

Date 9/7/2020

Application # 20-SE-014

City of Lauderhill
Planning and Zoning Division
5581 West Oakland Park Blvd.
Phone (954) 730-3050
Fax (954) 730-2991

(CUST ID) Application #/ Name Fassmer service America, LLC

Address 3650 NW 15 ST

Lauderhill, FL 33311

Telephone # 954-314-9161

DEVELOPMENT REVIEW FEES	REVENUE ACCT	CODE	AMOUNT
SITE PLAN(\$1000 min, or \$250 per acre, to a maximum of \$5,000, whichever is greater)	001-322-061	682	
SITE PLAN MODIFICATION	001-322-061	682	\$500.00
VARIANCE FILING FEE	001-341-065	682	\$1,000.00
SIGN VARIANCE FILING FEE	001-321-032	682	\$350.00
SPECIAL EXCEPTION FEE	001-341-065	682	\$890.00
REZONING FILING FEE	001-341-065	682	\$2,000.00
ZONING CONFIRMATION(\$100 min) plus \$89.00 per each additional staff hour	001-341-065	682	
PLATTING (\$800 min, or \$150 per acre to max of \$3,000, whichever is greater)	001-322-061	682	
LAND-USE AMENDMENT(\$3,000 min, or \$500 per acre, to a maximum of \$10,000, whichever is greater)	001-322-061	682	
MODIFICATION / LANDSCAPE PLAN	001-322-061	682	\$200.00
SIGN PERMIT	001-321-032	682	
CAC REVIEW (SINGLE-FAMILY & DUPLEX)	001-322-061	682	\$20.00
CAC REVIEW (MULTI-FAMILY & NON-RESIDENTIAL)	001-222-3110	222	\$700.00
ALCOHOLIC BEVERAGE REVIEW	001-322-061	682	\$100.00
PROF. SERVICES / DESIGN REVIEW	001-222-3110	222	
TREE PRESERVATION	001-247-116	655	
TREE REMOVAL PROCESSING FEE ONLY - ADDITIONAL FEES MAY BE CHARGED BASED ON CANOPY COVERAGE.	001-247-116	655	\$50.00
OTHER			
TOTAL			890.00

DUPLICATE RECEIPT

CITY OF LAUDERHILL

RECVD BY: CLAIRE 01000414954

PAYOR: FASSMER SERV AMERIC

TODAY'S DATE: 09/08/20

REGISTER DATE: 09/08/20 TIME: 12:36

DESCRIPTION AMOUNT

CUST ID:20-SE-014

DEVELOPMENT REVENUE FE \$890.00

TOTAL DUE: \$890.00

TENDERED: \$890.00

CHANGE: \$.00

CHECK : \$890.00

REF NUM: 3994



APPLICATION NUMBER
20-SE-014

PLANNING & ZONING DIVISION

SEP 01 2020

RECEIVED

SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE /BUSINESS:

Warehouse

Business Name: Fassmer Service America LLC

Business Address: 3650 NW 15th Street Lauderhill, FL 33311

Business Telephone Number: 954-314-9161

Business Email: tklaybor@fassmerusa.com

APPLICANT AND CONTACT INFORMATION

Applicant Name: Tim Klaybor

Applicant Address: 3650 NW 15th Street Lauderhill, FL 33311

Applicant Telephone Number: 954-314-9133

Applicant Mobile Telephone Number: 562-248-8683

Applicant Email address: tklaybor@fassmerusa.com

FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD RECEIVE COPIES OF NOTICES /CORRESPONDENCE

Name: Jessica Caballero

Address: 3650 NW 15th Street Lauderhill, FL 33311

Telephone Number: 954-314-9137

Mobile _____

Email address: jcaballero@fassmerusa.com

APPLICATION NUMBER

Name: _____ N/A _____

Address: _____

Telephone Number: _____ Mobile _____

Email address: _____

INFORMATION ABOUT THE USE/ BUSINESS

Business Description (Please list all activities conducted at your business):

Interior of Warehouse: lifeboat assembly, lifeboat/rescue boat repair, spare parts for lifeboats
Exterior of warehouse: lifeboat/rescue boat/container storage

Date the business opened or is expected to be opened: 05/2014 at this location _____

The Days and Hours of operation for the business:

LIST NEXT TO EACH DAY, THE HOURS YOU WILL BE OPEN

LIST NEXT TO EACH DAY THE # OF EMPLOYEES ON DUTY

Sunday	Closed	to
Monday	08:00 am	to	05:00 pm	Between 14 to 28
Tuesday	08:00 am	to	05:00 pm	Between 14 to 28
Wednesday	08:00 am	to	05:00 pm	Between 14 to 28
Thursday	08:00 am	to	05:00 pm	Between 14 to 28
Friday	08:00 am	to	05:00 pm	Between 14 to 28
Saturday	Closed	to

How many persons will the proposed business employ?

_____ 28 People _____

APPLICATION NUMBER

List the job titles and approximate salaries for the proposed employees?

Office Staff: \$990,000 Annual Salaries
Logistics & Warehouse Manager: \$95,000 Annual Salaries
Technicians: \$800,000 Estimated Hourly Wages

Square footage of building space to be occupied by the business : 16,504 sq ft

INFORMATION ABOUT THE SITE

Property Owner Name: Fassmer America Invest, LLC
Property Owner Street Address: 3650 NW 15th Street
City, State & Zip Code: Lauderhill, FL 33311
Telephone #: _____ **Email** _____

**STANDARDS FOR APPROVAL
THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY**

Describe how your business will affect the residents who live close by: _____
No adverse affects, exterior lifeboat/rescue boat storage only. Loading and unloading of boats from trucking companies.

