BATTERY PACK. THESE GATES ARE TO AUTOMATICALLY OPEN DURING EVENTS OF POWER FAILURE AND REMAIN OPENED UNTIL SUCH TIME POWER RETURNS.
  - ALL DRIVEWAYS ENTRANCES TO BE IN ACCORDANCE WITH FDOT INDEX SIS AND IN COMPLIANCE WITH FDOT'S DRIVEWAY INFORMATION GUIDE.
  - ALL ENCLOSED ROOMS TO HAVE A MINIMUM FINISHED FLOOR ELEVATION (F.F.E.) OF 8.00 NGVD.



**OWNERSHIP**

**RG**  
RILEA GROUP  
1400 BRICELL AVENUE, SUITE 1400  
MIAMI, FL 33137  
Phone: (305) 371-5254 Fax: (305) 371-4026  
ARCHITECTURE/PLANNING

**ba**  
BERMELLO AJAMIL & PARTNERS INC  
Architecture/Engineering/Planning/Interior Design/Landscape Architecture  
901 S. 3RD AVENUE, SUITE 203  
FORT LAUDERDALE, FL 33304  
Phone: (954) 461-1113 Fax: (954) 461-1116  
http://www.bermelloajamil.com

**MC**  
MARIANO CORRAL  
LANDSCAPE ARCHITECTURE  
3801 SW 100TH COURT  
MIAMI, FL 33156  
Phone: (305) 551-1262 Fax: (305) 551-2988  
LANDSCAPE ARCHITECTURE

**ST**  
SUN-TECH ENGINEERING, INC.  
ENGINEERS, PLANNERS, SURVEYORS  
SUN-TECH ENGINEERING, INC.  
4577 NOB HILL RD, SUITE #102  
DAWSONVILLE, GA 30128  
PHONE: (770) 934-1444 (FAX)  
CERTIFICATE OF ADMISSION # 1008  
CIVIL ENGINEERING

**SHAMR**  
MECHANICAL ELECTRICAL & PLUMBING ENGINEERING  
CLIFFORD R. LOUIN, P.E.  
1905 Southwind, Fort Lauderdale, Florida 33305  
Tel: (305) 464-7111 Fax: (305) 464-5259

**DDA**  
DESIGN DEVELOPMENT ARCHITECTS  
4000 Southwind, Fort Lauderdale, Florida 33305  
Tel: (305) 464-7111 Fax: (305) 464-5259

**CLIFFORD R. LOUIN**  
LICENSE No. 56890  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
Date: September 30, 2019  
This set has been digitally signed and sealed by CLIFFORD R. LOUIN, P.E. on the date adjacent to this seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**REVISIONS:**

1	8/7/16	PER DREP
2	8/18/16	ADDENDUM #1-BIDDERS
3	8/10/15	REV. PER DREP REVIEW
4	6/01/11	REV. PER D.R.C.

