Gunster

Our File Number: 63378.1
Writer's Direct Dial Number: 954.468.1391
Writer's E-Mail Address: hdavis@gunster.com

October 28, 2025

VIA EMAIL

Daniel T. Keester-O'Mills, AICP
Development Services Director
City of Lauderhill
5581 W. Oakland Park Boulevard
Lauderhill, FL 33313

Re: Request to Amend Unity of Title – 1340 NW 40th Avenue, Lauderhill, Florida

Dear Daniel:

AT&T Enterprises, LLC [as successor by conversion from AT&T Enterprises, Inc. and merger with AT&T Corp.], is the owner ("Owner") of that certain property located at 1340 NW 40th Avenue, Lauderhill, Florida (the "Property"), and as further described as Tract 2 of the A.T.&T. No. 1 Plat, according to the Plat thereof, as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida (the "Plat"), attached as **Exhibit 1.**

The Plat is made up of 4 tracts, which were subject to that certain Declaration of Unity of Title recorded in Official Records Book 25512, Page 342 of the Public Records of Broward County, Florida (the "Unity"), attached as **Exhibit 2**. On September 12, 2005, the Unity was amended by City of Lauderhill Resolution No. 05R-09-333 to remove Tract 1 ("Amended Unity"), attached as **Exhibit 3**. The Unity and Amended Unity are hereby referred to as the "Unity".

The Owner currently owns Tract 2, Tract 3 and Tract 4, and seeks to remove Tract 2 from the Unity. Owner hereby requests that the City of Lauderhill ("City") amend the Unity to remove Tract 2, whereby Tract 3 and Tract 4 will remain subject to the Unity. Tract 2 will be terminated from the Unity and all tracts will continue to meet the minimum requirements for the IL - Light Industrial Zoning District, the applicable City and Broward County stormwater regulations and have access to public rights-of-way.

Permits have been obtained from the South Florida Water Management District which detail a revised stormwater system for Tract 2 (Broward County SWM License SWM20000-140-4), attached as **Exhibit 4**, and a revised stormwater system for Tract 3 and Tract 4 (Broward County SWM License SWM20000-140-3), attached as **Exhibit 5**. Tract 2, Tract 3 and Tract 4's new stormwater systems are collectively referred to as the "New Systems". Once Tract 2 is removed from the Unity, the New Systems will be constructed to enable all three tracts to comply with City

Land Development and Broward County stormwater regulations. During construction of the New Systems, Tract 3 and Tract 4 will be provided with a temporary, non-exclusive easement for drainage ("Drainage Easement"), which will terminate upon the construction and approval of the New Systems by the applicable regulatory agencies.

With regard to access, Tract 2, Tract 3 and Tract 4 all have legal access to public roads. As shown on the Plat, there is legal access over and across the 30-foot platted Ingress and Egress Easement (also known as NW 40th Avenue), which is "dedicated to the perpetual use of the public for proper purposes."

If you have any questions regarding the foregoing, please do not hesitate to contact me at 954-468-1391.

Sincerely,

Heidi Davis Knapik

Heidi Davis Knapik

Attachments
cc: Thomas Conway
Danielle DeVito-Hurley, Esq.

EXHIBIT 1

'88 MAY 15 PM 3 25

86 MAY 15 PM 3 26

PLAT BOOK 127 PAGE 18

OR BK. 13402 PG. 842

A.T. & T. NO. 1

A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA.

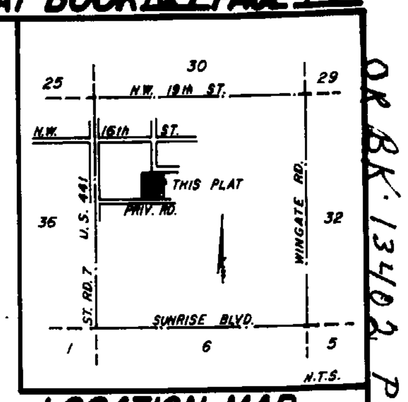
SHEET 1 OF 1

PREPARED IN THE OFFICES OF:
STROCK ENGINEERING ASSOCIATES INC.
DEERFIELD BEACH.
835 S.E. 8th AVE., (PALM PLAZA)
DEERFIELD BEACH, FL. 33441

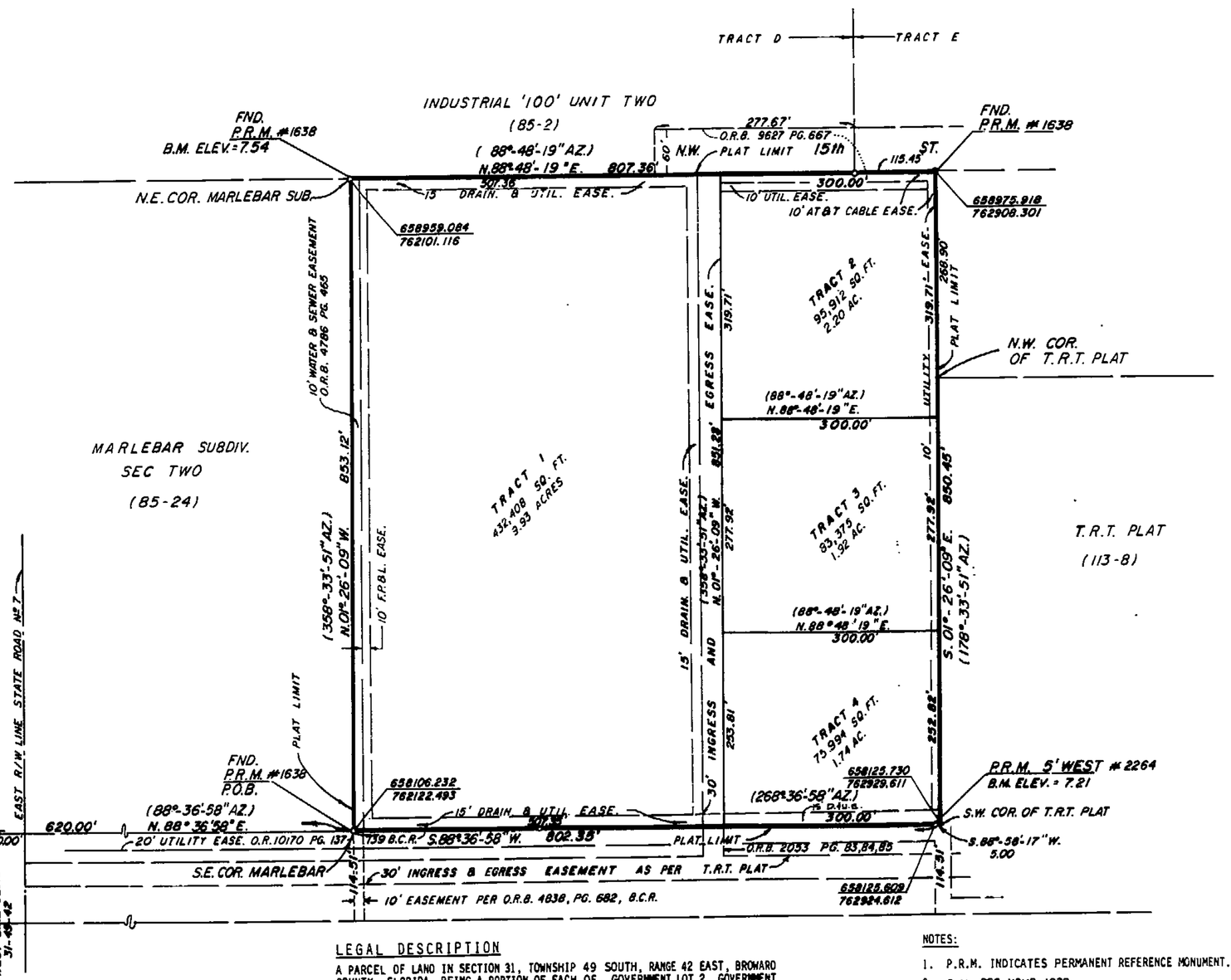
AUGUST 1985

GRAPHIC SCALE 0 50 100 200 350 500

SCALE 1"=100'



LOCATION MAP
OF SECTION 31, TWP. 49 S. RGE. 42 E.



BROWARD COUNTY FINANCE AND
ADMINISTRATIVE SERVICES DEPARTMENT
COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 15th DAY OF May, 1986, AND RECORDED IN PLAT BOOK 127, PAGE 18, RECORD VERIFIED.

ATTEST: F. T. JOHNSON
COUNTY ADMINISTRATOR

BY: Carole C. Doyle
DEPUTY

BROWARD COUNTY FINANCE AND
ADMINISTRATIVE SERVICES DEPARTMENT
COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 15 DAY OF APRIL, 1986.

ATTEST: F. T. JOHNSON
COUNTY ADMINISTRATOR

BY: Mildred J. Cavanaugh
DEPUTY

BY: Nancy C. Forman
CHAIRMAN-COUNTY COMMISSION

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD

BY: Henry P. Cook 5-13-86 DATE
HENRY P. COOK
DIRECTOR
FLA. P.E. REG. NO. 12506

BY: Robert L. Thompson 4-30-86 DATE
ROBERT L. THOMPSON
PROFESSIONAL LAND SURVEYOR
NO. 3869, STATE OF FLORIDA

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO RIGHT-OF-WAY FOR TRAFFICWAYS BY RESOLUTION.

ADOPTED THIS 24TH DAY OF October A.D. 1985.

John Stern 4/1/86

10. CORDINATES, AZIMUTHS AND BEARINGS SHOWN ARE REFERENCED TO STONER-KIETH RESURVEY RECORDED IN MISC. MAP BOOK 3 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DEDICATION

STATE OF GEORGIA)
COUNTY OF FULTON) SS

KNOW ALL MEN BY THESE PRESENTS: THAT AMERICAN TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION, BY AND THROUGH A.T.&T. COMMUNICATIONS, INC., ITS DESIGNATED AGENT, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "A.T.&T. NO. 1" ALL EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND AFFIX THE CORPORATE SEAL IN CITY OF ATLANTA, COUNTY OF FULTON STATE OF GEORGIA THIS 12 DAY OF January, 1986.

AMERICAN TELEPHONE AND TELEGRAPH COMPANY

BY: A.T.&T. COMMUNICATIONS, INC:
WITNESS: OFFICER:
WITNESS:
WITNESS: TITLE: Vice President
WITNESS:

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING A PORTION OF EACH OF, GOVERNMENT LOT 2, GOVERNMENT LOT 3; THE SE¼ OF THE NW¼; AND THE NE¼ OF THE SW¼; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID SECTION 31; THENCE RUN N 1°04'50"W 2416.25 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO A POINT; THENCE RUN N 88°58'17"E 620 FEET ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE RUN N 1°04'50"W 853.12 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 31 TO A POINT: THENCE RUN N 89°09'38" E 807.36 FEET ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 2 TO A POINT; THENCE RUN S 1°04'50" E 850.45 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 31 TO A POINT; THENCE RUN S 88°58'17" W 807.35 FEET ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 TO THE POINT OF BEGINNING; CONTAINING 15.79 ACRES MORE OR LESS.

ACKNOWLEDGEMENT

STATE OF GEORGIA)
COUNTY OF FULTON) SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____, _____, OF A.T.&T. COMMUNICATIONS, INC. TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: MY HAND AND OFFICIAL SEAL IN THE CITY OF ATLANTA COUNTY OF FULTON STATE OF GEORGIA THIS DAY OF January, 1986.

MY COMMISSION EXPIRES THE 3 DAY OF September, 1989

NOTARY PUBLIC
STATE OF GEORGIA

NOTES:

1. P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
2. B.M. REF. NGVD 1929
3. THE UTILITY EASEMENTS ARE RESERVED FOR PUBLIC UTILITIES.
4. P.O.B. INDICATES POINT OF BEGINNING.
5. P.O.C. INDICATES POINT OF COMMENCEMENT.
6. O INDICATES P.R.M.
7. B.M. INDICATES BENCH MARK.
8. D.&U.E. INDICATES DRAINAGE AND UTILITY EASEMENT.
9. THIS PLAT RESTRICTED TO 5,200 SQ.FT. OF INDUSTRIAL USE. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

CITY COUNCIL

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF LAUDERHILL, FLORIDA, IN AND BY ORDINANCE DULY ADOPTED BY SAID CITY COUNCIL THIS 18 DAY OF March, 1986. IN WITNESS WHEREOF:

THE SAID CITY COUNCIL HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY COUNCIL THIS 24 DAY OF March, 1986.

SIGNED: MAYOR

ATTESTED: CITY CLERK

CITY ENGINEER'S APPROVAL

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 24 DAY OF JAN., 1986

BY: _____, FLORIDA P.E. REG. NO. 21354.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I HEREBY CERTIFY: THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF BROWARD COUNTY, FLORIDA.

STROCK ENGINEERING ASSOCIATES, INC. DEERFIELD BEACH

Registered Land Surveyor No. 2264
State of Florida

EXHIBIT 2

96-507358 T#001
10-10-96 05:30PM

This instrument prepared by
and return to:
Richard R. Michelson, Esquire
MICHELSON & ZIPPIN, P.A.
7101 West McNab Road, #200
Tamarac, Florida 33321
VIA TRI-COUNTY COURTHOUSE COURIERS

COVER SHEET

for

DECLARATION OF UNITY OF TITLE BY AT&T CORP.

Dated: September 30, 1996

Encumbering the Property as follows:

Tracts 1, 2, 3 & 4 of INDUSTRIAL 100 UNIT TWO, according to the Plat thereof, as recorded in Official Records Book 127, Page 18 of the Public Records of Broward County, Florida.

BK25512PG0342

After Recording, Return To:
AMS Resources, Inc.
Suite B-100
6160 Peachtree Dunwoody Rd.
Atlanta, Georgia 30328

Instrument Prepared By:
AMS Resources, Inc.
C. L. McVay
Suite B-100
6160 Peachtree Dunwoody Rd.
Atlanta, Georgia 30328
(770) 698-9515

DECLARATION OF UNITY OF TITLE

SITE: LAUDERHILL
GLC: FLF360

BK25512PG0343

THIS DECLARATION is made by **AT&T CORP.**, f/k/a American Telephone and Telegraph Company, a New York corporation, by and through AT&T Communications, Inc., its Agent, a Delaware corporation (hereinafter referred to as "AT&T").

WITNESSETH THAT:

WHEREAS AT&T is the owner of certain lands (hereinafter referred to as the "Total Property") located in the City of Lauderhill, Broward County, Florida, being a part of those certain parcels of land conveyed to AT&T in that certain Warranty Deed dated September 30, 1960 and recorded on October 28, 1960 in Official Record 2053, Page 79 of the Official Records Book of Broward County, Florida; and

WHEREAS the Total Property containing 15.79 acres is comprised of smaller tracts of land; and

WHEREAS AT&T had a plat of the Total Property prepared and recorded on May 15, 1986 in Plat Book 127, Page 18 of the Broward County Finance and Administrative Services Department County Records Division - Recording Section, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference (hereinafter referred to as the "Plat"); and

WHEREAS the Plat indicates Tract 1 is 432,408 square feet containing 9.93 acres (hereinafter referred to as "Tract 1"); and

WHEREAS the Plat further indicates Tract 2 is 95,912 square feet containing 2.20 acres (hereinafter referred to as "Tract 2"); and

WHEREAS the Plat further indicates Tract 3 is 33,375 square feet containing 1.92 acres (hereinafter referred to as "Tract 3"); and

WHEREAS the Plat further indicates Tract 4 is 75,994 square feet containing 1.74 acres (hereinafter referred to as "Tract 4"); and

WHEREAS AT&T has constructed certain facilities on Tract 3 and wishes to expand the facilities; and

WHEREAS the expansion of the facilities requires expansion onto Tract 2 and Tract 4; and

WHEREAS the City of Lauderhill (hereinafter referred to as the "City") requires AT&T to make this declaration uniting title of Tract 1, Tract 2, Tract 3, and Tract 4 in order for AT&T to secure the necessary permits and approvals from the City.

NOW THEREFORE, the following declarations are hereby made:

AT&T, for itself and its successors and assigns, does hereby state and covenant that the property identified on Exhibit "A" as Tract 1, Tract 2, Tract 3, and Tract 4 shall be united in title through this Declaration and shall be deemed to be one united parcel containing 15.79 acres, more or less.

AT&T further states and covenants that AT&T shall not subdivide or sell Tract 1, Tract 2, Tract 3, or Tract 4, in whole or in part, without the prior written consent of the City, which consent, if given, shall be recorded in the same public records of Broward County, Florida as this Declaration.

