LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.

329 PALERMO AVE., CORAL GABLES, FL. 33134
Phone: (305) 448-1600 Fax: (305) 446-3876

We Transmit:
- [ ] As requested

via:
- [ ] US Mail
- [ ] Overnight Standard
- [ ] Overnight Priority
- [x] Courier
- [ ] Pickup

For Your:
- [x] Approval
- [ ] Review & comment
- [ ] Use
- [ ] Information
- [ ] Record
- [ ] Distribution
- [ ] _____

The Following:
- [ ] Drawing Original(s)
- [x] Calculations
- [ ] Shop Drawings
- [x] Prints
- [x] Copies
- [ ] Application(s)
- [ ] Checks_____

# Sets	# Shts. In set	Date	Latest Rev. Date	Description
2		10/6/14	11/29/16	Lake and Roadway Plans, Boundary Survey
2	23	11/21/16		Drainage Calculations and Percolation Tests
1	26	2/2/17		SFWMD ERP Permit
1	3	1/5/17		Most Current RAI for Class IV Permit Application under Application # CLIV20160100
2	2	2/22/17		Email from Luis Moreno on Tree Removal Permit Application (Tree-7871)
2	2	2/22/17		DERM Lakefill Operating Permit Determination Letter

Remarks: For review and approval of lake fill and public road plans as required by Village of Palmetto Bay. Class IV and Tree Removal Permits are still being coordinated through those respective departments

ORIGINAL TRANSMITTAL

TRANSMITTAL MEMO

To: Miami-Dade County DERM
701 NW 1st Court, 2nd Floor
Miami, FL 33136

RECEIVED
MAR 09 2017
Environmental Plan Review

Attn: Frank Lezcano

Date: Mar. 9, 2017
File: 2014-32
Project: Westminster Manor Lake Fill and Public Roadway

(w/encl)
- [ ] _____
- [ ] _____

By: _____
Print Name: Sarah V. Zimmermann, P.E.

DERM - LAKE FILL #SW1961
DERM CLASS IV WETLAND PERMIT CLIV20160100
STATE WATER MNG - # 13-06383-P
NAT. PARK SERVICE REF # 2017-09

CLASS 4 - ARMY CORP NOT REQ -
DERM TREE REMOVAL 7871

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- ☐ Checks_____

# Sets	# Shts. In set	Date	Latest Rev. Date	Description
2	2	11/29/16	3/27/17	Revised Roadway Plans, inserted in original plans sets
1	1	7/11/17		Response Narrative
1	13	7/7/17		Tree Removal Permit
1	7	6/20/17		Class IV Permit
1	25	2/2/17		SFWMD ERP Permit
2	2			Original Package Submitted for Permit

Remarks: In response to review of lake fill and public road plans as required by Village of Palmetto Bay, for approval.

TRANSMITTAL MEMO

To: Miami-Dade County DERM
701 NW 1st Court, 2nd Floor
Miami, FL 33136

Attn: Julio Diaz

Date: Jul. 11, 2017
File: 2014-32
Project: Westminster Manor
Lake Fill and Public Roadway
App # 2017-DTM-MISC-00026

Copies to: _____ (w/encl) ☐
_____ ☐

By: _____
Print Name: Sarah V. Zimmermann, P.E.

Department of Regulatory and Economic Resources (RER)
Environmental Resources Management
Pollution Regulation Division
701 NW 1st Court • 7th Floor
Miami, Florida 33136-3912
T 305-372-6600

Project Name: Windsor Investments (Westminster Manor) LLC

Address: SW 152 ST between SW 71st CT and SW 69th CT (Folio No. 33-5023-000-0582)

DERM Tracking/Permit No. SW-1961 **DERM Process Number:** 2017-DTM-MISC-00026

Date Plans Received: 03/17/2017 **Date Plans Reviewed:** 03/17/2017

Scope: Site development involving lake filling activities

Disposition: Approved

Reviewer: Johnny Vega

The Environmental Permitting Section (EPS) of the Pollution Regulation Division (PRD) has reviewed the subject plans submitted and hereby approves them subject to the following conditions:

1) Lake fill material shall be limited to limerock originating form rock mining quarry as indicated in note #2 of the plan titled "Lake Fill Permit Approval Plan" (sheet 1 of 1) dated 03-10-16.

2) Lake filling activities shall be conducted in accordance with the conditions stipulated in the lake fill operating permit determination letter dated February 22, 2017 issued by the EPS to Windsor Investments (Westminster Manor), LLC.

If you have any questions regarding the above, please contact Johnny Vega, P.E. of the EPS at (305) 372-6661 or via email at johnny.vega@miamidade.gov.

CIVIL ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

July 11, 2017

Miami-Dade County RER DERM
701 NW 1st Court, 2nd Floor
Miami, FL 33136
Attn: Julio Diaz

Re: Westminster Manor – Lakefill and Public Roadway P/N 2014-32
Process Number: 2017-DTM-MISC-00026
Folio # 33-5023-000-0582

Disapproval Code # 01: 0302 – Requires DERM Tree Section approval

Response: See attached Tree Removal Permit Number 7871

Disapproval Code # 02: 0303 – Requires the approval of the Wetland Resources Section.

Response: See attached Class IV permit CLIV 20160100

Disapproval Code # 03: 0291 Paving and Drainage plans approval required. Contact the Water Control Section.

Response: The project is under the jurisdiction of SFWMD. Plans are approved by SFWMD under Application # 161129-14, attached. Further, P D review by Mahmoud Abdallah requires drainage pipes to be minimum 18 inches in diameter. This has been changed on the plans as required; see attached revised plans. These revised plans have been inserted in the original set and the original sheets have been voided.

Sincerely,

Sarah V. Zimmermann

Sarah V. Zimmermann, P.E.

LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE • CORAL GABLES • FLORIDA 33134 • 305/448-1600 • FAX 305/446-3876

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 6th Floor
Miami, Florida 33136
Phone: 305-372-6585 Fax: 305-372-6479

CLASS IV WETLAND PERMIT

***********THIS PERMIT MUST BE KEPT ON SITE***********
DURING ALL PHASES OF CONSTRUCTION

PERMIT NO. CLIV 20160100

ISSUE DATE: June 20, 2017 **EXPIRATION DATE:** June 20, 2022

ISSUED BY: Alex Roberts **SIGNATURE:**

PERMITTEE NAME: Windsor Investments, LLC c/o Roland DiGasbarro

PROJECT LOCATION: S.W. 152nd Street and S.W. 71st Court

FOLIO: 33-5023-000-0582

WETLAND BASIN: Southwest Biscayne Bay

PROPOSED WORK

This permit authorizes impacts to 0.81 acres of wetlands; specifically, the filling of 0.81 acres of wetlands for the construction of residential homes. The entire property size is 4.89 acres, of which 4.08 acres do not contain wetlands.

ENGINEER OF RECORD: Sarah V. Zimmerman, P.E. #24242

PLANS ENTITLED: "WESTMINSTER MANOR – PALMETTO BAY"

SIGNED AND SEALED DATE: December 5, 2016

All work shall be performed in accordance with the above referenced plans and in accordance with the attached specific and general permit conditions.

PERMITEE

Windsor Investments, LLC
c/o Rolando DiGasbarro
28 Tahiti Beach Island
Coral Gables, FL 33143
(305) 978-8283

PERMIT AGENT

Gisele L. Colbert,
330 Southwest 27th Avenue, Suite 504
Miami, FL 33135
(305) 356-4333

PERFORMANCE BOND AMOUNT:	N/A
MITIGATION BOND AMOUNT:	N/A
TOTAL AMOUNT OF BONDS REQUIRED:	N/A
TRUST FUND CONTRIBUTION AMOUNT:	N/A

PRE-WORK CONFERENCE REQUIRED ☐ YES ☑ NO

TO ARRANGE A PRE-CONSTRUCTION CONFERENCE OR TO SCHEDULE A FINAL INSPECTION, PLEASE CONTACT THE DERM COASTAL AND WETLANDS RESOURCES SECTION AT (305) 372-6585, OR BY FACSIMILE AT (305) 372-6479

UNLESS OTHERWISE EXEMPTED BY DERM, RECORD DRAWINGS (AS-BUILTS PLANS) MAY BE REQUIRED TO BE SUBMITTED TO DERM WITHIN THIRTY (30) DAYS OF PROJECT COMPLETION.

APPLICATION FEE:	$610.00	PERMIT FEE:	$530.00
APPLICATION FEE DATE:	12/6/2016	PERMIT FEE DATE:	5/15/2016

AGENCIES OTHER THAN DERM FROM WHICH APPROVAL MAY BE NECESSARY:

1. Local Municipality (structural, zoning, building)
2. Miami-Dade County Building Department (if located in unincorporated Miami-Dade County)
3. South Florida Water Management District (SFWMD)
4. Florida Department of Environmental Protection (FDEP),
5. U.S. Army Corps of Engineers (ACOE)

REVIEWED BY: _____
Coastal and Wetlands Resources Section

It is the Permittee's responsibility to ensure that all other regulatory or proprietary permits and/or authorizations are obtained prior to commencement of work.

SPECIAL CONDITIONS

1. This permit authorizes impacts to 0.81 acres of wetlands; specifically, the filling of 0.81 acres of wetlands for the construction of a residential community. The entire property size is 4.89 acres. **NO ADDITIONAL FILL OR EXCAVATION BEYOND THE LIMITS OF THIS AREA IS AUTHORIZED UNDER THIS PERMIT.**

2. Pursuant to Section 24-48.9(1) of the Code of Miami-Dade County (Code) this permit is valid for a period of five (5) years. As provided by Section 24-48.9(2) of the Code, an extension to this permit may be granted. A written request for extension shall be submitted by the permit holder to the Coastal and Wetlands Resources Section (CWRS) of DERM at least thirty (30) days prior to the expiration date of this permit. Applications for extensions of time must be filed in accordance with Section 24-48.9(2) of the Code or they will be returned to the Permittee.

3. Mitigation for Wetland Impacts:

   Windsor Investments, LLC mitigated for the ecological impacts related to the loss of wetland habitat through offsite mitigation by purchasing 1.22 state acre credits from the Hole in the Donut Regional Offsite Mitigation Bank (HID). The HID is restored and managed by Everglades National Park (ENP). This wetland restoration project will allow for the improvement of wetland biological function currently associated with Everglades National Park.

4. A temporary protective barrier, such as silt screens, hay bales, turbidity screens/barriers or other such sediment control measures, shall be utilized during construction phases to prevent encroachment and impacts to any immediately adjacent property lines, wetlands, or surface waters. No work shall commence until said barriers are in place and have been verified through an on-site inspection by DERM. Furthermore, the Permittee shall be responsible for ensuring that erosion control devices and procedures are inspected periodically and maintained during all phases of construction authorized by this permit until all areas that were disturbed during construction are sufficiently stabilized to prevent erosion, siltation, and turbid discharges.

5. Tree resources exist on the upland portions of the subject property, and their removal and/or preservation are regulated by the Tree and Forest Resources Section of DERM under Tree Removal Permit 7871. All activities associated with the upland tree removal and preservation shall be implemented as set forth in the landscape plans, specifications and performance criteria as approved by Tree Removal Permit 7871.

6. The Department shall be notified no later than forty-eight (48) hours and no earlier than five (5) days prior to the commencement of the work authorized by this permit, unless otherwise noted herein. The Permittee and/or contractor may notify the Department by calling (305) 372-6585 or by submitting the attached Notice of Commencement of Construction via hand delivery, U.S. Mail, or facsimile at (305) 372-6479.

GENERAL CONDITIONS

1. Fill material shall consist of clean fill (soil, rock, sand, marl, clay, stone and concrete rubble). No trash, garbage, wood, asphalt, roofing materials, tires, metals, cleared vegetation, building debris, or similar materials are allowed to be used as fill. Evidence that improper fill material has been used shall result in the initiation of enforcement action by the Department of Permitting, Environment and Regulatory Affairs (Department) against the Permittee. Failure of the Permittee to cease and desist the improper fill violation after receiving written Notice by the Department or to fully correct the violation within the time frames specified by the Department's written Notice may result in the revocation of this permit.

2. The Permittee must comply with the terms and conditions of this permit. The Permittee is not relieved of this requirement if the permitted activity is abandoned. However, the Permittee may make a good-faith transfer in compliance with General Condition 4 below.

3. The Permittee shall comply with the provisions of Chapter 16A of the Code to preserve known and potential archeological resources in the area that are subject to this permit.

4. It is a violation of the Code to perform any work authorized pursuant to this Permit if the Permittee(s) sell or otherwise transfer ownership of the property unless the Department has approved an Application for Transfer. An Application for Transfer may be filed with the Department at any time prior to the transfer of property ownership and, for a limited time, after the transfer of property ownership and must be signed by both the proposed transferee and transferor. Applications for Transfer shall be filed in the form prescribed by the Department and shall not be processed if the filed Application for Transfer is not fully complete in all respects pursuant to Section 24-48.18 of the Code within 120 days of the date of transfer of property ownership. In addition to the aforementioned requirements, an Application for Transfer of this Permit shall be filed with the Department not later than 90 days prior to the expiration date of this Permit, and the project shall be in compliance with all the restrictions, limitations, and conditions of this Permit and any related covenants at the time of submittal of the Application for Transfer and continuously throughout the time period during which the application is being processed.

5. The Permittee must allow Department representatives to inspect the authorized activity during normal business hours to ensure that the work authorized through this permit is being, or has been, accomplished in accordance with the terms and conditions of this permit.

6. All of the plans and documents referenced on page 1 of this permit are a part of the conditions of this permit. In case of conflict between any of these approved plans, between these plans and any condition of this permit, a determination as to which plan or condition will be followed will be made by the Department. However, this condition shall not be used to limit the Department's ability to enforce the provisions of Chapter 24 of the Code.

7. Any deviation from the approved plans for this project shall be submitted in writing to, and approved by the Department prior to the commencement of this project. The Permittee shall take whatever remedial action is necessary to bring the project into compliance with the permit and approved plans upon determination by the Department that the project is not in compliance with such.

8. The Department shall be notified no later than forty-eight (48) hours and no earlier than five (5) days prior to the commencement of the work authorized by this permit, unless otherwise noted herein. The Permittee and/or contractor may notify the Department by calling (305) 372-6585 or by submitting the attached Notice of Commencement of Construction via hand delivery, U.S. Mail, or facsimile at (305) 372-6479.

9. No soil, vehicles or heavy equipment, fill, building materials, construction debris, dead vegetation, waste or any other materials shall be placed, stored, or deposited in any undisturbed, un-permitted wetland areas on or adjacent to the subject property permitted by this Class IV Wetland Permit. All

construction personnel shall be shown the location(s) of all wetland areas outside of the permitted work area to prevent encroachment from heavy equipment into these areas.

10. All contractors performing work authorized by this permit shall hold an applicable certificate of competency and shall be licensed in Miami-Dade County and/or the State of Florida.

11. Turbidity controls (including, but not limited to, turbidity curtains, silt screens, staked hay bales and vegetated berms) shall be utilized during construction to prevent encroachment and impacts to any immediately adjacent property lines, wetlands, or surface waters, and to ensure compliance with the water quality standards stipulated in Sections 24-42(3) and 24-42(4) of the Code of Miami-Dade County. The Permittee shall be responsible for ensuring that erosion control devices and procedures are inspected periodically and maintained during all phases of construction authorized by this permit until all areas that were disturbed during construction are sufficiently stabilized to prevent erosion, siltation, and turbid discharges. Failure to control turbidity to meet the standard set forth in 24-48(4) shall require that all work be stopped and additional turbidity controls shall be implemented. Work shall not resume until the contractor has implemented adequate turbidity control methods and has received authorization from the Department to recommence work. At the Department's discretion, turbidity samples may be required and shall be collected in accordance with Section 24-44.2(3), of the Code of Miami-Dade County, or as specified by the Department, and the results sent directly to the Department Project Manager on a weekly basis.

12. The Permittee shall not plant any of the following listed exotic species or any of the species found within the Florida Exotic Pest Plant Council's (FLEPPC) Category 1 and Category 2 list of invasive exotic plants in or on the permitted area. If any of the following listed exotic species currently exist on the permitted area, the Permittee shall remove them prior to development or within sixty (60) days of the issuance of this Permit, whichever is less, in accordance with methods approved by the Department. In addition, their sale, propagation, planting, importation or transportation is prohibited.

