



City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666

## Development Application

### Development Review (Check all that apply)

Site Plan		Building Design	
<input type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable

**DEADLINE:** Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

### Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4
MINOR Site Plan Review (Pg. 2)	DRC Review	Development Order from the DSD		
MAJOR Site Plan Review (Pg. 2)	Pre-Application Meeting (Required Prior to DRC Submittal)	DRC Review	P&Z Review	Development Order from the P&Z Board
MAJOR Building Design Review (Pg. 3)			AAC Review	Development Order from the AAC

**APPLICATION SUBMISSION PROCESS:** Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

**PAPER SUBMISSION:** The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input type="checkbox"/>	One (1) completed application with original signatures. (pg. 4)*
	<input type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 5)*
	<input type="checkbox"/>	Signed acknowledgement receipt of the Florida NPDES Stormwater Permitting Program for Construction Activity. (pg. 6)
	<input type="checkbox"/>	Four (4) Electronic Signature Affidavits (unless a 3 <sup>rd</sup> party digital signature is utilized). See P&Z webpage for <a href="#">instructions</a> .
	<input type="checkbox"/>	Application Fee as established by resolution of the City Commission. See <a href="#">Appendix C - Fee Schedule</a> in the Information section of the P&Z webpage.

**DIGITAL SUBMISSION:** The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	<input type="checkbox"/>	Recorded or proposed plat.
	<input type="checkbox"/>	Narrative with project specifics including a full description of the proposed development (PDF).*
	<input type="checkbox"/>	Completed Plans Checklist ( <i>this must be filled out</i> ). (pg. 7-9)
	<input type="checkbox"/>	Legal Description ( <b>Digital copy in WORD</b> )
	<input type="checkbox"/>	Current survey (with flood information)
	<input type="checkbox"/>	Digital Plans**

\*Updated copies of the application, proof of ownership, or narrative may be required if information has changed (i.e.: if the property ownership changes, the owner's certificate and application will need to be revised with the City's file.)

\*\*Refer to the Plans Checklist on page 7 of this application

**DRC**

PZ21-12000014  
5/19/21



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P&Z#: \_\_\_\_\_

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## Development Application

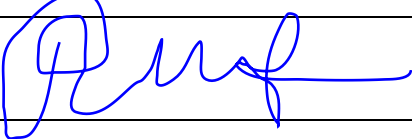
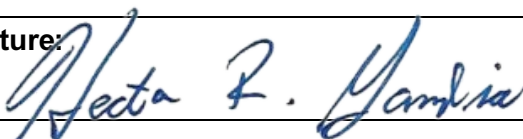
### Development Review (Check all that apply)

Site Plan		Building Design	
<input checked="checked" type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> Applicable (AAC Required)	<input checked="checked" type="checkbox"/> Not Applicable
<b>Street Address:</b> 2714 NW 4th Court - 2 lots		<b>Folio Number:</b> 484233045300 & 484233045310	<b>Zoning District:</b> B-2
<b>Subdivision:</b> Collier City, Section 33		<b>Block:</b>	<b>Lot:</b> 894, 895, 896
<b>Date of Pre-Application Meeting (Required for Major Site Plan):</b> NA			

### Site Data

<b>Project Name:</b> Collier City Substation		
<b>Acres*:</b> 0.3	<b>Number of units (Residential):</b> 0	<b>Total square feet of the building* (Non-Residential):</b> 2750

\*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
<b>Business Name (if applicable):</b> PlanW3st LLC	<b>Business Name (if applicable):</b> City of Pompano Beach
<b>Print Name and Title:</b> Paola A. West	<b>Print Name and Title:</b> Hector R. Gandia
<b>Signature:</b> 	<b>Signature:</b> 
<b>Date:</b> March 30, 2021	<b>Date:</b> March 30, 2021
<b>Street Address:</b> 10152 Indiantown Road, Unit 159	<b>Street Address:</b> 1201 NE 5th Avenue
<b>Mailing Address City/ State/ Zip:</b> Jupiter, FL33478	<b>Mailing Address City/ State/ Zip:</b> Pompano Beach, FL 33060
<b>Phone Number:</b> 954-529-9417	<b>Phone Number:</b> 954-786-5520
<b>Email:</b> pwest@planw3st.com	<b>Email:</b> hector.gandia@copbfl.gov
<b>Email of ePlan agent (if different):</b> pwest@planw3st.com	

