

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4942 34 AJ 0510	362160	1800 N ANDREWS AVE #5K FORT LAUDERDALE 33311

Legal Description

Unit 5-K of Drake Tower Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 7955, Page 495, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 10472	\$141,030	Yes	No	No

Owner of Record on Current Tax Roll

PETER LUTHY
ALFRED & HEDY LUTHY REV LIV TR
1800 N ANDREWS AVE #5K
FORT LAUDERDALE FL 33311

Billing Name & Address

UPDATE REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 12/06/2023

Search covers previous search through: 11/13/2023

Sue Servas
Title Examiner

Note: Parties and documents from previous search are not included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

Notice of Application for Tax Deed
Inst:118551740

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE FL 33301

Document

Lien
Inst:118949013

Examiner Comments**Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

CONDOMINIUM ASSOCIATION OF DRAKE
TOWER, INC.
8200 NW 41 ST
SUITE 200
DORAL FL 33166

Document

Sunbiz

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Site Address	1800 N ANDREWS AVENUE #5K, FORT LAUDERDALE FL 33311	ID #	4942 34 AJ 0510
Property Owner	LUTHY, PETER ALFRED & HEDY LUTHY REV LIV TR	Millage	0312
Mailing Address	1800 N ANDREWS AVE #5K FORT LAUDERDALE FL 33311	Use	04
Abbr Legal Description	DRAKE TOWER CONDO UNIT 5K PER CDO BK/PG: 7955/495		

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
2023	\$19,350	\$174,130	\$193,480	\$141,030	
2022	\$14,480	\$130,330	\$144,810	\$136,930	\$2,143.08
2021	\$13,580	\$122,230	\$135,810	\$132,950	\$2,069.37

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$193,480	\$193,480	\$193,480	\$193,480
Portability	0	0	0	0
Assessed/SOH 20	\$141,030	\$141,030	\$141,030	\$141,030
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$91,030	\$116,030	\$91,030	\$91,030

Sales History			
Date	Type	Price	Book/Page or CIN
4/1/2015	WD-Q	\$112,000	112905669
4/22/1997	WD	\$100	26464 / 742
4/22/1997	PRD	\$24,000	26464 / 740
10/1/1984	WD	\$42,000	12129 / 480
2/1/1979	WD	\$30,500	

Land Calculations		
Price	Factor	Type
	Adj. Bldg. S.F.	775
	Units/Beds/Baths	1/1/1.5
	Eff./Act. Year Built:	1979/1975

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
1						766		

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #49809

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of March 2024, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF FORT LAUDERDALE ATTN: CITY ATTORNEY OFFICE 700 NW 19TH AVENUE FORT LAUDERDALE, FL 33311	LUTHY, PETER 1800 N ANDREWS AVE #5K FORT LAUDERDALE, FL 33311	ALFRED & HEDY LUTHY REV LIV TR 1800 N ANDREWS AVE #5K FORT LAUDERDALE, FL 33311	HEDY LUTHER, DECEASED AND PETER M LUTHY AS CO- TRUSTEE(S) OF THE ALFRED AND HEDY LUTHY REV LIV TR DATED 2-16-09, AS AMENDED PO BOX 5525 FORT LAUDERDALE, FL 33310
CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC. 1800 N ANDREWS AVE FORT LAUDERDALE, FL 33311	CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC. C/O BECKER & POLIAKOFF, P.A. 1 E BROWARD BLVD STE 1800 FORT LAUDERDALE, FL 33301	CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC. 8200 NW 41 ST SUITE 200 DORAL, FL 33166	BECKER & POLIAKOFF, P.A., REG AGENT O/B/O CONDO ASSOC OF DRAKE TOWER, INC. 1 E BROWARD BLVD STE 1800 FORT LAUDERDALE, FL 33301
CITY OF FORT LAUDERDALE CODE ENFORCEMENT BOARD 100 N ANDREWS AVE FORT LAUDERDALE, FL 33301- 1016	PETER LUTHY 1800 N ANDREWS AVE #5K FORT LAUDERDALE, FL 33311		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of March 2024 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Monica Cepero
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Misty Del Hierro**

3

Broward County, Florida

INSTR # 119330762
Recorded 01/11/24 at 02:02 PM
Broward County Commission
1 Page(s)
#3

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49809

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494234-AJ-0510
Certificate Number: 10472
Date of Issuance: 05/26/2020
Certificate Holder: TLOA OF FLORIDA LLC
Description of Property: DRAKE TOWER CONDO
UNIT 5K
PER CDO BK/PG: 7955/495

Name in which assessed: LUTHY,PETER ALFRED & HEDY LUTHY REV LIV TR
Legal Titleholders: LUTHY,PETER
ALFRED & HEDY LUTHY REV LIV TR
1800 N ANDREWS AVE #5K
FORT LAUDERDALE, FL 33311

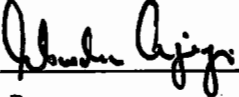
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of April, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 3rd day of January, 2024.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: browardcountylegalnotices.com
Publish the Weeks of: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024
Minimum Bid: 85941.47

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49809

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494234-AJ-0510

Certificate Number: 10472

Date of Issuance: 05/26/2020

Certificate Holder: TLOA OF FLORIDA LLC

Description of Property: DRAKE TOWER CONDO

UNIT 5K

PER CDO BK/PG: 7955/495

Unit 5-K of Drake Tower Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 7955, Page 495, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Name in which assessed: LUTHY,PETER ALFRED & HEDY LUTHY REV LIV TR

Legal Titleholders: LUTHY,PETER
ALFRED & HEDY LUTHY REV LIV TR
1800 N ANDREWS AVE #5K
FORT LAUDERDALE, FL 33311

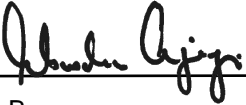
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 17th day of April, 2024. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 10th day of January, 2024.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: browardcountylegalnotices.com

