




Environmental Protection and Growth Management Department  
**ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**  
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

**MEMORANDUM**

**DATE:** 2/19/2021

**TO:** Josie P. Sesodia, Director, PDMD  
[PDMDInfo@broward.org](mailto:PDMDInfo@broward.org)

**FROM:** Lorenzo Fernandez, Assistant Director, EEPD 

**SUBJECT:** Plat Note Amendment

The Environmental Engineering and Permitting Division (EEPD) has reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission.

<b>REVIEW OF PLAT APPLICATION</b> (please submit electronically)	
<b>Plat Number:</b> 042-MP-00-A2	<b>Folio:</b> 514024130020
<b>Plat Name:</b> Miramar Town Center Plat	
<b>Comments Due Date:</b> 2/22/2021	<b>Return Comments To:</b> PDMDInfo@broward.org
<b>Applicant's Request:</b> Plat Note Amendment Reviews	
<b>Division:</b> Environmental Engineering and Permitting	

Staff proposes the following disposition:

**Reviewer's Name: Matthew Ketterer**

**Program: Domestic and Non-Domestic Wastewater  
And Surface Water Management**

Any objection to the plat as submitted.  
Answer: No

This plat is subject to the comments noted below.  
Answer: Yes

**Plat Comments, as needed:**

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.
2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org) for specific code requirements.
3. This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

**Reviewer's Name: Linda Sunderland**

**Program: Aquatic and Wetland Resources**

Any objection to the plat as submitted.

Answer: No

This plat is subject to the comments noted below.

Answer: Yes

**Plat Comments, as needed:**

1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.
2. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.
3. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

<b>Reviewer's Name: Peter Burke</b>	<b>Program: Tree Preservation</b>
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p><b>Plat Comments, as needed:</b></p> <p>This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.</p>	
<b>Reviewer's Name: David Vanlandingham</b>	<b>Program: Clean-Up and Waste Regulation</b>
<p>Any objection to the plat as submitted. Answer: No</p> <p>This plat is subject to the comments noted below. Answer: Yes</p> <p><b>Plat Comments, as needed:</b></p> <p>The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Engineering and Permitting Division (EPPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPPD's Standard Operating Procedure for Dewatering, which can be found at <a href="https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx">https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx</a>. The interactive map of contaminated sites in Broward County can be found on the internet at <a href="https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx">https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx</a>. Any questions can be directed to (954) 519-1483 or <a href="mailto:EAR@broward.org">EAR@broward.org</a>.</p>	

**Reviewer's Name: Robert Wong**

**Program: Air Program**

Any objection to the plat as submitted.  
Answer: No

This plat is subject to the comments noted below.  
Answer: Yes

**Plat Comments, as needed:**

As described, the Air Licensing and Compliance Section has no objection to the referenced plat note amendment. However, the owner or operator shall obtain a Parking Facility License from EPGMD prior to constructing any surface parking lot with 1,500 parking spaces or more or a parking garage with 750 or more parking spaces. The URL below provides more Parking Facility License Information:  
<https://www.broward.org/Air/TransportationCleanAir/Pages/ParkingFacility.aspx>  
The URL below provides information on the public notice requirement of the Parking Facility, if applicable.  
<https://www.broward.org/Consumer/Environment/Pages/Public-Notice-Requirement.aspx>