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**OWNER'S CERTIFICATE**

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

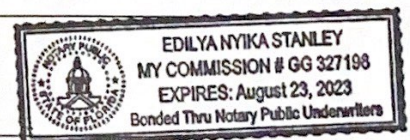
Owner's Name: City of Pompano Beach  
(Print or Type)  
Address: 1201 NE 5th Avenue  
Pompano Beach, FL 33060  
(Zip Code)  
Phone: 954-786-5520  
Email address: hector.gandia@copbfl.com  
Hector F. Gandia  
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 30<sup>th</sup> day of March, 2021 by means of  
☐ physical presence or ☐ online notarization.

Edilya N. Stanley  
NOTARY PUBLIC, STATE OF FLORIDA

Edilya N. Stanley  
(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☒ Personally know to me, or  
☐ Produced identification: Not  
(Type of Identification Produced)



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### Acknowledgement receipt of the Florida NPDES Stormwater Permitting Program for Construction Activity

I Paola A. West am the Agent of the proposed application for  
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature:

Date:

3/30/2021

# DRC



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Development Application

**PLANS CHECKLIST**

**\*\*\* THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER. \*\*\***

<input type="checkbox"/> Survey	<input type="checkbox"/> Architectural Plans (Elevations, Floor Plans, etc.)	<input type="checkbox"/> Landscape Plan	<input type="checkbox"/> Irrigation Plan	<input type="checkbox"/> Photometric Plan
<input type="checkbox"/> Site Plan(s)	<input type="checkbox"/> Life Safety Plans	<input type="checkbox"/> Recorded Plat	<input type="checkbox"/> Tree Survey and Tree Appraisals	<input type="checkbox"/> CPTED Security Plan

**All plans to be oriented the same as survey. Each plan must be uploaded as a single-sheet PDF. Plans must be named using a 3-digit ordering number, sheet name, and sheet title as named in the checklist above. An example is provided below:**

001 S-1 Survey  
002 SP-1 Site Plan  
003 C-1 Civil Plan  
004 A-1 Architectural Floor Plan

**SURVEY: COPY of signed and sealed original:**

<input type="checkbox"/>	Current or dated within 1 year of submittal
<input type="checkbox"/>	Legal description of property
<input type="checkbox"/>	Property lines clearly shown
<input type="checkbox"/>	Location of all easements and utilities
<input type="checkbox"/>	All adjacent rights-of-way with dimensions to centerline, dimension of width, pavement width
<input type="checkbox"/>	Flood zone and flood elevation data in NAVD format

**SITE PLAN(S): Must be drawn to ONE (1") INCH = TWENTY (20') FEET where practical and include the following:**

**A. General Information:**

<input type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers
<input type="checkbox"/>	Location map showing arterial streets and section lines
<input type="checkbox"/>	All adjacent rights-of-way, indication of required right-of-way dedications, and right-of-way and pavement widths
<input type="checkbox"/>	Dimension all site features, overall building footprint, setbacks, parking stalls, driveway widths, walkways, landscape areas, signs, and provide sight triangles
<input type="checkbox"/>	Scale and north arrow
<input type="checkbox"/>	Property lines and easements clearly shown
<input type="checkbox"/>	Utility lines with sizes including water, sewer, gas, & assoc. elements including DDCV, Siamese connections, backflow preventers, etc.
<input type="checkbox"/>	Location of all water features, drainage improvements and on-site retention areas
<input type="checkbox"/>	Flow calculations - water & sewer demand (gallon usage per day)
<input type="checkbox"/>	Offsite improvements such as sidewalks, bus bays, turning lanes, utility lines and fire hydrants; also indicate all driveways or curb cuts within 300 feet of the site

**B. Article 3 / Zoning District Information:**

4	Current land use designation of property	
4	Current zoning of project and abutting properties (and proposed zoning, if applicable)	
4	Location of all principal and accessory structures with dimensions to lot lines and between structures	
4	Building elevations and height	
4	Total square footage of pervious and impervious areas and as percentages of total area	
4	Computation - Gross acreage	
4	Computation – Net acreage	
4	Residential Use	Number of dwellings
4		Density
4		Dwelling units by type
4		Floor area of dwelling units by type
4	Non-Residential Use	Total Gross square footage of all buildings
4		Gross square footage of all uses

