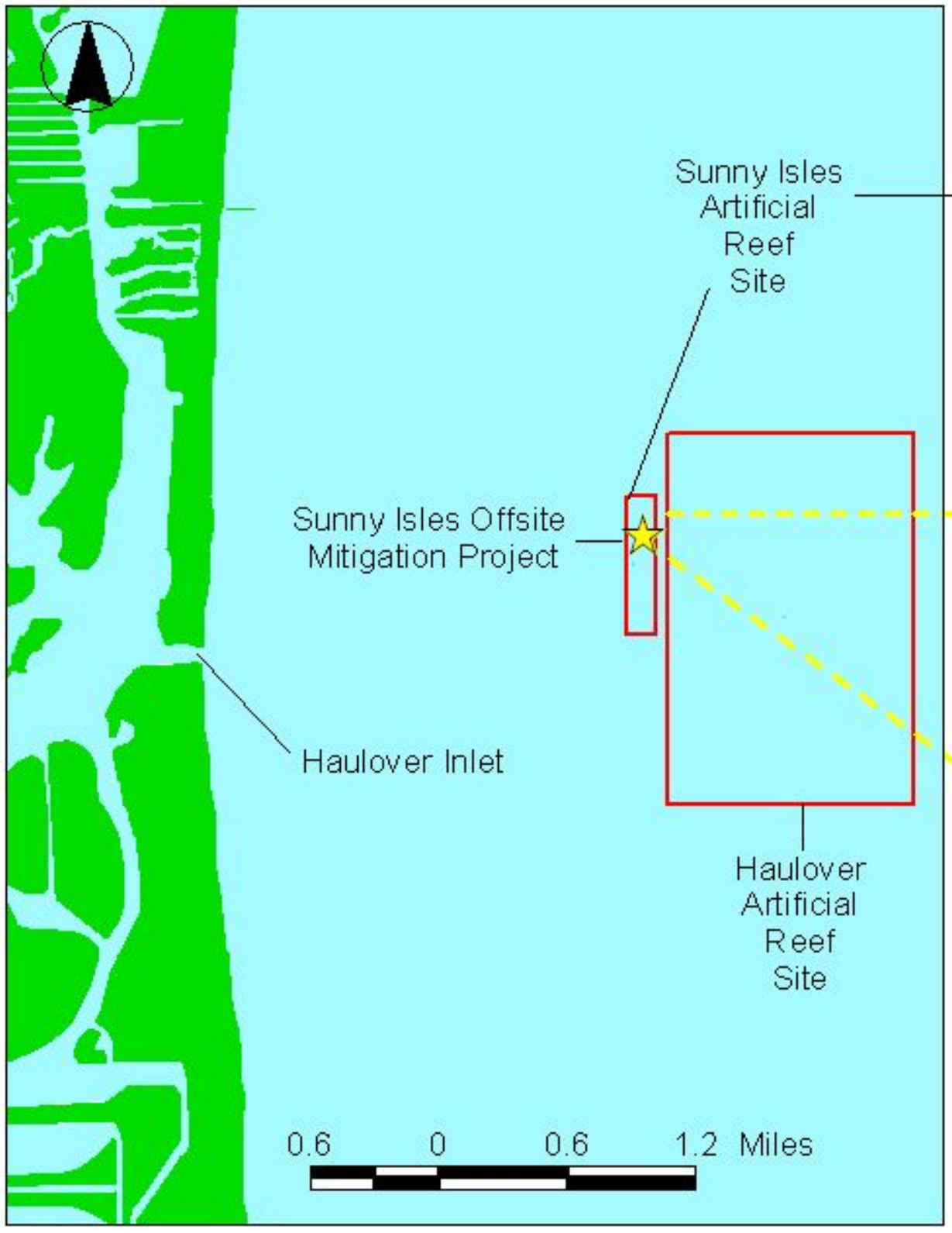