



CITY OF FORT LAUDERDALE

APPROVED

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
MAY 27, 2021  
8:30 A.M.**

**Staff Present:**

Mary Alman, Administrative Assistant  
Christine Chaney, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Porshia Williams, Code Compliance Manager  
Rhonda Hasan, Assistant City Attorney

**Respondents and witnesses**

CE21020248: Brad McGowan	CE19081835; CE19012128: Nicholas Alonso
CE19060961: Alex Rich	CE11010133: Edgard Cuenca
CE08110860; CE06090571: Maurice Walker	CE14120543: Ricky Pierce; Eddie Pierce
CE19010573; CE19010801: Frances Antonelli	CE20100676: Eric Benari; Judy Nagiar McCarty
CE11011745: Leo Edelsberg; Mark Edelsberg	CE18021986: Bill Brice
CE17111443: Heisel Alvarez	CE20070264: Monique Grenon
CE18010319: Patrick Reese	CE19030592: Thomas Oliveri; James Werter

**Lien Reduction Hearings**

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

**Case: CE08110860**

631 CAROLINA AVE  
WALKER, MAURICE & WALKER, SONIA MARTIN

Katrina Jordan, Presenter, testified that the lien amount was \$202,500 and City administrative costs totaled \$704.32. The applicant had offered \$100 and the City was requesting \$40,500.

Maurice Walker stated he purchased the property in 2003. In 2006, Hurricane Wilma blew the roof off the illegal addition. In 2008, the City gave permission to make the roof repairs. In 2010, the City inspected, and requested additional trusses be added to the plans and to submit the changes. He stated also in approximately 2010, the property was declared a nuisance and was "auctioned off." Mr. Walker said he had spent \$107,000 to remodel the property. He stated the violations had started after the property was foreclosed.

Ms. Hasan stated the two violations dated to approximately 2005 or 2006 and 2007 or 2008. She said the Broward County Property Appraiser records only went back to 2013 but there was a final judgment of foreclosure in October of 2007. Since 2013, there had been three transfers. Ms. Hasan said Mr. Walker was the owner when the fines accrued for the violations. Subsequent purchasers had been given administrative partial releases of lien but the liens were still attaching to Mr. Walker.

Mr. Walker reiterated that after he paid to remodel the property, it had been auctioned off, so he had walked away. He later stated he had never been notified of anything.

Special Magistrate Hearing

May 27, 2021

Page 2

Ms. Hasan stated this case was for work without permits; the second case related to overgrowth, trash and debris on the property. She said the violations were complied years ago but the liens were never addressed.

Judge Purdy reduced the lien amount to \$704.32 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: CE06090571**

631 CAROLINA AVE

WALKER, MAURICE & WALKER, SONIA MARTIN

Katrina Jordan , Presenter, testified that the lien amount was \$17,200 and City administrative costs totaled \$790.98. The applicant had offered \$100 and the City was requesting \$8,600.

Judge Purdy reduced the lien amount to \$790.98 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: CE11010133**

1432 SW 9 ST

CUENCA, EDGARD H

Katrina Jordan , Presenter, testified that the lien amount was \$30,900 and City administrative costs totaled \$566.12. The applicant had offered \$1,000 and the City was requesting \$6,180.

Edgard Cuenca stated he no longer owned the property; he had lost it to foreclosure in 2012. He said in 2010 – 2011, a tenant was not paying rent and he had begun eviction proceedings. He had never received any notice from the City about the violations. He had discovered this lien when trying to sell another property. The current owner had informed him that when he purchased the property from the bank, the bank had paid the sewer fees.

Ms. Hasan stated the violation was for not connecting to the City sewer system. The violation was complied in May 2012.

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: CE14120543**

2600 NW 20 CT

PIERCE, RICKY & PIERCE, EDDIE

SPENCER, SHAWANDA

Katrina Jordan , Presenter, testified that the lien amount was \$92,700 and City administrative costs totaled \$698.02. The City was requesting \$698.02.

Ricky Pierce agreed to the reduction.

Judge Purdy reduced the lien amount to \$698.02 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: CE19060961**

511 SE 5 AVE # 2023

RICH, ALEX I

Katrina Jordan , Presenter, testified that the lien amount was \$4,200 and City administrative costs totaled \$1,066. The applicant had offered \$175 and the City was requesting \$1,680.

Special Magistrate Hearing

May 27, 2021

Page 3

Alex Rich said he had the water heater replaced and the contractor had not closed out the permit. The contractor had subsequently promised to close out the permit after the property was cited.

Judge Purdy reduced the lien amount to \$1,066 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: CE20100676**

2645 NE 32 ST 1 2

BRONIA LLC

Katrina Jordan , Presenter, testified that the lien amount was \$21,600 and City administrative costs totaled \$402.96. The applicant had offered \$402.96 and the City was requesting \$4,320.

Judy Nagiar McCarty said she lived out of state and had been away caring for her daughter and when she returned, she discovered the notices. She stated she had no income from the property during the pandemic and requested the fines be reduced to administrative costs.

Eric Benari, property manager, said he had suffered a stroke during the time the fines had accrued. When he read the notice, he had not noticed the requirement to remove ads for the property. He added that there had only been two rentals during this period: the first for a couple of months and the second for three months.