A. Melaleuca quinquenervia (Punk Tree)
B. Casuarina spp. (Australian Pines)
C. Schinus terebinthifolius (Brazilian Pepper)
D. Bischofia javanica (Bishopwood)
E. Ricinus communis (Castor Bean)
F. Ardisia elliptica (humilis) (Shoebutton Ardisia)
G. Cestrum diurnum (Day Jasmine)
H. Cupaniopsis anacardioides (Carrotwood)
I. Acacia auriculiformis (earleaf acacia)
J. Adenanthera pavonia (red sandlewood)
K. Albizia lebbeck (woman's tongue)
L. Jasminum fluminense (jasmine)
M. Jasminum dichotomum (gold coast jasmine)
N. Ficus altissima (banyan tree)
O. Ficus bengalensis
O. Ficus benjamina (weeping fig)
P. Ficus elastica (Indian rubber tree)
R. Ficus microcarpa (laurel fig)
S. Flacourtia indica (governor's plum)
T. Hibiscus tiliaceus (mahoe)
U. Dalbergia sisoo (sissoo)
V. Colubrina asiatica (lather leaf)
W. Leucaena leucocephala (lead tree)
X. Mimosa pigra (catclaw mimosa)
Y. Merremia tuberosa (wood rose)
Z. Neyraudia reynaudiana (cane grass)
AA. Schefflera actinophylla (schefflera)
BB. Solanum viarum (tropical soda apple)
CC. Thespesia populnea (seaside mahoe)

13. Should any other regulatory agency require modifications to the permitted area, the Permittee shall notify the Department in writing of the changes prior to implementation so that a determination can be made as to whether a permit modification is required.

14. The Permittee shall immediately notify the Department in writing of any previously submitted information that is later discovered to be inaccurate.

15. Issuance of this permit only authorizes impacts to freshwater wetlands pursuant to Chapter 24-48 of the Code of Miami-Dade County. It does not constitute a waiver of requirements to obtain other permits or approvals for the proposed project or subject property. It is the Permittee's responsibility to

identify and obtain any and all other approvals and/or permits from this and other County Departments and/or State and Federal Agencies as may be required.

16. Pursuant to Chapter 24-11 of the Code of Miami-Dade County, any person aggrieved by any action or decision of the Director may appeal to the Environmental Quality Control Board (EQCB) by filing within fifteen (15) days after the date of the action or decision complained of, a written notice of appeal which shall set forth concisely the action or decision appealed from and the reasons or grounds for the appeal.

17. Failure to comply with the General or Special Conditions contained in this Class IV Wetland Permit may result in enforcement action by the Department including, but not limited to suspension or revocation of this Permit.

18. Please be advised that the federal government has designated all or a part of the subject property as critical habitat for one or more endangered species.

    You are not authorized to commence any work or activities pursuant to this permit until you obtain any and all approvals or permits, if necessary, from the federal government pursuant to the Endangered Species Act and from the State of Florida pursuant to Florida law on endangered species. Please be advised that, even after work commences, if Miami-Dade County is advised by the federal government, the State of Florida, or a court that an activity on the subject property is in violation of the Endangered Species Act, in violation of Florida law on endangered species, or in violation of a permit or approval granted by the federal government pursuant to the Endangered Species Act, such violation may result in an immediate stop work order.

    You are strongly advised to consult with the United States Fish and Wildlife Service and any other necessary federal or state agencies before conducting any work or activities on the property. The Vero Beach office of the United States Fish and Wildlife Service may be reached at (772) 562-3909. Please be aware that the federal government may require certain actions or protections on the property, and this may result in the need to modify the plans for the property. Therefore, it is recommended that you consult with the United States Fish and Wildlife Service at an early stage in the process.

    In the event that the United States Fish and Wildlife Service advises that your plans for the subject property may result in a "take" of endangered or threatened species, you are strongly recommended to inform Miami-Dade County in writing at the earliest stage possible.

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 6th Floor
Miami, Florida 33136
Phone: 305-372-6585 Fax: 305-372-6479

NOTICE OF COMMENCEMENT OF CONSTRUCTION

PERMIT NO.: CLIV 20160100

PERMITTEE'S NAME: Windsor Investments, LLC

PROJECT LOCATION: S.W. 152nd Street and S.W. 71st Court

PERMIT ISSUANCE DATE: June 20, 2017

DATE OF COMMENCEMENT:

ANTICIPATED DATE OF COMPLETION:

COMMENTS:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 13-06383-P
DATE ISSUED: February 2, 2017

PERMITTEE: WINDSOR INVESTMENTS (WESTMINSTER MANOR) L L C
28 TAHATI BEACH ISLAND ROAD
CORAL GABLES, FL 33143

PROJECT DESCRIPTION: Construction and operation of a stormwater management (SWM) system to serve a 4.89 acre residential project known as Westminster Manor.

PROJECT LOCATION: MIAMI-DADE COUNTY, SEC 23 TWP 55S RGE 40E

PERMIT DURATION: See Special Condition No:1.

This is to notify you of the District's agency action for Permit Application No. 161129-14, dated November 29, 2016. This action is taken pursuant to the provisions of Chapter 373, Part IV, Florida Statues (F.S).

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 18 General Conditions (See Pages : 2 - 4 of 5),
3. the attached 7 Special Conditions (See Pages : 5 - 5 of 5) and
4. the attached 3.2 Exhibit(s)

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT this written notice has been mailed or electronically transmitted to the Permittee (and the persons listed in the attached distribution list) this 2nd day of February, 2017, in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (my.sfwmd.gov/ePermitting).

BY:_____
Ricardo A. Valera, P.E.
Bureau Chief - Environmental Resource
Regulation Division

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, Florida Administrative Code (F.A.C.). Any deviations that are not so authorized shall 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), 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. 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 Applicant's Handbook 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

GENERAL CONDITIONS

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

GENERAL CONDITIONS

uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

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

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

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on February 2, 2022.

2. Operation and maintenance of the SWM system shall be the responsibility of VILLAGE OF PALMETTO BAY.

3. 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.

4. Minimum building floor elevation: 13.85 feet NGVD 29.

5. Minimum road crown elevation: 12.30 feet NGVD 29.

6. Prior to commencement of construction and in accordance with the work schedule in Exhibit No. 3.2, the permittee shall submit documentation that 1.22 freshwater herbaceous mitigation credits have been deducted from the ledger for the Everglades National Park Hole-In-The-Donut Mitigation Bank.

7. The following are exhibits to this permit. Exhibits noted as incorporated by reference are available on the District's ePermitting website (http://my.sfwmd.gov/ePermitting) under this application number.
   Exhibit No. 1 Location Map
   Exhibit No. 2 Plans, Pages 1 - 5
   Exhibit No. 3 Natural Resource Documents

Last Date For Agency Action: March 27, 2017

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Westminster Manor

Permit No.: 13-06383-P

Application No.: 161129-14

Application Type: Environmental Resource (New Construction/Operation)

Location: Miami-Dade County, S23/T55S/R40E

Permittee : Windsor Investments (Westminster Manor) L L C

Operating Entity : Village Of Palmetto Bay

Project Area: 4.89 acres

Permit Area: 4.89 acres

Project Land Use: Residential

Drainage Basin: C-100

Receiving Body: Onsite Retention

Special Drainage District: NA

Total Acres Wetland Onsite:	.81	
Total Acres Impacted Onsite :	.81	
Offsite Mitigation Credits-Mit.Bank:	1.22	Hole-In-The-Donut
Conservation Easement To District :	No	
Sovereign Submerged Lands:	No	

PROJECT SUMMARY:

This Environmental Resource Permit authorizes construction and operation of an SWM system to serve a 4.89 acre residential project known as Westminster Manor.

This project consists of a 10 lot single family home sub-division, with associated roadway, driveways, pavement, and landscaping. The SWM system serving the development consists of inlets and culverts that collect and convey stormwater runoff to 948 linear feet of exfiltration trench.

The individual lots are sloped towards the roadway. Swales with rock trenches will be constructed at the back of each lot to capture potential runoff from adjacent properties. The existing pond extends onto one of the adjacent properties. Sheet piling will be installed just inside the property line to accommodate filling of the lake section on the project site.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062 Florida Administrative Code (F.A.C.).

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located north of S.W. 152nd Street, approximately 0.23 miles east of Old Cutler Road, in the Village of Palmetto Bay, Miami-Dade County. Refer to Exhibit 1 for a location map.

For information on the wetlands and surface waters within the project, please refer to the Wetlands and Surface Waters section of this staff report.

LAND USE:

Construction Project:

	Total Project	
Building Coverage	.57	acres
Lot Impervious	.12	acres
Lot Pervious	3.43	acres
Roadway	.77	acres
Total:	**4.89**	

WATER QUANTITY :

Discharge Rate :

No discharge is proposed for the 25-year/3-day design event in accordance with Miami-Dade County requirements.

Finished Floors :

Finished floor elevations for the future development shall be set at or above the calculated design storm flood elevation shown in the table below.

Building Storm Frequency : 100 YEAR-3 DAY Design Rainfall : 14 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Site	13.85	13.85	N/A

Road Design :

As shown in the following table and the attached exhibits, minimum road center lines have been set at or above the calculated design storm flood elevation.

Road Storm Frequency : 10 YEAR-1 DAY Design Rainfall: 7.5 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Road Crown (ft, NGVD 29)
Site	11.32	12.3

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Site	4.89	3	3.00	Wet Season Wtr Table Contour Map

WATER QUALITY :

Water quality treatment will be provided in 948 linear feet of exfiltration trench. The project provides the required 0.43 acre-feet of water quality treatment volume based on one (1) inch over the basin area.

The project also includes implementation of a Construction Pollution Prevention Plan/Turbidity and Erosion Control Plan (Exhibit 2) as additional reasonable assurance of compliance with water quality criteria during construction.

Basin	Treatment Method			Vol Req.d (ac-ft)	Vol Prov'd
Site	Treatment	Exfiltration Trench	948 LF	.43	.43

WETLANDS:

Wetlands And Other Surface Waters:

The project area contains wetlands and other surface waters totaling 1.81 acres. Please see Exhibit 3.0 for wetland locations. The wetlands can be generally described as freshwater marsh. Additional wetland descriptions are located in the epermitting file.

The project will result in impacts to 0.81 acres of wetlands and 1.0 acre of other surface waters, as described in the table below. Exhibit 3.0 identifies the locations of wetlands and other surface waters that will be impacted. It was determined that practicable design modifications to reduce wetland impacts were not an option due to the small size of the project and local government requirements to include right-of-way, sidewalks, green space, and stormwater area. This determination was made based on site-specific circumstances and may not apply to other project sites where practicable design modifications exist to eliminate or reduce wetland impacts.

To mitigate for the wetland impacts, the applicant will buy 1.22 freshwater herbaceous mitigation bank credits from the Everglades National Park Hole-In-The-Donut (HID) Mitigation Bank, as depicted in Exhibit 3.1. The amount of mitigation was determined by using ratios as specified in the Department of Environmental Protection Permit No. 032416479 for HID Mitigation Bank. The final scores can be found in the permit file.

The proposed off-site wetland mitigation at HID Mitigation Bank is located within the adjacent cumulative impact basin (Everglades). The project is located within the permitted service area for this mitigation bank, which contains wetland habitats similar to that of the project site. Due to the adjacency of the mitigation bank to the project basin, the proposed mitigation is anticipated to provide benefits to fish and wildlife within the project basin. Therefore, pursuant to Section 10.2.8 of Volume I, the project will not result in unacceptable cumulative impacts to wetlands and other surface waters.

Wetland Inventory :

CONSTRUCTION NEW -Westminster Manor

Site Id	Site Type	Pre-Development				Post-Development						
		Pre Fluc cs	AA Type	Acreage (Acres)	Current Wo Pres	With Project	Time Lag (Yrs)	Risk Factor	Pres. Adj. Factor	Post Fluccs	Adj Delta	Functional Gain / Loss
1	ON	641	Direct	.81							.000	.000
2	ON	520	Direct	1.00							.000	.000
			Total:	1.81								.00

Fluccs Code	Description
520	Lakes
641	Freshwater Marshes

MITBANK HOLE-IN-THE-DONUT

Type Of Credits	Number Of Credits
	Mitigation Bank Cr Used
Fresh Water Herbaceous	1.22
Total:	**1.22**

Fish And Wildlife Issues:

The freshwater marsh wetlands to be impacted provide habitat for wetland-dependent species. However, the proposed mitigation will provide or improve habitat for wetland-dependent/ aquatic species. No aquatic or wetland-dependent listed species or species having special protection were observed to be using the uplands within the project for nesting or denning.

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

CERTIFICATION, OPERATION, AND MAINTENANCE:

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

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, Florida Administrative Code, the permittee is liable for operation and maintenance in

compliance with the terms and conditions of this permit.

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

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

RELATED CONCERNS:

Water Use Permit Status:

Construction activities authorized under this application do not require landscape irrigation. The applicant has indicated that dewatering is not required for construction of this project. This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Miami-Dade Water and Sewer Department.

Waste Water System/Supplier:

Septic Tank Systems.

Right-Of-Way Permit Status:

A District Right-of-Way Permit is not required for this project.

Historical/Archeological Resources:

The District has received correspondence from the Florida Department of State, Division of Historical Resources on December 21, 2016, indicating that no significant archaeological or historical resources are recorded in the project area and the project is therefore unlikely to have an effect upon any such properties.

DEO/CZM Consistency Review:

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:

Barbara J. Conmy

DATE: 02 Feb 2017

SURFACE WATER MANAGEMENT:

Carlos A. de Rojas, P.E.

DATE: 31-Jan-2017

Exhibit No: 1	Exhibit Created On: 2016-11-30	MIAMI-DADE COUNTY, FL

REGULATION DIVISION

Project Name: WESTMINSTER MANOR

0 700 1,400 Feet

N

Application

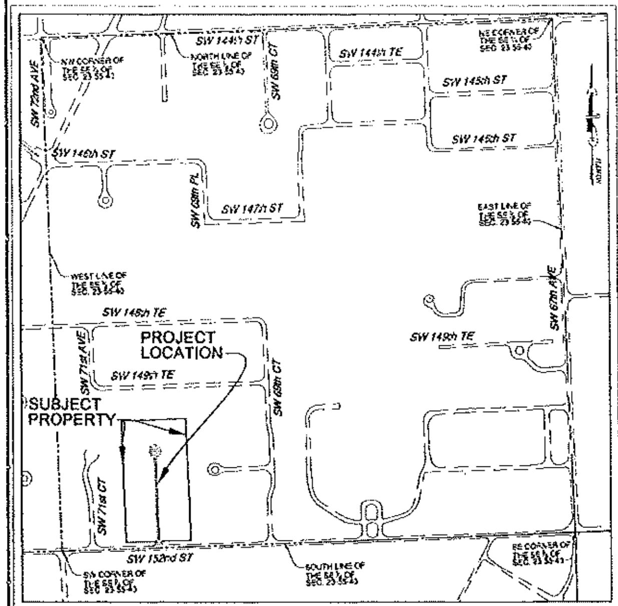
Application Number: 161129-14

sfwmd.gov

Created by Regulation GIS Section

South Florida Water Management District

WESTMINSTER MANOR
PUBLIC ROAD



MIAMI-DADE COUNTY
VILLAGE OF PALMETTO BAY
SEC 23-55-40
LOCATION MAP
SCALE: 1" = 300'

INDEX OF DRAWINGS

SHEET No.	DESCRIPTION
1.	LOCATION MAP, NOTES AND SPECIFICATIONS
2.	SITE GEOMETRY, STRIPING AND SIGNAGE PLAN
3.	PAVING, GRADING AND DRAINAGE PLAN
4.	TYPICAL SECTIONS AND DETAILS

ROADWAY NOTES

SURVEY LAYOUT AND SURVEY MARKERS

1. EXISTING LAND MARKERS AND MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REFERENCED BY THE CONTRACTOR'S SURVEY PARTY AND IF DISTURBED, SHALL BE RESET.
2. PROTECT ALL SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION.
3. HORIZONTAL RADII AND OFFSETS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS REFER TO SEA LEVEL DATUM, 1929.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE WORK.