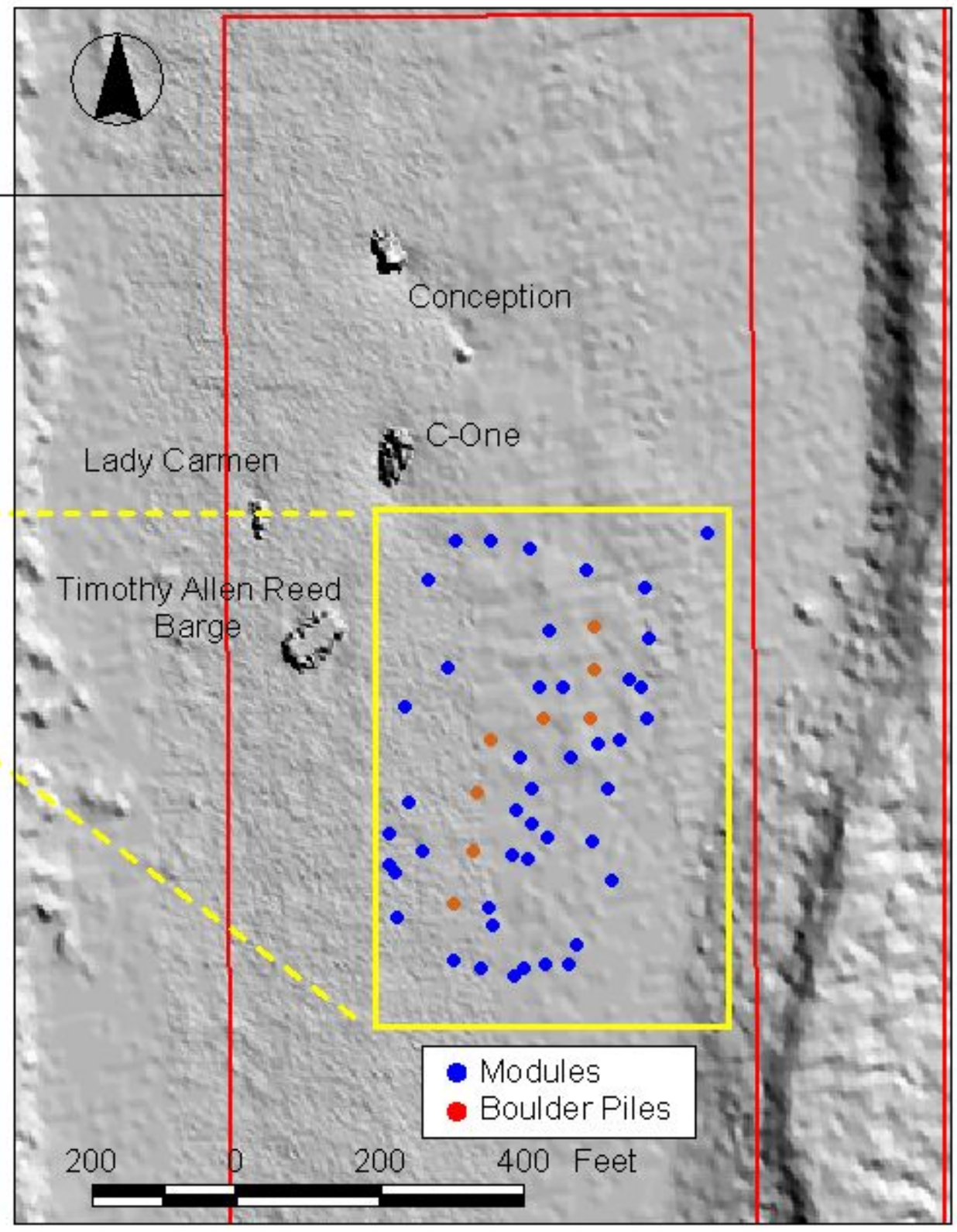Sunny Isles Offsite Mitigation Project