



***Application No.: FLUM-2015-015***

**Appendix "H"**

**Environmental Assessment Report**

Arc/Treo, LLC

Amending the Future Land Use Map (FLUM) within the Town's Comprehensive Plan from Mixed-Use to Medium Density.

RS  
ENVIRONMENTAL  
CONSULTING

# *Vista del Lago*

*Section 16-56-40, Town of Cutler Bay  
36-6016-000-0027*

## *Environmental Assessment Report*

Date: March 7, 2016

RS Environmental Consulting, Inc.  
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Contact: Rainer W. Schael, President

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### **Introduction and Background**

The subject 18.57-acre property (folio 36-6016-000-0027) is located approximately south of SW 216<sup>th</sup> Street and west of SW 89<sup>th</sup> Court, in Section 16, Township 56, Range 40 within the Town of Cutler Bay. The parcel is surrounded on three sides by the northern lake of the *Isles of Bayshore* Community. Please see attached exhibits for supporting exhibits, including vicinity map, soils map, 2014, 2012 aerial and vegetation map.

### **Historic Use/ Permit History:**

The parcel has operated on and off in an agricultural capacity for decades, being allowed to go fallow in the early 1990's. Wetland permits from Miami Dade County RER (Class IV Wetland Permit FW 06-089) and the South Florida Water Management District (Environmental Resource Permit 13-03684-P) were obtained for impacts to jurisdictional wetlands. The parcel was not required to obtain an Army Corps of Engineers Dredge & Fill Permit because it was considered isolated from federal jurisdiction as a result of the Supreme Court Case *US Army Corps of Engineers vs. Solid Waste Agency of Northern Cook County* (commonly known as SWANCC).

Prior to 2009, the site was cleared and filled. However, at the time of a Miami Dade County RER inspection on June 9, 2009, RER stated that small portions of the site (specifically the 1.26-acre linear parcel at the northern portion of the site) had not received sufficient fill to remove it from county and state wetland jurisdiction (as defined by 62-340 F.A.C). RSEC performed site investigations that confirmed that the filling performed on the site was sufficient to remove the site from federal jurisdiction (as defined by the *Regional supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region*).

### **Future Permitting:**

Based on the history listed above, the site may require a Miami Dade County Class IV and a SFMWD ERP before the 1.26-acre wetland can be filled.

### **Vegetation:**

The vast majority of the site contains upland grasses that are mowed on a regular basis. Several elevated mounds are dominated by exotic trees including Australian Pine, Brazilian Pepper and Bischofia.

### **Wildlife:**

No endangered species were observed on the subject parcel. Based upon the location of the parcel within a highly developed area, as well as the lack of sufficient wetland hydrology to support wading birds, it is unlikely that endangered species will utilize the site. That being said, the parcel is within the consultation area for the Endangered Eastern Indigo Snake, a wide ranging species found in a variety of native and disturbed site. As such, RSEC recommends that the property owner follow the Indigo Snake Construction Guidelines (attached). In short, this document recommends that in the event a snake (any snake) is observed, construction temporarily cease until it has left the area.

