



CITY of HOLLYWOOD, FLORIDA Code Compliance Division

2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3061 • www.hollywoodfl.org

NOTICE OF VIOLATION

6/4/2025 2:55:10 PM

9740 W BAY HARBOR DR LLC
3500 MYSTIC POINT DR #408
AVENTURA FL 33180

SITE ADDRESS: 1010 S FEDERAL HWY

COMPLAINT/VIOLATION NUMBER: V25-20420

On or about **06/04/2025**, a Notice of Violation was either posted, hand delivered, or mailed at the above-referenced property, informing you that you are in violation of the following:

**CODE SECTION VIOLATED: 157 - Residential
Minimum Property Standards Group For Residential**

ACTION REQUIRED:

Comply with all regulations for Residential Property Standards. See violations for specifics.

NOTES:

157.20(A)(3) Off street parking to be paved and maintained. **Residential parking lot in disrepair. Repair residential parking lot to comply.**

157.19(A)(1) Interior doors, foundation, crawl space, walls, roof, ceilings, soffits, fascia, screen enclosure shall be kept in a good state of repair. **Fascia in disrepair. Repair fascia throughout property to comply.**

157.20(A)(2) Painted surfaces to be maintained free from peeling, weathered paint. **Weathered and peeling paint throughout property. Repaint property to comply.**

Notice was given, and is hereby confirmed, that you must correct the above violation(s) by **07/04/2025**. Continued non-compliance may result in your appearance at a Special Magistrate hearing. The Special Magistrate is empowered to rule on outstanding violations and may assess a fine, plus costs, for each day the violation continues, after the deadline established by the Special Magistrate's Final Order. The City may also have the violation abated at the expense of the property owner.

Pursuant to 162.09, Florida Statutes, repeat violations may result in the assessment of a fine for each and every day the violation is found to exist.

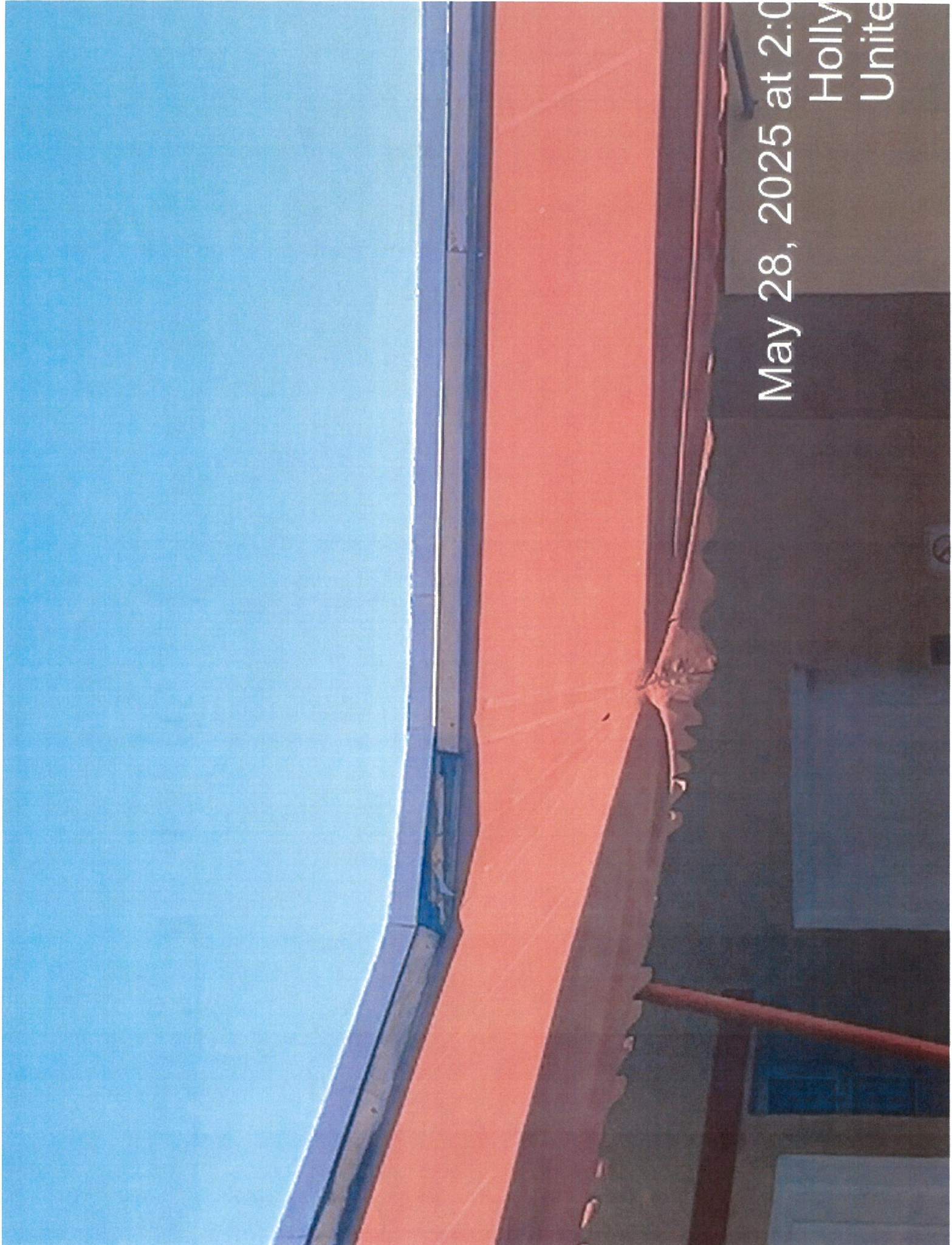
Melyssa Boisnote, Code Officer
754-299-2670 mboisnote@hollywoodfl.org

