



Resilient Environment Department  
**ENVIRONMENTAL PERMITTING DIVISION**  
**Water and Environmental Licensing Section**

1 North University Drive, Mailbox 201, Plantation, Florida 33324  
Phone \* 954-519-1483 Fax \* 954-519-1412

July 15, 2024

Paradise at 400 Sunset, LLC  
Attention: Syed Ali Nazem  
17362 Balaria Street  
Boca Raton, FL 33496

**RE: GENERAL LICENSE GL2024-051**

Project Name: PARADISE AT 400 SUNSET  
Project Address: 400 SUNSET DR, Pompano Beach

This is to notify you of the action taken by the Resilient Environment Department (RED) concerning your application received May 18, 2024. The application has been reviewed for compliance with the following requirements.

**Broward County Surface Water Management Review - GRANTED:**

RED has reviewed the project for compliance with the General License 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 General License No. GL2024-051 was issued on July 15, 2024. The above named licensee is hereby authorized to perform the work or operate the facility shown on the approved drawings, plans, documents and specifications, as submitted by licensee, and made a part hereof.

This approval will remain in effect subject to the following:

1. the attached Broward County General Conditions;
2. the attached Broward County Specific Conditions.

Please contact me at 954-519-1256 should you have any questions.

Issued by:  
Ryan Flaherty  
Surface Water Management Program

C: Claudia M. Perez, P.E.  
13824 SW 107th Terrace  
Miami, FL 33186

## Broward County General Conditions

PZ24-1296007  
09/18/2024

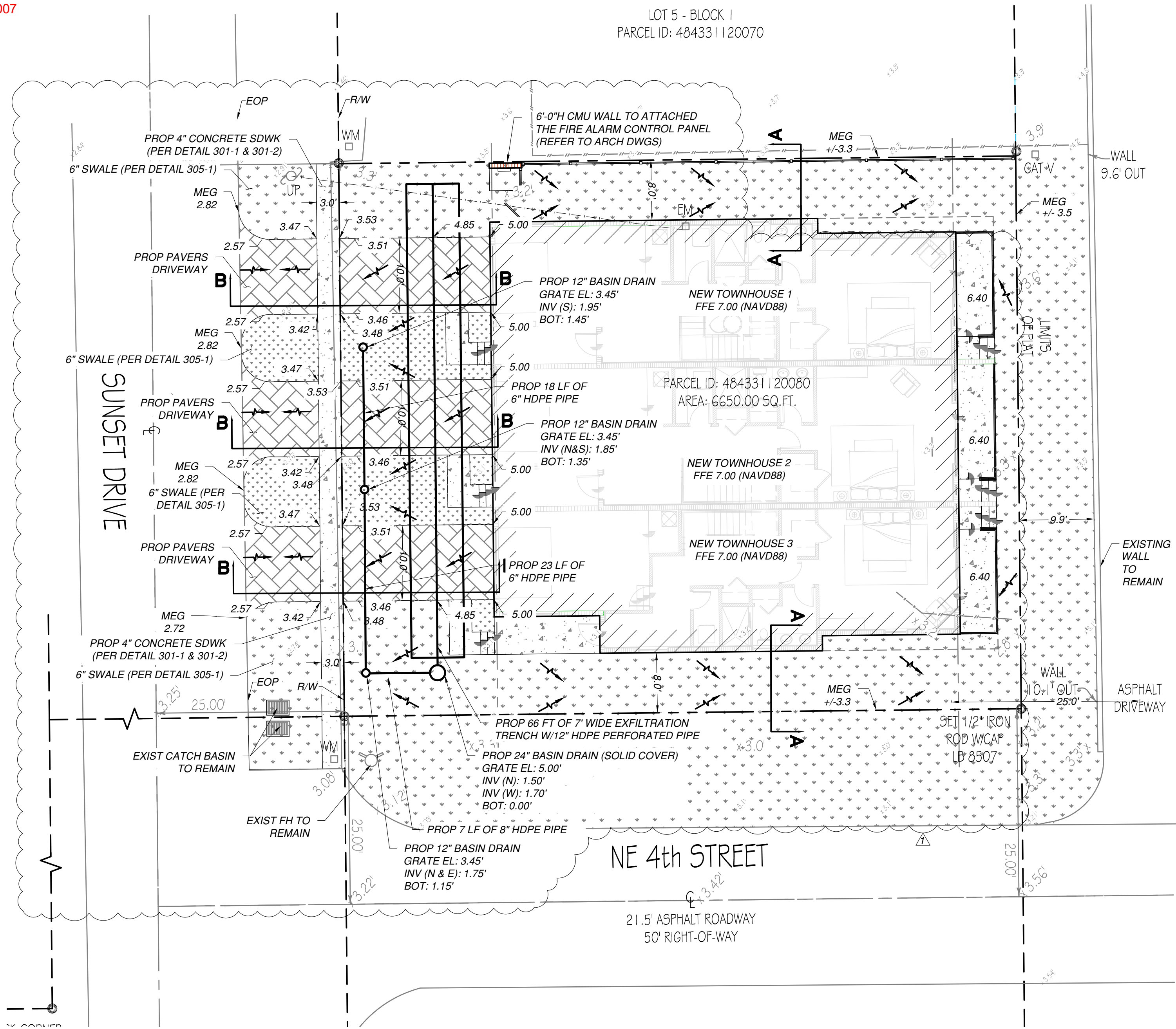
1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the Licensee and must be completed by the Licensee and are enforceable by Resilient Environment Department (RED) pursuant to Chapter 27 of the Broward County Code of Ordinances (BCC). RED will review 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 Chapter 27 BCC, the Licensee shall notify RED within eight (8) hours or as stated in the specific section of Chapter 27 BCC. 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 Chapter 27 BCC, except where such use is prohibited by section 403.111, Florida Statutes.
7. The Licensee agrees to comply and shall comply with all provisions of the most current version of Chapter 27 BCC.
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 BCC 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 Chapter 27 BCC.
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.

## Broward County Special Conditions

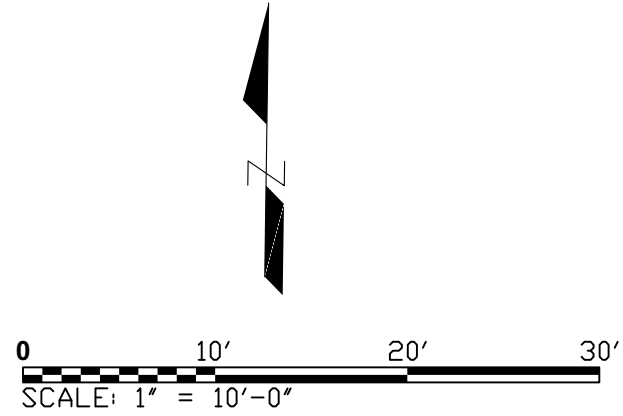
1. The licensee shall comply with all applicable local land use and subdivision regulations and other local requirements. In addition, the licensee shall obtain all necessary Federal, State, local and special district authorizations prior to the start of any construction alteration of works authorized by this license.
2. Electronic self-certification through the website: [www.fldeportal.com/go/apply-build](http://www.fldeportal.com/go/apply-build) is required no later than 30 days after the start of construction, in accordance with the 10/2 General Permit requirements of 403.814(12) F.S.
3. 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 RED in writing and receive prior approval.