SITE CONDITIONS

1. CONTRACTOR:
   - A. IF EXISTING IMPROVEMENTS TO REMAIN ARE DAMAGED, RESTORE THEM TO THEIR CONDITION AT THE BEGINNING OF YOUR WORK. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
   - B. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK.
   - C. NOTIFY ENGINEER'S FIELD REPRESENTATIVE AHEAD OF TIME SO THAT HE CAN MAKE REQUIRED INSPECTIONS LISTED BELOW.
2. THE LOCATIONS OF ALL EXISTING FACILITIES HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL FACILITIES IN THE FIELD. LOCATIONS OF EXISTING UTILITIES AND EXISTING GRADES ARE TAKEN FROM THE FOLLOWING SOURCES:
   - A. FIELD NOTES BY LUDOVICI & ORANGE ENGINEERS.

TRAFFIC GENERAL NOTES & CONDITIONS

1. ENGINEER SHALL PREPARE SIGNING AND PAVEMENT MARKING PLANS ON A SEPARATE SHEET (1"=50' SCALE MINIMUM).
2. ENGINEER SHALL VISIT SITE AND VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING AND PAVEMENT MARKING PLANS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT, AND AT ALL INTERSECTION SIDE STREETS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REFLECTIVE PAVEMENT MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.
7. ANY SIGNING MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO MIAMI-DADE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 7100 N.W. 36TH STREET, MIAMI, FLORIDA.
8. SIGN ASSEMBLY LOCATIONS SHOW ON THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING, UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/INSPECTOR.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PEDESTRIAN RAMPS AND CROSSWALKS WHERE SIDEWALK EXISTS AND/OR IS PROPOSED (ADA) (TYP. - FM)

INSPECTIONS

1. THE CONTRACTOR SHALL NOTIFY DERM AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING STEPS:
   - A. EMBANKMENT COMPACTION IN ROAD R/W AREA.

EARTHWORK AND BACKFILL IN R/W

FIELD EXPLORATION TESTS

1. REFER TO "PRELIMINARY REPORT OF SUBSURFACE SOIL EXPLORATION GEOTECHNICAL EVALUATION, PROPOSED DEVELOPMENT VICINITY OF SW 152nd STREET & 71st COURT, PALMETTO BAY, FLORIDA", DATED FEBRUARY, 2016, PREPARED BY NELCO TESTING AND ENGINEERING SERVICES, INC. FOR SOIL BORINGS (STANDARD PENETRATION TESTS).

CLEARING, GRUBBING AND REMOVAL OF ORGANICS AND ROOTS IN BACKFILLED AREAS

1. DISPOSE OF TRASH AND DEBRIS AT AN OFFSITE LEGAL DISPOSAL SITE, IN ACCORDANCE WITH GOVERNMENTAL REGULATIONS, AT A PLACE OF CONTRACTOR'S CHOOSING.
2. CLEAR SITE OF VEGETATION (TREES, SHRUBS, ROOT SYSTEMS, GRASS, ETC.). CONTACT SMART-SCIENCES, INC. FOR DISPOSITION OF TREES.
3. CLEAR AND GRUB ALL TREES, BRUSH, GRASS, STUMPS, ROOTS, AND BOULDERS, IF ANY, WHETHER ON OR BELOW THE SURFACE.
4. REMOVE AND DISPOSE OF EXISTING ROOTS AND ORGANICS ABOVE NATURAL ROCK TO AN OFFSITE LOCATION OF THE CONTRACTOR'S CHOOSING IN FILLED AREA.
5. DISPOSE OF VEGETATIVE MATTER AT AN OFFSITE LEGAL DISPOSAL SITE OF CONTRACTOR'S CHOOSING.
6. REMOVE ORGANIC MATERIAL DOWN TO TOP OF NATURAL ROCK. REMOVE AND DISPOSE OF ANY BOULDERS GREATER THAN 12 INCHES IN DIAMETER.
7. EXCAVATE, LOAD, HAUL, AND DISPOSE OFFSITE OF ALL EXISTING MATERIAL ABOVE NATURAL ROCK TO AN OFFSITE LOCATION OF THE CONTRACTOR'S CHOOSING UNLESS USED FOR OTHER PURPOSES AS DIRECTED BY THE OWNER.

BACKFILL MATERIAL

1. FILL MATERIAL SHALL MEET THE SPECIFICATIONS OF SECTION 30 OF THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL. IN ADDITION, FILL MATERIAL IS TO BE A WELL-GRADED LIMEROCK AND SAND MATERIAL, HAVING NO MORE THAN 10% FINE GRAINED MATERIAL (PASSING THE NO. 200 SIEVE), FREE OF VEGETATION, ORGANIC MATERIAL, CONSTRUCTION DEBRIS, AND LARGE ROCKS.

BACKFILLING AND COMPACTION

1. LOAD, HAUL, SPREAD AND COMPACT LIMEROCK TO CONFORM TO ELEVATIONS SHOWN ON THE PLANS.
2. TESTING LABORATORY SHALL PERFORM AASHTO T-180 TESTS ON FILL MATERIAL.
3. TESTING LABORATORY WILL INSPECT THE ORGANIC AND ROOT REMOVAL ZONE IDENTIFIED BY THE CONTRACTOR TO DETERMINE IF IT IS SATISFACTORY PRIOR TO PLACING THE INITIAL LIFT OF MATERIAL IN THIS ZONE.
4. FIRST LIFT MAY EXTEND FROM ELEVATION OF NATURAL ROCK UP TO 12" ABOVE EXISTING WATER TABLE ELEVATION.
5. PLACING FILL IN WATER: DUMP SUCCESSIVE LOADS IN A UNIFORMLY DISTRIBUTED LAYER OF A THICKNESS NOT GREATER THAN NECESSARY TO SUPPORT THE HAULING EQUIPMENT WHILE PLACING SUBSEQUENT LAYERS. WHEN MATERIAL HAS BEEN PLACED TO AN ELEVATION WHERE THE COMPACTION EQUIPMENT CAN OPERATE, THE REMAINING PORTION OF THE MASS FILL SHALL BE PLACED IN COMPACTED LIFTS AS PRESCRIBED BELOW.
6. LIFTS ABOVE EXISTING WATER TABLE ELEVATION: PLACE LIFTS SUCH THAT THE COMPACTED THICKNESS OF A LIFT SHALL NOT EXCEED 12 INCHES PROVIDED THE CONTRACTOR CAN DEMONSTRATE BY FIELD TEST ADMINISTERED BY TESTING LABORATORY THAT HE HAS EQUIPMENT SUFFICIENT TO ACHIEVE THE REQUIRED DENSITY FOR THE FULL 12-INCH DEPTH. FILL SHALL CONTAIN NO BOULDERS GREATER THAN 3-1/2 INCHES IN DIAMETER.
7. NO BOULDERS GREATER THAN 3-1/2" IN DIAMETER SHALL BE PLACED WITHIN THE 12" OF THE BLANKET FILL.
8. PREVENT BOULDER "NESTING" BY DISTRIBUTING ANY BOULDERS SUCH THAT ALL BOULDERS ARE SURROUNDED BY SMALLER-SIZED LIMEROCK FRAGMENTS. THIS IS TO PREVENT THE POSSIBILITY OF FUTURE SETTLEMENT.

FIELD QUALITY CONTROL

1. COMPACT TWO FINAL LIFTS TO 98% OF AASHTO T180.
2. COMPACT UNDERLYING LIFTS TO 95% OF AASHTO T180.
3. TESTING LABORATORY MAKE AASHTO T238 TESTS ON COMPLETED LIFTS.
4. RECORD FAILED AREAS UNTIL TESTS PASS.
5. LOCATION AND FREQUENCY OF TESTING: THE TESTING LABORATORY WILL ESTABLISH THE REQUIRED TESTING FREQUENCY.

PERMITS AND APPROVALS

1. ENGINEER IS RESPONSIBLE FOR GETTING REGULATORY AGENCY APPROVALS OF CONSTRUCTION DRAWINGS.
2. OWNER IS RESPONSIBLE FOR GETTING CONSTRUCTION PERMITS FOR THOSE WORKS FOR WHICH THE REGULATORY AGENCIES ISSUE PERMITS ONLY TO THE OWNER, INCLUDING A CONSTRUCTION PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) AND A CLASS IV PERMIT FROM DERM.
3. CONTRACTOR IS RESPONSIBLE FOR PULLING ALL OTHER NECESSARY CONSTRUCTION PERMITS. UNLESS OTHERWISE PROVIDED IN THE CONTRACT BETWEEN CONTRACTOR AND OWNER, THE CONTRACTOR SHALL PAY THE CONSTRUCTION PERMIT FEES.

MAINTENANCE OF TRAFFIC

1. CONTRACTOR TO PREPARE M.O.T. PLAN AS REQUIRED FOR APPROVAL BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT FOR GENERAL MAINTENANCE OF TRAFFIC PLAN AND MAINTAIN TRAFFIC ACCORDINGLY.

GRADING AND DRAINAGE DESIGN BASIS

1. DESIGN STORM: 5-YR (CUL-DE-SAC) AND 10-YR (SW 152ND ST.). PER PLATE NO 1.1 SECTION D4, MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.
2. DESIGN WATER TABLE ELEVATION: +3.0 N.G.V.D. BASIS: MIAMI-DADE COUNTY AVERAGE OCTOBER WATER TABLE MAP.
3. TRENCH LENGTHS ARE BASED ON A SAFETY FACTOR OF 2 OR MORE WITH A MINIMUM LENGTH OF 25 FEET IN PROPOSED CUL-DE-SAC ROAD, AND A SAFETY FACTOR OF 4 OR MORE WITH A MINIMUM LENGTH OF 100 FEET IN SW 152ND STREET.
4. MIAMI-DADE COUNTY 10-YR FLOOD CRITERIA ELEVATION +6.0
5. FEMA 100-YR FLOOD ELEVATION: ZONE X, F.I.R.M. PANEL NO 12025C0458L, DATED SEPTEMBER 11, 2009, PANEL 458 OF 1031.
6. HYDRAULIC CONDUCTIVITY TESTS BY NELCO, DATED 2/09/16. THESE ARE TWO OPEN-HOLE TESTS PERFORMED AT THE SITE.
7. ZONING: E-1 (PALMETTO BAY).

OTHER MATTERS

1. PROTECT COMPLETED DRAINAGE STRUCTURES FROM SILT AND CONSTRUCTION DEBRIS VIA CONTAMINATION BLOCKERS SUCH AS: PLACING FILTER-X CLOTH BETWEEN THE FRAMES AND GRATES. STRAW BALE DIKES OR MAINTENANCE CLEANING ON THE CONTAMINATION BLOCKERS DURING THE CONSTRUCTION PERIOD. KEEP THE CONTAMINATION BLOCKERS IN PLACE UNTIL ALL CONSTRUCTION AND LANDSCAPING OPERATIONS ARE COMPLETE.
2. AFTER ALL SITE WORK IS COMPLETED, INCLUDING SODDING, CONTRACTOR IS TO RETURN TO THE SITE AND JET VAC ALL DRAINAGE STRUCTURES INCLUDING SUMPS AND PERFORATED PIPES.
3. DISPOSAL OF SURPLUS MATERIALS, RUBBISH AND DEBRIS, ASPHALT & CONCRETE SHALL BE MADE AT A LEGAL DISPOSAL SITE.
4. CONTRACTOR: YOU ARE SOLELY RESPONSIBLE FOR COORDINATING AND GIVING NOTICE OF REQUIRED INSPECTIONS. IN DOING THIS HONOR THE LEAD TIME NEEDS OF THE RESPECTIVE AGENCIES.
5. SUBMIT THE NUMBER OF SETS OF S-CP DRAWINGS REQUIRED TO BE RETURNED TO THE CONTRACTOR PLUS TWO MORE SETS TO BE RETAINED BY THE ENGINEER.
6. INSPECTIONS SCHEDULE
   - A. STORM DRAINAGE SYSTEM INSTALLATION: TRENCH DEPTH AND LENGTH; PIPE.
   - B. BASE ROCK: BEFORE PRIMING; AND BEFORE PLACING ASPHALTIC CONCRETE.
   - C. GRADING.
7. AREAS DESIGNED AS "SOD": INSTALL MUCK TO HAVE A 4" - THICK MUCK BLANKET. GRADE THE SUBGRADE SUCH THAT SOD IS FLUSH WITH ADJACENT NON-SOD SURFACES.

TECHNICAL SPECIFICATIONS

1. PAVEMENT MARKINGS
   - A. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC. FOLLOW FDOT SPECIFICATIONS SECTION 711--THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS.
2. TRAFFIC SIGNS
   - A. MATERIALS: FOLLOW FDOT SPECIFICATION SECTION 700 -- HIGHWAY SIGNING; AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION (M.U.T.C.D.), LATEST EDITION.
   - B. PLACEMENTS IN ACCORDANCE WITH THE M.U.T.C.D., PART II, SIGNS, IN LOCATIONS SHOWN ON THE PLANS.
   - C. FIBERGLASS BLANKS FOR TRAFFIC SIGNS ARE ALLOWED IN LIEU OF ALUMINUM.
   - D. YOU ARE SOLELY RESPONSIBLE FOR COORDINATING AND GIVING NOTICE OF REQUIRED INSPECTIONS. IN DOING THIS HONOR THE LEAD TIME NEEDS OF THE RESPECTIVE AGENCIES.

REFERENCE SPECIFICATIONS

THE FOLLOWING MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS ARE HEREBY INCORPORATED BY REFERENCE. THESE STANDARDS ARE TAKEN FROM THE PUBLIC WORKS MANUAL PART II.

1. PAVEMENT AND SUBGRADE- FOLLOW MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS.

SECTION	TITLE
33	EXCAVATION AND EMBANKMENT
33	STABILIZING
81	LIMEROCK BASE
100	PRIME AND TACK COATS
135	TYPE I ASPHALTIC CONCRETE SURFACE COURSE
145	CONCRETE SIDEWALK SPECS
165	STREET NAME SIGNS

2. DRAINAGE - FOLLOW MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS.

SECTION	TITLE
310	EXCAVATION, TRENCHING, AND BACKFILLING FOR PIPE STRUCTURES
320	DRAINAGE PIPE
335	CATCH BASINS
355	INLETS

THE FOLLOWING MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS ARE HEREBY INCORPORATED BY REFERENCE. THESE STANDARDS ARE TAKEN FROM THE PUBLIC WORKS MANUAL PART I.

DETAIL	TITLE
R 13.1	SIDEWALK CONSTRUCTION
R 14.4	CURB ENDINGS
R 18.1	SIGN ASSEMBLY, FABRICATION, AND
R 18.2	STREET/STOP SIGN LOCATION
R 19.1	TYPICAL TRAFFIC CONTROL SIGNS
R 19.8	TYPICAL TRAFFIC CONTROL BARRICADES

3. PIPES:
   - A. SOLID PIPES: 15" AND 24" DIAMETER, ADVANCED DRAINAGE SYSTEMS, INC. "ADS N-12 HT IB" SMOOTH-LINED CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE, AASHTO M294, TYPE SP, CLASS 2 PERFORATIONS.
4. REFER TO FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION:

SECTION	TITLE
104-6.4.11	FLOATING TURBIDITY BARRIERS
125-8.3.3	BACKFILL UNDER WET CONDITIONS

RECORD DRAWINGS AND PROJECT CLOSEOUT

1. HONOR DCPWD, VILLAGE OF PALMETTO BAY, AND DERM REQUIREMENTS.
2. ENGINEER WILL FURNISH AUTOCAD FILE OF WORKING DRAWINGS FOR CONTRACTOR'S USE IN PREPARING RECORD DRAWINGS.
3. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A CERTIFIED COPY OF THE RECORD DRAWINGS FOR THE ENGINEER'S REVIEW.
4. SUBMIT RECORD DRAWINGS TO DCPWD AND DERM SIGNED AND SEALED BY A LICENSED SURVEYOR AND ENDORSED BY THE CONTRACTOR.
5. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE ROADWAY AND DRAINAGE SYSTEM BY DCPWD, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY DERM AND SFWMD.

BONDS

THE CONTRACTOR SHALL FURNISH MAINTENANCE BONDS FOR ROADWAY AND DRAINAGE WORK FOR THE PERIODS AND IN THE AMOUNTS REQUIRED BY MIAMI-DADE COUNTY AND THE VILLAGE OF PALMETTO BAY PUBLIC WORKS DEPARTMENTS. THE CONTRACTOR WILL BE THE "PRINCIPAL" AND THE OWNER AND PUBLIC WORKS DEPARTMENTS, THE "CO-OBLIGEES" FOR THE MAINTENANCE BONDS. THE MAINTENANCE BONDS WILL TAKE EFFECT ON THE DATE OF FINAL ACCEPTANCE BY THE PUBLIC WORKS DEPARTMENTS.

