



City of Fort Lauderdale
Code Enforcement Special Magistrate

FINAL ORDER

City of Fort Lauderdale, Florida

Case #: CE15080767

Petitioner,

v.

TIITF/HRS-YOUTH SERV BROWARD CHILDR
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

Tenant:

Respondent(s)

Address of Violation(s): 1133 NW 7 AV

Legal Description:

9234037040

PROGRESSO 2-18 D

LOT 6,7 BLK 132

This cause having come before the Special Magistrate for a Hearing on **Nov. 06, 2015** and based on the evidence, the Special Magistrate 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:

18-1.

THE OPERATION AT THIS ADDRESS IS CREATING A NUISANCE, IN THAT THERE HAS BEEN A NEGATIVE IMPACT ON OTHER PROPERTIES.

47-34.1.A.1.

THIS RD-15 ZONED PROPERTY IS IN VIOLATION OF THE PERMITTED USES AS INDICATED IN THE ULDR SECTION 47-5.12, AS THE PROPERTY IS CURRENTLY BEING ILLEGALLY USED AS A LEVEL IV OR LEVEL V SSRF. SUBJECT TO ULDR SEC. 47-3, VIOLATOR MAY PROVIDE INFORMATION DEMONSTRATING THAT THE USE AT THIS LOCATION IS NONCONFORMING. IF COMPLIANCE WITH THIS SECTION CANNOT BE DEMONSTRATED, THE USE IS CONSIDERED NONCONFORMING.

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
18-1.	\$100.00	12/17/2015
47-34.1.A.1.	\$100.00	02/15/2016



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Corrective Action(s):

18-1.

CEASE AND DESIST THE OPERATION CREATING THE
NUISANCE.

47-34.1.A.1.

CEASE OPERATION, OR CONFORM WITH THE REQUIREMENTS
OF THE ULDR.

Upon complying with corrective action(s), Respondent(s) MUST notify INGRID GOTTLIEB, 954-828-6035 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



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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.

DONE AND ORDERED on this **Nov. 17, 2015**.

ATTEST:

CLERK, SPECIAL MAGISTRATE

SPECIAL MAGISTRATE

STATE OF FLORIDA:
 COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 17 day of NOVEMBER 2015, by Porshia Goldwire, as Clerk and Mark Purdy, as Special Magistrate for the City of Fort Lauderdale, who are personally known to me or have produced _____ as identification.

(SEAL)



RICHARD H. EATON
 MY COMMISSION # EE 881146
 EXPIRES: April 17, 2017
 Bonded Thru Budget Notary Services

Richard H. Eaton

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

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____