Describe how this business/use will affect neighboring businesses: _____
No adverse affects, exterior lifeboat/rescue boat storage only. Loading and unloading of boats from trucking companies.

What site characteristics make this location suitable for your use/ business: _____
Centralized location to different ports and size of warehouse.

APPLICATION NUMBER

How will this use/ business affect the community economically?

Employees dine in the local restaurants during their lunch time on weekdays, our company vehicles are serviced locally for fuel and other auto related repairs, we purchase from local grocery stores for office supplies, and currently 3 employees live in Lauderhill.

ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES

Describe any fire hazards associated with your business: None.

Describe what security measures your business will require: _____

13 exterior cameras are already installed on property plus an alarm system.

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site: None.

Describe any activity in your business that will use water other than normal washing and toilet use None.

Describe any activity in your business that will utilize City park facilities: N/A

Describe any activity in your business that will generate noise, light or vibration:

Usage of hand tools inside warehouse for repairs of lifeboats.

APPLICATION NUMBER

Describe transit, automobile or pedestrian traffic that your business will create in the area:

Light traffic, only when lifeboats are transported in and out of facility.

Describe any activity in your business that will involve alcohol, music or live entertainment:

N/A

Describe any other aspects of your business about which you feel that the reviewer should know: This facility is a Federal Free Trade Zone.

ATTACH THESE DOCUMENTS TO THIS APPLICATION

1. Site Plan
2. Floor Plan
3. Inventory of Fixtures and Equipment
4. Legal Description
5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
6. Copy of Lease (For Applicants who are renting)
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own)
8. Letter from property owner authorizing you to apply for a special exception.

NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.

APPLICATION NUMBER

AFFIDAVIT

I, Tim Klaybor on behalf of Fassmer Service America, LLC, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: Tim Klaybor

SIGN YOUR NAME: [Signature]

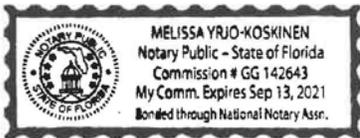
DATE: 8/10/2020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY
 OF August, 20 20, BY Tim Klaybor, WHO IS
 PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED driver's license
 AS IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC

SIGN: [Signature]

PRINT: Melissa Yrjo-Koskinen



STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES: Sep. 13, 2021

YOUR SUBMISSION

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.

APPLICATION NUMBER

Fees	
Special Exception Use Application Fee.....	\$800.00
Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater).....	90.00
Criminal Background Check(for child/elder care facility, game room or convenience store) PER PERSON.....	38.50

Should you have any questions concerning this application, please call Planning and Zoning at 954-730-3050.

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least ten (10) days before the public hearing. No permit shall be required for such sign. The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3' above ground level.

POSTS shall be set a minimum of 18" below ground level.

**CITY OF LAUDERHILL
NOTICE
OF
PUBLIC HEARING**

SPECIAL EXCEPTION

DATE:

TIME:

LOCATION:

**COMMISSION CHAMBERS
5581 WEST OAKLAND PK BLVD
LAUDERHILL, FLORIDA**

**FOR ADDITIONAL INFORMATION
PLEASE CALL 954-730-3050**

REAL ESTATE RESEARCH SERVICES

**Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800**

**Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205**

**Florida Real Estate Decisions, Inc.
1500 West Cypress Creek Road
Suite 409
Ft. Lauderdale, FL
(954) 761-9003**

**Florida Real Estate Decisions, Inc.
12765 W. Forest Hill Boulevard
Suite 1314
Wellington, FL
(561) 798-4423**

**Florida Real Estate Decisions, Inc.
16375 NE 18th Avenue
Suite 300
Miami, FL
(305) 757-6884**

***The above mentioned companies have provided the required certified mailing list for previous applicants.**

This is not a recommendation just a list of companies who have provided this service in the past.

Please refer to the yellow pages for additional sources.

APPLICATION NUMBER

**SPECIAL EXCEPTION USE APPLICATION
ADDITIONAL REQUIREMENTS
FOR**

CHILD CARE/SCHOOLS

THE FOLLOWING REQUIREMENTS ARE IN ADDITION TO THOSE LISTED ON THE SPECIAL EXCEPTION USE APPLICATION. PLEASE SUBMIT THE FOLLOWING WITH YOUR APPLICATION (1 COPY ONLY):

1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1 year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease.
3. Provide evidence of a letter submitted to the Department of Public Services, Social Services Division, acknowledging your desire operate a child care facility.
4. Evidence of past job and education experience or both showing that the applicant and employees of the applicant are qualified to operate a child care facility.
5. List of all persons with a financial interest in the facility, along with affidavits from each stating whether or not that person was ever convicted of a crime. Also provide a copy of each person's driver's license and social security number.
6. The owner or operator of any child care facility shall annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
7. Demonstrate conformance with the usable indoor floor space, outdoor play area, staff-to-child ratio, and toilet and bath facility requirements in Florida Administrative Code Section 65C-22.002, as may be amended from time-to-time.
8. If transportation services are provided, the following requirements shall apply:
 - a. The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
 - b. Annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of one million dollars (\$1,000,000.00) for bodily injury and property damage. Proof of such

APPLICATION NUMBER

insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.

9. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.



