ePermits One Stop

Transportation and Environmental Review Instructions

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Development & Environmental Review

Development and Environmental Review is a two step process that is completed online only. The applicant will first receive a Development Review AKA Transportation Concurrency and then and Environmental Review immediately after. Each review will yield an approval certificate that should be presented to the City Building Department before 90 days to avoid expiration and additional fees.

Fill out application online, upload plans, pay and print approval without having to come our office. For more information call (954) 357-6666 Ext. 2

- E-Permits Sign In

Step 1: Transportation Concurrency

When do you need the County to determine if impact fees are due?

- All New Construction
- All Renovation that is Non-Residential
- All Renovation that involves a change of use
- All Residential Renovation that increases the number of dwelling units
- All Residential Renovation that involves a change of use

When do you not need the County to determine if impact fees are due?

- All Residential Renovation that does not increase the number of dwelling units
- All Residential Renovation that does not involve a change of use

What Documents does the County need to determine impact fees?

For New Construction:

- Full set of signed and sealed PDF Plans

- Signed and sealed survey with Legal Description

For Renovation:

- Signed and sealed PDF plans indicating proposed renovation

How to Submit needed documents to the County online.

Development and Environmental Review Approval Process:
Applicants are required to complete online application forms to receive Development and Environmental Review (DER) approval. DER can be completed entirely online through Broward County's ePermits System main page or ePermits sign-in. Upon confirmation of compliance, DER approval certificates will be granted. Most evaluations require payment of an approval review fee. The size and nature of the project dictate the fee which cannot be determined until review of the project is completed. Fees for DER approval may be paid by E-Check, check, or credit card (mail-in or online only).

For more detailed information, please refer to the
Environmental Review Approval Guide below.

Step 2: Environmental Review

ENVIRONMENTAL REVIEW APPROVAL GUIDE
Development and Environmental Review is a two step process. The applicant will first receive a Development Review AKA Transportation Concurrency and then and Environmental Review immediately after. Each review will yield an approval certificate that should be presented to the City Building Department before 90 days to avoid expiration and additional fees.

As part of the Broward County Development & Environmental Review, the Environmental Review Approval is an important step in the process of obtaining a building or construction permit in Broward County. Review and approval from the Resilient Environment Department Urban Planning Division serves as verification that all required environmental licenses and

pending environmental enforcement issues related to the County's Natural Resource Protection Code (the Code) have been resolved. Environmental operation licenses which will be required at the completion of the project are also identified.

Applicants are required to complete online application forms to receive Environmental Review approval. Environmental Review can be completed entirely online through Broward County's ePermits System at https://www.broward.org/ePermits. Upon confirmation of compliance, Environmental Review approval will be granted. Most evaluations require payment of an approval review fee. The size and nature of the project dictate the fee which cannot be determined until review of the project is completed. Fees for Environmental Review approval may be paid by E-Check, or check (mail-in or online only). **Please note only environmental fees can be paid with credit card.**

Approved plans become invalid if not submitted to the relevant municipal or county agency within ninety days.

We value your feedback as a customer. You can comment on the quality of service you received using the ePermitsOneStop website by completing our survey. Thank you!

BROWARD COUNTY FLORIDA | URBAN PLANNING



DEVELOPMENT AND ENVIRONMENTAL REVIEW GUIDE

ePermits OneStop

WWW.BROWARD.ORG/EPERMITS

DEVELOPMENT & ENVIRONMENTAL REVIEW APPROVAL

As part of the Broward County Development and Environmental Review (DER), the Environmental Review Approval is an important step in the process of obtaining a building or construction permit in Broward County.

Review and approval from the Resilient Environment Department (RED) and Urban Planning Division (UPD) serves as verification that all required environmental licenses and pending environmental enforcement issues related to the County's Natural Resource Protection Code (the Code) have been resolved. Environmental operation licenses which will be required at the completion of the project are also identified.

Applicants are required to complete an online application and upload construction plans for review. Once an application is approved, applicants will be instructed to pay any associated impact fees and environmental review fees to receive the Transportation Concurrency certificate and Environmental Review certificate. DER must be completed entirely online through Broward County's ePermits System at www.broward.org/ePermits. Paper plan submittals are no longer accepted, and all plans must be submitted electronically for review online. Most evaluations require payment of an impact or review fee. The size and nature of the project dictate the fee which cannot be determined until review of the project is completed. Fees for DER approval may be paid by E-Check, check or credit card (environmental only). Checks can be mailed to the address at the bottom of this guide.

