



Resilient Environment Department

**ENVIRONMENTAL PERMITTING DIVISION**

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

**MEMORANDUM**

**DATE:** 5/12/2023

**TO:** Josie P. Sesodia, 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> 014-MP-23	<b>Folio:</b> 484233054110; 484233054120
<b>Plat Name:</b> Phoenix Golf Car	
<b>Comments Due Date:</b> 5/29/2023	<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 [NDDLlicense@broward.org](mailto:NDDLlicense@broward.org) for specific code requirements.
3. A Surface Water Management License (No. SWM2018-038) has been issued for this site.

<b>Reviewer's Name: Linda Sunderland</b>	<b>Program: Aquatic and Wetland Resources</b>
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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. 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)).
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](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: No</p> <p><b>Plat Comments, as needed:</b> This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.</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: Yes</p> <p><b>Plat Comments, as needed:</b> 1. 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 <a href="https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx">https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx</a>. The interactive map of contaminated sites in Broward County can be found on the internet at <a href="https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx">https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx</a>. Any questions can be directed to (954) 519-1483 or <a href="mailto:EAR@broward.org">EAR@broward.org</a>.</p>	

**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: Yes

**Plat Comments, as needed:**

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

2. Since the number of proposed parking spaces is 17, no parking facility license is required. An Air License is required for a Parking Garage with 750 parking spaces or more or for a Surface Parking Lot with 1,500 or more parking spaces. For more information call 954-519-1270 and ask for Air Licensing.