



Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION
Water and Environmental Licensing Section
1 North University Drive, Mailbox 201, Plantation, Florida 33324
Phone * 954-519-1483 Fax * 954-519-1412

November 06, 2020

ALLIANCE XVI, LLC
Attention: Robert Cambo, Managing Member
2601 S. Bayshore Drive, Suite 100
Coconut Grove, FL 33133

RE: West Broward Academy Mod
City of Margate, S/T/R (30-48-42)

This is to notify you of the Environmental Protection and Growth Management Department's (EPGMD) action concerning your application received 12/16/2019. The application has been reviewed for compliance with the following requirements

MSSW Review - GRANTED

EPGMD has the authority to review the project for compliance with the provisions of Chapter 373, Part IV, Florida Statutes pursuant to an agreement between EPGMD, 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. 06-00551-S was issued on 11/06/2020.

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 EPGMD.

Broward County Surface Water Management Review - GRANTED

EPGMD 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. SWM2016-041-2 was issued on 11/06/2020. 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 EPGMD divisions as required. Such release will be pending approval of any engineering certifications required by specific condition No. 15.

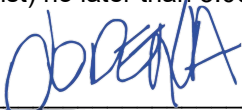
The above referenced approvals will remain in effect subject to the following:

1. Not receiving a filed request for a Chapter 120, Florida Statutes administrative hearing;
2. the attached SFWMD Standard Limiting Conditions;
3. the attached SFWMD Special Conditions;
4. the attached Broward County General Conditions;
5. the attached Broward County Specific Conditions;
6. the attached 7 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 sent to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on 11/06/2020, in accordance with Section 120.60 (3), Florida Statutes.

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

Enclosed are the following:

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



Surface Water Management Program

“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 Engineering and Permitting Division (EPPD) - 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 EPPD’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 all 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 \$100 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.

Staff will perform an inspection on a first-come first-served basis of the above items. A successful submittal of the required items will prevent unwanted delays in the inspection and CO release processes.

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.

Upon completion of the field inspection, arrangements with inspection staff will be made to correct all observed field deficiencies. With your cooperation, the Operation Letter will be released upon correction of all field deficiencies.

Environmental Engineering and Permitting Division

Surface Water Management Program
1 North University Drive, Mailbox 201 • Plantation, Florida 33324
Phone 954-519-1483 FAX 954-519-1412

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 (EPGMD, 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 EPGMD decision which does or may affect their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) 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, electronic mail, or posting that the EPGMD has or intends to take final agency action, or publication of notice that the EPGMD has or intends to take final agency action. Any person who receives written notice of an EPGMD 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 EPGMD Enforcement Administration Section's Environmental Compliance Administrator. Filings with the Environmental Compliance Administrator may be made by mail, hand-delivery or e-mail. **Filings by facsimile will not be accepted after October 1, 2014.** A petition for administrative hearing or other document 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 EPGMD 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, Mailbox 307, Plantation, FL 33324.
- Filings by hand-delivery must be delivered to the EPGMD 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 EPGMD Enforcement Administration Section at epdhotline@broward.org. The filing date for a document transmitted by electronic mail shall be the date the EPGMD 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 EPGMD 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, EPGMD file number or any other EPGMD 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 decision.
4. A statement of when and how the petitioner received notice of the EPGMD'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 EPGMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the EPGMD'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 EPGMD to take with respect to the EPGMD's proposed action.

A person may file a request for an extension of time for filing a petition. The EPGMD may, for good cause, grant the request. Requests for extension of time must be filed with the EPGMD 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 EPGMD 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 EPGMD 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 EPGMD 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 EPGMD action may seek judicial review of the EPGMD'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 District Clerk within 30 days of rendering of the final EPGMD 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 # 06-00551-S will apply to this license unless specifically modified.
9. This permit expires on 11/06/2025.
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 Conditions

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 the Environmental Protection and Growth Management Department (EPGMD) pursuant to Chapter 27 of the Broward County Code of Ordinances. The EPGMD 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 the EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license or with this chapter, the licensee shall notify the EPGMD within eight (8) hours or as stated in the specific section of this chapter. Within three (3) working days of the event, the licensee shall submit a written report to the EPGMD 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 violations of federal, state or local laws or regulations.
5. This license must be available for inspection on 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 EPGMD, may be used by the EPGMD as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by Section 403.111, Florida Statutes.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, and shall comply with all provisions of the most current version of this chapter, as amended.
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 of the Broward County Code of Ordinances 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 by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
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 EPGMD, and any forbearance on behalf of EPGMD 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 EPGMD's rights hereunder.

Broward County Specific Conditions

1. The licensee shall allow authorized personnel of the Environmental Protection Growth Management Department (EPGMD), 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 EPGMD 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 EPGMD 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 EPGMD 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 EPGMD 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 EPGMD 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 EPGMD.

15. Upon completion of the construction of a surface water management system or phase thereof licensed by the EPGMD, 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 EPGMD, 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 EPGMD 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 EPGMD 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 (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 EPGMD 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 EPGMD 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. A copy of the condominium, homeowners, or property owners association documents shall be submitted for review prior to the Broward County EPGMD - Surface Water Management Licensing Program releasing certificates of occupancy to the local building department. The documents shall contain language that complies with the Broward County Water Resource Management Code, Article V, Sections 27-199 (c) (1) b. 3. a) 1) through 5).
27. All special conditions, exhibits and other materials previously stipulated by license number SWM2016-041-0, pre-89 10-30-48-42 and/or permit number 06-00551-S remain in effect unless otherwise revised and shall apply to this modification.
28. The proposed project shall be constructed and certified within 120 days of issuance of the license.
29. Broward County Surface Water Management License No. SWM2016-041-0 shall be transferred and certified within 30 days of issuance of the license.

LOCATION MAP



660 330 0 660 Feet

EXHIBIT - 1

STAFF REPORT

Project Name: West Broward Academy Mod

Permit Number: 06-00551-S **License Number:** SWM2016-041-2

Application Number: 200306-60 **Concurrent Application:** L2019-299

Application Type: Surface Water Management Modification (MSSW)

Location: Broward County **Section-Township-Range:** 30-48-42

Permittee's Name: ALLIANCE XVI, LLC

Project Area: 10.01 acres **Drainage Area:** 18.11 acres

Project Land Use: Commercial

Drainage Basin: C-14

Receiving Body: Existing System

Purpose:

The modification of Broward County Surface Water Management License No. SWM2016-041-2 and pre-89 10-30-48-42 for the construction and operation of a surface water management system to serve a 10.01 acre commercial redevelopment.

Project Evaluation:

Project Site Description:

The overall site is presently developed containing 12.87 acres of paved area and 4.02 acres of building area and a surface water management system that does provides water quality treatment of storm runoff. The site is located at the NW corner of the intersection of Banks Road and Coconut Creek Parkway in the City of Margate.

Proposed Project Design:

The proposed construction will include 2.67 acres of building area (for a total of 4.25 acres), 5.40 acres of paved area (for a total of 10.64 acres) and the proposed drainage system. A system of swales, inlets and culverts will direct the storm runoff to 1,805 LF of 8' W x 4.5' H exfiltration trench for water quality pre treatment prior to discharge. The discharge will be directed through a control structure consisting of a 76" wide weir with a crest at elevation 8.5' NAVD to existing outfall pipe to the canal.

Future Eastern Site shall comply with Cocomar criteria.

The applicant's consultant has demonstrated through plans and calculations that no adverse water quality or water quantity impacts will occur as a result of the proposed project.

Control Elevation:

Control Elevation = 6.5 ft, NAVD WSWT Elevation = 6.5 ft, NAVD

Method of Determination = Master System

Discharge Rate:

<u>Frequency</u>	<u>Rainfall</u>	<u>Basin Name</u>	<u>Allowable Disch.</u>	<u>Method of Determination</u>	<u>Peak Disch.</u>	<u>Peak Stage</u>
25YR-3DAY	13 in.	West Broward Academ	73.51 cfs	Pre-vs-Post	50.98 cfs	10.23' NAVD

Finished Floors:

The existing finished floor elevations are below the computed 100-yr, 3-day zero discharge stage and the Broward County 100-yr, 3-day flood map elevation. Floodproofing is proposed up to elevation 12.96₂ NAVD.

<u>Frequency</u>	<u>Rainfall</u>	<u>Basin Name</u>	<u>Peak Stage</u>	<u>Prop. Min. Fin. Floors</u>	<u>BC 100-yr Map Elev.</u>
100YR-3DAY	17 inches	West Broward Academy Mod	12.96' NAVD	12.96' NAVD	12.5' NAVD

Water Quality Design:

Water quality pre treatment will be provided in the exfiltration trench system for 0.5 inches times over the 10.01 acres (for the Western portion of property)

<u>Basin Name</u>	<u>Treatment Type</u>	<u>Treatment Method</u>	<u>Volume Required</u>	<u>Volume Provided</u>
West Broward Academy Moc	Pre Treatment	Exfiltration Trench	0.41 ac-ft	1.06 ac-ft
			Total: 1.06 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, EPGMD 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: ALLIANCE XVI, LLC
Attention: Robert Cambo, Managing Member
2601 S. Bayshore Drive, Suite 100
Coconut Grove, FL 33133


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.

06-00551-S; SWM2016-041-2; STAFF REVIEW:

Surface Water Management Program:


Milton E. Reinoso Ospina, Staff Engineer


Johana Narvaez, M.S., Environmental Program Manager

Aquatic and Wetland Resources Program:

Michelle
Decker
Digitally signed by
Michelle Decker
Date: 2020.11.04
15:38:47 -05'00'

Linda Sunderland, Manager

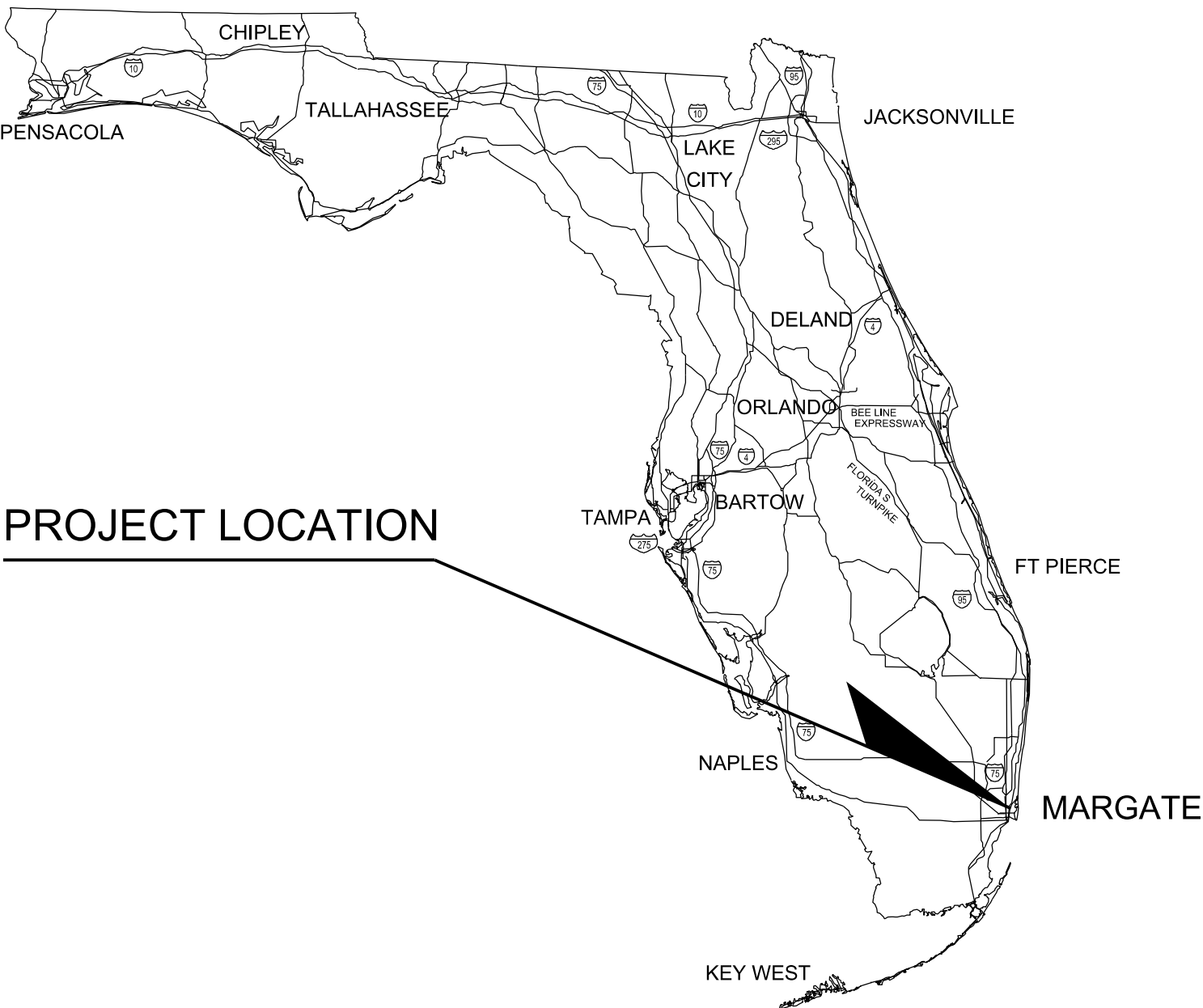
WEST BROWARD ACADEMY

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

ALLIANCE XVI, LLC.

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
PD-	DRAINAGE MODIFICATION PLAN
PD-2	PAVING AND DRAINAGE DETAILS
PD-3	PAVING AND DRAINAGE DETAILS
SWPP-1	STORMWATER POLLUTION PREVENTION PLAN
SWPP-2	N.P.D.E.S. NOTES
SWPP-3	EROSION CONTROL DETAILS

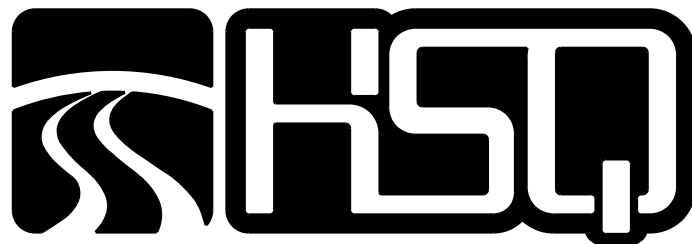


LOCATION MAP

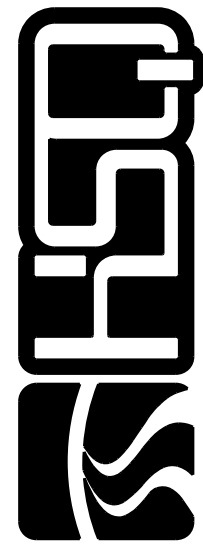
SCALE: 1" = 300'

SECTION 30 / TOWNSHIP 48 S / RANGE 42 E

DRAINAGE MODIFICATIONS



HSQ GROUP, INC.
Engineers · Planners · Surveyors
5951 Northwest 173rd Drive, Suite 4
Miami, Florida 33015 · 786.534.3621
C26258 · LB7924

