

**MAGISTRATE ORDER IMPOSING A FINE**

CITY OF FORT LAUDERDALE,  
Petitioner,

CASE NO. CE24030709

v.

SMITH, THOMAS 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 six thousand two hundred thirty dollars and seventy-eight cents (\$6,230.78), hereby releases the property described below, and any other property, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #120161874 of the Official Records of Broward County, Florida, on April 14, 2025.

The Property is legally described as:    PROGRESSO 2-18 D LOTS 17 & 18 BLK 138

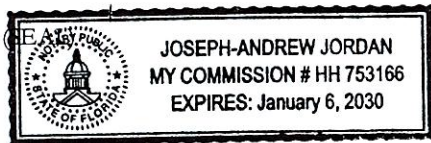
Address: 1115 NW 1 AVENUE

*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:

*[Signature]*  
Senior Assistant City Attorney

Receipt Recorded:

*[Signature]*  
Director of Finance/Designee

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



January 15, 2026

Dear Property Owner/Representative,

The lien amnesty request for the property located at **1115 NW 1 Avenue** 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
CE24030709	\$46,600.00	\$4,660.00	\$1,570.78	N/A	\$6,230.78

Lien Amnesty Approval Date:	January 15, 2026
Total Due for Lien Amnesty:	\$6,230.78
Lien Amnesty Payment Due Date:	April, 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  
Deputy Director, Community Services Department

Approved by:

Rickelle Williams  
City Manager

**INVOICE # 2206303**

**Permit / Record Number: CE24030709**

**Date Fee Invoiced: 04/18/2025**

**Invoice Total: \$6,230.78**

**Balance Due: \$6,230.78**

**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	04/18/2025	\$6,230.78

# RECEIPT

Receipt No.: 2305288

CYBERSOURCE RECEIPT # 0

Receipt Date: 02/09/2026

Cashier:

JOHNT

Payer: Old Republic National Title Insurance Company

Payment Method:

Check

Check No. / Payment Reference: 164041

Total Paid:

**\$6,230.78**

Case No.: CE24030709

Record Type: Code Case

Address: 1115 NW 1 AVE, FORT LAUDERDALE 33311

Fee Description

Fee Amount

Prior Paid

Paid

Lien Amnesty - Code

\$6,230.78

\$0.00

\$6,230.78

**Totals:**

\$6,230.78

\$0.00

\$6,230.78

**ORDER IMPOSING A FINE**

SPECIAL MAGISTRATE  
CITY OF FORT LAUDERDALE, FLORIDA

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO: CE24030709

v.

SMITH, THOMAS A  
Respondent(s)

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That pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, the City of Fort Lauderdale Special Magistrate, 1 East Broward Blvd, 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: 494234038900

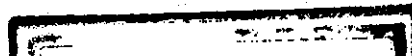
Legal: PROGRESSO 2-18 D LOTS 17 & 18 BLK 138

More commonly known as: 1115 NW 1 AVENUE

2. That the Special Magistrate did issue on June 27, 2024, 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 July 07, 2024, or pay a fine(s) in the amount of:

Section(s)	Daily Fine Amount
9-305(b)	\$100.00
9-304(b)	\$100.00
47-34.1.A.1.	\$100.00
18-4(c)	\$100.00

3. On March 11, 2025, 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 respondent did comply with the Final Order on December 26, 2024. The Special Magistrate, on March 11, 2025, did impose a fine in the amount of **\$46,600.00**.
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, if payment is not received by April 10, 2025. 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.



**LIEN AND FORECLOSURE NOTICE:**

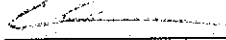
Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

Was the Respondent present? YES  NO

DONE AND ORDERED on March 11, 2025.

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate

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

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Annette Cannon, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that she executed same, and who did (did not) take an Oath.

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 11 day of March 2025, by Annette Cannon, as Special Magistrate, of the City of Fort Lauderdale, and Nadine Blue, as Clerk of the Special Magistrate for the City of Fort Lauderdale.



JE'HENNA WILLIAMSON-TAYLOR  
Commission # H11 040828  
Expires March 3, 2028

  
\_\_\_\_\_  
(Signature of Notary Public, State of Florida)

Je'henna Williamson Taylor  
(Printed, Typed, or Stamped Commissioned Name of Notary)

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

This instrument prepared by and returned to:

Je'henna Williamson  
Community Enhancement and Compliance Division  
Development Services Department  
City of Fort Lauderdale  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311  
(954) 828-5207