

**ADMINISTRATIVE RELEASE OF
CODE ENFORCEMENT BOARD ORDER IMPOSING A FINE**

CITY OF FORT LAUDERDALE,
Petitioner,

CASE NO. BE21100149

v.

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 five thousand four hundred one dollars and fifty-two cents (\$5,401.52), hereby releases the property described below, and any other property, from a certain Code Enforcement Board Order Imposing a Fine that was recorded at Instrument #118517547, of the Official Records of Broward County, Florida, on November 15, 2022.

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

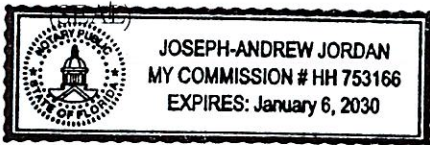
Address: 120 NW 16 STREET

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.



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:

Receipt Recorded:

Chadley H. G.

Senior Assistant City Attorney

Shirley Shott

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 # 2298487

Permit / Record Number: BE21100149

Date Fee Invoiced: 10/09/2025

Invoice Total: \$5,401.52

Balance Due: \$5,401.52

Fee Included in this Invoice:

<u>Fee Code</u>	<u>Fee Description:</u>	<u>Date Assessed</u>	<u>Fee Amount</u>
ENFB022	Lien Amnesty – Building	10/09/2025	\$5,401.52



RECEIPT

Receipt No.: **2306007**

CYBERSOURCE RECEIPT # 2964012

Receipt Date: 02/11/2026

Cashier: Paid Online

Payer: LauderBuild Pay Without Log In

Payment Method: Check

Check No. / Payment Reference: 7708586323676814204610

Total Paid: **\$5,401.52**

Case No.: BE21100149

Record Type: Building Code Case

Address: 120 NW 16 ST, FORT LAUDERDALE 333115514

Fee Description	Fee Amount	Prior Paid	Paid
Lien Amnesty – Building	\$5,401.52	\$0.00	\$5,401.52
Totals:	\$5,401.52	\$0.00	\$5,401.52

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



ORDER IMPOSING A FINE

CODE ENFORCEMENT BOARD
CITY OF FORT LAUDERDALE, FLORIDA

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. BE21100149

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 Code Enforcement Board ("Board"), 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 ST

2. That the Code Enforcement Board did issue on the 25th day of January 2022, 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 22nd day of February 2022, or pay a fine in the amount of \$25.00 per day for the violation of ordinance FBC(2020) 105.1 for each day of non-compliance thereafter.
3. On September 27, 2022 the Board 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 Board, on the 27th day of September 2022, did impose a fine in the amount of \$875.00 which will continue to accrue.
4. It is the order of this Board 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. Once recorded, this Order shall constitute a lien on the subject property as well as any other real or personal property owned by the Respondent.

Page 1 of 2

I certify this document to be a true
and correct copy of the original.
WITNESS MY HAND AND SEAL
on 15th November 2022

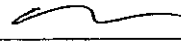

Clerk, Code Enforcement Board/Special Master
Usuals Structures Board
City of Fort Lauderdale, FL

Case No: BE21100149
Property: 120 NW 16 ST

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 on this **September 27, 2022**.



Chairperson
Code Enforcement Board

ATTEST: 

Clerk, Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Mark Booth, Chairperson of the Code Enforcement Board, 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 30th day of September 27, 2022.

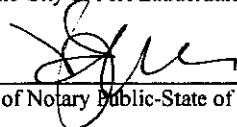
STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 30th day of September 2022, by Tasha Williams as Clerk and Mark Booth as Chairperson of the Code Enforcement Board for the City of Fort Lauderdale

(SEAL)



YVETTE M. CROSS-SPENCER
Commission # GG 305742
Expires April 5, 2023
Bonded Through Budget/Notary Services



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 _____

Yvette Cross-Spencer
Administrative Assistant
Department of Sustainable Development
Building and Construction Enforcement
City of Fort Lauderdale
521 Northeast 4th Avenue
Fort Lauderdale, Florida 33301
(954) 828-5406