



Resilient Environment Department
ENVIRONMENTAL PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324-2038
954-519-1483 Fax 954-519-1412

DRC

PZ22- 12000027
12/03/2025

LICENSE FOR INSTALLATION OF WASTEWATER COLLECTION/TRANSMISSION SYSTEM

APPLICANT:	RED LICENSE NO.:	WW-63187
Festival Real Estate, LLC	EXPIRATION DATE:	09/27/2028
Attention: Yoram Izhak, Manager	DEP ID NO.:	BCN #051336-1400
696 NE 125th Street	SEC-TWP-RNG:	21-48-42
Miami, FL 33161	PROJECT:	FESTIVAL MARKETPLACE

This license is issued under the provisions of Chapter 27 of the Broward County Code of Ordinances, hereinafter called the Code. The above named-applicant, hereinafter called licensee, is hereby authorized to perform the work shown on the approved drawing(s), plans, documents, and specifications submitted by applicant and made a part hereof and described specifically below. Commencement of construction under this license shall be deemed acceptance of all conditions specified in the license. License conditions shall also be deemed to be accepted if they are not objected to in writing and received by RED within fourteen days of receipt of the license by the applicant.

The issuance of this license is 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 within 10 days of issuance of the license, subject to the provisions of Section 27-14 of the Code.

Your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System has been evaluated. This General or Individual Permit is hereby issued pursuant to the provisions of Chapter 403, Florida Statutes (F.S.), and Chapters 62-4 and 62-604, Florida Administrative Code (F.A.C.).

GRAVITY SEWER: 660 LF of 8" PVC @ Minimum Slope 0.40% (5 Manholes)

SUBJECT TO GENERAL CONDITIONS #1- #11 and SPECIFIC CONDITIONS # 1 - # 4.

In accordance with: Plans, Sheets, C-1.0, C-10 thru C-10.3 (Received 09/06/2023; Revised 09/25/2023).
URBAN DESIGN GROUP. Project # 105869. None Attached.

Located at: 2900 W SAMPLE RD, Pompano Beach, FL 33073

Serving: 1,000 SF Retail Space.

Issued this 28th day of September, 2023.

Resilient Environment Department
Prepared by Amanda Allen

 Digitally signed by YVEL ROCHER
Date: 2023.09.28 14:49:52 -04'00'

Yvel Rocher, P.E., Environmental Program Manager
Domestic Wastewater Program

ec: FDEP/WPB
Asif Ali, PDMD Front Desk
Alicia Dunne, P.E., Manager, Broward County WWS NRWTP
Christopher Collins, P.E., Urban Design Group

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

SPECIFIC CONDITIONS:

1. This license is valid for construction of a sewage collection/transmission system and/or a reuse distribution system, or a WWTP modification only. All connections to the system must be approved by RED prior to the issuance of a building permit.
2. Any deviation from approved plans and/or specifications affecting capacity, flow, or operation of components shall be submitted to and approved by the RED before such changes are made.
3. The applicant shall be responsible for supplying as-built or record drawing(s) to RED upon completion of the project. Such drawing(s) shall be signed and sealed by an Engineer registered in the State of Florida and be based on accurate records maintained by the Engineer or by a Land Surveyor currently registered in the State of Florida. Drawing(s) shall indicate locations and elevations of all pipe lines, manholes, pump stations and appurtenances installed under this project's license. Connection to the new system shall not be approved until the as-built (or record) drawing(s), certification documentation, and fees have been provided to and approved by RED.

APPLICANT:
Festival Real Estate, LLC
Attention: Yoram Izhak, Manager
696 NE 125th Street
Miami, FL 33161

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SPECIFIC CONDITIONS (Continued From Page 2)

4. A portable document format (PDF) of the as-built site plan which clearly displays the contents of the project as well as its service boundaries shall be submitted to RED by e-mail or via a disc file at the time of Certification of Completion of Construction. At least one of the nearest street intersections shall be also labeled on the exhibit for ease of geographical reference.



Florida Department of Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, Florida 33406

DRC

PZ22- 12000027
12/03/2025

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

CERTIFIED MAIL

In the Matter of an
Application for Permit by:

Festival Real Estate, LLC
Attention: Yoram Izhak, Manager
696 NE 125th Street
Miami, FL 33161

PERMIT NUMBER: BCN #051336-1400
RED LICENSE: WW-63187
ISSUANCE DATE: 09/28/2023
EXPIRATION DATE: 09/27/2028
COUNTY: BROWARD
PROJECT: FESTIVAL MARKETPLACE
CONNECTED TO: BCNR (BCUD4)

NOTICE OF PERMIT ISSUANCE

The Department's proposed agency action shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes, within fourteen days of receipt of notice. The procedures for petitioning for a hearing are set forth below.

A person whose substantial interests are affected by the Department's proposed permitting decision may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, Florida Statutes. The petition must contain the information set forth below and must be filed (received by the clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000.

