



Item No. 9c

TOWN OF LAUDERDALE-BY-THE-SEA

AGENDA ITEM REQUEST FORM

Development Services

Department Submitting Request


Dept Head's Signature BB

<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>
<input type="checkbox"/> May 25, 2010	May 14 (5:00 p.m.)	<input type="checkbox"/> July 27, 2010	July 16 (5:00 p.m.)	<input type="checkbox"/> Oct 26, 2010	Oct 15 (5:00 p.m.)
<input checked="" type="checkbox"/> June 8, 2010	May 28 (5:00 p.m.)	<input type="checkbox"/> August 2010	Commission Recess	<input type="checkbox"/> Nov 9, 2010	Oct 29 (5:00p.m.)
<input type="checkbox"/> June 22, 2010	June 11 (5:00 p.m.)	<input type="checkbox"/> Sept 14, 2010	Sept 3 (5:00 p.m.)	<input type="checkbox"/> Nov 23, 2010	Nov 12 (5:00p.m.)
<input type="checkbox"/> July 13, 2010	June 2 (5:00 p.m.)	<input type="checkbox"/> Sep 28, 2010*	Sept 17 (5:00 p.m.)	<input type="checkbox"/> Dec 14, 2010	Dec 3 (5:00p.m.)
		<input type="checkbox"/> Oct 12, 2010	Oct 1 (5:00p.m.)		

* Subject to change – Sukkot

NATURE OF AGENDA ITEM

- | | | |
|--|---|--|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Resolution | <input type="checkbox"/> Manager's Report |
| <input type="checkbox"/> Public Safety Report | <input type="checkbox"/> Quasi Judicial | <input type="checkbox"/> Attorney's Report |
| <input checked="" type="checkbox"/> Consent Agenda | <input type="checkbox"/> Old Business | <input type="checkbox"/> Other |
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> New Business | |

SUBJECT TITLE: Bougainvilla Town homes (4432, 4434, 4436, 4438 Bougainvilla Dr.)

EXPLANATION: Owners of the property are seeking an extension to complete the construction of the Town homes. Town Ordinance 6-12 (a) provides for completion of new structures within eighteen (18) months of the date of the issuance of the first building permit. Ordinance 6-12 (c) in short, allows the property owner to file for an extension and be reviewed by the Town Commission with the caveat that proper notification has been fulfilled.

First extension approved by the Commission on 06/23/09 until 09/23/09
Second extension approved by the Commission on 10/27/0 until 02/03/10

STAFF RECOMMENDATION: Approval of extension until 06/30/10 as requested.

BOARD/COMMITTEE RECOMMENDATION: N/A

FISCAL IMPACT AND APPROPRIATION OF FUNDS: N/A

- | | |
|---|--|
| <input type="checkbox"/> Amount \$ _____ | <input type="checkbox"/> Acct # _____ |
| <input type="checkbox"/> Transfer of funds required | <input type="checkbox"/> From Acct # _____ |
| <input type="checkbox"/> Bid | <input type="checkbox"/> Grant <input type="checkbox"/> Amount represents matching funds |

Town Attorney review required
 Yes No

Town Manager's Initials: CS



Click here to display your 2009 TRIM Notice.

Site Address	4436 BOUGAINVILLE DRIVE , LAUDERDALE BY THE SEA	ID#	4943 18 01 2152
Property Owner	REAL INVESTMENT LLC	Millage	0211
Mailing Address	1097 SHOTGUN RD SUNRISE FL 33326-1941	Use	00

Legal Description	LAUDERDALE BY THE SEA 6-2 B LOT 8 BLK 22
-------------------	--

Property Assessment Values					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
2010	\$283,560		\$283,560	\$283,560	
2009	\$283,560		\$283,560	\$283,560	
2008	\$283,560		\$283,560	\$283,560	\$5,545.40

2010 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$283,560	\$283,560	\$283,560	\$283,560
Portability	0	0	0	0
Assessed/SOH	\$283,560	\$283,560	\$283,560	\$283,560
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	\$283,560	\$283,560	\$283,560	\$283,560

Sales History -- Search Subdivision Sales				
Date	Type	Price	Book	Page
1/19/2005	WD	\$560,000	38948	1582
11/8/2000	WD	\$270,000	31022	1427
8/1/1991	WD	\$230,000	18664	514
3/1/1987	WD	\$225,000		
4/1/1976	WD	\$100,000		

Land Calculations		
Price	Factor	Type
\$5,200	54.53	FF
Adj. Bldg. S.F.		