Publish the Weeks of: 03/14/2024, 03/21/2024, 03/28/2024 & 04/04/2024

Minimum Bid: 86208.47

Notice of Application for Tax Deed Legal Notice

03/14/2024 9:52 AM (EDT)



Please choose a category Notice of Application for Tax Deed

Title BROWARD COUNTY, FLORIDA RECORDS, TAXES & TREASURY DIVISION
NOTICE OF APPLICATION FOR APRIL 17, 2024, TAX DEED AUCTION

Publish Date 03/14/2024

Publish Time 9:47 AM (EDT)

Description STATUTORY ADVERTISEMENT OF THE NOTICE OF APPLICATION FOR TAX DEED NUMBERS: 47930, 49185, 49809, 51384, 51387, 51391, 51396, 51418, 51429, 51439, 51443, 51444, 51457, 51466, 51472, 51474, 51478, 51483, 51485, 51490, 51493, 51498, 51501, 51502, 51513, 51514, 51515, 51524, 51545, 51550, 51555, 51559, 51560.
TAX DEED AUCTION SCHEDULED APRIL 17, 2024
PUBLISH THE WEEKS OF 03/14/2024, 03/21/2024, 03/28/2024, 04/04/2024 at <https://browardcountylegalnotices.com>

Attach Files (Optional)

 ADS APRIL 17, 2024 AUCTION.pdf

Submitted by (Email Address) CVILLEDA@BROWARD.ORG

Signature

A handwritten signature in black ink, appearing to read "C. Villeda", with a long horizontal flourish extending to the right.

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 24008804

Broward County, FL VS Peter Luthy and/or Alfred & Hedy Luthy Rev Liv Tr

RETURN OF SERVICE



Court Case # TD 49809

Hearing Date:04/17/2024

Received by CCN 18499

03/11/2024 9:54 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Peter Luthy and/or Alfred & Hedy Luthy Rev Liv Tr 1800 N Andrews Avenue #5K Fort Lauderdale FL 33311**

Served:

X

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 03/11/2024 Time: 10:33 AM

On Peter Luthy and/or Alfred & Hedy Luthy Rev Liv Tr in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

COMMENTS: Posted Tax Notice

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff
Broward County, Florida**

By: *Robert Jackson 18499*

D.S.

R. Jackson, #18499

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	1
Services	1

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

RETURN OF SERVICE



Broward Sheriff's Office/Civil Division
Return of Service Affidavit (Continuation Form)



Service Sheet # 24008804
Court Case: TD 49809

Deputy/CCN: /

Date: Time:

Address:

Gregory Tony, Sheriff, Broward County, FL

By: Robert S Jackson 18499 D.S.

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 494234-AJ-0510 (TD #49809)

RECEIVED SHERIFF
2024 MAR -8 AM 10:43
BROWARD COUNTY, FLORIDA

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by March 29, 2024\$10,773.44

Or

* Amount due if paid by April 16, 2024\$10,890.95

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2024 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

LUTHY,PETER AND/OR
ALFRED & HEDY LUTHY REV LIV TR
1800 N ANDREWS AVE #5K
FORT LAUDERDALE,FL 33311

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

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Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 49809

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 494234-AJ-0510
Certificate Number: 10472
Date of Issuance: 05/26/2020
Certificate Holder: TLOA OF FLORIDA LLC
Description of Property: DRAKE TOWER CONDO
UNIT 5K
PER CDO BK/PG: 7955/495

Name in which assessed: LUTHY,PETER ALFRED & HEDY LUTHY REV LIV TR
Legal Titleholders: LUTHY,PETER
ALFRED & HEDY LUTHY REV LIV TR
1800 N ANDREWS AVE #5K
FORT LAUDERDALE, FL 33311

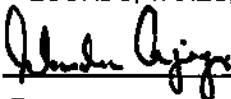
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of March, 2023. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 1st day of December, 2022.

Monica Cepero
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 02/09/2023, 02/16/2023, 02/23/2023 & 03/02/2023
Minimum Bid: 79962.69

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. BE22070059

vs.

LUTHY, PETER
ALFRED & HEDY LITHY REV LIV TR
Respondent(s)

That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

Folio:494234AJ0510

Legal: DRAKE TOWER CONDO UNIT 5K PER CDO BK/PG: 7955/495

More commonly known as: 1800 N ANDREWS AVE 5K
2. That the Special Magistrate did issue on the 19th day of January 2023, a Final Order in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Final Order into compliance on or before the 2nd day of March 2023 or pay a fine in the amount of \$50.00 per day for the violation(s) of FBC(2020)105.3.2.1.
3. On May 18, 2023, the Special Magistrate found that the respondent(s) did not comply with the Final Order and any subsequent orders on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 18th day of May 2023 did impose a fine in the amount of \$3,800.00 which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.
5. The City shall record a certified copy of this Order in the Public Records of Broward County 30 days from the above date of the Special Magistrate Hearing. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

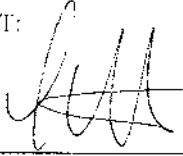
Case No: BE22070059
Property: 1800 N ANDREWS AVE 5K

LIEN AND FORECLOSURE NOTICE:

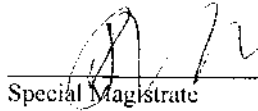
Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 18th day of May 2023.

ATTEST:



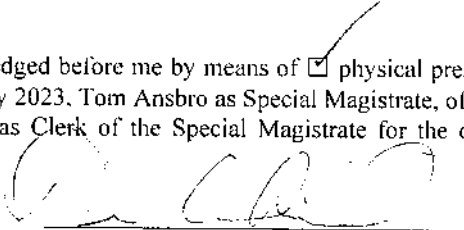
Clerk, Special Magistrate


Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Tom Ansbro Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of May 2023, Tom Ansbro as Special Magistrate, of the City of Fort Lauderdale, and Tasha Williams, as Clerk of the Special Magistrate for the city of Fort Lauderdale.