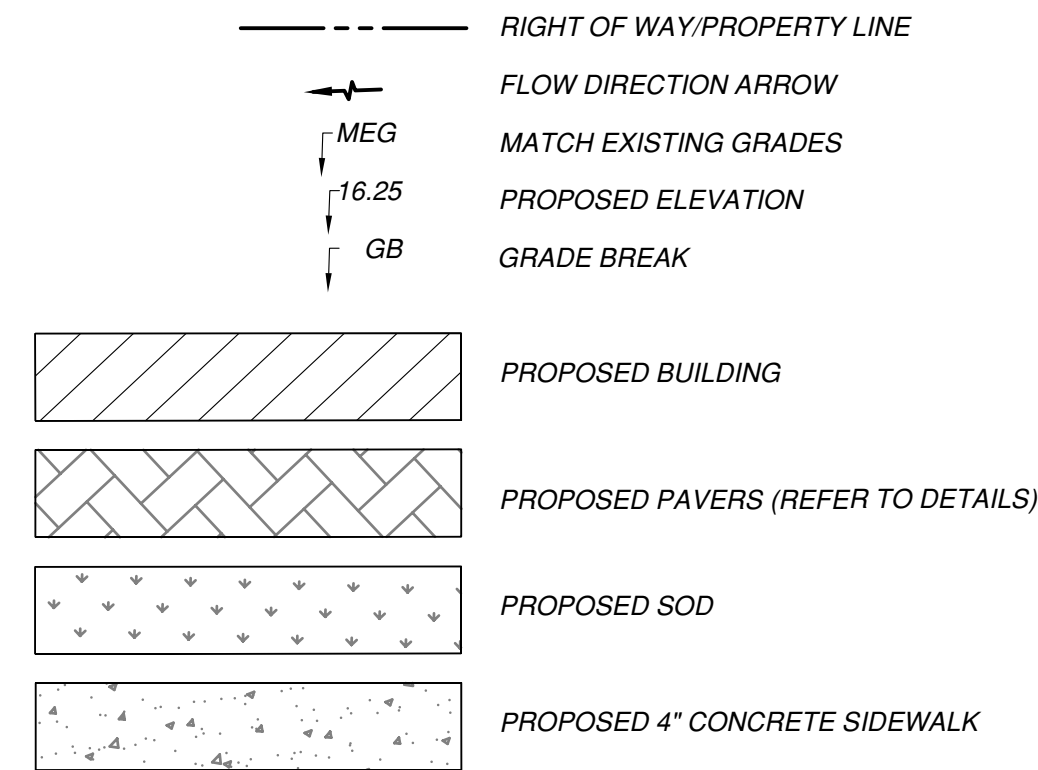
LOT 5 - BLOCK 1  
PARCEL ID: 484331 | 20070



POMPANO BEACH  
PARCEL ID: 484331 | 010071



LEGEND



NOTES:

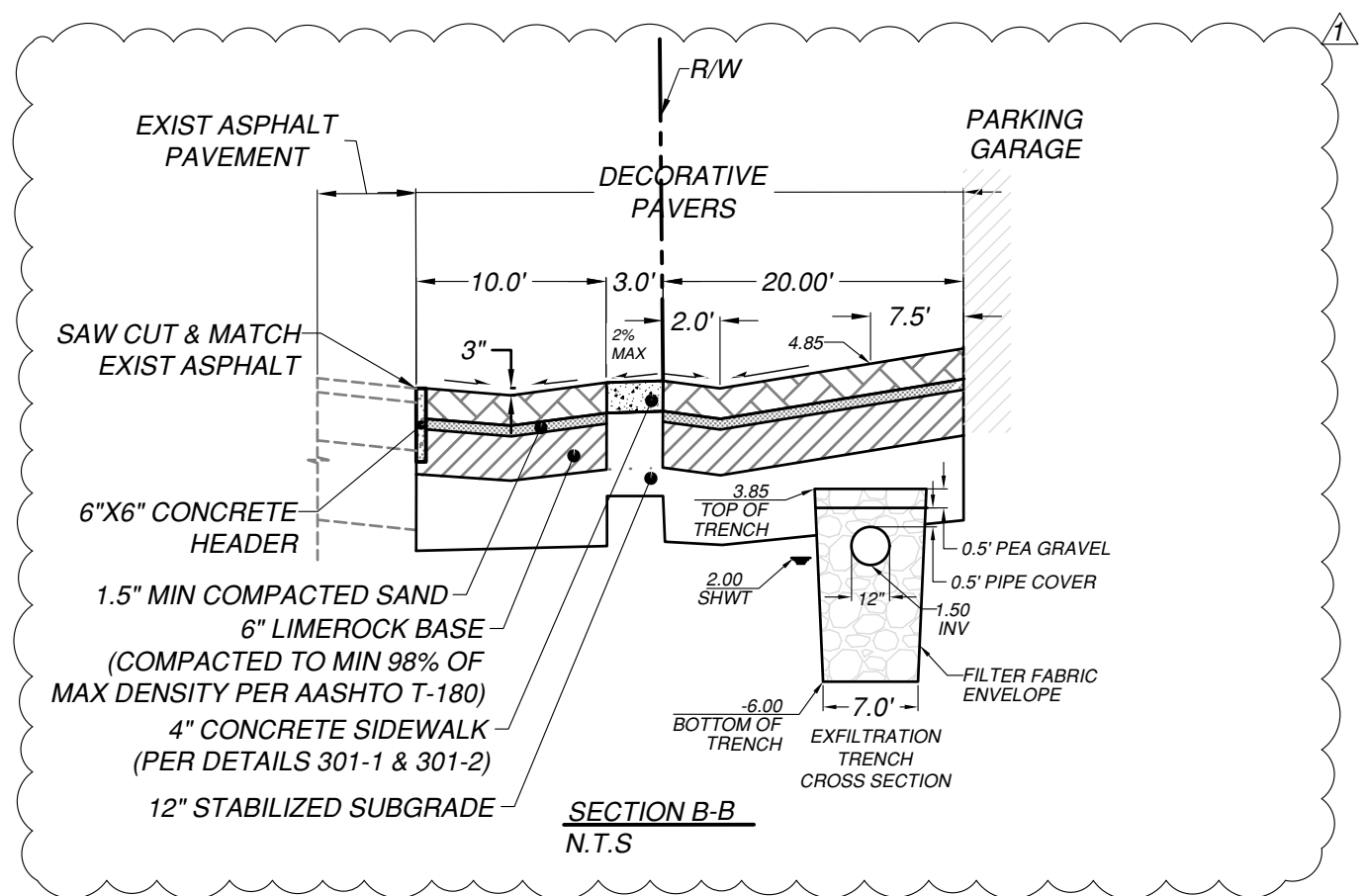
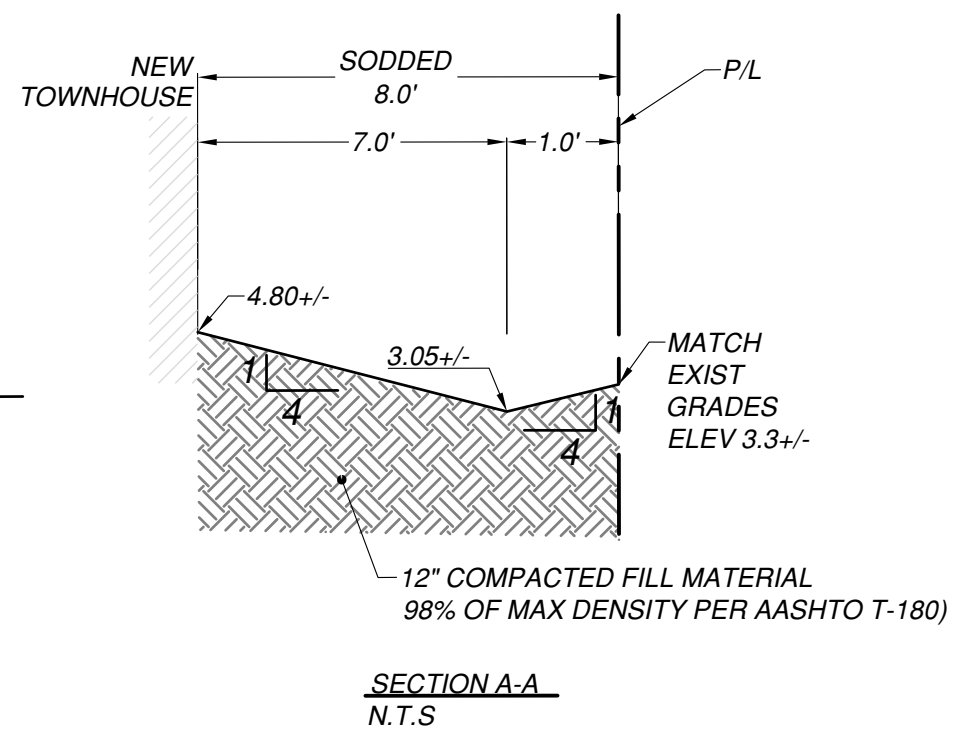
1. THE SITE WORK FOR THIS PROJECT SHALL BE COMPLIANT WITH ADA STANDARDS, CITY OF POMPANO BEACH, BROWARD COUNTY REGULATIONS AND ALL OTHER ESTABLISHED GOVERNING REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SITE LAYOUT, UTILIZING A LICENSED STATE OF FLORIDA SURVEYOR (FIRM), ENSURING THAT TIES ARE TAKEN TO ESTABLISHED SURVEY MONUMENTS, BENCHMARK MARKS, BEARINGS AND (VERTICAL & HORIZONTAL) DATUM.
3. CONTRACTOR SHALL PUT IN PLACE REQUIRED MEASURES TO PROPERLY AND SAFELY MAINTAIN AREA BETWEEN ALL ADJOINING PROPERTIES AND ANY PREVIOUS CONSTRUCTION PHASES FOR THIS PROJECT. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND LIMITS SHOWN SITE PROPERTY LINES OR PUBLIC RIGHT OF WAY.
4. CONTRACTOR SHALL EMPLOY AND MAINTAIN ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION AT ALL TIMES.
5. WHERE NEW PAVEMENT MEETS EXISTING, THE CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE & FLUSH WITH EXISTING PAVEMENT.
6. GRADING SHOWN ON THESE PLANS/DRAWINGS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS/DRAWINGS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
7. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY GRADER OPERATIONS.
8. LANDINGS MUST HAVE CROSS-SLOPES LESS THAN OR EQUAL TO 0.02 IN ANY DIRECTION. SIDEWALKS MUST HAVE CROSS-SLOPES LESS THAN OR EQUAL TO 0.02 AND LONGITUDINAL SLOPES LESS THAN OR EQUAL TO 0.05. CURB RAMPS AND CURB RAMPS FLARED SIDES MUST HAVE SLOPES LESS THAN OR EQUAL TO 0.083.

