



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

June 9, 2021

STATE 404 PROGRAM PUBLIC NOTICE

Permit Application No. 13-355773-006-SFI

TO WHOM IT MAY CONCERN: The Department of Environmental Protection has received an application for a State 404 Program permit pursuant to 62-331, Florida Administrative Code, as described below:

APPLICANT: Florida Power & Light Company
C/o Franck Leblanc
15430 Endeavor Dr.
Jupiter, FL. 33478
Franck.L.Leblanc@fpl.com

LOCATION: T23785 Farmlife Substation, Florida City, State Tax Parcel ID no. 16-7929-001-0090. This project is immediately east of SW 67th Ave just north of the intersection of SW 67th Ave and SW 360 St. Florida City, FL. 32035

APPROXIMATE CENTRAL COORDINATES:
Latitude N 25.434915° Longitude W-80 453524°

PROJECT PURPOSE: This project is for the expansion of the existing FPL Farmlife Substation, for additional distribution of power in the south area of Miami Dade County.

PROPOSED WORK: The applicant seeks authorization to fill approximately 1.92 acres of wetlands for the expansion of the existing FPL Farmlife Substation, including the stormwater system all of which will be extended southward.

EXISTING CONDITIONS: The project includes 1.92 acres of low-grade wetlands dominated by shoe button ardisia, Napier grass, and Brazilian pepper, along with native grasses, sedges and ferns.

AVOIDANCE AND MINIMIZATION INFORMATION: Elimination and reduction of wetland impacts focused on combining the distribution yard with the existing transmission yard to make the expanded area as small as possible. The loss of wetland function is proposed to be offset through the purchase of 0.85 credit from Everglades Mitigation Bank.

COMPENSATORY MITIGATION: The loss of 1.92 acres of wetland function is proposed to be offset through the purchase of 0.85 credit from Everglades Mitigation Bank.

CULTURAL RESOURCES: Coordination with the State Historic Preservation Office (SHPO) and Tribal Historic Preservation Office (THPO) resulted in no comments. By copy of this public notice, the Department 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 Office and those federally recognized tribes with concerns in Florida and the permit area.

ENDANGERED SPECIES: The Department, in coordination with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission, has determined the proposed project has the potential to affect the Florida Panther and the Florida Bonneted. The FWS and FWCC believes effects to the panther from construction and operation of the project will be discountable and concurs with the Corp's MANLAA determination. The FWS and FWCC believes effects to the panther from construction and operation of the project will be discountable and concurs with the Corp's MANLAA determination.

COMMENTS regarding the potential authorization of the work proposed should be submitted in writing to David White at 3301 Gun Club Rd, MSC 7210-1. West Palm Beach, FL. 33406, or by electronic mail at David.N.White@FloridaDEP.gov, within 30 days from the date of this notice. Written comments will be made part of the record and should reference the above permit application number. Objections must be factual, specific, and fully describe the reasons upon which any objection is founded. Any comments received will be considered by the Department to determine whether to issue, modify, condition, or deny a permit for this proposal. Unless a written request is filed with the Department within the 30-day public comment period, the Department may decide on the application without a public meeting.

EVALUATION: The determination as to whether a permit will be issued, or a public meeting held, will be based on an evaluation of all relevant factors, including the public comments received and the effect of the proposed work on the public interest, including, but not limited to, fish, wildlife, historical resources, and pollution. The specific permit decision criteria can be found in Chapter 62-331, Florida Administrative Code.

The Department 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. To make this consideration, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and other public interest factors. Comments are also used to determine the need for a public meeting and to determine the overall public interest of the proposed activity.

FOR FURTHER INFORMATION regarding this application, contact the project manager, David White at 3301 Gun Club Rd, MSC 7210-1. West Palm Beach, FL. 33406, or by electronic mail at David.N.White@FloridaDEP.gov or by phone at (561 681-6649).