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<input type="checkbox"/>		Gross square footage of individual buildings
<input type="checkbox"/>	<b>Non-Residential Use (cont.)</b>	Gross square footage of individual buildings per floor
<b>C. Use Information:</b>		
<input type="checkbox"/>	Proposed Principal Use(s), <i>fill in:</i>	
<input type="checkbox"/>	Proposed Accessory Use(s), <i>fill in:</i>	
<b>D. Development and Design Information:</b>		
<input type="checkbox"/>	Off-Street Parking and Loading Plan: Number of off-street parking spaces required and provided including handicapped: with typical sizes shown; Number of required and provided loading spaces; Access aisles and driveways; interaction with circulation plan; and surfacing materials	
<input type="checkbox"/>	Location of all ground-mounted mechanical equipment, commercial containers, and rescreening methods	
<input type="checkbox"/>	Location, height, and specifications of all fences and walls	
<input type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points	
<input type="checkbox"/>	Separate Sign Plan to include location and type of sign	
<input type="checkbox"/>	Ref use apparatus circulation plan incorporating the approved road widths and turning radius at 30' inside and 50' outside minimum	
<b>ARCHITECTURAL PLAN(S)</b> Must be sealed by a Florida Registered Architect and include the following:		
<input type="checkbox"/>	Dimensioned floor plans for all floors proposed	
<input type="checkbox"/>	Design Plan – Residential Compatibility: Roofs; Exterior color palette; Architecture features; outdoor activity areas; location of off-street parking areas; location of loading, service, and ref use areas; and location and photographs of abutting single family residential development	
<input type="checkbox"/>	Design Plan – Multifamily Residential: Site layout including buildings, parking, and outdoor activity areas; Building Size; Building Facades (including list of options); Architectural Variability options; Roofs; and Materials	
<input type="checkbox"/>	Design Plan – Commercial, Institutional, and Mixed Use: Site layout including buildings, parking, and loading, service and equipment areas; Building Size; Building Facades and materials; Building Entrances; Fenestration/ Transparency; and Roofs	
<input type="checkbox"/>	Design Plan – Industrial: Site layout including buildings, parking, and loading, service and equipment areas; Building Size; Building Facades and materials; and Building Entrances	
<input type="checkbox"/>	Elevations of all facades identifying colors and materials (by manufacturer and name/number) proposed	
<input type="checkbox"/>	Roof plan showing location of all rooftop mechanical equipment and screening methods	
<input type="checkbox"/>	Vertical dimensions of facade and elevation features, building floors, mean height/high point and slope of roof	
<b>LIFE SAFETY PLAN(S):</b>		
<input type="checkbox"/>	Circulation Plan: Street Connectivity; Emergency and service vehicle access; Vehicle stacking; Turning radii; Traffic calming measures; Bicycle access; Number of bicycle spaces required and provided; and Pedestrian access	
<input type="checkbox"/>	Site plan development standards for fire prevention NFPA 1 - Chapter 18, Fire Department Access and Water Supply	
<input type="checkbox"/>	All proposed and existing buildings: provide occupancy classification, construction type, square footage, number of floors and height of building to highest occupiable floor level	
<input type="checkbox"/>	Fire apparatus circulation plan incorporating the approved road widths and turning radius at 30' inside and 50' outside minimum. Provide both arcs and center point that arcs are measured from	
<input type="checkbox"/>	Location of all existing and proposed water utilities, fire hydrants, and main sizes. Fire hydrants and other fire protection appliances need to be placed along fire department access routes. Refer to NFPA 1 2009 ed Chapter 18 for required fire flow and Annex I for number of hydrants and spacing. Minimum of 2 fire hydrants are required within 400' of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C))	
<input type="checkbox"/>	Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 and Annex I for required fire flow, number/spacing of fire hydrants	
<b>RECORDED PLAT: COPY of original:</b>		
<input type="checkbox"/>	Signed and sealed by the City Clerk, City Engineer, Mayor and the Chairman of the Planning & Zoning Board	
<input type="checkbox"/>	Plat net & gross acreage	
<input type="checkbox"/>	All existing and proposed public or private streets, alleys, right-of-ways, easements for utilities, bike paths, bus shelters, or bus bays, canals, lakes and other major water courses either on or adjacent to property	
<input type="checkbox"/>	Dedication of streets or other improvements	
<input type="checkbox"/>	Area of each lot and of the plat as a whole to the nearest square foot area tabulation including the right-of-way dedication easement, etc	
<b>LANDSCAPE PLAN:</b> Must be sealed by a Florida Registered Landscape Architect and include the following:		
<input type="checkbox"/>	Location of all landscaped areas with dimensions	