**PROJECT NAME:**  
PARCO MARE APARTMENT PROJECT

**PROJECT ADDRESS:**  
1842 DANIA BEACH BOULEVARD  
DANIA BEACH, FLORIDA 33024

**SCALE NO.:** 1" = 30'

**DATE:** DEC 2009

**DRAWN:** A.E.V.

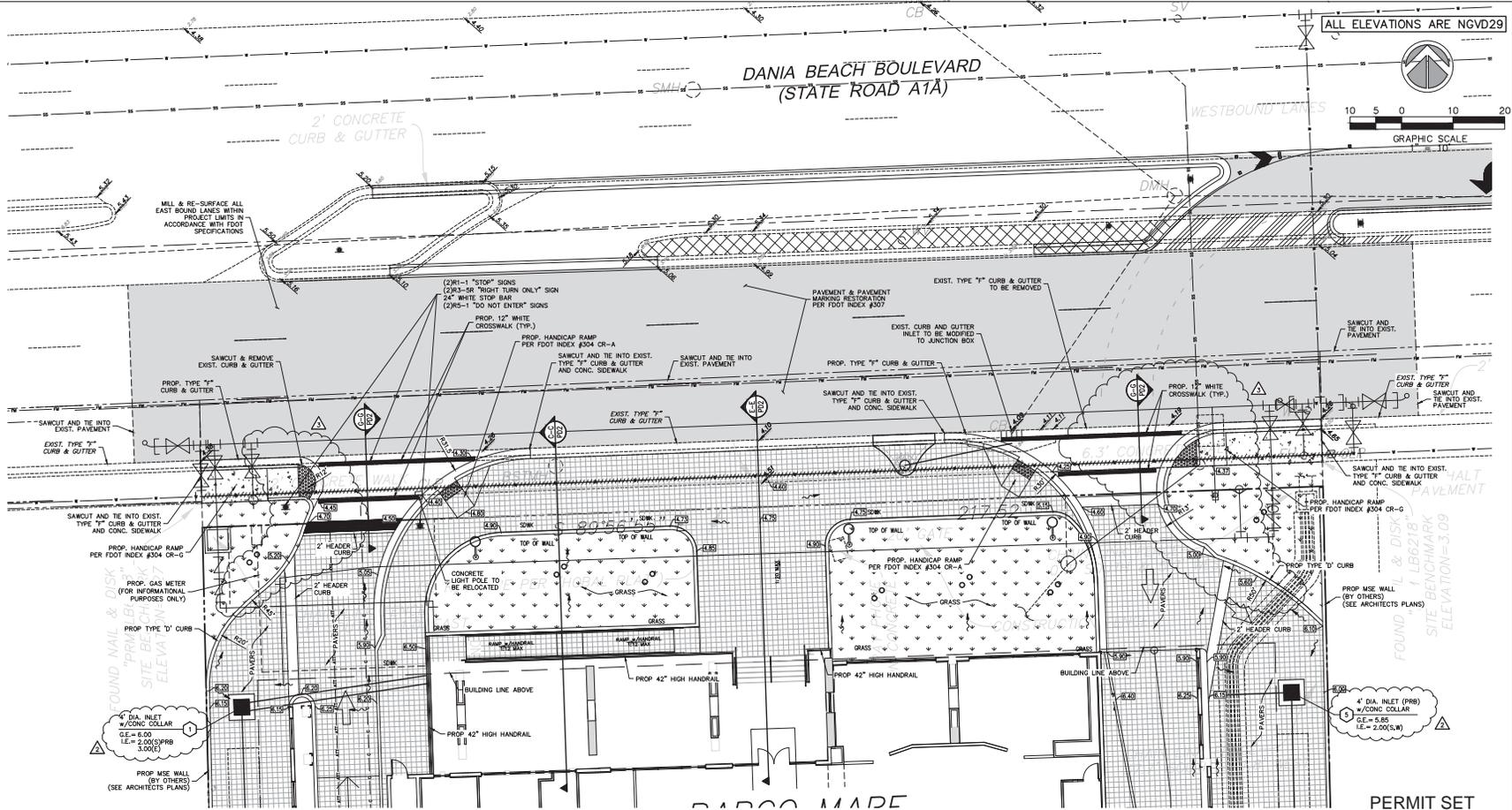
**CHECKED:**

**CAD FILE:** 3195d.dwg

**DRAWING TITLE:**  
PAVING, GRADING & DRAINAGE PLAN

**SHEET NO.:**  
PD1

1/25/2016 11:06:42 AM



**PAVING & DRAINAGE LEGEND**

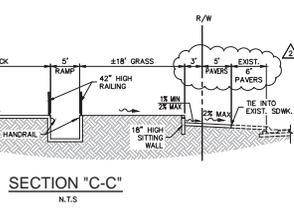
- R.E. RIM ELEVATION
- G.E. GRATE ELEVATION
- I.E. INVERT ELEVATION
- DIRECTION OF FLOW
- 150' @ 0.5% PAVEMENT SLOPE
- P.R.B. POLLUTION RETARDANT BASIN
- FF.F. = 10.00 FINISHED FLOOR ELEVATION
- EXISTING OR FUTURE UTILITIES
- STRUCTURE DESIGNATION
- LENGTH, SIZE OF STORM DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- D.I.P. PIPE

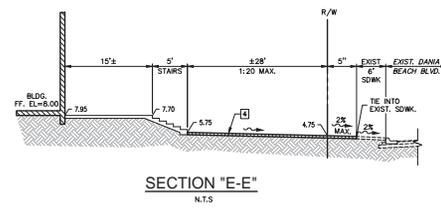
- EXISTING PAVEMENT OR CONCRETE TO BE REMOVED
- MILL AND RE-SURFACE
- NEW PAVEMENT

- ON-SITE PAVEMENT NOTES:**
- 3/4\"/>

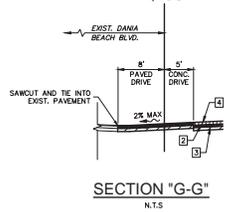
- NOTES:**
- CROSSWALKS TO PROVIDE MAX 2% CROSS SLOPE AND SIX LONGITUDINAL SLOPE.



**SECTION 'C-C'**  
N.T.S.



**SECTION 'E-E'**  
N.T.S.



**SECTION 'G-G'**  
N.T.S.

**PERMIT SET**  
AS OF JUNE 18, 2015

OWNERSHIP

**RG**  
RILEA GROUP  
1450 BRICKELL AVENUE, SUITE 1400  
MIAMI, FL 33131  
Phone: (305) 371-5254 Fax: (305) 371-6626

ARCHITECTURE/PLANNING

**ba**  
BERMEILLO AJAMIL & PARTNERS INC.  
ARCHITECTURE/ENGINEERING/PLANNING/INTERIOR DESIGN/LANDSCAPE ARCHITECTURE  
9005 E. 180 AVENUE, SUITE 201  
FORT LAUDERDALE, FL 33316  
Phone: (954) 462-1113 Fax: (954) 462-1116  
www.ba-architect.com

LANDSCAPE ARCHITECTURE

**MC**  
MARIANO CORRAL  
LANDSCAPE ARCHITECT  
2001 SW 10TH STREET  
MIAMI, FLORIDA 33145  
Phone: (305) 363-2888 Fax: (305) 653-2888  
www.mariano.com

