



**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
APRIL 29, 2021
8:30 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Mary Allman, Administrative Assistant
Monique Drake, Administrative Assistant
Loen Garrick, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Christine Chaney, Administrative Assistant
Rhonda Hasan, Assistant City Attorney

Respondents and witnesses

CE17031465: Matias Fagnilli
CE19060821: Joycelene More
CE15051814; CE16050455: Fernando Gonzales
CE10062479: Stephen Iacona
CE17010673: Sheleen Kahn
CE16011458: Greg Brewton
CE18060215: Bijan Pardis

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in. The meeting was called to order at 8:45 A.M.

Lien Reduction Hearings

Case: CE19060821

843 SW 20 ST
ABOTBOOL, DAVID

Katrina Jordan, Presenter, testified that the lien amount was \$52,800 and City administrative costs totaled \$934.32. The applicant had offered \$1,500 and the City was requesting \$7,920.

Joycelene More explained that a tenant had caused the violations and the owner had evicted the tenant. She said all notices had been sent to the house, but the owner was in Boston and during the pandemic he had not traveled to Fort Lauderdale. The inspector had eventually contacted the owner by phone and Ms. More had immediately hired a handyman to address the violations. The home had been vacant all of 2020 and 2021. Ms. More asked for the fine to be reduced to \$3,000. She said the home had been purchased by the current owner for \$285,000 and there was a contract to sell it for \$300,000.

Judge Purdy reduced the lien amount to \$3,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17031465

813 SW 19 ST
FAGNILLI, MATIAS F FUENTES

Katrina Jordan, Presenter, testified that the lien amount was \$17,300 and City administrative costs totaled \$1,430.12. The applicant had offered \$1,730 and the City was requesting \$2,595.

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Matias Fagnilli said he had lost his job in February due to the pandemic. He asked Judge Purdy to reduce the fine.

Judge Purdy reduced the lien amount to \$2,595 payable within 6 months. If payment, was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE10062479

1118 SW 20 ST

IACONA, STEPHEN

Katrina Jordan, Presenter, testified that the lien amount was \$196,000 and City administrative costs totaled \$468. The applicant had offered \$5,000 and the City was requesting \$58,800.

Stephen Iacona said he and a partner had purchased the property in 2003 and in 2008 this property had gone into foreclosure. He said he had remediated the violations in 2015 or 2016 and the foreclosure was settled in 2018. He had not realized that the fines were running or that there was a lien. He stated he now had a contract to sell the property and the closing date was May 14. Mr. Iacona stated if the City accepted his offer of \$5,000, he could pay today.

Ms. Hasan said the City was sticking to its request and noted Mr. Iacona had admitted to being an investor. She stated the lien could have gone to lien reduction years ago, but now that the property was being sold, the lien reduction was a priority for the owner. She requested judge Purdy reduce the lien to the City's requested amount of \$58,800.

Mr. Iacona noted that he had managed to save the property from foreclosure instead of losing it as of 2018. He did not know what could have cost the \$55,000 to justify that fine amount and stated he could not even sell the property if that was the lien amount.

Judge Purdy reduced the lien amount to \$15,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17010673

1526 NW 11 CT

MATUT, DAVID C/O FULTON

Katrina Jordan, Presenter, testified that the lien amount was \$62,300 and City administrative costs totaled \$1,393.84. The applicant had offered \$500. and the City was requesting \$12,460.

Sheleen Kahn said the owner lived in New York and he had been trying to comply since 2017. She requested leniency and suggested half of the City's request of \$12,460. She said the property had been sold and the closing should be in the next four to six weeks.

Judge Purdy reduced the lien amount to \$8,000 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE06110317

1636 NW 6 AVE

REALEST GROUP LLC

Katrina Jordan, Presenter, testified that the lien amount was \$584,750 and City administrative costs totaled \$2,225. The applicant had offered \$2,500 and the City was requesting \$58,475.

John Psomopoulos said the violations were from a previous owner and he had purchased the property from the bank in June 2020 and addressed all violations. He planned to move his family into the property.

Ms. Hasan said the property had been granted to the bank via a deed in lieu of foreclosure in January of 2019 and then a corporate entity had purchased the property via warranty deed and flipped it the same day to the current corporate entity

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via another warranty deed. She said the warrantee deed indicated there was no lien or encumbrance on the property. She was unsure how the property had been transferred by warranty deed with these City liens.

Mr. Psomopoulos said he thought he had purchased the property from the bank. He said he may be able to afford \$10,000 to \$15,000.

Ms. Hasan said this was an "alleged arm's length transaction" and under a warranty deed, the price was \$179,000 while the assessed value was \$310,700 per BCPA, subject to the City's lien of over half a million dollars. So arguably, the corporate purchaser had benefitted from purchasing the property well below market value and was asking the City to forgive 95% of a lien that has been on the property for some time.

Judge Purdy reduced the lien amount to \$29,237.50 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16011458

2307 N OCEAN BLVD
ADARME, NOEL EST
%LEONARD & MORRISON

Katrina Jordan, Presenter, testified that the lien amount was \$167,075 and City administrative costs totaled \$900. The applicant had offered \$2,424 and the City was requesting \$10,000.

Greg Brewton said the owner had experienced extreme health issues and had turned the property over to someone to maintain, but they had not. The owner's estate had corrected all of the violations. The estate did not have a lot of money and wanted to put more money into the property to rehabilitate it.

Judge Purdy reduced the lien amount to \$10,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18060215

2531 GULFSTREAM LN
PARDIS, BIJAN

Katrina Jordan, Presenter, testified that the lien amount was \$38,800 and City administrative costs totaled \$785.16. The applicant had offered \$785.16, and the City was requesting \$7,760.

Bijan Pardis said none of the delays in compliance was his fault. He stated he was retired and on a fixed income now and could not afford any more than the administrative costs. He said he had spent \$20,000 to address the violations in 2018.

Judge Purdy reduced the lien amount to \$3,880 payable within 90 days. If payment, was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same address were heard together:

Case: CE16050455

1035 NW 1 AVE
LAKEVIEW LOAN SERVICING

Katrina Jordan, Presenter, testified that the lien amount was \$20,150 and City administrative costs totaled \$837.46. The applicant had offered \$2,000 and the City was requesting \$4,030.

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Fernando Gonzales said when they purchased the property, there were tenants, who had taken three to four years to evict. Then it had taken two years to remove squatters. He said he had documents showing his client had spent over \$40,000 over seven years addressing the violations.

Ms. Hasan speculated that perhaps the owner had not monitored the property to prevent the squatters from taking over after the eviction. She felt the City's request was reasonable.

Judge Purdy reduced the lien amount to \$4,030 payable within 90 days. If payment, was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15051814

1035 NW 1 AVE


LAKEVIEW LOAN SERVICING

Katrina Jordan, Presenter, testified that the lien amount was \$145,000 and City administrative costs totaled \$998.74. The applicant had offered \$3,000 and the City was requesting \$14,500.

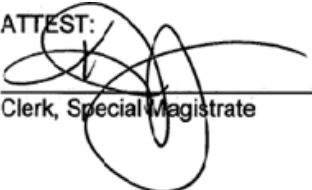
Judge Purdy reduced the lien amount to \$10,000 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Staff entered into evidence the list of complied, closed, withdrawn and rescheduled cases on pages 42 and 43.

There being no further business, the hearing was adjourned at 2:50 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate