

From: [Terry-Ann Boyd-Reynolds](#)
To: [Scott Reale](#)
Cc: [Mario Sotolongo](#)
Subject: 855 S Federal and 943 S Federal - Accardi
Date: Monday, March 18, 2024 3:44:23 PM
Attachments: [22-06005958 APPLICATION FOR RELIEF.pdf](#)
[855 S FEDERAL HY - POMPANO REAL EST - 3.13.24.pdf](#)
[943 S FEDERAL HY - POMPANO REAL EST - 3.13.24.pdf](#)
[Re Eddy Accardi - Canal.pdf](#)

Good Afternoon Scott,

It's my understanding the above address is slated for ZBA, so wanted to pass along the following for your use.

855 S Federal Highway submitted the attached relief application to mitigate fines accrued for closed case 22-06005958 in the amount of \$14,040.00 . At this time they are ineligible for our relief process because of an open unsafe structure case 22-08000887 at 943 S Federal Highway. See attached relief application and current lien searches which detail outstanding amounts and open case.

Please also see attached communication today with myself and Jennifer Casso, General Counsel for Joey Accardi Auto Group regarding a code issue along the canal of the property in need of attention.

Let us know if you have questions and as usual Mario or myself will be in attendance at the meeting in the event we are needed.

Regards,



\$14,000.-

CODE COMPLIANCE
100 WEST ATLANTIC BOULEVARD, SUITE # 307
POMPANO BEACH, FLORIDA 33060
954-786-4361 Phone
954-414-8184 Fax
CodeCompliance@copbfl.com

APPLICATION FOR RELIEF
PLEASE PRINT

** See the attached Filing Instructions and General Guidelines for additional information but do not include same when submitting your Application For Relief which will not be processed until Code Compliance has verified all property(ies) owned by the Property Owner in the City of Pompano Beach are documented as being in compliance.*

CASE #(s) 22-06005958

CITY OF POMPANO BEACH vs. Pompano Real Estate Investments, LLC
(Respondent as listed on Order of Imposition of Fine & Claim of Lien)

NAME OF APPLICANT Pompano Real Estate Investments, LLC
(Person submitting Application)

ADDRESS OF APPLICANT 4250 North Federal Highway, Pompano Beach, FL 33064
(For future Notices/Orders)

APPLICANT'S EMAIL janiceg@philsmithmanage.com

APPLICANT'S PHONE NUMBER 954-545-7212

ADDRESS OF PROPERTY(IES) 855 - 909 S. Federal Highway, Pompano Beach, FL 33062

FOLIO #(S) OF PROPERTY(IES) _____

NATURE OF VIOLATION(S) 40- Year Inspection

THIS PROPERTY CURRENTLY IS NOT INVOLVED IN LITIGATION (check one)

All Applications for Relief MUST include the following documentation if the relief requested is based upon a foreclosure.

1. A copy of the recorded Notice of Lis Pendens with the recording date, book and page shown;
2. A copy of the Foreclosure Complaint;
3. A copy of the recorded Final Judgment with the recording date, book and page shown; and
4. A copy of the recorded Certificate of Title with the recording date, book and page shown.

WHY RELIEF SHOULD BE GRANTED:
See attached

(Attach additional pages if needed along with any supporting documentation)

NAME OF ATTORNEY/ LEGAL REPRESENTATIVE Michael R. Dayhoff, President
(If applicable)

If someone other than the Property Owner is submitting this Application, you MUST attach a Notice of Appearance (if an attorney) or notarized written proof of Authorization from the Property Owner.

ADDRESS: 4250 North Federal Highway
Lighthouse Point, FL 33064

PHONE NUMBER: 954-545-7212

EMAIL: janiceg@philsmithmanage.com

PLEASE SPECIFY HOW YOU WOULD LIKE TO RECEIVE ANY NOTICES OR ABATEMENT ORDERS ISSUED ATTENDANT TO THIS APPLICATION

U.S. mail email U. S. mail and email

I CERTIFY THAT I am the current owner of the subject property or other authorized legal representative for the Property Owner in this matter.



Signature of Applicant
Michael R. Dayhoff, President

January 27, 2023

Date

Relief should be granted in full for any fines assessed in connection with this File.

Initially when the Notice requiring the 40-year inspection was received there was some confusion as to which building the Notice referred to, as there are 5 buildings located on the property and none of them matched up to the information contained in the Notice. We worked with Inspector Jay Olsen to clarify the correct building, which required Inspector Olsen to research the records to finally determine the affected building location.

During that same time, the Applicant was also working with the City on numerous other issues related to the entire property which is operated as the Accardi Chrysler Jeep Dodge dealership (the "Dealership"), including issues related to the property erosion caused by the lack of a seawall along the western property line resulting in a code violation being issued, and a requirement for a 40-year inspection.