CIVIL ENGINEERING

**STUN**  
SUN TECH ENGINEERING, INC.  
ENGINEERING/PLANNING/SURVEYING  
SUN TECH ENGINEERING, INC.  
407 N.W. 10TH STREET, SUITE #102  
MIAMI, FL 33136  
(954) 777-3123 (954) 777-3114 (FAX)  
www.stun.com

MECHANICAL/ELECTRICAL & PLUMBING

**SHAMR ENGINEERING** CK  
DIREC. A. SHEA, P.E. Florida No. PR8405  
DILLON HANNA, P.E. Florida No. PR8070  
www.shamr.com

STRUCTURAL ENGINEERING

**ADDA**  
ENGINEERS, P.A.  
4905 Southpoint Tower Court  
Miami, Florida 33156  
Tel: (305) 666-0711 Fax: (305) 666-5259  
www.adda.com

FLORIDA REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 56890  
STATE OF FLORIDA

Date: September 30, 2015  
This set has been digitally signed and sealed by CLIFFORD R. LOUDEL, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISONS:

3	08/19/16	PER FOOT REVIEW
2	08/18/16	ADDENDUM #1-BIDDERS
1	8/10/15	REV. PER DPEP REVIEW

PROJECT NAME:  
**PARCO MARE APARTMENT PROJECT**

PROJECT ADDRESS:  
1600 DANIA BEACH BOULEVARD  
CORWATON, FLORIDA 33064

SCALE NO.: 15003.000  
COMM: 1" = 10'  
DATE: DEC. 2009  
DRAWN: A.E.V.  
CHECKED:  
CAD FILE: 31964.dwg

DRAWING TITLE:  
**FRONT ENTRY GRADING PLAN**

SHEET NO. **PD2**





2006 aerial imagery  
B. Chow, EPD



**PART I – Qualitative Description**  
(See Section 62-345.400, F.A.C.)

Site/Project Name San Soucy Hotel		Application Number DFCJ-1097	Assessment Area Name or Number Mangrove Wetland	
FLUCCs code 612	Further classification (optional) Mangrove		Impact or Mitigation Site? Impact	Assessment Area Size 0.26
Basin/Watershed Name/Number Intracoastal Drainage Basin	Affected Waterbody (Class)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Connects to West Lake Park and ultimately the Intracoastal via small channels.				
Assessment area description Mature mangrove area consisting of reds, blacks, and whites with Brazilian pepper on edges				
Significant nearby features West Lake Park		Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Functions Water filtration		Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) Great white heron, gree heron, little blue heron, great egret		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) little blue heron (SSC),		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): raccoon tracks				
Additional relevant factors:				
Assessment conducted by: Stephanie Voris		Michelle Decker		Assessment date(s): 10/18/2007
				2019



**PART II – Quantification of Assessment Area (impact or mitigation)**  
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name San Soucy Hotel	Application Number DF08-1097	Assessment Area Name or 612 - Mangrove (0.26)
Impact or Mitigation Impact	Assessment conducted by: S. Voris	Assessment date: 10/18/2007

**Scoring Guidance**  
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support  w/o pres or current 5 with 0	Wetland is located very near Dania Beach Boulevard and is the furthest tidal reach of mangroves. This area contains a lot of trash and is used by homeless on occasion.
.500(6)(b)Water Environment (n/a for uplands)  w/o pres or current 5 with 0	Receives tidal waters but is furthest tidal reach.
.500(6)(c)Community structure  1. Vegetation and/or 2. Benthic Community  w/o pres or current 7 with 0	Mangrove wetlands with Brazilian pepper on edges.

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

current	with
0.57	0

If preservation as mitigation,

Preservation adjustment factor =

Adjusted mitigation delta =

For impact assessment areas

FL = delta x acres = 0.57 x 0.26

0.148

Delta = [with-current]

0.57 - 0 = 0.57

If mitigation

Time lag (t-factor) =

Risk factor =

For mitigation assessment areas

RFG = delta/(t-factor x risk) =

**PART I – Qualitative Description  
(See Section 62-345.400, F.A.C.)**

Site/Project Name San Soucy Hotel		Application Number DF08-1097		Assessment Area Name or Number Mangrove Wetland	
FLUCCs code 612		Further classification (optional) Mangrove		Impact or Mitigation Site? Mitigation	
				Assessment Area Size 0.32	
Basin/Watershed Name/Number Intracoastal Drainage Basin		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Connects West Lake Park and ultimately to Intracoastal via small channels.					
Assessment area description Mature mangrove area consisting of reds, blacks, and whites with Brazilian pepper on edges. Open spaces left from exotic removal will be filled in with mangrove seedlings.					
Significant nearby features West Lake Park			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Functions Water filtration			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) Great white heron, gree heron, little blue heron, great egret			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) little blue heron (SSC),		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): raccoon tracks					
Additional relevant factors:					
Assessment conducted by: Stephanie Voris			Assessment date(s): 10/18/2007		