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
02			LB		
L			LB		
1			1.11		



[Click here to display your 2009 TRIM Notice.](#)

Site Address	4432 BOUGAINVILLE DRIVE , LAUDERDALE BY THE SEA	ID #	4943 18 01 2151
Property Owner	REAL INVESTMENTS LLC	Millage	0211
Mailing Address	1097 SHOTGUN RD SUNRISE FL 33326-1941	Use	00

Legal Description	LAUDERDALE BY THE SEA 6-2 B LOT 7 BLK 22
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Property Assessment Values					
Year	Land	Building	Just Value	Assessed / SOH Value	Tax
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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	\$283,560	\$283,560	\$283,560	\$283,560

Sales History -- Search Subdivision Sales				
Date	Type	Price	Book	Page
1/19/2005	WD	\$560,000	38948	1581
11/8/2000	WD	\$270,000	31022	1672
4/1/1999	WD	\$210,000	29413	1365
12/1/1983	WD	\$235,000	11390	67
6/1/1976	WD	\$105,500		

Land Calculations		
Price	Factor	Type
\$5,200	54.53	FF
Adj. Bldg. S.F.		

Special Assessments					
Fire	Garbage	Light	Drainage	Improvement	Safe
02			LB		
L			LB		
1			1.13		

INTEROFFICE MEMORANDUM

TO: JEFF BOWMAN, DEVELOPMENT SERVICES DIRECTOR
FROM: KIMBERLY WILLIAMS, CODE COMPLIANCE OFFICER
SUBJECT: 4432,34,36 AND 38 BOUGAINVILLE DRIVE UPDATE
DATE: 5/10/2010

- The property obtained the building permit in December of 2007
- The 18 month timeframe for completion of construction expired in June 2009
- On June 23 2009, the first extension request was heard and approved by the Town Commission. The extension was granted till September 23, 2009.
- A second extension request was heard and approved by the Town Commission on October 27, 2009. Granting the request for a completion date by February 3, 2010.
- The builder started calling for final inspections in February 2010. However not all the final inspections have been completed and the master permit remains open.



Town of Lauderdale By The Sea
 Development Services
 4501 Ocean Dr.
 Lauderdale By The Sea, FL. 33308
 Office 954-776-3611
 Fax 954-776-3431

Construction Time Extension Request

Applicants Name: REAL Investment LLC Date: 5/10/2010
 Applicants Address: 1097 SHOTGUN ROAD Zip Code: 33326
SUNRISE FL 33326
 Applicants Phone Number: 9544231363 Alternate #: 9544231360
954 423 1360 FAX

Project Information

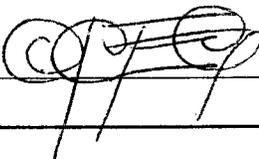
Site Address(s): 4432-4434-4436-4438 BOUGAINVILLEA DRIVE
 Legal Description: SINGLE FAMILY HOMES Folio #: 9318-01-2151, 9318012152.
 Zoning District of Site: LAUDERDALE by the Sea 6-2 B10T 7A BLK 22
 Description of Project: SINGLE FAMILY TOWN HOMES
 Project Name: BOUGAINVILLEA TOWN HOUSES
 Date of Development Order (if applicable): _____

Permit Information

Permit Number(s): 07-03015/06-02443/06-02442/06-09487
 Date Original Permit was Issues: 9/12/07, 9/11/07
 Projected Completion Date: JUNE 30 2010.

Note: A fee will be charged for the Public Notice mailing based on properties within a 400 foot radius of the construction site. Reference Town Code Chapter 6-12 (c). Once the fee is determined from the mailing list and paid by the applicant, the application process will proceed.

Mandatory: Please provide a letter detailing the reasons for the construction time extension request.

Applicants Signature:  Date: May 10 / 2010

For Office Use Only:
 Town Commission Approval Date: _____

REAL INVESTMENTS LLC

5 May 2010

1097 Shotgun Road

Sunrise Florida 33326

ATTN:

City of Lauderdale By The Sea

Building and Zoning

Reference.- 4432 4434 4436 4438 Bougainvilla Drive Townhomes Project

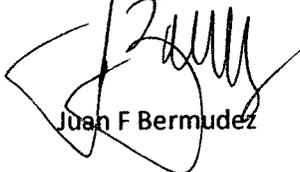
Dear Sir,

As you are aware, we are in the process of completing the Bougainvilla Town Houses and would like to requests another extension of forty five (45) five days for the completion and application for Certificate of Occupancy.; we are aware of the significant delays, but would like to point out that site condition obligated us to review our site Drainage Plan which was approved on April 26 2010 by Broward County Water Authority as well as FPL making last minute Changes to our Power Supply main feed. Add to it the cash flow problems by us and those items combined originated some significant delays.

We are requesting Final Inspections on Plumbing, Electrical and HVAC no later that May 15 and shall apply for C.O. no later than the end of May 2010.

We would like to thank the collaboration and consideration by the City in resolving this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Juan F Bermudez', is written over a large, irregular scribble or stamp.

Manager

CC: Manuel M Guevara, Eastern National Bank, File



Environmental Protection and Growth Management Department
DEVELOPMENT AND ENVIRONMENTAL REGULATION DIVISION
1 North University Drive, Room 201 • Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

April 26, 2010

Real Investment, LLC
Attention: Manuel Guevara
1290 Weston Rd, Suite 214
Weston, FL 33326

Subject: Surface Water Management License Modification
License No: **SWM2007-065-0**
Project: **Bougainvilla Townhouse**
Issued date: 5/8/2007
Location: Lauderdale-By-The-Sea 18/49/43

Dear Licensee:

The Environmental Protection Department has reviewed the plans and documents received April 21, 2010 as a modification to the above referenced license. The request to raise the finished floor elevations of the buildings, to adjust the rim elevations of the yard drains, and to add a swale at the rear of the property is hereby granted. The water quality and quantity requirements are still complied with, therefore the revisions are found to be in compliance with the Broward County Natural Resource Protection Code, Sec. 27-198(d)(2)d and a modification is hereby granted. Please be advised that all previously stipulated conditions of the license remain in effect unless otherwise revised. In addition, all applicable federal, state, or local special district authorizations must be obtained prior to the commencement of construction or alteration of works authorized by this modification.

Should you have any questions, please contact this office at (954) 519-1243.

Sincerely,

A handwritten signature in black ink, appearing to read "David Zeller".

David Zeller
Surface Water Management Licensing Section

cc: Building Official, Lauderdale-By-The-Sea
Susan C. Holland, P.E., w/attachments
Holland Engineering, Inc.
3900 Hollywood Blvd, Suite 303
Hollywood, FL 33021

Sent: Wednesday, December 30, 2009 12:44 PM
To: Pastoriza, Eduardo
Cc: Patricia Tedeschi
Subject: 4432-34-36-38 BOUGAINVILLE DRIVE FPL

DEC 2009

Ed I have set up the new FPL accounts for our Bougainville project under Real Investments LLC as follows:

4432 Bogainvilla Drive acct # 5399728160
4434 Bougainvilla Drive acct# 7802379169
4436 Bougainvilla Drive acct# 9995760262
4438 Bougainvilla Drive Acct # 9518441267
Lauderdale by the Sea Fl 33308.
Merry Christmas & Happy New Year!!

We have passed County Inspection please advise what other information you might need so we can proceed in getting permanent Power at the referenced address.

JUAN F BERMUDEZ C.

This e-mail and files transmitted with it are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you are not one of the named recipient(s) or otherwise have reason to believe that you received this message in error, please immediately notify sender by e-mail, and destroy the original message. Thank You.

From: Juan F Bermudez C (jfbc0329@yahoo.com)
To: Eduardo.Pastoriza@fpl.com;
Date: Fri, January 1, 2010 7:49:54 AM *JAN 2010*
Cc:
Subject: Re: 4432-34-36-38 BOUGAINVILLA DRIVE FPL

Thank you please advise of inspection so we can proceed City of Lauderdale by the Sea has signed off on Permit Cards that you can verify at the site Happy 2010

JUAN F BERMUDEZ C.

This e-mail and files transmitted with it are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you are not one of the named recipient(s) or otherwise have reason to believe that you received this message in error, please immediately notify sender by e-mail, and destroy the original message. Thank You.

From: "Pastoriza, Eduardo" <Eduardo.Pastoriza@fpl.com>
To: Juan F Bermudez C <jfbc0329@yahoo.com>
Cc: Patricia Tedeschi <tedeschi_patricia@hotmail.com>
Sent: Thu, December 31, 2009 7:49:00 AM
Subject: RE: 4432-34-36-38 BOUGAINVILLA DRIVE FPL

Juan,

I will need to field check the location next week either Tues or Wed morning to verify the conduit is no longer exposed and string has been pulled through all of the conduit. Last time I was at the site the conduit was laying on the concrete footer for the building.

Also, FPL will require the 30 day temp for test inspection from the town of Lauderdale by the Sea. As of 12/30 we have not received the inspection approval for those units.

Thanks,

Ed Pastoriza
Customer Project Manager
Florida Power & Light
Pompano Beach Service Center
330 SW 12th Ave
Pompano Beach, FL 33069
(954) 956-2023 Office
(954) 956-2020 Fax

From: Juan F Bermudez C [mailto:jfbc0329@yahoo.com]

From: Pastoriza, Eduardo (Eduardo.Pastoriza@fpl.com)
To: jfbc0329@yahoo.com;
Date: Mon, April 12, 2010 10:34:57 AM
Cc: ecuellar@enbfl.com; mmguevara@hotmail.com;
Subject: RE: 4432 4434 4436 4438 BOUGAINVILLA DRIVE

April 12/2010
*4 months
to get power ✓*

Yes Juan. I will advise the scheduler to have the crews return to the location. Thanks to you for assisting the crews in completing this project.

Thanks,

Ed Pastoriza
Customer Project Manager
Florida Power & Light
Pompano Beach Service Center
330 SW 12th Ave
Pompano Beach, FL 33069
(954) 956-2023 Office
(954) 956-2020 Fax

From: Juan F Bermudez C [mailto:jfbc0329@yahoo.com]
Sent: Monday, April 12, 2010 10:25 AM
To: Pastoriza, Eduardo
Cc: Elizabeth Cuellar; Manuel Mario Guevara
Subject: 4432 4434 4436 4438 BOUGAINVILLA DRIVE

ED, PLEASE SCHEDULE WORK AT THE REFERENCED PROJECT, WE HAVE COMPLETED WORK AS INDICATED BY FPL AND RAN MAIN FEED ALONG EAST OF PROPERTY AS WELL AS CHANGING FEED TO AVOID ATT INSTALLATIONS ON POST.

JUAN F BERMUDEZ C.

This e-mail and files transmitted with it are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you are not one of the named recipient(s) or otherwise have reason to believe that you received this message in error, please immediately notify sender by e-mail, and destroy the original message. Thank You.



Town of Lauderdale-by-the-Sea

Development Services
4501 N. Ocean Drive
Lauderdale-by-the-Sea, FL 33308
Phone (954) 776-3611
Fax (954) 776-3431

May 13, 2010

Real Investments LLC
1097 Shotgun Road
Sunrise, FL 33326

RE: Construction Time Extension for 4432, 4434 (folio #9318-01-2151) &
4436, 4438 (folio #9318-01-1252) Bougainvilla Dr., Lauderdale-By-The-Sea

Dear Real Investments LLC:

This is to remind you that the request for the construction time extension for the above listed property will be reviewed and presented for approval at the Town Commission meeting scheduled for June 08, 2010 at 7:00 p.m. Therefore, please consider this letter as proper notification that your presence is needed at this Town Commission meeting to address any questions or concerns regarding this request.

If you should need further assistance or have any questions, please give our office a call.

Sincerely,

Colleen Tyrrell, Senior Office Technician

Cc to: Jeff Bowman, Development Services Director



TOWN OF LAUDERDALE-BY-THE-SEA

Public Notice for Construction Time Extension Request

Please be advised that Real Investments LLC, property owner of the property located within RM-25, Residential Multi Family Zoning District, at 4432, 4434 (folio#9318-01-2151) and 4436, 4438 (folio#9318-01-2152) Bougainvilla Drive (A/K/A Lauderdale By The Sea 6-2 B Lot 7 Block 22, according to the Public Records of Broward County, Florida), has applied for Construction Time Extension as required and stated in Town Code Section 6-12.

