

DEVELOPMENT PERMIT APPLICATION

The type of development permit(s) for which this form is applicable to as well as the corresponding fee schedule are described on Pages 5-7. Mandatory application documents and the required ancillary attachments for each type of request are on Pages 8-10. **Prior to the submission of an application, the applicant must contact the Planning and Zoning Division for an appointment at 954-630-4572.**

STAFF USE ONLY

Date Submitted:

Case No.

Project Name:

Folio No(s).

GENERAL DATA - COMPLETE ALL SECTIONS

Address of property: **3553 AND 3555 N. DIXIE HWY, OAKLAND PARK, FL 33334**

Legal Description: (or attach description) **ATTACHED**

Gross Acres: **.17**

Net Acres: **.17**

Title to this Property has been held since: **11-1-18**

Existing Zoning: **PARK PLACE**

Existing Use of Property [include no. and sq. ft. of existing structure(s)]: **RETAIL 3553 - 1,000 SF**

Proposed Use of Property (include no. and sq. ft. of proposed structure(s): **3555 - 1,100 SF**

Type of Development Permit(s) requested:

**CONDITIONAL USE
APPROVAL TO SERVE ALCOHOL AFTER 12 AM**

**3553 - 1,000 SF BAR
3555 - 1,100 SF RESTAURANT
WITH BAR**

OWNER/APPLICANT INFORMATION

(The undersigned has reviewed all instructions concerning the application and understands the application must be complete and accurate prior to staff review or Public Hearing(s). Attach proof of ownership and owner's authorization for representative. **3555, LLC**

Name of Property Owners: **3553, LLC**

Title: **DEAN SIRULNIK
MANAGING MEMBER**

Address: **1712 NE 17 AVE**

City: **FT. LAUDERDALE** State: **FL**

Zip Code: **33305**

Phone: **954-850-4774**

Signature: **Dean Sirulnik**

Signature:

Email Address: **dean31271@yahoo.com**

Email Address:

Name of Applicant's Representative: **DEAN SIRULNIK**

Address: **SAME AS ABOVE**

City:

State:

Zip Code:

Office Phone:

Cell Phone:

Email Address:



The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

2019 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments



Site Address	3555 N DIXIE HIGHWAY, OAKLAND PARK FL 33334	ID #	4942 23 05 6480
Property Owner	3555 LLC	Millage	1712
Mailing Address	1712 NE 17 AVE FORT LAUDERDALE FL 33305	Use	11
Abbr Legal Description	OAKLAND PARK SECOND ADD 1-39 B LOT 17 BLK 102		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$29,580	\$142,650	\$172,230	\$172,230	
2018	\$29,580	\$142,650	\$172,230	\$172,230	\$3,870.37
2017	\$29,580	\$129,750	\$159,330	\$159,330	\$3,678.99

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$172,230	\$172,230	\$172,230	\$172,230
Portability	0	0	0	0
Assessed/SOH	\$172,230	\$172,230	\$172,230	\$172,230
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$172,230	\$172,230	\$172,230	\$172,230

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/1/2019	WD-D	\$235,000	115591301	\$12.00	2,465	SF
4/1/1971	WD	\$11,850	3564 / 848			
				Adj. Bldg. S.F. (Card, Sketch)		1100
				Eff./Act. Year Built: 1954/1953		

[illegible]



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

DEAN J SIRULNIK
1712 NE 17TH AVE
FT LAUDERDALE FL 33305-3420

DEAN J SIRULNIK:

Here's what you owe for this billing period.