The DER approval certificates expire within ninety days of approval, if not submitted to the relevant municipal or county agency.

In general, projects requiring a specific RED license for construction of a new project or modifications to an existing facility must first obtain that license before DER approval is granted.

PROJECTS WHICH REQUIRE DEVELOPMENT & ENVIRONMENTAL REVIEW APPROVAL

BUILDING CONSTRUCTION

- All new building construction, residential or non-residential
- All additions to non-residential buildings
- All interior alterations to industrial buildings or warehouses if a building permit is required
- All interior alterations to commercial or office buildings where a change in use or seating capacity will occur or where the building has been vacant for six months or more if a building permit is required
- Final interior construction of existing shell buildings if a building permit is required
- All foundations or slabs

SITE PREPARATION AND INFRASTRUCTURE

- New construction or expansion of all roads and bridges
- Land clearing and grubbing
- Fill for areas located in or near wetland zones
- Wireless antennas & equipment
- Tree removal in the Broward Municipal Services District (BMSD - formerly known as Unincorporated Broward County) and certain municipalities (see page 4)
- Construction of docks, sea walls, boat ramps and bulkheads
- Commercial driveways and parking lots
- All drainage projects, including those in independent drainage districts

OTHER IMPACTS

- Conversion from septic tank to city sewer
- All new or replacement emergency generators, excluding portable generators
- All landfill and solid waste transfer facilities
- All new commercial or multifamily swimming pool construction
- Installation or modification of above or below ground storage tank systems
- Temporary buildings and construction trailers





PROJECTS WHICH *DO NOT* REQUIRE DEVELOPMENT & ENVIRONMENTAL REVIEW APPROVAL

- Interior renovation to individual condo units
- Additions or interior remodeling of a home with no increase in the number of dwelling units (except for locations in the BMSD)
- Residential emergency generators
- Residential fences
- All work to residential swimming pools
- Residential slabs
- Residential solar panels
- Residential balcony enclosures
- Residential driveways
- Carports for single family residences (except for locations in the BMSD)
- Screen porches on existing slabs
- Condo conversion that do not include the installation or replacement of cooling towers/ chillers or emergency generators
- Traffic striping
- Billboards
- Demolition only (nothing being built, repaired, and or replaced)
- Tree Trimming (excluding mangroves)
- Landscaping
- Utility pole installation
- Well construction
- Installation of compressed gas tanks
- Painting of buildings
- Sand blasting and pressure cleaning
- Sidewalk installation and replacement
- Re-roofing projects
- Installation of fire suppression systems
- The installation of outdoor recreation equipment such as swings and slides
- Routine maintenance of grounds and equipment
- Installation of security, telephone, intercom, and public-address systems
- Septic tank and drain field repair
- Construction or installation of signs
- Improvements to mobile homes
- Placement of mobile homes on existing slabs
- Routine maintenance
- Electrical installations which do not involve the installation of pollution control equipment
- Installation of lawn sprinklers
- Installation of residential satellite dishes and TV antennas

ENVIRONMENTAL EVALUATIONS MADE DURING THE APPROVAL PROCESS

WASTEWATER TREATMENT PLANT CAPACITY

Any project generating a wastewater flow will be reviewed to ensure sufficient capacity exists at the wastewater treatment plant serving the project. If the proposed project would put the associated wastewater treatment plant over capacity, or in any other way violate the treatment plant's license, DER staff may withhold approval until evidence is available that the wastewater treatment plant can accommodate the additional capacity.

AVAILABILITY OF A WASTEWATER COLLECTION SYSTEM

A wastewater collection/transmission system project is one involving construction, modification, expansion, or replacement of sanitary sewers, sanitary manholes, sanitary force mains, or pump stations. Under limited circumstances, a project may be allowed to proceed to the building department even if the wastewater collection system is not yet approved by the Environmental Permitting Division (EPD). Such conditional approval relies on a determination that construction will not adversely affect the environment, that necessary land development licenses have been obtained, and the applicant has agreed that no certificate of occupancy will be issued until the wastewater collection system is completed and certified in accordance with Section 27-199(c) of the Code. Release of this conditional approval will be granted only after EPD has reviewed as-built drawings and has determined that the design has been installed/constructed in compliance with current County code and State regulations.



WELLFIELD PROTECTION

For new construction and all industrial and commercial projects, a determination is made regarding location with respect to drinking water supply wells. If staff determines that the project is in a protected wellfield zone, the project is referred to EPD for possible licensing. If such a license requirement is confirmed, DER approval will not be granted until a complete application for a wellfield protection license has been received by EPD.