**PART II – Quantification of Assessment Area (impact or mitigation)**  
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name San Soucy Hotel	Application Number	Assessment Area Name or Number 612 - Mangrove (0.32)
Impact or Mitigation Onsite Mitigation Enhancement	Assessment conducted by: S. Voris	Assessment date: 10/18/2007

**Scoring Guidance**  
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Wetland is adjacent to West Lake Park mangroves and part of that system. With development, system will be directly adjacent to hotel but still part of West Lake Park mangrove system.						
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>5</td> <td>4</td> </tr> </table>	w/o pres or current	with	5	4			
w/o pres or current	with						
5	4						
.500(6)(b)Water Environment (n/a for uplands)	Currently tidal. Hydrology will be improved by installation of pollution prevention and stormwater management features on upland development.						
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>5</td> <td>8</td> </tr> </table>	w/o pres or current	with	5	8			
w/o pres or current	with						
5	8						
.500(6)(c)Community structure	Exotics and debris will be removed and mangroves installed in any open areas.						
<table border="1"> <tr> <td>1. Vegetation and/or</td> <td>2. Benthic Community</td> </tr> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>7</td> <td>8</td> </tr> </table>	1. Vegetation and/or	2. Benthic Community	w/o pres or current	with	7	8	
1. Vegetation and/or	2. Benthic Community						
w/o pres or current	with						
7	8						

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
0.67	0.67
0.63	

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.148

FG = 0.027\*  
0.32 = 0.009

Delta = [with-current]
0.67-0.63=0.04

If mitigation
Time lag (t-factor) = 1.0
Risk factor = 1.5 (enh)

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.10/(1.0x1.5) = 0.07

=0.04/(1\*1.5)=0.027

Form 62-345.900(2), F.A.C. [effective date]

This mitigation offsets 0.02 acre from 0.26 total impacts, leaving 0.24 acre to require mitigation (0.139 FL remains)

**PART I – Qualitative Description**  
(See Section 62-345.400, F.A.C.)

Site/Project Name San Soucy Hotel		Application Number DF08-1097	Assessment Area Name or Number Brazilian Pepper	
FLUCCs code 422	Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.17
Basin/Watershed Name/Number Intracoastal Drainage Basin	Affected Waterbody (Class)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Slightly higher in elevation than surrounding mangrove area, receives water via rainfall and stormwater runoff only.				
Assessment area description Previous mangrove area that has had Brazilian pepper infestation due to a slight increase in elevation from accretion of soils. Consists entirely of Brazilian pepper and other nuisance shrubs.				
Significant nearby features West Lake Park		Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Functions Water filtration		Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) Great white heron, gree heron, little blue heron, great egret		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) little blue heron (SSC),		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): raccoon tracks				
Additional relevant factors:				
Assessment conducted by: Stephanie Voris		Assessment date(s): 10/18/2007		



**PART I – Qualitative Description  
(See Section 62-345.400, F.A.C.)**

Site/Project Name San Soucy Hotel		Application Number DF08-1097		Assessment Area Name or Number Brazilian Pepper	
FLUCCs code 422		Further classification (optional) Mitigation Restoration		Impact or Mitigation Site? Mitigation	Assessment Area Size 0.06
Basin/Watershed Name/Number Intracoastal Drainage Basin		Affected Waterbody (Class)		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Connects to West Lake Park and ultimately the Intracoastal via small channels.					
Assessment area description This area will be scraped down from elevations of 2.3'-2.8' NGVD to 1.4' NGVD. Red mangroves will be planted and hand channels cut for consistent tidal water flow between this restoration area and the existing mangroves that will be enhanced by exotic and debris removal.					
Significant nearby features West Lake Park			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Functions Water filtration			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) Great white heron, gree heron, little blue heron, great egret			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) little blue heron (SSC),		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): raccoon tracks					
Additional relevant factors:					
Assessment conducted by: Stephanie Voris			Assessment date(s): 10/18/2007		

**PART II – Quantification of Assessment Area (impact or mitigation)**  
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name San Soucy Hotel	Application Number DF08-1097	Assessment Area Name or Number 422 - Brazilian Pepper (0.17)
Impact or Mitigation Impact	Assessment conducted by: S. Voris	Assessment date: 10/18/2007

**Scoring Guidance**  
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

<p>.500(6)(a) Location and Landscape Support</p> <p>Currently dominated by Brazilian pepper at slightly higher elevations than mangroves. Located at the furthest tidal reach of wetlands in this vicinity.</p> <table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>5</td> <td>0</td> </tr> </table>	w/o pres or current	with	5	0
w/o pres or current	with			
5	0			
<p>.500(6)(b)Water Environment (n/a for uplands)</p> <p>Hydrology is mainly from rain and runoff from other parts of the site. This area is slightly higher in elevation than the surrounding mangroves.</p> <table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>2</td> <td>0</td> </tr> </table>	w/o pres or current	with	2	0
w/o pres or current	with			
2	0			
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>Vegetation currently consists of Brazilian pepper and other volunteer nuisance weeds, and shrub species.</p> <table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>1</td> <td>0</td> </tr> </table>	w/o pres or current	with	1	0
w/o pres or current	with			
1	0			