Petitions by the applicant or any of the persons listed below must be filed within fourteen days of receipt of this written notice. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), Florida Statutes, must be filed within fourteen days of publication of the notice or within fourteen days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), Florida Statutes, however, any person who has asked the Department for notice of agency action may file a petition within fourteen days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition within fourteen days of receipt of notice shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, Florida Statutes. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, Florida Administrative Code.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the Department permit identification number and the county in which the subject matter or activity is located;
- (b) A statement of how and when each petitioner received notice of the Department action;
- (c) A statement of how each petitioner's substantial interests are affected by the Department action;

PERMITEE: Festival Real Estate, LLC

PERMIT NUMBER: BCN #051336-1400

- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A statement of facts that the petitioner contends warrant reversal or modification of the Department action;
- (f) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wants the Department to take.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation under Section 120.573, Florida Statutes, is not available for this proceeding.

This permit action is final and effective on the date filed with the clerk of the Department unless a petition is filed in accordance with the above. Upon the timely filing of a petition this permit will not be effective until further order of the Department.

Any party to the permit has the right to seek judicial review of the permit action under Section 120.68, Florida Statutes, by the filing of a notice of appeal under Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when this permit action is filed with the clerk of the Department.

Executed in Plantation, Florida

BROWARD COUNTY
Resilient Environment Department

As delegated agent for:
State of Florida,
Department of Environmental Protection



Digitally signed by YVEL ROCHER
Date: 2023.09.28 14:50:18 -04'00'

Yvel Rocher, P.E., Environmental Program Manager



Florida Department of Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, Florida 33406

Ron DeSantis
Governor

PZ22-12000027
12/03/2025

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

State of Florida

Domestic Wastewater Collection/Transmission Individual Permit

PERMITTEE:

Festival Real Estate, LLC
Attention: Yoram Izhak, Manager
696 NE 125th Street
Miami, FL 33161

PERMIT NUMBER:

BCN #051336-1400

RED LICENSE:

WW-63187

ISSUANCE DATE:

09/28/2023

EXPIRATION DATE:

09/27/2028

COUNTY:

BROWARD

PROJECT:

FESTIVAL MARKETPLACE

CONNECTED TO:

BCNR (BCUD4)

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and Chapters 62-4 and 62-604, Florida Administrative Code (F.A.C.). The Broward County Resilient Environment Department (RED) issues this permit as a delegated local program of the Florida Department of Environmental Protection (Department).

The above named permittee is hereby authorized to construct the facilities shown on the application and other documents on file with the Department and/or RED and made a part hereof and specifically described as follows:

DESCRIPTION OF PROJECT: GRAVITY SEWER: 660 LF of 8" PVC @ Minimum Slope 0.40% (5 Manholes)

TO SERVE: 1,000 SF Retail Space.

LOCATION OF PROJECT: 2900 W SAMPLE RD, Pompano Beach, FL 33073

IN ACCORDANCE WITH: The limitations, requirements and other conditions set forth in this permit.

RED LICENSE: WW-63187 has also been issued for this project.

PERMITTEE:
Festival Real Estate, LLC
Attention: Yoram Izhak, Manager
696 NE 125th Street
Miami, FL 33161

PERMIT NUMBER: BCN #051336-1400
RED LICENSE: WW-63187
ISSUANCE DATE: 09/28/2023
EXPIRATION DATE: 09/27/2028
COUNTY: BROWARD
PROJECT: FESTIVAL MARKETPLACE
CONNECTED TO: BCNR (BCUD4)

PERMIT CONDITIONS:

1. This permit is subject to the general conditions of Rule 62-4.160, F.A.C., as applicable. This rule is available at the Department's Internet site at: <http://www.dep.state.fl.us/legal/Rules/shared/62-4/62-4.pdf> [62-4.160]
2. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit to RED Form 65-604.300(8)(b), Request for Approval to Place a Domestic Wastewater Collection/Transmission System into Operation. This form is available at the Department's Internet site at: <http://www.dep.state.fl.us/water/wastewater/dom/dw-forms.htm> [62-604.700(2)]
3. The new or modified collection/transmission facilities shall not be placed into service until RED clears the project for use. [62.604.700(3)]
4. Permit revisions shall only be made in accordance with Rule 62-4.050(4)(s), F.A.C. Request for revisions shall be made to RED in writing and shall include the appropriate fee. Revisions not covered under Rule 62-4.050(4)(s), F.A.C., shall require a new permit. [62-604.600(8)]
5. Abnormal events shall be reported to the Department's West Palm Beach District Office in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WATCH OFFICE TOLL FREE NUMBER (800) 320-0519 as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to the Department's West Palm Beach District Office within 24 hours from the time the permittee, or other designee becomes aware of the circumstances. [62-604.550]

PERMITTEE:
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Executed in Plantation, Florida

BROWARD COUNTY
Resilient Environment Department

A handwritten signature in blue ink, appearing to read 'Yvel Rocher', is written over a horizontal line.

Digitally signed by YVEL ROCHER
Date: 2023.09.28 14:50:47 -04'00'

Yvel Rocher, P.E., Environmental Program Manager

As delegated agent for:
State of Florida,
Department of Environmental Protection

DATE: 09/28/2023