



Resilient Environment Department

ENVIRONMENTAL PERMITTING DIVISION

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

MEMORANDUM

DATE: 7/18/2022

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: 021-MP-03-A	Folio: 504013140010
Plat Name: Sheridan House No. 3	
Comments Due Date: 7/19/2022	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. 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. An Environmental Resource License, No. DF02-1128, was issued on January 27, 2003 and expired on January 27, 2008. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Permitting Division to authorize the filling of 4.7 acres of wetlands. Mitigation required 6.0 acres of enhancement of on-site wetlands, creation of 0.6 acre of transitional buffer and 0.5 acre of open water buffer. A Joint Deed of Conservation Easement was recorded on November 19, 2002 in OR K 36458 pages 1265 - 1297 over 7.112 acres.
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: Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.	

Reviewer's Name: Leslie Simms

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.