PROPERTY SUMMARY

Tax Year: 2020
Property Id: 494231240026
Property Owner/s: FASSMER AMERICA INVEST LLC
Mailing Address: 3650 NW 15 ST LAUDERHILL, FL 33311
Physical Address: 3650 NW 15 STREET LAUDERHILL, 33311

Property Use: 48 - Warehousing, distribution terminals, trucking terminals, van & storage warehousing
Millage Code: 1912
Adj. Bldg. S.F.: 16504
Bldg Under Air S.F.:
Effective Year: 1988
Year Built: 1987
Units/Beds/Baths: 0 / /

Deputy Appraiser: Joyce Claxton
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning: IL - LIGHT INDUSTRIAL
Abbr. Legal Des.: INDUSTRIAL 100 UNIT 2 85-2 B PT OF TR E DESC AS COMM AT SE COR OF TR E,WLY 653.22 TO POB,CONT WLY 161.54,NLY 269.65 TO S R/W/L OF NW 15 ST,ELY 161.54, SLY 269.65 TO POB DESC IN OR 13961/968

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2020	\$303,920	\$1,264,220	0	\$1,568,140	\$1,568,140	
2019	\$303,920	\$1,264,220	0	\$1,568,140	\$1,568,140	\$42,552.28
2018	\$303,920	\$1,254,490	0	\$1,558,410	\$1,494,950	\$39,369.70

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,568,140	\$1,568,140	\$1,568,140	\$1,568,140
Portability	0	0	0	0
Assessed / SOH	\$1,568,140	\$1,568,140	\$1,568,140	\$1,568,140
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$1,568,140	\$1,568,140	\$1,568,140	\$1,568,140

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
05/27/2014	Warranty Deed Qualified Sale	\$1,350,000	112316405
09/28/2001	Quit Claim Deed	\$100	32229 / 245
03/16/2000	Multi Quit Claim Deed	\$143,500	30439 / 860
12/02/1994	Multi Warranty Deed	\$312,000	22910 / 508
12/01/1991	Special Warranty Deed	\$440,000	19174 / 539

LAND CALCULATIONS

Unit Price	Units	Type
\$7.00	43,417 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494231240034	09/27/2019	Warranty Deed	Qualified Sale	\$950,000	116089822	3726 NW 15 ST LAUDERHILL, FL 33311
494231240036	05/18/2017	Warranty Deed	Qualified Sale	\$1,190,000	114396315	3701 NW 16 ST LAUDERHILL, FL 33311
494231240021	02/01/2017	Warranty Deed	Qualified Sale	\$1,450,000	114183760	1601 NW 38 AVE LAUDERHILL, FL 33311

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Lauderhill Fire/Rescue (19) Warehouse-Industrial (W) 16,504								

SCHOOL

Larkdale Elementary: D
 Parkway Middle: C
 Dillard High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	9	Dale V. C. Holness	20	Alcee L. Hastings
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
94	Bobby B DuBose	33	Perry E. Thurston, Jr.	Dr. Rosalind Osgood

BUSINESS LEASE AMENDMENT NO. 3

This Amendment is made effective as of February 29, 2020 with respect to that certain Business Lease (the "Lease") dated July 1, 2014 and Business Lease (Amendment no. 1) dated December 31, 2015 by and between FASSMER AMERICA INVEST LLC, a Florida limited liability company, as "Landlord", and FASSMER SERVICE AMERICA LLC, a Florida limited liability company, as "Tenant" and pertaining to the "Premises" known as 3650 NW 15th Street, Lauderhill, Florida 33311.

For valuable consideration and the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend the Lease as follows:

1. This Amendment supersedes any conflicting provisions of the Lease and all prior amendments thereto, if any, but which instruments otherwise shall continue to be fully effective on their terms.
2. Section 4.1 (Base Rent) of the Lease is hereby amended as follows:

Beginning March 1, 2020 the yearly Base Rent is increased to \$228,000 to be paid in monthly installments of \$19,000 plus applicable sales tax (currently 6%) at \$1,140 per month for a total monthly payment of \$20,140. 6.5%

All Base Rent may be increased subsequently by Landlord from year to year in order to adjust for inflation, but in no event shall such increase exceed 2% of the previous year's Base Rent (unless the parties agree otherwise), except for increases in the Real Property Taxes as specified in Section 4.2(f) of the Lease, which are not subject to such limitation. TSK

3. This Lease may be executed in counterparts and signed copies, including copies provided by facsimile or e-mail transmission, shall be given the same legal effect as the signed originals.

[Signature page on next page]

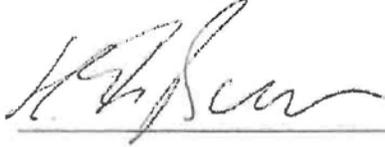
correct amount
20,235 TSK

Initials: TSK

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the day and year first above written.

LANDLORD:

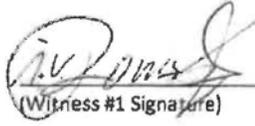
FASSMER AMERICA INVEST LLC
A Florida limited liability company

By: 

(Signature)

Printed name: Harald Fassmer

As its: Manager


(Witness #1 Signature)

Printed name: Thomas Sass


(Witness #2 Signature)

Printed name: Ines Petersen

TENANT:

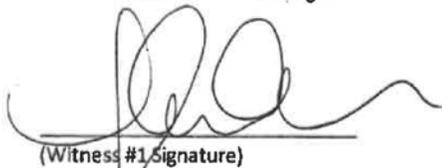
FASSMER SERVICE AMERICA LLC
A Florida limited liability company

By: Tim Klaybor 

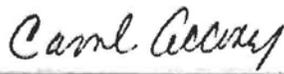
Printed name: Tim Klaybor

As its: Manager

**FASSMER
SERVICE AMERICA
FSA-003**


(Witness #1 Signature)

Printed name: Jessica Caballero


(Witness #2 Signature)

Printed name: Carol Acconey

Initials:

Business Lease Amendment No. 3

Page | 2



July 16, 2020

Re: Special Exception Use Application

City of Lauderhill
5581 W. Oakland Park Blvd
Lauderhill, FL 33313

For the attention of the Economic Development Department:

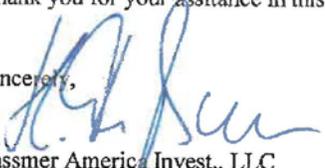
This letter is to confirm that we have given permission to our tenants Fassmer Service America, LLC and their Managing Director Timothy Klaybor to apply for the Special Exception Use application for the property location at:

3650 NW 15th Street Lauderhill, FL 33311

Abbr. Legal Des: INDUSTRIAL 100 UNIT 2 85-2 B PT OF TR E DESC AS COMM AT SE COR OF TR E, WLY 653.22 TO POB, CONT WLY 161.54, NLY 269.65 TO S R/W/L OF NW 15 ST, ELY 161.54, SLY 269.65 TO POB DESC IN OR 13961/968

Thank you for your assistance in this matter.

Sincerely,


Fassmer America Invest, LLC
Harald Fassmer
President

which it was originally delivered. The receipt of this email implies acceptance of the conditions herein set forth. If you have received it in error you should notify the sender immediately by reply e-mail and delete the message from your system. Please do not copy it for any purpose, or disclose its contents to any other person.

From: Meralis Celetti <merceletti@laudershill-fl.gov>
Sent: Wednesday, June 24, 2020 4:29 PM
To: Tim Klaybor <tklaybor@fassmerusa.com>
Cc: Julie Brown <jnbrown@Laudershill-fl.gov>
Subject: COU # 17724 Fassmer Service America, LLC

Good afternoon Mr. Klaybor,
Please see attached application for the special exception use. As discussed earlier Fassmer Service will need to submit the attached application for the outdoor storage use. Your property is located in the city's light industrial (IL) zoning district which allows outdoor storage by process of special exception. I've arranged a conference call for July 14th at 10 a.m. (calendar invite to follow) with our City Planner to further discuss the process. In the meantime if you or a member of your staff could provide us with a business plan or a description of how the sales are conducted, our P&Z department can prepare for the meeting.

Please see below the steps to apply for a Special Exception Use (SEU) in the City of Laudershill:

1. Schedule a pre-application meeting with Planning and Zoning.
2. After the pre-application meeting complete the Special Exception Use application and gather the required documents for submittal.
3. After submittal with fee, we will notify you of completeness or incompleteness of the SEU application within a week. We will also let you know the City Commission date that we are aiming to present your application on.
4. Staff uses the information from the application to prepare the development review report (DRR)
5. City Commission hearing, staff presents DRR to the commission for a vote. We require the applicant present in case question arise that they need to respond to.

The Special Exception Use process typically takes about 2 months. The application fee is \$800 with a \$90 mailing fee for a total of \$890. Criminal background check (for child/elder care facility, game room or convenience store) PER PERSON \$38.50

As your Business Concierges, we will be in contact with you throughout the entire process. For questions feel free to contact Economic Development directly.

Regards,
Meralis Celetti
Economic Development | City of Laudershill
o: 954-730-3043 | f: 954-730-4227 | merceletti@laudershill-fl.gov

This e-mail conforms to the City's privacy and confidentiality policy:
<https://www.laudershill-fl.gov/about-laudershill/privacy-and-confidentiality-notice>

APPLICATION NUMBER

Describe transit, automobile or pedestrian traffic that your business will create in the area:

Describe any activity in your business that will involve alcohol, music or live entertainment:

Describe any other aspects of your business about which you feel that the reviewer should know:

ATTACH THESE DOCUMENTS TO THIS APPLICATION

1. Site Plan -TK
2. Floor Plan -TK
3. Inventory of Fixtures and Equipment -asked Jumi for copy of tangible tax return
- ? 4. Legal Description
- ? 5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
6. Copy of Lease (For Applicants who are renting) -Jess
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own) - N/A
8. Letter from property owner authorizing you to apply for a special exception. -Hannes

NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.

revisions



existing north elevation from parking lot

existing north elevation from street

existing north side panorama from street

existing east side lot from north

existing east side lot from south

date: 8.6.15
 drawn by: F. B. Pitt, P.E.
 checked by: F. B. Pitt, P.E.
 1915 N.W. 40th Street, Ft.
 Lauderdale, FL 33309