STORAGE TANK LICENSING

All projects are reviewed to determine the presence of regulated storage tank system(s). A regulated storage tank system includes any above or under-ground tank used to contain hazardous materials as defined in the Code. If such a tank is present, a valid storage tank license is required in accordance with the requirement in Section 27-306 of the Code in order to obtain DER approval. A storage tank facility license shall be required to build, erect, operate, modify, maintain out-of-service status, close or replace in whole or in part any storage tank system that is intended to contain hazardous material unless otherwise exempted by the code.

AIR FACILITY LICENSE

All projects are reviewed to determine if a Broward County Air License or State of Florida Air Permit is required. An air facility is a business or project which emits or has the potential to emit certain air contaminants as defined in the Broward County, Florida – Code of Ordinances / Chapter 27 – Pollution Control / Article IV – Air Quality and the State of Florida Administrative Code Chapter 62-4 Permits. All air facilities are referred to the Natural Resources Division (NRD) for either licensing or permitting as required by the above county or state environmental codes. Air facilities may be subject to air license or air permit applicable requirements, are subject to criteria used for issuance or denial of authority to construct, modify or operate or may be exempt. DER approval will not be issued for construction, modification, or operation of the air facility until the appropriate license or permit is issued or is exempted by the NRD.

PARKING FACILITY LICENSE

All projects are reviewed to determine if the proposed number of parking spaces are greater than the parking facility license thresholds: Construction or modification that will result in 400 spaces or more for a parking facility that may degrade or exceed the National Ambient Air Quality Standards (NAAQS) for carbon monoxide as determined by NRD, 750 spaces or more for parking garages and 1,500 parking spaces or more for surface parking lots or 1,000 or more for a single or multilevel parking facility. The associated air impacts from the increased vehicular traffic must be considered in the review. The project is referred to the NRD for evaluation and NRD will notify the applicant and the DER Section if a license is required under Section 27-176(c) of the Code and identify any conditions the project must meet prior to proceeding.

SPECIAL AREAS OF CONCERN

If a project lies within a special area of concern as defined in the Code, the project will be referred to the EPD for evaluation. These areas include Natural Resource Areas, Local Areas of Particular Concern, and other protected areas. DER approval will not be granted until the EPD notifies the DER staff that the project complies with the requirements of Section 27-67 (d) of the Code.

CONTAMINATED SITES

Every application for new construction is reviewed to determine if the site overlies or is adjacent to a site for which there is evidence that some prior release or discharge of pollutants has required assessment or possible remediation. In such a case, the project is referred to the EPD for evaluation. If this evaluation determines that the proposed project will not adversely affect cleanup of the site in accordance with Section 27-66(g) of the Code, notification is made to the DER staff so that the DER approval process may continue.

ENFORCEMENT ACTIVITIES

Every project is reviewed for current or outstanding enforcement actions. If the project is found to have an outstanding enforcement issue, the project is referred to the Consumer Protection Division (CPD) for evaluation in accordance with Sections 27-66 (k) and 27-55(d) (1), (6) and (7) of the Code. Upon resolution of enforcement matters, the CPD will notify the DER staff in writing to allow the project to continue through the approval process.

ENVIRONMENTAL RESOURCE LICENSE

All projects are reviewed to determine if an Environmental Resource License is necessary. Such projects may involve 1) clearing of vegetative overgrowth, 2) impacts to wetlands, 3) dredging and filling activities, 4) construction or installation of docks, pilings, jet ski lifts, floating vessel platforms and bridges, 5) pond, lake or canal filling and/or excavation, 6) trimming or alteration of mangroves, and any other water-related activities. These projects must obtain a license from the EPD in accordance with Article XI of the Code. DER approval for such a project will not be granted until the project receives review and a license (if required) from the EPD.

SURFACE WATER MANAGEMENT LICENSE

Each project is evaluated to determined jurisdiction for drainage. Projects in the EPD jurisdiction that are non-residential or residential and larger than a duplex must meet the drainage criteria set forth in Section 27-200 of the Code. Those projects will be referred to EPD for evaluation and may require a Surface Water Management License. DER approval for such projects will not be granted until a license is obtained from EPD.



SEPTIC TANKS

Projects are reviewed to determine if the use of septic tanks is appropriate. Notify the Florida Department of Health for all projects involving septic tank systems and other onsite sewage treatment and disposal systems.