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

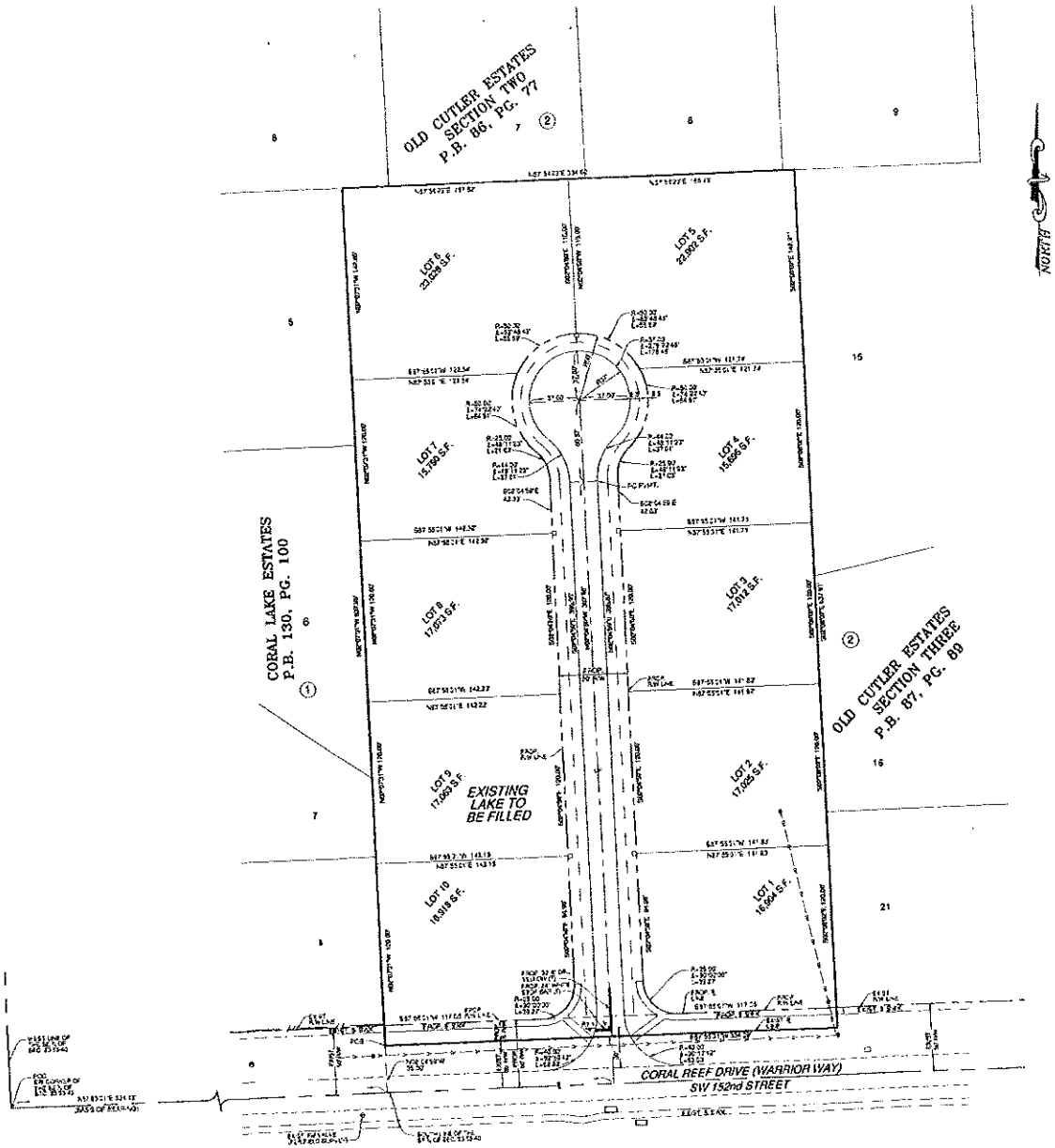
SARAH V. ZIMMERMANN P.E.
REGISTERED ENGINEER No. 34212
STATE OF FLORIDA

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 - 305/448-1600 - LB 1012

PALMETTO BAY
WESTMINSTER MANOR
PRIVATE ROAD
LOCATION MAP, NOTES AND SPECIFICATIONS

PROJ. NO.	2014 32
DESIGNED	SVZ
DRAWN	BBL
CHECKED	SVZ
SCALE	AS SHOWN
DATE	11-29-15
SHEET	1 OF 4 SHEETS

NO.	DATE	REVISIONS	BY	APP



LEGAL DESCRIPTION:

THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, LESS THE SOUTHERLY 35 FEET THEREOF, SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AKA

A PORTION OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 23, THENCE N87°55'01"E, AS BASIS OF BEARING ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 FOR A DISTANCE OF 334.12 FEET; THENCE N02°04'59"W FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N02°07'31"W FOR A DISTANCE OF 637.65 FEET; THENCE N87°54'23"E FOR A DISTANCE OF 334.00 FEET; THENCE S02°08'02"E FOR A DISTANCE OF 637.91 FEET; THENCE S87°55'01"W ALONG A LINE 35.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 FOR A DISTANCE OF 334.09 FEET TO THE POINT OF BEGINNING.
CONTAINING 213,081 SQUARE FEET OR 4.892 ACRES, MORE OR LESS.

STUART V. ZARKOWSKI, P.E.
REGISTERED ENGINEER No. 24242
STATE OF FLORIDA

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
320 PALFREY AVENUE, CORAL GABLES, FLORIDA 33134 • 305/445-1000 • LO-1012

NO.	DATE	REVISIONS	BY	APP

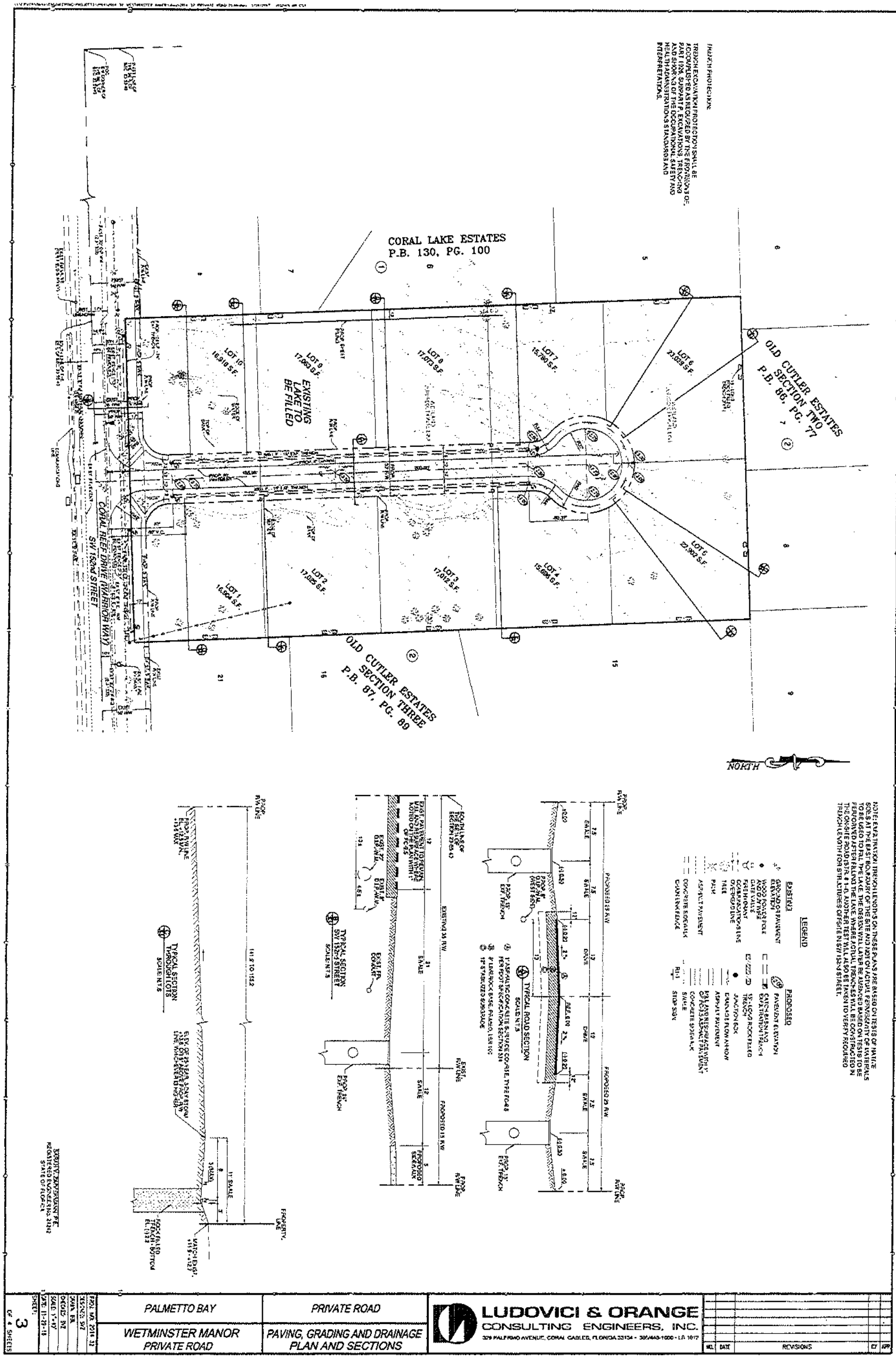
PRIVATE ROAD

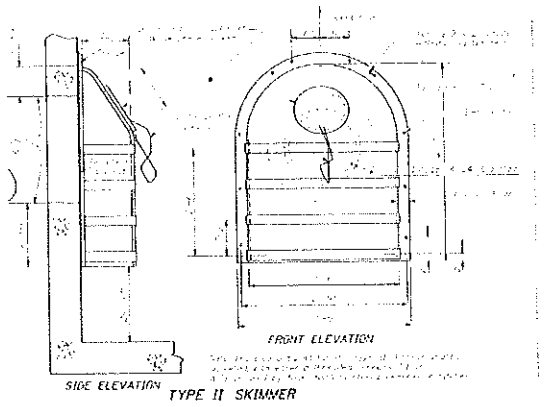
SITE GEOMETRY, STRIPING AND SIGNAGE PLAN

PALMETTO BAY

WETMINSTER MANOR

PROJ. NO: 2014 32
REVISED: SVZ
DRAWN: BBL
CHECKED: SVZ
SCALE: 1"=40'
DATE: 11-22-15
SHEET: 2 OF 4 SHEET


CORAL LAKE ESTATES
P.B. 130, PG. 100
OLD CUTLER ESTATES
SECTION TWO
P.B. 86, PG. 77
OLD CUTLER ESTATES
SECTION THREE
P.B. 87, PG. 89
EXISTING
LAKE TO
BE FILLED
CORAL REEF DRIVE (WARRIOR WAY)
SW 152nd STREET
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
NORTH
TYPICAL ROAD SECTION
TYPICAL SECTION
SW 152nd STREET
TYPICAL SECTION
THROUGH LOTS
LEGEND
EXISTING
PROPOSED
PALMETTO BAY
PRIVATE ROAD
WETMINSTER MANOR
PRIVATE ROAD
PAVING, GRADING AND DRAINAGE
PLAN AND SECTIONS
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
REVISIONS
3

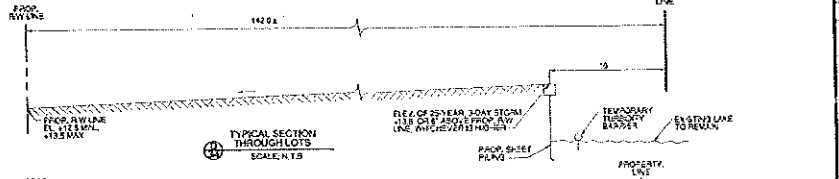


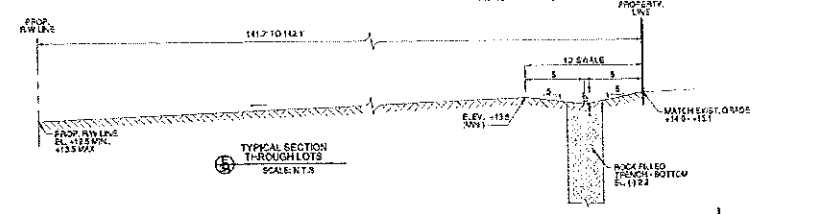
OIL & GREASE SEPARATOR

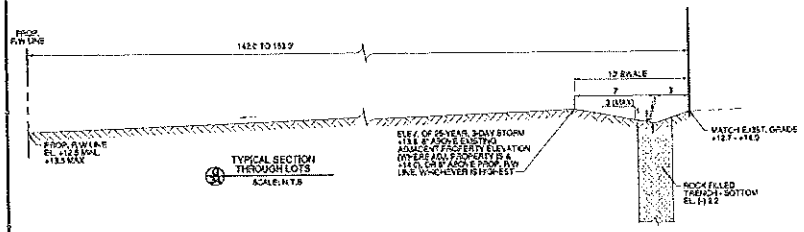
SCALE: NONE

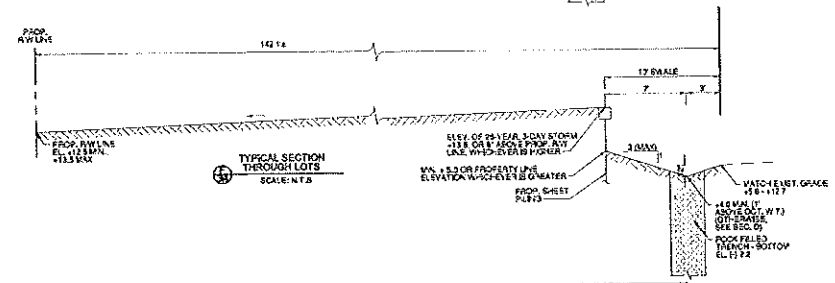
SUMMARY OF DRAINAGE STRUCTURES							
STR. NO.	TYPE	GRATE FRAME ELEV	PIPE INV. ELEV	PIPE I.D. IN.	STR INSIDE BOT ELEV	TRENCH BOT ELEV	TRENCH LENGTH
1	P-Box	12.00	8.3	15	4.8	12.5	155
2	P-Box	12.00	8.3	15	4.8	12.5	155
3	P-Box	12.18	8.4	15	4.8	12.5	155
4	P-Box	12.18	8.4	15	4.8	12.5	155
5	P-Box	13.00	8.5	24	5.5	12.5	127
6	P-Box	12.00	7.0	24	4.0	12.5	131
7	JB	13.43	8.5	24	5.0	12.5	0
8	JB	12.43	7.5	24	4.0	12.5	0
						TOTAL	848

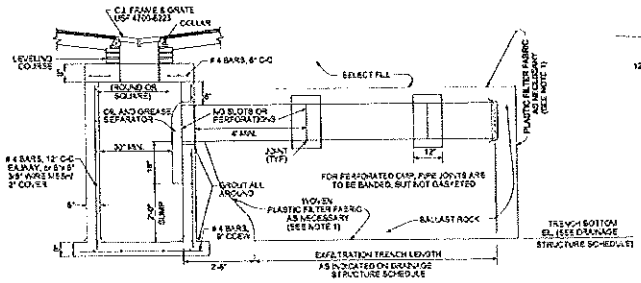
P-BOX: 42" MINIMUM ROUND OR SQUARE
JB: JUNCTION BOX
ELEVATIONS REFER TO NAVD 1929

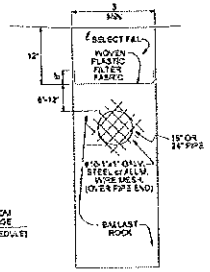


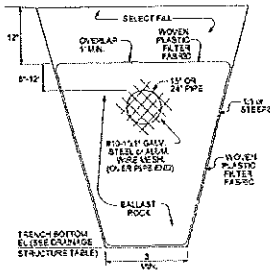


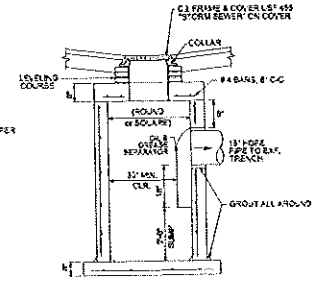


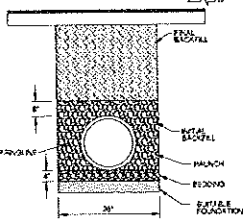












NOTES:
1. WOVEN PLASTIC FILTER FABRIC AT EACH SIDE, TOP AND BOTTOM IS WILL BE USED IN SANDY OR FILLED AREAS.
2. THE BOTTOM OF THE EXFILTRATION TRENCH IS AT LEAST 15 BELOW EXISTING GROUND ELEVATION.
3. TRASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
4. SEE DETAIL FOR OIL & GREASE SEPARATOR.
5. SEE PLANS FOR OTHER EXFILTRATION TRENCH LOCATIONS.
6. COLLAR AND BOSSING ARE PROVIDED TO FACILITATE CONTRACTOR IN FIELD ADJUSTMENTS.