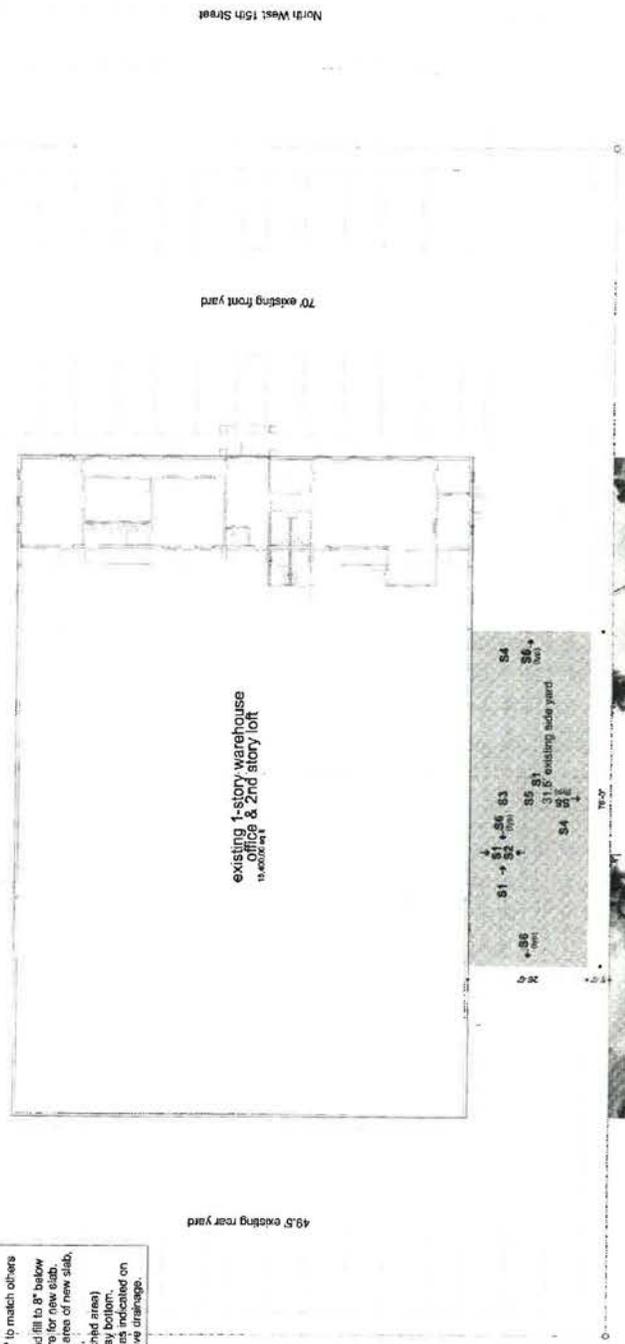
Fassmer Services America
 Industrial-100, Unit-2
 3650 North West 15th Street
 Lauderdale, Florida

3/32" scale uno

drawing
SITE PLAN
 sheet

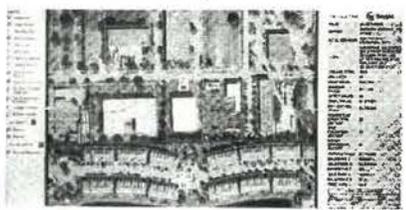
1

existing warehouse	15,114sf
existing a/c	2,090sf
existing lot	2,005sf
total existing area	19,289sf



General Notes:
 Existing Warehouse Office Building w/concrete loft built in 1987.
 No changes to existing site parking, landscaping or building exterior.
 Occupancy: 1 Type:
 Use: Warehouse
Building Type:
 CBS structure with steel bar joists and lightweight roof. Protected by existing smoke detectors, fire alarm & fire sprinkler system.
Scope of work:
 Fill in existing exterior delivery pit.
 Remove and relocate existing loft.
Applicable Codes:
 Florida Building Code 2014 6th Edition
 Florida Mechanical Code 2014
 Florida Electrical Code 2014
 Florida Fire Prevention Code

Site Construction Notes:
 S1 remove existing railing, recessed ramp and drainage grate, salvages for reuse.
 S2 raise existing drainage grate -3/8" to match others.
 S3 fill in driveway.
 S4 remove existing asphalt paving in area of new slab, excavate 8" for new slab on grade.
 S5 pour new 8" concrete slab (in hatched areas) with #4 bars on 8" centers each way bottom.
 S6 slope new slab 1/8" per foot max. as indicated on site plan to maintain existing positive drainage.

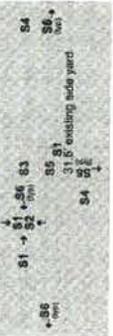


19.5' existing rear yard

70' existing front yard

existing 1-story warehouse
 office & 2nd story loft
 19,114 sq ft

27.3' existing side yard

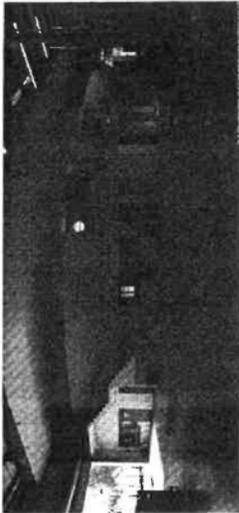


21'6" existing side yard (max)

