

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

CASE NO. CE25010818

CITY OF FORT LAUDERDALE,  
Petitioner,

v.

CABREA, FERDINAND  
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 four thousand one hundred two dollars and eighty-two cents (\$4,102.82), hereby releases the property described below, and any other property, from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #120387718, of the Official Records of Broward County, Florida, on August 19, 2025.

The Property is legally described as: GRANDEUR 173-19 B POR PARCEL A DESC AS:COMM NE COR PAR A,SW 40.55,SWLY ARC DIST 32.70 TO POB,SWLY ARC 21.90,SE 25.33,SW 1.51,SW 0.26,SE 57.40, NE 21,NW 55.86,NE 2.63,NW 26.97 TO POB AKA: UNIT 1362 THE GRANDEUR

Address: 1362 BAYVIEW DRIVE

*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:

*Theresa M. Hoag*  
Senior Assistant City Attorney

Receipt Recorded:

*Linda Shaw*  
Director of Finance/Designee

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



CITY OF  
**FORT LAUDERDALE**



December 11, 2025

Dear Property Owner/Representative,

The lien amnesty request for the property located at **1362 Bayview Drive** is approved. We thank you for working diligently to adhere to the City's ordinances and for bringing your property into compliance!

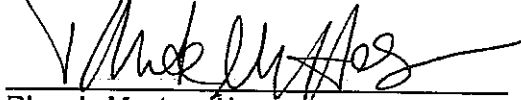
The total below includes lien amounts, mitigation amounts, administrative costs, and hard costs for all cases.

Case Number	Lien Amount	10% Amnesty Amount	Administrative Costs	Hard Costs	Total Due for Case
CE25010818	\$31,500.00	\$3,150.00	\$952.82	N/A	\$4,102.82

Lien Amnesty Approval Date:	December 11, 2025
Total Due for Lien Amnesty:	\$4,102.82
Lien Amnesty Payment Due Date:	March 21, 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**



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**INVOICE # 2298897**

**Permit / Record Number: CE25010818**

**Date Fee Invoiced: 10/10/2025**

**Invoice Total: \$4,102.82**

**Balance Due: \$4,102.82**

**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	10/10/2025	\$4,102.82



# RECEIPT

Receipt No.: **2307782**

CYBERSOURCE RECEIPT # 2968688

Receipt Date: 02/23/2026

Cashier: Paid Online

Payer: Ferdinand Cabrera

Payment Method: Check

Check No. / Payment Reference: 7718685950646528004238

Total Paid: **\$4,102.82**

Case No.: **CE25010818**

Record Type: Code Case

Address: 1362 BAYVIEW DR, FORT LAUDERDALE, FL 33304

Fee Description	Fee Amount	Prior Paid	Paid
Lien Amnesty - Code	\$4,102.82	\$0.00	\$4,102.82
<b>Totals:</b>	<b>\$4,102.82</b>	<b>\$0.00</b>	<b>\$4,102.82</b>

*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](http://WWW.FORTLAUDERDALE.GOV)



**ORDER IMPOSING A FINE**

SPECIAL MAGISTRATE  
CITY OF FORT LAUDERDALE, FLORIDA

CITY OF FORT LAUDERDALE  
Petitioner,

CASE NO: CE25010818

v.

CABRERA, FERDINAND  
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, 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: 494236330020

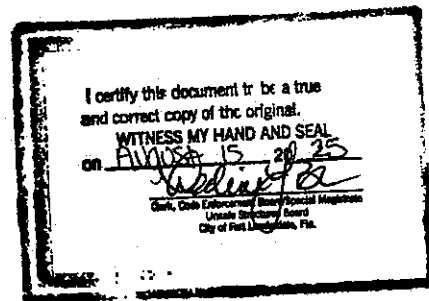
Legal: GRANDEUR 173-19 B POR PARCEL A DESC AS:COMM NE COR PAR  
A,SW 40.55,SWLY ARC DIST 32.70 TO POB,SWLY ARC 21.90,SE 25.33,SW  
1.51,SW 0.26,SE 57.40, NE 21,NW 55.86,NE 2.63,NW 26.97 TO POB AKA:  
UNIT 1362 THE GRANDEUR

More commonly known as: 1362 BAYVIEW DRIVE

2. That the Special Magistrate did issue on April 08, 2025, 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 April 18, 2025, or pay a fine(s) in the amount of:

Section(s)	Daily Fine Amount
9-363	\$250.00

3. On July 08, 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 Special Magistrate, on July 08, 2025, did impose a fine in the amount of \$20,250.00 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 thirty (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: CE25010818  
Property: 1362 BAYVIEW DR

**LIEN AND FORECLOSURE NOTICE:**

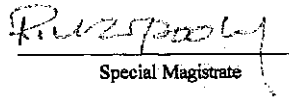
Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

Was the Respondent present? YES \_\_\_ NO X

DONE AND ORDERED on July 08, 2025.

ATTEST:

  
Clerk, Special Magistrate

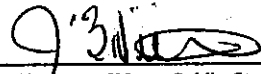
  
Special Magistrate

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Richard Doody, 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 by means of  physical presence or  online notarization, this 11 day of July 2025, by Richard Doody, as Special Magistrate, of the City of Fort Lauderdale, and Nadine Blue, 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:

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