EXFILTRATION TRENCH DETAILS

REFERENCE: DADE COUNTY PUBLIC WORKS STANDARD DETAIL SD 1.3

REFERENCE: DADE COUNTY PUBLIC WORKS STANDARD DETAIL SD 1.3

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE GIVEN BELOW THE WATER TABLE IS LIKELY TO OCCUR.

REFERENCE: DADE COUNTY PUBLIC WORKS STANDARD DETAIL SD 2.2

NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. VERTICAL PIPE SHALL BE TAKEN TO PREVENT MIGRATION OF WATER PIPES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS PRESCRIBED BY THE ENGINEER AS AN ALTERNATE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6" (150 MM) FOR 4"-24" (100 MM-600 MM), 8" (150 MM) FOR 30"-60" (750 MM-1500 MM).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321 LATEST EDITION.

SUNAN V. ZIVANOVIC, P.E.
REGISTERED ENGINEER No. 24242
STATE OF FLORIDA

REVISIONS			
NO.	DATE		BY

LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.
329 PALETTO AVENUE, CORAL GABLES, FLORIDA 33134 • 305-446-1000 • LB 1012

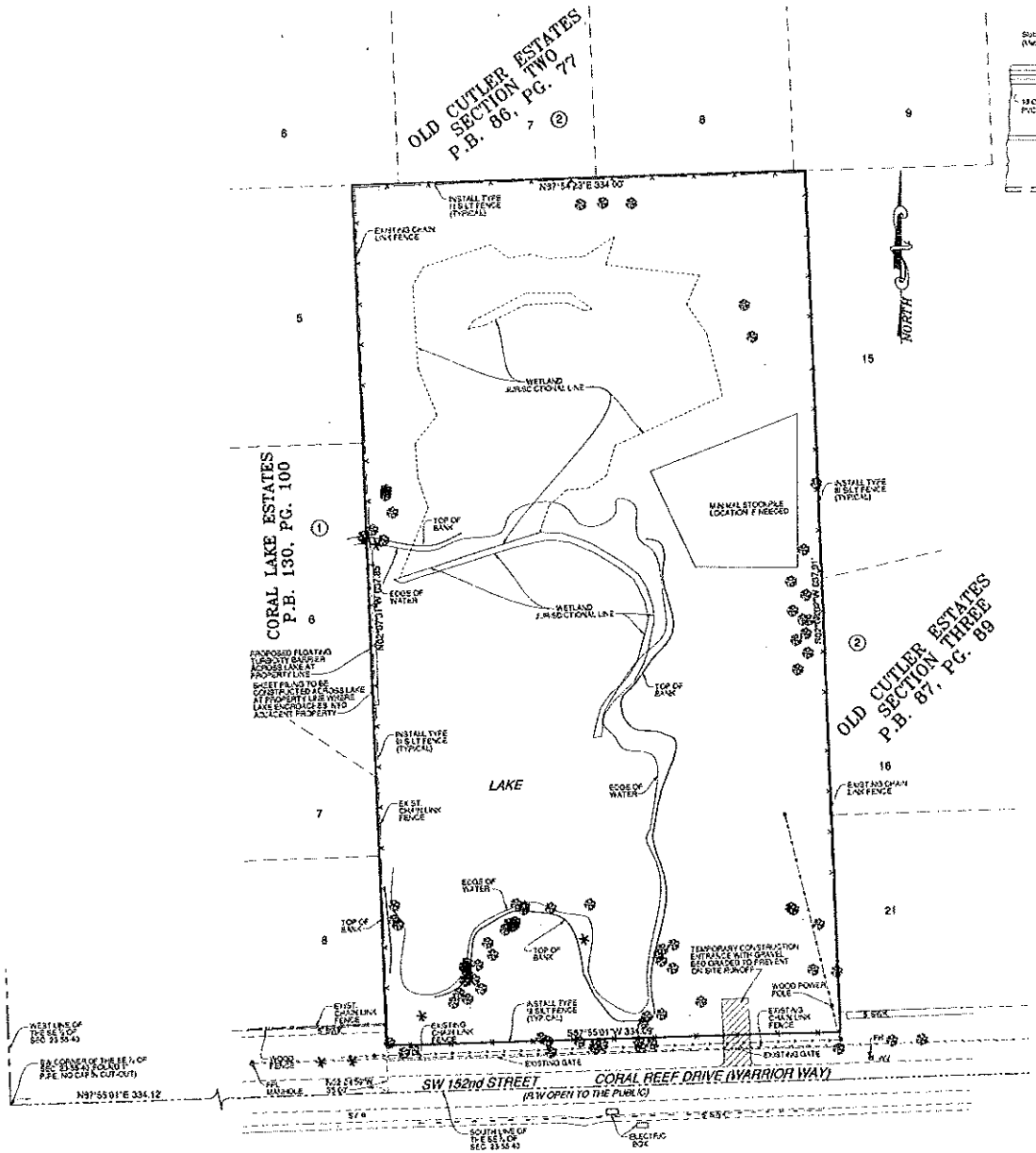
PRIVATE ROAD

TYPICAL SECTIONS AND DETAILS

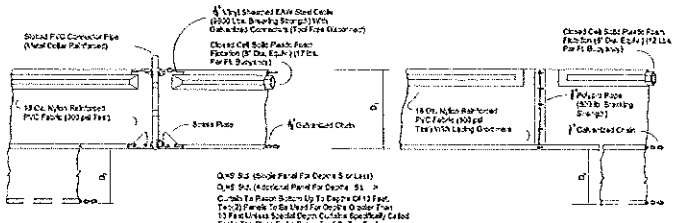
PALMETTO BAY

WETMINSTER MANOR

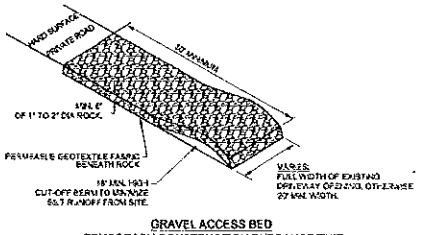
PROJ. NO.	2014 32
DESIGNED:	SVZ
DRAWN:	BRL
CHECKED:	SVZ
SCALE:	1"=40'
DATE:	11-29-15
SHEET:	4 OF 4 SHEETS



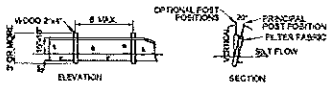
PLAN
SCALE: 1"=40'



FLOATING TURBIDITY BARRIERS
(REFER TO FDOT INDEX No. 103 (2010) FOR ADDITIONAL INFORMATION)



GRAVEL ACCESS BED
TEMPORARY CONSTRUCTION ENTRANCE/EXIT



TYPE III SILT FENCE DETAIL
(REFER TO FDOT INDEX No. 102 (2010) FOR ADDITIONAL INFORMATION)

LEGENDS:

TYPE III SILT FENCE AS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX No. 102 (2010).

FLOATING TURBIDITY BARRIER AS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX No. 103 (2010).

SARAH V. ZUMBRUNNEN, P.E.
REGISTERED ENGINEER No. 24242
STATE OF FLORIDA

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
339 PALETTO AVENUE, CORAL GABLES, FLORIDA 33134 • 305-446-1000 • LB 1011

NO.	DATE	REVISIONS	BY

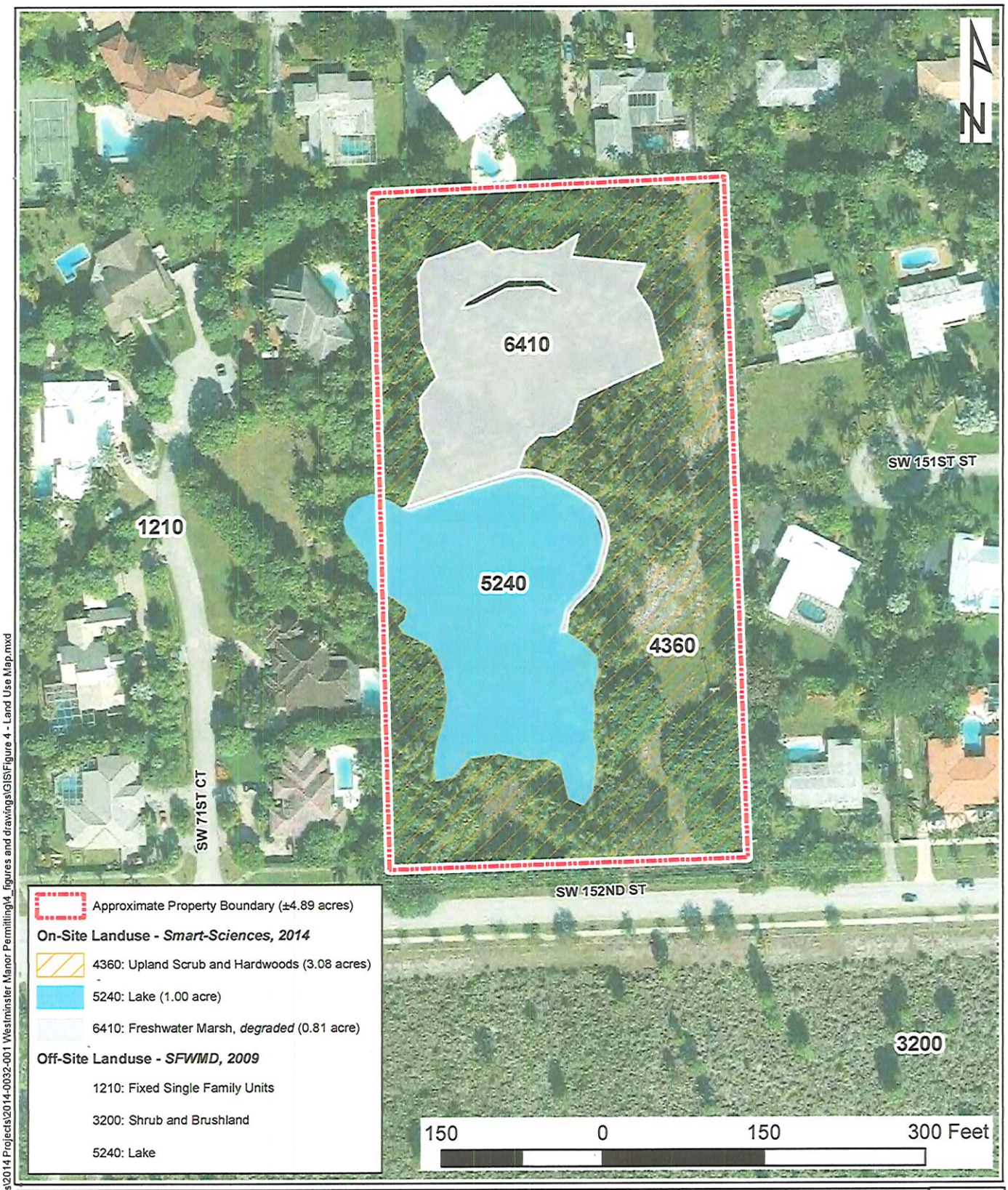
STORMWATER POLLUTION PREVENTION PLAN

PLAN AND DETAILS

WESTMINSTER MANOR

LAKE FILL

FDOL NO. 2014 32
DESIGNED:
DRAWN: BBL
CHECKED: AS
SCALE: AS NOTED
DATE: 3-10-15
SHEET: SW-2
OF 2 SHEETS



SMART-SCIENCES
Environmental Consulting
330 Southwest 27th Avenue, Suite 504, Miami, FL 33135
P: 786.313.3977 F: 305.356.4333
www.smart-sciences.com

CHECKED BY: GB	DRAWN BY: ABB	PROJECT NUMBER 2014-0032-001

Westminster Manor
North of SW 152nd Street, East of SW 71st Court
Section 23, Township 55S, Range 40E
Village of Palmetto Bay, Miami-Dade County, Florida

Land Use Map

SCALE: As Shown | DATE:11/14/2016

FIGURE 4

Document Path: M:\Projects\2014 Projects\2014-0032-001 Westminster Manor Permitting\4_figures and drawings\GIS\Figure 4 - Land Use Map.mxd

United States Department of the Interior
NATIONAL PARK SERVICE
Everglades and Dry Tortugas National Parks
40001 State Road 9336
Homestead, Florida 33034

IN REPLY REFER TO:

HID Reference # 2017-09

Date: 12/13/2016

Roland DiGasbarro
Windsor Investments, LLC
28 Tahiti Beach Island
Coral Gables, FL 33143

Dear Mr. DiGasbarro:

Thank you for your interest in the Hole-in-the-Donut Wetland Restoration and Mitigation Project (HID) at Everglades National Park. The HID was established, under Section 404 of the Clean Water Act, in 1996 through the issuance of U.S. Army Corps of Engineers (ACOE) permit #SAJ-1993-01691 and under the Florida Department of Environmental Protection's Mitigation Banking Statute (F.S. 373.4135) through Florida Department of Environmental Protection (FDEP) Permit # 132416479 in 1995. Effective September 11, 2015, the HID has both an approved In-Lieu-Fee Instrument (ILF) and Mitigation plan that are in compliance with the 2008 federal new rule governing the management of ILF mitigation programs. These documents establish the guidelines and framework for the management of the HID and authorizes the transfer of freshwater palustrine emergent credits that can now satisfy both the state and federal mitigation requirements of your project.

The HID is providing this reservation with the understanding that you are in the process of obtaining permit(s) from one or more regulatory agencies for unavoidable wetland impacts caused by the **Westminster Manor** project. This reservation letter has been assigned the following HID reference number **HID 2017-09**. The HID reference number is used to track the status of a Permittee's HID reservation, payment, receipts and any correspondence between the HID and the Permittee. The Permittee should keep this number for their records and refer to the HID reference number when inquiring about the status of their reservation or credit transactions. This reservation is valid for 6 months from the date of issue.

Based on the information on the application form you provided, we understand that for this project **1.22** state acre credits based on ratios and **0.0** federal credits in HID based on the universal mitigation assessment method are required (UMAM). We further

understand that you are requesting a reservation reflecting the regulatory agency with the highest mitigation requirement which is the **1.22** state acre credits.

If within the 6 month reservation period the regulatory agencies determine that less mitigation is required than is included in the reservation, then you may notify the HID and modify the number of mitigation credits reserved. If within the 6 month reservation period the regulatory agencies determine that more mitigation is required than is included on the reservation, then you may notify the HID and determine the availability of additional credits. If additional credits are available you may modify the number of credits reserved. If additional credits are not available the HID bears no responsibility to provide additional mitigation credits. You may then seek to fulfill your additional mitigation requirements elsewhere or withdraw their reservation in its entirety. If you withdraw your reservation the reserved mitigation credits are retained by HID.

The project, permit and or permit application number(s) and property information you provided are as follows:

Permit/Application Numbers

ACOE: Not Indicated RER: CLIV2016-0100 SFWMD: 161129-14

Property Information

Folio: 33-5023-000-0582 S: 23 T: 55S R: 40E

You may request a 6 month extension/renewal of the reservation. All commitments of the original reservation will remain in effect with the exception of the cost of mitigation. The renewed reservation will reflect the cost of mitigation at the date of renewal.

Restoration in the HID currently requires $12,759.61 per restored state acre based on the ratio assessment or $32,500.00 per federal credit based on UMAM. Therefore, for a total of **$15,566.72**, payable to the National Park Foundation, the Park will undertake the acres of restoration and perform other attendant activities such as, but not limited to, monitoring of restoration and maintenance of restored wetlands.