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**Soils:**

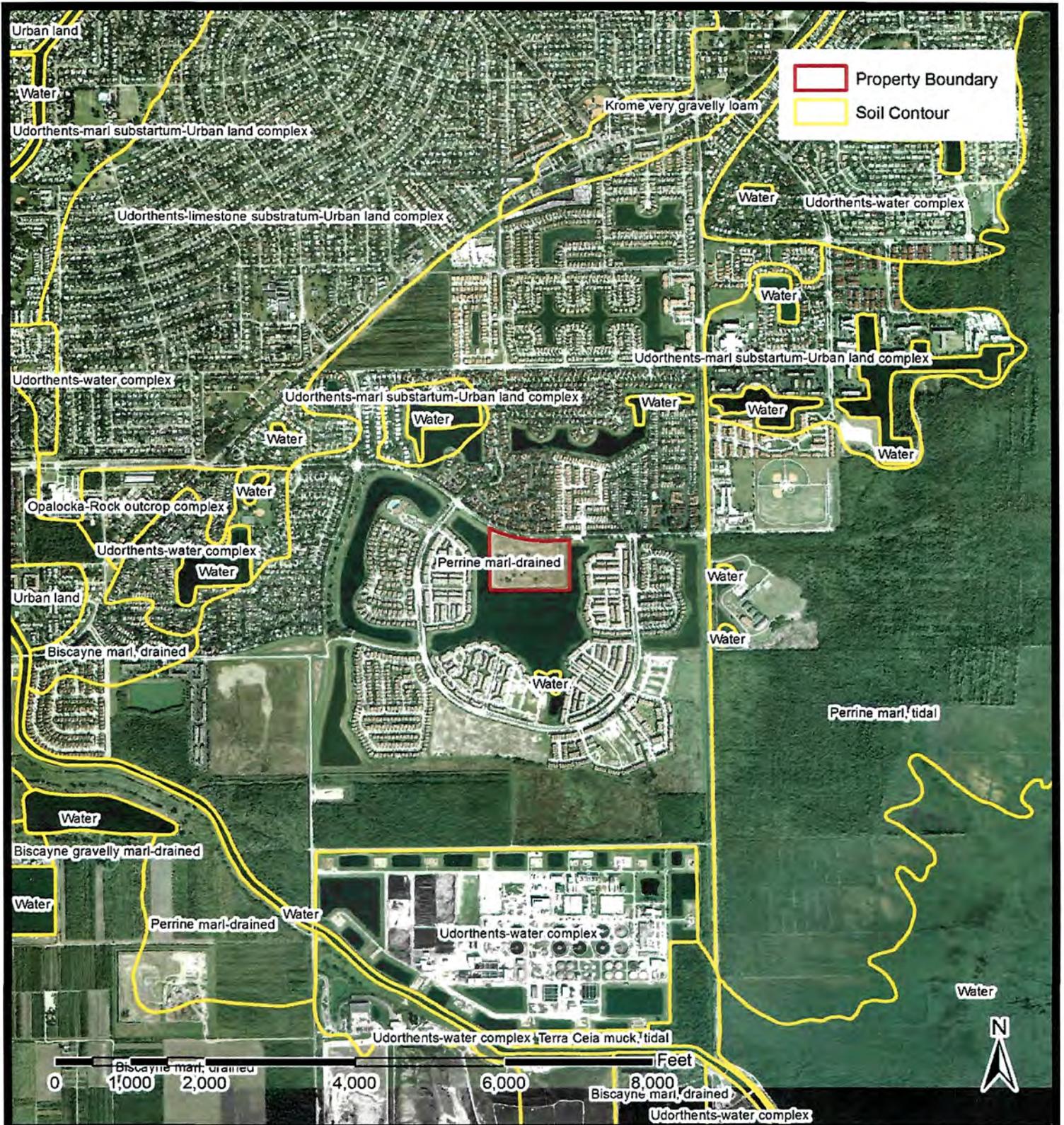
Based upon the USGS soils survey, the historic soils on the property were Perrine Marl – Drained. However, this database was created prior to the site being filled. As such, the soils on the site can more accurately be described as Udorthents (upland fill material).

**Conclusion:**

The subject parcel is composed nearly entirely of low quality upland areas with 1.26 acres of low quality state/ county jurisdictional wetlands near the northern border. The site contains little to no habitat for state or federally threatened and endangered species.

In order to impact these wetland areas, a Miami-Dade County RER Class IV and a SFWMD ERP will need to be applied for, with previously paid wetland mitigation satisfying project mitigation requirements.