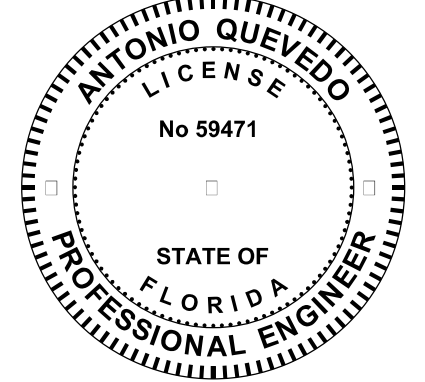


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WEST BROWARD ACADEMY

COVER SHEET

DATE:	12/19
DESIGNED BY:	AQ
DRAWN BY:	RW
CHECKED BY:	AQ



DATE: 6/23/2020
ANTONIO QUEVEDO, P.E.
FLORIDA REGISTRATION NO. - 59471

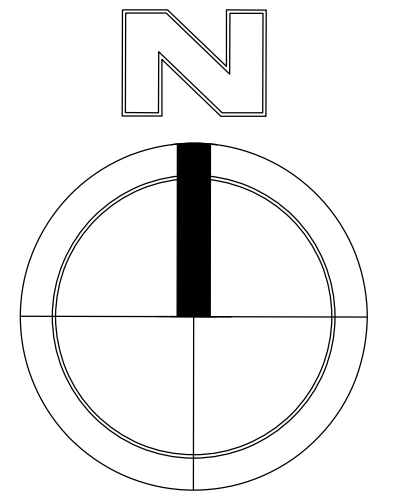
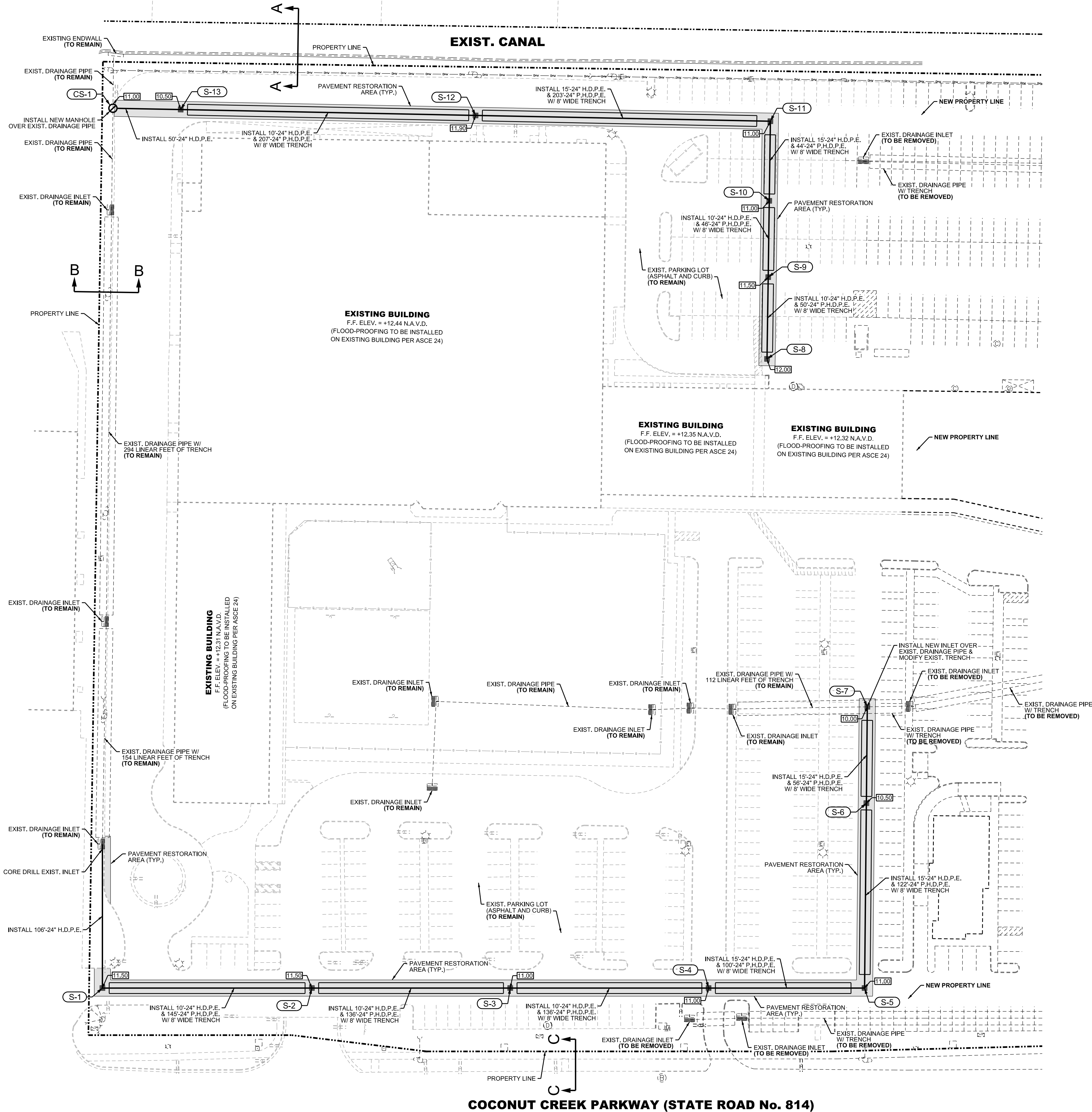
PROJECT: 1703-18

SHEET: CS-1

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Call 811 or www.sunshinest1.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

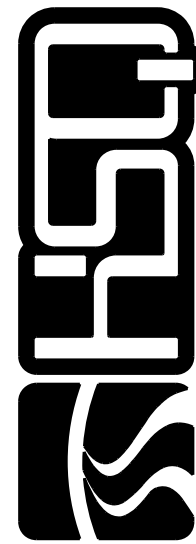


0 40 80
FEET
SCALE: 1"=40'

- (S-1)
- (S-2) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 11.50
I.E. 6.50 W (PRB)
6.50 E (PRB)
- (S-3) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 11.00
I.E. 6.50 W (PRB)
6.50 E (PRB)
- (S-4) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 11.00
I.E. 6.50 W (PRB)
6.50 E (PRB)
- (S-5) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 11.00
I.E. 6.50 N (PRB)
6.50 W (PRB)
- (S-6) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.50 N (PRB)
6.50 S (PRB)
- (S-7) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.00
I.E. 6.50 W (PRB)
6.50 S (PRB)
- (S-8) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 12.00
I.E. 6.50 N (PRB)
- (S-9) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 11.50
I.E. 6.50 N (PRB)
6.50 S (PRB)
- (S-10) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 11.00
I.E. 6.50 N (PRB)
6.50 S (PRB)
- (S-11) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 11.00
I.E. 6.50 W (PRB)
6.50 S (PRB)
- (S-12) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 11.90
I.E. 6.50 W (PRB)
6.50 E (PRB)
- (S-13) 4' DIA. DRAINAGE MANHOLE W/ TOP SLAB & U.S.F. 4155-6209 FRAME & GRATE
R.E. 10.50
I.E. 6.00 W
6.00 E (PRB)
- (CS-1) CONTROL STRUCTURE
(REFER TO SHEET PD-2 FOR DETAIL)
R.E. 11.00
I.E. 6.00 E
VERIFY EXIST. PIPE INVERTS FOR BOTH NORTH & SOUTH OPENINGS
INSTALL PRB ON NORTH OUTFALL SIDE
W.E. 8.50 NAVD.

GENERAL NOTES

- FLOOD-PROOFING TO BE INSTALLED ON ALL EXISTING BUILDINGS PER ASCE 24.
- BUILDINGS TO BE FLOOD-PROOFED UP TO ELEVATION +13.00 NAVD., WHICH IS ABOVE THE 100 YEAR - 3 DAY STORM EVENT, PEAK STAGE.

