

January 20, 2026

DERM/RER RAI Response #2

1. The authorization for the mooring of vessels is not being evaluated at this time and the permit will include a mooring prohibited area along the shoreline. Please note, any future applications for the potential mooring of vessels at this property will be evaluated pursuant to the Code of Miami-Dade County.
 - a. Please add the contact information of an authorized representative of Latitude River Parcel, LLC and Miami Riverfront Partners, LLC to the file contacts list under 'other'.
2. A set of plans signed and sealed by a Florida Professional Engineer. Once the scope of work is finalized.
 - a. Please add the contractor of record as a contact to the application.
 - b. Please add the engineer of record as a contact to the application.
3. Pursuant to Section 24-48.5(2)(d) of the Miami-Dade County Code, evidence of ownership, a lease, or a consent of use or evidence of an easement is required to be submitted by the applicant for use of the submerged lands upon which the proposed work in tidal waters will occur under the Class I permit. Miami-Dade County has reviewed the proposed project and have determined that it does not qualify for a consent of use pursuant to this delegated authority. Submit documentation of either a proprietary approval or exemption for the use of the subject submerged lands from the State of Florida. Please contact FDEP at (561) 681-6600 for their permitting requirements. A Class I permit cannot be issued until the State issues a proprietary authorization for the proposed project.
4. Section 24-48.4 of the Code requires that potential and cumulative adverse environmental impacts for a proposed project be avoided and/or minimized. Section 24-48.4 of the Code further states that mitigation should not be used to make an otherwise non-permittable project permittable and must maximize preservation of existing natural resources including avoiding the impact altogether by not taking certain action or parts of an action, as well as minimizing impacts by limiting the degree or magnitude of the action or its implementation. Mitigation is required to compensate for water quality impacts associated with the seawall installation, and is calculated based on the length of the new seawall. In order to extend the life of the seawall and provide habitat for a variety of invertebrates and protective cover for small fish, riprap boulders are typically placed on-site to offset impacts to resources and to create new habitat. A mitigation bond in an amount to be determined will be requested prior to permit issuance.
5. Section 24-48.4 of the Code requires that potential and cumulative adverse environmental impacts for a proposed project be avoided and/or minimized. Section 24-48.4 of the Code further states that mitigation should not be used to make an otherwise non-permittable project permittable and must maximize preservation of existing natural resources including avoiding the impact altogether by not taking certain action or parts of an action, as well as

minimizing impacts by limiting the degree or magnitude of the action or its implementation. Mitigation is also required for the water quality impacts from the filling of tidal waters and to provide habitat for a variety of invertebrates and protective cover for small fish, riprap boulders are typically placed on-site to offset impacts to resources and to create new habitat. Due to existing and proposed site conditions, RER recommends that mitigation be satisfied as a contribution to the Biscayne Bay Environmental Enhancement Trust Fund be provided in an amount to be determined.

6. Please note, RER recommends that sketches be provided for review and approval before signed and sealed plans are submitted. Please note, the submitted set does not include the proposed seawall and filling at the east end of the property, the file will be permitting both projects, please submit a complete set (i.e. including S-7 through 12). Please make the following corrections for the viewing platform portion of the project, and submit a complete set of plans depicting both parts of the project, and or clarify if the project will be separated.
7. Please add the property owner contact to the application.
8. Permit fee in the amount of \$4,461.00. Miami-Dade County surcharge fee in the amount of \$334.58.
9. The proposed work consists of work specifically referenced in Section 24-48.2(II)(A) of the Code of Miami-Dade County as work that is required to be processed as a standard form Class I permit application. Therefore, the following items are required prior to issuance.
 - a. Professional Engineer Certification Letter.
 - b. Permit Applicant/Authorized Agent Statement Letter.
 - c. List of all riparian waterfront property owners within 300 feet of the project site.