CITY OF POMPANO BEACH NOTES:

EXISTING ROADWAY WITHIN THE PROJECT LIMITS AND POSSIBLE BEYOND WILL BE INSPECTED BY THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR A DESIGNATED REPRESENTATIVE FOR DAMAGE DUE TO CONSTRUCTION PRIOR TO FINAL ACCEPTANCE. A PARTIAL OR FULL MILLING AND OVERLAY OF THE ROADWAYS MAY BE REQUIRED.

BROWARD COUNTY  
Surface Water Management  
License No. GL2024-051  
Date 7/15/2024

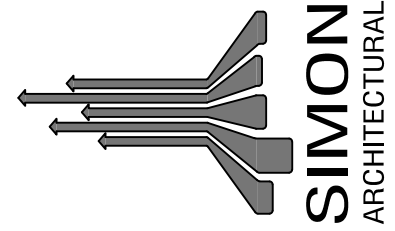
THIS ITEM HAS BEEN  
DIGITALLY SIGNED AND  
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PEREZ, P.E. ON THE DATE  
ADJACENT TO THE SEAL.  
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Call 811 or www.sunshine811.com two full  
business days before digging to have utilities  
located and marked.

Check positive response codes before you dig!

514 N.E. 9th Avenue  
Pompano Beach, FL 33060  
P: 954.566.7298 F: 954.566.3286  
www.simonarchitectural.com  
AA-C000582  
architects - interior designers  
engineers - construction managers



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PROJECT

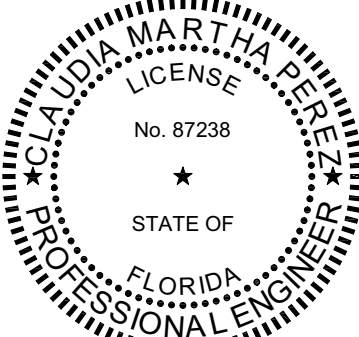
NEW CONDOMINIUM AT:  
400 SUNSET DRIVE,  
POMPANO BEACH, FL 33062

REVISIONS DATES:

04/04/2024 BD COMMENTS

06/20/24 DRC COMMENTS

PROFESSIONAL SEAL



Claudia M. Perez, P.E.  
Professional Engineer  
Reg. No. 87238

ISSUE DATE: 03/02/2024

PROJECT #: 2341 AN 100

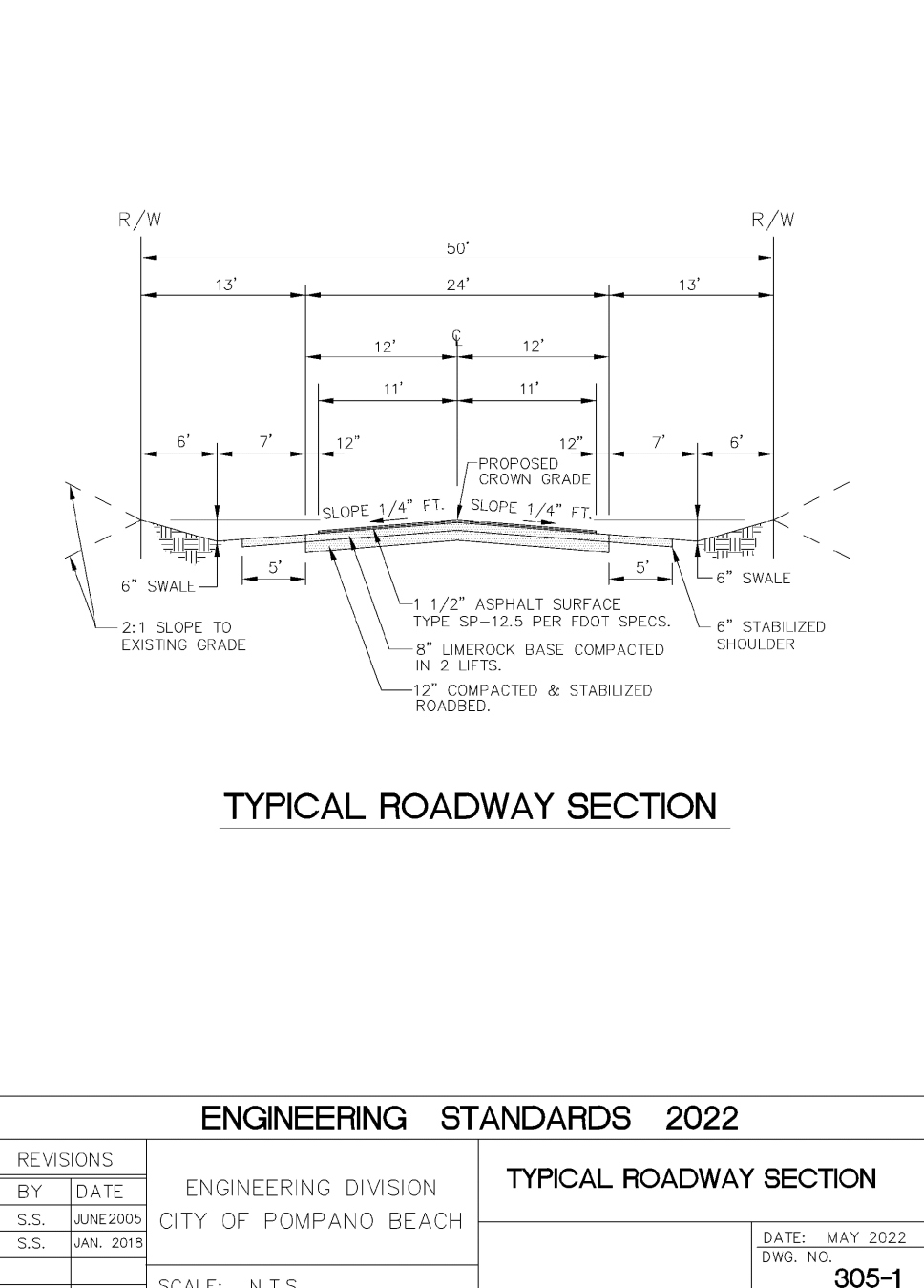