Score = sum of above scores/30 (if uplands, divide by 20)	
current or w/o pres	with
0.27	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = $0.27 * 0.17 = 0.046$

Delta = [with-current]
$0.27 - 0 = 0.27$

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

**PART II – Quantification of Assessment Area (impact or mitigation)**  
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name San Soucy Hotel	Application Number DF08-1097	Assessment Area Name or Number 422 - Brazilian Pepper (0.06)
Impact or Mitigation Onsite Mitigation Restoration	Assessment conducted by: S. Voris	Assessment date: 10/18/2007

**Scoring Guidance**  
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Currently dominated by Brazilian pepper at slightly higher elevations than mangroves. Currently adjacent to mangroves and West Lake Park, but will be adjacent to mangroves and development.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>5</td> <td>4</td> </tr> </table>	w/o pres or current	with	5	4	
w/o pres or current	with				
5	4				
.500(6)(b) Water Environment (n/a for uplands)	Hydrology is currently from rain and runoff from other parts of the site. This area is slightly higher in elevation than the surrounding mangroves. This area will be scraped down to 1.4' NGVD and planted with red mangroves.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>2</td> <td>8</td> </tr> </table>	w/o pres or current	with	2	8	
w/o pres or current	with				
2	8				
.500(6)(c) Community structure	Vegetation currently consists of Brazilian pepper and other volunteer nuisance shrub species. All exotics and nuisance species will be removed and red mangroves planted.				
<table border="1"> <tr> <td>w/o pres or current</td> <td>with</td> </tr> <tr> <td>1</td> <td>8</td> </tr> </table>	w/o pres or current	with	1	8	
w/o pres or current	with				
1	8				

Score = sum of above scores/30 (if uplands, divide by 20)	
current	with
0.27	0.67

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = 0.046

Delta = [with-current]
0.67 - 0.27 = 0.40

If mitigation
Time lag (t-factor) = 1.355 (20 yrs)
Risk factor = 1.75 (Restoration)

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.40/(1.355x1.75) = 0.17

Acres offset = 0.04

EXHIBIT 0.13 BP acres require mitigation

# Mitigation Bank Wetland Function Evaluation Matrix

Project: co Mar DF08-1097 Modification

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

Reviewer: Michelle Decker  
Date: 2018-2019

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon			Polygon	Polygon
			0.24 mangrove impacts	0.13 Brazilian Pepper impacts				
<b>1. Fish &amp; Wildlife Functions</b> Apply to freshwater, saltwater, brackish and mitigation systems								
a. Waterfowl, wading birds, wetland dependent, or aquatic birds of prey.	7 or more species commonly observed	3	1	1				
	3-6 species commonly observed	2						
	1-2 species commonly observed	1						
	0 species commonly observed	0						
b. Fish	7 or more species commonly observed	3	0	0				
	3-6 species commonly observed	2						
	1-2 species commonly observed	1						
	0 species commonly observed	0						
c. Mammals	Top predator (carnivore) &/or large mammals	3	2	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	7 or more species commonly observed	3	1	1				
	3-6 species commonly observed	2						
	1-2 species commonly observed	1						
	0 species commonly observed	0						
e. Aquatic reptiles	Large species observed	3	1	1				
	Aquatic turtles	2						
	Snakes & lizards	1						
	No evidence of species present	0						

## Mitigation Bank Wetland Function Evaluation Matrix

Project: co Mar DF08-1097 Modification

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

Reviewer: Michelle Decker  
Date: 2018-2019

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon			Polygon	Polygon
			0.24 mangrove impacts	0.13 Brazilian Pepper impacts				
<b>2. Vegetative Functions</b> 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	2	1				
	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						
b. Vegetative ground cover	Assessment area exhibits <2% inappropriate herbaceous ground cover for specific wetland systems and groundcover is present	3	2	2				
	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						
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						
d. Category 1 and Category 2 exotic plants or (non-native) species	< (or = to) 1 % exotic plant cover	3	2	0				
	>1 % to 10 % exotic plant cover	2						
	>10 % to 65 % exotic plant cover	1						
	> 65 % exotic plant cover	0						
e. Habitat diversity (vegetative) <i>(within assessment area)</i>	>3 native species communities on site within assessment area	3	2	2				
	2 or 3 native specie 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						
f. Biological diversity within 3000 feet <i>(approximately 1/2 mile from edge of assessment area)</i>	> 3 alternative habitats available (including upland)	1	2	2				
	2 to 3 alternative habitats	2						
	1 alternative habitat	1						
	Same habitat type, or inappropriate / impacted	0						