1. The property owner is seeking an extension of time for completion of the construction project as outlined in the provisions of the Town's Code of Ordinances Section 6-12, to allow an extension of construction time beyond the eighteen (18) month time frame.

Town Ordinance requires your notification because your property is within 400 feet of the subject property. There shall be one meeting at Town Hall at which time you may attend and/or speak. The meeting will be at the date and time indicated below.

The Town Commission Meeting will be on **June 08, 2010 at 7:00 P.M.**, in Jarvis Hall located at 4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THESE PROCEEDINGS SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO DAYS PRIOR TO THE MEETING AT (954)-776-0576 FOR ASSISTANCE.

You may also submit written comments to: Town Clerk
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33308.

Town of Lauderdale-by-the-Sea
Kim Williams, Development Services Department



Item No. _____

TOWN OF LAUDERDALE-BY-THE-SEA

AGENDA ITEM REQUEST FORM

Development Services

Department Submitting Request

Dept Head's Signature

<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>
<input type="checkbox"/> April 28, 2009	April 17 (5:00 p.m.)	<input type="checkbox"/> June 23, 2009	June 12 (5:00 p.m.)	<input type="checkbox"/> Sept 9, 2009	Aug 28 (5:00 p.m.)
<input type="checkbox"/> May 12, 2009	May 1 (5:00 p.m.)	<input type="checkbox"/> July 14, 2009	July 2 (5:00 p.m.)	<input type="checkbox"/> Sept 22, 2009	Sept 11 (5:00 p.m.)
<input type="checkbox"/> May 26, 2009	May 15 (5:00 p.m.)	<input type="checkbox"/> July 28, 2009	July 17 (5:00 p.m.)	<input type="checkbox"/> Oct 13, 2009	Oct 2 (5:00 p.m.)
<input type="checkbox"/> June 9, 2009	May 29 (5:00 p.m.)	<input type="checkbox"/> August 2009	Commission Recess	<input checked="" type="checkbox"/> Oct 27, 2009	Oct 16 (5:00 p.m.)

NATURE OF AGENDA ITEM

- | | | |
|--|---|--|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Resolution | <input type="checkbox"/> New Business |
| <input type="checkbox"/> Report | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Manager's Report |
| <input checked="" type="checkbox"/> Consent Agenda | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Attorney's Report |
| <input type="checkbox"/> Bids | <input type="checkbox"/> Old Business | <input type="checkbox"/> Other |

EXPLANATION: Commission to approve an extension until February 1, 2010 for construction completion of the town homes located at 4432, 4434, 4436, 4438 Bougainville Drive. (Back-up attached) (Second Request)

Town Attorney review required

Yes No

Town Manager's Initials: _____

Town Commission Regular Meeting Minutes
June 23, 2009

- c. Commission approval of an application request for a ninety (90) day extension to complete the construction of two Town Homes located at 4432-4438 Bougainville Drive. Backup is included (Assistant Town Manager Olinzock)

Juan Bermudez, property manager stated that the banking industry was intervened by the Federal Government and delayed the project 8 months. Mr. Bermudez added that financing was in place and the job would be completed within 90 days.

Vice Mayor McIntee made a motion to approve the extension. Commissioner Silverstone seconded the motion. The motion carried 4-0.



Town of Lauderdale By The Sea
 Development Services
 4501 Ocean Dr.
 Lauderdale By The Sea, FL. 33308
 Office 954-776-3611
 Fax 954-776-3431

Construction Time Extension Request

Applicants Name: MANUEL M. BUCARICA / MAY PROMBER Date: 10/14/2009
 Applicants Address: 1097 SHOTBURN ROAD Zip Code: 33326
SUNRISE FL
 Applicants Phone Number: 9544231363 Alternate #: 9548676103
9544231362

Project Information

Site Address(s): 4432-4434-4436-4438 BOUGAINVILLE DRIVE
 Legal Description: LOT 7, 7 Block 22 Folio #: _____
 Zoning District of Site: LBTS.
 Description of Project: FOUR SINGLE FAMILY TOWN HOMES
 Project Name: BOUGAINVILLE TOWN HOMES
 Date of Development Order (if applicable): _____

Permit Information

Permit Number(s): 06-09487, 06-02442, 06-02443, 07-03015
 Date Original Permit was Issues: 9/11/07, 9/12/07
 Projected Completion Date: JAN 2010

Note: A fee will be charged for the Public Notice mailing based on properties within a 400 foot radius of the construction site. Reference Town Code Chapter 6-12 (c). Once the fee is determined from the mailing list and paid by the applicant, the application process will proceed.

