

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

CITY OF FORT LAUDERDALE,
Petitioner,
v.

CASE NO. CE07022296

NICHOLS, CHARLES A
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 two thousand six hundred ten dollars and seventy-four cents (\$2,610.74), hereby releases the property described below, and any other property, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #107428010 of the Official Records of Broward County, Florida, on October 5, 2007.

The Property is legally described as: PROGRESSO 2-18 D LOT 19 & 20 BLK 118

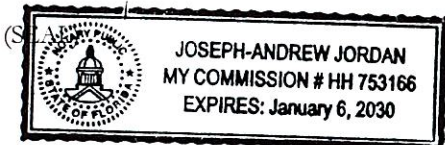
Address: 1211 NE 2 AVE

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:

Chadley Ag...

Senior Assistant City Attorney

Receipt Recorded:

Shirley...

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**



December 15, 2025

Dear Property Owner/Representative,

The lien amnesty request for the property located at **1211 NE 2 Avenue #1-2** 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
CE07022296	\$12,400.00	\$1,240.00	\$1,370.74	N/A	\$2,610.74

Lien Amnesty Approval Date:	December 15, 2025
Total Due for Lien Amnesty:	\$2,610.74
Lien Amnesty Payment Due Date:	March 25, 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

Reviewed by:

Porshia L. Garcia, MPA
Director, Community Services Department

Approved by:

Rickelle Williams
City Manager





**CITY OF
FORT LAUDERDALE**



INVOICE # 2307051

Permit / Record Number: CE07022296

Date Fee Invoiced: 11/04/2025

Invoice Total: \$2,610.74

Balance Due: \$2,610.74

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	11/04/2025	\$2,610.74



RECEIPT

Receipt No.: 2298315

CYBERSOURCE RECEIPT # 0

Receipt Date: 12/26/2025

Cashier: JOHNT

Payer: Gregory Taylor Title, LLC

Payment Method: Check

Check No. / Payment Reference: 3817

Total Paid: \$2,610.74

Case No.: CE07022296

Record Type: Code Case

Address: 1211 NE 2 AVE, FORT LAUDERDALE, FL 33304

Fee Description	Fee Amount	Prior Paid	Paid
Lien Amnesty - Code	\$2,610.74	\$0.00	\$2,610.74
Totals:	\$2,610.74	\$0.00	\$2,610.74



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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. CE07022296

v.

NICHOLS, CHARLES A
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: 9234033040

Legal: PROGRESSO 2-18 D LOT 19 & 20 BLK 118


More commonly known as: 1211 NE 2 AVE

2. That the Special Magistrate did issue on the 5th day of July 2007, 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 2nd day of August 2007, 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.

WITNESS MY HAND AND SEAL

on 9/26/2007


Special Magistrate
City of Fort Lauderdale, Fla.

Case No: CE07022296
Property: 1211 NE 2 AVE

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 20th day of September 2007.


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 Meah Rothman-Tell 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 26 day of September 2007.

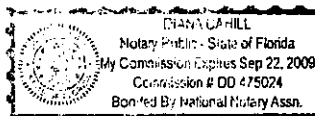
This instrument prepared by:
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301



NOTARY PUBLIC, State of Florida

Print Name

My Commission Expires

Return to:
Erin M. Peck
Code Enforcement Division
City of Fort Lauderdale
700 Northwest 19th 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 9/26/07 2007

Clerk, Code Enforcement/Inspector/Master
Liened Blockers Board
City of Fort Lauderdale, Fla.