

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

CITY OF FORT LAUDERDALE,
Petitioner,

CASE NO. CE20071145

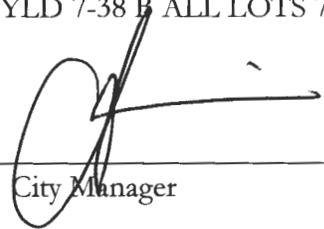
v.

AUDY UNISON LLC
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 four thousand two hundred twenty dollars and thirty-four cents (\$4,220.34), hereby releases the property described below, and any other property, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #117008619, of the Official Records of Broward County, Florida, on January 25, 2021.

The Property is legally described as: RESUB BLKS 13 & 14 IDLEWYLD 7-38 B ALL LOTS 7 TO 10, LESS N 81 BLK 13

Address: 300 SUNSET DRIVE

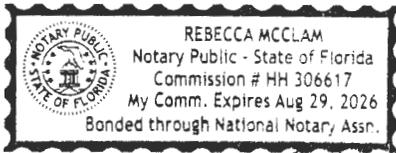


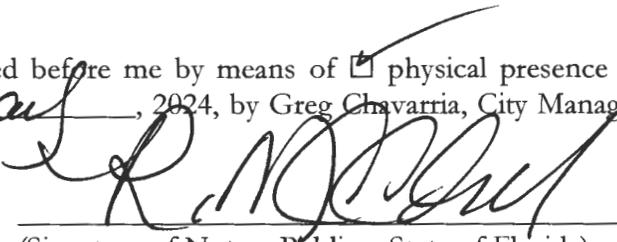
City Manager

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 March, 2024, by Greg Chavarria, City Manager, of the City of Fort Lauderdale.

(SEAL)



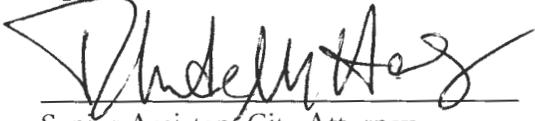


(Signature of Notary Public - State of Florida)

Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification
Type of Identification Produced _____

Approved as to form and correctness:



Senior Assistant City Attorney

Receipt Recorded:



Director of Finance/Designee

Prepared by and return to:
Victoria Ploysungvarl
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311



April 1, 2024

Dear property owner/representative,

The lien amnesty request for the property located at **300 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
CE20071145	\$33,150.00	\$3,315.00	\$905.34	N/A	\$4,220.34

Lien Amnesty Approval Date: April 1, 2024
Total Due for Lien Amnesty: \$4,220.34
Lien Amnesty Payment Due Date: July 10, 2024

Please note 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: 2024.04.02 14:35:36 -04'00'

Porshia L. Garcia, Deputy Director
 Development Services Department

Approved by:

Susan Grant

Greg Chavarria
 City Manager

DEVELOPMENT SERVICES DEPARTMENT
 700 NW 19 AVENUE, FORT LAUDERDALE 33311
 TELEPHONE (954) 828-6520
WWW.FORTLAUDERDALE.GOV



RECEIPT

Receipt No.: 2161806

Receipt Date: 04/09/2024

Cashier:

Paid Online

Payer: Jihad Doujeji

Payment Method:

Credit Card

Check No. / Payment Reference: 7126879887066369704033

Total Paid:

\$4,220.34

Case No.: CE20071145

Record Type: Code Case

Address: 300 SUNSET DR, FORT LAUDERDALE 33301

Fee Description	Fee Amount	Prior Paid	Paid
Lien Amnesty - Code	\$4,220.34	\$0.00	\$4,220.34
Totals:	\$4,220.34	\$0.00	\$4,220.34



Thank you for using LauderBuild, the City of Fort Lauderdale online permitting self-service portal

Equal Opportunity Employer

CITY HALL
100 North Andrews Avenue, Fort Lauderdale, FL 33301
WWW.FORTLAUDERDALE.GOV

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ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE20071145

v.

AUDY UNISON LLC
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: 504212050050

Legal: RESUB BLKS 13 & 14 IDLEWYLD 7-38 B ALL LOTS 7 TO 10, LESS N 81 BLK 13

More commonly known as: 300 SUNSET DRIVE

2. A Civil Citation Notice was issued on the 11th day of September 2020, in the above captioned case commanding the above name respondents(s) to bring the violations specified in said Citation Notice into compliance on or before the 11th day of September 2020, or pay a fine in the amount of \$150.00 per day for the violation of 47-21.15.D.
3. On December 9, 2020, the Special Magistrate found that the respondent(s) did not comply with the Citation Notice on or before the date specified therein, based on the testimony and evidence as presented. The Special Magistrate, on the 9th day of December 2020, did impose a fine in the amount of \$13,350.00, which continues to accrue.
4. It is the order of the Special Magistrate that the fine specified in said Civil Citation Notice 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.