



REPLY TO
ATTENTION OF

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

February 5, 2020

Regulatory Division
South Permits Branch
Miami Regulatory Office

PUBLIC NOTICE

Permit Application Number SAJ-2020-00418 (SP-MLC)

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: Ana Olivarria Vidal

WATERWAY AND LOCATION: The project would affect waters of the United States associated with the North Trail Wetlands Basin. The subject property is located on the northwest corner of NW 15th Street and NW 128th Avenue in unincorporated Miami-Dade County.

Directions to the site are as follows: Exit the Florida Turnpike at NW 12th Street (Exit 25A-27) head west to NW 127th Avenue, head North on NW 127th Avenue, head West on NW 17th Street to NW 129th Avenue and the head South to NW 15th Street, then head East to theoretical NW 128th Avenue.

APPROXIMATE CENTRAL COORDINATES:

Latitude 25.788517° N

Longitude 80.402039°W

PROJECT PURPOSE:

Basic: The basic purpose of this project is commercial development.

Overall: The overall purpose of this project is commercial development in northwest Miami-Dade County, FL.

EXISTING CONDITIONS: The wetland system consists of a freshwater system. According to the Natural Resources Conservation Service, the soils on-site are listed as Dania muck. This soil is listed as hydric. The entire site is wet prairie wetlands with understory comprised of sawgrass, muhly grass and other various obligate and facultative wet graminoids and small shrubs. Invasive exotics are present in the understory, mid canopy and overstory, including Australian pine, *Melaleuca* sp., Brazilian pepper, bishopwood, elephant grass and shoebuttan *Ardisia*. Wetland (obligate, facultative wet or facultative) plants in the understory are limited to

saltbush, asiatic pennywort, *Myrsine* sp., shield fern and shoebutton *Ardisia*. The surrounding area is heavy industrial land uses including concrete batching plants and warehouses.

PROPOSED WORK: The applicant proposes to construct warehouses on an approximately 4 acre parcel with associated stormwater management system. This will involve the placement of approximately 12,380 CY of limerock fill in 4 acres of freshwater wetlands.

AVOIDANCE AND MINIMIZATION INFORMATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

Based on the quality and size of the onsite wetlands, combined with the anticipated heavy growth in this segment of Miami-Dade County, it is unlikely that a viable wetland preserve would be incorporated into the project, especially based on the anticipated secondary impacts associated with placing a compact preserve within a densely constructed project such as this. The proposed filling will be performed in such a way as to preserve water quality from potential contamination during construction.

COMPENSATORY MITIGATION: The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

The applicant has proposed to mitigate for unavoidable direct impacts at the Everglades National Park Hole-in-the-Donut, in-lieu-fee program.

CULTURAL RESOURCES:

The Corps is not aware of any known historic properties within the permit area. By copy of this public notice, the Corps is providing information for review. Our final determination relative to historic resource impacts is subject to review by and coordination with the State Historic Preservation Officer and those federally recognized tribes with concerns in Florida and the Permit Area.

ENDANGERED SPECIES:

The U.S. Army Corps of Engineers (Corps) has determined the proposal “may affect, but is not likely to adversely affect” the Eastern Indigo Snake (*Drymarchon corais couperi*), Wood Stork (*Mycteria americana*) and the Florida Bonneted Bat (*Eumops floridanus*). The Corps will request Fish and Wildlife's concurrence with this determination pursuant to Section 7 of the Endangered Species Act.

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposal would have no impacts on tidally influenced waters. Our initial determination is that the proposed action would have no impact on EFH or Federally managed fisheries within Biscayne Bay. Our final determination relative to project impacts and

the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line has not been verified by Corps personnel.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to the attention of the District Engineer through the Miami Regulatory Office, 9900 SW 107th Ave, Suite 203, Miami, Florida 33176, within 21 days from the date of this notice.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

QUESTIONS concerning this application should be directed to the project manager, Albert Gonzalez, in writing at the Miami Regulatory Office, 9900 SW 107th Ave, Suite 203, Miami, Florida 33176, by electronic mail at Megan.L.Clouser@usace.army.mil, or by telephone at (305)526-7182.