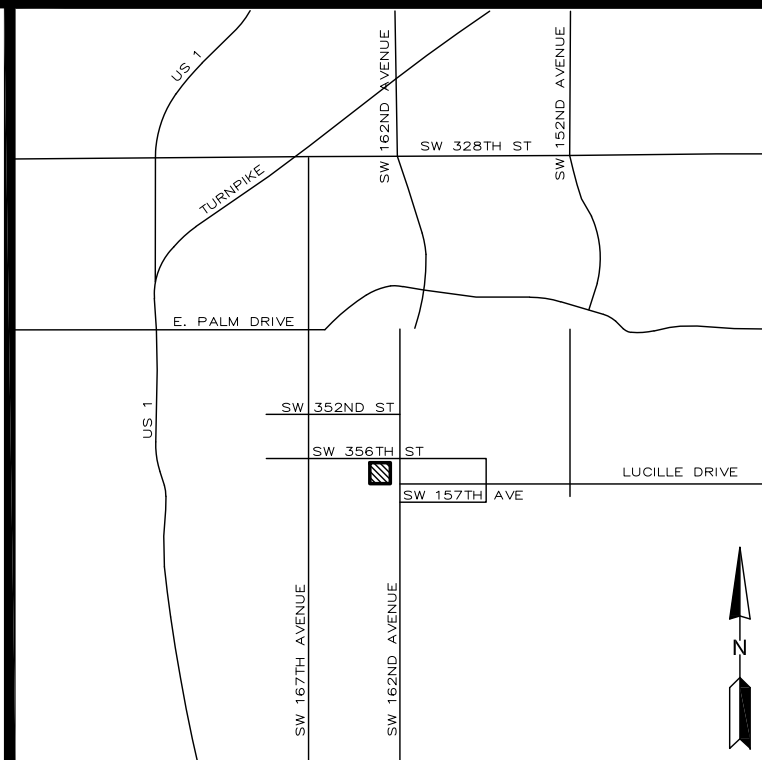
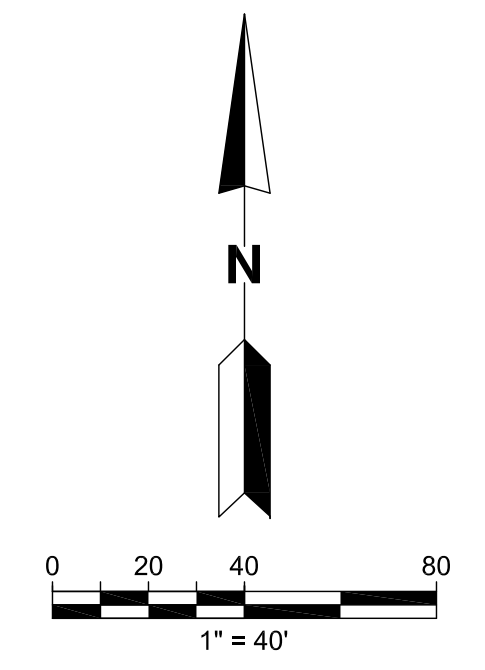
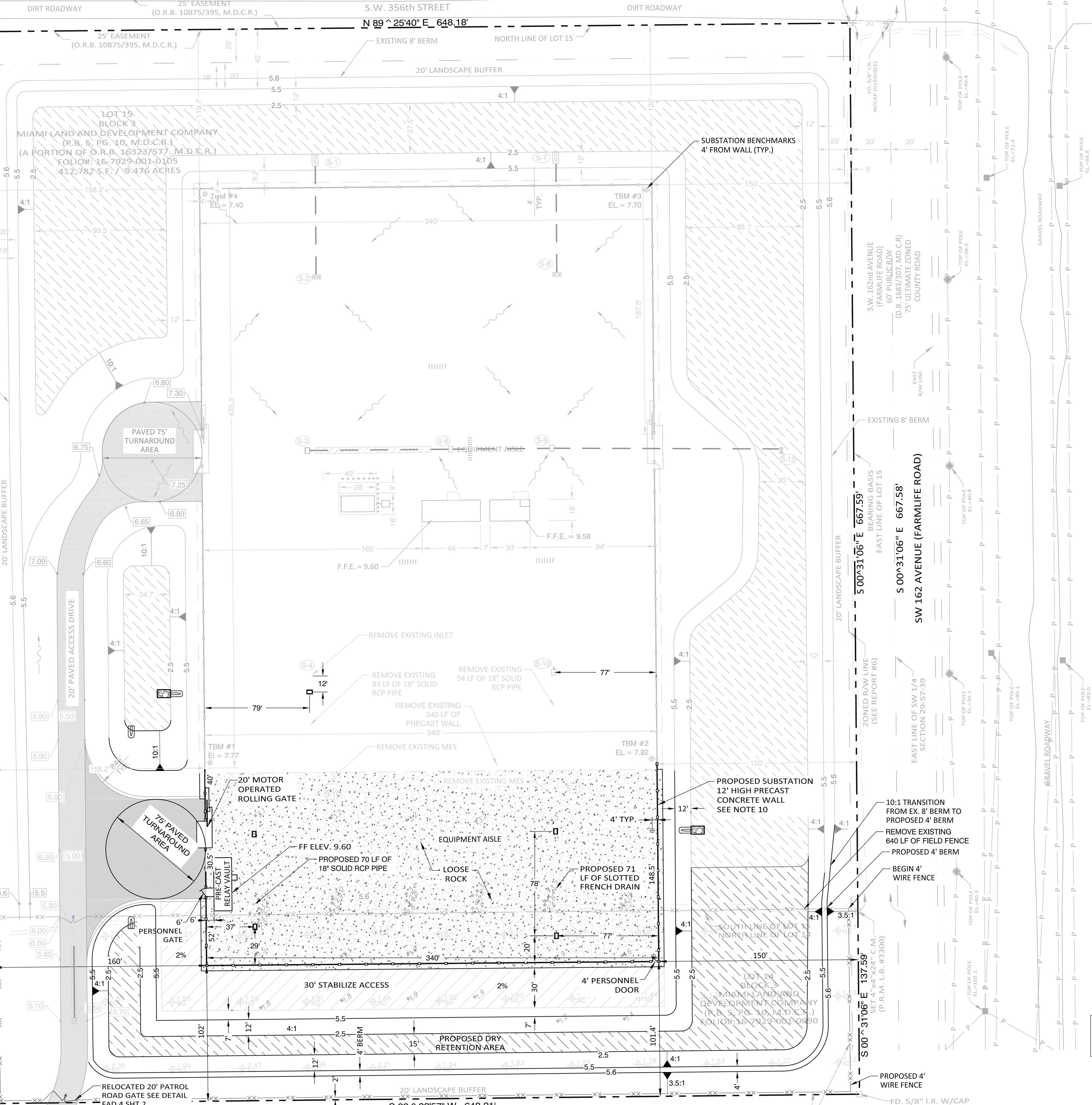
REQUEST FOR PUBLIC MEETING: Any person may request a public meeting. The request must be submitted to David White within the designated comment period of the notice and must state the specific reasons for requesting the public meeting.