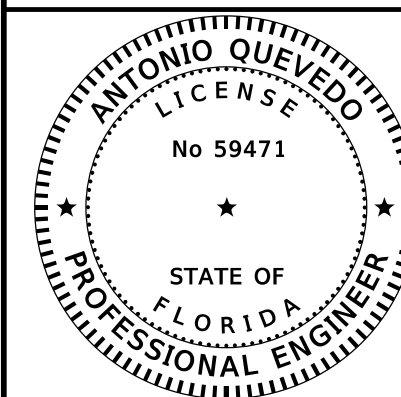


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WEST BROWARD ACADEMY

DRAINAGE MODIFICATION PLAN

DATE: 12/19
DESIGNED BY: AQ
DRAWN BY: RW
CHECKED BY: AQ



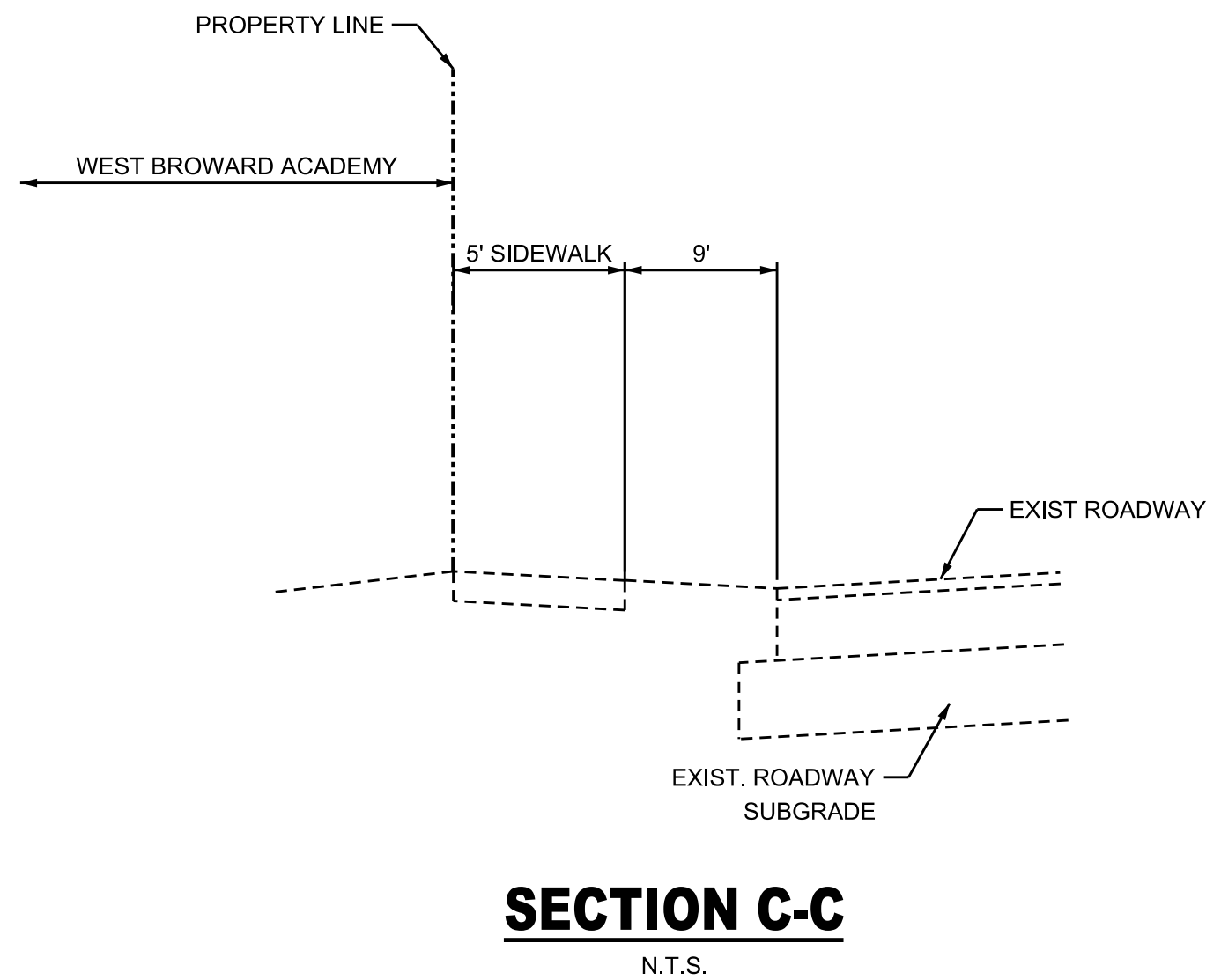
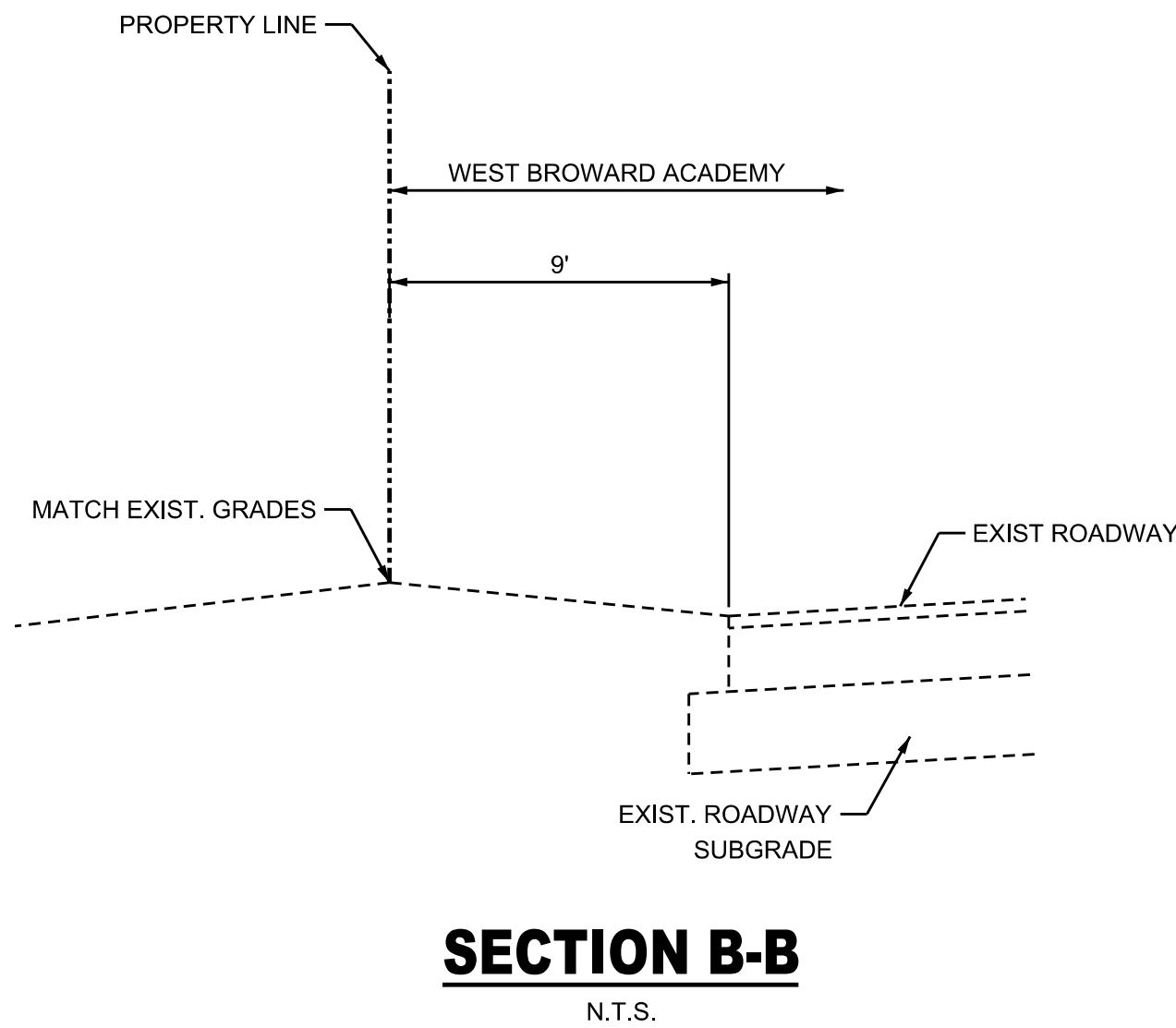
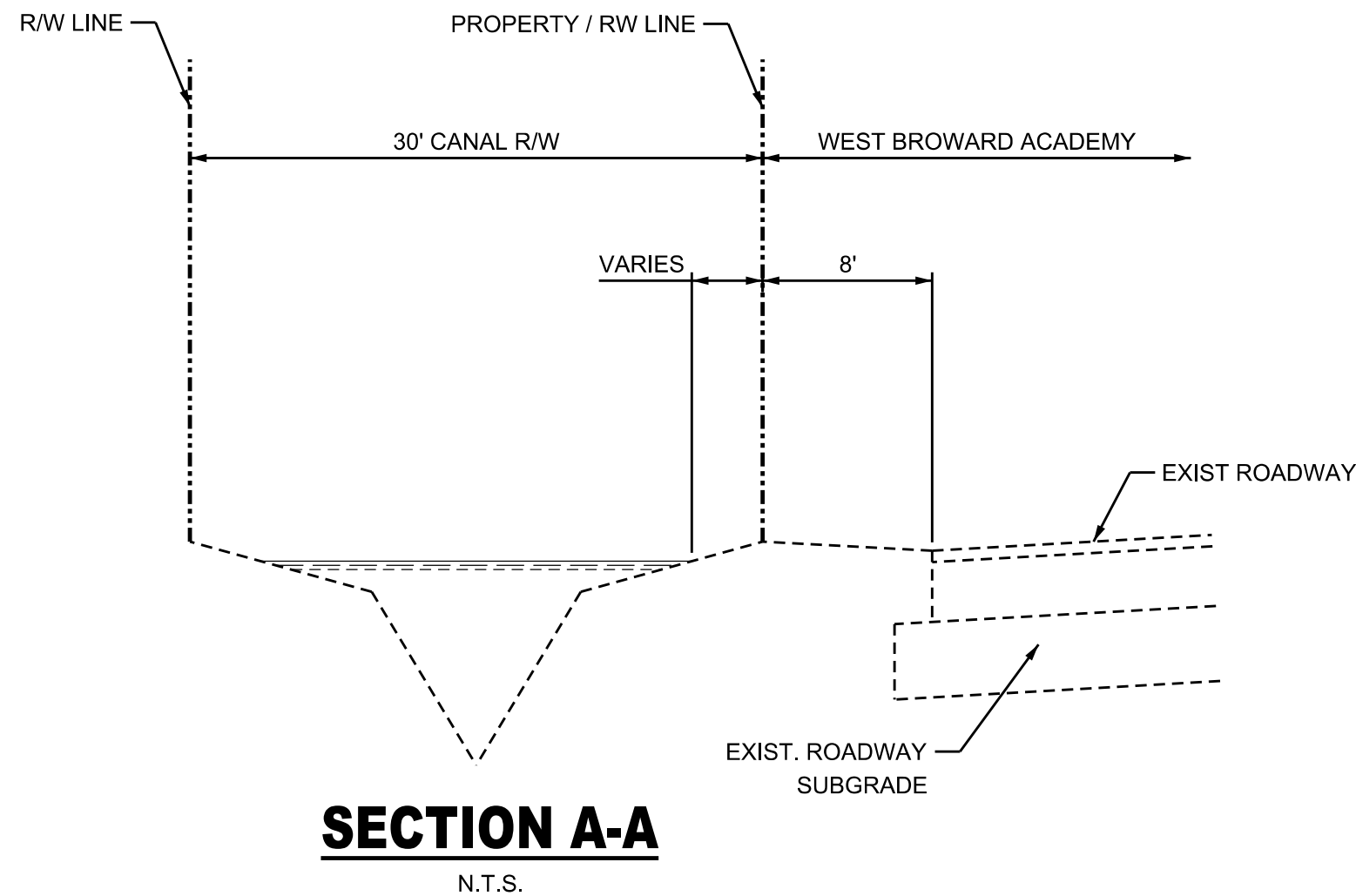
DATE: 11/3/2020
ANTONIO QUEVEDO, P.E.
FLORIDA REGISTRATION NO. - 59471