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice, we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest

will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The US Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

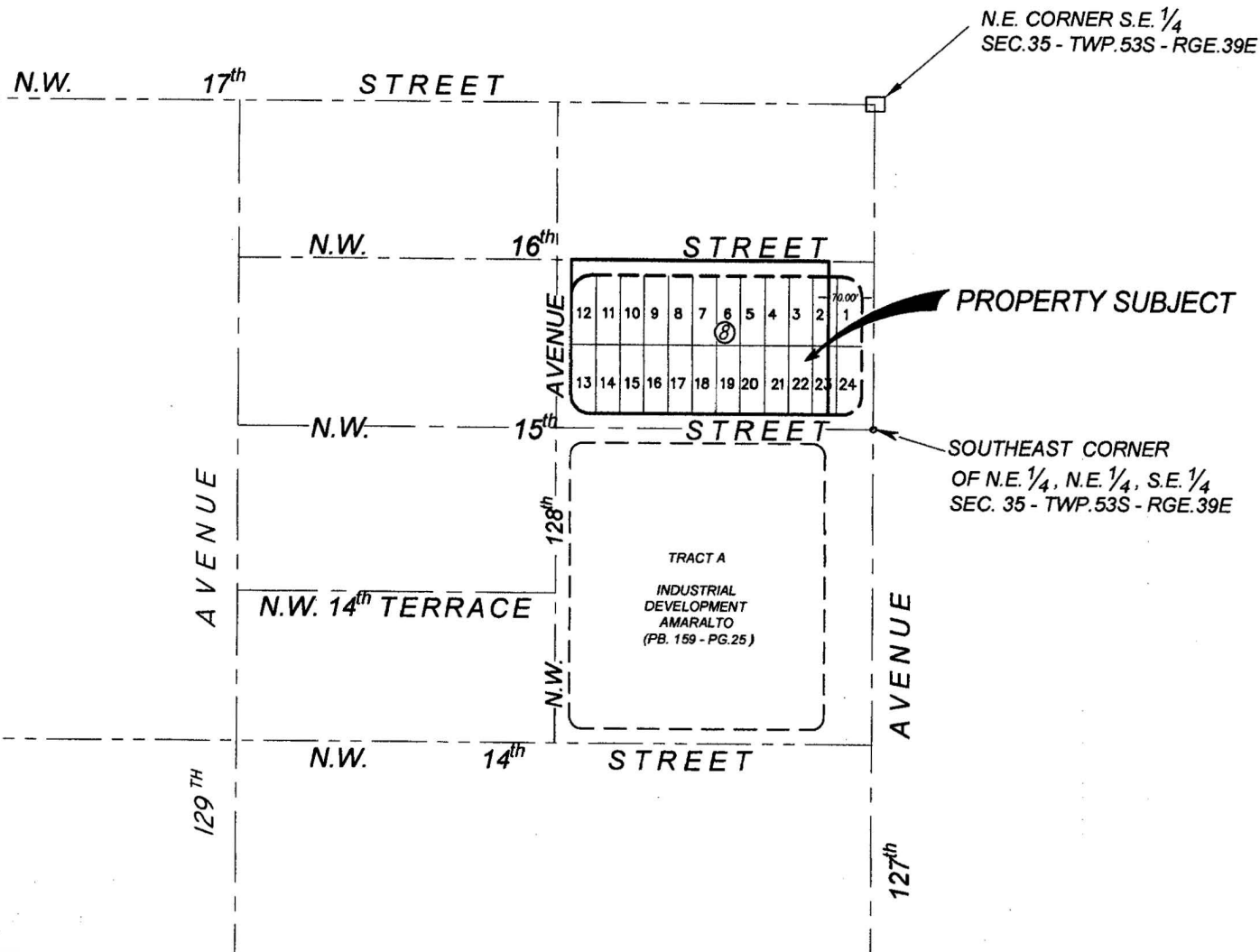
COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board, in the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with the Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.