The engineer hired by the Dealership to provide the 40-year inspection to the City delivered it on or about November 15, 2022. There had been some delays due to the engineer having some medical issues.

However, while the Dealership assumed this covered all the pending items with the City, upon review with Inspector Olsen in December 2022 it was determined that the 40-year inspection provided did not address this case, but another building within the Dealership property. The Dealership immediately contacted the engineer who had provided the other 40-year inspection and he completed the inspection for the affected building(s) and filed the report on or about January 18, 2023.

As evidenced above, this was not a case of deliberate refusal or failure to address the issue, but merely multiple ongoing issues and assumptions that turned out to be incorrect.

The Applicant and the Dealership are a long-standing and responsible business within the City and respectfully request abatement of the fines in full.

POMPANO REAL ESTATE INVESTMENTS LLC
855 S FEDERAL HY
9306-49-0010

Type	Case #	Violation Complied	Daily Accrual	Recording Reference Instr# & Date	Balance Due as of 02/08/2023
Code Compliance	22-06005958	yes	\$0.00	Instr#118612767 1/10/23	\$14,000.00
Code Compliance	21010003	yes	\$0.00	n/a	\$40.00
				Total	\$14,040.00

**POMPANO REAL ESTATE INVESTMENTS LLC
855 S FEDERAL HY aka 855-909 S FEDERAL HWY
9306-49-0010**

Type	Case #	Violation Complied	Daily Accrual	Recording Reference Instr# & Date	Balance Due as of 3/13/2024
Code Compliance	22-06005958	yes	\$0.00	Instr#118612767 01/10/2023	\$14,000.00
Code Compliance	21010003	yes	\$0.00	n/a	\$40.00
				Total	\$14,040.00

POMPANO REAL ESTATE INVESTMENTS LLC
943 S FEDERAL HY
9306-00-0230

Type	Case #	Violation Complied	Daily Accrual	Recording Reference Instr# & Date	Balance Due as of 02/08/2023
Unsafe Structure	22-08000887	no	\$0.00	n/a	\$0.00
				Total	\$0.00

From: [Jennifer Casso](#)
To: [Terry-Ann Boyd-Reynolds](#)
Subject: Re: Eddy Accardi - Canal
Date: Monday, March 18, 2024 12:17:55 PM
Attachments: [image001.png](#)

This Message Is From an External Sender
This message came from outside your organization.

Thank you for the courtesy. It is much appreciated. Will review and have it addressed.

Thanks,
Jennifer

Jennifer DeMarzo Casso, J.D., M.B.A
General Counsel
855 S. Federal Hwy
Pompano Beach, FL 33062
Ph: 954.943.6700 ext. 1671 Fax: 954.783.8971



This message and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom it is addressed. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. The sender does not accept liability for any errors or omissions in the contents of this message which arise as a result of the e-mail transmission. If you have received this message in error, please notify the sender immediately by email or telephone at 954-784-3317, and delete all copies of the message.

On Mar 18, 2024, at 10:44 AM, Terry-Ann Boyd-Reynolds <Terry-Ann.Boyd@copbfl.com> wrote:

Good Morning Jennifer,

I just wanted to give you a heads up regarding the below photos. We conducted one of our routine canal inspections and discovered some dense overgrowth from the

property the into the canal, which in some areas are quite extensive and intrusive.

Would you be so kind as to review this matter and have it addressed for us asap. I'm sending this email as a courtesy in lieu of a formal notice, as I know you are trying to get on the relief agenda and this would create another impediment to that objective, much like the unsafe structure case.

Thanking you in advance for your cooperation and feel free to contact me if you have any questions.

Regards,

<image001.jpg>

From: Mario Sotolongo <Mario.Sotolongo@copbfl.com>

Sent: Sunday, March 17, 2024 3:30 PM

To: Terry-Ann Boyd-Reynolds <Terry-Ann.Boyd@copbfl.com>; Anthony Prasso <Anthony.Prasso@copbfl.com>

Subject: Eddy Accardi - Canal

<IMG_9127.JPG>

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<IMG_9136.JPG>

Sent from my iPhone

From: [Terry-Ann Boyd-Reynolds](#)
To: [Scott Reale](#)
Subject: FW: Eddy Accardi - Canal
Date: Monday, March 18, 2024 4:13:36 PM

Here you go!



From: Mario Sotolongo <Mario.Sotolongo@copbfl.com>
Sent: Sunday, March 17, 2024 3:30 PM
To: Terry-Ann Boyd-Reynolds <Terry-Ann.Boyd@copbfl.com>; Anthony Prasso <Anthony.Prasso@copbfl.com>
Subject: Eddy Accardi - Canal



















Sent from my iPhone