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO NOTIFY
THE OFFICE OF CODE ENFORCEMENT WHEN THE PROPERTY IS IN
COMPLIANCE, SO THAT A REINSPECTION CAN BE SCHEDULED.

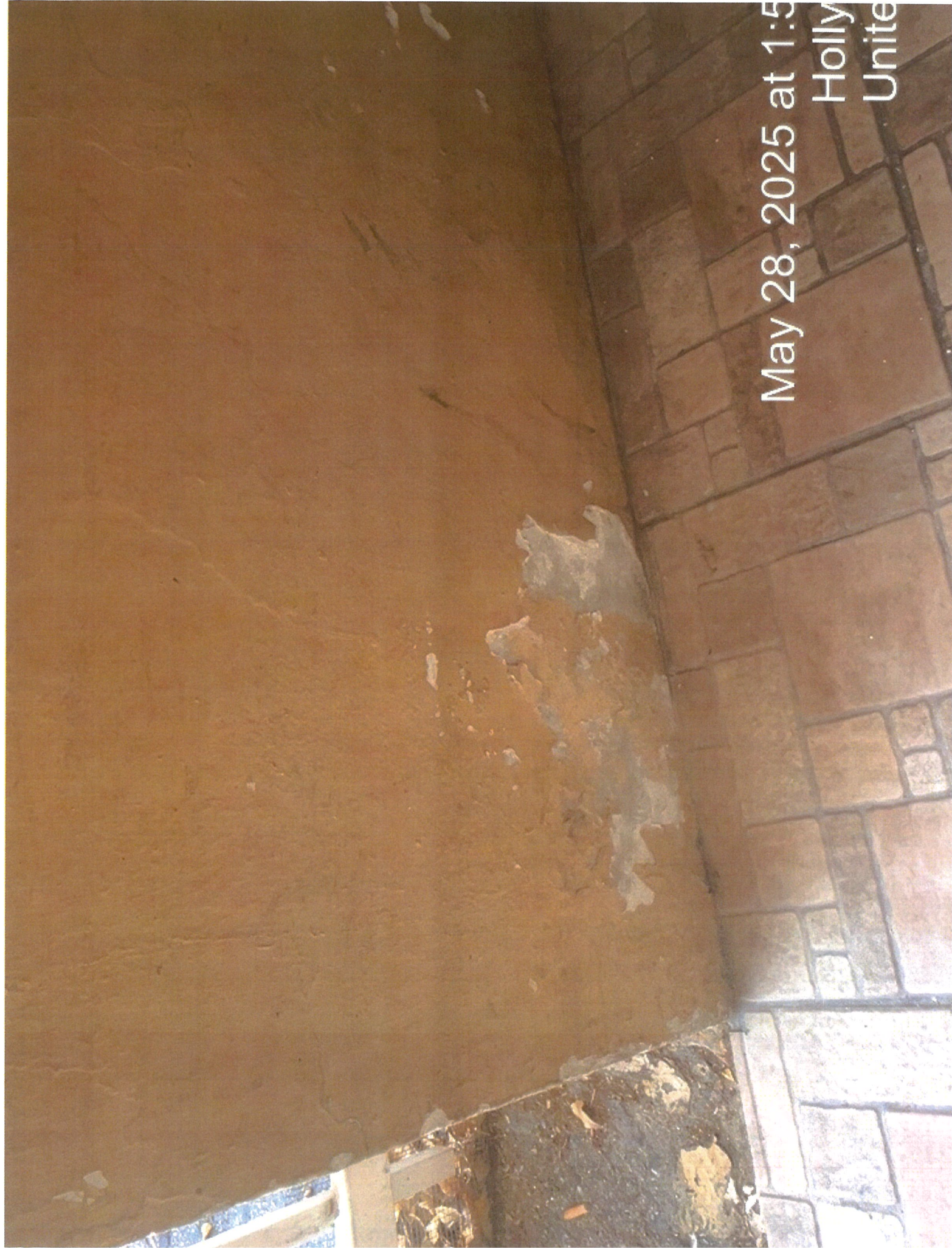
Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