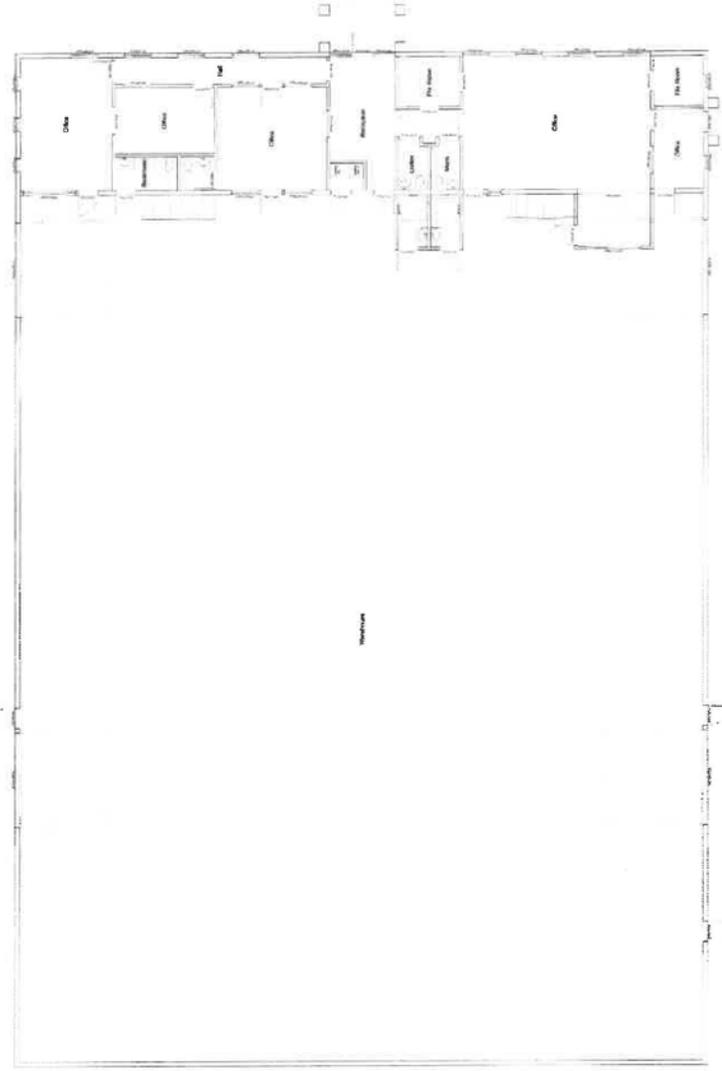
existing east side lot from north

existing east side lot from south

revisions



- GENERAL NOTES**
1. All revisions shall follow the Florida Building Code 2014, as adopted by Broward County, and the City of Lauderdale.
 2. No changes to existing 1st floor office and warehouse.
 3. No changes to existing mechanical system.
 4. No changes to existing parking system.
 5. No changes to existing fire sprinkler system.
 6. No changes to existing fire alarm system.



date: 8.5.15
James F. Best, P.E.
Consulting Engineer
1815 N.E. 45th Street Fl.
Lauderdale, FL 33308

Fassmer Services America

Lot-36, Unit-1, Village of Golf
34 Country Road
Boynton Beach, Florida

1/8" scale uno

drawing
1st FLOOR
PLAN
sheet

ALLDATA REAL ESTATE SYSTEMS, INC.
290 NE 51 STREET
FT. LAUDERDALE, FLORIDA 33334
SINCE 1978
lampasoned@gmail.com
Phone 954 772 1800

August 10, 2020

FASSMER SERVICE AMERICA, LLC
3650 NW 15th Street
Lauderhill, Florida 33311

Work ordered: Compile two copies of a certified list of all properties within the 300' radius of the subject property.

Legal: INDUSTRIAL 100 UNIT 2 85-2 B PT OF TR E DESC AS COMM AT SE COR OF TR E, WLY 653.22 TO POB, CONT WLY 161.54, NLY 269.65 TO S RW/L OF NW 15 ST, ELY 161.54, SLY 269.65 TO POB DESC IN OR 13961/968

Subject Folio Numbers

4942 31 24 0026

Fees are as follows:

Two copies of the certify list of mailing labels 300' from the subject. \$425.

Postage		N/A
Tax map	N/A	
Courier fees		N/A
Received on account		\$425.
Balance due		\$-0-

Thank you,
Alldata Real Estate Systems, Inc.
Part of the Linsoni Real Estate Group
Make checks payable to Linsoni Inc.

pp
8-10-20
check # 3988


ALLDATA REAL ESTATE SYSTEMS, INC.
290 NE 51 STREET
FT. LAUDERDALE, FLORIDA 33334
SINCE 1978
lampasoned@gmail.com
Phone 954 772 1800

FASSMER SERVICE AMERICA, LLC
3650 NW 15th Street
Lauderhill, Florida 33311

Work ordered: Compile two copies of a certified list of all properties within the 300' radius of the subject property.

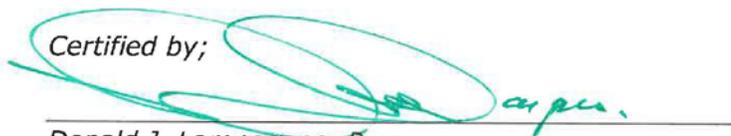
Legal: INDUSTRIAL 100 UNIT 2 85-2 B PT OF TR E DESC AS COMM AT SE COR OF TR E,WLY 653.22 TO POB, CONT WLY 161.54,NLY 269.65 TO S R/W/L OF NW 15 ST,ELY 161.54, SLY 269.65 TO POB DESC IN OR 13961/968

Subject Folio Numbers

4942 31 24 0026

I hereby certify that the attached list of names represents all of those properties as stated above within the 300' radius of the subject property from the Broward, Palm Beach, and/or Miami-Dade County Records as of August 11, 2020.

Certified by;



Donald J. Lampasone, Pres.
Alldata Real Estate Systems, Inc.
Part of the Linsoni Inc., Real Estate Group
Developers, Contractors, Research and Real Estate
Make checks payable to Linsoni Inc.

Disclosure: All information contained herein is obtained from Broward, Palm Beach and Dade County Records; any and all errors that may be included in this report are from these County Records. Alldata Real Estate Systems, Inc. and/or its representatives make no representations as to any errors and omissions by the said County records keeping.