Exhibit No: 1	Exhibit Created On: 2015-09-28	MIAMI-DADE COUNTY, FL	<div data-bbox="959 1669 1047 1717"></div> <div data-bbox="1085 1677 1215 1709">Application</div> <div data-bbox="1372 1663 1466 1838"></div> <div data-bbox="959 1804 1317 1838">Application Number: 150806-21</div> <div data-bbox="995 1864 1419 1959"> Created by Regulation GIS Section South Florida Water Management District</div>
<div data-bbox="128 1844 222 1939"></div> <div data-bbox="258 1737 702 1810">REGULATION DIVISION Project Name: FLIGHTWAY ELEVEN</div> <div data-bbox="310 1830 865 1959"><div data-bbox="310 1899 718 1959"><div>0</div><div>625</div><div>1,250</div><div>Feet</div></div><div data-bbox="807 1830 865 1945"><div>N</div></div></div>			

S.E. 1/4 OF SECTION 35 - TOWNSHIP 53S - RANGE 39E



MacKen Environmental, Inc.
8101 Biscayne Blvd. #R508
Miami, Florida 33138
PH. (305) 898-1250
kennym@mackenviro.com

PROJECT:	ATV Subdivision		
SHEET NAME:	Location Map		
PREPARED FOR:	Ana Olavarria		
	35-53-39 Miami-Dade County, FL		
PROJECT No:	2019-25	Date:	1/17/20
		Scale:	NTS

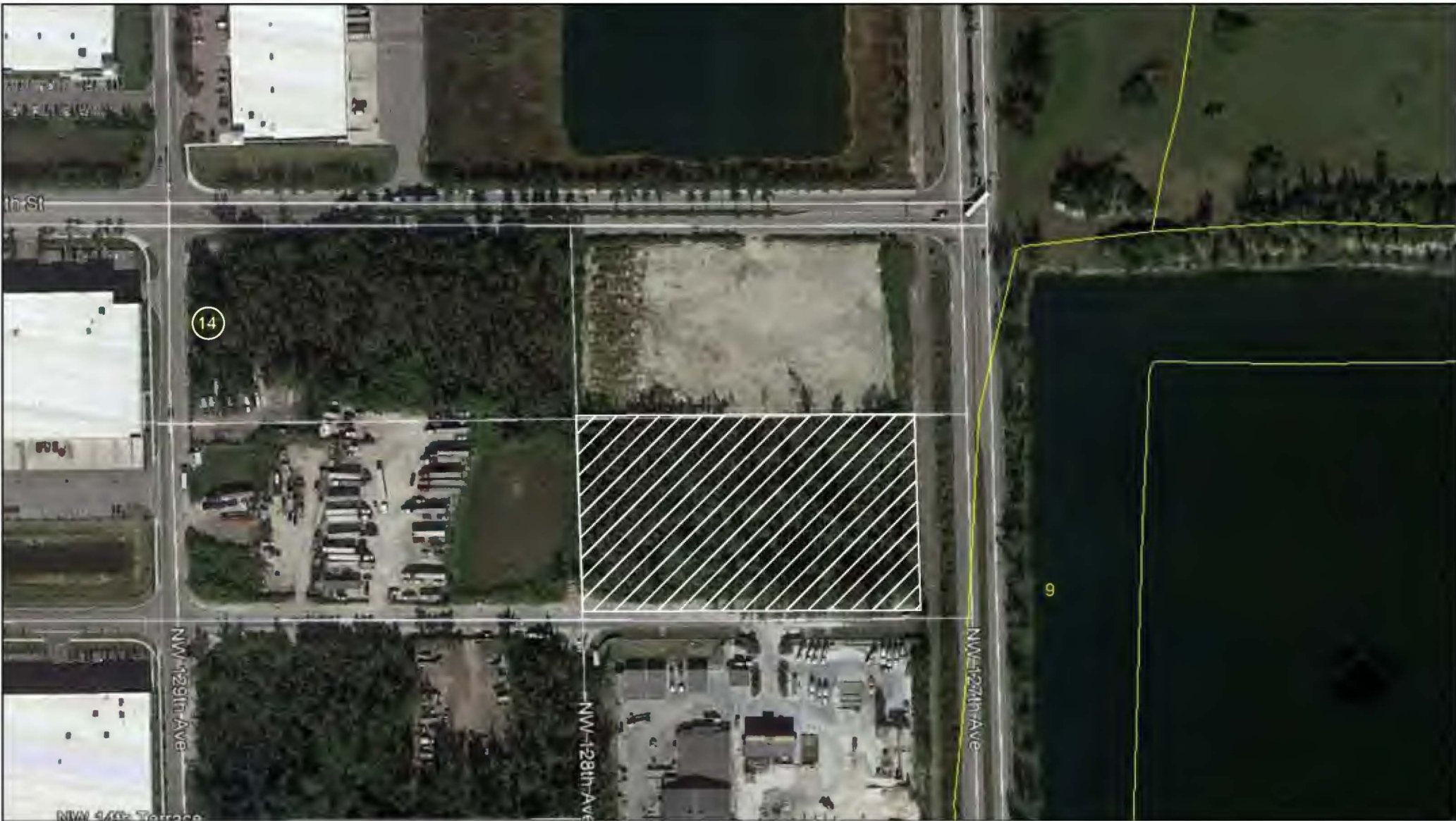
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1