HAZARDOUS MATERIAL LICENSE

All non-residential projects are reviewed to determine if a Hazardous Material License will be required after the project has been completed. If a determination is made that such a license may be required, the applicant is notified of their responsibility to obtain this license in accordance with the requirements in in Section 27-356 of the Code. Projects for existing facilities that appear to need a Hazardous Material License may be referred to the EPD, Pollution Prevention section to determine if either a valid license exists or a license application is on file. The project may not receive DER approval until an appropriate application is received by EPD.

TREE PROTECTION LICENSING

If trees will be removed, relocated, or replaced and the project is in the BMSD or in a municipality where Broward County has jurisdiction, the project will be referred to the EPD for licensing and/or approval in accordance with Section 27-401 thru 414 of the Code. DER approval will not be granted until the EPD license or approval is obtained.

Municipalities where Broward County has jurisdiction include:

- Hillsboro Beach
- Lauderdale by the Sea
- Lauderdale Lakes
- Lazy Lake
- Lighthouse Point
- North Lauderdale
- Pembroke Park
- Sea Ranch Lakes
- Wilton Manors

OTHER LICENSE REVIEW CHECKS

In addition, all projects are assessed to determine the need for other licenses including solid waste and industrial transfer station licenses. If a license is required for construction of a facility in any of these categories, the applicant will be referred to the appropriate RED for further evaluation. DER approval will not be granted until all appropriate licenses are issued.

For Development & Environmental Review, complete the online application via our website at:
Broward.org/EPermits

Development & Environmental Review Applications can be submitted from any computer with internet access.

ePermits OneStop

The benefits of e-Permits:

- ✓ No paper forms to complete
- ✓ Work online any time, day or night

If you have any demolition/asbestos questions, please contact Air Licensing & Compliance at
asbestoshelp@broward.org
Or call ***954-357-6666 ext. 1***

@BrowardEnvironment

@BrowardEnvironment

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BROWARD COUNTY FLORIDA

Broward County Board of County Commissioners

Our office location is:
Resilient Environment Department
Urban Planning Division
1 North University Drive, Box-102,
Plantation, Florida 33324

Phone: ***954-357-6666 ext. 2***
Web: Broward.org/Planning
Located on the northwest corner of Broward Boulevard and University Drive.

Updated January 2024

STUDENT STATION COSTS & COLLECTION OF EDUCATION FEES

SCHOOL EDUCATION FEES DEVELOPMENT & ENVIRONMENTAL REVIEW

- DEVELOPMENT AND ENVIRONMENTAL CERTIFICATE ISSUANCE
  - Complies with Environmental Licensing
  - Complies with Development Review
  - Concurrency is met and all impact fees are paid
- EDUCATION FEES GENERALLY
  - County Assesses School Education Fees
  - County Collects School Education Fees
  - County Remits Collected Fees to School Board Every Quarter

ASSESSMENT AND COLLECTION OF EDUCATION FEES

- August 21, 2025, Board Action:
  - 10-01-2025 – Stop Collecting Student Station Costs
  - 11-20-2025 – Stop Collecting Education Impact Fees
  - Directed County Attorney to Draft Ordinance
- COUNTY WILL ASSESS EDUCATION IMPACT FEE
- COUNTY WILL NOT COLLECT THE FEES

STUDENT STATION COSTS

- On October 1, 2025 – County Will Stop Assessing & Collecting This Fee
  - In Response to 2025 SB1080-Section 163.3180(6)(j)
  - Most Municipalities Are Not Impacted By This Change
  - Relates to Separate Agreements within Activity Centers
- School Board Will Be Responsible for Assessing & Collecting This Fee

EDUCATION IMPACT FEES

- The August 21st Board Action:
  - 90 Day Notification to School Board Cancelling Agreement for Convenience
- Effective November 20, 2025
  - County To Cease Collection of Education Impact Fees
  - Ordinance Scheduled for the November 13, 2025, Board Public Hearing
- County Will Continue to Assess Fee
- School Board Will Collect Fee

DEVELOPMENT AND ENVIRONMENTAL CERTIFICATES

- DER Will Issue 3 Documents
  - Transportation Currency Satisfaction Certificate
  - Environmental Review Certificate
  - Invoice Assessing Education Impact Fees for payment to the School Board
- School Board Will Collect Fees and Issue Proof of Payment
- All Certificates and Fees Must be Issued/Paid Prior to Building Permits