Mandatory: Please provide a letter detailing the reasons for the construction time extension request.

Applicants Signature: [Signature] Date: 10/14/2009

For Office Use Only:
 Town Commission Approval Date: _____

MMG GROUP LLC
REAL INVESTMENT LLC
1097 SHOTGUN ROAD
SUNRISE FL 33326
Tel: 954 423 1363 Fax: 954 423 1360

TOWN OF LAUDERDALE BY THE SEA
DEVELOPMENT SERVICES

October 14, 2009.

4501 OCEAN DRIVE.
LAUDERDALE BY THE SEA, FLA 33308.

REF: 4432-4434-4436-4438 Bougainvilla Drive
Lauderdale By The Sea, Fl 33308.
Permit #: 06-09487, 06-02442, 06-02443, 07-03015.
Four Unit - Single Family Town Homes.

Dear Sirs,

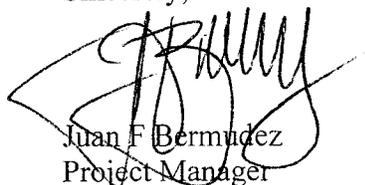
We are hereby requesting an extension to complete the referenced Project; the delays in the construction of the Project originated from and have been directly related to the extraordinary circumstances that the Real Estate market has experienced during last 24 months. Particularly our Financial Institution took seven (7) months to decide whether or not to keep funding the Bougainvilla Town Homes.

In addition to delays originated by our Financial Institution; revisions to "As Built Drawings" and site conditions related to French drains and Pavers which have already been resolved.

We have a commitment from Esatern National Bank the financial issues and the Construction is moving forward with an estimated date for completion of Jan 30 2010.

Under the extreme circumstances we will complete the Project as indicated and we thank you for your prompt consideration to our request.

Sincerely,


Juan F Bermudez
Project Manager
Real Investment Llc

CC: Manuel Mario Guevara, Owner
Michael Ventura, Architect of Record





Town of Lauderdale-by-the-Sea

Development Services
4501 N. Ocean Drive
Lauderdale-by-the-Sea, FL 33308
Phone (954) 776-3611
Fax (954) 776-3431

October 15, 2009

Real Investments LLC
1097 Shotgun Road
Sunrise, FL 33326

RE: Construction Time Extension for 4432, 4434 (folio #9318-01-2151) &
4436, 4438 (folio #9318-01-1252) Bougainvilla Dr., Lauderdale-By-The-Sea

Dear Real Investments LLC:

This is to remind you that the request for the construction time extension for the above listed property will be reviewed and presented for approval at the Town Commission meeting scheduled for October 27, 2009 at 7:00 p.m. Therefore, please consider this letter as proper notification that your presence is needed at this Town Commission meeting to address any questions or concerns regarding this request.

If you should need further assistance or have any questions, please give our office a call.

Sincerely,


Colleen Tyrrell, Senior Office Technician

Cc to: Jeff Bowman, Development Services Director



TOWN OF LAUDERDALE-BY-THE-SEA

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Town Ordinance requires your notification because your property is within 400 feet of the subject property. There shall be one meeting at Town Hall at which time you may attend and/or speak. The meeting will be at the date and time indicated below.

The Town Commission Meeting will be on October 27, 2009 at 7:00 P.M., in Jarvis Hall located at 4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THESE PROCEEDINGS SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO DAYS PRIOR TO THE MEETING AT (954)-776-0576 FOR ASSISTANCE.

You may also submit written comments to: Town Clerk
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33308.

