

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Question 13: Wetlands

1. **The wetland responses and topographical data provided in the ADA for the 520-acre project site are conceptual in nature. The referenced historical permitting documentation, topographic data, and prior environmental reviews were not included in the ADA. Please provide additional information and field documentation concerning the characteristics, acreages, and functional values of the onsite wetlands.**

The wetlands shown on **Map F.2 (R) – Wetlands** are based on field observations and were delineated from aerial photography. The linear nature of the wetland boundaries are the result of the Construction & Demolition Debris landfill operation within the limits of the Project area. Topographic information was utilized as part of the original evaluation of Site conditions. A set of wetland functional analysis score sheets has been prepared for the wetland permitting processes and have been submitted to environmental review agencies to address the functional values of On-Site wetlands.

2. **The applicant has not demonstrated that practicable design modifications have been made to reduce or eliminate proposed wetland impacts to the 122 acres of currently identified wetlands located on the 520-acre site. What is the status of this reduction and elimination documentation? Proposed wetland mitigation will be reviewed only after reduction and elimination criteria have been addressed.**

Reduction and elimination criteria will be addressed during permitting. Design of the site has just commenced. However, it is believed that landfill closure and drainage issues will be paramount considerations affecting site design. The Applicant has committed to working with DERM and other jurisdictions to close the landfill in accordance with all current closure requirements. The combination of the closure requirements, along with the stormwater management system design, and the street and building layout necessitate the filling of the 101 acres of wetlands On-Site. Please note that the revised wetland acreage on the Project Site is now 101 acres, with the removal of the Golden Glades Right-of-Way. The primary need to fill the wetlands is the result of the requirement to locate lakes required for the storage of treated stormwater in areas that do not overlay any portions of the Site that have been previously used for the placement of construction and demolition debris. The avoidance of siting bodies of water over non-landfill portions of the Property is related to water quality.

The Applicant is currently coordinating with DERM regarding the closure and development plans. The development plans will incorporate the landfill closure concurrent with the construction of the Development. The final cover will consist of an impervious cap, consisting of buildings, parking lots and roadways, over the majority of the site and a two foot thick layer of approved materials and vegetative cover in pervious areas. The construction phases and schedule will be approved by DERM in compliance with the regulatory closure requirements.

Based on the initial meetings, the DERM requirements for stormwater management and final closure of C&D landfill dictate that stormwater be disposed of or directed to clean areas of the Site that have not received waste material. Essentially, the only areas of the Site that fall into this category are the areas currently delineated as wetland. It is

required that the 100-year/3-day storm event be retained onsite. Preliminary analysis estimates that an approximately 88-acre of wet retention area is needed to meet this requirement. Therefore, the filling of the approximately 60 acres of wetlands in the southern portion of the Site is necessary for the stormwater management system. This impact includes the 46-acre wetland, 10-acre wetland and 2.5-acre wetland in the southern portion of the Project, all of which are dominated by melaleuca and the 1.8 herbaceous wetland acres on the far western boundary of the project.

The wetland impacts on the northern portion of the Project are necessary to meet the requirements of a multi-use development to incorporate the retail components of the Project. The northern portion of the Project is adjacent to NW 170th Street, which provides the necessary main road frontage essential for a successful retail operation as part of the Development. Impacts to the northern 40-acre wetland are also necessary for the construction of the required road system, including the widening of NW 170th Street and NW 102nd Avenue to accommodate the anticipated traffic needs of this portion of Miami-Dade County. These rights-of-way will also include the required utilities lines for the Project.

Again this is merely an overview of issues. Minimization and avoidance of wetland impacts will be more thoroughly developed as part of the permitting processes with the Corps, South Florida Water Management District, and the Miami-Dade County Department of Environmental Resources.

3. **Based on the submitted documentation, the site contains habitat utilized by listed avian species. However, the current project description indicates that none of the existing 122 acres of wetland habitat is proposed to remain onsite. Has the applicant coordinated with the appropriate wildlife agencies to ensure that no adverse impacts to listed wetland species will occur as a result of the proposed project?**

Please note that as stated in the DRI application, RS Environmental Consulting, Inc. has conducted numerous on-site field inspections, including walking the transects shown on **Map G (R) – Sample Station Locations**, and has not noted the use of the wetlands on the Site by any listed wildlife species. There is no evidence of utilization of the Site by any of the listed species for this portion of Florida. During a phone conversation with Mr. Winston Hobgood of the U.S. Fish & Wildlife Service (USFWS) on February 7, 2008, Mr. Hobgood indicated that based on USFWS records; there was no critical habitat on the Property and no records indicate the use of the Site by any federally listed species.

Based on phone conversations between the Florida Fish & Wildlife Conservation Commission (FWC) and RS Environmental Consulting, Inc. on March 4, 2008, the Commission has decided that no comments are required from the FWC on the Beacon Countyline Project.