EDUCATION FEES
DEVELOPMENT & ENVIRONMENTAL REVIEW

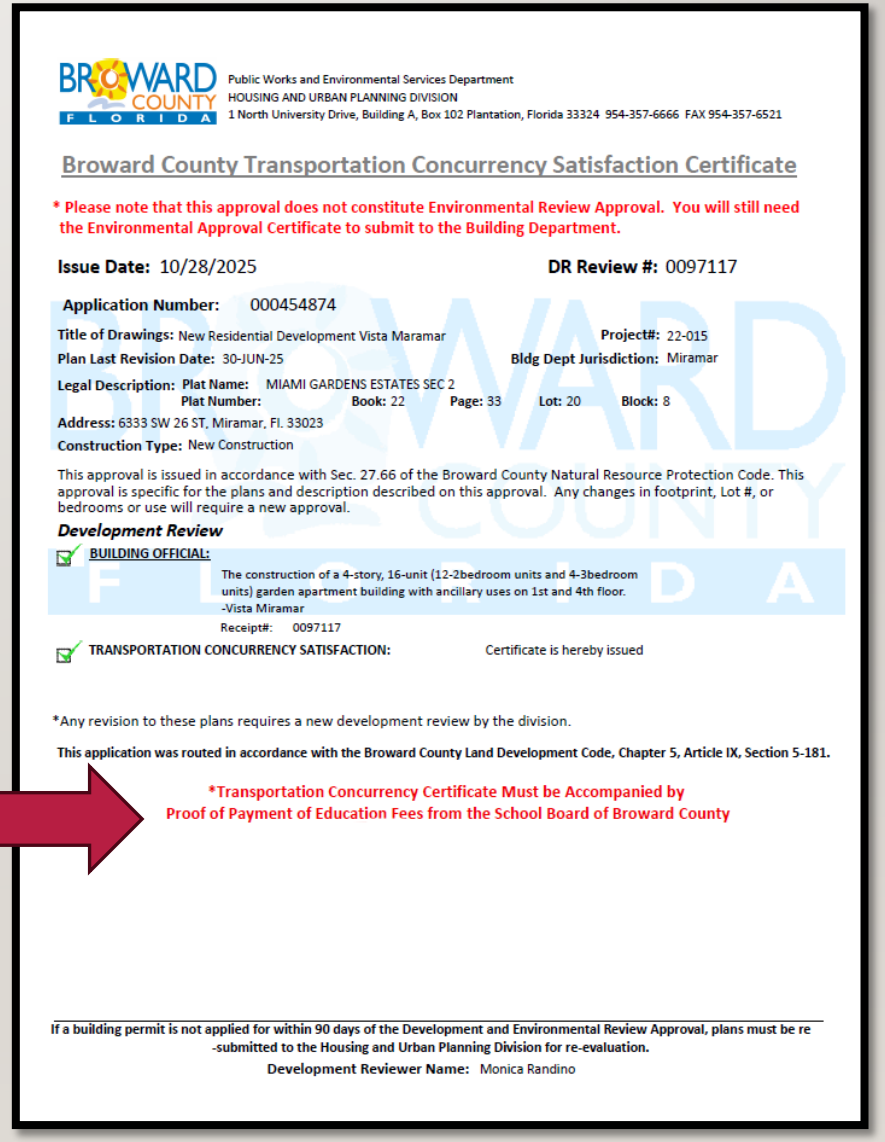
- October 1st Through November 19th
  - County will assess and collect for Education Impact Fees only
  - School Board is Responsible for all Student Station Costs
  - Limited Number of this Type
- November 20th and Beyond:
  - County will assess Education Impact Fees
  - School Board will collect the Education Impact Fees
  - School Board is responsible for all Student Station costs

HOW WILL THIS WORK?
BROWARD COUNTY ROLE

- Complete Development & Environmental Review Process
- Residential Projects are Subject Student Education Impact Fees
- County will Issue to Applicant and School Board:
  - Concurrency Satisfaction Certificate
  - Environmental Certificate
  - Education Impact Fees Invoice (Sent Via Email to School Board)

TRANSPORTATION CONCURRENCY CERTIFICATE (REVISED LANGUAGE)

*Transportation Concurrency Certificate Must be Accompanied by
Proof of Payment of Education Fees from the School Board of Broward County



Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
1 North University Drive, Building A, Box 102 Plantation, Florida 33324 954-357-6666 FAX 954-357-6521

Broward County Transportation Concurrency Satisfaction Certificate

* Please note that this approval does not constitute Environmental Review Approval. You will still need the Environmental Approval Certificate to submit to the Building Department.

Issue Date: 10/28/2025 **DR Review #:** 0097117

Application Number: 000454874

Title of Drawings: New Residential Development Vista Maramar **Project#:** 22-015

Plan Last Revision Date: 30-JUN-25 **Bldg Dept Jurisdiction:** Miramar

Legal Description: **Plat Name:** MIAMI GARDENS ESTATES SEC 2
Plat Number: **Book:** 22 **Page:** 33 **Lot:** 20 **Block:** 8

Address: 6333 SW 26 ST, Miramar, Fl. 33023

Construction Type: New Construction

This approval is issued in accordance with Sec. 27.66 of the Broward County Natural Resource Protection Code. This approval is specific for the plans and description described on this approval. Any changes in footprint, Lot #, or bedrooms or use will require a new approval.

Development Review

☑ **BUILDING OFFICIAL:**

The construction of a 4-story, 16-unit (12-2bedroom units and 4-3bedroom units) garden apartment building with ancillary uses on 1st and 4th floor.
-Vista Miramar
Receipt#: 0097117

☑ **TRANSPORTATION CONCURRENCY SATISFACTION:** Certificate is hereby issued

*Any revision to these plans requires a new development review by the division.

This application was routed in accordance with the Broward County Land Development Code, Chapter 5, Article IX, Section 5-181.

*Transportation Concurrency Certificate Must be Accompanied by
Proof of Payment of Education Fees from the School Board of Broward County

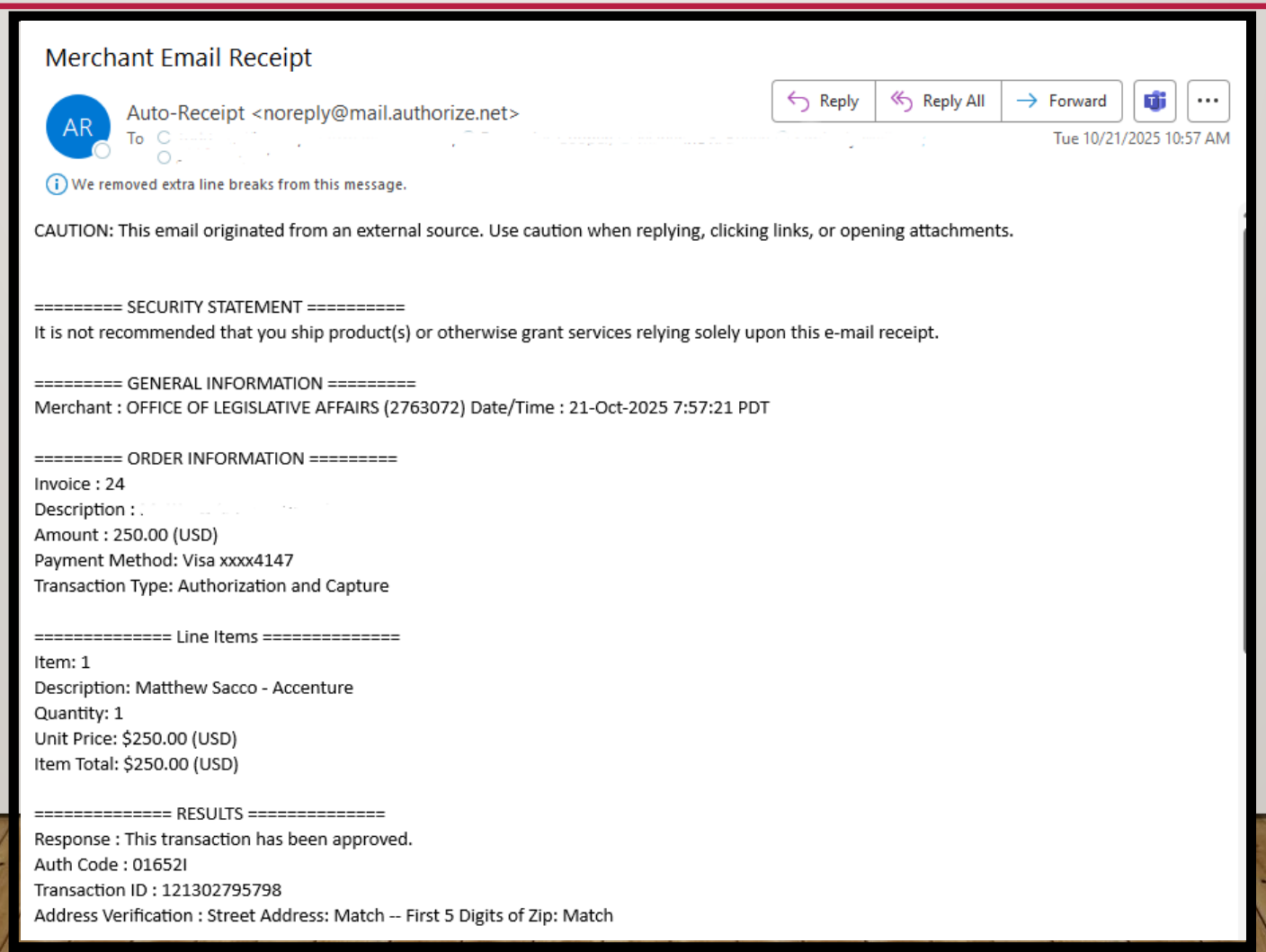
If a building permit is not applied for within 90 days of the Development and Environmental Review Approval, plans must be re -submitted to the Housing and Urban Planning Division for re-evaluation.