Town of Lauderdale-by-the-Sea
Kim Williams, Development Services Department

Elizabeth



Eastern National Bank

Elizabeth L. Cuellar
Vice President
799 Brickell Plaza
Miami, FL 33131
Office: 305-415-1084
Fax: 305-347-1511 Fax
email: ecuellar@enbfl.com

From: Juan F Bermudez C [<mailto:jfbc0329@yahoo.com>]
Sent: Wednesday, September 30, 2009 3:41 PM
To: Jimmy Forrest; Elizabeth Cuellar
Cc: Manuel Mario Guevara; Patricia Tedeschi
Subject: REAL INVESTMENT LLC BOUGAINVILLA TOWN HOUSES

Dear Elizabeth and Mr Forrest,

We are extremely concern about the completion of the referenced project, as per our last meeting we are to submit proper back up in order to pay the Sub contractors and suppliers and give the last push to finish the Town Homes. We have not been able to schedule that meeting and sub contractors are threatening to lien the property etc.

The City of Lauderdale by the Sea, has cited us in order to give them a definite schedule and we can not commit without having define with Eastern National Bank; the mechanism to pay subs and suppliers and comply with a define schedule.

Please advise at your earliest convenience so we can proceed accordingly

JUAN F BERMUDEZ C.

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message in error, please immediately notify sender by e-mail, and destroy the original message. Thank You.

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From: Juan F Bermudez C (jfb0329@yahoo.com)
To: Manuel Mario Guevara
Date: Thu, October 1, 2009 2:07:01 PM
Subject: Fw: REAL INVESTMENT LLC BOUGAINVILLA TOWN HOUSES

MMG ,FOR YUOR INFO.

JUAN F BERMUDEZ C.

Thank You.

----- Forwarded Message -----

From: Juan F Bermudez C <jfb0329@yahoo.com>
To: Elizabeth Cuellar <ecuellar@enbfl.com>
Sent: Thu, October 1, 2009 2:05:37 PM
Subject: Re: REAL INVESTMENT LLC BOUGAINVILLA TOWN HOUSES

Elizabeth I could not get a hold of you, I know things take some time but I need to discuss 10% release for some subs and I need to give the City a schedule base on the cash flow from Eaters. Keep me advise. I will find out when Manuel will be in town. THANK YOU!

Can you process a Draw mean while?? I want to take care of our Pulmber, Drywall, Insulation and site work. I will send detail.

JUAN F BERMUDEZ C.

Thank You.

From: Elizabeth Cuellar <ecuellar@enbfl.com>
To: Juan F Bermudez C <jfb0329@yahoo.com>
Sent: Thu, October 1, 2009 10:48:28 AM
Subject: REAL INVESTMENT LLC BOUGAINVILLA TOWN HOUSES

Juan,

Per our last meeting with yourself & Manuel present we discussed our commitment to the project. I am preparing a loan extension so that Real Investments is allowed time to complete the construction of the subject project as we discussed.

I am unclear as to why you feel ENB may cause a delay on the project or with the City of Lauderdale By The Sea. Additionally in response to your email on 9-24-09 we never discussed any release of retainage or shortage of cash flow which will have to come from Manuel rather than the loan. The Loan Agreement indicates that we are to hold 10% retainage on all work complete. However it is customary that on some of the trades, once the work is 100% complete and a Final Release is provided to the bank that we could release the retainage for that line item.

I will let you know as soon as I have the document ready for signature. Please let me know if Manuel is in Miami.
Thanks

Thank you for your prompt attention to our request.

JUAN F BERMUDEZ C.

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Sent: Tuesday, October 06, 2009 2:27 PM
To: Elizabeth Cuellar
Subject: Re: REAL INVESTMENT BOUGAINVILLA TOWN HOMES urgent request.

Elizabeth find enclosed schedule of values with completion dates as requested.
Thank you for your prompt attention to our requests.

JUAN F BERMUDEZ C.

From: Elizabeth Cuellar <ecuellar@enbfl.com>
To: Juan F Bermudez C <jfbc0329@yahoo.com>
Sent: Tue, October 6, 2009 1:20:39 PM
Subject: RE: REAL INVESTMENT BOUGAINVILLA TOWN HOMES urgent request.

Juan
Please send me a Report for Construction to complete including dates for each item.
Thanks
Elizabeth



Eastern National Bank

Elizabeth L. Cuellar
Vice President
799 Brickell Plaza
Miami, FL 33131
Office: 305-415-1084
Fax: 305-347-1511 Fax
email: ecuellar@enbfl.com

From: Juan F Bermudez C [mailto:jfbc0329@yahoo.com]
Sent: Thursday, September 24, 2009 1:26 PM
To: Elizabeth Cuellar; Jimmy Forrest
Cc: Manuel Mario Guevara
Subject: REAL INVESTMENT BOUGAINVILLA TOWN HOMES urgent request.