Property Id: 494231240026

**Please see map disclaimer



August 10, 2020

SPREKS LANDS & INVESTMENTS LLC
19493 40 AVE
SUNNY ISLES BEACH FL 33160

SUNSHINE THE TWELFTH LLC
1835 E HALLANDALE BCH BLVD
#612
HALLANDALE BEACH FL 33009

BEAUBRUN, CRISTY A H/E
BEAUBRUN, BOB P
3515 NW 14 CT
LAUDERHILL FL 33311

GALEN OBGYN GROUP LLC
4101 NW 3 CT STE 10
PLANTATION FL 33317

BARTLEY, PATRICIA
3511 NW 14 CT
LAUDERHILL FL 33311

DESARROLLOS TECNICOS
INDUSTRIALES LLC
1000 E HALLANDALE BEACH BD#5
HALLANDALE BEACH FL 33009

EUGENE, SIMELIA EDLYNE
3507 NW 14 CT
FORT LAUDERDALE FL 33311-8485

DALEY, ANEKI R H/E
DALEY, ONISKIE
3505 NW 14 CT
LAUDERHILL FL 33311

JS NEW INVESTMENTS LLC
19493 40 AVE
SUNNY ISLES BEACH FL 33160

LOGIE, KEVON & NICOLE
3501 NW 14 CT
LAUDERHILL FL 33311

PINTO, REMELDIANA
3499 NW 14 CT
LAUDERHILL FL 33311

TOTOPEPI LLC
2000 NW 150 AVE STE 1105
PEMBROKE PINES FL 33028-2870

MARTIN, DEBORAH ANN
3428 NW 14 CT
LAUDERHILL FL 33311

SAMLAL, NALINIE DIANNE
3430 NW 14 CT
LAUDERHILL FL 33311

LORVANIS, RALPH ROUNDNYR
3432 NW 14 CT
LAUDERHILL FL 33311

MONTGOMERY, ROXANNE NICOLE
3434 NW 14 CT
FORT LAUDERDALE FL 33311-8449

DIAMONDS & PASSION
ENTERPRISES INC
9709 SW MALIBU TER
PALM CITY FL 34990

ANTHONY, ADRIENNE
3438 NW 14 CT
LAUDERHILL FL 33311

BLACK, TRACIAN
3440 NW 14 CT
LAUDERHILL FL 33311

CRAWFORD, ORLANDO
3442 NW 14 CT
FORT LAUDERDALE FL 33331

PAYNE, DALLAS
3444 NW 14 CT
LAUDERHILL FL 33311

BRAE, NOREEN D H/E
BRAE, TRENA R
3448 NW 14 CT
LAUDERHILL FL 33311

JONES, WINIFRED V H/E
OSBORNE, RICKY
3450 NW 14 CT
LAUDERHILL FL 33311

HARRISON-WILEY, ADRIA
3452 NW 14 CT
LAUDERHILL FL 33311

DAVIS, LORNETTE N
GRIFFITHS, TROY A
3454 NW 14 CT
LAUDERHILL FL 33311

FEDERAL NATIONAL MORTGAGE
ASSN
PO BOX 650043
DALLAS TX 75265-0043

FARMER-PATTERSON, LICHILLE F
PATTERSON, LEEFORD AGUSTUS
3458 NW 14 CT
FORT LAUDERDALE FL 33311-8483

CALLOWAY, ARLEEN
582 W CAMPUS CIR
FORT LAUDERDALE FL 33312

NEO PROSPERITY LLC
%S&A COMPANY MANAGEMENT
2875 NE 191 ST STE 801
AVENTURA FL 33180

ELIE, STEVE
3427 NW 14TH CT
FORT LAUDERDALE FL 33311-8449

SIMPSON, ERROL
3540 NW 14 CT
LAUDERHILL FL 33311

PROPERTIES IN MIAMI LLC
19333 COLLINS AVE UNIT 2209
SUNNY ISLES BEACH FL 33160

CABRERA, SERGIO J H/E
OGREAN, DORIS M
3536 NW 14 CT
LAUDERHILL FL 33311

CORAL KEY INVESTMENTS II LLC
1835 NE MIAMI GARDENS DR #387
MIAMI FL 33179

CLAY, AYGEMANG N
3532 NW 14 CT
LAUDERHILL FL 33311

MILLENNIUM FALCON RE LLC
3747 NE 214 ST
AVENTURA FL 33180

SHIRLEY, JASEN
1418 E POWHATAN AVE
TAMPA FL 33604-7234

SMITH, BERTRUM J
3522 NW 14 CT
LAUDERHILL FL 33311-8489

ONYX ENTERPRISES LLC
4101 NW 3 CT STE 10
PLANTATION FL 33317

AJAYI, CLARICE
AJAYI, JOHN
3518 NW 14 CT
LAUDERHILL FL 33311

HENRY, MARY
3516 NW 14 CT
LAUDERHILL FL 33311

LEMONS, JOSE ANTONIO
961 BRAMLEIGH LN
ANNAPOLIS MD 21401-6414

HAYNES, CAROL R & ELVIS
3512 NW 14 CT
LAUDERHILL FL 33311

BASS & BASS HOLDINGS LLC
1800 N BAYSHORE DR #2201
MIAMI FL 33132

ROYAL PALM VILLAS 128
HOLDING INC
PO BOX 801910
MIAMI FL 33280

NTC PROPERTY MGMT SYSTEMS IV
LLC
21170 SHADY VISTA LN
BOCA RATON FL 33428

MCGREGOR, JANICE
3502 NW 14 CT
LAUDERHILL FL 33311

SMITH, SHENIKA
3500 NW 14 CT
LAUDERHILL FL 33311

FRACTAL SERVICES LLC
1319 E HILLSBORO BLVD APT 514
DEERFIELD BEACH FL 33441-4225

JESP LIVING LLC
8181 NW 36 ST STE 20B
DORAL FL 33166

TEIXEIRA DOS SANTOS, MARIANA
3494 NW 14 CT
LAUDERHILL FL 33311

GILPIN, JANET
3543 NW 14 CT
