

BROWARD COUNTY SURFACE WATER



Resilient Environmental Department

ENVIRONMENTAL and PERMITTING DIVISION

Surface Water Management Licensing Program

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

December 29, 2021

Sun-Tech Engineering, Inc
Attention: Mr. Clifford R. Loutan, P.E.
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351

Subject: Marquesa Apartments S30/T48S/R42E
Surface Water Management License Application No. L2021-263
SFWMD Application No. Pending

Dear Mr. Loutan:

The staff has completed a preliminary review of the above referenced application. In accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (AH I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.), and Broward County Natural Resource Protection Code (Code), Section 27-200(b)(3), satisfactory answers to the following comments/questions must be provided before our review can continue.

1. Please note that proposed work under license SWM2016-041-0 and license SWM2016-041-2 must be completed, certified and systems in operation prior to this application review completion.
2. Is the property for lease/rental use or for sale to third parties? If the latter, then a property owners association must be formed and draft documents must be submitted for staff's review in accordance with the Code. Please submit these documents.
 __X__ Affidavit __X__ Declaration __X__ By-Laws
3. Please submit a copy of the document granting this project the legal right to work into the adjacent owner's property/public right-of-way.
4. Please submit the SWM modification fee of \$1,000 plus the ERP application fee of \$2,000. This application was submitted through e-permits and therefore the fee may be paid online (via credit card, e-check, etc.). Please visit e-permits ePermits.broward.org and go to the fees due section within the e-permits job, or else a hard copy check may be submitted. If submitted by check, please make the check payable to the Broward County Board of County Commissioners and please reference Application No. L2021-263 in the memo section of the check to ensure adequate processing.
5. The plan shows a proposed outfall. The project will be required to meet the licensing requirements of this Division's Aquatic and Wetland Resources Section. Please contact Linda Sunderland at (954) 519-1454 or lsunderland@broward.org for assistance.

6. This project is located within the limits of Cocomar Water Control District. The project will be required to meet the permitted requirements of Cocomar Water Control District which may require additional plan modifications. Please contact Carl Archie of the County's Water and Wastewater Services Water Management Division at carchie@broward.org or (954) 831-0753 for assistance, and submit his approval to our office.
7. What is the proposed source for landscape irrigation water? If groundwater or surface water is proposed for landscape irrigation, a consumptive water use permit will be required.

Also, please indicate if temporary dewatering will be required as part of the construction activities? Construction dewatering may require a water use permit as well.

The environmental resource and water use permits must be processed simultaneously (in accordance with Rule 2.3(b)). Please contact Simon Sunderland in the South Florida Water Management District's Water Use Division at (561) 682-2705 or via email ssunder@sfwmd.gov to determine if a Water Use Permit(s) will be required for irrigation and/or dewatering.

8. Please submit a copy of the document granting this project the legal right to discharge into the adjacent canal. Is any work proposed along the bank of this canal? Please be advised that the canal bank must be sloped 2:1 in this area for purposes of public safety. Please revise and resubmit the plans to show a 2:1 slope in this area.
9. Please submit a signed and sealed of the geotechnical report or hydraulic conductivity test(s).
10. Please provide 25-yr, 3-day and 100-yr, 3-day calculations to demonstrate compliance with the Cocomar criteria of a maximum stage of 10.80' NAVD at the 25-yr, 3-day and 12.5' NAVD at the 100-yr, 3-day.
11. The calculations utilize pervious elevations ranging from a low elevation of 10.5' NAVD and a high elevation of 13.0' NAVD which is not represented on the proposed grading plan or cross-sections. Please keep in mind that the elevation should be an average low/high throughout the site. Please provide more grading on the plan(s) reflecting this average or update the calculations accordingly.
12. Please revise and resubmit the pre-development stage-storage curve to reflect the existing exfiltration trench storage contribution as shown on approved plans per Pre-89 license 10-30-48-42 (see attached document).
13. The post-development stage-storage table shows that the total area available for storage has been overestimated. Please revise as necessary and resubmit.
14. Please revise and resubmit all affected plans and calculations utilizing rainfall values for the 10-year..1-day, 25-year..3-day, and 100-year..3-day no lower than 10.0", 17.7", 24.5", respectively.
15. Please provide a post-development 5-year, 1-hour storm event peak stage analysis for parking lot protection.
16. Revise PGD plans as necessary to reflect additional proposed grading where needed, e.g., green areas, pool deck, dog park, etc..

17. Revise and resubmit all affected plans and calculations to show the invert of the bleeder is no lower than the top of the crown of the trench culvert. Please note that the bleeder elevation will also control the H2 value used in the exfiltration trench calculations.
18. Please revise PGD plans to clearly show proposed buildings' footprint callouts in ft² or acres.
19. Please submit a signed and sealed topographic map or survey on a separate plan.
20. Please revise and resubmit the plans to show, at a minimum, baffle mechanism at structures that discharge to canal and underground storage system.
21. Revise PGD plans and detail sheet to clearly state that the baffle is of the aluminum type.
22. Revise PGD plans as necessary to show proposed control structures.
23. Please revise and resubmit all affected plans and calculations to show the invert of the orifice is no lower than the water quality treatment elevation or is designed to discharge no more than 1/2" of the detained volume per day.
24. Please provide a copy of the landscape plan and description of the existing and proposed vegetative cover for reference.
25. Please revise and resubmit all affected plans and calculations to show that full water quality treatment is provided prior to discharging into the Underground Storage system and existing canal.
26. Please provide additional details regarding the underground storage system construction and maintenance, including:
 - a. A detailed cross-section of the proposed underground storage system installation showing base material and minimum cover
 - b. A detail of the proposed connection to the underground storage system
 - c. A maintenance procedure including instructions, schedule and log
 - d. Locations and details of maintenance access ports
 - e. Has floatation been considered in the design of the underground storage system?
 - f. Please provide documentation to demonstrate that the proposed retention basin system will recover its full storage volume within 72 hours following a storm event.
27. Please be advised that FEMA preliminary maps are available. It is recommended to incorporate FEMA elevations changes within the proposed project.
28. Upon review additional comments may be forthcoming.

Advisory Comments:

The following comments are advisory and do not require a response from the applicant. However, this information should be considered to assist in developing a permissible project.

29. Please be advised that applicants with projects that will result in the disturbance of 1 or more acres of land are required to submit a Storm Water Notice of Intent (DEP Form 62-621.300(4)(b)) 48 hours prior to the commencement of construction to the Florida Department of Environmental Protection, NPDES Stormwater Program, 2600 Blair Stone Road Mail Station 2510, Tallahassee, FL 32399-2400. Additional details are available at their website: www.dep.state.fl.us/water/stormwater/npdes. In addition, please submit a Stormwater Pollution Prevention Plan to the Broward County Surface Water Management Section showing all Best Management Practices to be implemented during the construction of the project. The plan must be on a 24" X 36" drawing.

Please submit responses to this letter electronically on the County's ePermits website (<https://webapps.broward.org/EPermits/>) to expedite administrative processing of the application and to save paper. After signing in, please select 'ePermits'. Please note that an electronic response may be submitted even if the original application was submitted via hard copy. Alternatively, please provide one (1) original and one (1) copy of the requested information, clearly labeled with the application number, to the Environmental Licensing and Building Permitting Division.

In accordance with Sec. 5.5.3.5 of AH 1 and paragraph 40E-1.603(1)(d) F.A.C. and Sec. 27-200(b)(3)(c) of the Code, "Request for additional information", if the requested information is not received within ninety (90) days from the date of this letter, this application may be processed for denial if not withdrawn by the applicant. If additional time is needed, please request an extension before the 90 day period ends.

Should you have any questions or would like to arrange a meeting to attempt to resolve the outstanding issues prior to submitting a response, please contact me at 954-357 4955 or mreinoso@broward.org

Issued by:

Milton E. Reinoso O., Licensed Engineer
Surface Water Management Program