### Mitigation Bank Wetland Function Evaluation Matrix

Project: o Mar DF08-1097 Modification

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

Reviewer: ichele Decker  
Date: 2018-2019

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon			Polygon	Polygon
			0.24 mangrove impacts	0.13 Brazilian Pepper impacts				
<b>3. Hydrologic Functions</b>								
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	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						
	>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	1.5	1.5				
	> 6 weeks but <10 weeks of continuous inundation including soil saturation	2						
	>2 weeks but <6 weeks of inundation, including soil saturation	1						
	<2 weeks of continuous inundation	0						
b-2 Alternate to b. for Saltwater, brackish (tidal) systems	Inundated by >90% high tides							
	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 (Juncus-Distichlis)	Inundated by high "spring" tides (monthly) and flushed by fresh water sheetflow every 10 days average	3						
	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 receives and maintains fresh water at least into first half of dry season	3						
	Inundated by high tides (daily) and/or receives and maintains fresh water during rainy season only	2						
	Inundated by high tides (daily) and/or receives 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						

### Mitigation Bank Wetland Function Evaluation Matrix

Project: o Mar DF08-1097 Modification

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

Reviewer: ichele Decker  
Date: 2018-2019

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon			Polygon	Polygon
			0.24 mangrove impacts	0.13 Brazilian Pepper impacts				
<b>3. Hydrologic Functions continued</b>								
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						
	>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	0	0				
	> 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						
	>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						
	>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						

### Mitigation Bank Wetland Function Evaluation Matrix

Project: co Mar DF08-1097 Modification

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

Reviewer: Michelle Decker  
Date: 2018-2019

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon			Polygon	Polygon
			0.24 mangrove impacts	0.13 Brazilian Pepper impacts				
<b>3. Hydrologic Functions continued</b>								
d. Water Quality	No indication of poor water quality (lab testing required, all values within acceptable range)	3	2	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	1	1				
	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	1	1				
	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	2.5	2.5				
	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						

# Mitigation Bank Wetland Function Evaluation Matrix

Project: co Mar DF08-1097 Modification

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

Reviewer: Michelle Decker  
Date: 2018-2019

Parameter/ Function	Scoring Criteria	Ratings	Polygon	Polygon			Polygon	Polygon
			0.24 mangrove impacts	0.13 Brazilian Pepper impacts				
<b>4. Salinity Parameters</b> Apply to freshwater, saltwater, brackish, hypersaline and mitigation systems - <b>Choose 1</b>								
a. Optimum salinity for fresh systems during growing season based on mean high salinity for a normal year. <i>Apply to freshwater systems within 5 miles of the coast</i>	<2 parts per thousand (ppt)	3						
	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. <i>Apply to brackish (tidal) systems only</i>	6 to 8 parts per thousand (ppt)	3						
	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. <i>Apply to saline marsh (tidal) systems only</i>	17 to 19 parts per thousand (ppt)	3						
	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. <i>Apply to hypersaline (tidal) systems only</i>	26 to 41 parts per thousand (ppt)	3						
	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. <i>Apply to riverine systems only</i>	bottom (lower) third between 12 to 25 ppt	3						
	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)	24	21		
Maximum Possible Score (MPS)	51.00	51.00		
W.A.T.E.R. = Cumulative Score/Maximum Possible Score	<b>0.47</b>	<b>0.41</b>		
	0.47*1.02*0.22	0.41*1.02*0.1	Credits Req'd	
	0.105468	0.042	0.15	20% 0.18 credits

# FPL Everglades Mitigation Bank Mitigation Bank Site Suitability Evaluation (MBSE) Matrix

Parameters			
Parameter	Scoring Criteria	Ratings	Score
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	
	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)			<b>2</b>

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
<b>.4</b>	<b>1.04</b>
.3	1.03
.2	1.02
.1	1.01
0	0

Maximum Possible Score (MPS)	10
Cumulative Score (CS)	<b>0.2</b>

**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.



**EVERGLADES**  
MITIGATION BANK

January 27, 2011

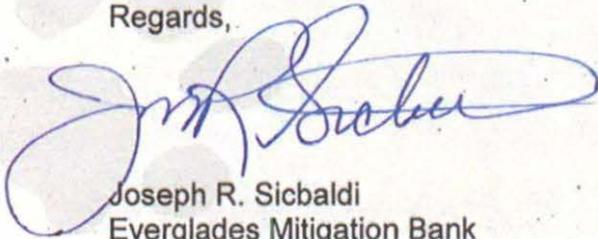
Dania Beach Developers, LLC  
Alan Ojeda, President  
1450 Brickell Ave # 1420  
Miami, FL 33131

**Re: Everglades Mitigation Bank Credit Reservation:  
South Florida Water Management District Permit # 080707-18  
U S Army Corps of Engineers Permit # SAJ-200802705 (IP-JJR)  
Broward County Environmental Protection Department Permit #  
DF08-1097**

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved 0.09 Saltwater 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 payment in full 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

<b>BROWARD COUNTY DEVELOPMENT &amp; ENVIRONMENTAL REGULATION DIVISION ENVIRONMENTAL RESOURCE PERMIT &amp; LICENSES</b>			
<b>SWM No.</b>	<u>SWM2011-029-0</u>	<b>ERL No.</b>	<u>DF08-1097</u>
<b>ERP No.</b>	<u>06-06318-P</u>	<b>Exhibit No.</b>	<u>3</u>





**EVERGLADES**  
MITIGATION BANK

March 28, 2017

Dania Beach Developers  
1200 Brickell Avenue  
Suite 1200  
Miami, FL 33131  
Attn: Alan Ojeda

**Re: Everglades Mitigation Bank Credit Reservation:  
U. S. Army Corps of Engineers Permit Number SAJ-2008-02705  
Broward County Environmental Protection and Growth Management  
Department Permit Number DF08-1097**

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved 0.09 Saltwater 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 payment in full for the above referenced credits.**

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

Regards,

A handwritten signature in blue ink, appearing to read 'Joseph R. Sicbaldi', with a large, sweeping flourish at the end.

