



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: 2/23/2022

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

FROM: Lorenzo Fernandez, Assistant Director, EPD



SUBJECT: Plat Review

The Environmental Permitting Division (EPD) 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: 002-MP-22	Folio: 504231010740
Plat Name: Koosh Living	
Comments Due Date: 2/23/2022	Return Comments To: PDMDInfo@broward.org
Applicant's Request: New Plat Reviews	
Division: Environmental Permitting	

Staff proposes the following disposition:

Reviewer's Name: Yvel Rocher	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 Permitting Division at 954-519-1483 or 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 Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements. 3. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.	

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. The Water and Environmental Licensing Section of the Environmental Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. 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 the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements. 2. The Water and Environmental Licensing Section of the Environmental 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 Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.	

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 Broward County Tree Preservation and Abuse Ordinance.	
Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
Any objection to the plat as submitted. Answer: No This plat is subject to the comments noted below. Answer: Yes Plat Comments, as needed: 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 Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx. The interactive map of contaminated sites in Broward County can be found on the internet at https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx. Any questions can be directed to (954) 519-1483 or EAR@broward.org.	

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: If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: http://www.broward.org/ePermits/Search/Pages/PermitDetails.aspx?permitID=395. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. Depending on the type and size of roof, wall, flooring, and insulation, piping and mechanical systems affected, an asbestos survey, FDEP Notice of Demolition or Asbestos Renovation form 62-257.900(1) and applicable asbestos project fee(s) may also be required at least 10 working-days before commencing work. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.	