May 28, 2025 at 2:00
Holly
United



May 28, 2025 at 1:5
Holly
Unit





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NOTICE OF VIOLATION

10/15/2025 3:57:17 PM

9740 W BAY HARBOR DR LLC
3500 MYSTIC POINT DR #408
AVENTURA FL 33180

SITE ADDRESS: 1010 S FEDERAL HWY

COMPLAINT/VIOLATION NUMBER: V25-29239

On or about **10/15/2025**, a Notice of Violation was either posted, hand delivered, or mailed at the above-referenced property, informing you that you are in violation of the following:

CODE SECTION VIOLATED: **151.130(A)(1)**

Permit Required; Exceptions

ACTION REQUIRED:

Permits must be obtained from the Building Dept. for all construction, renovations to property.

NOTES: An inspection warrant was executed at 1010 S Federal Hwy on October 1, 2025, during which the following violation was observed:

Bathrooms were remodeled without obtaining the required permits in the following units. Please obtain the necessary permits to comply.

Unit # 103

Unit # 110

Unit # 112

Unit # 114

Unit # 118

Unit # 224- Shower was remodeled

Unit # 225

Unit # 226 South- Shower was added, Vanity and Toilet was relocated

Unit # 226 West - Kitchen to Bathroom conversion

Unit # 227

Unit # 229

Unit # 230

Unit # 231

Unit # 232 - Remodeled with layout changed

Notice was given, and is hereby confirmed, that you must correct the above violation(s) by **11/14/2025**.

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Pursuant to 162.09, Florida Statutes, repeat violations may result in the assessment of a fine for each and every day the violation is found to exist.

Roy Robinson, INSPECTOR
954-329-4635 RROBINSON@hollywoodfl.org

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Oct 1, 2025 at 11:50:55 AM
1010 S Federal Hwy
Hollywood FL 33020
United States



Oct 1, 2025 at 11:54:48 AM
1010 S Federal Hwy
Hollywood FL 33020
United States





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NOTICE OF VIOLATION

10/15/2025 2:03:29 PM

9740 W BAY HARBOR DR LLC
3500 MYSTIC POINT DR #408
AVENTURA FL 33180

SITE ADDRESS: 1010 S FEDERAL HWY

COMPLAINT/VIOLATION NUMBER: V25-29245

On or about **10/15/2025**, a Notice of Violation was either posted, hand delivered, or mailed at the above-referenced property, informing you that you are in violation of the following:

CODE SECTION VIOLATED: **151.130(A)(1)**

Permit Required; Exceptions

ACTION REQUIRED:

Permits must be obtained from the Building Dept. for all construction, renovations to property.

NOTES: An inspection warrant was executed at 1010 S Federal Hwy on October 1, 2025, during which the following violation was observed:

kitchens were remodeled without obtaining required permits in the following units. Please obtain the necessary permits to comply.

Unit # 103

Unit# 117

Unit # 119

Unit # 225

Unit #227

Unit # 229

Unit # 231

Unit # 232- Kitchen added with stove outlet

Notice was given, and is hereby confirmed, that you must correct the above violation(s) by **11/14/2025**. Continued non-compliance may result in your appearance at a Special Magistrate hearing. The Special Magistrate is empowered to rule on outstanding violations and may assess a fine, plus costs, for each day the violation continues, after the deadline established by the Special Magistrate's Final Order. The City may also have the violation abated at the expense of the property owner.

