




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: 3/10/2020

TO: Josie P. Sesodia, Director, PDMD
PDMDInfo@broward.org

FROM: Lorenzo Fernandez, Assistant Director, EEPD 

SUBJECT: Plat Review

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.

REVIEW OF PLAT APPLICATION (please submit electronically)	
Plat Number: 003-MP-20-S	Folio: 514105010078
Plat Name: SUN CREDIT	
Comments Due Date: 3/13/2020	Return Comments To: PDMDInfo@broward.org
Applicant's Request: Site Plan Reviews	
Division: Environmental Engineering and Permitting	

Staff proposes the following disposition:

Reviewer's Name: Peter Burke	Program: Tree Preservation
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below. Answer: Yes	
Plat Comments, as needed: This site does not fall under the jurisdiction of the County Tree Preservation and Abuse Ordinance	

Reviewer's Name: Yvel Rocher	Program: Domestic and Non-Domestic Wastewater
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below. Answer: No	
Plat Comments, as needed:	

Reviewer's Name: David Vanlandingham	Program: Clean-Up
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below. Answer: Yes	
Plat Comments, as needed: Not a known contaminated site nor a solid waste management facility or known abandoned dump.	

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: No	
Plat Comments, as needed:	

Reviewer's Name: Linda Sunderland

Program: Wetlands

Any objection to the plat as submitted.
Answer: Yes

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

Plat Comments, as needed: Site may contain wetlands. Please use standard comments:

See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section (Wael) of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. The applicant must request a formal wetland determination from Wael. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact Wael at 954-519-1483.

Wael 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 from Wael.

An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact Wael at 954-519-1483 for specific license requirements.



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Conceptual Dredge and Fill Review Report

September 5, 2018

Plat Name: Sun Credit
Plat No: 032-MP-18

LOCATION

Section: 05 **Township:** 51 South **Range:** 41 East

Address: Adjacent to 4051 NW 92nd Ave, south of Stirling Road, Cooper City
Folio # 514105010072 & 514105010078

FINDINGS

Wetland Characteristics present: Yes ____ No ____ Maybe ___X___

COMMENTS

An inspection has not been conducted on this site. Based on GIS LIDAR data, this site may contain wetlands. The applicant is advised to submit an application for a wetland determination to determine licensing requirements.

The applicant shall be advised that an Environmental Resource License may be required prior to any dredging, filling, or other alteration of any wetlands or surface waters that are present on-site. Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department.

The information included in this plat is not detailed enough to allow us to determine what types of impacts would result should development occur on this site. As such, the applicant is encouraged to contact the Aquatic and Wetland Resources Program at the earliest convenient time to identify what County license(s) may be required prior to undertaking any surface disturbing activities. Should wetland impacts be proposed, avoidance and minimization of impacts must be demonstrated prior to consideration of compensatory mitigation.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of this project.