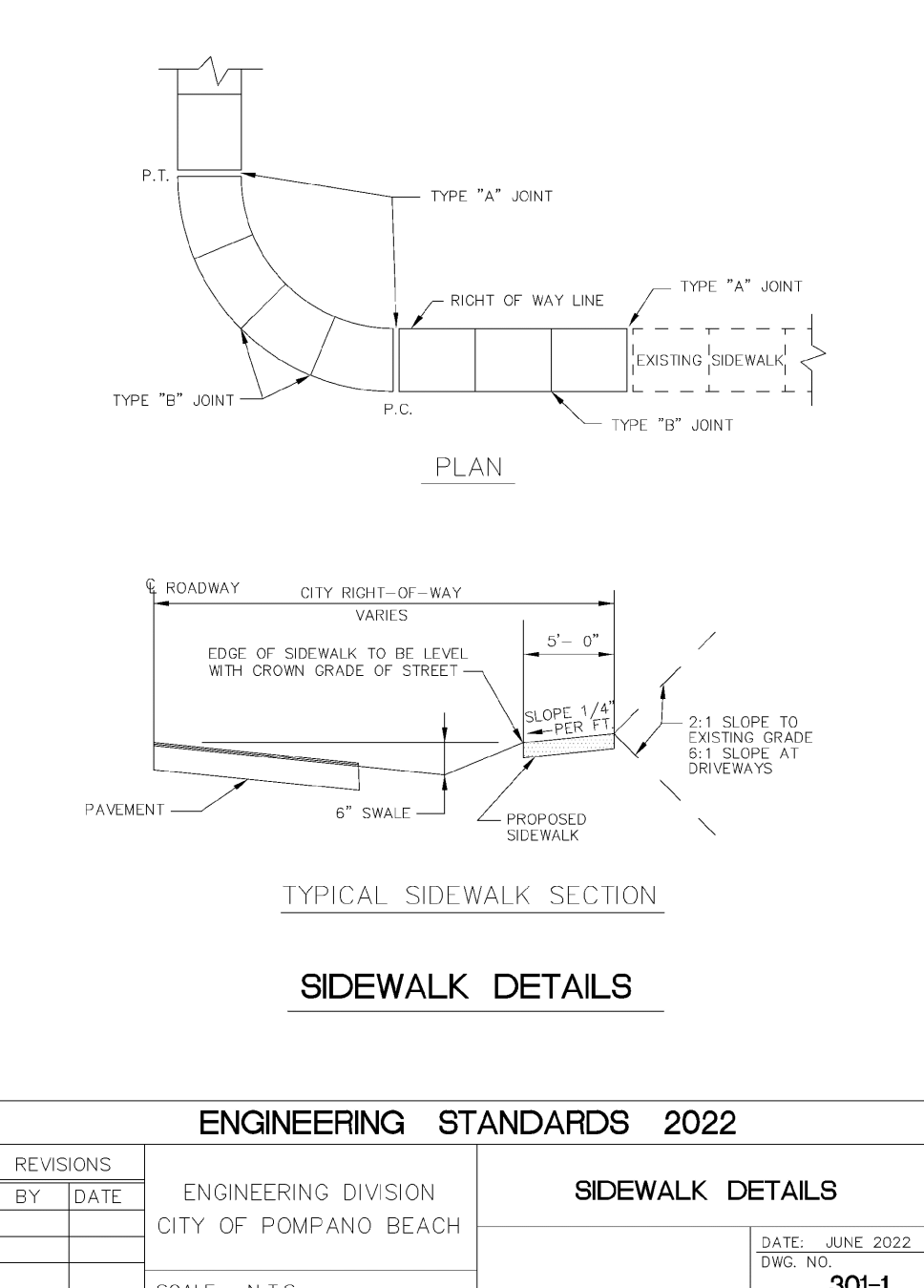
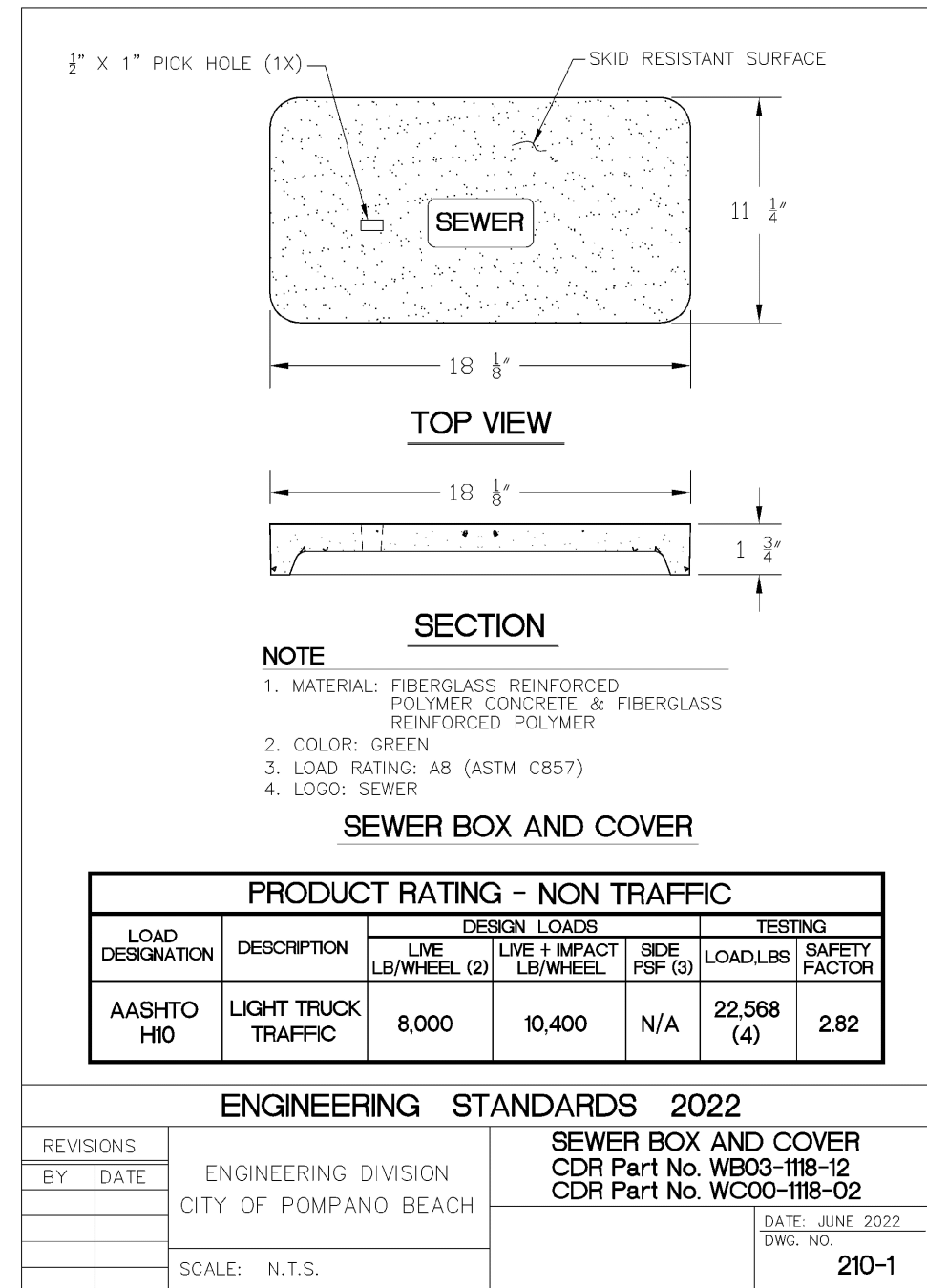
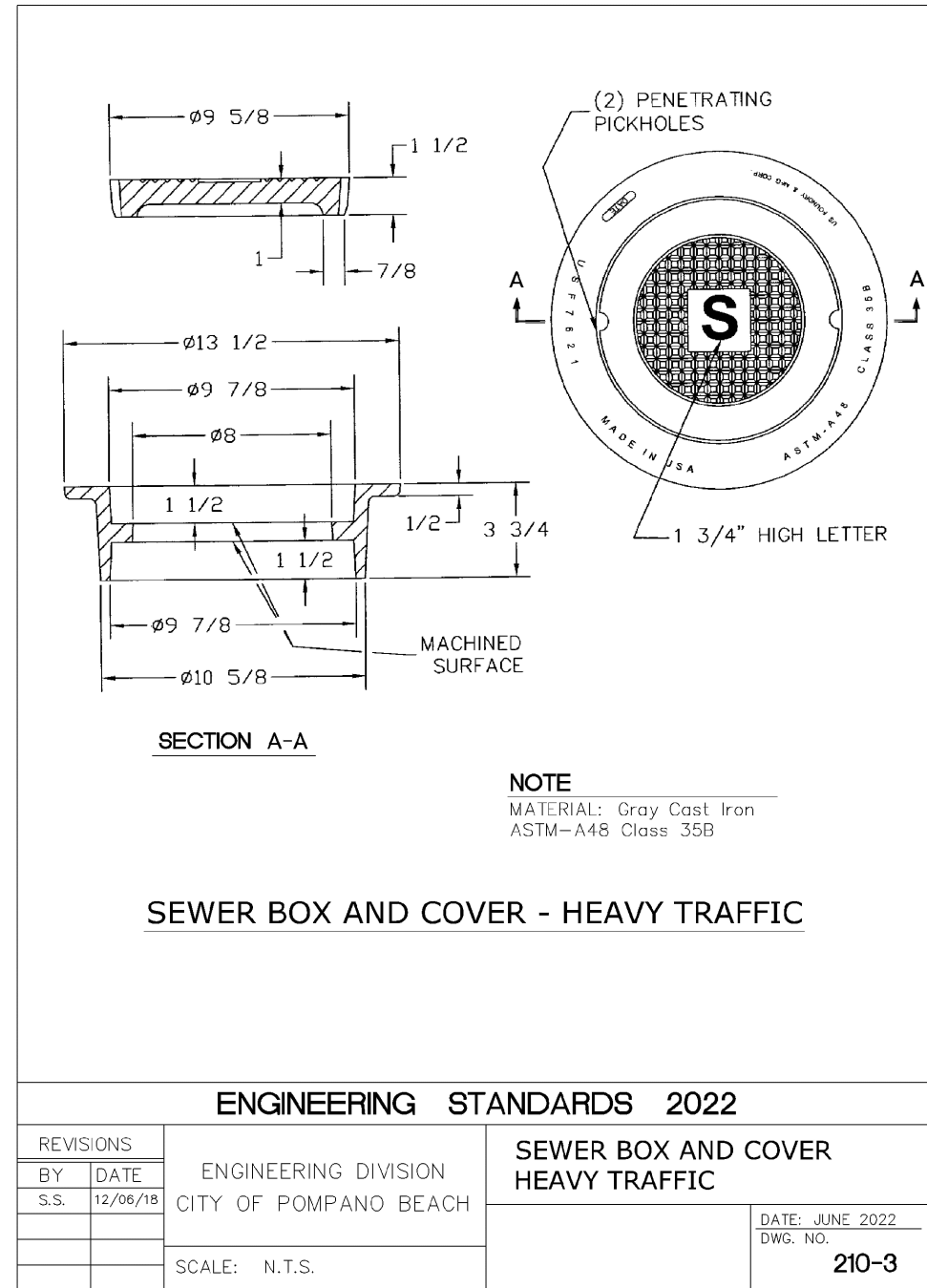
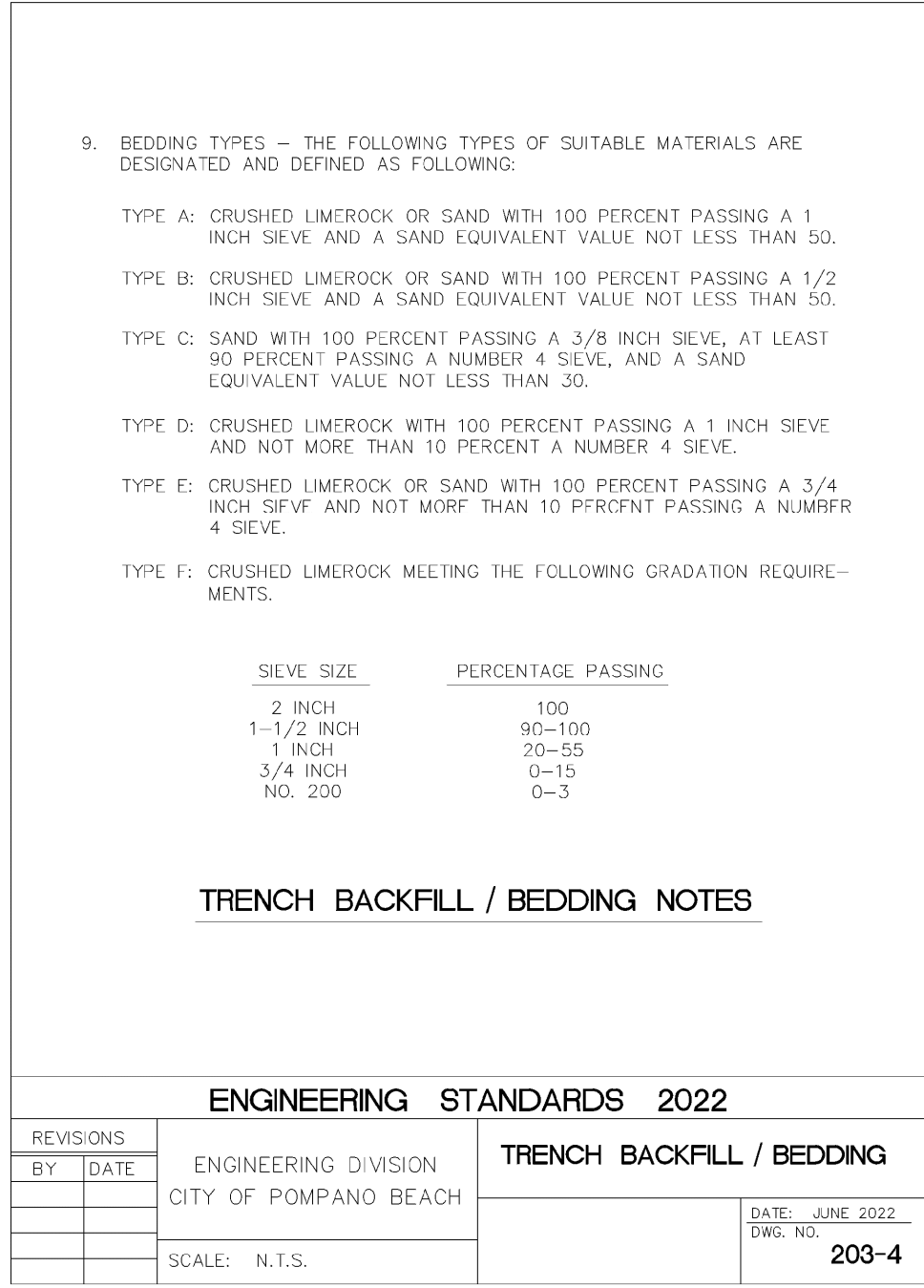
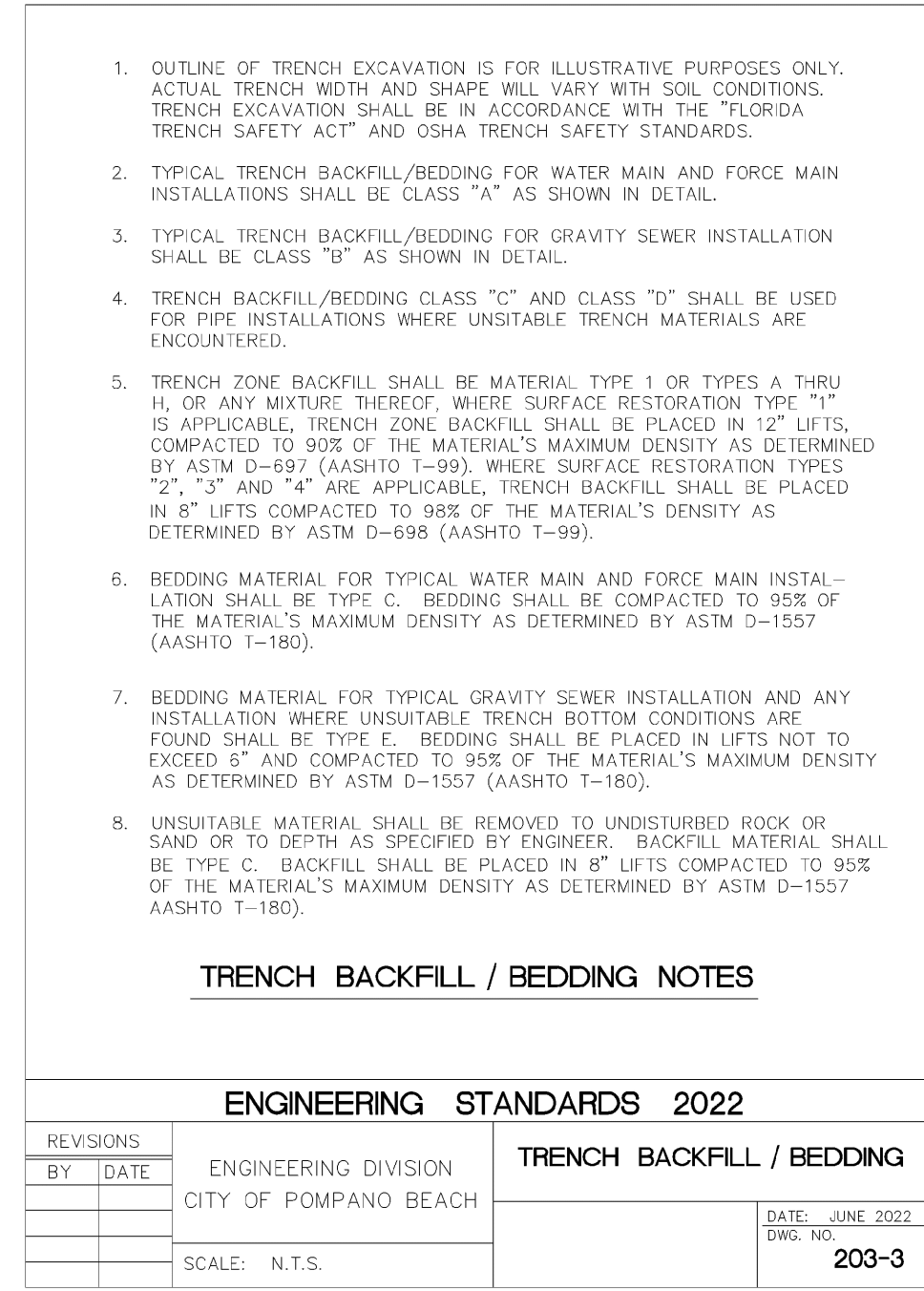