PROJECT: 1703-18

SHEET: PD-1

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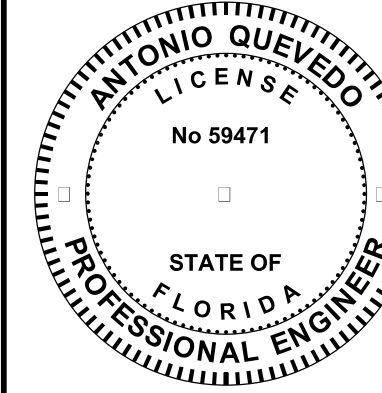




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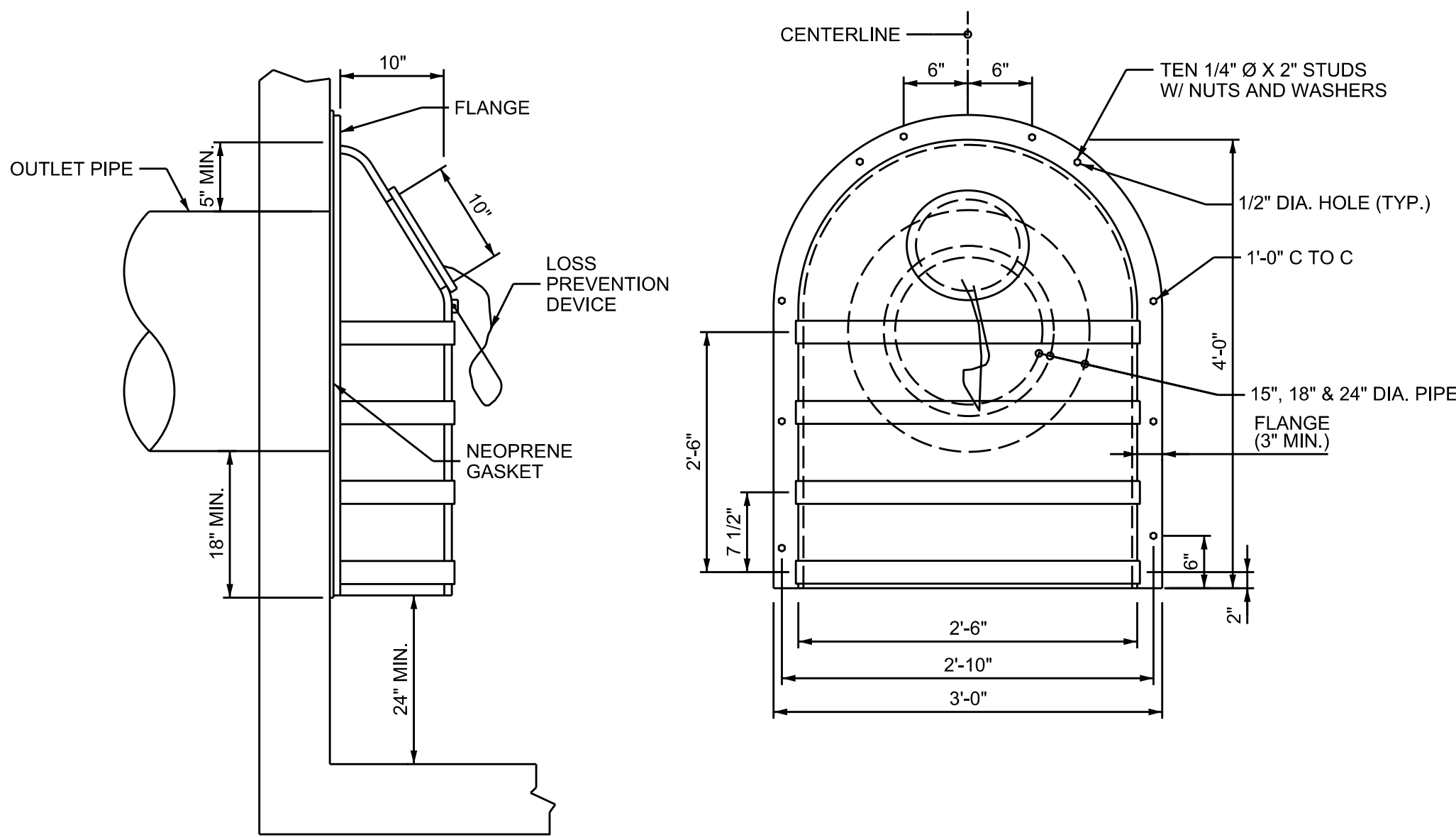
WEST BROWARD ACADEMY