MacKen Environmental, Inc.
 8101 Biscayne Blvd. #R508
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kennym@mackenviro.com

PROJECT:		ATV Subdivision		Sheet: <div>2</div>
SHEET NAME:		Project Aerial		
PREPARED FOR:		Ana Olavarria		
		35-53-39 Miami-Dade County, FL		
PROJECT No:		2019-25		
Date:	1/17/20	Scale:	NTS	



⑭ - Dania muck

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PROJECT:	ATV Subdivision		
SHEET NAME:	Soils Map		
PREPARED FOR:	Ana Olavarria		
	35-53-39 Miami-Dade County, FL		
PROJECT No:	2019-25	Date:	1/17/20
		Scale:	NTS

Figure:

3



Wetlands to be Filled (FLUCCS 543)
3837 Acres

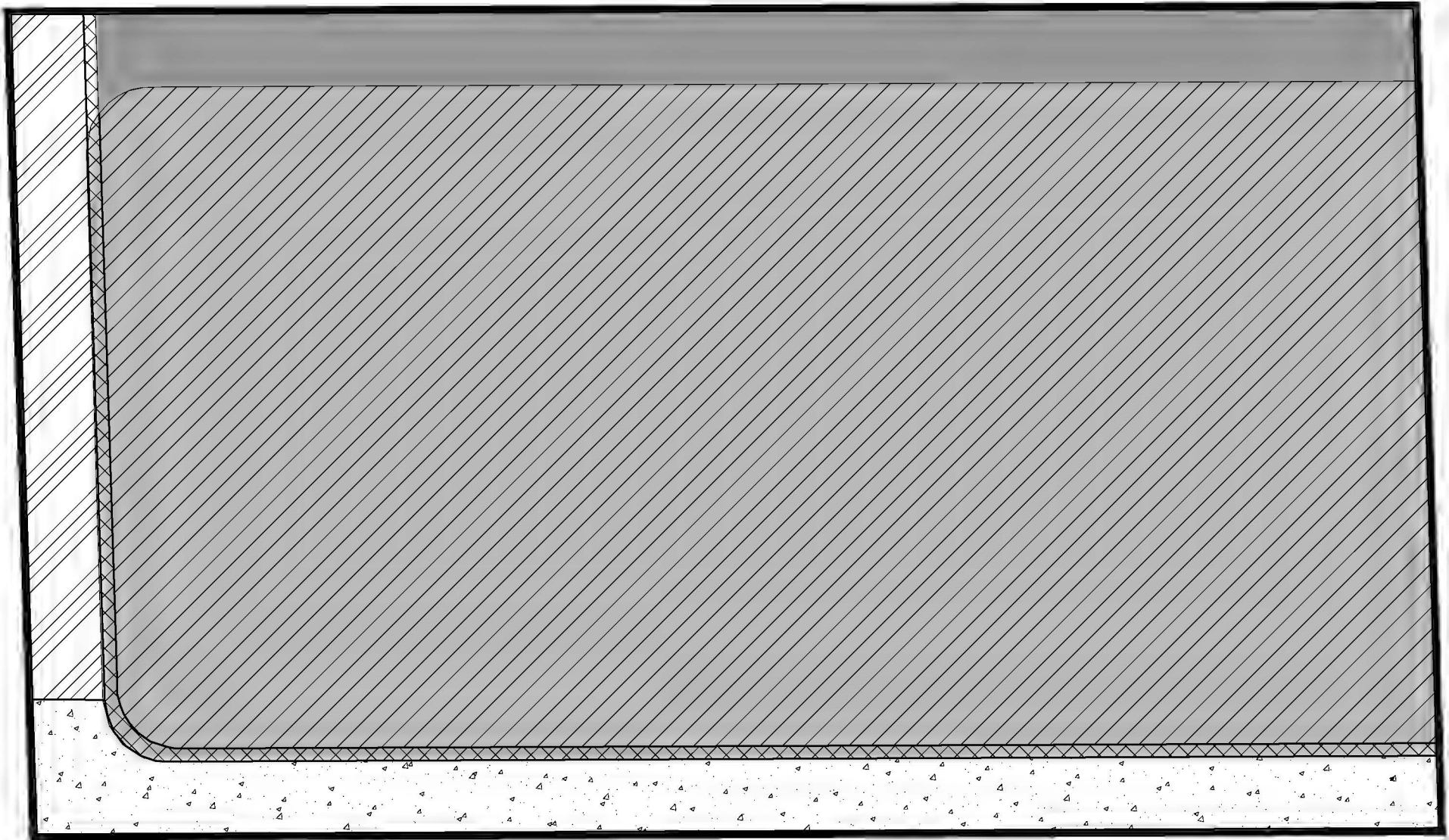


Previously Permitted R/W (NW 15 St)
0.41 Acres