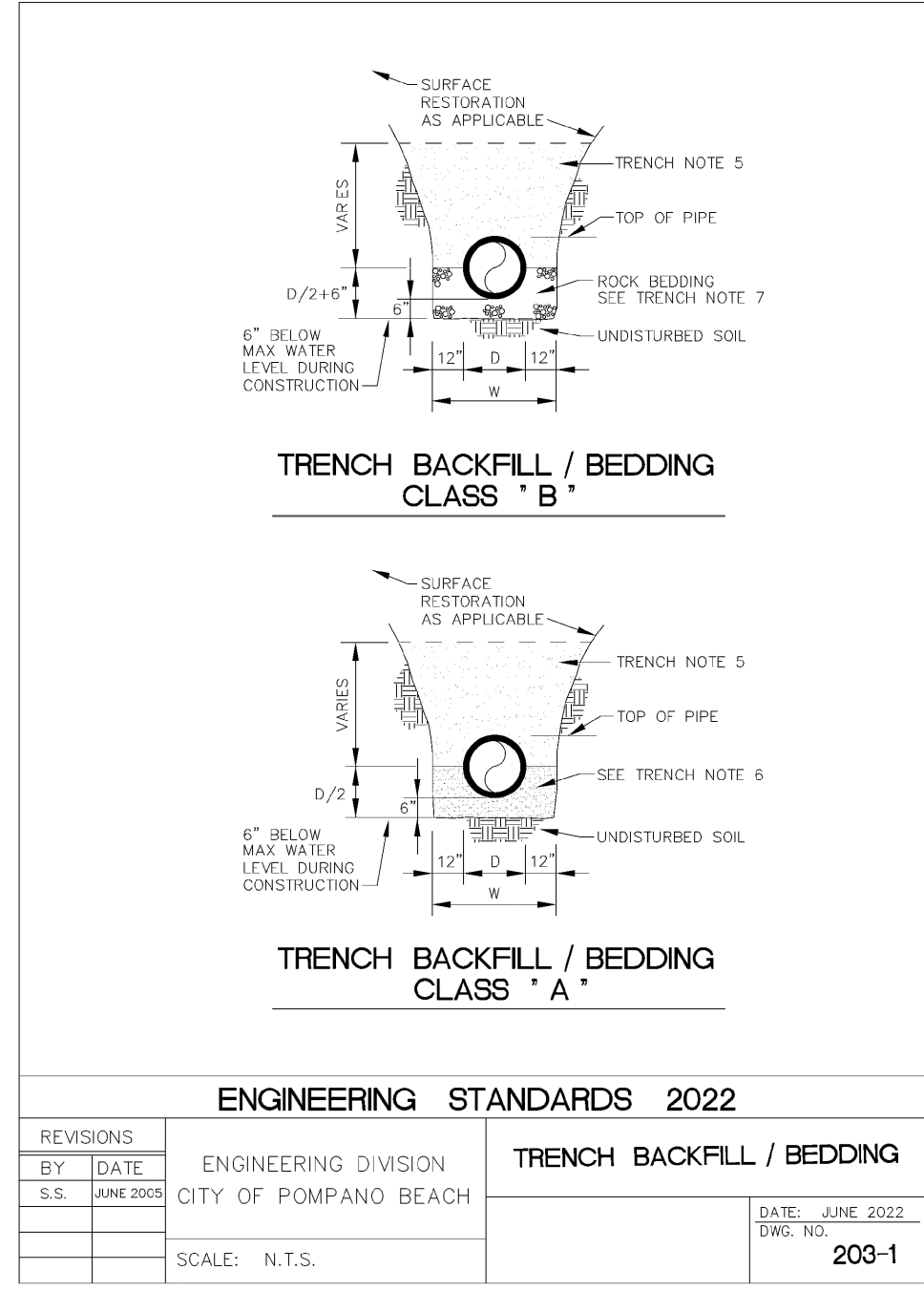
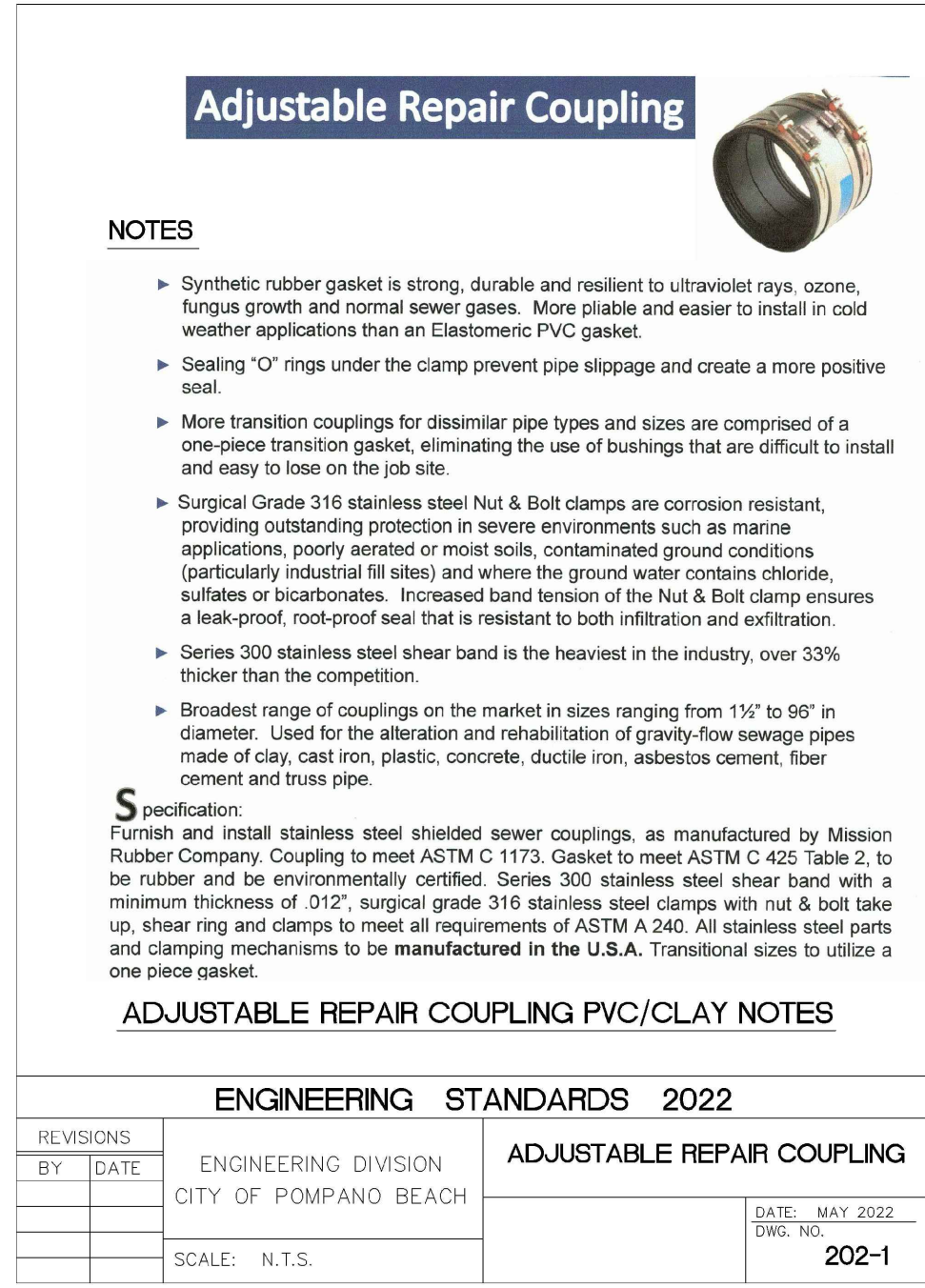
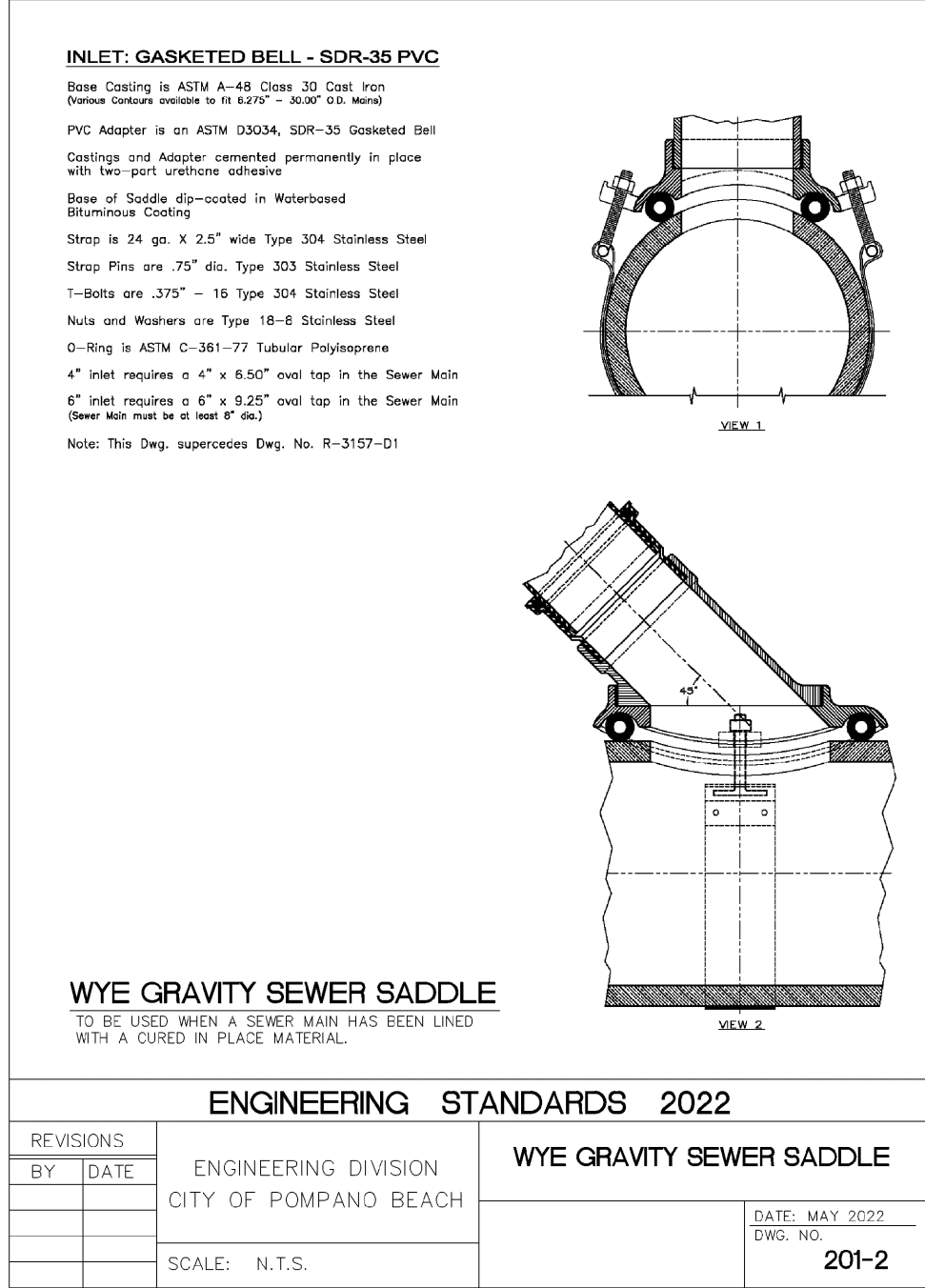
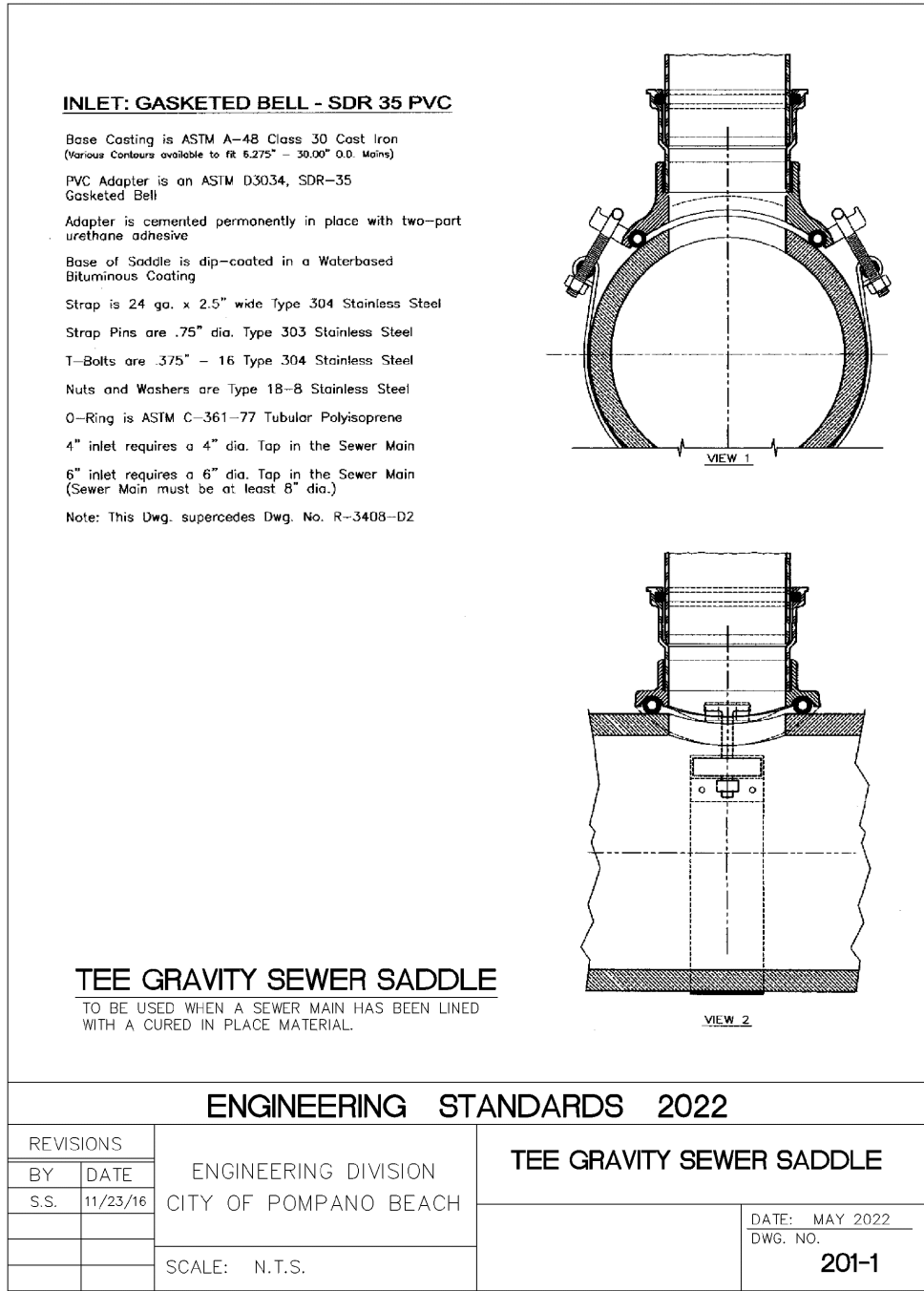
DRAWN BY: MH

CHECKED BY: CMP

PAVING,  
GRADING AND  
DRAINAGE  
PLAN

C-3





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04/04/2024 BD COMMENTS  
04/04/2024 DRG COMMENTS

PROFESSIONAL SEAL  
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LICENSE  
No. 87238  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

Claudia M. Perez, P.E.  
Professional Engineer  
Exp. No. 87238  
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DRAWN BY: MH  
CHECKED BY: CMP

CONSTRUCTION  
DETAILS

C-5.2



