



JACKSONVILLE DISTRICT CORPS OF ENGINEERS
9900 SW 107TH AVENUE, SUITE 203
MIAMI, FL 33176-2785

February 7, 2019

REPLY TO
ATTENTION OF

Regulatory Division
South Permits Branch
Miami Permits Section

PUBLIC NOTICE

Permit Application Number SAJ-2008-01091(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 of 1972 (33 U.S.C. § 1344) as described below:

APPLICANT: Homestead Park Development Group, LLC.
Attn: Francisco Escalante
1250 South Pine Island Road
Plantation, FL 33324

WATERWAY AND LOCATION: The project would affect wetlands of the United States associated with South Dade Wetlands. The project is located west of SW 142nd Ave and between SW 336 Street and Speedway Boulevard, in Sections 21 and 22, Township 57 South, Range 39 East, Homestead, Miami-Dade County, Florida (Folio #s 10-7921-011-0040 and -0050).

Directions to the site are as follows: From Florida's Turnpike (SR-821S) heading South and take exit 2 (SW 312 St/Campbell Drive), then SW 152 Avenue north to Park of Commerce Boulevard. The site will be on your right.

APPROXIMATE CENTRAL COORDINATES: Latitude 25.454569°
Longitude - 80.427932°

PROJECT PURPOSE:

Basic: The basic project purpose is for commercial development.

Overall: The overall project purpose is for commercial development in south Miami-Dade County, Florida.

EXISTING CONDITIONS: The wetland system consists of a fresh water system. The onsite vegetation consists of mixed exotic and native hardwood species (*Schinus terebinthifolius* and *Salix caroliniana*). The existing area surrounding the project area consists of farmlands, some commercial development and a park with multiple baseball fields.

PROPOSED WORK: The applicant seeks authorization for the renewal of a previously approved permit for the placement of 387,200 cubic yards of fill in 60 acres of fresh water wetlands in order to facilitate commercial development.

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: If a permit is granted, prior to the initiation of any work, the permittee shall install erosion control measures around all work areas to prevent the displacement of fill material. Immediately after completion of the final grading of the land surface, all slopes, land surfaces, and filled areas adjacent to wetlands shall be stabilized using sod, degradable mats, or a combination of similar stabilizing materials to prevent erosion. The erosion control measures shall remain in place and be maintained until all authorized work has been completed and the site has been stabilized.

COMPENSATORY MITIGATION –

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

“The applicant is willing to provide the appropriate compensatory mitigation deemed necessary to offset the 51.7 acres of proposed wetland impacts. Onsite wetlands are dominated by exotic vegetation and are therefore of low biological quality and do not provide much functional habitat for wildlife utilization.”

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:

A preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFS-PRD)'s list of Endangered and Threatened Species indicates the following listed species may occur in the project area:

The Corps has made the determination that the project may affect, but is not likely to adversely affect the wood stork (*Mycteria americana*). The Corps has also made the determination that the project may affect, but is not likely to adversely affect the Eastern Indigo Snake (*Drymarclon corais couperi*). The Corps will seek programmatic concurrence with these determinations from the Fish and Wildlife Service regarding the two aforementioned species.

The Corps has determined that the project may affect but is not likely to adversely affect the Florida panther (*Puma (Felis) concolor coryi*) or the Florida Bonneted Bat (*Eumops floridanus*).

The Corps will initiate informal correspondence with the Fish and Wildlife Service, via separate letter, pursuant to Section 7 of the Endangered Species Act for impacts to these species.

This notice serves as request for information from the U.S. Fish and Wildlife Service, the National Marine Fisheries Service's Protected Resource Division, and any other interested party, on whether any species listed or proposed for listing may be present in the area.

ESSENTIAL FISH HABITAT: The project would impact freshwater wetlands; therefore, the Corps has determined that no substantial adverse impacts to EFH will result from the proposed action.

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 Permits Section, 9900 SW 107th, 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, Megan Clouser, in writing at the Miami Permits Section, 9900 SW 107th, Suite 203, Miami, Florida 33176; by electronic mail at Megan.L.Clouser@usace.army.mil; by facsimile transmission at (305) 526-7184; or, by telephone at (305)526-7182.

