

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

CITY OF FORT LAUDERDALE,
Petitioner,
v.

CASE NO. CE22010457

NW 16TH ST LAND TRUST#120 TR
FLORIDA TR SERVICES LLC TRSTEE
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 forty-five thousand two hundred fifty-four dollars and fifteen cents (\$45,254.15), hereby releases the property described below, and any other property, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #118280120 of the Official Records of Broward County, Florida, on July 19, 2022.

The Property is legally described as: PROGRESSO 2-18 D LOT 23 N1/2,24 BLK 33

Address: 120 NW 16 STREET

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.

(SEAL)



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:

Treavis Johnson

Senior Assistant City Attorney

Receipt Recorded:

Linda Shatt

Director of Finance/Designee

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



CITY OF
FORT LAUDERDALE



January 9, 2026

Dear Property Owner/Representative,

The lien amnesty request for the property located at **120 NW 16 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 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
CE22010457	\$434,200.00	\$43,420.00	\$1,834.15	N/A	\$45,254.15
CE22030441	\$35,100.00	\$3,510.00	\$1,512.15	N/A	\$5,022.15
BE21100149	\$25,225.50	\$2,522.55	\$2,879.02	N/A	\$5,401.52

Lien Amnesty Approval Date:	January 9, 2026
Total Due for Lien Amnesty:	\$55,677.87
Lien Amnesty Payment Due Date:	April 19, 2026

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

Senior

Reviewed by:

Porshia L. Garcia, MPA
Director, Community Services Department

Approved by:

Rickelle Williams
City Manager

COMMUNITY SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
TELEPHONE (954) 828-8000

WWW.FORTLAUDERDALE.GOV





CITY OF
FORT LAUDERDALE



INVOICE # 2343999

Permit / Record Number: CE22010457

Date Fee Invoiced: 01/29/2026

Invoice Total: \$45,254.15

Balance Due: 0.00

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	01/29/2026	\$45,254.15



RECEIPT

Receipt No.: **2306005**

CYBERSOURCE RECEIPT # 2964339

Receipt Date: 02/11/2026

Cashier: Paid Online

Payer: LauderBuild Pay Without Log In	Payment Method: Check
Check No. / Payment Reference: 7708582235696811404608	Total Paid: \$45,254.15

Case No.: CE22010457	Record Type: Code Case		
Address: 120 NW 16 ST, FORT LAUDERDALE 333115514			
Fee Description	Fee Amount	Prior Paid	Paid
Lien Amnesty - Code	\$45,254.15	\$0.00	\$45,254.15
Totals:	\$45,254.15	\$0.00	\$45,254.15

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

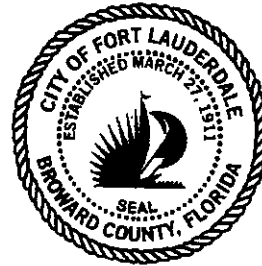
CITY HALL

100 North Andrews Avenue, Fort Lauderdale, FL 33301

WWW.FORTLAUDERDALE.GOV

Page 1 of 1





ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE22010457

v.

NW 16TH ST LAND TRUST#120 TR
FLORIDA TR SERVICES LLC TRSTEE
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: 494234016720

Legal: PROGRESSO 2-18 D LOT 23 N1/2,24 BLK 33

More commonly known as: 120 NW 16 STREET

2. That the Special Magistrate did issue on the 12th day of April 2022, 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 10th day of May 2022 or pay a fine in the amount of \$100.00 per day, per violation for the violations of 9-306, 9-308(b), 9-280(h)(1), 9-305(b), 47-34.1.A.1., 18-12.(a), and 9-305(a).
3. On June 14, 2022, 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 14th day of June 2022 did impose a fine in the amount of \$23,800.00 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.

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

WITNESS MY HAND AND SEAL

on July 14 2022


Clerk, Code Enforcement, Board of Public Works
Special Magistrate
Unaffiliated
City of Fort Lauderdale, FL

Case No: CE22010457
Property: 120 NW 16 STREET

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 14th day of June 2022.

ATTEST:



Clerk, Special Magistrate

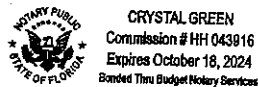


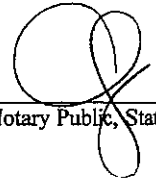
Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Mark Purdy as 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 14th day of June 2022, by Mark Purdy, as Special Magistrate, of the City of Fort Lauderdale, and Katrina Jordan, 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 returned to:

C. Green
Code Enhancement Division
Development Services Department
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-5207

Case No: CE22030441
Property: 120 NW 16 STREET

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 13th day of September 2022.

ATTEST:



Clerk, Special Magistrate

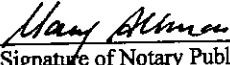


Special Magistrate

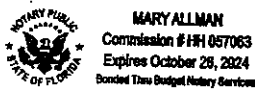
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Mark Purdy as Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (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 14th day of September 2022, by Mark Purdy, as Special Magistrate, of the City of Fort Lauderdale, and Katrina Jordan, as Clerk of the Special Magistrate for the City of Fort Lauderdale.



(Signature of Notary Public, State of Florida)



MARY ALLMAN

(Printed, Typed, or Stamped Commissioned Name of Notary)

Personally Known OR Produced Identification _____

Type of Identification Produced NA

This instrument prepared by and returned to:

C. Green
Code Enhancement and Compliance Division
Development Services Department
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
(954) 828-5207