Vista del Lago

MIAMI-DADE COUNTY, FLORIDA



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Soils Map

(Not Indicative of Current Conditions)  
 T-56S, R-40E, S-16

DRAWN BY: LVK

DATE: 3/7/2016

CHECKED BY: RWS

SCALE: As Shown



Property Boundary

0 75 150 300 450 600 Feet



Vista del Lago

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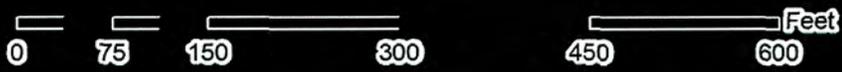
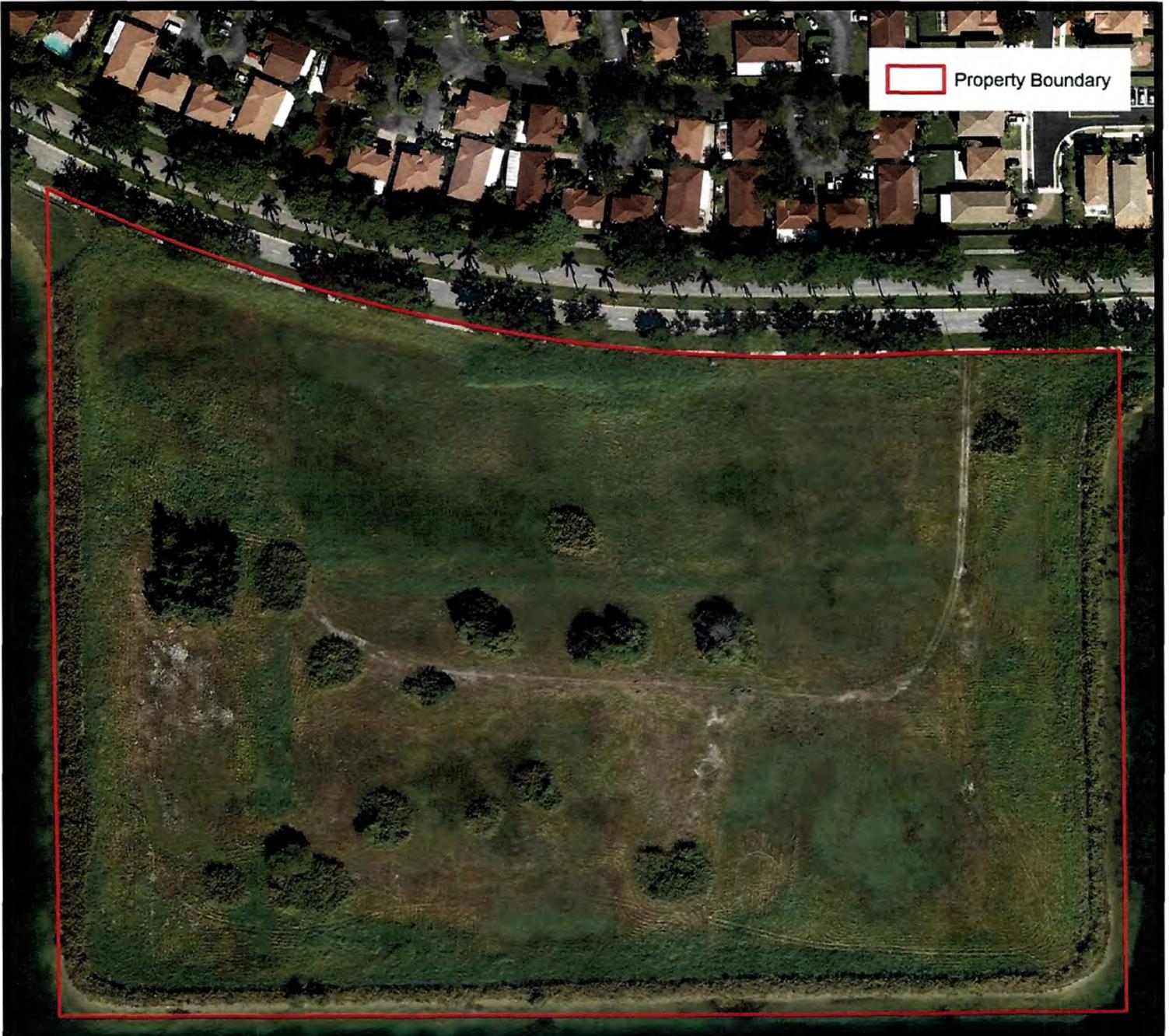
2012 Aerial  
T-56S, R-40E, S-16

