

**ADMINISTRATIVE RELEASE OF SPECIAL
MAGISTRATE ORDER IMPOSING A FINE**

CITY OF FORT LAUDERDALE,
Petitioner,
v.

CASE NO. CE18070188

ESSEX TOWER CONDOMINIUM ASSOCIATION, INC
Respondent(s)

Pursuant to City of Fort Lauderdale Resolution 23-179, adopted on September 5, 2023, the City of Fort Lauderdale, by its undersigned City Manager, and in consideration of full payment in the sum of Fifteen Thousand Seven Hundred Sixteen Dollars and Eighty Cents (\$15,716.80), hereby releases the property described below, and any other property, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #117640891, of the Official Records of Broward County, Florida, on October 6, 2021.

The Property is legally described as: 0212BC0000 ESSEX TOWER CONDO COMMON AREA
170 UNITS 0212BC0010 THRU 0212BC1700

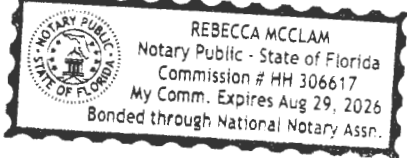
Address: 340 SUNSET DR

City Manager

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of May, 2024, by Greg Chavarria, City Manager, of the City of Fort Lauderdale.

(SEAL)



R. McClam
(Signature of Notary Public - State of Florida)

Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

Approved as to form and correctness:

[Signature]
Senior Assistant City Attorney

Receipt Recorded:

[Signature]
Director of Finance/Designee

Prepared by and return to: Felisha Ritchey
City of Fort Lauderdale
Building & Construction Enforcement
521 NE 4th Ave., Fort Lauderdale, FL 33301



March 13, 2024

Dear property owner/representative,

The lien amnesty request for the property located at 340 SUNSET DRIVE is approved. We thank you for working diligently to adhere to the City's ordinances and for bringing your property into compliance!

The total below entails lien amounts, mitigation amounts, administrative costs, and hard costs for all cases.

Case Number	Lien Amount	10% Amnesty Amount	Administrative Costs	Hard Costs (if applicable)	Total Due for Case
CE18070188	\$147,500.00	\$14,750.00	\$966.80	N/A	\$15,716.80

Lien Amnesty Approval Date: March 13, 2024
Total Due for Lien Amnesty: \$15,716.80
Lien Amnesty Payment Due Date: June 21, 2024

Please notate your payment due date as any payment not received by the deadline will result in reinstatement of the original lien amount.


Reviewed by:

Porshia L.
Garcia

Digitally signed by Porshia L.
Garcia
Date: 2024.03.14 11:19:02
-04'00'

Porshia L. Garcia, Deputy Director
Development Services Department

Approved by:



Greg Chavarria (Mar 14, 2024 19:39 EDT)
Greg Chavarria
City Manager



340 SUNSET DRIVE - CE18070188 - AMNESTY LETTER - BLD

Final Audit Report

2024-03-14

Created:	2024-03-14
By:	Katrina Jordan (KJordan@fortlauderdale.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxWIBChgOfiD82IsImwtgbPysixtBqIRi

"340 SUNSET DRIVE - CE18070188 - AMNESTY LETTER - BLD" History

-  Document digitally presigned by Porshia L. Garcia (Porshiag@fortlauderdale.gov)
2024-03-14 - 3:19:02 PM GMT- IP address: 207.203.28.2
-  Document created by Katrina Jordan (KJordan@fortlauderdale.gov)
2024-03-14 - 3:25:26 PM GMT- IP address: 207.203.28.2
-  Document emailed to Greg Chavarria (GChavarria@fortlauderdale.gov) for signature
2024-03-14 - 3:26:03 PM GMT
-  Email viewed by Greg Chavarria (GChavarria@fortlauderdale.gov)
2024-03-14 - 3:27:13 PM GMT- IP address: 40.94.29.134
-  Document e-signed by Greg Chavarria (GChavarria@fortlauderdale.gov)
Signature Date: 2024-03-14 - 11:39:07 PM GMT - Time Source: server- IP address: 50.232.252.93
-  Agreement completed.
2024-03-14 - 11:39:07 PM GMT



RECEIPT

Receipt No.:	2158239	Cashier:	PLOYV
Receipt Date:	03/21/2024		
Payer: ESSEX TOWER CONDOMINIUM ASSOCIATION INC		Payment Method:	Check
Check No. / Payment Reference:	30238	Total Paid:	\$15,716.80

Case No.: CE18070188		Record Type: Building Code Case	
Address: 340 SUNSET DR, FORT LAUDERDALE, FL 33301-			
Fee Description	Fee Amount	Prior Paid	Paid
Lien Amnesty – Building	\$15,716.80	\$0.00	\$15,716.80
Totals:	\$15,716.80	\$0.00	\$15,716.80



ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE18070188

vs.

ESSEX TOWER CONDOMINIUM ASSOCIATION, INC
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: 504212BC0000

Legal: 0212BC0000 ESSEX TOWER CONDO COMMON AREA 170 UNITS
0212BC0010 THRU 0212BC1700

More commonly known as: 340 SUNSET DR

2. That the Special Magistrate did issue on the 15th day of January 2019, 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 14th day of July 2019 or pay a fine in the amount of \$100.00 per day for the violation of FBC(2017) 110.15.
3. On August 19, 2021, 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 19th day of August 2021, did impose a fine in the amount of \$59,400.00, 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.

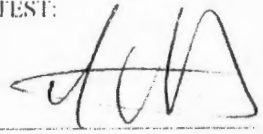
Case No: 117640891
Property: 340 SUNSET DR

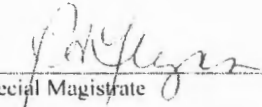
LIEN AND FORECLOSURE NOTICE:

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 19th day of August 2021.

ATTEST:

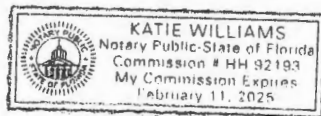

Clerk, Special Magistrate

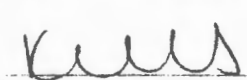

Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Rose-Ann Flynn, 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 24 day of August 2021, by Rose-Ann Flynn, 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 returns to:

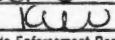
Katie Williams
Building & Construction Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
521 NE 4th Avenue
Fort Lauderdale, FL 33301
katwilliams@fortlauderdale.gov

Page 2 of 2

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

WITNESS MY HAND AND SEAL

on October 6 2021


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