



Broward County Development and Environmental Review Approval

Requirements for All New Construction

DEVELOPMENT AND ENVIRONMENTAL REVIEW

Applicants need to obtain approval of construction plans from Broward County before applying for a building permit. Development and Environmental Review is required to develop, construct or alter any real property in Broward County to comply with the County's Land Development Code and Natural Resource Protection Code. In accordance with the Florida Building Code, no county or municipal agency shall issue a building permit or approval without evidence of both Development and Environmental Review approval.

Applicants should submit construction plans to Broward County before they submit to the City or Town's Building Department.

Development Review

Development Review determines whether impact and/or concurrency fees are required. Broward County impact and/or concurrency fees are one-time assessments levied on new development, to offset the impact of the development on public facilities. All types of new development are subject to road impact and/or transportation concurrency fees. In addition, new residential development is subject to impact fees for public schools and, if platting is required, for regional parks. The applicant is responsible for the net impact of the project and is given credit for existing uses on the site which will be demolished. Impact/concurrency fees may be paid by cash or check only. Additional local impact fees may be levied by municipalities. For further information, please call (954) 357-6637.

Environmental Review

Environmental Review Approval is required to verify that environmental licenses and any enforcement issues, related to the County's Natural Resource Protection Code, have been resolved. Environmental operation licenses which will be required at the completion of the project are also identified. Most evaluations require payment of a review fee, which is determined by the size and nature of the project. Applicants may request a fee estimate by contacting staff. Fees for Environmental Review Approval may be paid by cash, check or credit card. For further information, please call (954) 357-0339.

ePermits

Broward County online permitting, known as “ePermits,” allows applications and plans to be submitted and reviewed online. This allows applicants to save time and money by eliminating travel and printing costs.

Applicants must complete an online application at Broward.org/ePermits in order to receive Development and Environmental Review. Applications may be completed and fees paid from any computer with internet access. Computers are also available to the public, located in the lobby of Government Center West, for your convenience. For further information, please call (954) 357 – 6633.

Contact

Planning and Redevelopment Division

Environmental Protection and Growth Management Department

Government Center West

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Located at the northwest corner of Broward Boulevard and University Drive