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PROJECT: ATV Subdivision			Sheet: 4
SHEET NAME: Wetland Impact Map			
PREPARED FOR: Ana Olavarria			
Miami-Dade County, FL			
PROJECT No: 2019-25			
Date: 1/17/20	Scale: 1:100		



Original Parcel Boundary
3.279 Acres

Road Closure Area
(NW 16 St)
0.364 Acres

R/W Impacts (NW 128 Ave)
0.189 Acres

Add'l R/W Dedication
Total 0.097 Acres
Add'l R/W Dedication
Outside Parcel
0.005 Acres

Permitted R/W (NW 15 St)
0.406 Acres



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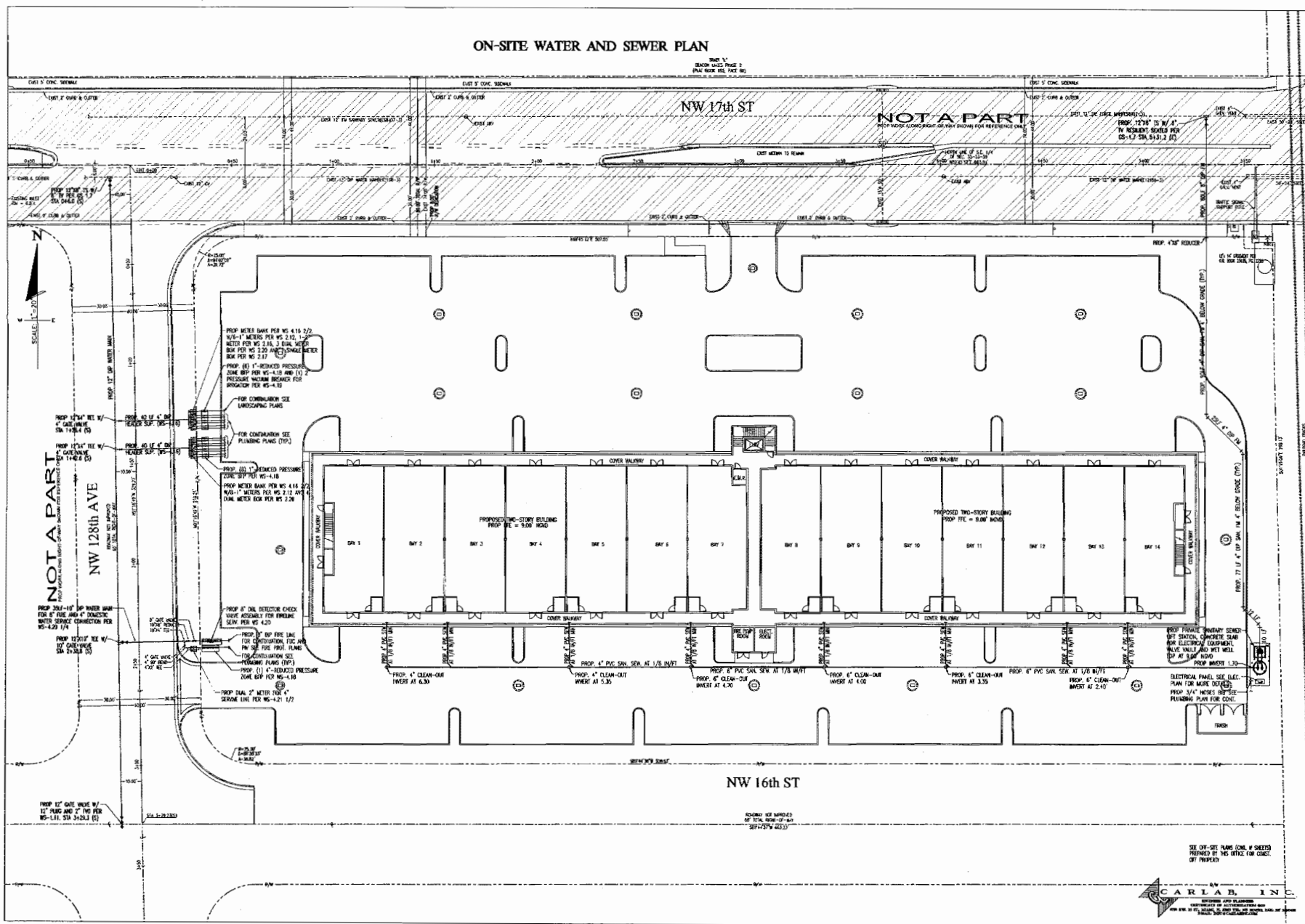
PROJECT: ATV Subdivision			Sheet: 5
NAME: Parcel Acreage Tally			
PREPARED FOR: Ana Olavarria			
Miami-Dade County, FL			
No: 2019-25	Date: 1/17/20	Scale: NTS	

NW 17th ST



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Of 2 Sheets E

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Sheet

Date

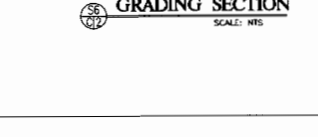
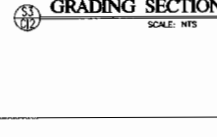
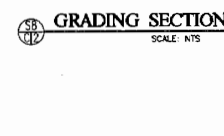
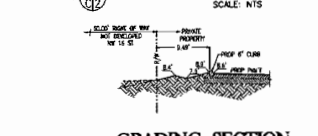
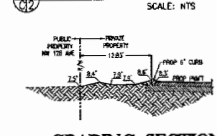
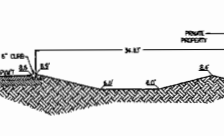
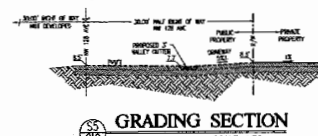
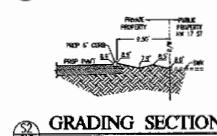
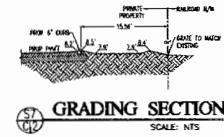
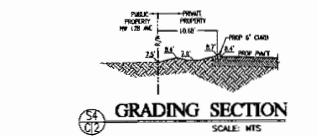
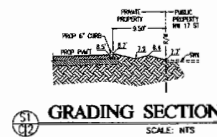
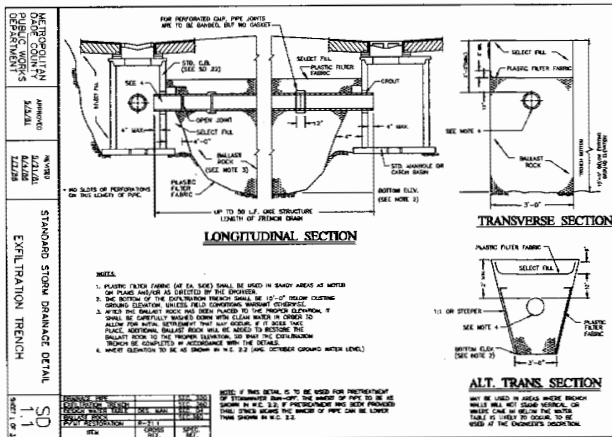
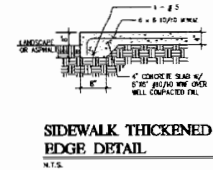
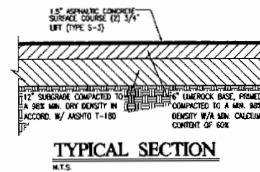
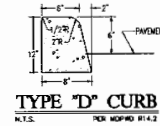
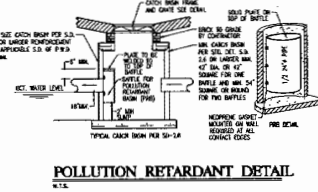
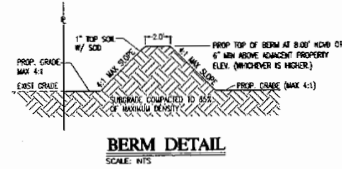
PRICE & QUANTITY OF MATERIALS
NOT VALUED FOR CONSTRUCTION
UNLESS SHOWN AS SUCH IN THIS SCHEDULE