Amount of your last bill	\$13.11
Payments	-\$13.11
New charges due by Apr 3, 2019	\$14.14
Total amount you owe	\$14.14

Amount of your last bill	13.11
Payment received - Thank you	-13.11
Balance before new charges	\$0.00

NEW CHARGES

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.23

Non-fuel: (\$0.063550 per kWh) \$0.56

Fuel: (\$0.027250 per kWh) \$0.25

Electric service amount **11.04**

Storm charge 0.01

Gross receipts tax 0.28

Franchise charge 0.68

Utility tax 1.18

Florida sales tax 0.83

Discretionary sales surtax 0.12

Taxes and charges **3.10**

Total new charges **\$14.14**

Total amount you owe **\$14.14**

Mar 13, 2019 Electric Bill

For: Feb 12, 2019 to Mar 13, 2019 (29 days)

Service Address

3553 N DIXIE HWY
OAKLAND PARK, FL 33334
dean31271@yahoo.com

Account Number 20491-33529

Questions? Contact Us

Reliable energy is affordable energy.

Learn how we save you money at fpl.com/savings

Meter Summary

Meter reading - Meter ACD6483 Next meter reading Apr 12, 2019

Current reading	57630
Previous reading	-57621

kWh used	9
----------	---

Energy Usage Comparison

	This Month Mar 13, 2019	Last Month Feb 12, 2019
Service to		
kWh Used	9	0
Service days	29	29
kWh/day	0	0
Amount	\$14.14	\$13.11

Keep In Mind

- Payments received after April 03, 2019 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- A rate adjustment will take effect in April when a new natural gas plant begins delivering power for customers. Learn more: FPL.com/rates.

Don't fall for a scammer

Scammers use caller ID spoofing appearing to be FPL. Don't fall for it when they demand payment with a prepaid card.
[Protect yourself](#)

Improving your service

See how building a stronger grid helps us keep your lights on in good weather and bad.
[Learn more](#)

Useful Links

[Billing and service details](#)
[Energy News](#)
[View back of the bill](#)

Important Numbers

Customer Service:	(954) 581-5668
Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

DEAN J SIRULNIK
1712 NE 17TH AVE
FT LAUDERDALE FL 33305-3420

DEAN J SIRULNIK:

Here's what you owe for this billing period.

Amount of your last bill	\$379.76
Payments	-\$379.76
New charges due by Apr 3, 2019	\$19.37
Total amount you owe	\$19.37

Amount of your last bill	379.76
Payments received - Thank you	-379.76
Balance before new charges	\$0.00

NEW CHARGES

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge:	\$10.23
Non-fuel: (\$0.063550 per kWh)	\$3.43
Fuel: (\$0.027250 per kWh)	\$1.47

Electric service amount **15.13**

Storm charge	0.06
Gross receipts tax	0.39
Franchise charge	0.93
Utility tax	1.54
Florida sales tax	1.15
Discretionary sales surtax	0.17

Taxes and charges **4.24**

Total new charges **\$19.37**

Total amount you owe **\$19.37**

Mar 13, 2019 Electric Bill

For: Feb 12, 2019 to Mar 13, 2019 (29 days)

Service Address

3555 N DIXIE HWY
OAKLAND PARK, FL 33334
dean31271@yahoo.com

Account Number 40784-13053

Questions? Contact Us

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Meter Summary

Meter reading - Meter ACD1036 Next meter reading Apr 12, 2019

Current reading	98470
Previous reading	-98416

kWh used 54

Energy Usage Comparison

	This Month	Last Month
Service to	Mar 13, 2019	Feb 12, 2019
kWh Used	54	20
Service days	29	1
kWh/day	2	20
Amount	\$19.37	\$2.76

Keep In Mind

- Payments received after April 03, 2019 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- A rate adjustment will take effect in April when a new natural gas plant begins delivering power for customers. Learn more: FPL.com/rates.

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See how building a stronger grid helps us keep your lights on in good weather and bad.