LAUDERHILL FL 33311

AUGUSTIN, ELENA
3541 NW 14 CT
LAUDERHILL FL 33311

ONYX ENTERPRISES LLC
4101 NW 3 CT SUITE 10
PLANTATION FL 33317

ARTHURS-WATSON, PATRIQUE
WATSON, ANDRE
3537 NW 14 CT
LAUDERHILL FL 33311

BARRETT, DEVON ANTHONY
3535 NW 14 CT
LAUDERHILL FL 33311

SPREKS LANDS & INVESTMENTS L
19493 40 AVE
GOLDEN BEACH FL 33160-2282

DEBIQUE, SHANNON R
SINCLAIR, DONOVAN P
3525 NW 14 CT
LAUDERHILL FL 33311-8489

SUNSHINE RE SERVICES LLC
19493 40 AVE
SUNNY ISLES BEACH FL 33160

ROMAN, JOEL RIVERA
RIVERA, MICHELLE
3521 NW 14 COURT
LAUDERHILL FL 33311

BARROW, NINA
3429 NW 14 CT
LAUDERHILL FL 33311

LEE, PAUL
3433 NW 14 CT
LAUDERHILL FL 33311

VAUGHAN, BEVERLEY E
3435 NW 14 CT
LAUDERHILL FL 33311

BENT, JONIQUE
3437 NW 14 CT
LAUDERHILL FL 33311

STEWART, RODNEY H/E
STEWART, RONALD
3439 NW 14 CT
LAUDERHILL FL 33311

QUINTERO, RUBEN D
1405 NW 2 ST
FORT LAUDERDALE FL 33311

MCKOY, KRICKET
3443 NW 14 CT
LAUDERHILL FL 33311

DESROSIERS, WINDY
LEONCE, ERBY
3445 NW 14 CT
LAUDERHILL FL 33311

REID-WILSON, SUZETTE
WILSON, CARLTON
239 NW 47 TER
DEERFIELD BEACH FL 33442

SINOIS, ANTHENOR
3449 NW 14 CT
LAUDERHILL FL 33311

CAREY, ANDREA BERNICE
3451 NW 14 CT
LAUDERHILL FL 33311

IDI FAM TR
SHIMON, ILAN TRSTEE
1745 E HALLANDALE BCH BLVD
#603
HALLANDALE BEACH FL 33009-4663

THOMANY, DANIE H/E
CITERME, GLAGUY
3455 NW 14 CT
LAUDERHILL FL 33311

DIAMONDS & PASSION
ENTERPRISES INC
9709 SW MALIBU TER
PALM CITY FL 34990

JOHNSON, TANZANIA
3459 NW 14 CT
LAUDERHILL FL 33311

EX-TECK INC
6125 PINE TER
PLANTATION FL 33317

AUTO STORAGE USA CORP
3640 NW 15 ST
LAUDERHILL FL 33311

FLAMINGO PROPERTIES CORP
2640 LAKE SHORE DR UNIT 707
RIVIERA BEACH FL 33404

TOTH, GEORGE M
1931 SW 56 AVE
PLANTATION FL 33317

JACKSON, GLORIA ELETHIA
7471 NW 21 ST
SUNRISE FL 33313

VALDES, ELBA
PO BOX 3170
MIAMI FL 33101

BRODSKY, RICHARD
BRODSKY, RASTISLAV
13000 BISCAYNE ISLAND TER
NORTH MIAMI FL 33181

SOBOLEWSKI, CHARLES & KAREN M
9440 SEA TURTLE LANE
PLANTATION FL 33324

S & S REDOUTE 36 LLC
3682 NW 16 ST #10A
LAUDERHILL FL 33311

SOUTHSTAR HOLDINGS LLC
2717 NW 19 ST
POMPANO BEACH FL 33069-5232

BEDESSEE INTERNATIONAL
FOODS LLC
3686 NW 16 ST
LAUDERHILL FL 33311

DEVINE TOUCH INVESTMENTS INC
4126 NW 21 ST
FORT LAUDERDALE FL 33313

GRIM, C KEVIN & SHARON S
3696 NW 16 ST APT 17-A
LAUDERHILL FL 33311-4152

GRIM, CHRISTOPHER K & SHARON
3664 NW 16 ST
LAUDERHILL FL 33311-4151

EYF ENTERPRISES LLC
6344 BELLAMALFI ST
BOCA RATON FL 33496

NEOS & COMPANY LLC
6649 N FEDERAL HWY
BOCA RATON FL 33487

MINX JEWELRY INC
6194-C PINETREE LN
TAMARAC FL 33319

SEA ME DIVE INC
2400 SW 44 TER
FORT LAUDERDALE FL 33317

MARTINEZ, ANDRES
VEGA, CLARIBEL
12660 SW 12 ST
DAVIE FL 33325

LARSON, TODD
6540 SW 20 ST
PLANTATION FL 33317

ZAPATA, CARIDAD
ZAPATA, HERNAN
3648 NW 16 ST #11B
LAUDERHILL FL 33311

AGT REFRIGERATION LLC
185 SW 7 ST #3605
MIAMI FL 33130

BAY 14 PROPERTIES INC
3654 NW 16 ST #14B
LAUDERHILL FL 33311

MIZRAHI, ORI BONANZA
3656 NW 16 ST #15B
FORT LAUDERDALE FL 33311

STEVES GREAT ESCAPE LLC
3660 NW 16 ST STE 17-B
LAUDERHILL FL 33313

DEREVENSKY, ADA
DEREVENSKY, MARK
3662 NW 16 ST #18-B
LAUDERHILL FL 33311

COUSINS U S A INC
3551 NW 15 ST
LAUDERHILL FL 33311-4268

BOYE'S GAS SERVICE INC
PO BOX 101265
FORT LAUDERDALE FL 33310-1265

3430 LAUDERHILL INC
7071 W COMMERCIAL BLVD #2A
TAMARAC FL 33319

BEDESSEE INC
4060 NW 12 ST
LAUDERHILL FL 33313-5815

LAUDERHILL PARTNERS INC
3300 N 29 AVE
HOLLYWOOD FL 33020-1031