Circle	07-27-35
Scale	AS SHOWN
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Job	14-1331
Sheet	C-4

Of 4 Sheets

PAVING, GRADING AND DRAINAGE DETAILS

PROPOSED STRUCTURES TABLE							
FOR VALUES AND PROCEDURES USED TO DETERMINE LENGTH OF PROPOSED EXFILTRATION TRENCH SEE DRAINAGE CALCULATIONS							
AREA	DS NO.	STRUCTURE	FORM ELEV.	PIPE SIZE/DIRECTION	BAFFLE/DIRECTION	PIPE INV.	TRENCH
A	1	TYPE J	7.90'	15" N/E/S	(2) BAFFLE/N/E/S	4.65'	PER SD 2.3
	2	TYPE J	7.90'	15" N/S/W/E	(3) BAFFLE/S/W/E/S	4.65'	PER SD 2.3
	3	TYPE J	8.00'	15" N/E	(2) BAFFLE/N/E	4.65'	PER SD 2.3
	4	TYPE J	7.90'	15" N/S/W/E	(3) BAFFLE/S/W/E	4.65'	PER SD 2.3
	5	TYPE J	8.00'	15" N/W	(2) BAFFLE/N/W	4.65'	PER SD 2.3
	6	TYPE P	7.90'	15" N/S/W	(1) BAFFLE/S/W	4.65'	PER SD 2.3
B	7	TYPE J	7.90'	15" N/E/S	(2) BAFFLE/N/E/S	4.65'	PER SD 2.3
	8	TYPE J	8.00'	15" N/E	(2) BAFFLE/N/E	4.65'	PER SD 2.3
	9	TYPE J	7.90'	15" N/S	(2) BAFFLE/N/S	4.65'	PER SD 2.3
	10	TYPE J	8.00'	15" N/W	(2) BAFFLE/N/W	4.65'	PER SD 2.3
C	11	TYPE P	7.90'	15" N/S	(1) BAFFLE/N	4.65'	PER SD 2.3
	12	TYPE P	7.90'	15" N/W	(1) BAFFLE/N	4.65'	PER SD 2.3
D	13	TYPE J	8.00'	15" N/E & 12" N/W	(2) BAFFLE/N/E	4.65'	PER SD 2.3
	14	TYPE J	8.10'	15" N/E	(2) BAFFLE/N/E	4.65'	PER SD 2.3
	15	TYPE J	8.00'	15" N/E & 12" N/W	(2) BAFFLE/N/E	4.65'	PER SD 2.3
	16	TYPE J	8.00'	15" N/W	(2) BAFFLE/N/W	4.65'	PER SD 2.3
	17	TYPE J	8.00'	15" N/W	(2) BAFFLE/N/W	4.65'	PER SD 2.3
E	18	TYPE J	7.90'	15" N/S	(2) BAFFLE/N/S	4.65'	PER SD 2.3
TOTAL						1070 LF	



Architecture
Planning &
Urban Design
Space Planning
Interior Design
Cap. It. / M-00184

**Rodriguez Pereira
Architects, Inc.**
8000 NW 7th Street, Suite 103 - Miami, FL 33126
Phone: (305) 592-8045 FAX: (305) 592-5756
WWW.RODRIGUEZPEREIRA.COM

TWO-STORY BUILDING FOR:
FLIGHTWAY XI
127th Avenue & 17th Street
MIAMI DADE COUNTY, FLORIDA