Development Reviewer Name: Monica Randino

HOW WILL THIS WORK?
SCHOOL BOARD ROLE

- School Board
  - Emails applicant invoice with secure link to pay (no public access link)
  - Applicant pays Education Impact Fees to School Board
    - Invoice expires 90 days after approval date
    - Credit Card
    - eCheck
  - Receipt emailed to applicant
- Applicant submits all 3 documents to the municipality within 90 days of the DER approval

PROOF OF PAYMENT FROM THE SCHOOL BOARD



Merchant Email Receipt

Reply | Reply All | Forward

AR

Auto-Receipt <noreply@mail.authorize.net>

To

Tue 10/21/2025 10:57 AM

We removed extra line breaks from this message.

CAUTION: This email originated from an external source. Use caution when replying, clicking links, or opening attachments.

========= SECURITY STATEMENT ==========
It is not recommended that you ship product(s) or otherwise grant services relying solely upon this e-mail receipt.

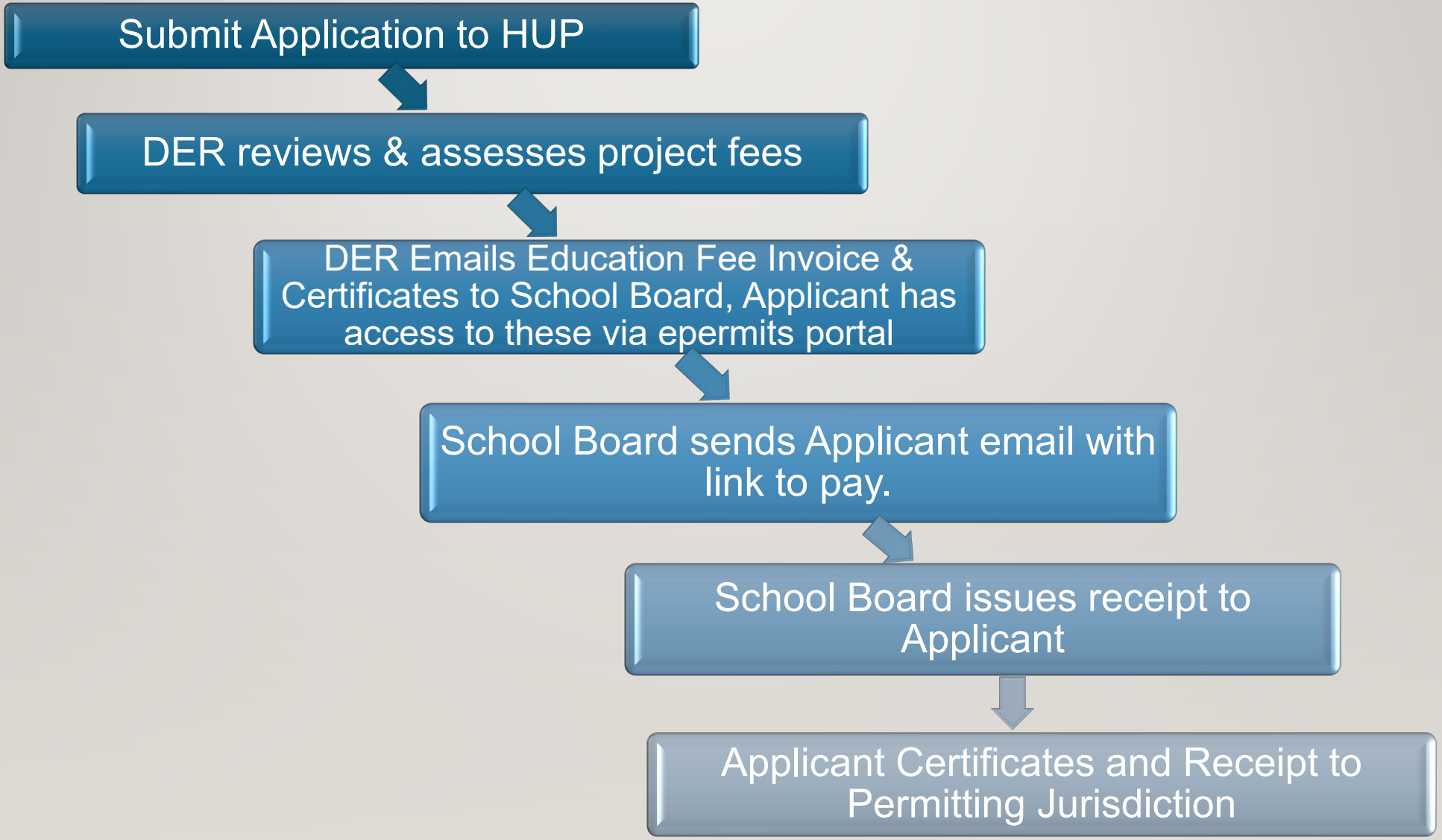
========= GENERAL INFORMATION =========
Merchant : OFFICE OF LEGISLATIVE AFFAIRS (2763072) Date/Time : 21-Oct-2025 7:57:21 PDT