4. **Based on the submitted documentation, secondary impacts to offsite wetlands have not been addressed. Please update the project documentation to identify adjacent wetlands/other surface water resources and include measures proposed to offset potential adverse secondary impacts associated with project development.**

A secondary impact analysis has been conducted for the wetlands within Section 17 adjacent to the proposed work associated with the closure of the landfill and construction of the commercial facility. The results of the secondary impact analysis have been summarized in a set of Uniform Mitigation Analysis Methodology (UMAM) worksheets that have been submitted to environmental agencies for review as part of the wetland permitting processes. It is not anticipated that there will be any secondary impacts to the rock mining lakes to the south and west of the Project Site. It is also anticipated that there will be no secondary impacts to the east of the proposed Project because of the existing NW 97th Avenue. Likewise, secondary impacts to wetlands north of the Project are not anticipated because of the bordering NW 170th Street as well as the Golden Glades Canal that lies immediately north of NW 170th Street. The secondary impact analysis will be more thoroughly developed and explained during Site permitting.

5. **Will the proposed project negatively affect the hydrology of offsite wetlands? Please discuss how potential adverse secondary impacts to offsite wetlands will be resolved.**

It is not anticipated that the Project will have any adverse impact on the hydrology of offsite wetlands. The stormwater management system for the Project will be designed in accordance with the criteria of the South Florida Water Management District (SFWMD) as well as the Miami-Dade County Department of Environmental Resources Management (DERM). These rules require that stormwater runoff be treated and that the pre- and post- stormwater runoff volumes are at the same level. The details of the stormwater management system will be more fully developed in the permitting processes for the SFWMD Environmental Resources Permit and the Class IV Permit and Class II Permit, if required by DERM.

6. **The applicant is proposing to offset all wetland impacts within a mitigation bank. However, that applicant has not demonstrated that practicable design modifications have been made to reduce or eliminate proposed wetland impacts. The ADA does not indicate if the referenced mitigation bank is located within or outside the project drainage basin, as depicted in Figure 4.4.1 of the SFWMD's Basis of Review for Environmental Resource Permit applications. If the mitigation site is located outside the project drainage basin, a cumulative impact assessment will be required demonstrating that no adverse impacts to the wetland resources in the drainage basin will occur. Upon resolution of these issues, SFWMD staff will determine the amount of mitigation required to offset functional losses associated with impacts to onsite wetlands. Please note, if wetland impacts are to be offset at a mitigation bank, a letter from the mitigation bank referencing the mitigation credits reserved for this project will be required at the time of permit application.**

The Applicant has committed to working with DERM to close the landfill in accordance with all current closure requirements. The combination of the closure requirements, along with the stormwater management system design, and the street and building

layout necessitates the filling of the 101 acres of wetlands On-Site. Please note that the revised number of wetland acres on the Project Site is now 101 acres with the removal of the Golden Glades Right-of-Way. The primary need to fill the wetlands is the result of the requirement to locate the lakes required for the storage of treated stormwater in areas that do not overlay any portions of the Project Site that have been previously used for the placement of construction and demolition debris. The avoidance of siting these bodies of water over non-landfill portions of the Property is related to water quality. A thorough elimination and reduction of wetland impacts analysis will be conducted as part of the Environmental Resource Permitting process with the South Florida Water Management District.

The Applicant is exploring all options for offsetting the unavoidable impacts to wetlands. It is anticipated that the majority of the mitigation plan will consist of the purchase of credits at local mitigation banks including the Hole-in-the-Donut and the Everglades Mitigation Bank. Details of the mitigation plan will be developed in coordination with the environmental permitting processes of the U.S. Army Corps of Engineers, South Florida Water Management District and the Miami-Dade County Department of Environmental Resources Management.

Question 17: Water Supply

- 7. Please revise Table 17.2 to include the acreage for the proposed park. Please be advised that the demand projections should be consistent with the modified Blaney-Criddle Equation, pursuant to Section 2.3.2, Supplemental Irrigation Requirement, of the SFWMD's Basis of Review. Please note the non-potable demand is based on 1" per acre.**

See **Table 17.A.2 (R) – Average Non Potable Water Demand for Irrigation (High Period)** in the revised ADA **Question 17 – Water Supply** for revised irrigation water estimates. Please note, however, that estimates for uses on the site to be provided for a City park and/or other uses are still not included. Demands can vary significantly depending on uses the City elects to accommodate on the site such that reasonable estimates cannot be provided at this early stage.

- 8. The response to Question 17.B indicates that potable water will be used for irrigation until reclaimed water becomes available. The response to this question then indicates that surface water may be used. The response to Question 17.C indicates that groundwater may be used as a supplemental source if reclaimed water is inadequate. Please clarify and revise accordingly. Please be advised that on-site surface or groundwater withdrawals will require a Water Use Permit from SFWMD. Any permit application submitted to the District to use groundwater will require an analysis of the potential for the induced movement of existing contamination plumes. Any permit application submitted for use of water on-site will have to demonstrate that the proposed withdrawals will not impact Lower East Coast Everglades water bodies.**

Reclaimed water is not available at this location now and in the foreseeable future. Irrigation water would be supplied by wells or from the On-Site ponds until such time as reclaimed water becomes available. To clarify, use of potable water sources for irrigation is not planned.

