

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

CITY OF FORT LAUDERDALE,
Petitioner,
v.

CASE NO. CE22080529

MLJ1071 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 one thousand eight hundred thirty four dollars and fifty-five cents (\$1,834.55), hereby releases the property described below, and any other property, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #119070402, of the Official Records of Broward County, Florida, on August 29, 2023.

The Property is legally described as: PROSPECT INDUSTRIAL CENTER 40-38,B LOT 17 & 18

Address: 1071 NW 54 STREET

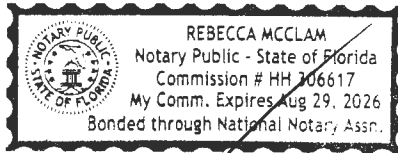


City Manager

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



RECEIPT

Receipt No.: **2163654**

Receipt Date: 04/18/2024

Cashier:

PLOYV

Payer: MLJ1071 LC

Payment Method:

Check

Check No. / Payment Reference: 1090

Total Paid:

\$1,834.55

Case No.: **CE22080529**

Record Type: **Code Case**

Address: **1071 NW 54 ST, FORT LAUDERDALE 33309**

Fee Description	Fee Amount	Prior Paid	Paid
Lien Amnesty - Code	\$1,834.55	\$0.00	\$1,834.55
Totals:	\$1,834.55	\$0.00	\$1,834.55





April 1, 2024

Dear property owner/representative,

The lien amnesty request for the property located at **1071 NW 54 Street** 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
CE22080529	\$8,500.00	\$850.00	\$984.55	N/A	\$1,834.55

Lien Amnesty Approval Date: April 1, 2024
Total Due for Lien Amnesty: \$1,834.55
Lien Amnesty Payment Due Date: July 10, 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: 2024.04.02 14:40:08 -04'00'

Porshia L. Garcia, Deputy Director
Development Services Department

Approved by:

Susan Grant

Greg Chavarria
City Manager

**SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA**



CITY OF FORT LAUDERDALE)

Petitioner.)

Vs.)

MLJ1071 LLC)

Respondent(s))

CASE NO: CE22080529
ADDRESS: 1071 NW 54 STREET
INSPECTOR: DORIAN KOLOIAN

This cause having come before this Special Magistrate as a Repeat Violation, and the Special Magistrate having heard argument thereon, does hereby issue a finding of fact:

FINDINGS OF FACT

1. That violation of Section 18-12.(a) of the Code of Ordinances of the City of Fort Lauderdale occurred between the dates of August 17, 2022, through October 16, 2022, to wit: THERE IS AN ACCUMULATION OF LEAVES ON THIS PROPERTY AND/OR ITS SWALE.

That violation of Section 47-20.20.(H) of the Code of Ordinances of the City of Fort Lauderdale beginning August 17, 2022, and hereby remaining in non-compliance, to wit: THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

2. Pursuant to Section 11-10(c) of the Code of Ordinances of the City of Fort Lauderdale, the Special Magistrate finds that these repeat violations are subject to the accrual of fines from the date the violations were noted to exist by the Code Enforcement officer until the date the violation comes into compliance at the rate of \$150.00 per day.
3. That the stated violation of Sections 18-12.(a) and 47-20.20.(H) of the Code of Ordinances of the City of Fort Lauderdale occurred on the following described real property:

PROSPECT INDUSTRIAL CENTER 40-38 B LOT 17 & 18

More commonly known as 1071 NW 54 STREET

4. Any future violations of Sections 47-20.20.(H) and 18-12.(a) of the Code of Ordinances of the City of Fort Lauderdale shall be subject to fines of up to \$500.00 per day.
5. The Special Magistrate, on the 29th day of June 2023, did impose fines in the amount of \$3,800.00. which continues to accrue.
6. 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.

I certify this document to be a true and correct copy of the original.
WITNESS MY HAND AND SEAL
on August 25, 2023
[Signature]
Clark, Code Enforcement Board/Special Magistrate
Unsafe Structures Board
City of Fort Lauderdale, Fla.