It is expressly understood that nothing in this Declaration shall be interpreted to restrict AT&T's ownership and associated rights, including, but not limited to, the right to sell, the one united parcel containing 15.79 acres, more or less.

IN WITNESS WHEREOF, this DECLARATION OF UNITY OF TITLE is made on the date below written.

WITNESSES:

Randy Butler

Gail Foster

AT&T CORP., f/k/a American Telephone and Telegraph Company, a New York corporation, by and through AT&T Communications, Inc., a Delaware corporation, its Agent

By: Donna Day

Title: Supervisor - Building Asset Management

Date: 9/30/96

Address: AT&T Communications, Inc.
NCS Real Estate
Supervisor - Building Asset Management
1200 Peachtree Street, N.E., Room 16W40
Atlanta, Georgia 30309

FORM APPROVED
9/26/96
ATTORNEY N. H. Rosner
N.H ROSNER

BK25512PG0344

(AMS/960925/953)

ACKNOWLEDGMENT

STATE OF Georgia)
) ss.
COUNTY OF Fulton)

BEFORE ME, the undersigned authority, on this 30 day of September, 1996, personally appeared Donna Day, personally known to me to be the person whose name is subscribed to the foregoing instrument as a Supervisor, Building Closed Management of AT&T Communications, Inc., as Agent for AT&T Corp., f/k/a American Telephone and Telegraph Company, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of the corporation.

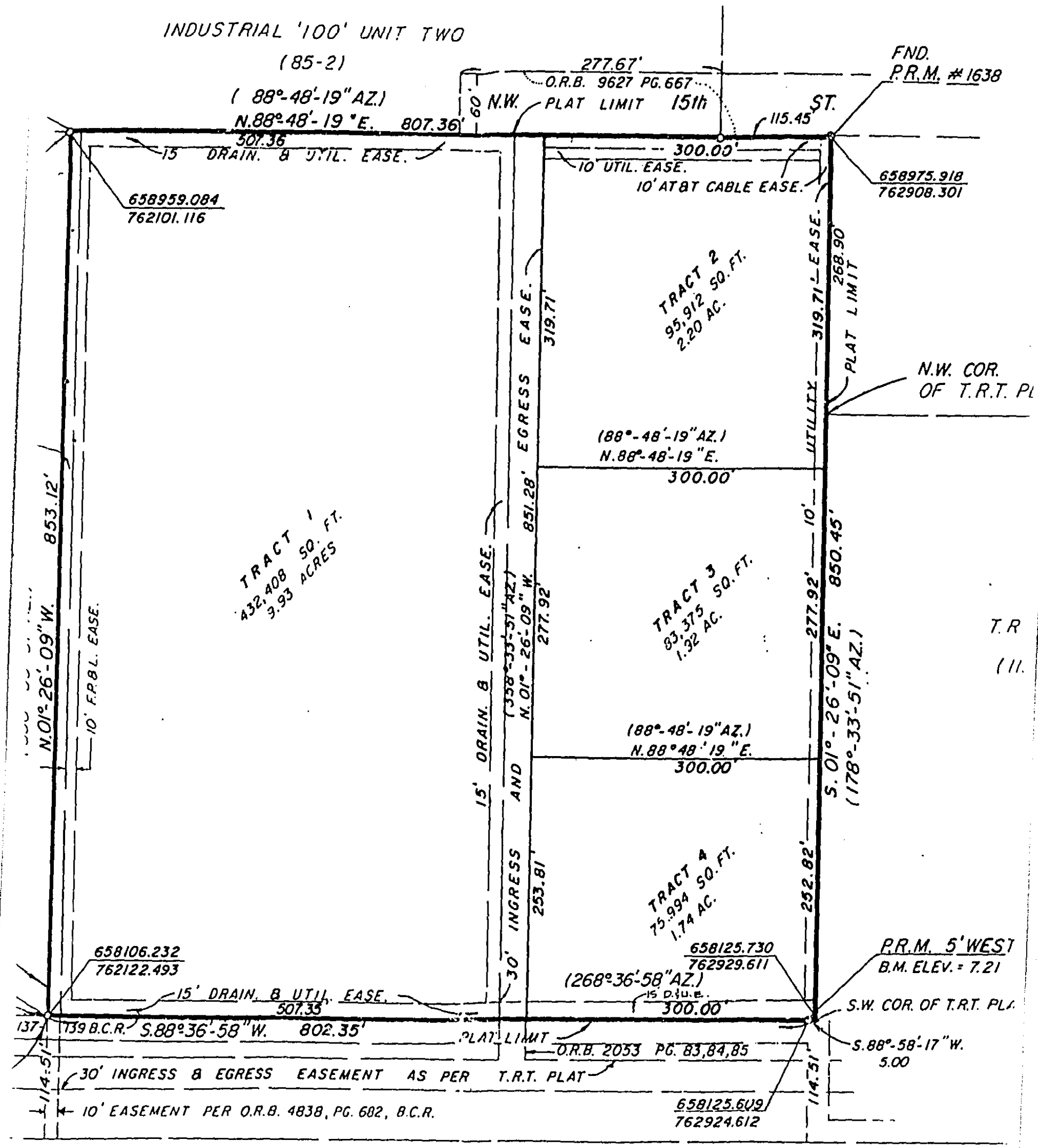
Gail S. Lockhart
Notary Public

My commission expires: Feb. 02, 1998

GAIL S. LOCKHART
NOTARY PUBLIC
GEORGIA
MY COMMISSION EXPIRES
FEB. 02, 1999

BK 25512 PG 0345

EXHIBIT "A"



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

EXHIBIT 3

2

RESOLUTION 05R-09-333

(This space intentionally
left blank for recording purposes)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL OF BROWARD COUNTY, FLORIDA, AMENDING THE DECLARATION OF UNITY OF TITLE AS RECORDED IN OFFICIAL RECORDS BOOK 25512, PAGE 342 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR A 15.79± ACRE SITE ZONED LIGHT INDUSTRIAL (IL) DISTRICT AND LEGALLY DESCRIBED AS AT&T NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; REMOVING THE 9.93± ACRE TRACT 1 FROM THE DECLARATION OF UNITY OF TITLE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA)

WHEREAS, United Homes International, Inc. is the proposed purchase of Tract 1 of the parcel currently owned by AT&T Corporation; and

WHEREAS, the tract is part of the property that is subject of a Declaration of Unity of Title recorded in Official Records Book 25512, Page 342 of the Public Records of Broward County, Florida; and

WHEREAS, the City's consent is required to subdivide the tracts subject to the Declaration of Unity of Title; and

WHEREAS, the purchaser of Tract 1 of the parcel, United Homes International, Inc. has requested that the City of Lauderhill terminate the Unity of Title regarding Tract 1 of the parcel;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

2

SECTION 1. That the City Commission of the City of Lauderhill hereby authorizes the termination of the Unity of Title as to Tract 1 of the parcel and hereby approves the amendment to the Declaration of Unity of Title as recorded in Official Records Book 25512, Page 342 of the Public Records of Broward County, Florida for a 15.79± acre site zoned Light Industrial (IL) District which is legally described as AT&T No. 1, according to the Plat thereof, as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida, to remove the 9.93± acre Tract 1 from the Declaration of Unity of Title.

SECTION 2. Providing that this Resolution shall be recorded in the Public Records of Broward County, Florida.

SECTION 3. This Resolution shall become effective immediately upon adoption.

DATED this 12th day of September, 2005.

PASSED AND ADOPTED on first reading this 12th day of September, 2005.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION Bates
SECOND Holness

M. BATES Yes
H. BERGER Yes
D. HOLNESS Yes
L. MIRSKY Yes
R. KAPLAN Yes

Approved as to Form

W. Earl Hall
City Attorney

EXHIBIT 4

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Water and Environmental Licensing Section
1 North University Drive, Mailbox 201, Plantation, Florida 33324
Phone * 954-519-1483 Fax * 954-519-1412

July 02, 2025

American Tel & Tel Co.
Attention: Lisset Morejon
1010 Pine Street
Saint Louis, MO

RE: Lauderhill Parking Lot
City of Lauderhill, S/T/R (31-49-42)

This is to notify you of the Resilient Environment Department's (RED) action concerning your application received 02/20/2025. The application has been reviewed for compliance with the following requirements:

ERP Review - GRANTED

RED has the authority to review the project for compliance with the provisions of Chapter 373, Part IV, Florida Statutes pursuant to an agreement between RED, DEP and the SFWMD. The agreement is outlined in a document entitled "DELEGATION AGREEMENT AMONG THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND BROWARD COUNTY."

Based on the information submitted, Environmental Resource Permit No. 06-02566-P was issued on 07/02/2025.

Should you object to the conditions of the Environmental Resource Permit, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the attached "Notice of Rights", we will assume you concur with the action taken by RED.

Broward County Surface Water Management Review - GRANTED

RED has reviewed the project for compliance with the Surface Water Management requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, Surface Water Management License No. SWM2000-140-4 was issued on 07/02/2025. The above named licensee is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents and specifications, as submitted by licensee, and made a part hereof.

Please be advised that no Certificate of Occupancy can be issued on this project until released, in writing, by all RED divisions as required. Such release will be pending approval of any engineering certifications required by specific condition No. 15.

The above referenced approvals will remain in effect subject to the following:

1. Not receiving a filed request for a Chapter 120, Florida Statutes administrative hearing;
2. the attached SFWMD General Conditions;
3. the attached SFWMD Special Conditions;
4. the attached Broward County General Conditions;
5. the attached Broward County Specific Conditions;
6. the attached 6 exhibits.

Issuance of the above referenced Broward County license(s) constitutes a final agency determination. A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinance.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permitee (and the persons listed in the attached distibution list) no later than 5:00 p.m. on 07/02/2025, in accordance with Section 120.60 (3), Florida Statutes.

By: Giovanni Conde FOR

Johana Narvaez, M.S., Environmental Program Manager
Surface Water Management Program

Enclosed are the following:

X executed staff report;
X set(s) of stamped and approved plans;
X Notice of Rights; and
X Inspection Guidelines Brochure.

Resilient Environment Department
Environmental Permitting Division
Surface Water Management Program
1 North University Drive, Mialbox 201 • Plantation, Florida 33324
954-519-1483 • FAX **954-519-1495** • ***broward.org/environment***

What to Expect When We Are Inspecting Surface Water Management Systems

A guideline for **engineers**, **contractors**, and **licensees** of surface water management systems when applying for the release of Certificate(s) of Occupancy.

The intent of this document is to establish some guidelines to achieve compliance with the Code while maximizing customer service needs to licensees and their agents and the local building departments by facilitating the Certificate(s) of Occupancy (CO) release procedure for building projects. It is also the intent of this document to encourage licensees and their agents and the local building departments to not put our inspection staff on the "critical path". ***We recognize that the local building departments must adhere to the requirements of the Florida Building Code and the requirements of Article I of the Broward County Natural Resource Protection Code.***

The Environmental Permitting Division (EPD) - Surface Water Management Licensing program has the responsibility of reviewing designs, licensing, and inspecting surface water management systems within portions of Broward County under the provisions of the Broward County Natural Resource Protection Code, Chapter 27, Section 27-191 through Section 27-201. This includes enforcement for the purpose of protecting our natural resources. This document contains specific information about the EPDS's surface water management inspection procedures, review of record/as-built drawings, and time required to complete the procedure successfully. Please be advised this document may be included with the approved license and may be modified on an as-needed basis.

The following certification package must be submitted at least two (2) weeks prior to the anticipated date of occupancy; exceptions may be made on a case by case basis.

Note: Item 1 is not applicable to plans stamped as General Licenses (GL##-###). Items 2 & 3 may apply to GL if plans are stamped for construction certification.

1. Final Record/As-built Drawings (hard copy and electronic) of the site, lake/canal slopes, control structure(s) or overflow structure(s) (where applicable), and Finished Floor Elevation(s); etc.

2. Signed and sealed letter from a Florida-Registered Professional Engineer certifying ail components of the surface water management system were constructed in substantial conformance with the approved plans; and

3. When requesting a partial certification include a $150 partial certification fee (fees are subject to change). The certifying engineer must indicate that a substantial amount of the water management system has been constructed to serve the partial phase to satisfy the water quality and water quantity requirements of the Code and exactly which lots/buildings are requested for release.

What we look for During the Record/As-Built Drawing Review and During the Inspection

1. The engineer's letter must contain the appropriate certification language. The suggested wording is located in the Code and in the specific conditions of the license. The letter must be signed and sealed. It is imperative that the engineer of record describe any minor modifications to the system that were made during the construction of the project. However, substantial modifications must have received prior approval by the Surface Water Licensing Program.

2. The as-built/record drawing must document the Finished Floor Elevation(s) showing substantial conformance with approved plans.

3. In addition to rim, manhole, and pipe invert elevations, the plans should contain a sufficient amount of survey information to show that the site grades and perimeter grades were constructed in substantial conformance with the approved plans.

4. If part of the approved system, lake and canal slope as-built plans should contain a substantial number of cross sections (a minimum of 1 section per 50 linear feet is preferred) to show compliance with the Department's slope criteria. The staff reserves the right to require additional slope cross sections as necessary as well as slope regrading. Surface area calculations at the control elevation should be submitted for lakes.

5. Control structure or overflow structure information must show all (as-built) dimensions and elevations.

6. All catch basin and manhole structures must have appropriate mudwork to prevent seepage that could lead to structure/asphalt failures and subsequent turbidity violations.

7. All catch basins, manholes, and pipes must be relatively free of sediment and debris and must be accessible to staff. Arrangements should be made with staff for inspecting basins that are covered with fabric materials for sediment control purposes. Fabric must be removed by the licensee or other appropriate personnel prior to the inspection.

8. Lake, canal, swale, dry detention/retention area slopes must be stabilized through appropriate measures, i.e, no evidence of erosion or sedimentation should be encountered during the inspection. Arrangements should be made with staff with regards to timeliness of sodding or seeding slopes and bottoms of dry detention/retention areas.

9. All baffle mechanisms must be made water tight at all contact surfaces of basin walls by a durable gasket device.

Successful compliance with the above items will insure a timely release of the Certificate(s) of Occupancy from division staff.

Environmental Permitting Division
Surface Water Management Program
1 North University Drive, Mailbox 201, Plantation, Florida 33324
954-519-1483 • FAX **954-519-1495** • ***Broward.org/Environment***

Save Print

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the Broward County Environmental Protection and Growth Management Department's (RED, formerly known as Department of Planning and Environmental Protection or DPEP) action under the "Delegation Agreement Among the Florida Department of Environmental Protection, The South Florida Water Management District and Broward County" has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on an RED decision which does or may determine their substantial interests shall file a petition for hearing with the RED Environmental Compliance Administrator, within 21 days of receipt of written notice of the decision, unless the following shorter time period applies: within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the RED has or intends to take final agency action, or publication of notice that the RED has or intends to take final agency action. Any person who receives written notice of an RED decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the RED Enforcement Administration Section's Environmental Compliance Administrator. Filings with the Environmental Compliance Administrator may be made by mail, hand-delivery or facsimile. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing is deemed filed upon receipt during normal business hours by the Environmental Compliance Administrator, at the Broward County government offices in Plantation, Florida. Any document received by the RED Enforcement Administration after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Environmental Compliance Administrator, Enforcement Administration Section, 1 N University Drive, Suite 307, Plantation, FL 33324.
- Filings by hand-delivery must be delivered to the RED Enforcement Administration Section. **Delivery of a petition to the Broward County security desk does not constitute filing. To ensure proper filing, it will be necessary to request the Broward County security officer to contact the Environmental Compliance Administrator's office.**

  An employee of the Environmental Compliance Administrator's office will receive and file the petition.
- Filings by e-mail must be transmitted to the RED Enforcement Administration Section at **epdhotline@broward.org.** The filing date for a document transmitted by electronic mail shall be the date the RED Enforcement Administration Section receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the RED in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, RED file number or any other RED identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the RED 's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the RED 's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the RED 's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the RED to take with respect to the RED 's proposed action.

A person may file a request for an extension of time for filing a petition. The RED may, for good cause, grant the request. Requests for extension of time must be filed with the RED prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the RED and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the RED takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The RED is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final RED action may seek judicial review of the RED 's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the Environmental Compliance Administrator within 30 days of rendering of the final RED action.

SFWMD General Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050 (9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), 'Construction Commencement Notice,' indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010 (5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - 'Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit' [Form 62-330.310(3)]; or

   b. For all other activities - 'As-Built Certification and Request for Conversion to Operational Phase' [Form 62-330.310(1)].

   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit 'Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity' [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

SFWMD Special Conditions

1. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

2. Measures shall be taken during construction to insure that sedimentation and/or turbidity problems are not created in the receiving water.

3. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

4. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

5. The conditions outlined in the Broward County Specific Conditions section, except where language specifically relates to Broward County Code, are incorporated into these SFWMD Special Conditions.

6. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

7. Operation of the surface water management system shall be the responsibility of permittee.

8. All terms, conditions, and exhibits previously stipulated by SFWMD Permit # 06-02566-P will apply to this license unless specifically modified.

9. This permit expires on 7/2/2030.

10. If prehistoric or historic artifacts such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The Permittee or other designee should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at 850-245-6333 or 800-847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources.

In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, Florida Statutes.

Broward County General Condition

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the Licensee and must be completed by the Licensee and are enforceable by Resilient Environment Department (RED) pursuant to Chapter 27 of the Broward County Code of Ordinances (BCC). RED will review this license periodically and may revoke or suspend the license, and initiate administrative and/or judicial action for any violation of the conditions by the Licensee, its agents, employees, servants or representatives.

2. This license is valid only for the specific uses set forth in the license application and any deviation from the approved uses may constitute grounds for revocation, suspension, and/or enforcement action by RED.

3. In the event the Licensee is temporarily unable to comply with any of the conditions of the license or with Chapter 27 BCC, the Licensee shall notify RED within eight (8) hours or as stated in the specific section of Chapter 27 BCC. Within three (3) working days of the event, the Licensee shall submit a written report to RED that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention regarding the repair, replacement and reconstruction of destroyed facilities and a schedule of events leading toward operation with the license condition.

4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violation of federal, state or local laws or regulations.

5. This license must be available for inspection on the Licensee's premises during the entire life of the license.

6. By accepting this license, the Licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this licensed facility or activity, that are submitted to the county, may be used by the county as evidence in any enforcement proceeding arising under Chapter 27 BCC, except where such use is prohibited by section 403.111, Florida Statutes.

7. The Licensee agrees to comply and shall comply with all provisions of the most current version of Chapter 27 BCC.

8. Any new owner or operator of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for and is granted a transfer of license. The transferee shall be liable for any violation of Chapter 27 BCC that results from the transferee's activities. The transferee shall comply with the transferor's original license conditions when the transferee has failed to obtain its own license.

9. The Licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity or facility at times to RED personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 BCC.

10. This license does not constitute a waiver or approval of any other license, approval, or regulatory requirement by this or any other governmental agency that may be required.

11. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of RED, and any forbearance on behalf of RED to exercise its rights hereunder in the event of any breach by the Licensee, shall not be deemed or construed to be a waiver of RED's rights hereunder.

Broward County Specific Conditions

1. The licensee shall allow authorized personnel of the Resilient Environment Department (RED), municipality or local water control district to conduct such inspections at reasonable hours, as are necessary to determine compliance with the requirements of the license and the approved plans and specifications.

2. The responsible entity shall agree to maintain the operating efficiency of the water management works. Except in cases where the responsible entity is a governmental agency, the agreement shall further require that if the water management works is not adequately maintained, the County may undertake the required work and bill all associated costs to the responsible entity. If the payment for such obligations is not satisfied within 30 days, said obligation shall become a lien against the property associated with the water management works. Where ownership of the water management works is separate from property ownership, the RED shall require these agreements to be recorded.

3. The licensee shall execute the work authorized in a manner so as to minimize any adverse impact of the works on fish, wildlife, natural environmental values, and water quality. The licensee shall institute necessary measures during the construction period, including fill compaction of any fill material placed around newly installed structures, to reduce erosion, turbidity, nutrient loading and sedimentation in the receiving waters. Any erosion, shoaling or deleterious discharges due to permitted actions will be corrected promptly at no expense to the County.

4. The licensee shall comply with all applicable local land use and subdivision regulations and other local requirements. In addition, the licensee shall obtain all necessary Federal, State, local and special district authorizations prior to the start of any construction alteration of works authorized by this license.

5. Off-site discharges during construction and development shall be made only through the facilities authorized by this license. Water discharged from the project shall be through structures having a mechanism for regulating upstream water stages. Stages may be subject to operating schedules satisfactory to the appropriate regulatory agency.

6. The licensee shall hold and save the County harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance or use of any facility authorized by the license.

7. The license does not convey property rights nor any rights or privileges other than those specified therein.

8. No construction authorized by the license shall commence until a responsible entity acceptable to the RED has been established and has agreed to operate and maintain the efficiency of the system. The entity must be provided with sufficient ownership so that it has control over all water management facilities authorized therein. Upon receipt of written evidence of the satisfaction of this condition, the RED will issue authorization to commence the construction.

9. No beautification, or erection of any structure that will prohibit or limit access of maintenance equipment or vehicles in the right-of-way or easements will be allowed.

10. Any license which grants any entity the permission to place a structure on property which is owned by Broward County or upon which Broward County has an easement shall be construed to create a revocable license for that structure to remain on the property. Broward County may require removal of such a structure at no cost to the County.

11. The area under license will be maintained in a safe and operating condition at all times. Equipment will be promptly removed from the right-of-way or easement and the right-of-way or easement will be restored to its original or better condition within a reasonable time on termination of the authorized use.

12. The RED will be notified, as required in the license or as indicated on the approved plans, to coordinate and schedule inspections.

13. The operation or construction will be in accordance with the approved details and plans submitted with the application. Any modification must be submitted to the RED in writing and receive prior approval.

14. Monitoring may be required for sites with high pollutant generating potential, such as industrial sites, Class I and II solid waste disposal sites, and projects discharging to areas identified in the Broward County Resource Management Code, Article V, Section 27-200 (b) (1) o. Such monitoring will be under the cognizance of the RED.

15. Upon completion of the construction of a surface water management system or phase thereof licensed by the RED, it is a requirement of the issuance of the license, and hence transfer of operation and maintenance responsibility, that a Florida Registered Professional Engineer certify that the surface water management system was indeed constructed as licensed. Certified record drawings shall accompany the certification. Suggested wording for this is as follows:

I HEREBY CERTIFY TO THE CONSTRUCTION COMPLETION OF ALL THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCES PROJECT AND THAT THEY HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BROWARD COUNTY RED, AND HEREBY AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

_____
(SEAL)

16. Water management areas shall be legally reserved to the operation entity and for that purpose by dedication on the plat, deed restrictions, easements, etc., so that subsequent owners or others may not remove such areas from their intended use. Management areas, including maintenance easements, shall be connected to a public road or other location from which operation and maintenance access is legally and physically available.

17. The licensee shall notify the RED in writing within twenty-four (24) hours of the start, finish, suspension, and/or abandonment of any construction or alteration of works authorized by this license.

18. A prorated share of surface water management retention/detention areas, sufficient to provide the required flood protection and water quality treatment, must be provided prior to occupancy of any building or residence.

19. The operation license shall be valid for a specific period of time not to exceed five (5) years from the date the license is transferred to the operation phase. The operation license shall be renewed in accordance with the Broward County Resource Management Code, Article V, Section 27 - 198 (d) (2).

20. The RED reserves the right to require additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

21. This permit does not constitute the approval required by the Broward County Hazardous Material Code, Article XII, Section 27-353(i), to conduct dewatering operations at or within one-quarter mile radius of a contaminated site. Please contact the Environmental Assessment and Remediation Section at (954) 519-1478 for further information.

22. The licensee shall keep a log of the operation and maintenance schedule for all components of the surface water management system.

23. The surface water management system must be inspected by the RED to verify compliance with Specific Condition No. 15 of the license. In accordance with the Broward County Natural Resource Protection Code, Article I, Sec. 27-66 (f), the County agency or municipal agency charged with issuing a certificate of occupancy (CO) shall not issue a CO until notified of the Broward County RED approval. Partial certifications will be handled in accordance with Specific Condition No. 18.

24. The licensee is advised that he/she is required to submit a Storm Water Notice of Intent (NOI) application at least 48 hours prior to the commencement of construction to the Florida Department of Environmental Protection, NPDES Stormwater Notices Center, MS #3585 at 2600 Blair Stone Road - Tallahassee, Florida 32399-2400.

25. All commercial parcel(s) must provide one half (1/2) inch of dry pre-treatment prior to discharging into the wet detention areas of the master drainage system where applicable.

26. All special conditions, exhibits and other materials previously stipulated by license number SWM2000-140-0 and permit number 06-02566-P remain in effect unless otherwise revised and shall apply to this modification.

LOCATION MAP

SWM2000-140-4
FOLIO: 494231340020

N
W E
S

0 0.03 0.07 0.13 0.2 0.26
Miles

BROWARD COUNTY FLORIDA

EXHIBIT - 1

STAFF REPORT

Project Name:	Lauderhill Parking Lot		
Permit Number:	06-02566-P	**License Number:**	SWM2000-140-4,
Application Number:	250220-60	**Concurrent Application:**	L2025-034
Application Type:	Environmental Resource Modification		
Location:	Broward County	**Section-Township-Range**	31-49-42
Permittee's Name:	American Tel & Tel Co.		

Project Area:	1.87 acres	**Drainage Area:**	1.87 acres
Project Land Use:	Commercial		
Drainage Basin:	C-12		
Receiving Body:	On-site Retention		

Purpose:

The modification of SFWMD Permit No. 06-02566-P and Broward County Surface Water Management License No. SWM2000-140-0 for the construction and operation of a surface water management system to serve a proposed 1.87 acre commercial development.

Project Evaluation

Project Site Description:
The site is presently developed containing a surface water management system that provides water quality treatment of storm runoff. The site is located at the SE corner of the intersection of NW 40th Avenue and NW 15th Street in the City of Lauderhill.

Proposed Project Design:
The proposed construction will include 1.51 acres of paved area (parking lot) and the proposed drainage system. A system of swales, inlets and culverts will direct the storm runoff to 0.29 acres of swales and 400 LF of 3.5'H x 4'W of exfiltration trench for water quality treatment and to meet the water quantity requirements of the Code.

The applicant's consultant has demonstrated through plans and calculations that proposed project meets the requirements of the Code.

Control Elevation:
Control Elevation = 3 ft, NAVD WSWT Elevation = 3 ft, NAVD
Method of Determination = 2070 Future GW Map

Project Background:
A modification was required due to the proposed removal of the existing 0.34 acre retention area located at the southeastern corner of the neighboring site to the west (Tract 1; Plat Book 127, Page 18) and the division of the site into two separate systems (this license and SWM2000-140-3). Upon completion and final certification, this modification will supersede License No. SWM2000-140-0 and SWM2000-140-2. All terms, conditions, and exhibits previously stipulated by SFWMD Permit No. 06-02566-P and Broward County License No. SWM2000-140-0 and SWM2000-140-2 will apply to this license unless specifically modified.

Discharge Rate:

A perimeter berm will be provided at elevation 7.38' NAVD, at the 25-yr, 3-day design storm stage.

Frequency	Rainfall	Basin Name	Allowable Disch	Method of Determination	Peak Disch.	Peak Stage
25YR-3DAY	14.50 in.	Lauderhill Parking Lot	0 cfs	Pre-vs-Post	0 cfs	7.38' NAVD

Finished Floors

No existing/proposed buildings.

Frequency	Rainfall	Basin Name	Peak Stage	Prop. Min. Fin. Floors	BC 100-yr Map Elev.
100YR-3DAY	18 inches	Lauderhill Parking Lot	7.67' NAVD	' NAVD	8.50' NAVD

Water Quality Design

Water quality treatment will be provided in the exfiltration trench system and the dry retention areas for 2.5 inches times the percent impervious over the entire site.

Basin Name	Treatment Type	Treatment Method	Volume Required	Volume Provided
Lauderhill Parking Lot	Treatment	Exfiltration Trench	0.32 ac-ft	0.51 ac-ft
Lauderhill Parking Lot	Pre Treatment	Dry Retention	0.08 ac-ft	0.08 ac-ft
			Total:	0.59 ac-ft

Environmental Summary:

No wetland areas were identified within the project area and no wetland impacts are anticipated from the development of this parcel. Therefore, no wetland mitigation requirements have been included in the permit for this project. The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, RED has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

Special Concerns

Operating Entity American Tel & Tel Co.
Attention: Lisset Morejon
1010 Pine Street
Saint Louis, MO

Waste Water System/Supplier: BCUD #4

STAFF RECOMMENDATION:

South Florida Water Management District and Broward County rules have been adhered to and an Individual Permit should be granted.

06-02566-P; SWM2000-140-4; STAFF REVIEW:

Surface Water Management Program:

	FOR
Matthew Ketterer, P.E.	Johana Narvaez, M.S., Environmental Program Manager

Aquatic and Wetland Resources Program:

Linda Sunderland, Manager

EXHIBIT - 2D

CONSTRUCTION PLANS
FOR
LAUDERHILL PARKING LOT

3760 N.W. 15TH STREET
LAUDERHILL, FLORIDA
SECTION 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST
FOLIO ID # 4942-31-34-0020

DEVELOPER

CIVIL ENGINEER/ LAND PLANNER
URBN DESIGN
696 N.E. 125TH STREET
NORTH MIAMI, FLORIDA 33161
(305) 720-2079
ATTN. CHRISTOPHER P. COLLINS, P.E.

SURVEYOR
JORGEL L. CABRERA
SURVEYOR AND MAPPER
2852 S.W. 149th PLACE
MIAMI, FLORIDA 33185
Phone: (305) 302-2522
Fax: (305) 207-9537

ELECTRIC SERVICE
FLORIDA POWER & LIGHT
6195 N.W. 82nd AVENUE
MIAMI, FLORIDA 33166
(305) 599-4023
ATTN. CARLOS ECHEGOYEN

TELEPHONE SERVICE
AT&T
9001 S.W. 24TH STREET
MIAMI, FLORIDA 33165
(305) 222-8729
ATTN. REGINALD BARIL

WATER & SEWER
BROWARD COUNTY WATER AND WASTEWATER ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FLORIDA 33369
(954) 831-0745

PERMITTING AGENCIES
BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. UNIVERSITY DR.
PLANTATION, FLORIDA 33324
(954) 357-6634

BROWARD COUNTY
ENVIRONMENTAL ENGINEERING
AND PERMITTING
1 N. UNIVERSITY DR., SUITE 201
PLANTATION, FLORIDA 33324
(954) 519-1483

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406
(561) 682-6979

BROWARD COUNTY, FLORIDA
SECTION 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST
VICINITY MAP
SCALE: 1" = 300'

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-2.1	GENERAL NOTES
C-3.0	EROSION CONTROL PLAN
C-3.1	EROSION CONTROL DETAILS
C-4.0	DEMOLITION PLAN
C-5.0	SITE PLAN
C-6.0	GRADING AND DRAINAGE PLAN
C-6.1	GRADING AND DRAINAGE DETAILS

THE VERTICAL DATUM USED FOR THESE DRAWINGS ARE IN NAVD88

LEGAL DESCRIPTION

TRACT 2 OF "A.T. & T. NO." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 18 OF THE PUBLIC RECORDS OF BROWARD OCUNTY, FLORIDA.

BROWARD COUNTY
Surface Water Management License
No. SWM2000-140-4
ERP No. 06-02566-P
Date 07/02/2025

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

URBN DESIGN
666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS LICENSE No. 73819 STATE OF FLORIDA PROFESSIONAL ENGINEER
CHRISTOPHER COLLINS, P.E.
REG.# 73819
4/4/2025

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision 6	Date
Comment	
Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date
Comment	

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	AS SHOWN
Date:	11/22/2024
Job No.:	Q003

© 2025

Plans for

LAUDERHILL PARKING LOT
3760 N.W. 15TH STREET
LAUDERHILL, FL

COVER SHEET

Sheet No.
C-1.0

EXHIBIT - 3

STRUCTURE TABLE

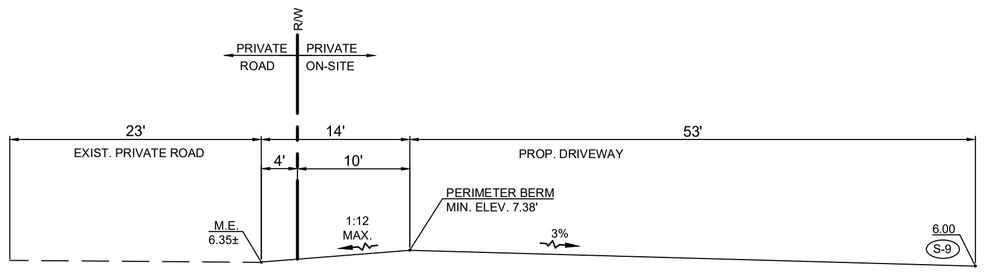
STRUCTURE	TYPE	SIZE	RIM	BOTTOM	INVERTS N	INVERTS S	INVERTS E	INVERTS W	COMMENTS
S-1	INLET	42-INCH	6.00	-1.00		2.50	2.50		SKIMMER (S)
S-2	INLET	42-INCH	6.00	-1.00		2.50	2.50	2.50	SKIMMER (S)
S-3	INLET	42-INCH	6.00	0.50			2.50	2.50	-
S-4	INLET	42-INCH	6.00	0.50				2.50	-
S-5	INLET	48-INCH	6.00	-1.00	2.50	2.50	2.50		SKIMMER (N) & (S)
S-6	INLET	48-INCH	6.00	-1.00	2.50	2.50	2.50	2.50	SKIMMER (N) & (S)
S-7	INLET	42-INCH	6.00	0.50			2.50	2.50	-
S-8	INLET	42-INCH	6.50	1.00				3.00	-
S-9	INLET	42-INCH	6.00	-1.00	2.50				SKIMMER (N)
S-10	INLET	42-INCH	6.00	-1.00	2.50		2.50		SKIMMER (N)
S-11	INLET	42-INCH	6.00	0.50				2.50	-

EXFILTRATION TRENCH TABLE

NUMBER	DESCRIPTION
T-1	PROP. 98 LF OF 18" HDPE PERFIRATED PIPE W/ EXFIL. TRENCH AND 8 LF OF SOLID 18" HDPE PIPE
T-2	PROP. 98 LF OF 18" HDPE PERFIRATED PIPE W/ EXFIL. TRENCH AND 8 LF OF SOLID 18" HDPE PIPE
T-3	PROP. 102 LF OF 18" HDPE PERFIRATED PIPE W/ EXFIL. TRENCH AND 44 LF OF SOLID 18" HDPE PIPE
T-4	PROP. 102 LF OF 18" HDPE PERFIRATED PIPE W/ EXFIL. TRENCH AND 44 LF OF SOLID 18" HDPE PIPE

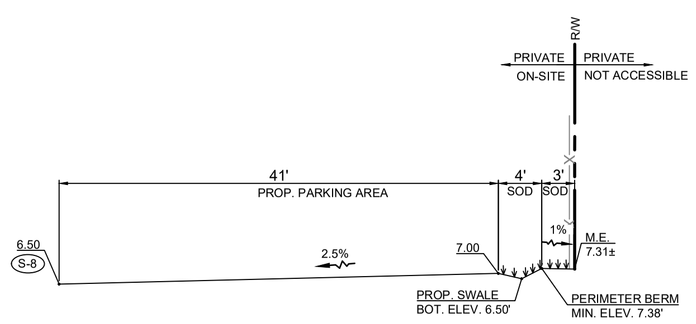
PIPE TABLE

NUMBER	LENGTH	DIA.	MATERIAL
P-1	63	18"	SOLID HDPE PIPE
P-2	57	18"	SOLID HDPE PIPE
P-3	60	18"	SOLID HDPE PIPE
P-4	63	18"	SOLID HDPE PIPE
P-5	57	18"	SOLID HDPE PIPE
P-6	60	18"	SOLID HDPE PIPE
P-7	57	18"	SOLID HDPE PIPE



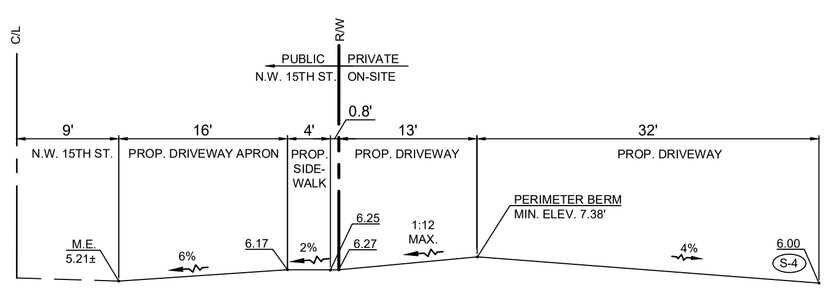
SECTION A-A

SCALE: 1'=10' H, 1"=5' V



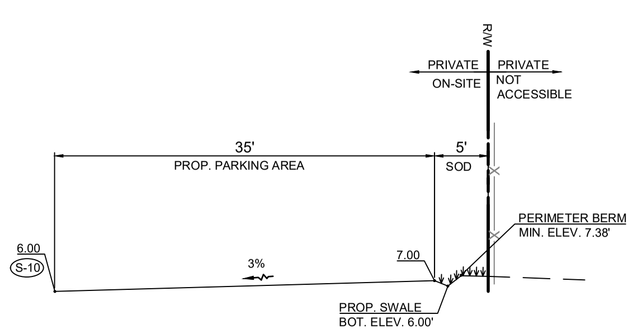
SECTION B-B

SCALE: 1'=10' H, 1"=5' V



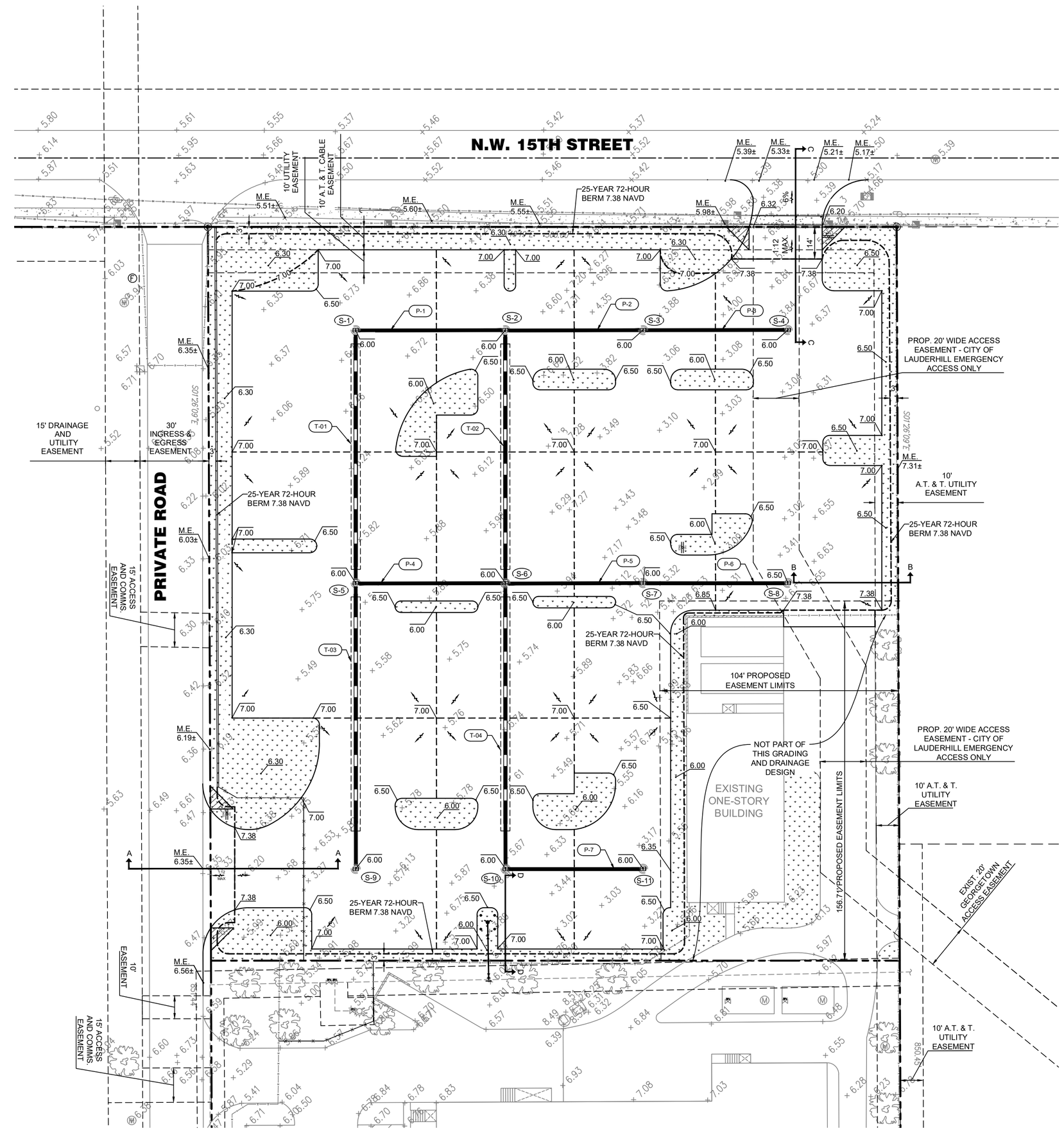
SECTION C-C

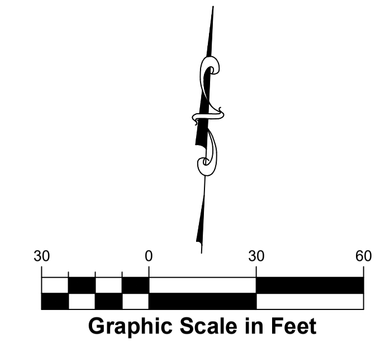
SCALE: 1'=10' H, 1"=5' V



SECTION D-D

SCALE: 1'=10' H, 1"=5' V





PROPOSED DRAINAGE SYMBOLS LEGEND

- (T.C.) / (E.P.) — TOP OF CURB. ELEV. / EDGE OF PVMT. ELEV. OR GROUND ELEV.
- X% — PROP. FLOW DIRECTION AND SLOPE
- +9.04 — EXIST. GRADE ELEVATION
- PROP. STORM SEWER PIPE
- PROP. INLET WITH EXFILTRATION TRENCH
- PROPOSED GRATE INLET
- PROPOSED GRADE BREAK

ADA NOTE:

CONSULTANT HAS IDENTIFIED AND USED THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY, AND STATE ACCESSIBILITY CODES, AND THE 2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (2010 ADA STANDARDS), AS AMENDED.

BROWARD COUNTY
Surface Water Management License
No. SWM2000-140-4
ERP No. 06-02566-P
Date 07/02/2025

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER PATRICK COLLINS LICENSE No. 73819 STATE OF Florida PROFESSIONAL ENGINEER
CHRISTOPHER COLLINS, P.E. REG.# 73819
6/5/2025

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision 6	Date
Comment	
Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date
Comment	

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	AS SHOWN
Date:	11/22/2024
Job No.:	Q003

© 2025

Plans for

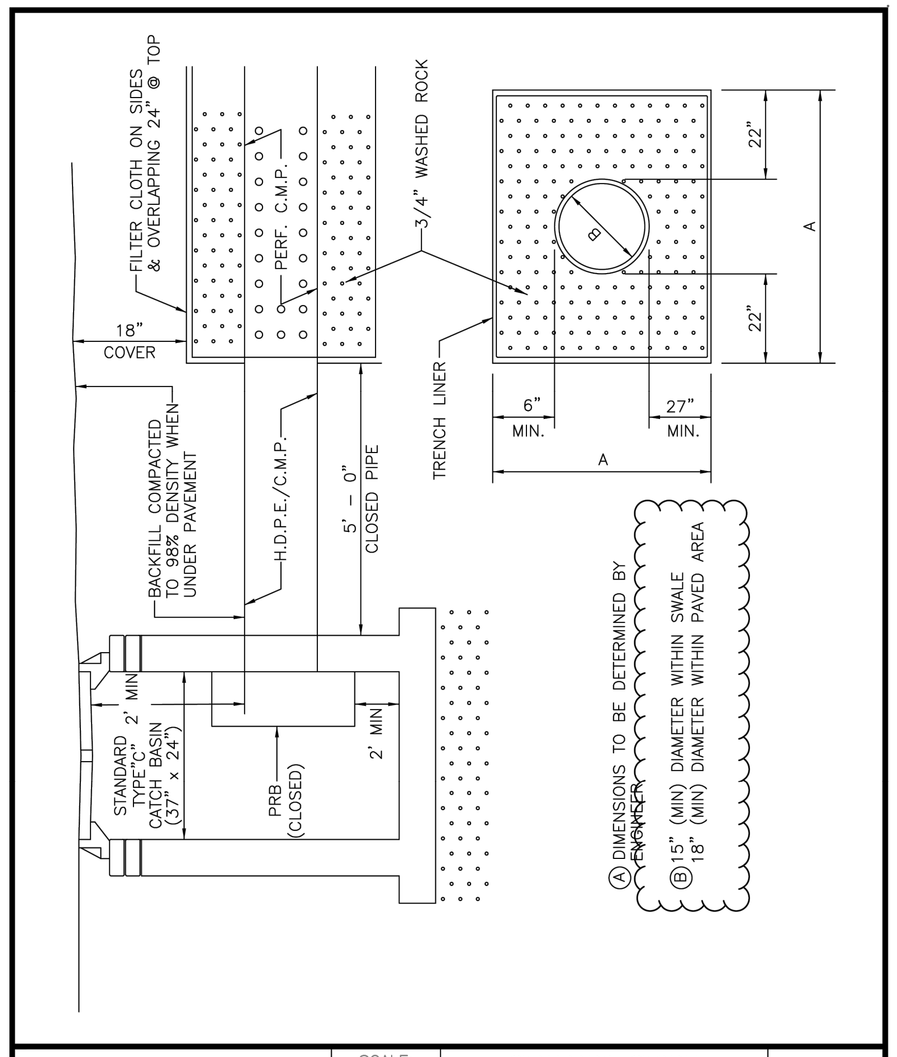
LAUDERHILL PARKING LOT
3760 N.W. 15TH STREET
LAUDERHILL, FL

GRADING AND DRAINAGE PLAN

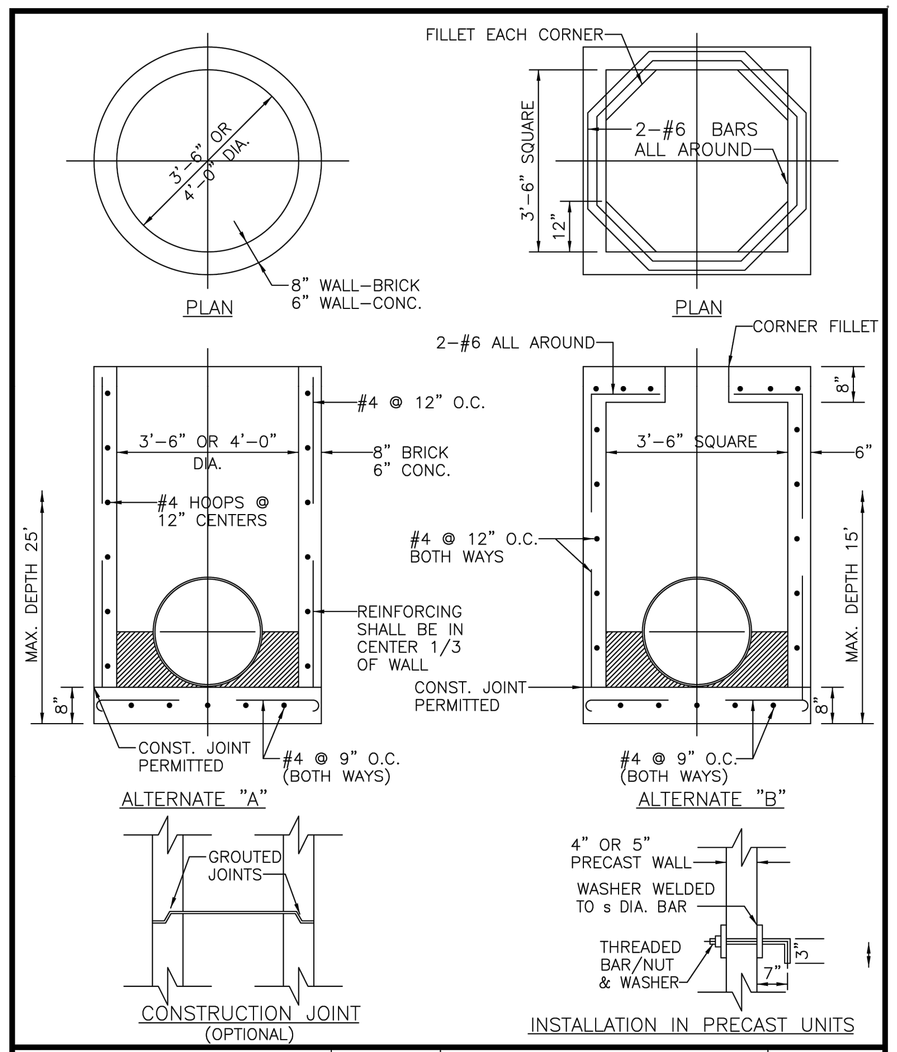
Sheet No.
C-6.0

C:\Users\AhmadAljbour\My ShareSync\Q003\Civil\DWG\C-6.0 GRADING AND DRAINAGE PLAN.dwg 6/05/2025 3:50pm

EXHIBIT - 4



CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD STORM DRAINAGE DETAIL FRENCH DRAIN	D–3

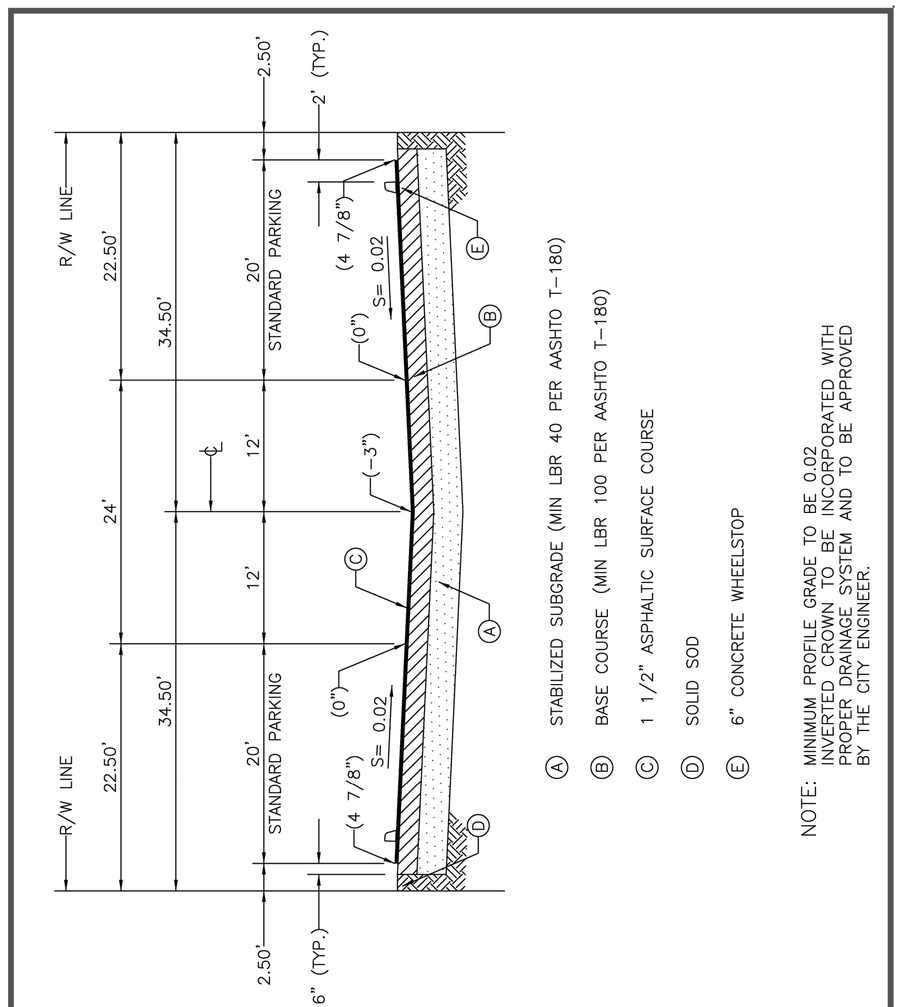


CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD STORM DRAINAGE DETAIL INLET, MANHOLE & JUNCTION BOX (TYPE P)	D–6

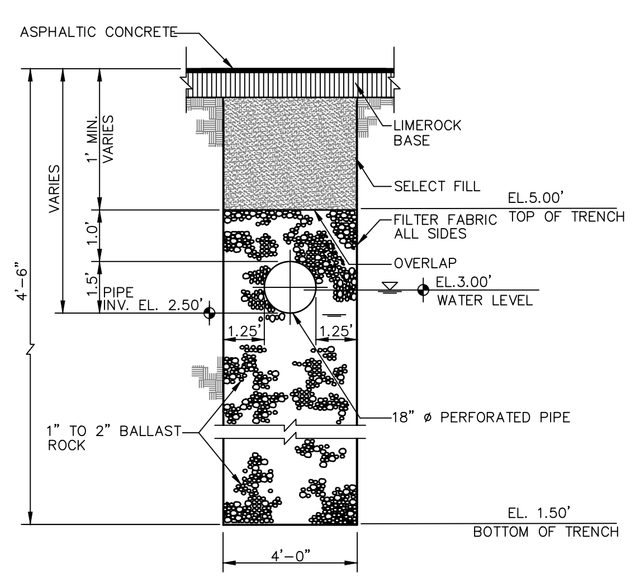
GENERAL NOTES:

1. CIRCULAR STRUCTURES (ALTERNATES 'A') MAY BE CONSTRUCTED OF CONCRETE OR BRICK, BUT RECTANGULAR STRUCTURES (ALTERNATES 'B' & 'C') SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST–IN–PLACE OR PRECAST.
2. WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST–IN–PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS A.S.T.M. SPECIFICATIONS C–76, TABLE III, FOR B WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM SPECIFICATION C–478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM SPECIFICATIONS C–478 FOR PRECAST CIRCULAR UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
6. STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 6–No. 4 BARS 12" LONG, OR AS SHOWN ON SHEET 2.
7. ANY INLET, MANHOLE, OR JUNCTION BOX MAY BE USED IN CONJUNCTION WITH ANY INLET THROAT OR MANHOLE TOP.
8. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAXIMUM REQUIRED O.D. + 6".
9. THE OUTSIDE OF BRICK WALLS SHALL BE PLASTERED WITH 1:2 CEMENT MORTAR.

CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD STORM DRAINAGE DETAIL INLET, MANHOLE, & JUNCTION BOX (TYPES P & J)	D–7



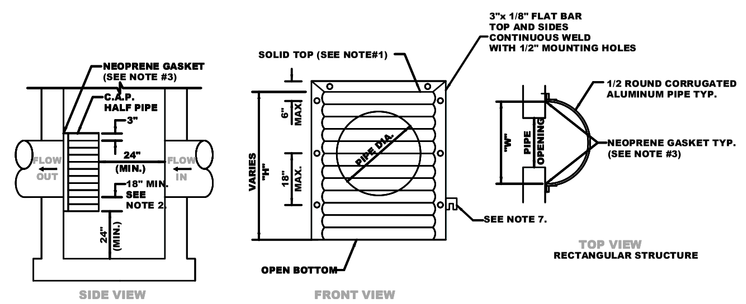
CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD ROAD DETAIL PARKING AREA INVERTED CROWN SECTION	R–6



NOTE: FILTER FABRIC PER FDOT INDEX NO. 199

18" EXFILTRATION TRENCH SECTION

N.T.S.



PIPE DIA.	W[1] (IN)	W[2] (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

NOTES

1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 1.5'BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1"X2") SHALL BE INSTALLED ON THE SIDES AND TOP ALL
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH ½"X4" STAINLESS STEEL "RED HEADS", OR APPROVED
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A
6. SUPPORTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.

POLLUTION RETARDANT BAFFLE DETAIL

N.T.S.

BROWARD COUNTY
Surface Water Management License
No. SWM2000-140-4
ERP No. 06-02566-P
Date 07/02/2025

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS, P.E. REG.# 73819 — STATE OF FLORIDA — LICENSE No. 73819 — PROFESSIONAL ENGINEER

4/11/2025

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	
Revision	Date
Comment	

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	AS SHOWN
Date:	11/22/2024
Job No.:	Q003

© 2025

Plans for

LAUDERHILL PARKING LOT
3760 N.W. 15TH STREET
LAUDERHILL, FL

GRADING AND DRAINAGE DETAILS

Sheet No.
C-6.1

C:\Users\smgco\My ShareSyncQ003\Civil\DWG\C-6.1 GRADING AND DRAINAGE DETAILS.dwg 4/11/2025 12:24am

EXHIBIT - 5

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

Owner:

American Tel & Tel Co.
Attention: Lisset Morejon
1010 Pine Street
Saint Louis, MO

Applicant:

American Tel & Tel Co.
Attention: Lisset Morejon
1010 Pine Street
Saint Louis, MO

Engineering Consultant:

URBN Design Group LLC
Attention: Christopher Collins, P.E.
666 NE 125th Street, Suite 247
North Miami, FL 33161

Other:

City of Lauderhill Building Official

EXHIBIT 5

Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
Water and Environmental Licensing Section
1 North University Drive, Mailbox 201, Plantation, Florida 33324
Phone * 954-519-1483 Fax * 954-519-1412

July 02, 2025

American Tel & Tel Co.
Attention: Lisset Morejon
1010 Pine Street
Saint Louis, MO

RE: AT&T SITE DRAINAGE - LAUDERHILL
City of Lauderhill, S/T/R (31-49-42)

This is to notify you of the Resilient Environment Department's (RED) action concerning your application received 01/13/2025. The application has been reviewed for compliance with the following requirements:

ERP Review - GRANTED

RED has the authority to review the project for compliance with the provisions of Chapter 373, Part IV, Florida Statutes pursuant to an agreement between RED, DEP and the SFWMD. The agreement is outlined in a document entitled "DELEGATION AGREEMENT AMONG THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND BROWARD COUNTY."

Based on the information submitted, Environmental Resource Permit No. 06-02566-P was issued on 07/02/2025.

Should you object to the conditions of the Environmental Resource Permit, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the attached "Notice of Rights", we will assume you concur with the action taken by RED.

Broward County Surface Water Management Review - GRANTED

RED has reviewed the project for compliance with the Surface Water Management requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, Surface Water Management License No. SWM2000-140-3 was issued on 07/02/2025. The above named licensee is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents and specifications, as submitted by licensee, and made a part hereof.

Please be advised that no Certificate of Occupancy can be issued on this project until released, in writing, by all RED divisions as required. Such release will be pending approval of any engineering certifications required by specific condition No. 15.

The above referenced approvals will remain in effect subject to the following:

1. Not receiving a filed request for a Chapter 120, Florida Statutes administrative hearing;
2. the attached SFWMD General Conditions;
3. the attached SFWMD Special Conditions;
4. the attached Broward County General Conditions;
5. the attached Broward County Specific Conditions;
6. the attached 6 exhibits.

Issuance of the above referenced Broward County license(s) constitutes a final agency determination. A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinance.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permitee (and the persons listed in the attached distibution list) no later than 5:00 p.m. on 07/02/2025, in accordance with Section 120.60 (3), Florida Statutes.

By: Giovanni Conde FOR

Johana Narvaez, M.S., Environmental Program Manager
Surface Water Management Program

Enclosed are the following:

X executed staff report;
X set(s) of stamped and approved plans;
X Notice of Rights; and
X Inspection Guidelines Brochure.

Resilient Environment Department
Environmental Permitting Division
Surface Water Management Program
1 North University Drive, Mialbox 201 • Plantation, Florida 33324
954-519-1483 • FAX **954-519-1495** • ***broward.org/environment***

What to Expect When We Are Inspecting Surface Water Management Systems

A guideline for **engineers**, **contractors**, and **licensees** of surface water management systems when applying for the release of Certificate(s) of Occupancy.

The intent of this document is to establish some guidelines to achieve compliance with the Code while maximizing customer service needs to licensees and their agents and the local building departments by facilitating the Certificate(s) of Occupancy (CO) release procedure for building projects. It is also the intent of this document to encourage licensees and their agents and the local building departments to not put our inspection staff on the "critical path". ***We recognize that the local building departments must adhere to the requirements of the Florida Building Code and the requirements of Article I of the Broward County Natural Resource Protection Code.***

The Environmental Permitting Division (EPD) - Surface Water Management Licensing program has the responsibility of reviewing designs, licensing, and inspecting surface water management systems within portions of Broward County under the provisions of the Broward County Natural Resource Protection Code, Chapter 27, Section 27-191 through Section 27-201. This includes enforcement for the purpose of protecting our natural resources. This document contains specific information about the EPDS's surface water management inspection procedures, review of record/as-built drawings, and time required to complete the procedure successfully. Please be advised this document may be included with the approved license and may be modified on an as-needed basis.

The following certification package must be submitted at least two (2) weeks prior to the anticipated date of occupancy; exceptions may be made on a case by case basis.

Note: Item 1 is not applicable to plans stamped as General Licenses (GL##-###). Items 2 & 3 may apply to GL if plans are stamped for construction certification.

1. Final Record/As-built Drawings (hard copy and electronic) of the site, lake/canal slopes, control structure(s) or overflow structure(s) (where applicable), and Finished Floor Elevation(s); etc.

2. Signed and sealed letter from a Florida-Registered Professional Engineer certifying ail components of the surface water management system were constructed in substantial conformance with the approved plans; and

3. When requesting a partial certification include a $150 partial certification fee (fees are subject to change). The certifying engineer must indicate that a substantial amount of the water management system has been constructed to serve the partial phase to satisfy the water quality and water quantity requirements of the Code and exactly which lots/buildings are requested for release.

What we look for During the Record/As-Built Drawing Review and During the Inspection

1. The engineer's letter must contain the appropriate certification language. The suggested wording is located in the Code and in the specific conditions of the license. The letter must be signed and sealed. It is imperative that the engineer of record describe any minor modifications to the system that were made during the construction of the project. However, substantial modifications must have received prior approval by the Surface Water Licensing Program.

2. The as-built/record drawing must document the Finished Floor Elevation(s) showing substantial conformance with approved plans.

3. In addition to rim, manhole, and pipe invert elevations, the plans should contain a sufficient amount of survey information to show that the site grades and perimeter grades were constructed in substantial conformance with the approved plans.

4. If part of the approved system, lake and canal slope as-built plans should contain a substantial number of cross sections (a minimum of 1 section per 50 linear feet is preferred) to show compliance with the Department's slope criteria. The staff reserves the right to require additional slope cross sections as necessary as well as slope regrading. Surface area calculations at the control elevation should be submitted for lakes.

5. Control structure or overflow structure information must show all (as-built) dimensions and elevations.

6. All catch basin and manhole structures must have appropriate mudwork to prevent seepage that could lead to structure/asphalt failures and subsequent turbidity violations.

7. All catch basins, manholes, and pipes must be relatively free of sediment and debris and must be accessible to staff. Arrangements should be made with staff for inspecting basins that are covered with fabric materials for sediment control purposes. Fabric must be removed by the licensee or other appropriate personnel prior to the inspection.

8. Lake, canal, swale, dry detention/retention area slopes must be stabilized through appropriate measures, i.e, no evidence of erosion or sedimentation should be encountered during the inspection. Arrangements should be made with staff with regards to timeliness of sodding or seeding slopes and bottoms of dry detention/retention areas.

9. All baffle mechanisms must be made water tight at all contact surfaces of basin walls by a durable gasket device.

Successful compliance with the above items will insure a timely release of the Certificate(s) of Occupancy from division staff.

Environmental Permitting Division
Surface Water Management Program
1 North University Drive, Mailbox 201, Plantation, Florida 33324
954-519-1483 • FAX **954-519-1495** • ***Broward.org/Environment***

Save Print

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the Broward County Environmental Protection and Growth Management Department's (RED, formerly known as Department of Planning and Environmental Protection or DPEP) action under the "Delegation Agreement Among the Florida Department of Environmental Protection, The South Florida Water Management District and Broward County" has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on an RED decision which does or may determine their substantial interests shall file a petition for hearing with the RED Environmental Compliance Administrator, within 21 days of receipt of written notice of the decision, unless the following shorter time period applies: within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the RED has or intends to take final agency action, or publication of notice that the RED has or intends to take final agency action. Any person who receives written notice of an RED decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the RED Enforcement Administration Section's Environmental Compliance Administrator. Filings with the Environmental Compliance Administrator may be made by mail, hand-delivery or facsimile. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing is deemed filed upon receipt during normal business hours by the Environmental Compliance Administrator, at the Broward County government offices in Plantation, Florida. Any document received by the RED Enforcement Administration after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Environmental Compliance Administrator, Enforcement Administration Section, 1 N University Drive, Suite 307, Plantation, FL 33324.
- Filings by hand-delivery must be delivered to the RED Enforcement Administration Section. **Delivery of a petition to the Broward County security desk does not constitute filing. To ensure proper filing, it will be necessary to request the Broward County security officer to contact the Environmental Compliance Administrator's office.**

  An employee of the Environmental Compliance Administrator's office will receive and file the petition.
- Filings by e-mail must be transmitted to the RED Enforcement Administration Section at **epdhotline@broward.org.** The filing date for a document transmitted by electronic mail shall be the date the RED Enforcement Administration Section receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the RED in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, RED file number or any other RED identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the RED 's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the RED 's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the RED 's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the RED to take with respect to the RED 's proposed action.