PAVING AND DRAINAGE DETAILS

DATE:	12/19
DESIGNED BY:	AQ
DRAWN BY:	RW
CHECKED BY:	AQ
<div><div>DATE: 6/23/2020 ANTONIO QUEVEDO, P.E. FLORIDA REGISTRATION NO. - 59471</div></div>	
PROJECT:	1812-98
SHEET:	PD-2

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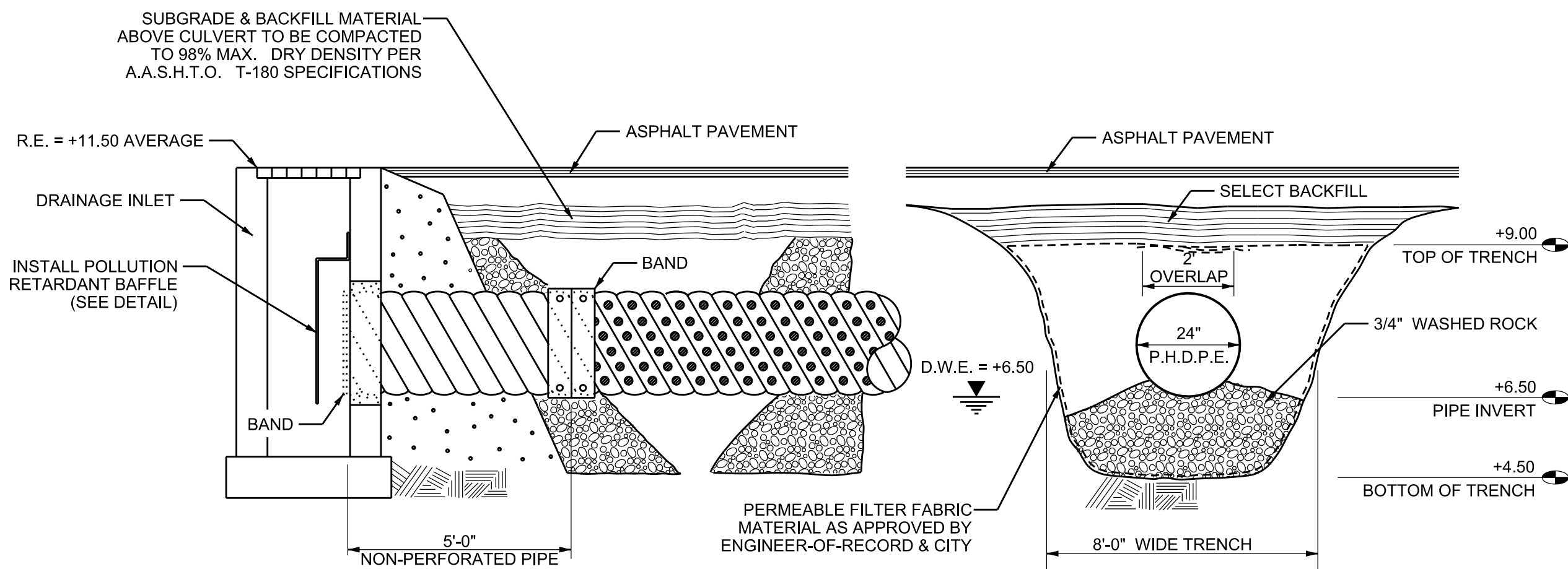


GENERAL NOTES

1. PLACE NEOPRENE GASKET MATERIAL BETWEEN SKIMMER AND THE CATCH BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES
2. SKIMMER BAFFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY CONSTRUCTED OF EITHER GALVANIZED STEEL, ALUMINUM, POLYVINYL CHLORIDE, POLYETHYLENE, FIBERGLASS OR ACRYLONITE BUTADIENE STYRENE. ALL STEEL COMPONENTS OTHER THAN STAINLESS, SHALL BE HOT-DIP GALVANIZED.
3. MOUNTING HARDWARE, HINGES AND LATCHES SHALL BE STAINLESS STEEL. LOSS PREVENTION DEVICE SHALL BE EITHER STAINLESS STEEL CHAIN OR RIVETED NYLON STRAP.
4. MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAFFLES) AND CLEANOUT PIPES SHALL COMPLY WITH FDOT STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
5. THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE DESIGN PREFABRICATED FRENCH DRAIN SKIMMER FOR APPROVAL BY THE ENGINEER.
6. TYPE II SKIMMERS ARE TO BE USED WITH OUTLET PIPE DIAMETERS OF 15", 18" AND 24".
7. THIS DETAIL TO BE USED ON NEW DRAINAGE STRUCTURES ONLY. EXISTING BAFFLES WITHIN EXISTING INLETS TO BE REUSED.