Dear Elizabeth, as per our last meeting find attached a summary "TO COMPLETE SCENARIO" for our referenced project at Bougainvilla Drive; in order to complete the Work within the 120 days period requested by us, we need 50% of the retention released as soon as possible.

Real Investment will submit Draw # 14 with all the proper support so payment can be made directly to our subs and/or suppliers in order to complete the project in a timely manner.

Please advise so I can proceed according to any further requirement Eastern National Bank might have.

From: Juan F Bermudez C (jfb0329@yahoo.com)
To: Manuel Mario Guevara
Date: Tue, October 6, 2009 4:28:30 PM
Subject: Fw: REAL INVESTMENT BOUGAINVILLA TOWN HOMES urgent request.

PAR TU INFORMACION

JUAN F BERMUDEZ C.

----- Forwarded Message -----

From: Juan F Bermudez C <jfb0329@yahoo.com>
To: Elizabeth Cuellar <ecuellar@enbfl.com>
Sent: Tue, October 6, 2009 4:27:43 PM
Subject: Re: REAL INVESTMENT BOUGAINVILLA TOWN HOMES urgent request.

ELIZABETH AS REQUESTED I HAVE INCLUDED THE DATES ON
PENDING MAYOR ITEMS.

JUAN F BERMUDEZ C.

Thank You.

From: Elizabeth Cuellar <ecuellar@enbfl.com>
To: Juan F Bermudez C <jfb0329@yahoo.com>
Sent: Tue, October 6, 2009 3:09:30 PM
Subject: RE: REAL INVESTMENT BOUGAINVILLA TOWN HOMES urgent request.

Juan

Can you include on the list Inspections and the expected completion in order to obtain the CO's



Eastern National Bank

Elizabeth L. Cuellar
Vice President
799 Brickell Plaza
Miami, FL 33131
Office: 305-415-1084
Fax: 305-347-1511 Fax
email: ecuellar@enbfl.com

From: Juan F Bermudez C [<mailto:jfb0329@yahoo.com>]



Town of Lauderdale-by-the-Sea

Development Services
4501 N. Ocean Drive
Lauderdale-by-the-Sea, FL 33308
Phone (954) 776-3611
Fax (954) 776-3431

October 15, 2009

Real Investments LLC
1097 Shotgun Road
Sunrise, FL 33326

RE: Construction Time Extension for 4432, 4434 (folio #9318-01-2151) &
4436, 4438 (folio #9318-01-1252) Bougainvilla Dr., Lauderdale-By-The-Sea

Dear Real Investments LLC:

This is to remind you that the request for the construction time extension for the above listed property will be reviewed and presented for approval at the Town Commission meeting scheduled for October 27, 2009 at 7:00 p.m. Therefore, please consider this letter as proper notification that your presence is needed at this Town Commission meeting to address any questions or concerns regarding this request.

If you should need further assistance or have any questions, please give our office a call.

Sincerely,



Colleen Tyrrell, Senior Office Technician

Cc to: Jeff Bowman, Development Services Director



Town of
LAUDERDALE-BY-THE-SEA
DEVELOPMENT SERVICES DIVISION

4501 Ocean Drive, Lauderdale-By-The-Sea, Florida 33308-3610
Telephone: (954) 776-3611 * Fax: (954) 776-3431

November 16, 2009

Real Investments LLC
Attn: Manuel Mario Guevara
1097 Shotgun Road
Sunrise, FL 33326

Re: Site Plan Extension Approval
For: 4432-4434-4436-4438 Bougainvilla Drive Townhomes

Dear Mr. Guevara:

Please be advised that the Town Commission approved an extension to complete your construction at the November 10, 2009 Commission meeting for the Bougainvilla Townhome project in order for you to satisfy Broward County permitting requirements.

Therefore, the new expiration date for the completion of construction has been extended to February 1, 2010.

If you anticipate any further delays, please notify the Development Services Department immediately. Of course, if you should have any questions or need further assistance, please don't hesitate to contact me.

Sincerely,

Jeff Bowman
Director, Development Services Department

JB/ct

cc: Property File