A person may file a request for an extension of time for filing a petition. The RED may, for good cause, grant the request. Requests for extension of time must be filed with the RED prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the RED and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the RED takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The RED is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final RED action may seek judicial review of the RED 's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the Environmental Compliance Administrator within 30 days of rendering of the final RED action.

SFWMD General Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050 (9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), 'Construction Commencement Notice,' indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010 (5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - 'Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit' [Form 62-330.310(3)]; or

   b. For all other activities - 'As-Built Certification and Request for Conversion to Operational Phase' [Form 62-330.310(1)].

   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit 'Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity' [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
b. Convey to the permittee or create in the permittee any interest in real property;
c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:

a. Immediately if any previously submitted information is discovered to be inaccurate; and
b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

SFWMD Special Conditions

1. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

2. Measures shall be taken during construction to insure that sedimentation and/or turbidity problems are not created in the receiving water.

3. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

4. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

5. The conditions outlined in the Broward County Specific Conditions section, except where language specifically relates to Broward County Code, are incorporated into these SFWMD Special Conditions.

6. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

7. Operation of the surface water management system shall be the responsibility of permittee.

8. All terms, conditions, and exhibits previously stipulated by SFWMD Permit # 06-02566-P will apply to this license unless specifically modified.

9. This permit expires on 7/2/2030.

10. If prehistoric or historic artifacts such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The Permittee or other designee should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at 850-245-6333 or 800-847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources.

In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, Florida Statutes.

Broward County General Condition

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the Licensee and must be completed by the Licensee and are enforceable by Resilient Environment Department (RED) pursuant to Chapter 27 of the Broward County Code of Ordinances (BCC). RED will review this license periodically and may revoke or suspend the license, and initiate administrative and/or judicial action for any violation of the conditions by the Licensee, its agents, employees, servants or representatives.

2. This license is valid only for the specific uses set forth in the license application and any deviation from the approved uses may constitute grounds for revocation, suspension, and/or enforcement action by RED.

3. In the event the Licensee is temporarily unable to comply with any of the conditions of the license or with Chapter 27 BCC, the Licensee shall notify RED within eight (8) hours or as stated in the specific section of Chapter 27 BCC. Within three (3) working days of the event, the Licensee shall submit a written report to RED that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention regarding the repair, replacement and reconstruction of destroyed facilities and a schedule of events leading toward operation with the license condition.

4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violation of federal, state or local laws or regulations.

5. This license must be available for inspection on the Licensee's premises during the entire life of the license.

6. By accepting this license, the Licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this licensed facility or activity, that are submitted to the county, may be used by the county as evidence in any enforcement proceeding arising under Chapter 27 BCC, except where such use is prohibited by section 403.111, Florida Statutes.

7. The Licensee agrees to comply and shall comply with all provisions of the most current version of Chapter 27 BCC.

8. Any new owner or operator of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for and is granted a transfer of license. The transferee shall be liable for any violation of Chapter 27 BCC that results from the transferee's activities. The transferee shall comply with the transferor's original license conditions when the transferee has failed to obtain its own license.

9. The Licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity or facility at times to RED personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 BCC.

10. This license does not constitute a waiver or approval of any other license, approval, or regulatory requirement by this or any other governmental agency that may be required.

11. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of RED, and any forbearance on behalf of RED to exercise its rights hereunder in the event of any breach by the Licensee, shall not be deemed or construed to be a waiver of RED's rights hereunder.

Broward County Specific Conditions

1. The licensee shall allow authorized personnel of the Resilient Environment Department (RED), municipality or local water control district to conduct such inspections at reasonable hours, as are necessary to determine compliance with the requirements of the license and the approved plans and specifications.

2. The responsible entity shall agree to maintain the operating efficiency of the water management works. Except in cases where the responsible entity is a governmental agency, the agreement shall further require that if the water management works is not adequately maintained, the County may undertake the required work and bill all associated costs to the responsible entity. If the payment for such obligations is not satisfied within 30 days, said obligation shall become a lien against the property associated with the water management works. Where ownership of the water management works is separate from property ownership, the RED shall require these agreements to be recorded.

3. The licensee shall execute the work authorized in a manner so as to minimize any adverse impact of the works on fish, wildlife, natural environmental values, and water quality. The licensee shall institute necessary measures during the construction period, including fill compaction of any fill material placed around newly installed structures, to reduce erosion, turbidity, nutrient loading and sedimentation in the receiving waters. Any erosion, shoaling or deleterious discharges due to permitted actions will be corrected promptly at no expense to the County.

4. The licensee shall comply with all applicable local land use and subdivision regulations and other local requirements. In addition, the licensee shall obtain all necessary Federal, State, local and special district authorizations prior to the start of any construction alteration of works authorized by this license.

5. Off-site discharges during construction and development shall be made only through the facilities authorized by this license. Water discharged from the project shall be through structures having a mechanism for regulating upstream water stages. Stages may be subject to operating schedules satisfactory to the appropriate regulatory agency.

6. The licensee shall hold and save the County harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance or use of any facility authorized by the license.

7. The license does not convey property rights nor any rights or privileges other than those specified therein.

8. No construction authorized by the license shall commence until a responsible entity acceptable to the RED has been established and has agreed to operate and maintain the efficiency of the system. The entity must be provided with sufficient ownership so that it has control over all water management facilities authorized therein. Upon receipt of written evidence of the satisfaction of this condition, the RED will issue authorization to commence the construction.

9. No beautification, or erection of any structure that will prohibit or limit access of maintenance equipment or vehicles in the right-of-way or easements will be allowed.

10. Any license which grants any entity the permission to place a structure on property which is owned by Broward County or upon which Broward County has an easement shall be construed to create a revocable license for that structure to remain on the property. Broward County may require removal of such a structure at no cost to the County.

11. The area under license will be maintained in a safe and operating condition at all times. Equipment will be promptly removed from the right-of-way or easement and the right-of-way or easement will be restored to its original or better condition within a reasonable time on termination of the authorized use.

12. The RED will be notified, as required in the license or as indicated on the approved plans, to coordinate and schedule inspections.

13. The operation or construction will be in accordance with the approved details and plans submitted with the application. Any modification must be submitted to the RED in writing and receive prior approval.

14. Monitoring may be required for sites with high pollutant generating potential, such as industrial sites, Class I and II solid waste disposal sites, and projects discharging to areas identified in the Broward County Resource Management Code, Article V, Section 27-200 (b) (1) o. Such monitoring will be under the cognizance of the RED.

15. Upon completion of the construction of a surface water management system or phase thereof licensed by the RED, it is a requirement of the issuance of the license, and hence transfer of operation and maintenance responsibility, that a Florida Registered Professional Engineer certify that the surface water management system was indeed constructed as licensed. Certified record drawings shall accompany the certification. Suggested wording for this is as follows:

I HEREBY CERTIFY TO THE CONSTRUCTION COMPLETION OF ALL THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES FOR THE ABOVE REFERENCES PROJECT AND THAT THEY HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE BROWARD COUNTY RED, AND HEREBY AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

_____
(SEAL)

16. Water management areas shall be legally reserved to the operation entity and for that purpose by dedication on the plat, deed restrictions, easements, etc., so that subsequent owners or others may not remove such areas from their intended use. Management areas, including maintenance easements, shall be connected to a public road or other location from which operation and maintenance access is legally and physically available.

17. The licensee shall notify the RED in writing within twenty-four (24) hours of the start, finish, suspension, and/or abandonment of any construction or alteration of works authorized by this license.

18. A prorated share of surface water management retention/detention areas, sufficient to provide the required flood protection and water quality treatment, must be provided prior to occupancy of any building or residence.

19. The operation license shall be valid for a specific period of time not to exceed five (5) years from the date the license is transferred to the operation phase. The operation license shall be renewed in accordance with the Broward County Resource Management Code, Article V, Section 27 - 198 (d) (2).

20. The RED reserves the right to require additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

21. This permit does not constitute the approval required by the Broward County Hazardous Material Code, Article XII, Section 27-353(i), to conduct dewatering operations at or within one-quarter mile radius of a contaminated site. Please contact the Environmental Assessment and Remediation Section at (954) 519-1478 for further information.

22. The licensee shall keep a log of the operation and maintenance schedule for all components of the surface water management system.

23. The surface water management system must be inspected by the RED to verify compliance with Specific Condition No. 15 of the license. In accordance with the Broward County Natural Resource Protection Code, Article I, Sec. 27-66 (f), the County agency or municipal agency charged with issuing a certificate of occupancy (CO) shall not issue a CO until notified of the Broward County RED approval. Partial certifications will be handled in accordance with Specific Condition No. 18.

24. The licensee is advised that he/she is required to submit a Storm Water Notice of Intent (NOI) application at least 48 hours prior to the commencement of construction to the Florida Department of Environmental Protection, NPDES Stormwater Notices Center, MS #3585 at 2600 Blair Stone Road - Tallahassee, Florida 32399-2400.

25. All commercial parcel(s) must provide one half (1/2) inch of dry pre-treatment prior to discharging into the wet detention areas of the master drainage system where applicable.

26. All special conditions, exhibits and other materials previously stipulated by license number SWM2000-140-0 and permit number 06-02566-P remain in effect unless otherwise revised and shall apply to this modification.

LOCATION MAP

SWM2000-140-3
FOLIO: 494231340040

N
W E
S

0 0.03 0.07 0.13 0.2 0.26
Miles

BROWARD COUNTY FLORIDA

EXHIBIT - 1

STAFF REPORT

Project Name:	AT&T SITE DRAINAGE - LAUDERHILL		
Permit Number:	06-02566-P	**License Number:**	SWM2000-140-3
Application Number:	250113-62	**Concurrent Application:**	L2025-004
Application Type:	Environmental Resource Modification		
Location:	Broward County	**Section-Township-Range**	31-49-42
Permittee's Name:	American Tel & Tel Co.		

Project Area:	3.99 acres	**Drainage Area:**	3.99 acres
Project Land Use:	Commercial		
Drainage Basin:	C-12		
Receiving Body:	On-site Retention		

Purpose:

The modification of SFWMD Permit No. 06-02566-P and Broward County Surface Water Management License No. SWM2000-140-0 for the construction and operation of a surface water management system to serve a existing 3.66 acre commercial development.

Project Evaluation

Project Site Description:
The site is presently developed containing 1.03 acres of paved area and 1.20 acres of building area and a surface water management system that provides water quality treatment of storm runoff. The site is located at the NE corner of the intersection of NW 40th Avenue and NW 13th Street in the City of Lauderhill.

Proposed Project Design:
The proposed construction will include modifications to an existing commercial site containing 1.22 acres of existing building area, 1.05 acres of existing paved area and the proposed drainage system. A system of swales, inlets and culverts will direct the storm runoff to 0.86 acres of dry retention areas and 180 LF of 3.5'H x 4'W exfiltration trench for water quality treatment and to meet the water quantity requirements of the Code.

A perimeter berm will be provided at elevation 7.25' NAVD, at or above the 100-yr, 3-day design storm stage. Any future modifications must maintain a 100-yr, 3-day perimeter berm for full onsite retention.

The applicant's consultant has demonstrated through plans and calculations that proposed project meets the requirements of the Code.

Control Elevation:
Control Elevation = 2 ft, NAVD WSWT Elevation = 2 ft, NAVD
Method of Determination = Master System

Project Background:

A modification was required due to the proposed removal of the existing 0.34 acre retention area located at the southeastern corner of the neighboring site to the west (Tract 1; Plat Book 127, Page 18) and the division of the site into two separate systems (this license and SWM2000-140-4). Upon completion and final certification, this modification will supersede License No. SWM2000-140-0 and SWM2000-140-2. All terms, conditions, and exhibits previously stipulated by SFWMD Permit No. 06-02566-P and Broward County License No. SWM2000-140-0 and SWM2000-140-2 will apply to this license unless specifically modified.

Discharge Rate:

A perimeter berm will be provided at elevation 7.25' NAVD, above the 100-yr, 3-day design storm stage.

Frequency	Rainfall	Basin Name	Allowable Disch	Method of Determination	Peak Disch.	Peak Stage
25YR-3DAY	14.50 in.	AT&T SITE DRAINAG	0 cfs	Pre-vs-Post	0 cfs	6.77' NAVD

Finished Floors

No buildings proposed.

The existing finished floor elevations are above the computed 100-yr, 3-day zero discharge stage and the Broward County Future Conditions 100-yr Flood Elevation of 8.0' NAVD. The existing finished floor elevations are below the Broward County 100-yr, 3-day flood map elevation of 8.5' NAVD, however, no adverse impacts will occur on the existing buildings as a result of the proposed project.

Frequency	Rainfall	Basin Name	Peak Stage	Prop. Min. Fin. Floors	BC 100-yr Map Elev.
100YR-3DAY	18 inches	AT&T SITE DRAINAGE - LAUDERHILL	7.25' NAVD	0' NAVD	8.50' NAVD

Water Quality Design

Water quality treatment will be provided in the exfiltration trench system and the dry retention areas for 1 inch times the entire site.

Basin Name	Treatment Type	Treatment Method	Volume Required	Volume Provided
AT&T SITE DRAINAGE - L	Treatment	Exfiltration Trench	0.33 ac-ft	0.40 ac-ft
AT&T SITE DRAINAGE - L	Pre Treatment	Dry Retention	0.17 ac-ft	0.17 ac-ft
			Total:	0.57 ac-ft

Environmental Summary:

No wetland areas were identified within the project area and no wetland impacts are anticipated from the development of this parcel. Therefore, no wetland mitigation requirements have been included in the permit for this project. The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, RED has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

Special Concerns

Operating Entity American Tel & Tel Co.
Attention: Lisset Morejon
1010 Pine Street
Saint Louis, MO

Waste Water System/Supplier: BCUD #4

STAFF RECOMMENDATION:

South Florida Water Management District and Broward County rules have been adhered to and an Individual Permit should be granted.

06-02566-P; SWM2000-140-3; STAFF REVIEW:

Surface Water Management Program:

Digitally signed by MATTHEW KETTERER
Date: 2025.07.02 14:06:02 -04'00'

Matthew Ketterer, P.E.

FOR

Johana Narvaez, M.S., Environmental Program Manager

Aquatic and Wetland Resources Program:

Michelle Decker
Digitally signed by Michelle Decker
Date: 2025.07.02 14:52:05 -04'00'

Linda Sunderland, Manager

CONSTRUCTION PLANS
FOR
LAUDERHILL PROPERTY IMPROVEMENTS

1340 N.W. 40TH AVENUE
LAUDERHILL, FLORIDA
SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST
FOLIO ID # 4942-31-34-0030 & 4942-31-34-0040

DEVELOPER

CIVIL ENGINEER/ LAND PLANNER
URBN DESIGN
696 N.E. 125TH STREET
NORTH MIAMI, FLORIDA 33161
(305) 720-2079
ATTN. CHRISTOPHER P. COLLINS, P.E.

SURVEYOR
ROYAL POINT LAND SURVEYORS INC.
6175 N.W. 153RD STREET, SUITE 321
MIAMI LAKES, FLORIDA 33014
Phone: (305) 822-6062
Fax: (305) 827-9669
ATTN. JACOB GOMIS

ELECTRIC SERVICE
FLORIDA POWER & LIGHT
6195 N.W. 82nd AVENUE
MIAMI, FLORIDA 33166
(305) 599-4023
ATTN. CARLOS ECHEGOYEN

TELEPHONE SERVICE
AT&T
9001 S.W. 24TH STREET
MIAMI, FLORIDA 33165
(305) 222-8729
ATTN. REGINALD BARIL

WATER & SEWER
BROWARD COUNTY WATER AND WASTEWATER ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FLORIDA 33369
(954) 831-0745

PERMITTING AGENCIES
BROWARD COUNTY PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. UNIVERSITY DR.
PLANTATION, FLORIDA 33324
(954) 357-6634

BROWARD COUNTY ENVIRONMENTAL ENGINEERING AND PERMITTING
1 N. UNIVERSITY DR., SUITE 201
PLANTATION, FLORIDA 33324
(954) 519-1483

FLORIDA DEPARTMENT OF TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
(954) 486-1400

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406
(561) 682-6979

BROWARD COUNTY, FLORIDA
SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST
VICINITY MAP
SCALE: 1" = 300'

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-2.1	GENERAL NOTES
C-3.0	EROSION CONTROL PLAN
C-3.1	EROSION CONTROL DETAILS
C-4.0	GRADING AND DRAINAGE PLAN
C-4.1	GRADING AND DRAINAGE DETAILS

THE VERTIVAL DATUM USED FOR THESE DRAWINGS IS NAVD88

LEGAL DESCRIPTION

TRACT 1 OF "A.T. & T. NO." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 18 OF THE PUBLIC RECORDS OF BROWARD OCUNTY, FLORIDA.