DRAWN BY: LVK

DATE: 3/7/2016

CHECKED BY: RWS

SCALE: As Shown



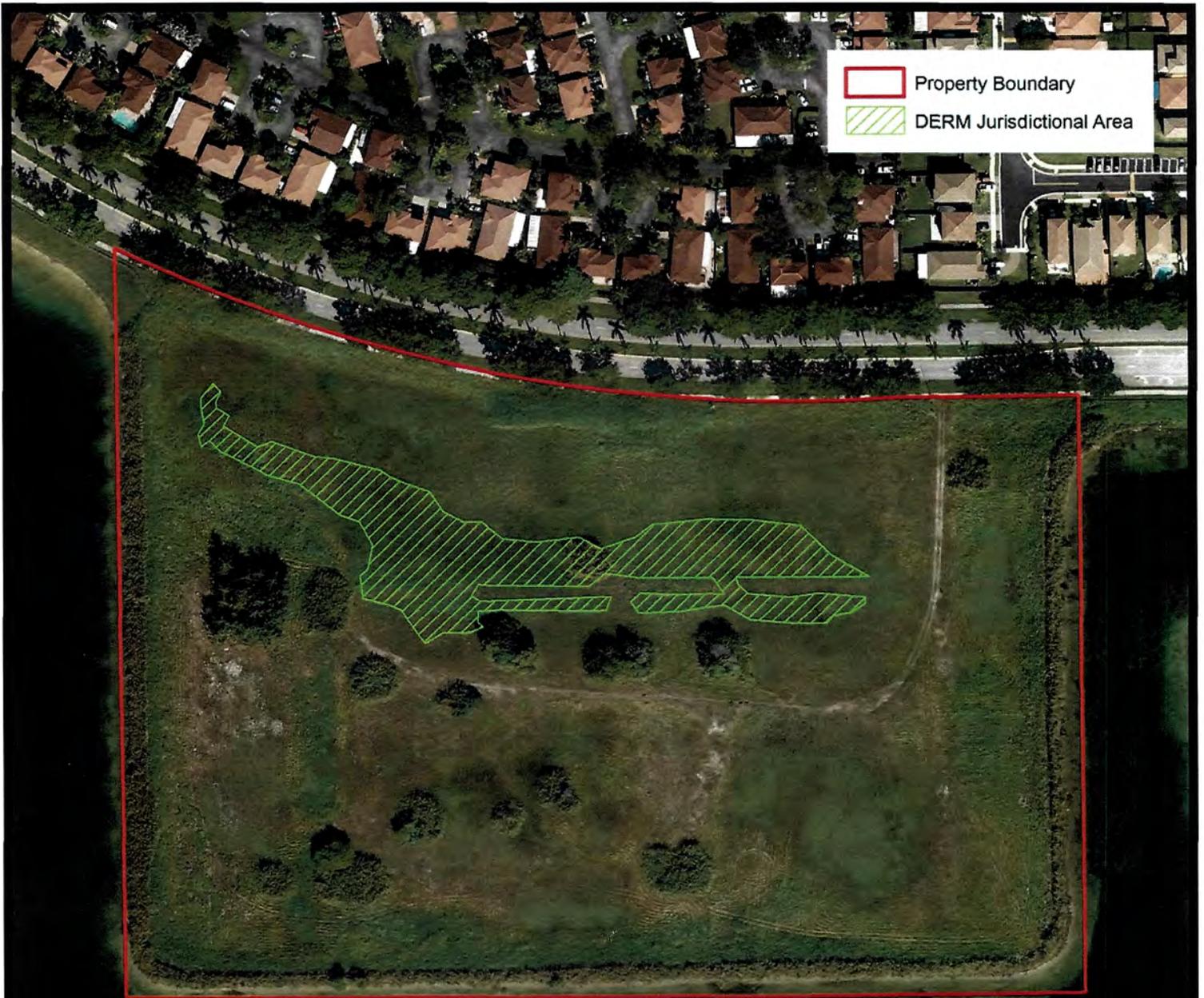
Vista del Lago  
MIAMI-DADE COUNTY, FLORIDA



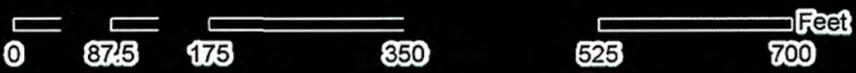
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2014 Aerial  
T-56S, R-40E, S-16

DRAWN BY: LVK	DATE: 3/7/2016
CHECKED BY: RWS	SCALE: As Shown



 Property Boundary  
 DERM Jurisdictional Area



Vista del Lago  
MIAMI-DADE COUNTY, FLORIDA



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Vegetation Map - 1.26 AC Wetland  
2014 Aerial  
T-56S, R-40E, S-16

DRAWN BY: LVK  
CHECKED BY: RWS

DATE: 3/8/2016  
SCALE: As Shown

# RS ENVIRONMENTAL CONSULTING, INC.

## Vista del Lago Construction Guidelines - Eastern Indigo Snake

In accordance with US Fish & Wildlife Service *Indigo Snake Construction Guidelines*, the following should be done in the event an Indigo Snake (described below) is noted during site construction:

1. Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site on its own before resuming clearing;
2. If a dead eastern indigo snake is encountered on-site please contact The Florida Fish and Wildlife Conservation Commission at (850) 488-4676 or the Army Corps of Engineers at (305) 526-7181.

### Description

The Eastern Indigo Snake, *Drymarchon couperi*, is the largest **nonvenomous** snake in North America. The snake can grow upwards of nine feet in length. Despite its name, the snake is black with a reddish chin and throat and may often be confused with the common black racer snake. The eastern indigo snake can be found in a variety of wetland and upland habitats.



If you have any further questions please contact RS Environmental Consulting at (305) 383-3404.

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