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<input type="checkbox"/>	Table indicating all landscape requirements	Common and scientific names for all plant material
<input type="checkbox"/>		Plant location and spacing of plant material
<input type="checkbox"/>		Quantities and sizes of plant material with percentages of material by species and nativity
<input type="checkbox"/>	Building location	
<input type="checkbox"/>	Light pole fixtures and light pole locations showing required 15-foot radius around each fixture	
<input type="checkbox"/>	Parking and vehicular-use areas	
<input type="checkbox"/>	Square footage of vehicular use area and percentage of interior landscaping	
<input type="checkbox"/>	Location of all walls, fences, berms and other buffers with material specifications and heights	
<input type="checkbox"/>	Commercial container locations and screening	
<input type="checkbox"/>	Screening of ground-mounted mechanical equipment	
<input type="checkbox"/>	Location of all easements	
<b>TREE SURVEY &amp; TREE APPRAISALS:</b>		
Tree Survey must be sealed by a FL Registered Surveyor and Appraisals must be done by a Certified Arborist and include:		
<input type="checkbox"/>	Tree survey to include corresponding tree assessments in table form. Include the following data: common name, scientific name, size, condition, value and status (existing vegetation on site, vegetation to remain, to be removed and relocated)	
<input type="checkbox"/>	Tree appraisals to follow cost approach as identified in Rule 14-40.030 in the FL Administrative Code	
<b>IRRIGATION PLAN: Must be sealed by a FL Registered Landscape Architect or Professional Engineer:</b>		
<input type="checkbox"/>	Irrigation plan showing irrigation layout	
<input type="checkbox"/>	Location of all existing and proposed paved areas, all existing and proposed spot grades, and all existing and proposed drainage utilities	
<input type="checkbox"/>	Location of all existing and proposed water and sewer utilities	
<input type="checkbox"/>	Location of all easements	
<b>CIVIL PLAN(S): Must be sealed by a Florida Registered Professional Engineer and include the following:</b>		
<input type="checkbox"/>	Paving, grading, and drainage (PGD) plan showing location of all existing and proposed paving specifications, all existing and proposed spot grades, and all existing and proposed drainage utilities	
<input type="checkbox"/>	Water and sewer (WS) plan showing location of all existing and proposed utilities for water and sewer, AT&T, Comcast, FPL, and Teco Gas	
<input type="checkbox"/>	Traffic markings and signage (TMS) plan showing all pavement markings and traffic signage	
<input type="checkbox"/>	Paving, grading, drainage, and sewer details	
<b>PHOTOMETRIC PLAN:</b>		
<input type="checkbox"/>	Lighting / Photometric Plan: Location, height, and detail of Lighting fixtures; and Illumination levels, direction and shielding	
<b>PUBLIC SAFETY SECURITY PLAN: Incorporating security strengthening and CPTED principles:</b>		
<input type="checkbox"/>	<b>Signed &amp; Sealed CPTED (Crime Prevention Through Environmental Design) Security Drawing Plan 24"x36"</b> . Plan must be signed and sealed by a Florida Registered Architect, Florida Registered Landscape Architect, or Florida Registered Engineer. CPTED Consultant is preferred	
<input type="checkbox"/>	Location of all walls, fences, and gates with material specifications and heights	
<input type="checkbox"/>	Location of all external cameras and motion sensors	
<input type="checkbox"/>	Location of dumpster with gate detail allowing for gap from grade to gate	
<input type="checkbox"/>	Bench/seating area locations with furnishing detail to include separators	
<input type="checkbox"/>	Location, height, and specification of security-aiding landscaping or landscape maintenance (thorny shrubs, continuous hedging, low maintenance of shrubs)	
<input type="checkbox"/>	Specifications of non-impact and impact glass	
<input type="checkbox"/>	<b>CPTED Security Narrative 8.5"x11"</b> identifying how all 5 CPTED Principles are being achieved in the Security Drawing Plan, along with an approved maintenance plan. Narrative must be signed by a Florida Registered Architect, Florida Registered Landscape Architect, or Florida Registered Engineer. CPTED Consultant is preferred	