Judge Purdy reduced the lien amount to \$2,160.00 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: CE18021986**

2831 NE 29 ST

MATTHEWS, NANCY A

Katrina Jordan , Presenter, testified that the lien amount was \$38,000 and City administrative costs totaled \$1,256.40. The applicant had offered \$1,256.40 and the City was requesting \$15,200.

Bill Brice said the violation related to a damaged roof and had been complied by demolition of the building in September 2020. He requested a reduction to administrative costs. He added that the current owner was BLS Dev LLC, which had filed for the lien reduction.

Judge Purdy reduced the lien amount to \$3,800 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: CE20070264**

2904 N OCEAN BLVD 1 4

LAMBERT, OLIVIER & NADEAU, NATHALIE

Katrina Jordan , Presenter, testified that the lien amount was \$8,880 and City administrative costs totaled \$431.50. The applicant had offered \$500 and the City was requesting \$2,200.

Monique Grenon said the owners were from Canada and they had not received the notices from the property manager. As soon as the owners were aware of the violation, they had removed the ad and paid for the license.

Judge Purdy reduced the lien amount to \$2,200 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.

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

Special Magistrate Hearing

May 27, 2021

Page 4

**Case: CE19010801**

719 NE 17 AV

PASSERO DEVELOPMENT LLC

Katrina Jordan , Presenter, testified that the lien amount was \$6,600 and City administrative costs totaled \$955.48. The applicant had offered \$2,000 and the City was requesting \$2,000.

Frances Antonelli agreed to the reduction.

Judge Purdy reduced the lien amount to \$2,000 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: CE19010753**

719 NE 17 AV

PASSERO DEVELOPMENT LLC

Katrina Jordan , Presenter, testified that the lien amount was \$3,600 and City administrative costs totaled \$628.34. The applicant had offered \$1,500 and the City was requesting \$1,500.

Frances Antonelli agreed to the reduction.

Judge Purdy reduced the lien amount to \$1,500 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: CE19030592**

5101 NE 47 CT # 304

NE 47 COURT 304 LLC

Katrina Jordan , Presenter, testified that the lien amount was \$19,300 and City administrative costs totaled \$571.66. The applicant had offered \$1,900 and the City was requesting \$3,860.

James Werter, attorney, said the owner had thought the demolition permit had been closed out but it was not. Then the owner and his wife had suffered serious health issues. He requested the fines be reduced to administrative costs.

Thomas Oliveri said the property had been sold and funds were in escrow for the lien.

Judge Purdy reduced the lien amount to \$3,860 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: CE11011745**

842 SW 13 ST

842 SW 13TH ST LLC

Katrina Jordan , Presenter, testified that the lien amount was \$103,600 and City administrative costs totaled \$2,309.46. The applicant had offered \$2,309.46 and the City was requesting \$15,5400.

Mark Edelsberg stated his father, Leo Edelsberg had purchased the property out of foreclosure. As soon as his father owned the property, they had removed the pool. He said his father owned several properties in the City and this was the only one with a violation.

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.

Special Magistrate Hearing

May 27, 2021

Page 5

**Case: CE18010319**

1106 NW 2 AVE  
REECE, PATRICK

Katrina Jordan , Presenter, testified that the lien amount was \$172,250 and City administrative costs totaled \$1,245.16. The applicant had offered \$8,000 and the City was requesting \$25,837.50.

Patrick Reece said he had been unaware that a certificate was needed. When he found out, in April 2020, he had acted immediately. He said he had lost his job during the pandemic and the home had also not been rented due to COVID restrictions.

Judge Purdy reduced the lien amount to \$8,000 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: CE17111443**

958 NW 24 AVE  
SOUTHEAST REAL ESTATE INVESTMENTS LLC

Katrina Jordan , Presenter, testified that the lien amount was \$167,400 and City administrative costs totaled \$1,853.84. The applicant had offered \$1,853.84 and the City was requesting \$25,110.

Heisel Alvarez stated the Code Enforcement Officer had informed her that if she completed a form and paid a fee, the debt would be transferred to the new owner and she would only pay court costs.

Judge Purdy reduced the lien amount to \$1,853.84 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.

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

**Case: CE19012128**

1113 NW 11 PL  
KAPPA HOMES LLC

Katrina Jordan , Presenter, testified that the lien amount was \$2,950 and City administrative costs totaled \$837.46. The applicant had offered \$100 and the City was requesting \$1,180.

Nicholas Alonso said his client purchased the home after foreclosure in March 2020. He said the fines had accrued prior to his client's ownership. He said they had acted to comply as soon as was possible.

Judge Purdy reduced the lien amount to \$1,180 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: CE19081835**

1113 NW 11 PL  
KAPPA HOMES LLC

Katrina Jordan , Presenter, testified that the lien amount was \$17,400 and City administrative costs totaled \$771.20. The applicant had offered \$100 and the City was requesting \$6,960.

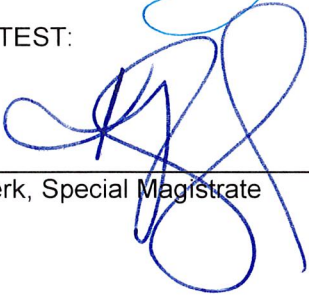
Judge Purdy reduced the lien amount to \$3,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

There being no further business, the hearing was adjourned at 3:00 P.M.



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

ATTEST:



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