(Signature of Notary Public, State of Florida)



(Printed, Typed, or Stamped Commissioned Name of Notary)

Personally Known OR Produced Identification _____

Type of Identification Produced _____


This instrument prepared by and returned to:

Katie Williams
Building & Construction Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
521 NE 4th Avenue
Fort Lauderdale, FL 33301
K.Williams@fortlauderdale.gov

I certify this document to be a true and correct copy of the original.

WITNESS MY HAND AND SEAL

on June 28 2023


Clerk, Code Enforcement Board/Special Magistrate
Unsafe Structures Board
City of Fort Lauderdale, Fla.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC.

Filing Information

Document Number	744739
FEI/EIN Number	██████████
Date Filed	10/30/1978
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/19/2012

Principal Address

1800 N Andrews Ave
Fort Lauderdale, FL 33311

Changed: 09/28/2022

Mailing Address

8200 NW 41 ST
Suite 200
Doral, FL 33166

Changed: 04/06/2023

Registered Agent Name & Address

BECKER & POLIAKOFF, P.A.
1 E BROWARD BLVD STE 1800
FORT LAUDERDALE, FL 33301

Name Changed: 12/08/2015

Address Changed: 12/08/2015

Officer/Director Detail

Name & Address

Title President

Williams, Kenya
1800 N Andrews Ave
Fort Lauderdale, FL 33311

Title VP, Secretary

Carnago , William
1800 N Andrews Ave
Fort Lauderdale, FL 33311

Title Treasurer

Aviles, Willie
1800 N Andrews Ave
Fort Lauderdale, FL 33311

Title Secretary

Lawrence, James
1800 N Andrews Ave
Fort Lauderdale, FL 33311

Title Director

Cerreta, Ronald
1800 N Andrews Ave
Fort Lauderdale, FL 33311

Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	02/16/2023
2023	04/06/2023

Document Images

04/06/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
02/16/2023 -- ANNUAL REPORT	View image in PDF format
09/28/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
06/21/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
05/06/2021 -- ANNUAL REPORT	View image in PDF format
12/03/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
06/05/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/07/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/08/2016 -- ANNUAL REPORT	View image in PDF format
12/08/2015 -- Reg. Agent Change	View image in PDF format

01/12/2015 -- ANNUAL REPORT	View image in PDF format
08/28/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
11/19/2012 -- REINSTATEMENT	View image in PDF format
09/30/2011 -- ANNUAL REPORT	View image in PDF format
01/26/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
11/09/2010 -- Amendment	View image in PDF format
08/03/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
12/10/2008 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/11/2006 -- ANNUAL REPORT	View image in PDF format
02/10/2005 -- ANNUAL REPORT	View image in PDF format
08/16/2004 -- ANNUAL REPORT	View image in PDF format
01/13/2003 -- ANNUAL REPORT	View image in PDF format
03/10/2002 -- ANNUAL REPORT	View image in PDF format
01/29/2001 -- ANNUAL REPORT	View image in PDF format
04/27/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/22/1998 -- ANNUAL REPORT	View image in PDF format
06/26/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
01/31/1995 -- ANNUAL REPORT	View image in PDF format

TitleExpress®

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Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Broward County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
4942 34 AJ 0510	362160	1800 N ANDREWS AVENUE #5K FORT LAUDERDALE 33311

Legal Description

Unit 5-K of Drake Tower Condominium, according to the Declaration of Condominium thereof recorded in Official book 7955, Page 495, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2020 - 10472	\$136,930	Yes	No	No

Owner of Record on Current Tax Roll
 PETER LUTHY ALFRED & HEDY LUTHY
 REV LIV TR
 1800 N ANDREWS AVE #5K
 FORT LAUDERDALE FL 33311

Billing Name & Address

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:11/02/2022 **Search covers** **20 years** **through:**10/31/2022

Sue Servas
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

HEDY LUTHER, DECEASED AND PETER M
LUTHY AS CO-TRUSTEE(S) OF THE ALFRED
AND HEDY LUTHY REVOCABLE LIVING TRUST
DATED FEBRUARY 16, 2009, AS AMENDED
PO BOX 5525
FORT LAUDERDALE FL 33310

Document

Warranty Deed
Inst:112905669

Examiner Comments**Related Documents (for Reference)**

Personal Representative's Deed
Bk:26464 Pg:740

Warranty Deed
Bk:26464 Pg:742

Death Certificate
Inst:114113939

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD

Document

Lien
Inst:113343990

Examiner Comments

No address found on
document.

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC. 1800 N ANDREWS AVE FORT LAUDERDALE FL 33311	Sunbiz	Declaration recorded in 7955-495.
BECKER & POLIAKOFF, P.A., REGISTERED AGENT O/B/O CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC. 1 E BROWARD BLVD STE 1800 FORT LAUDERDALE FL 33301	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**File Name**

49809PA.pdf

THIS INSTRUMENT PREPARED BY:

Tod A. Weston, Esq.
Law Office of Tod A. Weston
51 East Commercial Boulevard
Fort Lauderdale, Florida 33334

Property Appraisers Parcel Identification (Folio) Number:
494234-AJ-0510

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of April, 2015 by Joseph Twigge, a single man, whose post office address is 228 Hibiscus Avenue, Apt 234, Lauderdale By The Sea, FL 33308 herein called the Grantor, to Hedy Luthy and Peter M. Luthy as Co-Trustee(s) of The Alfred and Hedy Luthy Revocable Living Trust dated February 16, 2009, as amended whose post office address is PO Box 5525, Fort Lauderdale, FL 33310, hereinafter called the Grantees:

(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.:

Unit 5-K of Drake Tower Condominium, according to the Declaration of Condominium thereof recorded in Official book 7955, Page 495, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 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 Grantees 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, 2014.

