



Public Works and Environmental Services Department

**ENVIRONMENTAL PERMITTING DIVISION**

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

**MEMORANDUM**

**DATE:** 5/8/2026

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

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

**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.

<b>REVIEW OF PLAT APPLICATION</b> (Please submit electronically)	
<b>Plat Number:</b> 096-UP-80	<b>Folio:</b> 494210360030, 494210360040, 494210360050
<b>Plat Name:</b> Reflections	
<b>Comments Due Date:</b> 5/28/2026	<b>Return Comments To:</b> PDMDInfo@broward.org
<b>Applicant's Request:</b> New Plat Reviews	
<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. 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 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. 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](mailto:SWMLicense@broward.org) for specific code requirements.

**Reviewer's Name: Linda Sunderland**

**Program: Aquatic and Wetland Resources**

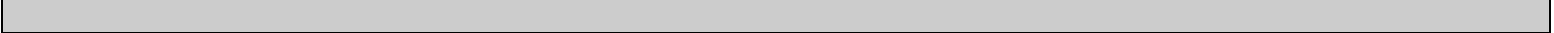
Any objection to the plat as submitted.  
Answer: No

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

**Plat Comments, as needed:**

1. This site was identified as a Local Area of Particular Concern (LAPC) on the Broward County Natural Resource Map as # 83 / Site #66. The Board of County Commissioners voted (26-047) to remove the LAPC designation from this site on 2/3/2026.
2. An application for an Environmental Resource License (DF22-1357) is currently under review for this project. The proposed project would impact 5.5 acres of wetlands and preserve 1.69 acres of wetlands on site. To mitigate for the wetland impacts, the applicant proposes purchase of freshwater forested mitigation bank credits from the Florida Wetlandsbank (Pembroke Pines Mitigation Bank).
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 FISC List of Invasive Plant Species (Updated 06/2025) - Florida Invasive Species Partnership.
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>
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Any objection to the plat as submitted.  
Answer: No

This plat is subject to the comments noted below.  
Answer: No

**Plat Comments, as needed:**  
This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

<b>Reviewer's Name: David Vanlandingham</b>	<b>Program: Clean-Up and Waste Regulation</b>
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Any objection to the plat as submitted.  
Answer: No

This plat is subject to the comments noted below.  
Answer: No

**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: Alexis Arroyo**

**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:**

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.