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Oct 1, 2025 10:58:46

1010 South Federal Highway

Hollywood

Broward County

Florida

Oct 1, 2025 at 12:00:31 PM
1010 S Federal Hwy
Hollywood FL 33020
United States





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NOTICE OF VIOLATION

10/15/2025 1:45:03 PM

**9740 W BAY HARBOR DR LLC
3500 MYSTIC POINT DR #408
AVENTURA FL 33180**

SITE ADDRESS: **1010 S FEDERAL HWY**
COMPLAINT/VIOLATION NUMBER: **V25-29256**

On or about **10/15/2025**, a Notice of Violation was either posted, hand delivered, or mailed at the above-referenced property, informing you that you are in violation of the following:

CODE SECTION VIOLATED: **151.130(A)(1)**
Permit Required; Exceptions

ACTION REQUIRED:

Permits must be obtained from the Building Dept. for all construction, renovations to property.

NOTES: An inspection warrant was executed at 1010 S Federal Hwy on October 1, 2025, during which the following violation was observed:

Interior alteration such as electrical work and electrical panels replaced without a permit in the following units. Please obtain the necessary permits to comply.

Unit # 101- Two electrical panels
Unit # 103 - Two electrical panels
Unit # 119 - Electrical panel replaced
Unit # 221 - Electrical panel replaced
Unit # 225 - Circuit breaker interior installed in existing panel. Circuit breaker panel cover modified to fit existing fuse panel, thereby voiding the UL listing
Unit # 226 West- Electrical panel replaced
Unit # 229- Electrical panel replaced
Unit # 231 - Electrical panel replaced
Unit # 232- Circuit breaker interior installed in existing panel. Circuit breaker panel cover modified to fit existing fuse panel, thereby voiding the UL listing

Notice was given, and is hereby confirmed, that you must correct the above violation(s) by **11/14/2025**. Continued non-compliance may result in your appearance at a Special Magistrate hearing. The Special Magistrate is empowered to rule on outstanding violations and may assess a fine, plus costs, for each day the violation continues, after the deadline established by the Special Magistrate's Final Order. The City may also have the violation abated at the expense of the property owner.

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Oct 1, 2025 at 12:01:07 PM
1010 S Federal Hwy
Hollywood FL 33020
United States



Oct 1, 2025 at 10:59:58 AM
1010 S Federal Hwy
Hollywood FL 33020
United States





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NOTICE OF VIOLATION

10/15/2025 1:38:18 PM

9740 W BAY HARBOR DR LLC
3500 MYSTIC POINT DR #408
AVENTURA FL 33180

SITE ADDRESS: 1010 S FEDERAL HWY

COMPLAINT/VIOLATION NUMBER: V25-29258

On or about 10/15/25, a Notice of Violation was either posted, hand delivered, or mailed at the above-referenced property, informing you that you are in violation of the following:

CODE SECTION VIOLATED: 151.130(A)(1)
Permit Required; Exceptions

ACTION REQUIRED:

Permits must be obtained from the Building Dept. for all construction, renovations to property.

NOTES: An inspection warrant was executed at 1010 S Federal Hwy on October 1, 2025, during which the following violation was observed:

Interior / exterior alterations completed in the common area without obtaining the required permits. Please obtain the necessary permits to comply.

- Water heaters beneath the east and west stairs were replaced
- Windows infilled throughout the property
- Railing was installed on the second floor
- Sixteen (16) electrical disconnect located in the meter room were replaced
- Step was removed, (5) doors removed / infilled and (4) windows added on the southwest elevation of the building
- Security / cctv cameras installed throughout the property.

Notice was given, and is hereby confirmed, that you must correct the above violation(s) by 11/14/25. Continued non-compliance may result in your appearance at a Special Magistrate hearing. The Special Magistrate is empowered to rule on outstanding violations and may assess a fine, plus costs, for each day the violation continues, after the deadline established by the Special Magistrate's Final Order. The City may also have the violation abated at the expense of the property owner.

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May 28, 2025 at 1:51:58 PM
1010 S Federal Hwy
Hollywood FL 33020
United States



May 28, 2025 at 2:03:00 PM
1010 S Federal Hwy
Hollywood FL 33020
United States