The Foundation must receive the payment, in full, within 6 months of the date that this letter was issued. Once the payment mentioned above is received by the National Park Foundation, the Foundation will issue a receipt to you and send a copy of the receipt to the HID. If the payment is not received by the Foundation within this time period, all agreements set forth in this letter will be deemed null and void. Please be advised that the National Park Foundation currently adds a $100.00 credit transaction fee for processing.

It is your responsibility to provide to the HID copies of the regulatory permits pertaining to the project described in this reservation. If you do not provide copies of the regulatory permits pertaining to the project, the HID will be unable to withdraw these credits from the state and federal credit ledgers for this project and assume

responsibility for the mitigation requirements.

Please make your payment in full, and **please include the credit transaction form that is attached below**. Please be advised that the restored acres may be used as mitigation for the Project as described above only. No portion of the acres or the payment may be used as mitigation for another project and once a payment is made no refund of all or any part of it will be made.

Thank you for supporting the HID Wetland Restoration and Mitigation Project and Everglades National Park.

Sincerely,

Jonathan Taylor

HID Project Manager

HOLE-IN-THE-DONUT CREDIT TRANSACTION FORM

National Park Foundation AEVED

This form must accompany your check payable to the National Park Foundation for the indicated amount.

Reference HID Reference # HID 2017-09

Project: Westminster Manor

Permit/Application Numbers	Required Compensatory
RER: CLIV2016-0100	1.22 Acres
SFWMD: 161129-14	1.22 Acres
ACOE: Not indicated	0 UMAM credits

Restoration of 1.22 acres of Palustrine Emergent wetland.

Total Credit Transaction Cost	$15,566.72
National Park Foundation Service Fee	$100.00
Total Amount Due	**$15,666.72**

Mailing address: ATTN: Olatoun Cole
Director, Accounting
National Park Foundation
1110 Vermont Avenue NW, Suite 200
Washington, DC 20005

Return Receipt to: Roland DiGasbarro
Windsor Investments, LLC
28 Tahiti Beach Island
Coral Gables, FL 33143

South Florida Water Management District

Work Schedule Requirements

Application No : 161129-14

Mitigation Plan ID: WESTMINSTER MANOR

Activity	**Due Date**
SUBMIT MITIGATION BANK DOCUMENTATION	15-MAR-17

STAFF REPORT DISTRIBUTION LIST

WESTMINSTER MANOR

Application No: 161129-14

Permit No: 13-06383-P

INTERNAL DISTRIBUTION

X Jeff Meyer
X Tjerk van Veen, P.E.
X Carlos A. de Rojas, P.E.
X Barbara J. Conmy
X A. Waterhouse, P.E.
X J. Markle, P.E.

EXTERNAL DISTRIBUTION

X Permittee - Windsor Investments (Westminster Manor) L L C
X Agent - Ludovici And Orange Consulting Engineers Inc

GOVERNMENT AGENCIES

X City Engineer, City of Palmetto Bay
X Department of Regulatory and Economic Resources Lisa Spadafina
X Department of Regulatory and Economic Resources Mike Spinelli
X Div of Recreation and Park - District 5 - Miranda Cunningham, FDEP
X Miami-Dade County - RER (Maria D. Molina, PE)

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

Ludovici And Orange Consulting Engineers Inc
329 Palermo Avenue
Coral Gables FL 33134
svz@ludovici-orange.com

City Engineer, City of Palmetto Bay
8950 Sw 152nd St
Palmetto Bay
Palmetto Bay FL 33157
cpatterson@palmettobay-fl.gov

Department of Regulatory and Economic Resources Mike Spinelli
701 Nw 1st Court, Suite 400
Miami FL 33136
spinem@miamidade.gov

Miami-Dade County - RER (Maria D. Molina, PE)
701 Nw 1st Court, Suite 400
Miami FL 33130
molinm@miamidade.gov, ignacc@miamidade.gov

Windsor Investments (Westminster Manor) L L C
28 Tahati Beach Island Road
Coral Gables FL 33143
roland@windsor-capital.com

Department of Regulatory and Economic Resources Lisa Spadafina
701 Nw 1st Court, Suite 400
Miami FL 33136
spadal@miamidade.gov

Div of Recreation and Park - District 5 - Miranda Cunningham, FDEP
13798 Se Federal Highway
Hobe Sound FL 33455
miranda.cunningham@dep.state.fl.us

MIAMI-DADE COUNTY
Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 6th Floor
Miami, Florida 33136-3912
T 305-372-6574 F 305-372-6479
miamidade.gov

TREE REMOVAL PERMIT

Permit Number: 7871

Issuance Date: July 7, 2017

Project Manager: Luis Moreno

Expiration Date: July 7, 2019

Permittee: Windsor Investments (Westminster Manor), LLC
Authorized Representative: Roland Digasbarro, AMBR
Address: 28 Tahiti Beach Island Road, Coral Gables, FL 33143
Contact phone #: (305) 978-8283
E-mail address: roland@windsor-capital.com

Project Location: North of SW 152nd Street and East of SW 71st Court, Palmetto Bay, Florida.

Folio (s): 33-5023-000-0582

Bond Required: Yes ($19,756.88)

Permit Fees: $548.00

Process Number(s): 2017-DTM-MISC-00026

Approved Work:

- Removal of fifty-seven (57) trees, including fifteen (15) specimen in size, in accordance with the Topographic Survey entitled "Westminster Manor, Palmetto Bay", prepared by Ludovici & Orange Consulting Engineers, Inc, Certificate of Authorization No. LB 1012, received on January 20, 2017, and associated revised Tree Disposition Table entitled "Westminster-Tree Inventory – April 28, 2017 (REVISED)" prepared by Smart Sciences, Inc. and stamped approved the Miami-Dade County Tree & Forest Resources Section on May 22, 2017. The Tree Disposition Table is attached herein as **Exhibit 1.** Total tree canopy approved for removal is 30,634 square feet.

- The remaining two (2) specimen trees shall be protected and preserved in its current location in accordance with the restrictive covenant entitled "Covenant Running with the Land of Windsor Investments (Westminster Manor), LLC", recorded in Official Records (OR) of Miami-Dade County Book 30569, Pages 3257 through 3265, on June 12, 2017, and incorporated herein by reference as **Exhibit 2.**

REPLANTING REQUIREMENTS

To replace lost tree canopy, pursuant to Chapter 24 of the Miami-Dade County Code (Code), the permittee shall replant 49, 392 sq. ft. of tree canopy mitigation in accordance with the landscape plans entitled "Westminster Manor, Palmetto Bay, FL", prepared by Hugh F. Johnson, LA# 855 on May 2, 2017 and stamped approved by the Miami-Dade County Tree & Forest Resources Section on May 22, 2017. The landscape plans are attached herein as **Exhibit 3.**

In accordance with Section 24-49.7(b) of the Code, a performance bond for **$19,756.88** has been posted to ensure compliance with the conditions of this permit including implementation of the landscape plan. The landscape installation shall be completed, verified, and approved by DERM. The permittee must comply with all permit conditions prior to the release of the performance bond. The permittee shall notify the DERM project manager once the landscape material has been installed and schedule a final inspection (two weeks' notice is required).

A minimum of 41, 121 sq. ft. of tree canopy must be native to Miami-Dade County. No more than 30% of the replacement trees shall be palms. There shall be a minimum of six (6) species of trees to be distributed in proportional quantities. All replacement trees shall have a minimum quality of Florida No. 1 grade or better. Any changes to the canopy replacement location or species list shall be approved in writing by DERM. Replanting shall take place within 24 months of the approved tree removal work conducted under this permit (prior to the permit expiration date).

A contribution to the Tree Trust Fund for **$15,006.06** has been made to satisfy the specimen tree mitigation requirements pursuant to Chapter 24 of the Code. The funds cover the irreplaceable loss of the aesthetic and environmental contributions of specimen trees authorized for removal by this permit. The funds have been earmarked for planting trees on publicly owned property.

Miami-Dade County
Department of Regulatory & Economic Resources

Reviewed by: TJ

SPECIAL PERMIT CONDITIONS

1. Protective barriers shall be constructed around the canopy drip line of the covenanted specimen trees prior to the commencement of construction activities on-site. The protective barriers shall be constructed of wood, plastic or metal and shall be a minimum of four (4) feet above ground level and be placed no less than six (6) feet (radius distance) from the trunk of any protected tree or cluster of trees. Protective barriers shall be in place prior to the start of any construction, must remain in place until development is completed and the Department has authorized their removal.

2. During all site work and construction, no soil, vehicles, heavy equipment (such as bulldozers or backhoes), fill, building materials, construction debris, or dead vegetation shall be placed, stored, or deposited within the areas of protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree(s) may be endangered, tree wells or retaining walls will be required.

3. A barrier inspection shall be required prior to commencement of any work or construction on the property that is subject to this permit, including but not limited to any preconstruction clearing or grading of the parcel. A Barrier Inspection Request form shall be submitted at least two (2) weeks before commencement of any work pursuant to this condition and work is prohibited until the barrier inspection has been conducted and the barriers approved by DERM.

4. Fences and walls shall be constructed to avoid disturbance to any protected tree(s). Postholes and trenches located close to the tree(s) shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

5. The cutting, pruning or trimming of trees shall be done in accordance with the most recent American National Standards (ANSI) A-300 Standard Practices for Tree Care Operations. All tree cutting, pruning or trimming not done in accordance with the referenced standards shall be considered effective destruction and is prohibited by this condition for the covenanted and replacement trees unless prior written approval has otherwise been obtained from DERM.

6. Above ground as well as underground utility lines, including but not limited to lighting, electrical and gas lines, and plumbing are prohibited within the critical root zone of the covenanted specimen trees. Underground utility lines shall be placed outside the areas surrounded by protective barriers. If placement is not possible, disturbance shall be minimized by using techniques such as tunneling or overhead utility lines.

7. The following specimen trees are to remain: two (2) live oak (*Quercus virginiana*) trees labeled as **T1** and **T13** on the approved landscape plans (sheet LP-1 of **Exhibit 3**). All work shall be conducted in a manner that avoids adverse impacts to the covenanted specimen trees as designated in **Exhibit 2** of this permit.

8. The on-site canopy replacement requirement of **49,392 sq. ft.** shall be satisfied prior to this permit's expiration date. Failure to satisfy all canopy replacement requirements prior to the date of permit expiration may result in enforcement action. A portion or the entire performance/mitigation bond shall be forfeited, in accordance with the amounts required pursuant to the fee schedule, for any canopy replacement that does not meet the minimum quality standards of Florida No. 1 grade or better, or that is not installed prior to the date of permit expiration. Notwithstanding the canopy mitigation requirements of this permit, the landscape material shall be installed and maintained in accordance with the minimum landscape requirements of the Miami-Dade County Code and Landscape Manual.

9. The permittee shall obtain a Building Permit from Miami-Dade County Building and Zoning or jurisdictional municipality prior to the removal and/or relocation of **specimen** trees. The permittee shall provide the process number(s) of the Building Permit prior to commencement of any tree removal work. Holds on Certificates of Occupancy will only be released (to allow for issuance of Certificates of Occupancy) if all mitigation requirements have been satisfied and verified by DERM. The permittee shall notify the DERM project manager upon project completion and schedule a final inspection (two weeks' notice is required).

GENERAL PERMIT CONDITIONS

1. This permit does not convey to the permittee or create for the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee.

2. All activities shall be implemented as set forth in the landscape plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.

3. This permit and landscape plans shall be kept on-site during all phases of preconstruction activities such as demolition, clearing of parcel, earthwork, re-grading and through construction. . The complete permit shall be available for review at the work site upon request by DERM staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

4. Pursuant to Section 24-49 of the Miami-Dade County Code and the minimum requirements of the Miami-Dade County Landscape Ordinance, prohibited plant species shall be removed or eradicated from each property upon development or redevelopment. This condition shall not apply to properties that are not being developed or redeveloped. A prohibited plant species list is included below. These prohibited species shall be removed upon development or redevelopment and within one year of permit issuance. Furthermore, prohibited plant species shall not be sold, propagated, planted, imported or transported on property that is subject to this permit unless a variance has been granted by Miami-Dade County.

Abrus precatorius (Rosary pea)
Acacia auriculiformis (earleaf acacia)
Adenanthera pavonina (red sandalwood)
Albizia lebbeck (Woman's tongue)

Antigonon leptopus (Coral vine)
Ardisia crenata (coral ardisia)
Ardisia elliptica (shoebutton ardisia)
Bischofia javanica (bishopwood)
Casuarina spp. (Australian pine)
Cestrum diurnum (Day jessamine)
Cinnamomum camphora (Camphortree)

Colubrina asiatica (Asian nakedwood)
Cupaniopsis anacardioides (Carrotwood)
Dalbergia sissoo (Indian rosewood)
Dioscorea alata (White yam)

Flacourtia indica (Governor's plum)
Hydrilla verticillata (hydrilla)
Hygrophila polysperma (Indian swampweed)
Hymenachne amplexicaulis (West Indian marsh grass)
Imperata cylindrica (Cogongrass)
Ipomoea aquatica (Water-spinach)
Jasminum dichotomum (Gold Coast jasmine)
Jasminum fluminense (Brazilian jasmine)
Leucaena leucocephala (lead tree)
Ludwigia peruviana (Peruvian primrosewillow)
Lygodium spp. except L. palmatum

Macfadyena unguis-cati (Catclaw vine)
Melaleuca quinquenervia (Punk tree)
Melia azedarach (Chinaberry)
Merremia tuberosa (yellow morning-glory)

Pennisetum purpureum (Elephantgrass)
Pistia stratiotes (Water lettuce)
Pueraria montana var. lobata (Kudzu)
Rhodomyrtus tomentosa (Rose myrtle)

Rhynchelytrum repens (Natal grass)
Ricinus communis (castorbean)
Sapium sebiferum (Chinese tallowtree)
Scaevola taccada (Beach naupaka)
Schefflera actinophylla (Umbrella tree)
Schinus terebinthifolius (Brazilian pepper)
Senna pendula var. glabrata (climbing cassia)
Solanum tampicense (Aquatic soda apple)
Solanum viarum (Tropical soda apple)
Taliparíti tiliaceum (Mahoe, sea hibiscus)
Tectaria incisa (Incised halberd fern)

Dioscorea bulbifera (Air potato)
Eichornia crassipes (Water-hyacinth)
Ficus altissima (Council tree)
Ficus benghalensis (Banyan tree)
Ficus microcarpa (Indian laurel)
Mikania micrantha (Mile-a-minute, bittervine)
Mimosa pigra (Black mimosa)
Neyraudia reynaudiana (Burmareed)
Paederia spp. (Sewervine, skunkvine)
Panicum repens (Torpedograss)
Thespesia populnea (Seaside mahoe)
Tribulus cistoides (Puncture vine)
Urochloa mutica (Paragrass)

5. Pursuant to Sections 24-49 of the Miami-Dade County Code, each property subject to this permit shall be maintained to prevent the growth or accumulation of all prohibited species including non-native grasses, weeds and undergrowth.

6. The survival of all trees counted towards canopy mitigation shall be ensured to live at least one (1) year from the date the final inspection was passed. If the tree(s) die, they must be replaced by the same Florida grade number one tree of equal or greater size. If the property owner of the mitigated tree(s) changes, the permittee will be held as the responsible party and will be required to replace any destroyed or non-living tree(s).

7. Replanting/relocation must be verified and approved by DERM. The applicant shall notify DERM when the replanting is completed and call to schedule a final inspection (two weeks notice is required).

8. Any contributions made to the Tree Trust Fund to satisfy canopy replacement and specimen tree mitigation requirements shall be used for planting on publicly owned properties unless otherwise specified.

9. Prior to performing any work that would have the potential to impact underground utilities, the permittee and contractor shall verify the location of all underground and overhead utility lines and verify that no utilities will be damaged by the work. Contact Sunshine 811 One-Call at 811 or on the web: http://www.sunshine811.com/ to locate underground utility lines. No clearing, excavation, earthwork, tree removal or planting shall commence until the permittee and contractor have verified that utilities will not be damaged by any work.

