

**ADMINISTRATIVE PARTIAL RELEASE OF
SPECIAL MAGISTRATE ORDER IMPOSING**

CITY OF FORT LAUDERDALE,
Petitioner,
v.

CASE NO. BE21070001

BERKLEY SOUTH CONDOMINIUM
ASSOCIATION INC
Respondent(s)

Pursuant to City of Fort Lauderdale Resolution 13-235, adopted December 17, 2013, the City of Fort Lauderdale, by its undersigned City Manager hereby only releases the property described below, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #118949035 on June 29, 2023, of the Official Records of Broward County, Florida.

The Property is legally described as: THE BERKLEY SOUTH CONDO UNIT 7K PER CDO BK/PG: 5959/534 AND AMCDO BK/PG: 8205/132

Address: 3015 North Ocean Boulevard #7K

Rickelle Williams

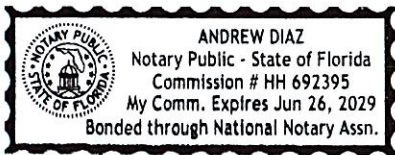
City Manager

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of May 2026, by Rickelle Williams, City Manager of the City of Fort Lauderdale.

Andrew Diaz

(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:

[Signature]
Senior Assistant City Attorney

Receipt Recorded:

[Signature]
Director of Finance/Designee

Prepared by:
City of Fort Lauderdale
One East Broward Boulevard, Suite 1320
Fort Lauderdale, FL 33301

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. BE21070001

vs.

**BERKLEY SOUTH CONDOMINIUM
ASSOCIATION INC**
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: 494330AM0000

Legal: BERKELY SOUTH CONDO COMMON AREA 199 UNITS 9330AM0010 THRU 9330AM1990

More commonly known as: 3015 N OCEAN BLVD 2R
2. That the Special Magistrate did issue on the 17th day of March 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 16th day of June 2022 or pay a fine in the amount of \$300.00 per day for the violation(s) of 9-280(b).
3. On May 18, 2023, 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 18th day of May 2023 did impose a fine in the amount of \$45,900.00 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.

Case No: BE21070001
Property: 3015 N OCEAN BLVD 2R

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 18th day of May 2023.

ATTEST:

Clerk, Special Magistrate

Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Tom Ansbro 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 23 day of May 2023, Tom Ansbro as Special Magistrate, of the City of Fort Lauderdale, and Tasha Williams, as Clerk of the Special Magistrate for the city of Fort Lauderdale.



DIANE CANELL
Commission #244 174391
Expires September 22, 2025
Revised thru Budget Salary Schedule

(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:

Katie Williams
Building & Construction Enforcement Division
Department of Sustainable Development
City of Fort Lauderdale
521 NE 4th Avenue
Fort Lauderdale, FL 33301
KatWilliams@fortlauderdale.gov

I certify this document to be a true and correct copy of the original.
WITNESS MY HAND AND SEAL
on June 28 2023

Clerk, Code Enforcement Board/Special Magistrate
Unsafe Structures Board
City of Fort Lauderdale, Fla.



CITY MANAGER'S OFFICE

CITY MANAGER SIGNATURE REQUEST ROUTING FORM

Rev: 14 | Revision Date: 12/18/2025

RILSH

SECTION 1 | SUMMARY INFORMATION

Date: 5/12/2026

Commission Agenda Item Letter to the Commission (LTC) Letter to External Stakeholder(s) Other Document

Document Title/Purpose: APROL - 3015 North Ocean Boulevard #7K- BE21070001

Commission Meeting Date: n/a CAM #: n/a Item #: n/a

CAM attached: Yes No Action Summary Attached: Yes No CIP FUNDED: Yes No

Community Investment Plan (CIP) Project defined as having a life of at least 10 years and a cost of at least \$100,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement. Term "real property" includes land, real estate, realty, or real.

SECTION 2 | REQUESTOR (CHARTER OFFICE/DEPARTMENT)

Charter Office: Router Name: Ext:

Department: Router Name: Ext:

Department Approval (Director/Chief): Name Init Date:

*Return Document To: Glynis Burney Department: CAO Ext: 5091

*REMINDER: Once review and signature at the last level of government (Federal, State, County) is complete, scan the final record copy and send to the City Clerk's Office.

Scan Date: Attach Certified Resolution #: Original form route to CAO: Yes No

THE FOLLOWING SECTIONS ARE FOR CHARTER OFFICE USE ONLY

SECTION 3 | CITY ATTORNEY'S OFFICE (CAO): CAO signed/routed Required Yes No

Is the attached Granicus document final? Yes No Number of Originals Attached: 1

Attorney's Name: Rhonda Hasan Approved as to Form: Yes No Initials: [Signature]

Route to: Finance (if applicable) Date: 5/12/26 Route to: CCO Date:

SECTION 4 | CITY CLERK'S OFFICE (CCO)

City Clerk Office Receive and Scan Date: Number of Originals:

Route to CMO Date: Route to Mayor Date:

SECTION 5 | CITY MANAGER'S OFFICE (CMO)

LOG #: MAY78 Date Received: 5/20/26 Received From: CAO

To CM/ACM: R. Williams C. Cooper Y. Matthews Q. Pough B. Rogers

Approved Init.: [Signature] for continuous routing to Rickelle Williams, City Manager/Executive Director

Disapproved: Comments:

CMO Executive Assistant Route to: CCO | HR | OMB | Other: Date: 5/20/26 Initial: APO