BROWARD COUNTY
Surface Water Management License
No. SWM2000-140-3
ERP No. 06-02566-P
Date 07/02/2025

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS LICENSE No. 73819 STATE OF FLORIDA PROFESSIONAL ENGINEER
CHRISTOPHER COLLINS, P.E.
REG.# 73819
4/3/2025

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision 6	Date
Comment	
Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date
Comment	

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N.T.S.
Date:	11/22/2024
Job No.:	Q003

© 2025

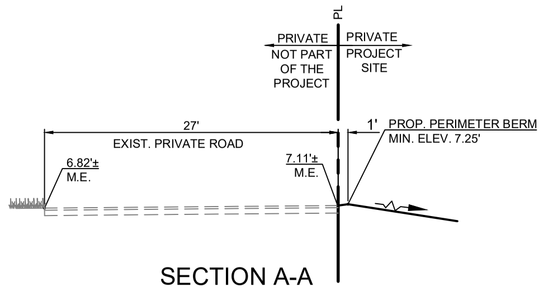
Plans for
LAUDERHILL PROPERTY IMPROVEMENTS
1340 N.W. 40TH AVENUE
LAUDERHILL, 33311

COVER SHEET

Sheet No.
C-1.0

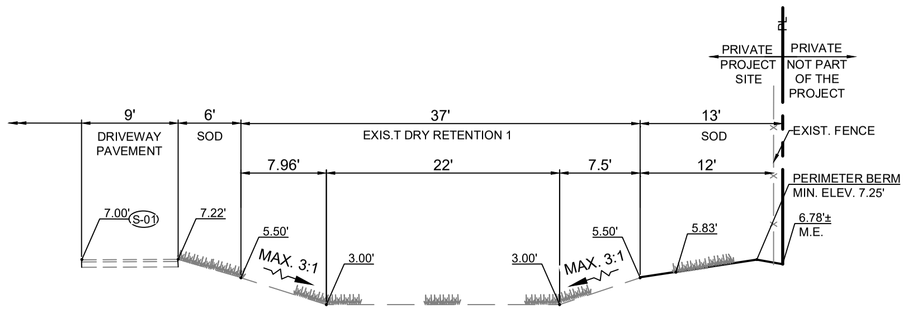
C:\Users\Blanc\My ShareSync\Q0111\Civil\DWG\C-1.0 COVER SHEET.dwg 5/06/2025 2:30am

EXHIBIT - 3



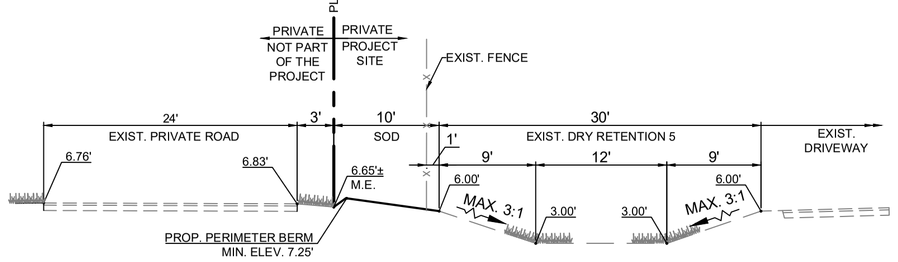
SECTION A-A

SCALE: 1'=10' H, 1"=10' V



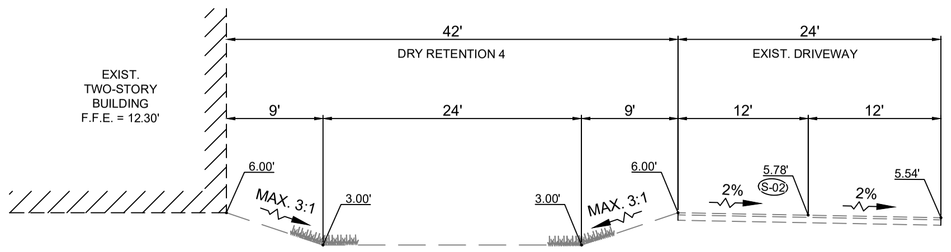
SECTION B-B

SCALE: 1'=10' H, 1"=10' V



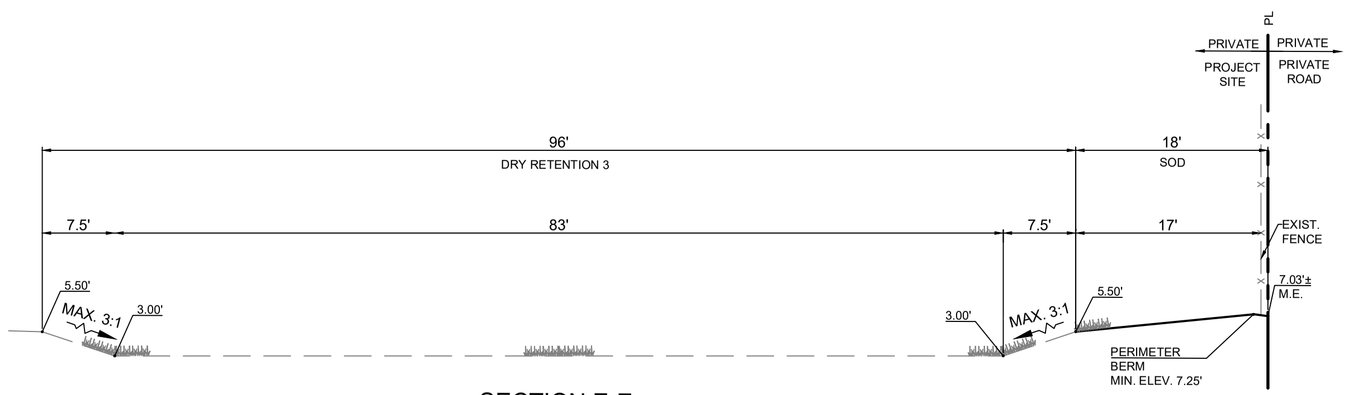
SECTION C-C

SCALE: 1'=10' H, 1"=10' V



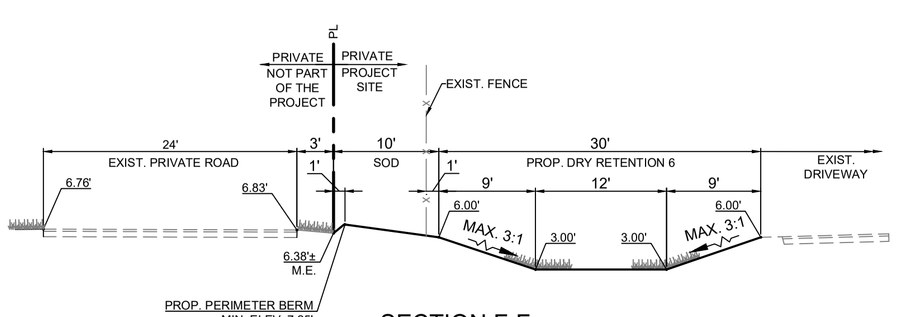
SECTION D-D

SCALE: 1'=10' H, 1"=10' V



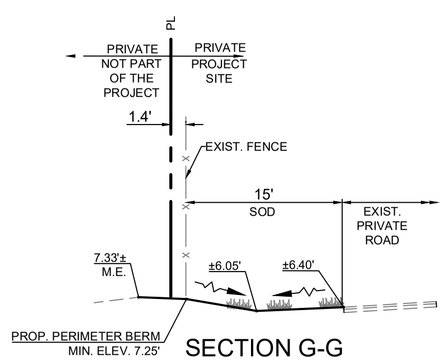
SECTION E-E

SCALE: 1'=10' H, 1"=10' V



SECTION F-F

SCALE: 1'=10' H, 1"=10' V

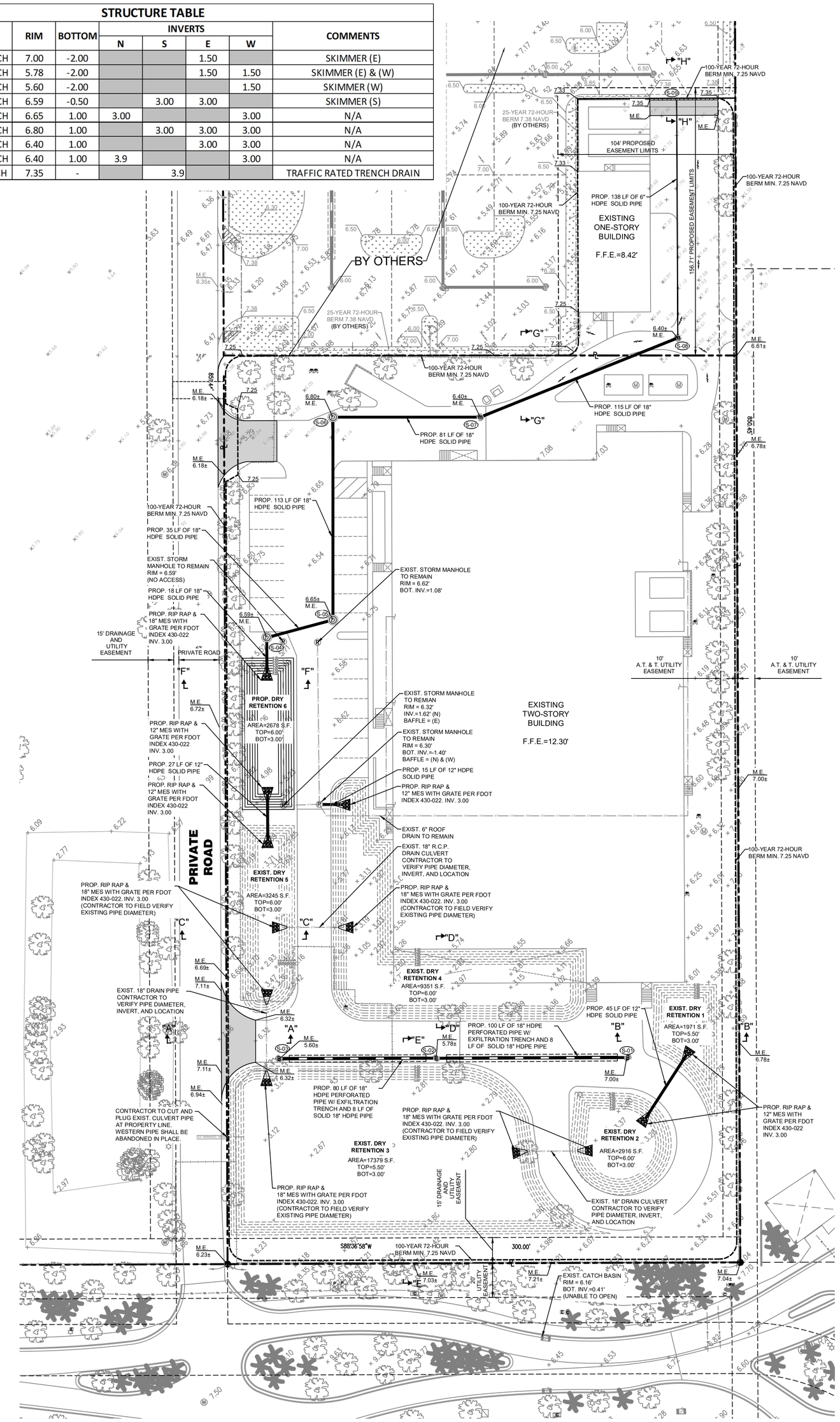


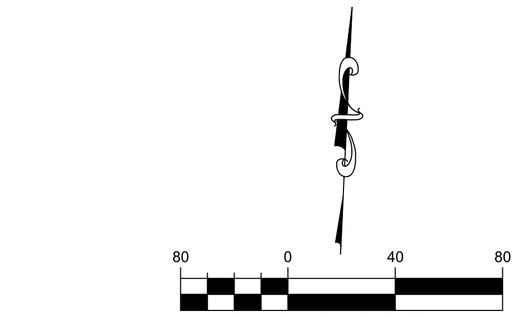
SECTION G-G

SCALE: 1'=10' H, 1"=10' V

STRUCTURE TABLE

STRUCTURE	TYPE	SIZE	RIM	BOTTOM	INVERTS N	INVERTS S	INVERTS E	INVERTS W	COMMENTS
S-1	INLET	42-INCH	7.00	-2.00			1.50		SKIMMER (E)
S-2	INLET	48-INCH	5.78	-2.00			1.50	1.50	SKIMMER (E) & (W)
S-3	INLET	42-INCH	5.60	-2.00				1.50	SKIMMER (W)
S-4	MH	42-INCH	6.59	-0.50		3.00	3.00		SKIMMER (S)
S-5	MH	42-INCH	6.65	1.00	3.00			3.00	N/A
S-6	MH	42-INCH	6.80	1.00		3.00	3.00	3.00	N/A
S-7	INLET	42-INCH	6.40	1.00			3.00	3.00	N/A
S-8	INLET	42-INCH	6.40	1.00	3.9			3.00	N/A
S-9	TD	12-NCH	7.35	-		3.9			TRAFFIC RATED TRENCH DRAIN





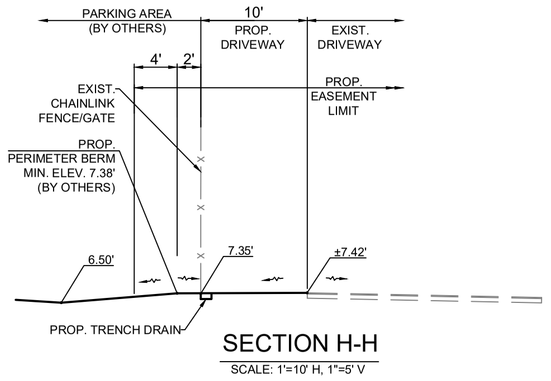
PROPOSED DRAINAGE SYMBOLS LEGEND

- M.E. — MATCH EXISTING
- (T.C.) / (E.P.) — TOP OF CURB. ELEV. / EDGE OF PVMT. ELEV. OR GROUND ELEV.
- X% — PROP. FLOW DIRECTION AND SLOPE
- + 3.13 — EXIST. GRADE ELEVATION
- PROP. INLET WITH EXFILTRATION TRENCH
- PROP. STORM SEWER PIPE
- STM STM — EXIST. STORM SEWER PIPE
- PROPOSED GRADE BREAK
- PROPOSED ASPHALT

ADA NOTE:

CONSULTANT HAS IDENTIFIED AND USED THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY, AND STATE ACCESSIBILITY CODES, AND THE 2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (2010 ADA STANDARDS), AS AMENDED.