IMPACT ON NATURAL RESOURCES: 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

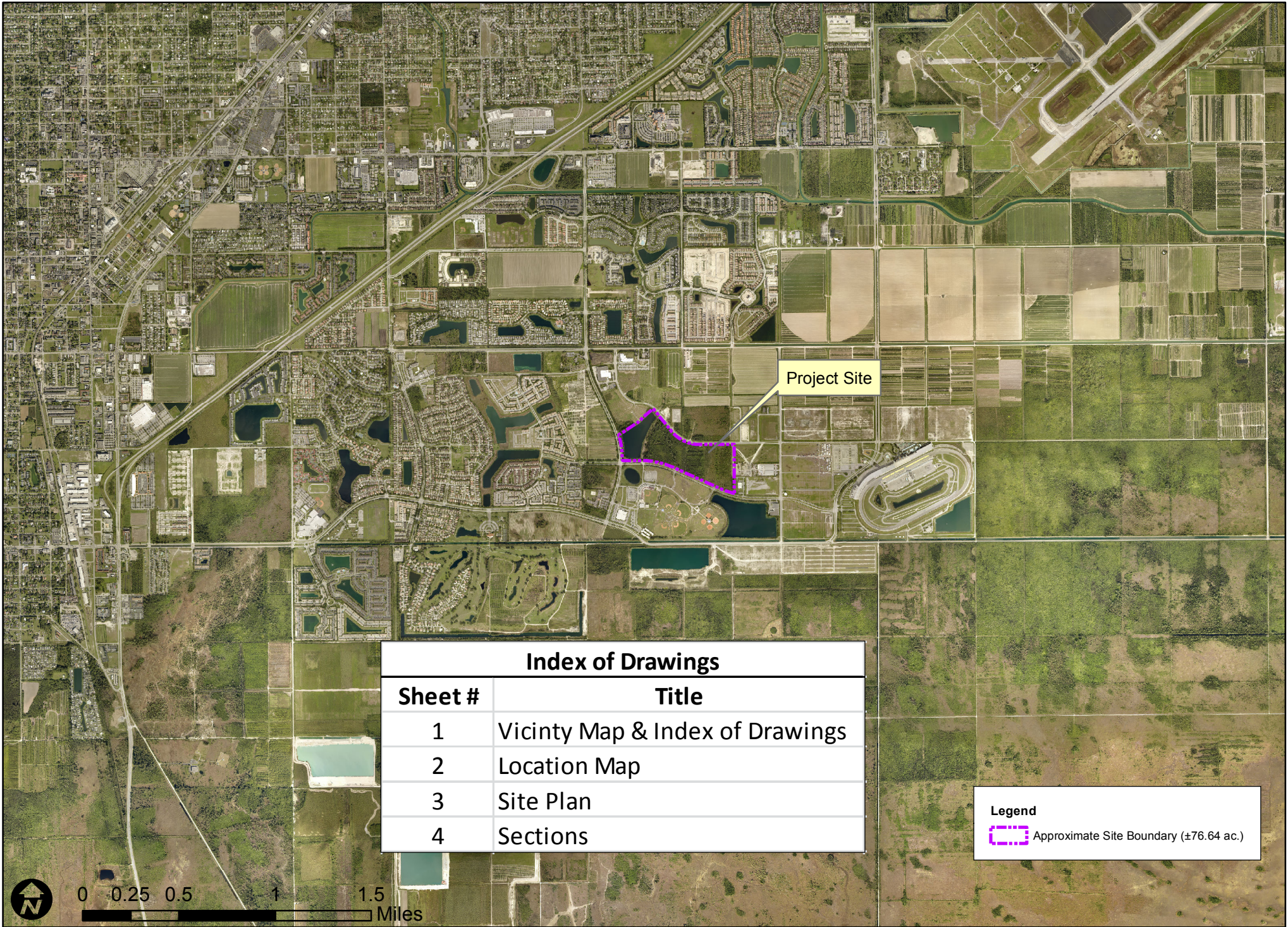
instrumental in determining the impact the proposed action will have on the natural resources of the area.

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 or 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 determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. 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.