Joseph R. Sicbaldi  
Everglades Mitigation Bank

Planting Plan Table  
of Installed Quantities

**Parco Mare**  
Planting Quantities

11/13/2018

Wetland

<i>Taxa</i>	<i>Botanical Name</i>	<i>Spacing (OC)</i>	<i>Size</i>	<i>Notes:</i>	<i>Quantity / acre</i>	<i>Total Quantity</i>
red mangrove	<i>Ryzophora mangle</i>	3	7 gallon		5,585	25
red mangrove	<i>Ryzophora mangle</i>	5	25 gallon		2,012	11
buttonwood	<i>Conocarpus erectus</i>	10	7 gallon		292	10
buttonwood	<i>Conocarpus erectus</i>	15	15 gallon		224	10
sea oxeye daisy	<i>Borrchia spp.</i>	5	3 gallon		2,012	75
cordgrass	<i>Spartina alterniflora</i>	5	3 gallon		2,012	50
<b>Total Wetland Plantings</b>						<b>181</b>

## THE SAN SOUCY HOTEL SITE Dania Beach Developers, LLC

### *Onsite Wetland Mitigation Plan*

The onsite mitigation plan involves the enhancement of 0.37 acres and restoration of 0.12 acres of mangrove wetlands. Mitigation restoration will include lowering of the ground elevations by scraping the surface soils to 1.4' NGVD. Muck shall be brought on site from an outside source if enough does not exist on site. Red mangroves shall be planted within this area when the proper elevation is obtained. See Planting Plan for details. Enhancement of the existing mangroves will involve removal of exotics such as Brazilian pepper (*Schinus terebinthifolius*) and any trash and debris present. Any open areas left by exotic and debris removal shall be filled in with red mangrove plantings. See Planting Plan for details.

To segregate the wetland from the proposed development, a 5' wide natural buffer, higher in elevation than the wetland, shall be placed on the north sides of both wetland areas. This will be directly adjacent to the structural buffer consisting of concrete retaining walls.

The balance of mitigation that cannot be compensated for onsite will be satisfied by the purchase of saltwater credits at the Everglades Mitigation Bank.

The wetland mitigation will be initiated 90 days after issuance of all necessary permits and licenses. The specific mitigation sequence will begin with the removal of exotics and debris to be disposed of in an appropriate manner. The mitigation restoration area subsurface soils will then be lowered to 1.4' NGVD. Red mangroves will then be installed in the restoration and enhancement areas following permitting agency review.

Following completion of the wetland mitigation area earthwork, an as-built survey of the area will be generated and reviewed for consistency with the mitigation plan. Field evaluations will be requested from Broward County compliance staff. Following the field evaluations and confirmation that the wetland mitigation area is at projected elevations, red mangroves shall be installed in the restoration and enhancement areas according to the Wetland Mitigation Area Planting Plan, see attached plan.

Maintenance and monitoring of the wetland mitigation areas will begin at the Time Zero Mitigation Monitoring Report and continue for a period of five years. Following the acceptance of the mitigation area and the Time Zero Monitoring Report, the five-year mitigation area maintenance and monitoring phase will begin. Monitoring reports will be submitted to Broward Co. on a quarterly basis and the Army Corps of Engineers annually.

Success criteria will be measured by percent cover of wetland plants within the mitigation area over the 5 year monitoring period as follows: 30% cover by the end of the 1<sup>st</sup> monitoring year, 50% cover by the end of the 2<sup>nd</sup> year and 80% by the end of the 3<sup>rd</sup> year and maintained thereafter for the duration of the monitoring period.



**SAN SOUCY HOTEL SITE  
Dania Beach Developers, Inc.**

***Onsite Wetland Mitigation Area  
Monitoring and Maintenance Plan***

The wetland mitigation area monitoring events will begin at the Time Zero event and continue for a period of five years. All reports shall include information on planting success, amount of desirable wetland plant recruitment, wildlife utilization, exotic (as listed by the Exotic Pest Plant Council (EPPC)) and undesirable vegetation encroachment and physio-chemical conditions. The wetland mitigation area will have quarterly maintenance performed and monitored quarterly for Broward County with annual reports submitted to the Army Corps of Engineers.

Pedestrian transects will be conducted during all site evaluations. Each monitoring event will include photographic documentation of existing conditions in the wetland mitigation areas. The field transects, wildlife utilization and photographic reference points will be monitored and maintained throughout the five-year monitoring and maintenance period.