BROWARD COUNTY
Surface Water Management License
No. SWM2000-140-3
ERP No. 06-02566-P
Date 07/02/2025



SECTION H-H

SCALE: 1'=10' H, 1"=5' V

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER PATRICK COLLINS LICENSE No. 73819 STATE OF Florida PROFESSIONAL ENGINEER
CHRISTOPHER COLLINS, P.E. REG.# 73819
6/5/2025

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date
Comment	

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	AS SHOWN
Date:	11/22/2024
Job No.:	Q011

© 2025

Plans for

LAUDERHILL PROPERTY
1340 NW 40 AVENUE
LAUDERHILL, 33311

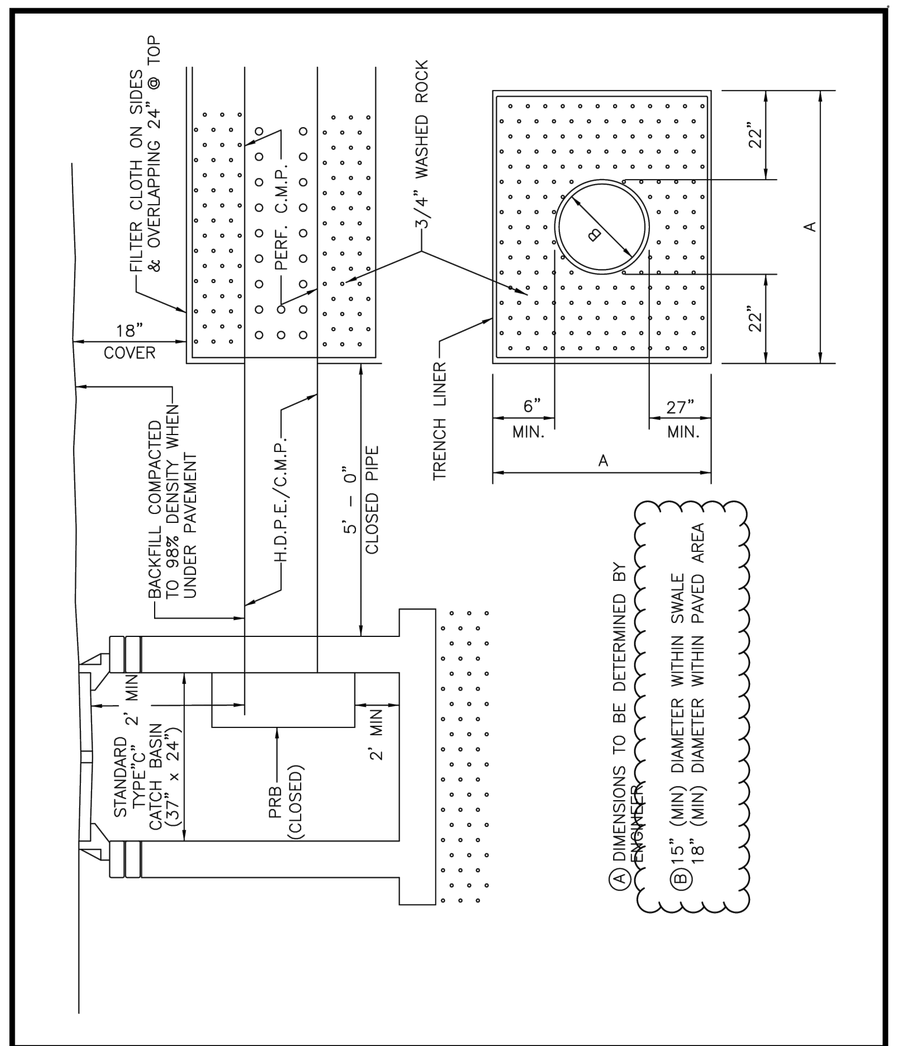
GRADING AND DRAINAGE PLAN

Sheet No.

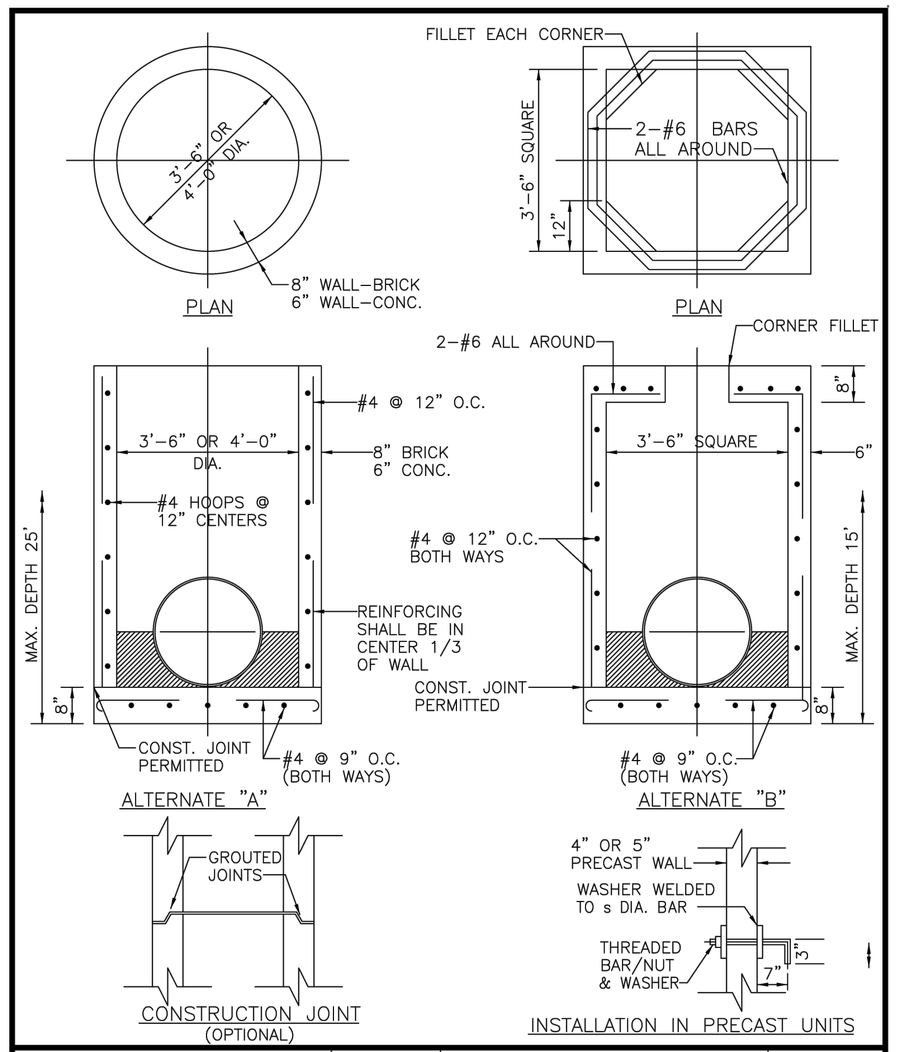
C-4.0

C:\Users\AhmadAljbour\My ShareSync\Q0111\Civil\DWG\C-2.0 GRADING AND DRAINAGE PLAN.dwg 6/05/2025 3:47pm

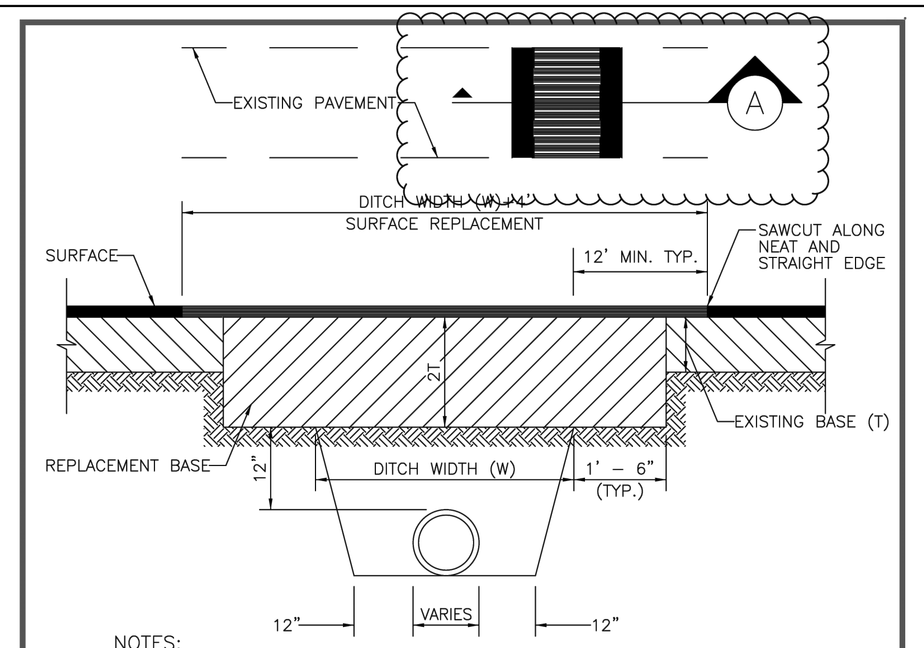
EXHIBIT - 4



CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD STORM DRAINAGE DETAIL FRENCH DRAIN D – 3



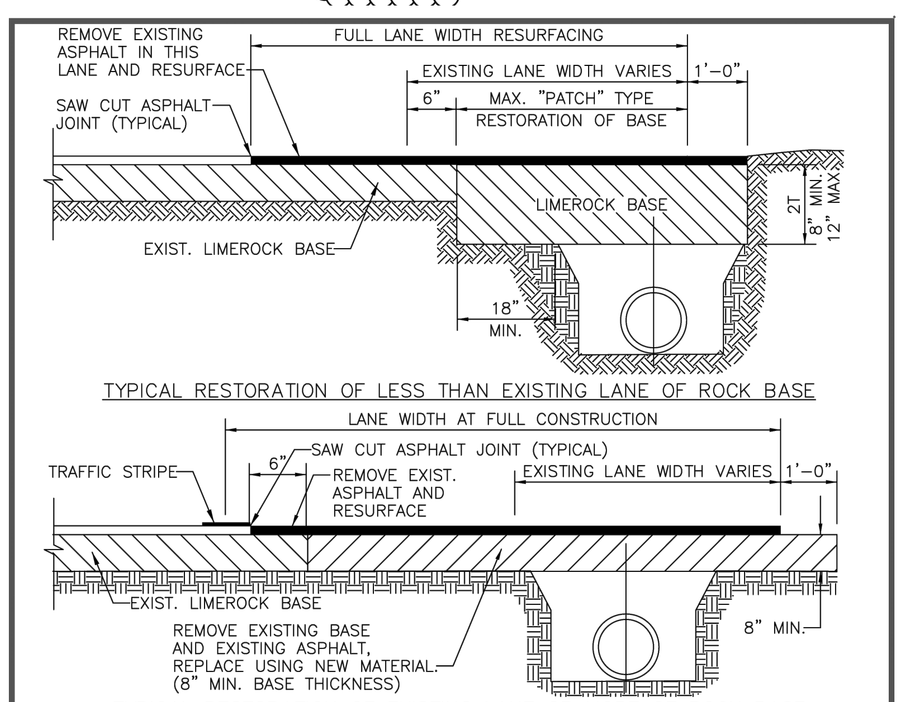
CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD STORM DRAINAGE DETAIL INLET, MANHOLE & JUNCTION BOX (TYPE P) D – 6



NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T–180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACED TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
7. IF THE DITCH IS FILLED TEMPORARILY IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL PLACED WITH A PERMANENT PATCH.
8. BACKFILL SHALL BE IN ACCORDANCE WITH DETAIL R–24, EXCEPT AS SHOWN ABOVE.

CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD ROAD DETAIL PAVEMENT RESTORATION PERPENDICULAR UTILITY INSTALLATION R – 25



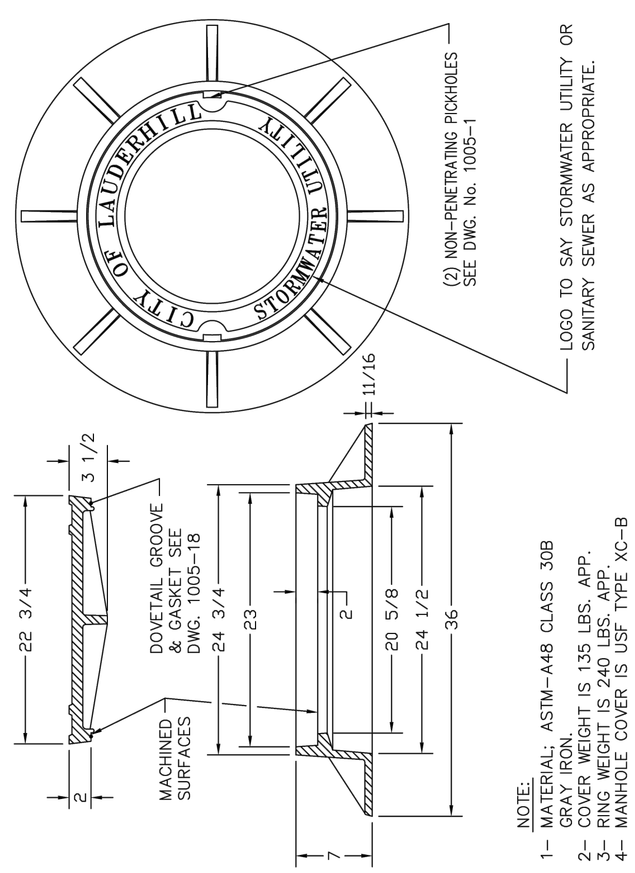
TYPICAL RESTORATION OF LESS THAN EXISTING LANE OF ROCK BASE

TYPICAL RESTORATION OF EXISTING LANE OR MORE OF ROCK BASE

NOTES:

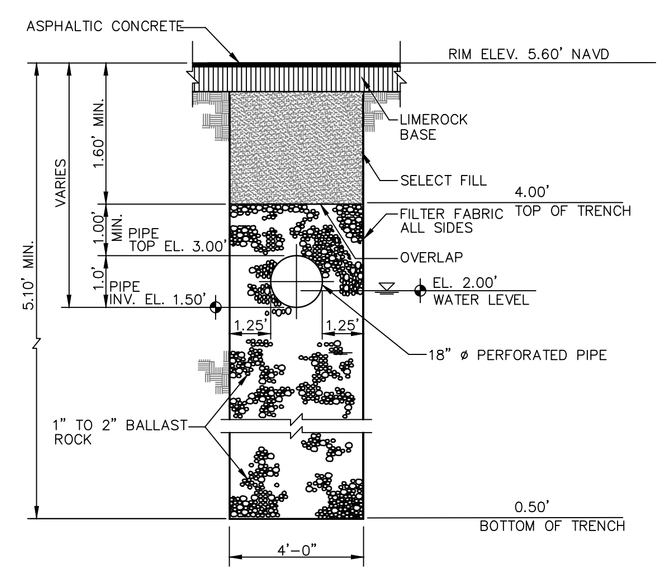
1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICK LAYERS WITH EACH LAYER COMPACTED TO 95% DENSITY PER A.A.S.H.T.O. T–180 AND TESTED PRIOR TO PLACEMENT OF SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR. OF 40 AND COMPACTED TO 95% DENSITY PER A.A.S.H.T.O. T–180.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 12" LAYERS; TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAWCUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
6. RESURFACING MATERIAL SHALL BE CONSISTENT WITH EXISTING SURFACE, AND SHALL BE APPLIED A MINIMUM OF ONE INCH AND A MAXIMUM OF TWO INCHES IN THICKNESS.

CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD ROAD DETAIL PAVEMENT RESTORATION LONGITUDINAL R – 26



NOTE:
1– MATERIAL: ASTM–A48 CLASS 30B GRAY IRON.
2– COVER WEIGHT IS 135 LBS. APP.
3– RING WEIGHT IS 240 LBS. APP.
4– MANHOLE COVER IS USF TYPE XC–B

CITY OF LAUDERHILL ENGINEERING DEPARTMENT LAUDERHILL, FLORIDA	SCALE: N.T.S. REVISED: SEPT. 18	STANDARD STORM DRAINAGE DETAIL STORM SEWER MANHOLE FRAME AND COVER D – 2



NOTE: FILTER FABRIC PER FDOT INDEX NO. 199

EXFILTRATION TRENCH SECTION
N.T.S.

BROWARD COUNTY
Surface Water Management License
No. SWM2000-140-3
ERP No. 06-02566-P
Date 07/02/2025

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

URBN DESIGN
666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

CHRISTOPHER COLLINS, P.E. REG.# 73819
STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE No. 73819
7/2/2025

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies.

Revision	Date
Comment	
Revision 5	Date
Comment	
Revision 4	Date
Comment	
Revision 3	Date
Comment	
Revision 2	Date
Comment	
Revision 1	Date
Comment	

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	AS SHOWN
Date:	11/22/2024
Job No.:	Q003

© 2025

Plans for

LAUDERHILL PROPERTY
1340 NW 40 AVENUE
LAUDERHILL, 33311

GRADING AND DRAINAGE DETAILS

Sheet No.
C-4.1

C:\Users\AhmadAl\pour\My ShareSync\Q011\Civil\DWG\C-4.1 GRADING AND DRAINAGE DETAILS.dwg 7/02/2025 11:02am

EXHIBIT - 5

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

Owner:

American Tel & Tel Co.
Attention: Lisset Morejon
1010 Pine Street
Saint Louis, MO

Applicant:

American Tel & Tel Co.
Attention: Lisset Morejon
1010 Pine Street
Saint Louis, MO

Engineering Consultant:

URBN Design Group LLC
Attention: Christopher Collins, P.E.
666 NE 125th Street, Suite 247
North Miami, FL 33161

Other:

City of Lauderhill Building Official