Attachments to be included: (plan and elevation drawing showing the general and specific site location and character of all proposed activities, including the size relationship of the proposed structures to the size of the impacted waterway and depth of water in the area)

LOT 2, BLOCK 3
MIAMI LAND AND DEVELOPMENT COMPANY
(P.B. 5, PG. 10, M.D.C.R.)
FOLIO# 16-7929-001-0080
OWNER: ATLANTIC CIVIL INC

LOT 16, BLOCK 3
MIAMI LAND AND DEVELOPMENT COMPANY
(P.B. 5, PG. 10, M.D.C.R.)
FOLIO# 16-7929-001-0100
OWNER: ATLANTIC CIVIL INC

SET 4"x4"x24" C.M.
(P.R.M. L.B. #3300)
B.M. EL. = 2.73
(NAVD 1988)



LOCATION SKETCH
SEC. 29, TWP. 57 S., RGE. 39 E.
MIAMI-DADE COUNTY, FL
(NOT TO SCALE)

LEGEND:

- PROPERTY LINE
- - - - - EXISTING OVERHEAD POWER LINES
- - - - - EXISTING FENCE
- - - - - PROPOSED FENCE
- EXISTING POWER POLE
- EXISTING DRAINAGE STRUCTURE
- EXISTING MITERED END SECTION
- 5.5- PROPOSED ELEVATION CONTOUR, FT NAVD 88
- ~ PROPOSED FLOW DIRECTION
- EXISTING 12' 0" PRECAST WALL
- PROPOSED 12' 0" PRECAST WALL
- ▨ EXISTING SUBSTATION YARD WITH LOOSE ROCK COVER
- ▨ EXISTING BOTTOM OF DETENTION
- ▨ PROPOSED SUBSTATION YARD WITH LOOSE ROCK COVER
- ▨ PROPOSED BOTTOM OF DETENTION
- ▨ EXISTING ASPHALT
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED RIPRAP
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED MITERED END SECTION

GENERAL NOTES:

