



Resilient Environment Department

**ENVIRONMENTAL PERMITTING DIVISION**

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

**MEMORANDUM**

**DATE:** 9/20/2023

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

**FROM:** Ali H. Younes, Environmental Program Manager, EPD

**SUBJECT:** Plat Note Amendment

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.

<b>REVIEW OF PLAT APPLICATION</b> (Please submit electronically)	
<b>Plat Number:</b> 106-MP-85-A	<b>Folio:</b> 514116190010
<b>Plat Name:</b> South Broward Hospital District Ancillary Facility	
<b>Comments Due Date:</b> 10/5/2023	<b>Return Comments To:</b> PDMDInfo@broward.org
<b>Applicant's Request:</b> Plat Note Amendments	
<b>Division:</b> 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 note amendment. 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](mailto:WWLicense@broward.org) for specific code requirements.

2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment 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](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 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. Applicant has been informed that the proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.
3. 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 Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council ([invasive.org](http://invasive.org)).
4. 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](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> 1. Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way. Contact the Water and Environmental Licensing Section of the Environmental Permitting Division at 954-519-1483 for specific license requirements.</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: No</p> <p><b>Plat Comments, as needed:</b> 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</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:**

1. 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:  
<https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>
2. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at [ePermits.broward.org](http://ePermits.broward.org) at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at [AsbestosHelp@broward.org](mailto:AsbestosHelp@broward.org) or call 954-519-0340.
3. A Parking Facility Air License is required for a Parking Garage for 750 vehicles or more or for a Surface Parking Lot 1,500 or more parking spaces. For more information call 954-519-1270 and ask for Air Licensing.