Learn more

Useful Links

[Billing and service details](#)

[Energy News](#)

[View back of the bill](#)

Important Numbers

Customer Service:

Outside Florida:

To report power outages:

Hearing/speech impaired:

(954) 581-5668

1-800-226-3545

1-800-4OUTAGE (468-8243)

711 (Relay Service)

Prepared by and return to:

Nick B. Kanelidis

Secretary

Blue Marlin Title Corporation

2400 East Commercial Blvd Suite 706

Fort Lauderdale, FL 33308

954-351-8840

File Number: 018085K

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of November, 2018 between Michael Gigante, an unmarried man, whose post office address is 530 West Indies Drive, Ramrod Key, FL 33042, grantor, and 3553 LLC, a Florida limited liability company whose post office address is 1712 NE 17th Ave., Fort Lauderdale, FL 33305, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 16, Block 102, Oakland Park Second Addition, according to the plat thereof as recorded in Plat Book 1, Page 39, Public Records of Broward County, Florida.

Parcel Identification Number: 4942 23 05 6470

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nick Kanelidis
Witness Name: Nick Kanelidis

Dea Chopyak
Witness Name: Dea Chopyak

Michael Gigante
Michael Gigante

(Seal)

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 1st day of November, 2018 by Michael Gigante, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



NICK KANELIDIS
Commission # GG 123601
Expires August 7, 2021
Bonded Three Hundred Notary Services

Nick Kanelidis
Notary Public

Printed Name: Nick Kanelidis

My Commission Expires: _____

Prepared by and return to:

Nick B. Kanelidis

Secretary

Blue Marlin Title Corporation

2400 East Commercial Blvd Suite 706

Fort Lauderdale, FL 33308

954-351-8840

File Number: 018101K

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of February, 2019 between Michael Gigante, an unmarried man, whose post office address is 530 West Indies Drive, Ramrod Key, FL 33042, grantor, and 3555 LLC, a Florida limited liability company whose post office address is 1712 NE 17th Ave., Fort Lauderdale, FL 33305, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 17, Block 102, Oakland Park Second Addition, according to the map or plat thereof as recorded in Plat Book 1, Page 39, Public Records of Broward County, Florida.

Parcel Identification Number: 4942 23 05 6480

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nick Kanelidis
Witness Name: Nick Kanelidis

Michael Gigante (Seal)
Michael Gigante

MECHAS E. LEACH
Witness Name: MECHAS E. LEACH

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 1st day of February, 2019 by Michael Gigante, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



NICK KANELIDIS
Commission # GG 123601
Expires August 7, 2021
Bonded Thru Budget Notary Services

Nick Kanelidis
Notary Public

Printed Name: Nick Kanelidis

My Commission Expires: _____



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Detail by Entity Name

Florida Limited Liability Company
3553 LLC

Filing Information

Document Number	L18000239999
FEI/EIN Number	NONE
Date Filed	10/10/2018
State	FL
Status	ACTIVE

Principal Address

1712 NE 17TH AVE
FORT LAUDERDALE, FL 33305

Mailing Address

1712 NE 17TH AVE
FORT LAUDERDALE, FL 33305

Registered Agent Name & Address

SIRULNIK, DEAN J
1712 NE 17TH AVE
FORT LAUDERDALE, FL 33305

Authorized Person(s) Detail

Name & Address

Title AMBR

SIRULNIK, DEAN J
1712 NE 17TH AVE
FORT LAUDERDALE, FL 33305

Annual Reports

No Annual Reports Filed

Document Images

10/10/2018 -- Florida Limited Liability

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Detail by Entity Name

Florida Limited Liability Company
3555 LLC

Filing Information

Document Number L18000285407
FEI/EIN Number NONE
Date Filed 12/12/2018
State FL
Status ACTIVE

Principal Address

1712 NE 17TH AVE
FORT LAUDERDALE, FL 33305

Mailing Address

1712 NE 17TH AVE
FORT LAUDERDALE, FL 33305

Registered Agent Name & Address

SIRULNIK, DEAN J
1712 NE 17TH AVE
FORT LAUDERDALE, FL 33305

Authorized Person(s) Detail

Name & Address

Title AMBR

SIRULNIK, DEAN J
1712 NE 17TH AVE
FORT LAUDERDALE, FL 33305

Annual Reports

No Annual Reports Filed

Document Images

12/12/2018 -- Florida Limited Liability

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