========= ORDER INFORMATION =========
Invoice : 24
Description : .
Amount : 250.00 (USD)
Payment Method: Visa xxxx4147
Transaction Type: Authorization and Capture

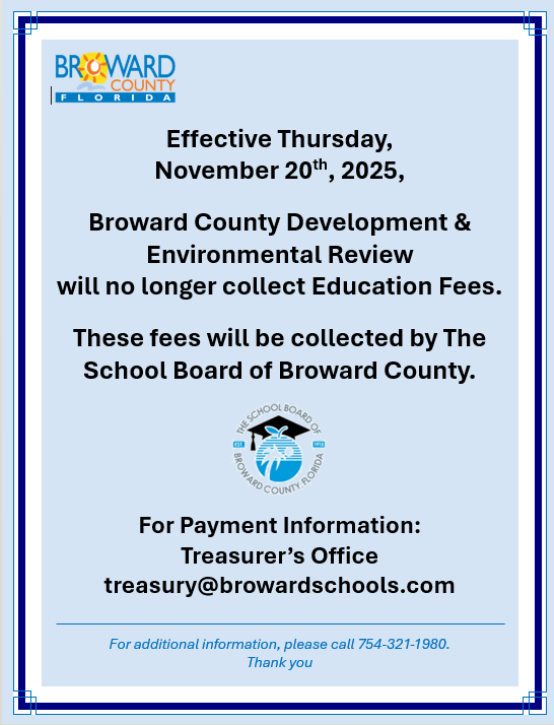
============== Line Items ==============
Item: 1
Description: Matthew Sacco - Accenture
Quantity: 1
Unit Price: $250.00 (USD)
Item Total: $250.00 (USD)

============== RESULTS ==============
Response : This transaction has been approved.
Auth Code : 01652I
Transaction ID : 121302795798
Address Verification : Street Address: Match -- First 5 Digits of Zip: Match

PROCESS SUMMARY



GETTING THE WORD OUT



- Email reminders
- Flyer sent to municipalities
- On Broward County website
- Presentation to the public

IMPORTANT REMINDERS

- Only projects that have Education Impact Fees due will be subject to this new process
- Environmental Review will still be completed and applicable fees will still be collected by the County
- DER certificates are valid for 90 days from the date of approval NOT Date of Payment
- Payment methods- eCheck or credit card.
- School Board contact for payment issues at treasury@browardschools.com or 754-321-1980- M-F 8:30AM - 5:00pm
- After 11-19-25, our municipal partners will only accept projects that have the 3 approved documents (for project with Education Impact fees due)

STUDENT STATION COSTS & COLLECTION OF EDUCATION FEES

Questions?