SKIMMER FOR FRENCH DRAIN OUTLETS DETAIL

N.T.S. - PER F.D.O.T. INDEX 241

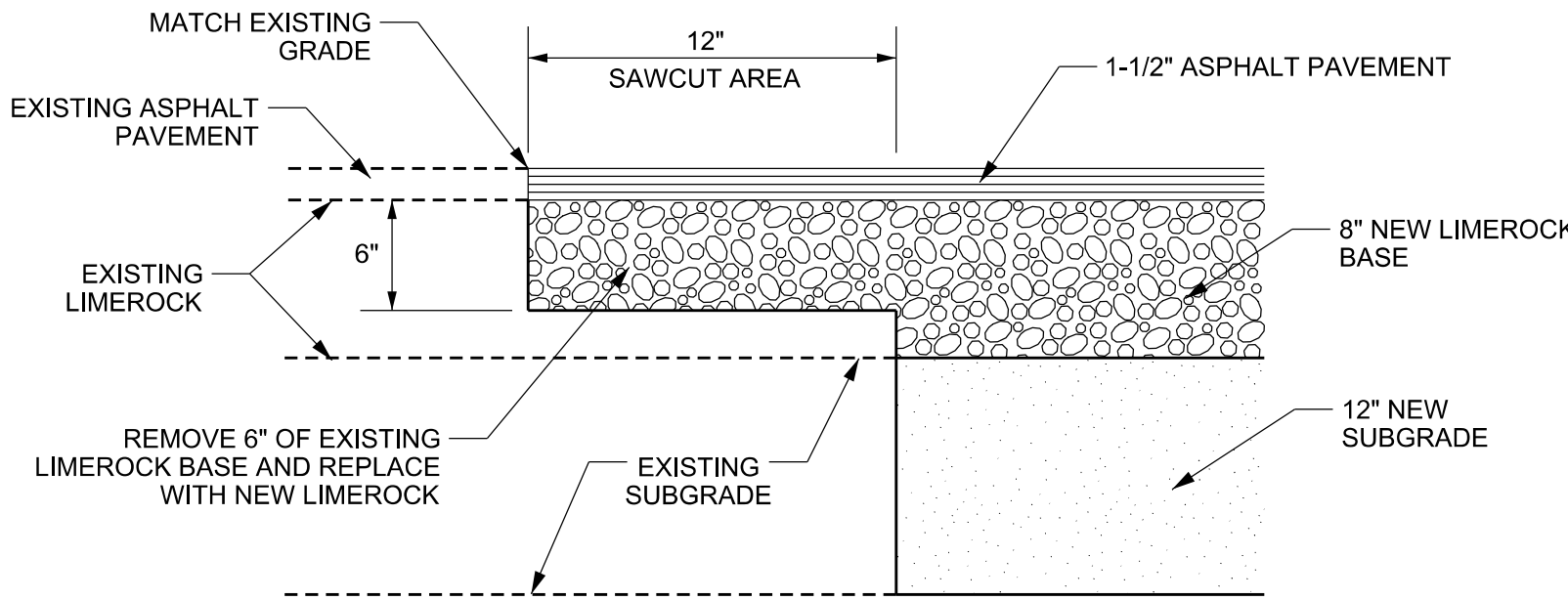


ELEVATION

SECTION

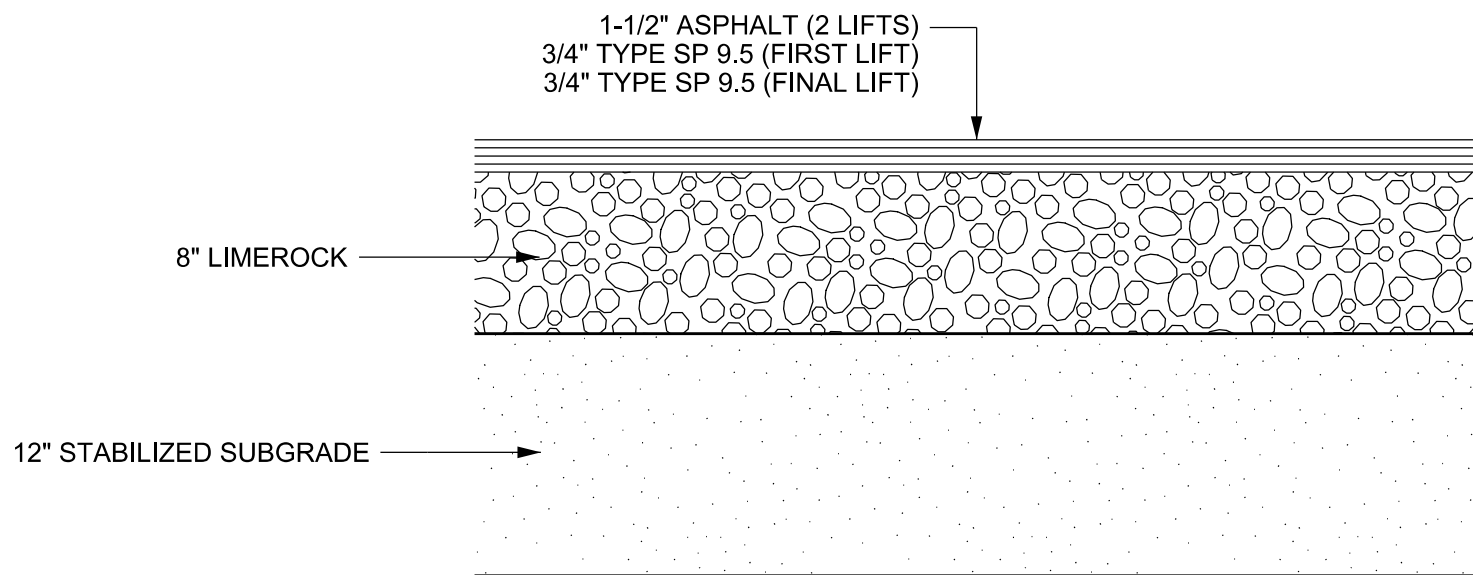
EXFILTRATION TRENCH DETAIL

N.T.S.



PAVEMENT CONNECTION DETAIL

N.T.S.

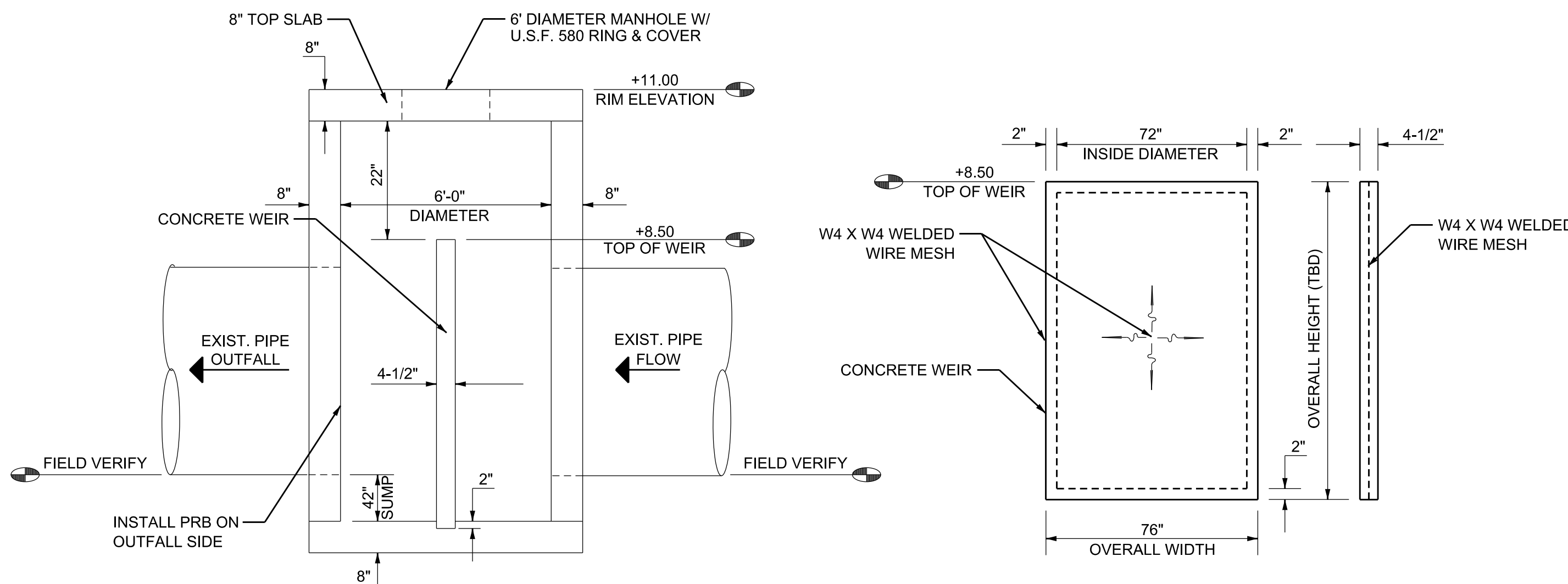


ON-SITE ASPHALT SECTION

N.T.S.

PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE ASPHALTIC CONCRETE. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES. REFER TO SECTIONS FOR ASPHALT TYPE AND THICKNESS.
2. THE LIMEROCK BASE SHALL BE 8 THICK. REFER TO PAVEMENT SECTION ALTERNATES. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. REFER TO PAVEMENT SECTION ALTERNATES. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS HAVE BEEN COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT AREA.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 1/2" INCH BELOW THE LIP OF CURB, WHERE APPLICABLE. THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND ON-SITE PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT PAVEMENT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE FIELD ADJUSTED TO BE FLUSH WITH FINAL ASPHALT GRADES.



SECTION VIEW

CONCRETE WEIR DETAIL

CONTROL STRUCTURE DETAIL

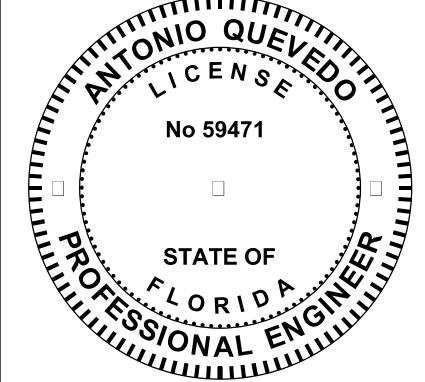
N.T.S.