# DRC



**CPTED PRINCIPLES**

***Crime Prevention Through Environmental Design***

**CPTED Principle #1 - Natural Surveillance**

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

**CPTED Principle #2 - Natural Access Control**

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

**CPTED Principle #3 - Territorial Reinforcement**

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

**CPTED Principle #4 - Maintenance**

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

**CPTED Principle #5 – Activity Support**

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

.....  
If you have any questions or concerns with incorporating the CPTED Principles in your design. Please contact Deputy Patrick Noble with the Broward County Sheriff's Office at: [Patrick.Noble@sheriff.org](mailto:Patrick.Noble@sheriff.org) or at (954) 709-7006.

**NOTICE EFFECTIVE FEBRUARY 1, 2008**

Per resolution 08-97 RESIDENTIAL PLATS AND SITE PLAN APPLICATIONS shall not be approved without providing the appropriate written approvals from Broward County School District.

**APPLICANTS MUST TRANSMIT RESIDENTIAL PLATS AND SITE PLANS TO BROWARD COUNTY SCHOOL DISTRICT.**

For your convenience an application is attached to all plat applications and for additional information contact:

The School Board of Broward County, Florida  
Growth Management Department  
Facility Management, Planning & SiteAcquisition  
1643 North Harrison Parkway  
Sunrise, Florida 33323  
(754)-321-8350

or visit their website to complete the application online:

<http://www.broward.k12.fl.us/propertymgmt/new/growthmanagement/docs/PublicSchoolApplication.pdf>



\*A new online system called Interactive Notice of Intent (iNOI) is now available to the public. Applicants that use iNOI can complete, save, edit, pay for (using a credit card) and submit NPDES Stormwater applications online. The use of iNOI is encouraged but voluntary. Applicants can still submit paper notices. iNOI is available at [www.dep.state.fl.us/water/stormwater/npdes/](http://www.dep.state.fl.us/water/stormwater/npdes/)

5. If you complete a paper NOI, submit it along with the application fee, as indicated below, to the NPDES Stormwater Notices Center. Authorization is usually granted 48 hours after the date the complete NOI is post-marked to the Notices Center.

The fee is required by Rule 62-4.050(4)(d), F.A.C.. Make checks payable to the Florida Department of Environmental Protection.

Large Construction (disturbs 5 or more acres of land) is \$400.

Small Construction (disturbs between 1 and 5 acres) is \$250.

6. Re-apply for coverage every five years (if the construction activity extends beyond a 5-year period) or submit an NOI to terminate coverage.

### Where Can I Find More Information?

DEP's Web site provides more information on program - coverage and requirements, useful Web links, and electronic - versions of the CGP, all regulations and forms cited herein, - and SWPPP guidance. In addition, the NPDES Stormwater - Notices Center provides hardcopies of permits and forms. -

#### NPDES Stormwater Section

Florida Department of Environmental Protection -  
2600 Blair Stone Road, MS #2500 -  
Tallahassee, FL 32399-2400 -  
(850) 245-7522 -  
Email [NPDES-stormwater@dep.state.fl.us](mailto:NPDES-stormwater@dep.state.fl.us) -

#### iNOI

[www.dep.state.fl.us/water/stormwater/npdes/](http://www.dep.state.fl.us/water/stormwater/npdes/)

#### NPDES Stormwater Notices Center

Florida Department of Environmental Protection -  
2600 Blair Stone Road, MS #2510 -  
Tallahassee, FL 32399-2400 -  
(866) 336-6312 (toll free) or (850) 297-1232



PRINTED ON RECYCLED PAPER

03/09

Florida Department of Environmental Protection  
NPDES Stormwater Section  
2600 Blair Stone Road, MS #2500  
Tallahassee, FL 32399-2400

## The Florida NPDES Stormwater Permitting Program for

# Construction Activity



PZ21-12000014



## What is Florida's NPDES Stormwater Permitting Program for Construction Activity?

In October 2000, the U.S. Environmental Protection Agency (EPA) authorized the Florida Department of Environmental Protection (DEP) to implement the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program in the State of Florida (with the exception of Indian Country lands). The program regulates point source discharges of stormwater runoff from certain construction sites and was developed by EPA in two phases: Phase I regulates "large" construction activity (disturbing 5 or more acres of total land area) and Phase II regulates "small" construction activity (disturbing between 1 and 5 acres of total land area).

The "operator" (i.e., the entity that owns or operates the project and has authority to ensure compliance) of regulated construction sites must obtain an NPDES stormwater permit and implement appropriate pollution prevention techniques to minimize erosion and sedimentation and properly manage stormwater. DEP adopted under Rule 62-621.300(4), F.A.C., the **Generic Permit for Stormwater Discharge from Large and Small Construction Activities (CGP)** (DEP Document 62-621.300(4)(a)) which is applicable to Phase I large construction and Phase II small construction.

It is important to note that the permit required under DEP's NPDES Stormwater permitting program is separate from the Environmental Resource Permit (ERP) required under Part IV, Chapter 373, F.S., a stormwater discharge permit required under Chapter 62-25, F.A.C., or any local government's stormwater discharge permit for construction activity.

## Which Construction Activities Are Regulated Under The Program?

DEP's permitting program regulates construction activity that meets the following criteria:

- - Contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system (MS4).
- - Disturbs one or more acres of land. Less than one acre also is included if the activity is part of a larger common plan of development or sale that will meet or exceed the one acre threshold. Disturbance includes clearing, grading and excavating.

## What Does the CGP Require?

- A **CGP Notice of Intent (NOI)** (DEP Form 62-621.300(4)(b)) must be submitted to DEP.
- A **Stormwater Pollution Prevention Plan (SWPPP)**. In part, the plan must include the following:
  - A site evaluation of how and where pollutants may be mobilized by stormwater
  - A site plan for managing stormwater runoff,
  - Identification of appropriate erosion and sediment controls and stormwater best management practices (BMPs) to reduce erosion, sedimentation, and stormwater pollution,
  - A maintenance and inspection schedule,
  - A recordkeeping process, and
  - Identification of stormwater exit areas.
- A **Notice of Termination (NOT)** (DEP Form 62-621.300(6)) must be submitted to DEP to discontinue permit coverage. An NOT may be submitted only when the site meets the eligibility requirements for termination specified in the CGP.

## What Are Some Examples of BMPs?

A comprehensive SWPPP includes both structural and non-structural controls. Some commonly used controls follow:



## Structural Controls

- - **Retention Ponds.** Permanent structures designed to allow time for sediments to settle and water to infiltrate the ground.
- - **Temporary Sediment Basins.** Structures designed to detain sediment-laden runoff from disturbed areas long enough for sediments to settle out and control the release of stormwater.
- - **Entrance/Exit Controls.** Temporary controls, such as gravel, used to stabilize the entrances/exits to the site to reduce the amount of soils transported onto paved roads by vehicles (known as "track-out").
- - **Silt Fencing.** A temporary erosion and sediment control used to prevent dirt from entering waterways before bare soil is stabilized with vegetation.
- - **Berms.** A temporary erosion and sediment control that physically prevents polluted runoff from entering nearby storm drain inlets and waters.

## Non-Structural Controls

- - **Stabilization.** Techniques such as sodding, seeding/ mulching and stone cover, which reduce the erosion of exposed soils and steep grades.
- - **Phased Construction.** Scheduling construction to occur during the dry season or to minimize the amount of land cleared at any one time.
- - **Good Housekeeping.** Techniques such as oil and fuel containment, spill prevention and clean-up, and street sweeping of "tracked-out" soils, which help prevent the contamination of stormwater runoff.

## How Do I Obtain Permit Coverage?

To obtain NPDES stormwater permit coverage, complete the following steps:

1. Obtain a copy of the CGP.
2. Carefully read the permit language.
3. Develop a SWPPP.
4. Complete a NOI and submit it online using the iNOI system \* or by submitting a paper NOI.

**DRC**