ALL WORK SHALL BE IN ACCORDANCE WITH THE CONDITIONS CONTAINED HEREIN. THE PERMITTEE IS RESPONSIBLE FOR COMPLIANCE OF ALL CONTRACTORS AND SUBCONTRACTORS WITH THE CONDITIONS AND LIMITATIONS OF THIS PERMIT AS APPLICABLE. EXCEPT AS AUTHORIZED BY THIS PERMIT, ANY PROTECTED TREE(S) THAT ARE REMOVED OR EFFECTIVELY DESTROYED SHALL CONSTITUTE A VIOLATION OF SECTION 24-49 OF THE CODE OF MIAMI-DADE COUNTY AND WILL BE PURSUED AS SUCH. IN ADDITION, ANY NON-COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT WILL SUBJECT THE PERMITTEE AND RESPONSIBLE CONTRACTORS OR INDIVIDUALS TO THE PENALTY PROVISIONS OF SECTION 24-49, 24-30, 24-31 AND 8CC OF THE CODE OF MIAMI-DADE COUNTY.

ISSUANCE OF THIS PERMIT DOES NOT RELIEVE THE PERMITTEE FROM THE REQUIREMENT TO OBTAIN AND COMPLY WITH ALL NECESSARY APPROVALS OR PERMITS FROM THE LOCAL MUNICIPALITY, OR ANY OTHER GOVERNMENT ENTITY HAVING JURISDICTION RELATING TO THE AUTHORIZATIONS CONTAINED HEREIN.

I HAVE READ THE CONDITIONS CONTAINED IN THIS PERMIT AND FULLY UNDERSTAND THEM. IN SIGNING THIS PERMIT, I ACKNOWLEDGE THAT FAILURE TO COMPLY WITH ALL CONDITIONS OF THIS PERMIT MAY RESULT IN PERMIT REVOCATION, BOND FORFEITURE, WITHHOLDING OF MY CERTIFICATE OF OCCUPANCY, AND ENFORCEMENT ACTION AGAINST ME BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. I ASSUME FULL RESPONSIBILITY FOR THE ACTIONS OF ALL MY EMPLOYEES, AGENTS, AND PERSONS UNDER DIRECT OR INDIRECT CONTRACTUAL OBLIGATION TO ME WITH RESPECT TO COMPLIANCE WITH THE CONDITIONS AND LIMITATIONS CONTAINED WITHIN THIS PERMIT.

Signature of Owner / Authorized Representative / Owner's Agent

6/19/17
Date Signed

Roland DiGasbarro
Print Name

Principal
Title

EXHIBIT 1
of TREE-7871

Environmental Consultants

Westminster - Tree Inventory - April 28, 2017 (REVISED)								
Tree ID	Common name	Scientific name	Caliper (inches)	Canopy (feet)	Height (feet)	Condition	Disposition	Notes
T1	live oak	*Quercus virginiana*	27	40	45	Good	Remain	
T2	strangler fig	*Ficus aurea*	52	18	40	Good	Remove	
T3	gumbo limbo	*Bursera simaruba*	25.4	14	35	Fair	Remove	
T4	gumbo limbo	*Bursera simaruba*	11	10	35	Fair	Remove	
T5	strangler fig	*Ficus aurea*	48	35	15	Fair	Remove	
T6	willow bustic	*Sideroxylon salicifolium*	4	12	30	Fair	Remove	
T7	gumbo limbo	*Bursera simaruba*	16	15	45	Fair	Remove	
T8	gumbo limbo	*Bursera simaruba*	6	10	30	Fair	Remove	
T9	live oak	*Quercus virginiana*	11	18	40	Good	Remove	
T10	live oak	*Quercus virginiana*	8	6	20	Poor	Remove	Split trunk
T11	live oak	*Quercus virginiana*	9	12	15	Poor	Remove	Split trunk
T12	live oak	*Quercus virginiana*	7	15	25	Poor	Remove	Split trunk
T13	live oak	*Quercus virginiana*	20	25	40	Good	Remain	
T14	strangler fig	*Ficus aurea*	72	35	45	Good	Remove	
T15	willow bustic	*Sideroxylon salicifolium*	9	8	22	Good	Remove	
T16	willow bustic	*Sideroxylon salicifolium*	5	7	25	Good	Remove	
T17	coconut palm	*Cocos nucifera*	10	20	25	Good	Remove	
T20	willow bustic	*Sideroxylon salicifolium*	6	8	20	Poor	Remove	trunk damage
T22	coconut palm	*Cocos nucifera*	9	15	30	Good	Remove	
T23	sea grape	*Coccoloba uvifera*	20	15	25	Good	Remove	
T24	sea grape	*Coccoloba uvifera*	8.5	12	20	Good	Remove	
T25	gumbo limbo	*Bursera simaruba*	20	15	25	Good	Remove	
T26	gumbo limbo	*Bursera simaruba*	60	70	35	Good	Remove	
T27	gumbo limbo	*Bursera simaruba*	20	15	25	Poor	Remove	Trimmed - near powerlines
T29	gumbo limbo	*Bursera simaruba*	30	18	35	Poor	Remove	Trimmed - near powerlines
T30	royal poinciana	*Delonix regia*	16	25	40	Good	Remove	
T31	royal poinciana	*Delonix regia*	18	25	40	Fair	Remove	
T32	live oak	*Quercus virginiana*	8	25	35	Poor	Remove	Shared canopy with exotic species
T33	live oak	*Quercus virginiana*	5.7	15	30	Fair	Remove	
T34	royal poinciana	*Delonix regia*	18.5	45	60	Poor	Remove	Vine growth
T36	royal poinciana	*Delonix regia*	30	50	60	Poor	Remove	Vine growth
T40	gumbo limbo	*Bursera simaruba*	5	20	40	Poor	Remove	Shared canopy with exotic species
T41	gumbo limbo	*Bursera simaruba*	15	30	45	Poor	Remove	Shared canopy with exotic species
T42	Alexander palm	*Ptychosperma elegans*	9	18	30	Poor	Remove	Shared canopy with exotic species
T43	strangler fig	*Ficus aurea*	24	40	50	Poor	Remove	Shared canopy with exotic species
T44	gumbo limbo	*Bursera simaruba*	12	25	35	Poor	Remove	Shared canopy with exotic species
T45	Alexander palm	*Ptychosperma elegans*	4.3	18	25	Poor	Remove	Shared canopy with exotic species
T47	royal poinciana	*Delonix regia*	20	25	30	Fair	Remove	
T48	royal poinciana	*Delonix regia*	12.5	20	25	Fair	Remove	
T49	royal poinciana	*Delonix regia*	24	30	40	Fair	Remove	
T50	royal poinciana	*Delonix regia*	6.6	30	40	Fair	Remove	
T51	royal poinciana	*Delonix regia*	7.8	30	40	Fair	Remove	
T52	royal poinciana	*Delonix regia*	12.8	30	40	Fair	Remove	
T53	royal poinciana	*Delonix regia*	6	30	40	Fair	Remove	
T54	royal poinciana	*Delonix regia*	5.5	25	30	Good	Remove	
T55	gumbo limbo	*Bursera simaruba*	12	25	35	Good	Remove	
T57	coconut palm	*Cocos nucifera*	10	24	35	Good	Remove	
T58	strangler fig	*Ficus aurea*	80	80	50	Good	Remove	
T59	live oak	*Quercus virginiana*	8	10	15	Poor	Remove	Split trunk
T60	sea grape	*Coccoloba uvifera*	20	15	20	Poor	Remove	Split trunk
T61	sea grape	*Coccoloba uvifera*	16	20	20	Poor	Remove	Split trunk
T62	royal poinciana	*Delonix regia*	8.5	25	40	Fair	Remove	
T63	strangler fig	*Ficus aurea*	24	30	40	Fair	Remove	
T64	gumbo limbo	*Bursera simaruba*	12	25	30	Fair	Remove	
T65	gumbo limbo	*Bursera simaruba*	17	15	20	Poor	Remove	Minimal foliage, under powerlines, near fence
T66	gumbo limbo	*Bursera simaruba*	7	10	15	Poor	Remove	Near fence, under powerlines
T67	gumbo limbo	*Bursera simaruba*	10	10	15	Poor	Remove	Near fence, under powerlines
T68	gumbo limbo	*Bursera simaruba*	12	15	15	Poor	Remove	Near fence, under powerlines

Notes: 58 Total Trees; T18, T19, T21 were poisonwood (*Metopium toxiferum*); T28 was combined with T29 as one tree; T35 was Brazilian pepper (*Schinus terebinthifolius*); T37-39, T46, T56 were dead; therefore these trees were not included in the tree inventory.

APPROVED
RER-TREE & FOREST RESOURCES SECTION
NAME: L. Moyer
DATE: 5/22/2017

EXHIBIT 2
of TREE-7871

CFN: 20170330446 BOOK 30569 PAGE 3257
DATE:06/12/2017 09:42:09 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE C

COVENANT RUNNING WITH THE LAND OF WINDSOR INVESTMENTS (WESTMINSTER MANOR), LLC IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING THE PRESERVATION OF SPECIMEN TREE RESOURCES LOCATED NORTH OF SW 152 STREET AND EAST OF SW 71 COURT, MIAMI, FLORIDA 33180-2730

The undersigned, Windsor Investments (Westminster Manor), LLC, being owner(s) of a parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at North of SW 152nd Street and East of SW 71st Court, Village of Palmetto Bay, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number(s) 33-5023-000-0582 (hereinafter referred to as the "property") hereby create(s) a covenant, on behalf of the undersigned owner(s), heirs, successors, assigns and grantees, running with the land to and in favor of Miami-Dade County, Florida (hereinafter referred to as the "County"), its successors and assigns, with respect to the Property, as follows:

The undersigned owner(s) covenant(s) to the following:

1. Those trees identified in Exhibit B and whose locations are designated in Exhibit C, that tree survey entitled, "Landscape Plan Westminster Manor Palmetto Bay, FL, Project No. 1726", prepared by Hugh F. Johnson, LA No. 855, dated May 2nd, 2017, and attached hereto and incorporated herein by reference, shall be preserved in their present locations. For purposes of this covenant, "preservation" shall mean the protection of trunk, branches, and root systems from damage that would result from activities including but not limited to top pruning, limb removal, root pruning, changing of soil grade beneath drip line, and deposition of building materials or fluids beneath the dripline of the tree(s) subject to this covenant.

CFN: 20170330446 BOOK 30569 PAGE 3258

2. With regard to those trees identified in Exhibit B, all Tree Protection requirements described in Section 24-49.5 of the Code of Miami-Dade County will be strictly adhered to during the development of the property.

3. That the undersigned owner(s) is/are the owner(s) in fee of the Property and that no other person or other legal entity of any kind whatsoever has any fee interest in the Property. The undersigned owner(s) covenant(s) and represent(s) that any security interest holder(s) in the Property has/have consented to the execution of this covenant running with the land.

4. At least Five (5) days prior to commencing any work within the dripline of any tree designated in Exhibit "B", the Department of Environmental Resources Management (DERM) shall be notified in writing of such intended work. Any work within the dripline needs prior written consent of DERM. Any and all specific requirements or conditions imposed by DERM with respect to said work and relating to preservation of said tree(s) shall be strictly adhered to.

5. After this Covenant is accepted by the County shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County.

6. All successors, heirs, assigns and grantees with respect to the Property shall be notified in writing of the tree protection and preservation stipulations contained herein and DERM shall receive copies of all such written notifications. The failure of the undersigned owner(s) to provide such written notice to all successors, heirs, assigns, and grantees shall not, however, affect the validity or enforceability of this covenant as to any such successors, heirs, assigns, and grantees.

7. No cancellation, revision, alteration or amendment of this covenant shall be effective without prior approval of the County by the resolution of the Board of County Commissioners.

CFN: 20170330446 BOOK 30569 PAGE 3259

8. This covenant shall run for the benefit of the citizens of Miami-Dade County, Florida and is subject to specific enforcement by Miami-Dade County, Florida by and through the Director of Environmental Resources Management. In the event that the provisions of this Restrictive Covenant are not complied with, an action at law or in equity may be commenced by Miami-Dade County, by and through the Director of the Department Environmental Resources Management.

9. The undersigned owner(s) shall notify DERM within one (1) month of any conveyance, sale, granting or transfer of the Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Property to any security interest holder.

EXHIBIT 2
of TREE-7871

IN WITNESS WHEREOF, the undersigned, being the Owner(s) of the Property, agree(s) to the Property, agree(s) to the terms of this Covenant, hereby create same as a covenant Running with the Land, and set their hands and seal unto this Covenant this 5th day of June, 2017.

CORPORATION

WITNESSES:

Sign: [signature]
Print: Carol Dostigo
Sign: [signature]
Print: Phillipe Padron
Sign: [signature]
Print: Kano Akar

Company: Windsor Investments Westminster Manor, LLC.
Sign: [signature]
Print: Roland DiGasbarro
Title: Principal
Address: 28 Tahiti Beach, Coral Gables, FL 33143

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 5 day of June, 2017, by Roland DiGasbarro, as Principal of Windsor Investments Westminster Manor LLC LLC., a limited liability company, on behalf of the company. He or she is personally known to me or has produced Florida Drivers License as identification and did take any oath.

FRANCES RODRIGUEZ
MY COMMISSION #FF161922
EXPIRES October 11, 2018
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC:
Sign: Frances Rodriguez
Print: Frances Rodriguez
State of Florida at Large (Seal)
My Commission Expires: 10/11/18

THIS INSTRUMENT PREPARED BY:

Luis Moreno, ERPS
DERM-ENVIRONMENTAL RESOURCES MANAGEMENT
701 NW 1st Court, 6th Floor
Miami, Florida 33136

CFN: 20170330446 BOOK 30569 PAGE 3261

EXHIBIT A
LEGAL DESCRIPTION

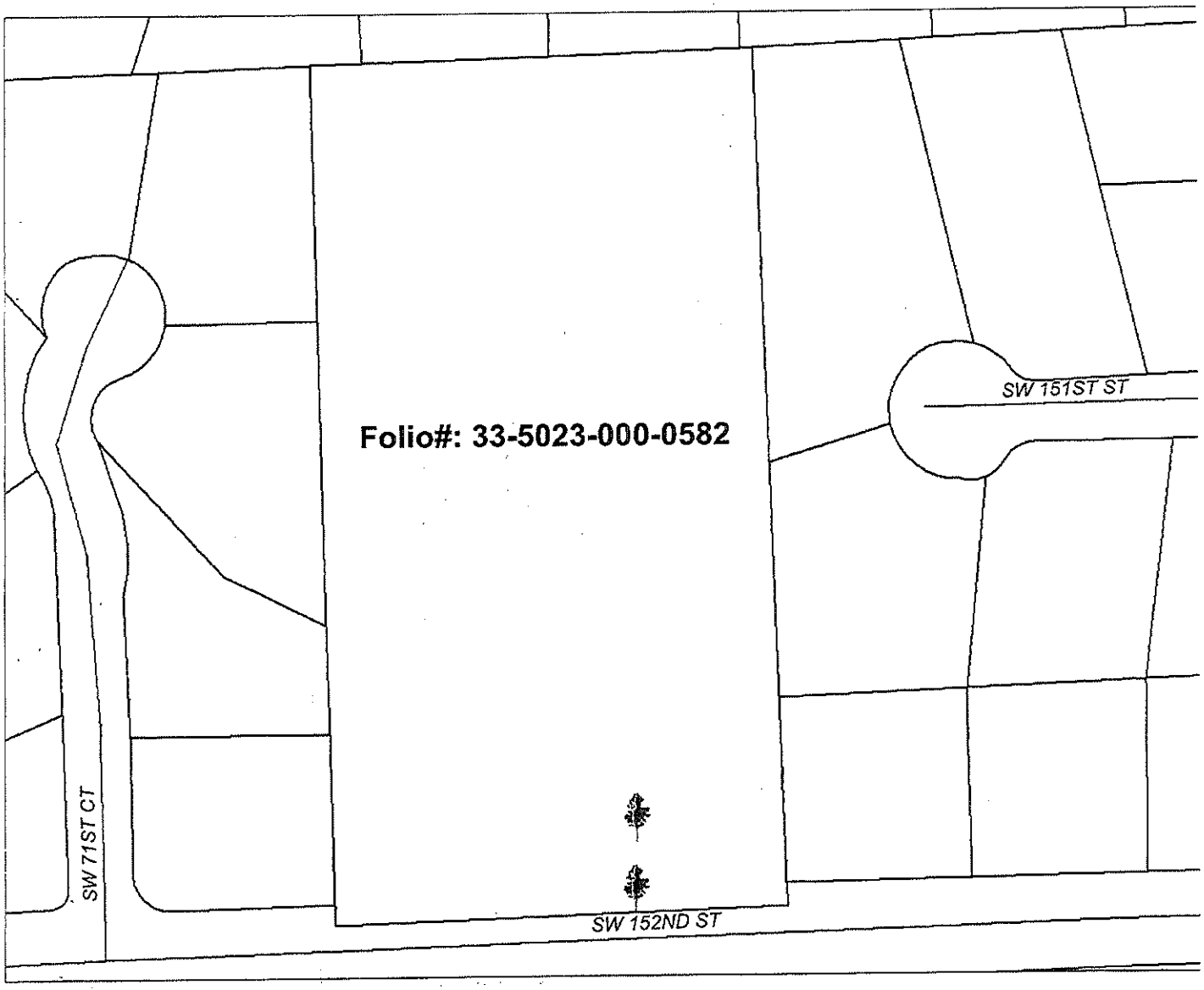
Folio Number:	33-5023-000-0582
Property Address:	North of SW 152nd Street and East of SW 71st Court Palmetto Bay, Florida
Legal Description:	The E ½ of the SW ¼ of the SW ¼ of the SE ¼ of Section 23, Township 55 South, Range 40 East; LESS the South thirty-five (35) feet thereof which is reserved for the right of way of Coral Reef Drive, as recorded in Deed Book 2997 on Page 84, of the Public Records of Miami-Dade County, Florida.

