

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

CITY OF FORT LAUDERDALE,  
Petitioner,  
v.

CASE NO. CE05031182

CONCORDE PETROLEUM ENTERPRISES  
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 nine hundred fifty-three dollars and seventy-eight cents (\$1,953.78), hereby releases the property described below, and any other property, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #105189663 of the Official Records of Broward County, Florida, on July 18, 2005.

The Property is legally described as: MELROSE PARK SEC 6 GREENACRES 36-24 B TR 1 N 150 OF W 150

Address: 3690 WEST BROWARD BOULEVARD

*Rickelle Williams*

City Manager

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of April, 2026, by Rickelle Williams, City Manager of the City of Fort Lauderdale.



*Joseph-Andrew Jordan*  
\_\_\_\_\_  
(Signature of Notary Public – State of Florida)

Joseph-Andrew Jordan  
(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Approved as to form and correctness:

*Thoburn*  
\_\_\_\_\_  
Senior Assistant City Attorney

Receipt Recorded:

*Shaw*  
\_\_\_\_\_  
Director of Finance/Designee

Prepared by and return to:  
Treavis Johnson  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311



**CITY OF  
FORT LAUDERDALE**



September 15, 2025

Dear Property Owner/Representative,

The lien amnesty request for the property located at **3690 W Broward Boulevard** 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 includes lien amounts, mitigation amounts, administrative costs, and hard costs for all cases.

Case Number	Lien Amount	10% Amnesty Amount	Administrative Costs	Hard Costs	Total Due for Case
CE05031182	\$9,400.00	\$940.00	\$1,013.78	N/A	\$1,953.78

Lien Amnesty Approval Date:	September 15, 2025
Total Due for Lien Amnesty:	\$1,953.78
Lien Amnesty Payment Due Date:	December 24, 2025

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

**Approved as to legal form and correctness:**

Rhonda Montoya Hasan  
Senior Assistant City Attorney

**Reviewed by:**

Porshia L. Garcia, MPA  
Deputy Director, Development Services Department

**Approved by:**

Rickelle Williams  
City Manager





CITY OF  
**FORT LAUDERDALE**



**INVOICE # 2173830**

**Permit / Record Number: CE05031182**

**Date Fee Invoiced: 01/29/2025**

**Invoice Total: \$1,953.78**

**Balance Due: \$1,953.78**

**Fee Included in this Invoice:**

<u>Fee Code</u>	<u>Fee Description:</u>	<u>Date Assessed</u>	<u>Fee Amount</u>
ENF021	Lien Amnesty - Code	01/29/2025	\$1,953.78



# RECEIPT

Receipt No.: **2280959**

CYBERSOURCE RECEIPT # 2907073

Receipt Date: 09/30/2025

Cashier: Paid Online

Payer: LauderBuild Pay Without Log In

Payment Method: Credit Card

Check No. / Payment Reference: 7592521575976121704259

Total Paid: **\$1,953.78**

Case No.: CE05031182

Record Type: Code Case

Address: 3690 W BROWARD BLVD, FORT LAUDERDALE, FL 33312-

Fee Description	Fee Amount	Prior Paid	Paid
Lien Amnesty - Code	\$1,953.78	\$0.00	\$1,953.78
<b>Totals:</b>	<b>\$1,953.78</b>	<b>\$0.00</b>	<b>\$1,953.78</b>

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

CITY HALL

100 North Andrews Avenue, Fort Lauderdale, FL 33301

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)



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**ORDER IMPOSING A FINE**

SPECIAL MAGISTRATE  
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO. CE05031182

v.

CONCORDE PETROLEUM ENTERPRISES  
Respondent(s)

That pursuant to Section 162.09 of the Florida Statutes, 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: 0207060010

Legal: MELROSE PARK SEC 6 GREENACRES 36-24 B TR 1 N 150 OF W 150

More commonly known as: 3690 WEST BROWARD BOULEVARD

- 2. That the Special Magistrate did issue on the 5<sup>th</sup> day of May, 2005, a Final Order in the above captioned case commanding the above named respondent(s) to bring the violations specified in said Final Order into compliance on or before the 12<sup>th</sup> day of May, 2005, or pay a fine in the amount of \$50.00 per day for each day of non-compliance thereafter.
- 3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Special Magistrate.
- 4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, 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. 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.

Page 1 of 2

WITNESS MY HAND AND SEAL

on 6/24/05

*[Signature]*  
Special Magistrate  
City of Fort Lauderdale, Fla.

(3)

Case No: CE05031182  
Property: 3690 WEST BROWARD BLVD.



**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 16<sup>th</sup> day of June 2005.

  
\_\_\_\_\_  
Special Magistrate

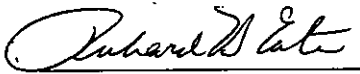
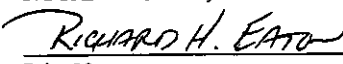
ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Gaudiosi, 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.

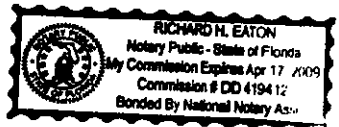
WITNESS my hand and official seal in the County and State as aforesaid this \_\_\_\_\_ day of June 2005.


This instrument prepared by:  
City Attorney's Office  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, Florida 33301

  
\_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
  
\_\_\_\_\_  
Print Name

My Commission Expires \_\_\_\_\_

Return to:  
Nadine L. Blue  
Community Inspections Division  
City of Fort Lauderdale  
700 NW 19 Avenue  
Fort Lauderdale, Florida 33311  
(954) 828-5327



I certify this document to be a true and correct copy of the original.  
WITNESS MY HAND AND SEAL  
on 6/24 2005  
  
\_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires Apr 17, 2009  
Commission # DD 419412  
Bonded By National Notary Assn.