WEST BROWARD ACADEMY

PAVING AND DRAINAGE DETAILS

DATE:	12/19
DESIGNED BY:	AQ
DRAWN BY:	RW
CHECKED BY:	AQ



DATE: 6/23/2020
ANTONIO QUEVEDO, P.E.
FLORIDA REGISTRATION NO. - 59471

PROJECT:	1812-98
SHEET:	PD-3

STAFF REPORT DISTRIBUTION LIST
ADDRESSES

Owner:

ALLIANCE XVI, LLC
Attention: Robert Cambo, Managing Member
2601 S. Bayshore Drive, Suite 100
Coconut Grove, FL 33133

Applicant:

ALLIANCE XVI, LLC
Attention: Robert Cambo, Managing Member
2601 S. Bayshore Drive, Suite 100
Coconut Grove, FL 33133

**Engineering
Consultant:**

HSQ Group, Inc.
Attention: Antonio Quevedo, P.E.
5951 NW 173rd Drive, Suite 4
Miami, FL 33015

Other:

City of Margate Building Official



Environmental Protection and Growth Management Department

ENVIRONMENTAL ENGINEERING and PERMITTING DIVISION

Surface Water Management Program

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

January 13, 2020

HSQ Group, Inc.
Attention: Antonio Quevedo, P.E.
5951 NW 173rd Drive, Suite 4
Miami, FL 33015

Subject: West Broward Academy Mod S30/T48S/R42E
Surface Water Management License Application No. L2019-299
SFWMD Application No. Pending

Dear Mr. Quevedo:

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 submit a copy of the document demonstrating the owner's proof of ownership of the property, such as a warranty deed. A copy of a contract for purchase can be submitted if the applicant is the contract purchaser. Please note that a copy of the Broward County Property Appraiser's site information is not acceptable.
2. This property is part of a master system approved under pre-89 License No. 17-30-48-42 that needs to create a Property Owners Association (POA). Please provide a copy of the POA signed by all the property owners.
3. Please submit a copy of the document granting this project the legal right to work into the adjacent canal.
4. Please submit the SWM modification fee of \$4,300 (the SWM modification fee of \$1,000 plus the ERP modification fee of \$3,300). This application was submitted through e-permits and therefore the fee may be paid online (via credit card, e-check, etc.). Please visit 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. L2019-299 in the memo section of the check to ensure adequate processing.
5. This project qualifies as an Environmental Resource Permit modification and therefore a complete SWERP Application Form 62-330-060(1) – 'Application for Individual Environmental Resource Permit' must be submitted. Application can be found at:

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

https://www.sfwmd.gov/sites/default/files/documents/62_330_060_section_a.pdf

6. Please submit Section E of the Environmental Resource Permit application.
7. Please be advised that the project may, at a minimum, be required to meet the wetland resources or dredge and fill 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.
8. 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.
9. 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.

10. Please submit a copy of the document granting this project the legal right to discharge into the adjacent canal owned by the City.
11. According to the SCS Broward County Soils Atlas, the soils on this site are predominantly/or a combination of the depressional type. Please revise and resubmit all affected plans and calculation utilizing soil storage values representative of depressional soils (ref. SFWMD SWERP Manual).
12. Please provide a summary showing how this project is in compliance with the permitted SW Basin Cocomar criteria.
13. The drainage system for the entire 18.11 acres is going to be functioning as two separate systems. Please provide calculations showing how the properties are not being impacted.
14. Please label the existing exfiltration trench with dimensions and elevations.
15. The total LF of exfiltration trench on the calculations do not match the length showing on the plans. Please revise and resubmit accordingly.
16. Please submit a signed and sealed topographic map or survey.
17. Please note that the uploaded geotechnical report was included in the document that was signed and sealed by the Civil Engineer. Please re-upload the geotechnical report as an independent document, select the e-sign and seal box, and select the discipline as 'geotechnical.' Then submit the e-signature report signed and sealed by the Geotechnical

Engineer.

18. Please submit signed and sealed Erosion Control or Stormwater Pollution Prevention plans.
19. Please revise and resubmit the plans to show, at a minimum, baffle mechanism at structures that discharge to and/or from retention/detention areas.
20. Please submit the detail of the control structure with dimensions and elevations shown.
21. Please show cross sections through all sides of the property, at a minimum.
22. The existing finished floor elevations are below the Broward County Map and below the requirements by ERP 06-00551-S. Flood proofing of existing buildings is recommended.

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.

23. 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 954-519-0318 or jnarvaez@broward.org

Issued by:

Johana Narvaez, M.S.E.E, Natural Resource Specialist Senior
Surface Water Management Section



Environmental Protection and Growth Management Department

ENVIRONMENTAL ENGINEERING and PERMITTING DIVISION

Surface Water Management Program

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

April 3, 2020

HSQ Group, Inc.
Attention: Antonio Quevedo, P.E.
5951 NW 173rd Drive, Suite 4
Miami, FL 33015

**Subject: West Broward Academy Mod S30/T48S/R42E
Surface Water Management License Application No. L2019-299
SFWMD Application No. 200306-60**

Dear Mr. Quevedo:

The staff has completed a second review of the subject project, based on the materials received March 6, 2020. 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 Section 27-200(b)(3), satisfactory answers to the following comments/questions must be provided to complete the application and provide reasonable assurances for permit issuance.

1. Please submit a copy of the document granting this project the legal right to work and discharge into the adjacent canal owned by the City.
2. Due to the new location of the outfall. Please be advised that the project may, at a minimum, be required to meet the wetland resources or dredge and fill 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.
3. 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.
4. Please provide a pre-development calculation for all the storm events for the entire 18.11 acres and show in a summary table how each one of the properties is complying with it.
5. Please provide 100 yr, 3-day zero discharge calculations.
6. There are a few exfiltration trenches that are not label. Please label the all the exfiltration trench with dimensions and elevations.
7. The total 1,780 LF of exfiltration trench on the calculations do not match the length showing on the plans. Please revise and resubmit accordingly.

8. The provided survey does not have elevations. Please submit a signed and sealed topographic map or survey showing elevations.
9. Please note that the uploaded geotechnical report needs to have the appropriate language and be signed and sealed properly per FAC requirements.
10. The PRB needs to be on the Northern portion of the structure prior to the discharge. Please revise and resubmit accordingly.
11. CS-1 needs to be a manhole not an inlet. Please revise and resubmit accordingly.
12. The existing finished floor elevations are below the Broward County Map and below the requirements by ERP 06-00551-S. Flood proofing of existing buildings is recommended.

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 Section 5.5.3.5 of AH I 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 sixty (60) 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 60 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 954-519-0318 or jnarvaez@broward.org

Issued by:

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



Environmental Protection and Growth Management Department

ENVIRONMENTAL ENGINEERING and PERMITTING DIVISION

Surface Water Management Program

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

July 22, 2020

HSQ Group, Inc.
Attention: Antonio Quevedo, P.E.
5951 NW 173rd Drive, Suite 4
Miami, FL 33015

**Subject: West Broward Academy Mod S30/T48S/R42E
Surface Water Management License Application No. L2019-299
SFWMD Application No. 200306-60**

Dear Mr. Quevedo:

The staff has completed a third review of the subject project, based on the materials received June 23, 2020. 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 Section 27-200(b)(3), satisfactory answers to the following comments/questions must be provided to complete the application and provide reasonable assurances for permit issuance.

1. Since the property is part of Cocomar, please provide a no objections email from Carl Archie of the County's Water and Wastewater Services Water Management Division.
2. Please also provide discharge pre-development calculation values for the entire 18.11 acres and show in a summary table how each one of the properties is complying with it.
3. The submitted report did not have electronically signed and sealed language (options showing below). *REPEAT COMMENT: Please note that the uploaded geotechnical report needs to have the appropriate language and be signed and sealed properly per FAC requirements.*

Format 1:



This item has been electronically signed and sealed by C. S. Hammatt, PE. On [DATE] using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Format 2:

C. S. Hammatt, State of Florida, Professional Engineer, License No. X

This item has been electronically signed and sealed by C. S. Hammatt, PE, On [DATE] using a *SHA* authentication code.

Printed copies of this document are not considered signed and sealed and the *SHA* authentication code must be verified on any electronic copies.

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.

3. In accordance with 125.022 F.S., this will be the final letter requesting additional information on this application, unless the applicant waives this limitation in writing. Failure to adequately complete the application for license issuance will result in the denial of the application.

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. 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 Section 5.5.3.5 of AH I 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 sixty (60) 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 60 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 954-519-0318 or jnarvaez@broward.org

Issued by:

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