In Witness Whereof, the party of the first part has hereunto set his/her hand and seal this 1st day of April, 2015.

Signed, sealed and delivered in the presence of us:

Robert A. Speer
Witness #1 Signature

Joseph Twigge
Joseph Twigge

Robert A. Speer
Witness #1 Printed Name

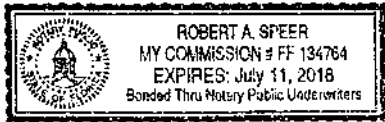
Robert A. Speer
Witness #2 Signature

Robert A. Speer
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of April, 2015 by Joseph Twigge, who is personally known to me or has produced FLA DRIVER LICENSE as identification.

SEAL



Robert A. Speer
Notary Public

Robert A. Speer
Printed Notary Name

My Commission Expires:



CERTIFICATE OF APPROVAL AND STATEMENT OF ASSESSMENT

In reference to:

Condominium Unit 5K at
CONDOMINIUM ASSOCIATION of DRAKE TOWER Inc
1800 N Andrews Ave Fort Lauderdale FL 33311

At the request of the present owner, the undersigned officers of CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC., operating the above-described Condominium, hereby certify as follows:

1. That Peter + Hedy Luthy as Purchaser(s) has been duly approved by the undersigned Condominium Association pursuant to the provisions of the above-described Declaration of Condominium, and further,
2. Current assessments owing for this Unit are \$ 273.39 do at closing.
3. The monthly assessments for the above parcel for common expenses are \$ 334.98, as of this date, and the next payment is due on the 1st day of the month of MAY 2015.

DATED this 25 day of March, 2015.

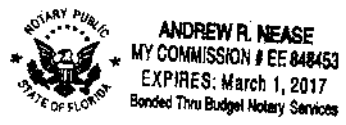
CONDOMINIUM ASSOCIATION OF
DRAKE TOWER, INC.

By: Gary Vadenais
President

Attest: [Signature]
Secretary

(Seal)

Notary Andrew R Nease



RETURN TO:
LEILA D. ANDERSON, P.A.
ATTORNEY AT LAW
INTRACOASTAL BUILDING, SUITE 105
3000 N.E. 30TH PLACE
FORT LAUDERDALE, FLORIDA 33306

97-263502 T#001
05-23-97 09:46AM

\$ 168.00
DOCU. STAMPS-DEED
REC'D. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Parcel ID Number: 9234-AJ-0510
Grantee #1 TIN:

Personal Representative's Deed

This Indenture, is made this 22nd day of April, 1997, by and between
FREDERICK SMITH a/k/a FRED SMITH

as Personal Representative of the Estate of THERESA PASTORFIELD, deceased, Grantor, and
JOSEPH TWIGGE, a single man,

whose post office address is: 1800 N.W. Andrews Avenue Unit 5-K
Fort Lauderdale, Florida 33311

of the County of Broward, State of Florida, Grantee.

Witnesseth: Grantor, pursuant to the terms of decedent's Will and in consideration of the sum of One Dollar (\$1.00) paid to Grantor by
Grantee, receipt of which is acknowledged, grants, bargains and sells to Grantee, and Grantee's heirs and assigns forever, the real property
in Broward County, Florida, described as:

Unit No. 5-K of DRAKE TOWER CONDOMINIUM, according to the
Declaration of Condominium, recorded in Official Records Book
7955, Page 495, of the Public Records of Broward County,
Florida, and all exhibits and amendments thereof.

Together with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the real property
To Have And To Hold the same to Grantee, and Grantee's heirs and assigns, in fee simple forever.

And Grantor does covenant to and with the Grantee, and Grantee's heirs and assigns, that in all things preliminary to and in and
about this conveyance, the terms of decedent's Will and the laws of the State of Florida have been followed and complied with in all respects.

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under
seal on the date aforesaid.

Signed, sealed and delivered in our presence:

Printed Name: Walter R. Blake
Witness

Fred Smith (Seal)
FREDERICK SMITH a/k/a FRED
SMITH, Personal Representative
P.O. Address: 6733 N.W. 4 Street, Margate, FL 33063

Printed Name: Janet C. Maxwell
Witness

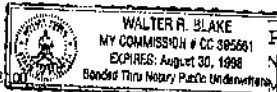
(Seal)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 22nd day of April, 1997 by
FREDERICK SMITH a/k/a FRED SMITH

as personal representative of the estate of THERESA PASTORFIELD, deceased. He is personally
known to me or has produced his Florida driver's license as identification

This Document Prepared By:
WALTER R. BLAKE, ESQUIRE
WALTER R. BLAKE P.A.
1881 UNIVERSITY DRIVE, SUITE 101
CORAL SPRINGS, FL 33071



Printed Name: Walter R. Blake
NOTARY PUBLIC
Commission Expires:

BK26464PG0740

CERTIFICATE OF APPROVAL
AND
STATEMENT OF ASSESSMENT

In reference to:

Condominium Unit No. 5K at
DRAKE TOWER CONDOMINIUM.

At the request of the present owner, the undersigned officers of CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC., operating the above-described Condominium, hereby certify as follows:

1. That MR. JOSEPH TWIGGE, as Purchaser(s) has been duly approved by the undersigned Condominium Association pursuant to the provisions of the above-described Declaration of Condominium, and further,

2. Current assessments owing for this Unit are \$ 769.00.
(If none are owing, insert the word "NONE").

3. That all assessments against the above parcel for common expenses are fully paid as of this date and that the next payment is due on the _____ day of _____, 199_, in the amount of \$ _____, for a period of _____ to _____, 199_.

DATED this 1 day of APRIL, 1997.

CONDOMINIUM ASSOCIATION OF
DRAKE TOWER, INC.

BY: Robert J. Becker
President

Attest: Barbara Keehn
Secretary

(Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of April, 1997, by Robert J. Becker, President of CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC., a Florida corporation, on behalf of the Corporation. He/She is personally known to me and produced Florida Driver's License No. _____ as identification and did/did not take an oath.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of April, 1997, by BARBARA KEEHN, Secretary of CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC., a Florida corporation, on behalf of the Corporation. He/She is personally known to me and produced Florida Driver's License No. _____ as identification and did/did not take an oath.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Notary Public



KEVIN ENRIGHT
My Commission CC60001
Expires Oct. 26, 1999

BK 26464 PG 074 |

EX-107

This Document Prepared By:
WALTER R. BLAKE, ESQUIRE
WALTER R. BLAKE P.A.
1881 UNIVERSITY DRIVE SUITE 100
CORAL SPRINGS, FL 33071

97-263503 T#002
05-23-97 09:46AM

\$ 0.70
DOCU. STAMPS-DEED
REC'D. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

RETURN TO:
LEILA D. ANDERSON, P.A.
ATTORNEY AT LAW
INTRACOASTAL BUILDING, SUITE 105
3000 N.E. 30TH PLACE
FORT LAUDERDALE, FLORIDA 33306
Parcel ID Number: 9234-AJ-0510
Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 22nd day of April, 1997 A.D., Between
CAROLYN H. SMITH, a Single woman,

of the County of Broward, State of Florida, grantor, and
JOSEPH TWIGGE, a single man,

whose address is: 1800 N.W. Andrews Avenue Unit 5-K
Fort Lauderdale, Florida 33311

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

----- TEN & NO/100 (\$10.00) ----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by 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 the County of Broward, State of Florida to wit:

Unit No. 5-K of DRAKE TOWER CONDOMINIUM, according to the
Declaration of Condominium, recorded in Official Records Book
7955, Page 495, of the Public Records of Broward County,
Florida, and all exhibits and amendments thereof.

SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, CONDITIONS,
LIMITATIONS AND DEDICATIONS OF RECORD; TAXES FOR THE YEAR 1996
AND SUBSEQUENT YEARS; AND APPLICABLE ZONING ORDINANCES.

BK 26464 PG 0742

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Walter R. Blake
Printed Name: Walter R. Blake
Witness

Carolyn H. Smith (Seal)
CAROLYN H. SMITH, a
Single woman
P.O. Address: 6217 NW 16TH COURT
MARGATE, FLORIDA 33063

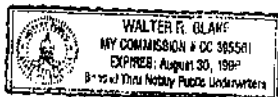
Janet C. Maxwell
Printed Name: Janet C. Maxwell
Witness

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 22 day of April, 1997 by
CAROLYN H. SMITH, a Single woman,

who is personally known to me or who has produced her Florida driver's license as identification.



Walter R. Blake
Printed Name: Walter R. Blake
NOTARY PUBLIC
My Commission Expires:

jc
97



**City of Fort Lauderdale
Code Enforcement Board**

FINAL ORDER

City of Fort Lauderdale, Florida
Petitioner,

Case #: CE15092005

v.

LUTHY, HEDY
A & H LUTHY REV LIV TR ETAL
1800 N ANDREWS AVE 5K
FORT LAUDERDALE, FL 33311

Tenant:

Respondent(s)

Address of Violation(s): **1800 N ANDREWS AVE # 05K**

Legal Description:

9234AJ0510

DRAKE TOWER CONDO

UNIT K-5

This cause having come before the Code Enforcement Board for a Hearing on **Oct. 27, 2015** and based on the evidence, the Code Enforcement Board enters the following **FINDINGS OF FACT** and **CONCLUSIONS OF LAW** and **FINAL ORDER**:

FINDINGS OF FACT and CONCLUSIONS OF LAW

The Respondent(s) is/are the owner(s) of the subject property and is found in violation of law as follows:

FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED:

1. THE COMPLETE DEMOLITION OF THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED STRUCTURAL PERMIT AND OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

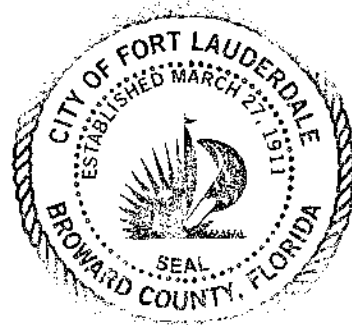
THIS CONDO UNIT HAS HAD PLUMBING ALTERATIONS PERFORMED WHICH INCLUDE BUT IS NOT LIMITED TO:

1. REMOVAL OF PLUMBING FIXTURES IN THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS CONDO UNIT HAS HAD ELECTRICAL ALTERATIONS PERFORMED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE REMOVAL OF THE CIRCUITS IN THE ELECTRICAL PANEL AND THE REMOVAL OF ALL THE ELECTRICAL DEVICES THROUGHOUT THIS CONDO UNIT WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.



I certify this document to be a true and correct copy of the original.

WITNESS MY HAND AND SEAL

on Nov 9



**City of Fort Lauderdale
Code Enforcement Board**

FINAL ORDER

City of Fort Lauderdale, Florida
Petitioner,

Case #: CE15092005

v.

LUTHY, HEDY
A & H LUTHY REV LIV TR ETAL
1800 N ANDREWS AVE 5K
FORT LAUDERDALE, FL 33311
Respondent(s)

Tenant:

FBC(2014) 109.3.3

THE CONDO UNIT WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS
CODE CASE IS FULLY COMPLIED AND CLOSED.

FINAL ORDER

That based upon the foregoing, it is hereby ORDERED that: Respondent(s) complete corrective action(s) noted below within the time specified for each violation or a daily fine as indicated may be imposed at a second hearing:

VIOLATION	DAILY AMOUNT	COMPLETE BY
FBC(2014) 105.1	\$50.00	11/24/2015
FBC(2014) 105.3.1.4.4	\$50.00	11/24/2015
FBC(2014) 105.3.1.4.5	\$50.00	11/24/2015
FBC(2014) 109.3.3	\$50.00	11/24/2015
FBC(2014) 110.6	\$50.00	11/24/2015

Corrective Action(s):

FBC(2014) 105.1

Apply and obtain the required AFTER THE FACT
permits for any structural, electrical, plumbing,
and mechanical work.

Engage the services of a licensed and certified
architect or engineer to prepare plans detailing
the corrective actions and it must show the scope
of the work to be done, engage the services of a
licensed contractor to submit the plans and the
permits applications, the drawings will be
required to conform to all applicable codes before
being approved. When these plans are approved, a



I certify this document to be a true
and correct copy of the original.

WITNESS MY HAND AND SEAL
on 10/9/15

[Signature]
Date



**City of Fort Lauderdale
Code Enforcement Board**

FINAL ORDER

City of Fort Lauderdale, Florida

Case #: CE15092005

Petitioner,

v.

LUTHY, HEDY
A & H LUTHY REV LIV TR ETAL
1800 N ANDREWS AVE 5K
FORT LAUDERDALE, FL 33311

Tenant:

Respondent(s)

permit will be issued by the Building Department.
FBC(2014) 105.3.1.4.4

Apply and obtain the required AFTER THE FACT
permits for any plumbing work.

Engage the services of a licensed and certified
architect or engineer to prepare plans detailing
the corrective actions and it must show the scope
of the work to be done, engage the services of a
licensed contractor to submit the plans and the
permits applications, the drawings will be
required to conform to all applicable codes before
being approved. When these plans are approved, a
permit will be issued by the Building Department.

FBC(2014) 105.3.1.4.5

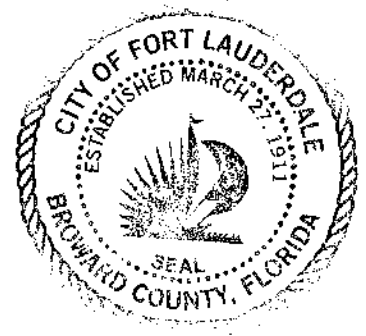
Apply and obtain the required AFTER THE FACT
permits for any electrical work.

Engage the services of a licensed and certified
architect or engineer to prepare plans detailing
the corrective actions and it must show the scope
of the work to be done, engage the services of a
licensed contractor to submit the plans and the
permits applications, the drawings will be
required to conform to all applicable codes before
being approved. When these plans are approved, a
permit will be issued by the Building Department.

FBC(2014) 109.3.3

Apply and obtain the required AFTER THE FACT
permits for any structural, electrical, plumbing,
and mechanical work.

Engage the services of a licensed and certified
architect or engineer to prepare plans detailing
the corrective actions and it must show the scope
of the work to be done, engage the services of a
licensed contractor to submit the plans and the
permits applications, the drawings will be
required to conform to all applicable codes before
being approved. When these plans are approved, a
permit will be issued by the Building Department.



I certify this document to be a true
and correct copy of the original.
WITNESS MY HAND AND SEAL
on Nov 9 2015



**City of Fort Lauderdale
Code Enforcement Board**

FINAL ORDER

City of Fort Lauderdale, Florida
Petitioner,
v.

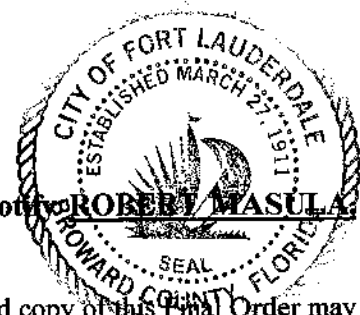
Case #: CE15092005

LUTHY, HEDY
A & H LUTHY REV LIV TR ETAL
1800 N ANDREWS AVE 5K
FORT LAUDERDALE, FL 33311
Respondent(s)

Tenant:

FBC(2014) 110.6

All required field inspections have to be scheduled and the work approved. The sub-permits and the master building permits must have received the final approved inspection before this case is in full compliance and closed.



Upon complying with corrective action(s), Respondent(s) MUST notify ROBERT MASULA 954-828-5292 who shall inspect the property to verify compliance.

Pursuant to Chapter 11 City of Fort Lauderdale Code of Ordinances, a certified copy of this Final Order may be recorded in the public records of the county and, when recorded, shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property any subsequent purchasers, successors in interest, or assigns.

If the Respondent(s) do(es) not comply with each corrective action by the date(s) specified by this Final Order a second hearing shall be held at which time an order imposing a fine may be entered; this order imposing a fine may include the cost of repairs pursuant to and under the conditions specified in City Ordinance, Section 11-12(b). A certified copy of the order imposing a fine may be recorded in the Public Records for Broward County, and once recorded, SHALL CONSTITUTE A LIEN upon the property where the violation exists and upon any other real and personal property owned by the violator pursuant to City Ordinance, Section 11-12(e) and 11-19(f).

After 3 months from the filing of any such lien, which lien remains unpaid, the city attorney may foreclose upon the lien in the same manner as mortgage liens are foreclosed.

A code enforcement lien cannot be used to foreclose upon real property which is a homestead.

Any Final Order of the Code Enforcement Board can be appealed to the Circuit Court of Broward County, Florida.

RIGHT TO APPEAL: If any person desires to appeal any decision with respect to the matter considered at this Hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. A copy of the proceedings can be obtained from the Code Enforcement Clerk at 954-828-5207.

I certify this document to be a
and correct copy of the original.
WITNESS MY HAND AND SEAL
on NOV 9 2015

Clerk
City of Fort Lauderdale, Florida



**City of Fort Lauderdale
Code Enforcement Board**

FINAL ORDER

City of Fort Lauderdale, Florida
Petitioner,

Case #: CE15092005

v.

LUTHY, HEDY
A & H LUTHY REV LIV TR ETAL
1800 N ANDREWS AVE 5K
FORT LAUDERDALE, FL 33311
Respondent(s)

Tenant:

DONE AND ORDERED on this 27th day of October, 2015.

ATTEST:

CLERK, CODE ENFORCEMENT BOARD

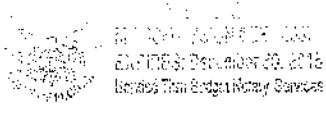
CHAIRPERSON, CODE ENFORCEMENT BOARD

STATE OF FLORIDA:

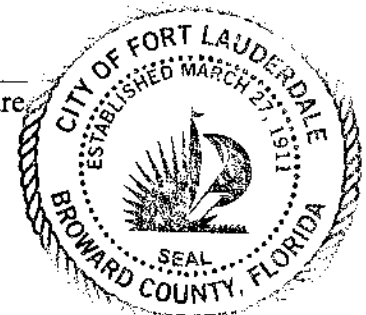
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 6 day of November 2015, by Porshia Goldwire as Clerk and Howard Elfman as Chairperson of the Code Enforcement Board for the City of Fort Lauderdale, who are personally known to me or have produced _____ as identification.

(SEAL)



Notary Public, State of Florida (Signature
of Notary taking Acknowledgment)



Name of Notary Typed, Printed or Stamped

My Commission Expires:

Commission Number:

I certify this document to be a true
and correct copy of the original.

WITNESS MY HAND AND SEAL
on Nov 9 2015

Doral, FL 33166

Title VP, Secretary

Carnago , William
8200 NW 41st Street
200
Doral, FL 33166

Title Treasurer

Aviles, Willie
8200 NW 41ST STREET
200
Doral, FL 33166

Title Director

Chernehoff, Steven
8200 NW 41st Street
200
Doral, FL 33166

Annual Reports

Report Year	Filed Date
2021	05/06/2021
2022	04/29/2022
2022	09/28/2022

Document Images

09/28/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
06/21/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
05/06/2021 -- ANNUAL REPORT	View image in PDF format
12/03/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
06/05/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/07/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/08/2016 -- ANNUAL REPORT	View image in PDF format
12/08/2015 -- Reg. Agent Change	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
08/28/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
11/19/2012 -- REINSTATEMENT	View image in PDF format
09/30/2011 -- ANNUAL REPORT	View image in PDF format

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[05/01/1996 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/31/1995 -- ANNUAL REPORT](#)

[View image in PDF format](#)



Site Address	1800 N ANDREWS AVENUE #5K, FORT LAUDERDALE FL 33311	ID #	4942 34 AJ 0510
Property Owner	LUTHY, PETER ALFRED & HEDY LUTHY REV LIV TR	Millage	0312
Mailing Address	1800 N ANDREWS AVE #5K FORT LAUDERDALE FL 33311	Use	04
Abbr Legal Description	DRAKE TOWER CONDO UNIT 5K PER CDO BK/PG: 7955/495		

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
2022	\$14,480	\$130,330	\$144,810	\$136,930	
2021	\$13,580	\$122,230	\$135,810	\$132,950	\$2,069.37
2020	\$13,650	\$122,840	\$136,490	\$131,120	\$2,028.56

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$144,810	\$144,810	\$144,810	\$144,810
Portability	0	0	0	0
Assessed/SOH 20	\$136,930	\$136,930	\$136,930	\$136,930
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$86,930	\$111,930	\$86,930	\$86,930

Sales History			
Date	Type	Price	Book/Page or CIN
4/1/2015	WD-Q	\$112,000	112905669
4/22/1997	WD	\$100	26464 / 742
4/22/1997	PRD	\$24,000	26464 / 740
10/1/1984	WD	\$42,000	12129 / 480
2/1/1979	WD	\$30,500	

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		775
Units/Beds/Baths		1/1/1.5
Eff./Act. Year Built: 1979/1975		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
R								
1						759		

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

ALFRED AND HEDY LUTHY REV LIV TR
1800 N ANDREWS AVE APT #5K
FORT LAUDERDALE, FL 33311-3903

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1800 N ANDREWS AVE #5K FT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by March 29, 2024\$10,773.44
- Or
- * Estimated Amount due if paid by April 16, 2024\$10,890.95

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

WARNING

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PETER LUTHY
1800 N ANDREWS AVE APT #5K
FORT LAUDERDALE, FL 33311-3903

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

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CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
100 N ANDREWS AVE 7TH FLOOR
FT LAUDERDALE, FL 33301

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1800 N ANDREWS AVE #5K FT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

WARNING

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CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301-1016

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1800 N ANDREWS AVE #5K FT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

WARNING

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CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC.
1800 N ANDREWS AVE
FORT LAUDERDALE, FL 33311

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1800 N ANDREWS AVE #5K FT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

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CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC.
C/O BECKER & POLIAKOFF, P.A.
1 E BROWARD BLVD STE 1800
FORT LAUDERDALE, FL 33301

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DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

WARNING

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HEDY LUTHER, DECEASED AND PETER M LUTHY AS CO-TRUSTEE(S) OF THE ALFRED AND HEDY LUTHY REVOCABLE LIVING TRUST DATED FEBRUARY 16, 2009, AS AMENDED
PO BOX 5525
FORT LAUDERDALE, FL 33310

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

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LUTHY, PETER
1800 N ANDREWS AVE ##5K
FORT LAUDERDALE, FL 33311

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

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BECKER & POLIAKOFF, P.A., REGISTERED AGENT
O/B/O CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC.
1 E BROWARD BLVD STE 1800
FORT LAUDERDALE, FL 33301

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- Or
- * Estimated Amount due if paid by April 16, 2024\$10,890.95

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2024
PROPERTY ID # 494234-AJ-0510 (TD # 49809)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

CONDOMINIUM ASSOCIATION OF DRAKE TOWER, INC.
8200 NW 41 ST
SUITE 200
DORAL, FL 33166

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 1800 N ANDREWS AVE #5K FT LAUDERDALE, FL 33311 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by March 29, 2024\$10,773.44
- Or
- * Estimated Amount due if paid by April 16, 2024\$10,890.95

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 17, 2024 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

9589 0710 5270 0130 4156 41

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$ _____

Total

\$ _____

Serial

Street

City

TD 49809 APRIL 2024 WARNING
 CITY OF FORT LAUDERDALE
 ATTN: CITY ATTORNEY OFFICE
 700 NW 19TH AVENUE
 FORT LAUDERDALE, FL 33311

9589 0710 5270 0130 4156 34

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage	\$ _____
Total	\$ _____
Sent	\$ _____
Street	_____
City	_____

TD 49809 APRIL 2024 WARNING
LUTHY, PETER
1800 N ANDREWS AVE #5K
FORT LAUDERDALE, FL 33311

9589 0710 5270 0130 4156 27

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	

Postmark
Here

Total Post	TD 49809 APRIL 2024 WARNING
\$	ALFRED & HEDY LUTHY REV LIV TR
Sent To	1800 N ANDREWS AVE #5K
Street and	FORT LAUDERDALE, FL 33311
City, State	

9589 0710 5270 0130 4156 10

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage

\$

Total Po:

\$

Sent To

Street a:

City, Sta

TD 49809 APRIL 2024 WARNING
HEDY LUTHER, DECEASED AND PETER M LUTHY
AS CO-TRUSTEE(S) OF THE ALFRED AND HEDY
LUTHY REV LIV TR DATED 2-16-09, AS AMENDED
PO BOX 5525
FORT LAUDERDALE, FL 33310

9589 0710 5270 0130 4206 76

U.S. Postal Service
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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
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Total Post	
\$	

Postmark
Here

TD 49809 APRIL 2024 WARNING
CONDOMINIUM ASSOCIATION OF DRAKE
TOWER, INC.
 Street an: 1800 N ANDREWS AVE
 City, Stat.: FORT LAUDERDALE, FL 33311

9589 0710 5270 0130 4206 69

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
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Postage
\$ _____

Total Postage
\$ _____

Sent To
Street and
City, State, _____

TD 49809 APRIL 2024 WARNING
CONDO ASSOC OF DRAKE TOWER, INC.
C/O BECKER & POLIAKOFF, P.A.
1 E BROWARD BLVD STE 1800
FORT LAUDERDALE, FL 33301

9589 0710 5270 0130 4206 52

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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City, State, ZIP+4®

TD 49809 APRIL 2024 WARNING
CONDOMINIUM ASSOCIATION OF DRAKE
TOWER, INC.
8200 NW 41 ST STE 200
DORAL, FL 33166

9589 0710 5270 0130 4206 45

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
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Postage

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Total P:

\$

Sent To

Street:

City, State:

TD 49809 APRIL 2024 WARNING
BECKER & POLIAKOFF, P.A., REG AGENT O/B/O
CONDO ASSOC OF DRAKE TOWER, INC.
1 E BROWARD BLVD STE 1800
FORT LAUDERDALE, FL 33301

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
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Postage

\$

Total Po

\$

Sent To

Street a

City, St

TD 49809 APRIL 2024 WARNING
CITY OF FORT LAUDERDALE
CODE ENFORCEMENT BOARD
100 N ANDREWS AVE
FORT LAUDERDALE, FL 33301-1016

9589 0710 5270 0130 4157 33

9589 0710 5270 0130 4157 40

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	

Postmark
Here

Total	TD 49809 APRIL 2024 WARNING
\$	PETER LUTHY
Sent <i>T</i>	1800 N ANDREWS AVE #5K
Street	FORT LAUDERDALE, FL 33311
City, <i>S</i>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

TD 49809 APRIL 2024 WARNING
CITY OF FORT LAUDERDALE
ATTN: CITY ATTORNEY OFFICE
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311



9590 9402 8488 3186 3949 23

2. Article Number (Printed)

9589 0710 5270 0130 4156 41

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
3-8
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

TD 49809 APRIL 2024 WARNING
CONDOMINIUM ASSOCIATION OF DRAKE
TOWER, INC.
 8200 NW 41 ST STE 200
 DORAL, FL 33166




2. Article Number (Transfer from service label)

9589 0710 5270 0130 4206 52

PS Form 3811, July 2020; PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 3/2/24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 49809 APRIL 2024 WARNING
CONDO ASSOC OF DRAKE TOWER, INC.
 C/O BECKER & POLIAKOFF, P.A.
 1 E BROWARD BLVD STE 1800
 FORT LAUDERDALE, FL 33301



9590 9402 8488 3186 3948 79

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4206 69

PS Form 3811, July 2020; PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Enchom...* Agent
 Addressee

B. Received by (Printed Name)

Enchom...

C. Date of Delivery

5/18/24

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 49809 APRIL 2024 WARNING
CONDOMINIUM ASSOCIATION OF DRAKE
TOWER, INC.
1800 N ANDREWS AVE
FORT LAUDERDALE, FL 33311



9590 9402 8488 3186 3948 86

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4206 76

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

3/18

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collection Delivery
 - Collection Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 49809 APRIL 2024 WARNING
BECKER & POLIAKOFF, P.A., REG AGENT O/B/O
CONDO ASSOC OF DRAKE TOWER, INC.
1 E BROWARD BLVD STE 1800
FORT LAUDERDALE, FL 33301



9590 9402 8488 3186 3948 55

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4206 45

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *E. Whelan*

- Agent
- Addressee

B. Received by (Printed Name)

E. Whelan

C. Date of Delivery

3/18/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 49809 APRIL 2024 WARNING
PETER LUTHY
1800 N ANDREWS AVE #5K
FORT LAUDERDALE, FL 33311



9590 9402 8488 3186 3948 31

2. Article Number (Transfer from service label)

9589 0710 5270 0130 4157 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Peter Luthy*

Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/25

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Signature Confirmation™
- Signature Confirmation Restricted Delivery