Water use permits application will be sought as required and will appropriately address the impact issues noted above.

9. **Please provide the required letter from the potable water supplier (City of Hialeah) that addresses the requirements of Question 17.F.1.a through c. Please be advised that water supply sources and facilities must be authorized concurrent with the proposed land use change, pursuant to Sections 163.3180 and 380.06(15)(e)2, F.S., and all other issues related to infrastructure planning, water conservation, capital improvements, concurrency, and intergovernmental coordination must also be addressed, pursuant to Rule 9J-5 and Chapter 163, F.S.**

Letters requesting statements of service availability have been sent to the City of Hialeah and Miami-Dade Water and Sewer Department (MDWASD); responses will be provided when received.

10. **What is the current compliance status of the Peerless Landfill? What methodologies will be used to remediate extensive onsite landfill materials and address associated subsidence issues/elevated groundwater ammonia levels? How will this remediation work be incorporated into project permitting activities?**

The Property, former Peerless C&D Landfill, has not accepted C&D debris since 2000. The physical closure is intended to be implemented concurrently with the construction of development.

The landfill materials onsite will be graded and relocated as necessary to allow construction of the development and in compliance with the approved zoning resolutions. To address the subsidence issues, geotechnical investigations regarding the stability of the fill materials are currently underway. Appropriate structural design will be employed to account for possible settlement. Providing an essentially impervious cap, consisting of buildings, parking lots and roadways, over the majority of the Property will minimize the infiltration of stormwater through the landfill material. Pervious area will be capped with a 2-ft thick layer of approved materials and vegetated cover. Because infiltration through the waste materials will be minimized, groundwater ammonia levels are anticipated to gradually decrease to values below the GCTL.

Solid waste and environmental concerns will be addressed in the following permits: ERP through SFWMD, Class IV through DERM, and Solid Waste Closure Permit regulated by FDEP and obtained through DERM. These permits will be modified as development progresses to ensure that each phase of the Project will meet the permit requirements and the modifications will be approved by the appropriate agencies.

11. **Are any dewatering activities proposed during project construction? If so, how will potential contamination issues be addressed? Please be advised that the District requires a Water Use Permit for certain short-term dewatering activities. If there is a potential for induced movement of existing contamination plumes, coordination with Florida Department of Environmental Protection staff will be required.**

Dewatering on site is not anticipated. Should dewatering be required in a specific location, application will be prepared and submitted to the appropriate agency.

Question 18: Wastewater

12. **Please provide the required letter from the wastewater provider that addresses the requirements of Question 18.C.**

Letters requesting statements of service availability have been sent to the City of Hialeah and Miami-Dade Water and Sewer Department (MDWASD); responses will be provided when received.

Question 19: Stormwater Management

13. **The responses to this question are inadequate. Information not provided includes the location of proposed wet retention lakes, details of how the different parcels will be interconnected with the wet retention lakes, typical exfiltration trench and overflow structure details, proposed control elevations, lake cross-section details, perimeter berm details, and typical lot and road grading schemes. In addition, preliminary calculations that include land use acreages, stage-storage assumptions, anticipated percolation rates for exfiltration trench design, and preliminary design storm information should be provided to demonstrate that water quality and flood protection criteria will be met.**

The stormwater management plan is being prepared in consultation with DERM Water Control Section to meet both DERM and SFWMD permit requirements.

14. **As portions of the property were previously used as a construction and demolition landfill, issues related to the closure requirements for the landfill must be addressed. The ADA indicates that the location of lakes and other stormwater drainage facilities will depend on closure requirements. The ADA also indicates that the applicant is exploring various stormwater management concepts that may include conveyance of some or all stormwater to offsite water bodies. Without more detailed information, District staff is unable to complete its review of the proposed stormwater management plan.**

The landfill closure requirements impose severe constraints on the stormwater management system. To this end, the stormwater management plan is being prepared in consultation with DERM Water Control Section to meet both DERM and SFWMD standards.

15. **The ADA contemplates conveyance of some or all storm water to water bodies located adjacent to the project site. Please identify all areas proposed to be incorporated into the project site and revise the ADA accordingly.**

This is an option being considered by the Applicant. Should the Applicant decide to pursue this option, the proposed water management system would be coordinated with DERM and SFWMD in order to ensure compliance with their permitting requirements.

- 16. Will silt barriers/floating turbidity barriers be utilized to maintain state water quality standards in adjacent offsite wetlands and other surface waters during project construction? How will landfill materials be excavated and stored during project construction to prevent erosion/runoff into adjacent wetlands and other surface waters?**

Best management practices would be employed including the erection and maintenance of silt fences, turbidity barriers in order to maintain state water quality standards and meet NPDES requirements. Silt barriers/floating turbidity barriers will be utilized if project construction may impact the adjacent offsite wetlands and other surface water. Silt barriers, hay bales, and temporary swales will be used to control runoff in the immediate vicinity of the construction areas.