The results of the field evaluations will assist in identifying the progressive condition of the mitigation area and the impact of the hydrologic improvements resulting from the project. All monitoring event data will be utilized by maintenance crews as necessary to provide the most effective treatment of undesirable vegetation should invasion occur. This will ensure that the undesirable vegetation will be controlled prior to establishment and seed set. Further, the results of the monitoring events and the resulting treatment procedures will be included in the mitigation area monitoring reports, which will be provided to Broward County and the Army Corps. A survival rate of 80% of planted wetland species will be guaranteed by the licensee by the 3<sup>rd</sup> year with replanting if necessary.

All invasive exotic plants (as defined by EPPC) will be removed or killed (depending upon the most ecologically sensitive technique) in-place during quarterly maintenance of the mitigation areas. The elimination of the exotic vegetation will be coordinated with the permitting agency staff to provide the most appropriate control mechanism. All exotic and undesirable vegetation re-growth will be maintained at or below two percent (2%) coverage of the wetland mitigation area. Any and all trash and/or debris found during maintenance visits shall be removed and disposed of properly.

The applicant, Dania Beach Developers, LLC, will conduct the maintenance and monitoring of the wetland mitigation area for the five (5) years required by permits and license and will then be responsible for maintenance of the mitigation in perpetuity. This maintenance will help ensure that this conservation easement area of the project will be maintained free from invasive exotic vegetation and nuisance plants according to the previously described criteria in perpetuity.



**SAN SOUCY HOTEL SITE**

**Dania Beach Developers, LLC**

***Onsite Mitigation Area Proposed Time Schedule***

<b>Expected Commencement/Completion Date</b>	<b>Activity</b>
Begin: 3 months after all permits are issued	Grade mitigation restoration area as per plans and remove exotics, submit as-built survey to Broward Co. and SFWMD compliance staff.
Begin: 3 months after grading is complete and accepted by permitting agencies	Install wetland vegetation, Time Zero Monitoring Report filed with Broward Co. and Army Corps.
Complete: One year after Time Zero monitoring Report submitted to agencies	First year of quarterly mitigation monitoring reports filed with Broward Co. The reports will include data outlined in the Monitoring and Maintenance Plan. Annual reports will be submitted to Army Corps using the quarterly data.
Complete: Two years after Time Zero monitoring Report submitted to agencies	Second year of quarterly mitigation monitoring reports filed with Broward Co. The reports will include data outlined in the Monitoring and Maintenance Plan. Annual reports will be submitted to Army Corps using the quarterly data.
Complete: Three years after Time Zero monitoring Report submitted to agencies	Third year of quarterly mitigation monitoring reports filed with Broward Co. The reports will include data outlined in the Monitoring and Maintenance Plan. Annual reports will be submitted to Army Corps using the quarterly data.
Complete: Four years after Time Zero monitoring Report submitted to agencies	Fourth year of quarterly mitigation monitoring reports filed with Broward Co. The reports will include data outlined in the Monitoring and Maintenance Plan. Annual reports will be submitted to the Army Corps using the quarterly data.
Complete: Five years after Time Zero monitoring Report submitted to agencies	Fifth year of quarterly mitigation monitoring reports filed with Broward Co. The reports will include data outlined in the Monitoring and Maintenance Plan. Annual reports will be submitted to Army Corps using the quarterly data.



J.J. GOLDASICH AND ASSOCIATES, INC.



**From:** [Megan Reising](#)  
**To:** [Decker, Michelle](#)  
**Subject:** RE: Confirmation of permit condition in place of bond - Parco Mare ERL No. DF08-1097  
**Date:** Thursday, January 30, 2020 10:12:16 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

**External Email**

Good morning Michelle,

Please see the below cost estimate.

Wetland Mitigation Cost estimate	
Item	Cost
Year 1 Monitoring and Report	\$ 8,100.00
Year 2 Monitoring and Report	\$ 8,100.00
Year 3 Monitoring and Report	\$ 8,100.00
Year 4 Monitoring and Report	\$ 8,100.00
Year 5 Monitoring and Report	\$ 9,000.00
Subtotal	\$ 41,400.00
110% Financial Assurance Amount	\$ 4,140.00
<b>Total Cost Estimate</b>	<b>\$ 45,540.00</b>

Respectfully,

**Megan Reising**  
 Environmental/Permitting Senior Project Manager  
[mreising@coastalsystemsint.com](mailto:mreising@coastalsystemsint.com)



**Coastal Systems International, Inc.**

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 Coral Gables, Florida 33146, USA  
 t 305-661-3655 x142  
 f 305-661-1914

**STAFF REPORT DISTRIBUTION LIST  
ADDRESSES**

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Attention: Mr. Alan Ojeda  
1450 Brickell Ave., Ste 1420  
Miami, FL 33131

**Applicant:**

Dania Beach Developers LLC  
Attention: Mr. Alan Ojeda  
1450 Brickell Ave., Ste 1420  
Miami, FL 33131

**Engineering**

**Consultant:**

Sun-Tech Engineering, Inc  
Attention: Mr. Clifford R. Loutan, P.E.  
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351

**Other:**

City of Dania Beach Building Official  
Army Corps of Engineers