Purpose: Location
Datum: N/A
Job No: 2018-06

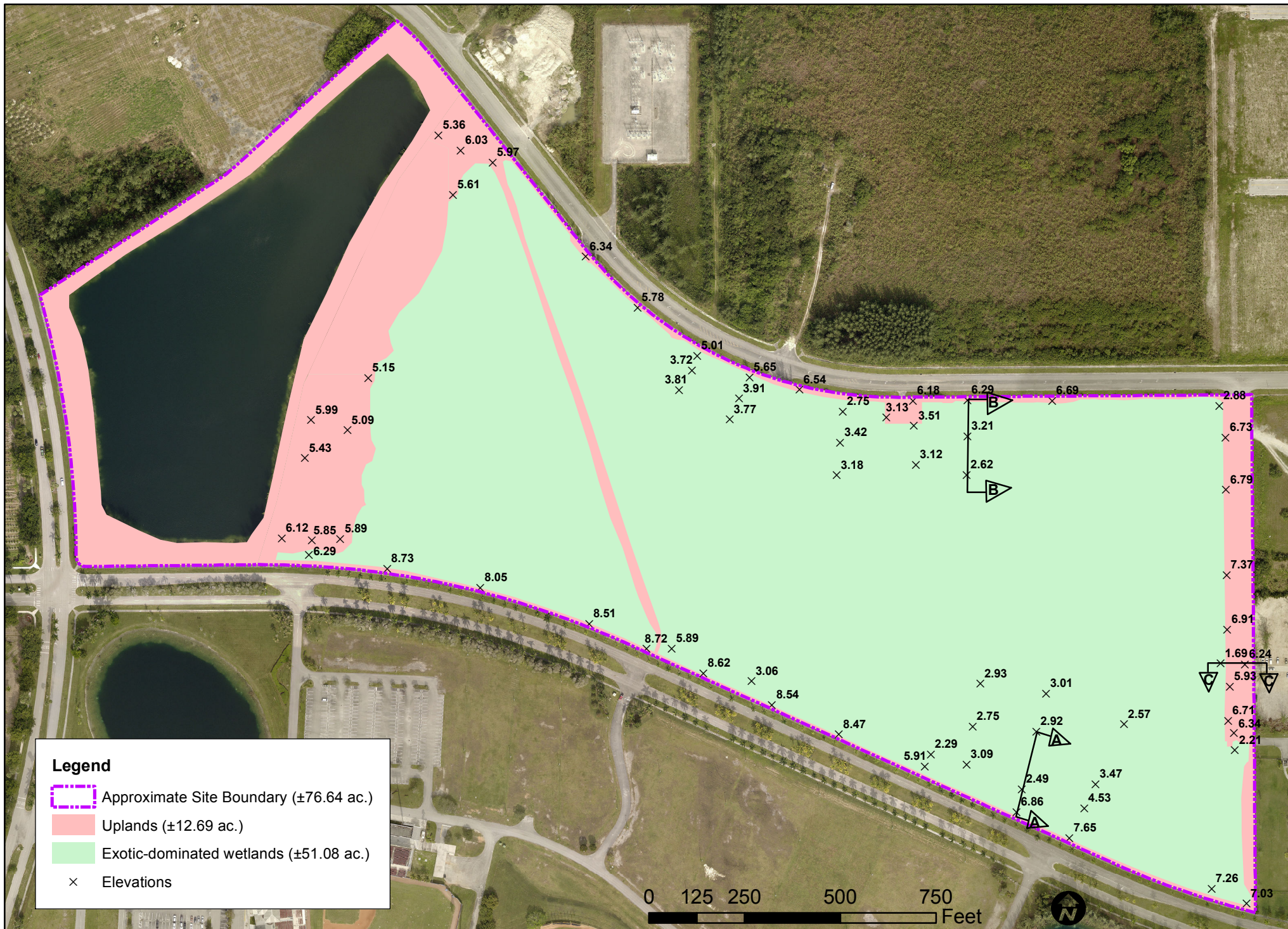
County: Miami-Dade
Section: 21, 22
Township: 57S
Range: 39E

Application By:
Homestead Park Development Group, LLC

Date: 01/23/19

EAS Engineering, Inc.

Sheet 2 of 4



Purpose: Site Plan
 Datum: NGVD
 Job No: 2018-06

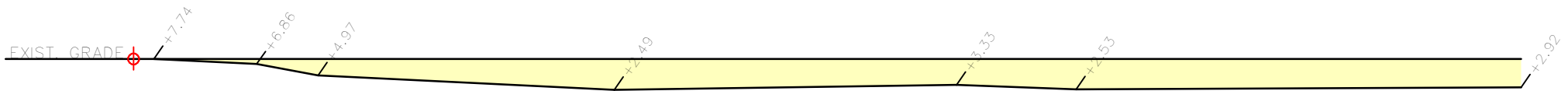
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Sheet 3 of 4

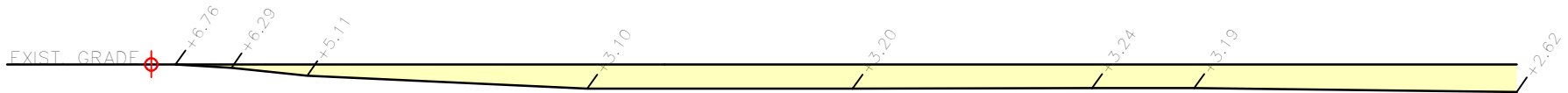


LEGEND

 AREA TO BE FILLED — 59.97 ACRES (VOL. 387,200 CY)

SECTION A—A

N.T.S.

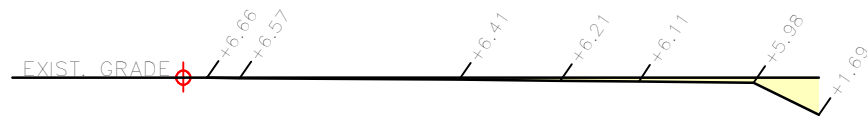


LEGEND

 AREA TO BE FILLED — 59.97 ACRES (VOL. 387,200 CY)

SECTION B—B

N.T.S.



LEGEND

 AREA TO BE FILLED — 59.97 ACRES (VOL. 387,200 CY)

SECTION C—C

N.T.S.