



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: 25-17000001

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-6

Site Data

Project Name:	Special Exception for Quality OEM Inc	Size of property:	11800.0
Street Address:	327 SW 13th Ave Pompano Beach, FL 33069	Number of units (Residential):	0.0
Folio Number(s):	494203020060	Total square feet of the building* (Non-Residential):	5000.0
Project Narrative:	Special Exception for Unlisted Use (Dealer of Salvaged Motor Vehicles facility)		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):
	MMM Brothers LLC
Title:	Print Name:
	Yauheni Shablinski, Uladzimir Shablinski
Street Address:	Street Address:
	327 SW 13th Ave
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
	Pompano Beach FL 33069
Phone Number:	Phone Number:
	305-619-4360
Email:	Email:
	qualityoeminc@gmail.com

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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Owner's Certificate
Special Exceptions

OWNER'S CERTIFICATE

SPEX-2025-6

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Yauheni Shablinski 03/20/2025

Signature: Yauheni Shablinski

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000312038

Entity Name: MMM BROTHERS, LLC

Current Principal Place of Business:

1850 S. OCEAN DRIVE, STE 3605
HALLANDALE BEACH, FL 33009

Current Mailing Address:

1850 S. OCEAN DRIVE, STE 3605
HALLANDALE BEACH, FL 33009 US

FEI Number: 88-3287668

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

YAUHENI SHABLINSKI
1850 S. OCEAN DRIVE, STE 3605
HALLANDALE BEACH, FL 33009 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR
Name ULADZIMIR SHABLINSKI
Address 1850 S. OCEAN DRIVE, STE 3605
City-State-Zip: HALLANDALE BEACH FL 33009

Title AMBR
Name YAUHENI SHABLINSKI
Address 1850 S. OCEAN DRIVE, STE 3605
City-State-Zip: HALLANDALE BEACH FL 33009

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: YAUHENI SHABLINSKI

OWNER

02/06/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

This Instrument Prepared By:
Law Office of Tod Andrew Weston
5975 N. Federal Highway, Suite 123
Fort Lauderdale, FL 33308
File No.: **2501012**
and Return To:
Excel Title, Inc.
2700 N. 29th Avenue, Ste 108
Hollywood, FL 33020

Property Appraisers Parcel Identification (Folio) Numbers: 494203-02-0060

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 11 day of **March, 2025**, by **RW327 LLC**, a Florida Limited Liability Company, whose post office address is 2711 NE 3rd Street, Pompano Beach, FL 33069, herein called the Grantor, to **MMM Brothers, LLC**, a Florida Limited Liability Company, whose post office address is 1850 S. Ocean Drive Ste 3605, Hallandale Beach, FL 33009, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lots 6 and 7 of RACETRACK ROAD SUBDIVISION ADDITION, according to the plat thereof, as recorded in Plat Book 50, Page 13, of the Public Records of BROWARD County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.


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, and hereby 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, 2024.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness #1 Signature

Todd Olson-Weston

Witness #1 Printed Name

5975 N. Federal Hwy, Ste 123

Mailing Address

Fort Lauderdale, FL 33308
Tanahill

Witness #2 Signature

Tanahill

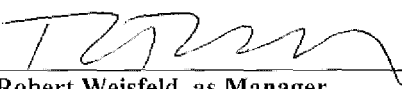
Witness #2 Printed Name

5975 N. Federal Hwy, Ste 123

Mailing Address

Fort Lauderdale, FL 33308

RW327 LLC, a Florida Limited Liability Company

By: 

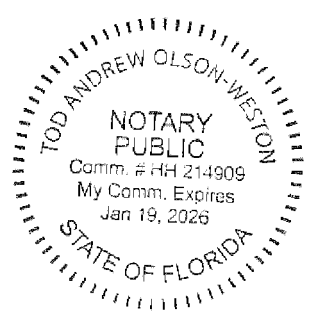
Robert Weisfeld, as Manager

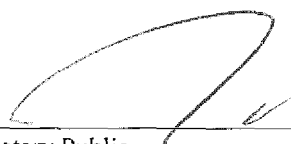
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of March, 2025, by Robert Weisfeld, as Manager of RW327 LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or who has produced FL License as identification.

SEAL

My Commission Expires:





Notary Public
Todd Olson-Weston

Printed Notary Name