1. APPLICANT AND AGENT: JOSE S. RODRIGUEZ FOR FLORIDA POWER AND LIGHT, OWNER & DEVELOPER, 700 UNIVERSE BLVD., TS4/JW, JUNO BEACH, FLORIDA 33408. PHONE (561)904-3668.
2. THIS UNMANNED FACILITY WILL BE USED FOR TRANSFORMATION, REGULATION, AND DISTRIBUTION OF ELECTRICITY.
3. FPL CERTIFIES THAT THIS FACILITY WILL BE USED ONLY BY EMPLOYEES, AND THE WORK ASSOCIATED WITH HIGH VOLTAGE ELECTRICAL EQUIPMENT CANNOT REASONABLY BE PERFORMED BY HANDICAPPED PERSONS. PURSUANT TO CHAPTER 553.504(1), OF FLORIDA STATUTES, THIS FACILITY IS NOT SUBJECT TO THE ACCESSIBILITY REQUIREMENTS OF THE ADA.
4. WALL SHALL BE 12'-0" ABOVE GRADE AND 2'-0" BELOW GRADE PRECAST CONCRETE WALL WITH BARBWIRE PER WALL STANDARD E-246315.
5. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY AND IS EXEMPT FROM THE FLORIDA ENERGY REVIEW CODE.
6. THIS FACILITY WILL GENERATE NO SOLID WASTE.
7. THIS IS AN UNMANNED RESTRICTED ACCESS FACILITY. NO FPL EMPLOYEES REPORT TO THIS LOCATION AND MAINTENANCE CREWS WILL PARK INSIDE THE FENCED AREA. THEREFORE, NO PARKING SPACES WILL BE PROVIDED.
8. FPL TWO-MAN MAINTENANCE CREWS WILL AVERAGE TWO TRIPS PER MONTH TO THIS FACILITY.
9. ZONING DISTRICT: AGRICULTURAL (AU)
10. ADDRESS: 35600 SW 162ND STREET, HOMESTEAD, FL 33035
11. PARCEL TAX ID NUMBER: 16-7929-001-0105, 16-7929-001-0090
12. THIS PROPERTY LIES IN FLOOD ZONE "X" AND AH (EL. 3) ACCORDING TO FEMA FLOOD MAP (FIRM) PANEL NUMBER 1206410740 L, DATED SEPTEMBER 11, 2009.
13. AS PER FLORIDA BUILDING CODE 2010 SECTION 102.2(F): STRUCTURES OR FACILITIES OF ELECTRICAL UTILITIES, AS DEFINED IN SECTION 366.02, FLORIDA STATUTES, WHICH ARE DIRECTLY INVOLVED IN THE GENERATION, TRANSMISSION, OR DISTRIBUTION OF ELECTRICITY ARE EXEMPT FROM THE FLORIDA BUILDING CODE AS PROVIDED BY LAW, AND ANY FURTHER EXEMPTIONS SHALL BE AS DETERMINED BY THE LEGISLATOR AND PROVIDED BY LAW.
14. LOCATION OF EXFILTRATION/DOUBLE RING/STANDARD PENETRATION TEST AS PER SUBSOIL INVESTIGATION REPORT PREPARED BY FEDERAL ENGINEERING AND TESTING INC.

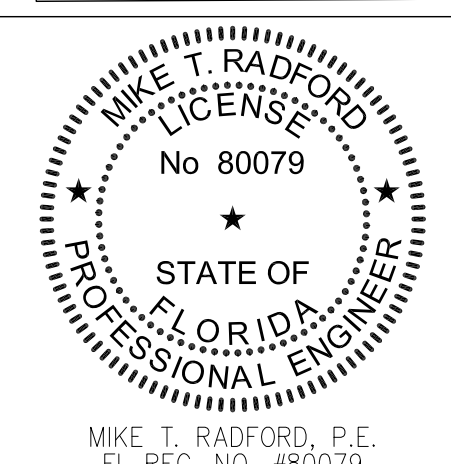
SITE DATA:

PROPERTY AREA	=	11.985 ACRES
PROJECT AREA	=	11.985 ACRES
EXISTING IMPERVIOUS AREA	=	3.873 ACRES
PROPOSED PERVIOUS AREA	=	1.652 ACRES
REV. OPEN SPACE/LANDSCAPE AREA	=	6.460 ACRES

NOTE:
ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD).
CONVERSION FACTOR TO NGVD 29 = NAVD 88 + 1.073'



PERMIT SET



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MIKE T. RADFORD, P.E. ON THE DATE INDICATED ON THE COVER PAGE.

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.
5850 S. SEMORAN BLVD.
ORLANDO, FL 32829
PH: (407) 204-3231 FAX: (813) 630-1790
FIRM REGISTRATION RY 4892
WWW.SCSENGINEERS.COM

1	X								
ER	NO	DATE	REVISION	BY	CH	CO	OR	APP	

DATE 05/18/20 SCALE AS NOTED

POWER DELIVERY

DR	HLW	ER	XX
CH	XX	COR	XX

APPROVED

FPL FARMLIFE SUBSTATION EXPANSION
35600 SW 162ND STREET, HOMESTEAD, FL 33035

JURISDICTIONAL SITE PLAN

09220075.00 FPL PN. 202000716

SHEET 2 OF 2

E-FAR01J

REV NO