REVISIONS	BY

DATE: 07-27-15
SCALE: NTS
DRAWN: O.A.
JOB: 14-1331
SHEET: **C-5**
OF 5 SHEETS 6

Scale

Date

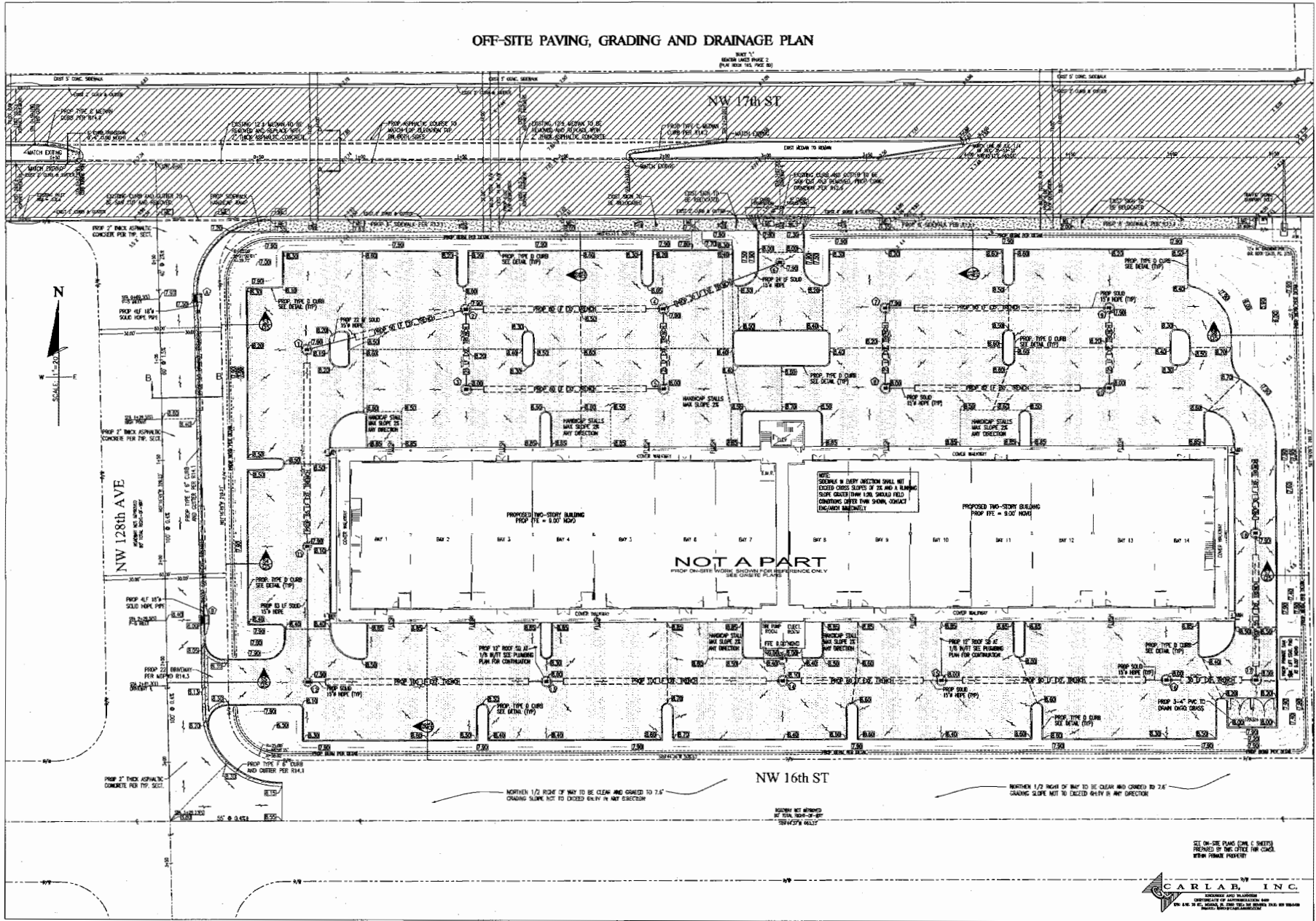
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NOT VALID FOR CONSTRUCTION
MATERIALS ORDERED BY SEA IN THIS CITY

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Job	14-1331
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Cf. 1 Sheet 6



Rodriguez Pereira Architects, Inc.
Architecture
Planning &
Urban Design
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Interior Design
8000 NW 7th Street, Suite 103, Miami, FL 33126
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FLIGHTWAY XI
127th Avenue & 17th Street
MIAMI-DADE COUNTY, FLORIDA

NO.	DATE	BY	REVISIONS
1	07-27-15	JA	FINAL

REVISIONS:

NO.	DATE	BY	REVISIONS
1	07-27-15	JA	FINAL

DATE: 07-27-15
SCALE: AS SHOWN
DRAWN: OJA
JOB: 14-1331
SHEET: R-2
Of 2 Sheets 4

R-1