EXHIBIT 2
of TREE-7871

CFN: 20170330446 BOOK 30569 PAGE 3262

EXHIBIT B

Legend of Specimen Tree Covenant for the property of Windsor Investments (Westminster Manor), LLC located N of SW 152 ST & E of SW 71 CT, Palmetto Bay, FL



Tree No. (Exhibit C)	Covenanted Specimen Tree	Trunk DBH	Canopy	Latitude	Longitude
T1	Quercus virginiana	27 inches	40 feet	25.629924	-80.307472
T13	Quercus virginiana	20 inches	25 feet	25.630072	-80.307469

Legend

Covenanted Specimen Trees

All Streets

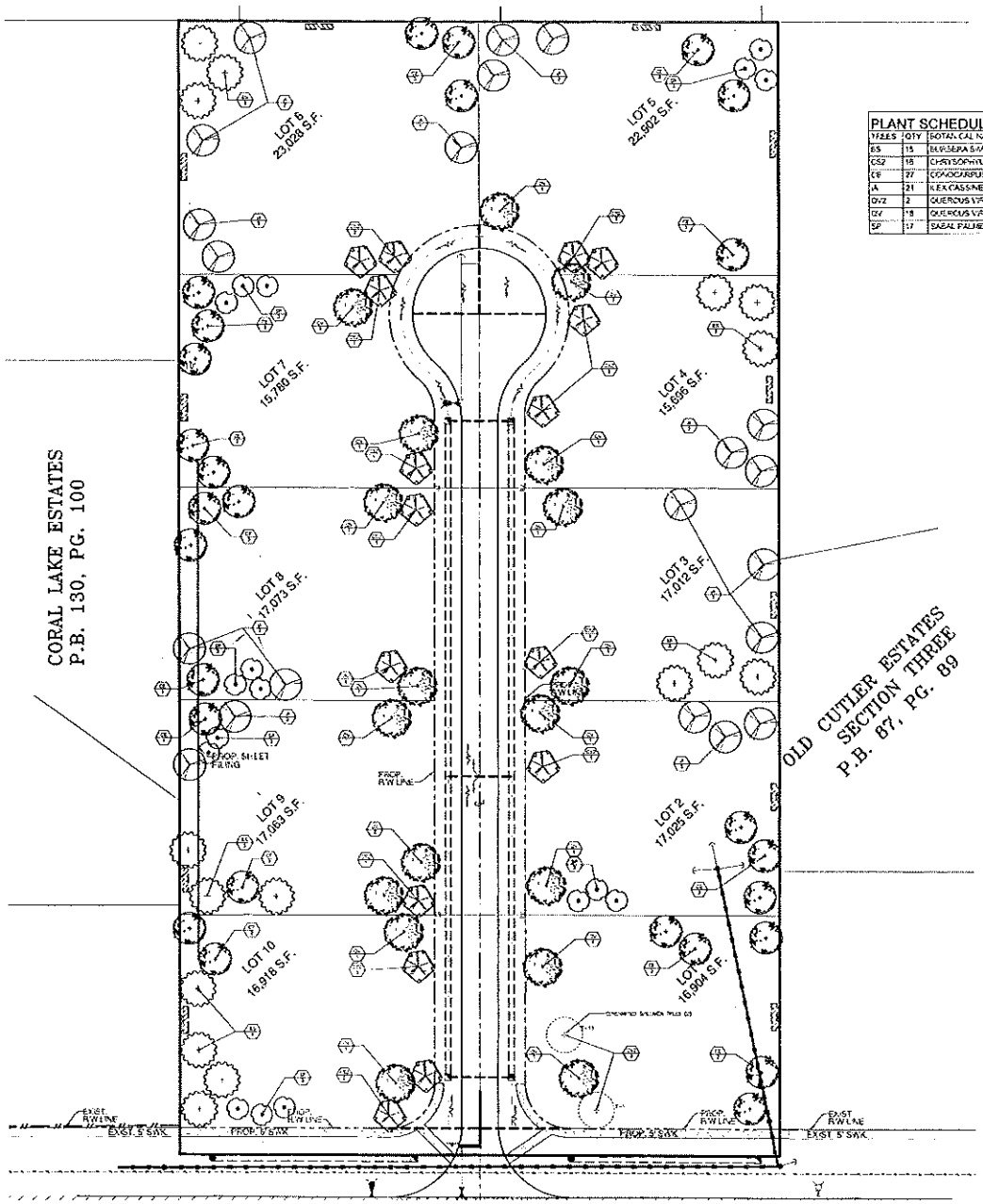
Parcels

Map created by
Luis Moreno
on 4/26/2017

N W E S

SCALE: 1 inch = 107 feet

EXHIBIT 3
of TREE-7871



PLANT SCHEDULE								
TREES	QTY	BOTAN. CAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
BS	15	BURSERA SIMARUBA	GUMBO LIMBO	FG B&B	3.5" DBH	15' OA., 7' SPD., SINGLE STRAIGHT LEADER	YES	HIGH	
CSP	15	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	FG B&B	2" CAL	12' HT X 5' SPR	YES	HIGH	
CE	27	CONOCARPUS ERECTUS	BUTTONWOOD	FG B&B	3.5" DBH	16' OA., 7' SPD., SINGLE STRAIGHT LEADER	YES	HIGH	
IA	21	ILEX CASSINE	DAHOON HOLLY	FG B&B	2" DBH	14' HT. X 5' SPR. 5' CT., FULL CANOPY	YES	HIGH	
QVZ	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B/B/BURLAP		CONVEYANTED SPECIMEN TREES	YES	HIGH	
QV	18	QUERCUS VIRGINIANA	LIVE OAK	FG B&B	3.5" DBH	16' OA., 7' SPD., EAGLE STRAIGHT LEADER	YES	HIGH	
SP	17	SABAL PALMETTO	CABBAGE PALMETTO	FG B&B		14-20' OA. STAGGERED SIZES	YES	HIGH	

49,392 ft² of replacement tree canopy required.
49,900 ft² provided.

APPROVED
AIR, TREE & FOREST RESOURCES SECTION
NAME: L Montero
DATE: 5/22/2017

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

SCALE: 1"=30'
0' 15' 30' 60' 90'
NORTH

Architectural Alliance Landscape
Landscape Architecture
Land Planning
Environmental Consultants
Tel. 786-781-8686
Email: info@aalandscape.com

Revision Dates

LANDSCAPE PLAN
WESTMINSTER MANOR
PALMETTO BAY, FL

Sheet Description: LANDSCAPE PLAN
Release Date: 4-12-17
Project Number: 1726
Drawing Number: LP-1
Sheet 1 of 2

EXHIBIT 3
of TREE-7871

TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION. (Â§ 24-49.5)

Sec. 24-49.5. Tree protection requirements during construction.

(1) During site development, protection requirements for trees designated for preservation under an approved tree removal permit shall include, but not be limited to, the following:

(a) Protective barriers shall be placed around each tree, cluster of trees,or the edge of the preservation area no less than six (6) feet (in radius)from the trunk of any protected tree, cluster of trees, or preservation area unless a lesser distance is specified by the Department. Protective barriers shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic or metal, and shall remain in place until
development is completed and the Department has authorized their removal. Protective barriers shall be in place prior to the start of any construction.

(b) Understory plants within protective barriers shall be protected.

(c) No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.

(d) Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.

(e) Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed,as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.

(f) Underground utility lines shall be placed outside the areas surrounded by protective barriers. If said placement is not possible, disturbance shall be minimized by using techniques such as tunneling or overhead utility lines.

(g) Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

(2) Exceptions to the provisions of Section 24-49.5(1). Exceptions to the requirements of Section 24-49.5(1) shall be approved only when the permittee receives specific written authorization from the Director or the Director’s designee. The Director or the Director’s designee shall not issue written approval unless the Director or the Director’s designee determines that the affected tree(s) can be adequately protected without meeting the requirements of Section 24-49.5(1), or due to exceptional circumstances it is not practical or reasonable to meet the requirements of Section 24-49.5(1).

(3) If the requirements of Section 24-49.5(1)(a) through (g) are not adhered to by the permittee and the trees are effectively destroyed, then all such trees shall be replaced according to the standards of Section 24-49.4(2), in addition to being subject to the penalty provisions of Sections 24-29, 24-30 and 24-31 of the Code of Miami-Dade County.

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

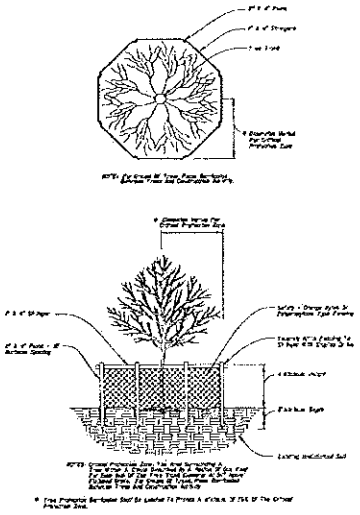
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

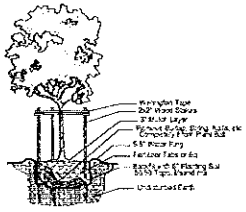
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

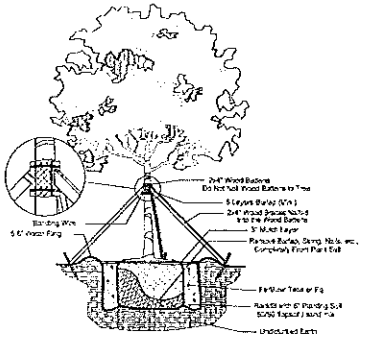


Tree Protection Barricade



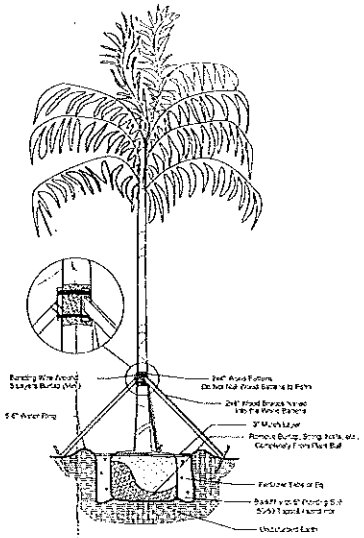
Small Tree Planting Detail

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

NTS

APPROVED
AS THE TREE & PLANT MODIFICATION SECTION
NAME L. Montero
DATE 5/22/2017

811 DIGGING BELOW GROUND? CALL 811 BEFORE YOU DIG

Architectural Alliance, Landscape

Revision Dates

LANDSCAPE DETAILS & NOTES

WESTMINSTER MANOR
PALMETTO BAY, FL

Sheet Description
LANDSCAPE DETAILS AND NOTES

Release Date
7-15-16

Project Number
1612

Drawing Number
LP-2

Sheet 2 of 2

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
9900 SOUTHWEST 107TH AVENUE, SUITE 203
MIAMI, FLORIDA 33176

April 21, 2016

REPLY TO
ATTENTION OF

Regulatory Division
South Permits Branch
Miami Permits Section
SAJ-2015-02469 (JD-MLC)
JURISDICTIONAL VERIFICATION

Roland DiGasbarro
Windsor Investments, LLC
28 Tahiti Beach Island
Coral Gables, Florida 33143

Dear Mr. DiGasbarro:

Reference is made to information submitted to the U.S. Army Corps of Engineers (Corps) regarding the potential extent of Federal jurisdiction at North of SW 152nd Street and east of SW 71st Court, in Section 23, Township 55 South, Range 40 East, Palmetto Bay, Miami-Dade County, Florida (33-5023-000-0582). The evaluation of this jurisdictional determination involved many factors and may have included a field visit, review of aerial photographs, geological quad sheets, county soils maps, and site specific information provided by you. A copy of the approved jurisdictional determination form and depiction of the geographic extent of Federal jurisdiction are enclosed. A Department of the Army permit may be required for work in areas identified as waters of the United States.

This letter contains an approved jurisdictional determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the South Atlantic Division Office at the following address: If you object to this determination, you may request an administrative appeal under Corps' regulations at 33 CFR Part 331. If you request to appeal this determination, you must submit a completed RFA form to the South Atlantic Division Office at the following address:

Mr. Jason Steele
South Atlantic Division
U.S. Army Corps of Engineers
CESAD-CM-CO-R, Room 9M15
60 Forsyth St., SW.

RECEIVED
MAR 29 2018
By

Atlanta, Georgia 30303-8801.

Mr. Steele can be reached by telephone number at 404-562-5137, or by facsimile at 404-562-5138.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division office within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received at the above address by **June 20, 2016.** It is not necessary to submit a RFA form to the Division Office if you do not object to the determination in this letter.

The determination shown on the enclosed information represents the upland/wetland boundary for purposes of determining the Corps jurisdictional line. As depicted on the enclosed drawings, the property encompasses waters of the United States, which are not subject to regulation by the Corps. Please be advised that the jurisdictional determination shown is based on the Corps of Engineers Wetlands Delineation Manual (1987) or current regional supplement, and is valid for a period no longer than 5 years from the date of this letter unless new information warrants a revision of the determination before the expiration date. If, after the 5-year period, the Corps has not specifically revalidated this jurisdictional determination, it shall automatically expire. Any reliance upon this jurisdictional determination beyond the expiration date may lead to possible violation of current Federal laws and/or regulations. You may request revalidation of the jurisdictional determination prior to the expiration date. Any revalidation or updating will be considered under the method of jurisdictional determination and other applicable regulations in use at the time of the request. Additionally, this determination has been based on information provided by you or your agent; should we determine that the information was incomplete or erroneous this delineation would be invalid.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

You are cautioned that work performed below the mean high water line or ordinary high water line in waters of the United States; and/or, the discharge of dredged or fill material into any areas identified on the enclosed information as within Federal jurisdiction, without a Department of the Army permit could subject you to enforcement

action. Receipt of a permit from the Department of Environmental Protection or the Water Management District does not obviate the requirement for obtaining a Department of the Army permit.

The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to visit http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise. Please be aware this Internet address is case sensitive and should be entered as it appears above.

Thank you for your cooperation with our permit program. If you have any questions concerning this matter please contact Megan Clouser by mail at the letterhead address, by electronic mail at Megan.L.Clouser@usace.army.mil, or by telephone at 305-526-7182.

Sincerely,

M Clouser

Digitally signed by CLOUSER.MEGAN.L.1275434929
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA, cn=CLOUSER.MEGAN.L.1275434929
Date: 2016.04.21 15:33:22 -04'00'

Donald W. Kinard
Chief, Regulatory Division

Enclosures

Copy Furnished: (w/o encls)

Gisele Colbert, Smart-Sciences Environmental Consulting, 329 Palermo Avenue, Coral Gables, 33134

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Westminster Manor	File Number: SAJ-2015-02469	Date: April 21, 2016
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- *ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.*
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- *ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.*
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- *ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.*
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact: **Project Manager as noted in letter**	If you only have questions regarding the appeal process you may also contact: **Jason Steele** **404-562-5137**

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number: