



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JUNE 24, 2021
9:00 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
Porshia Williams, Code Compliance Manager
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney

Respondents and witnesses

CE18070457: Eric Jimenez
CE19052201: Joseph Lehman; Dija Phaire
CE19041309: Asi Topaz
CE18032356: David Silva
CE18030089: John Moran
CE14051417: Marta Reczko

CE18081508; CE18012105; CE17032482; CE17110339;
CE16121955: Angelica Vicente
CE19031808: Michael Daniel
CE20100753: John Salas; Stacey Marquez; Tania
Bartolini
CE20100643: Susie Saavedra

Lien Reduction Hearings

Case: CE19052201

828 NW 14 WY
LEHMAN HOMES LLC

Tasha Williams, Presenter, testified that the lien amount was \$6,100 and City administrative costs totaled \$550.20. The applicant had offered \$1,000 and the City was requesting \$1,830.

Joseph Lehman said the former tenant had not allowed anyone onto the property to make repairs. He said he had hired a lawyer to fix this violation and the City had agreed to \$300 but the lawyer had never closed it out.

Judge Purdy reduced the lien amount to \$1,830 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: CE19041309

1018 NW 14 CT
2016 PAUL REAL ESTATE LLC

Tasha Williams, Presenter, testified that the lien amount was \$7,250 and City administrative costs totaled \$565.84. The applicant had offered \$500 and the City was requesting \$1,450.

Asi Topaz said they had spent a lot of money to comply.

Judge Purdy reduced the lien amount to \$1,450 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: CE14051417

2500 SW 14 AVE
THE GROVE AT RIVER OAKS
HOMEOWNERS ASSOCIATION, INC.

Tasha Williams, Presenter, testified that the lien amount was \$32,200 and City administrative costs totaled \$527.50. The applicant had offered \$1,550 and the City was requesting \$9,660.

Marta Reczko, HOA president, said the violation was from 14 years ago and no one currently living there had been aware of it.

Judge Purdy reduced the lien amount to \$5,000 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: CE20100753

4040 GALT OCEAN DR 427
VORONTSOVA, ELENA

Tasha Williams, Presenter, testified that the lien amount was \$28,600 and City administrative costs totaled \$569.50. The applicant had offered \$2,300 and the City was requesting \$4,290.

Stacey Marquez said the owner had returned to Russia and listed the property on Airbnb and Vrbo, unaware she needed a certificate of compliance. She explained that the address on the Broward County Property Appraiser's site was incorrect, so the owner had not received the notices. Someone had discovered the posted notice at the property and notified the owner and she had worked to become compliant.

Judge Purdy reduced the lien amount to \$4,290 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: CE18030089

1410 NW 8 AVE
LJM REAL ESTATE 1 LLC

Tasha Williams, Presenter, testified that the lien amount was \$15,800 and City administrative costs totaled \$847.18. The applicant had offered \$847.18 and the City was requesting \$3,950.

John Moran, previous owner, agreed to the City's reduction.

Judge Purdy reduced the lien amount to \$3,950 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: CE18070457

415 NW 21 TER
BUILDERS ASSOCIATES I LLC
% INVEST HOMES LLC

Tasha Williams, Presenter, testified that the lien amount was \$34,500 and City administrative costs totaled \$468.98. The applicant had offered \$500 and the City was requesting \$6,900.

Eric Jimenez said they purchased the property intending to build a new home there. He said once they had the permits, the contractor and construction manager had disappeared with all of the construction money. Work had never started and the lot was still vacant. He stated the owner had not been aware there was a lien on the property.

Judge Purdy reduced the lien amount to \$3,450 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: CE18032356

1407 NE 15 AVE
SILVA, DAVID

Tasha Williams, Presenter, testified that the lien amount was \$22,400 and City administrative costs totaled \$611.84. The applicant had offered \$611.84 and the City was requesting \$4,480.

David Silva said he had bought a neighbor's property to save it from foreclosure, unaware of the lien. He stated the City had trouble finding the paperwork in the archives so he could address the violations and comply.

Judge Purdy reduced the lien amount to \$1,120 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: CE19031808

3348 NE 38 ST
DANIEL, MICHAEL DANIEL, MERAV ETI

Tasha Williams, Presenter, testified that the lien amount was \$20,750 and City administrative costs totaled \$842.32. The applicant had offered \$1,000 and the City was requesting \$10,375.

Michael Daniel said as soon as he received the violation he had worked to obtain the certification but he was never aware there was a lien on the property.

Judge Purdy reduced the lien amount to \$10,375 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: CE20100643

2880 SW 1 ST 1 4
MERIDIAN PARTNERS 2, LLC

Tasha Williams, Presenter, testified that the lien amount was \$11,250 and City administrative costs totaled \$609.52. The applicant had offered \$609.52 and the City was requesting \$4,500.

Susie Saavedra said when she purchased the property, she was not aware of the violation. She asked for the fine to be reduced to administrative costs.

Judge Purdy reduced the lien amount to \$2,250 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 five cases for the same owner were heard together:

Case: CE18081508

2810 RIVERLAND RD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$151,600 and City administrative costs totaled \$1,577.84. The applicant had offered \$1,577.84 and the City was requesting \$30,320.

Angelica Vicente said her parents owned the home but were elderly. She had left the home in their care to travel abroad and they had mismanaged it. Her father had rented the property to criminals and it had taken a long time to evict them. He had subsequently installed a new tenant, with the understanding that the tenant would address the violations but he had not. Ms. Vicente said within a month of moving back, she had addressed the violations herself.

Judge Purdy reduced the lien amount to \$5,000 payable within 120 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: CE18012105

2810 RIVERLAND RD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$261,900 and City administrative costs totaled \$2,083.84. The applicant had offered \$2,083.84 and the City was requesting \$52,380.

Judge Purdy reduced the lien amount to \$9,000 payable within 120 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: CE17032482

2810 RIVERLAND ROAD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$46,500 and City administrative costs totaled \$1,661.80. The applicant had offered \$1,661.80 and the City was requesting \$9,300.

Judge Purdy reduced the lien amount to \$1,661.80 payable within 120 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: CE17110339

2810 RIVERLAND RD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$31,550 and City administrative costs totaled \$1,434.98. The applicant had offered \$1,434.98 and the City was requesting \$6,310.

Judge Purdy reduced the lien amount to \$3,500 payable within 120 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: CE16121955

2810 RIVERLAND RD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Tasha Williams, Presenter, testified that the lien amount was \$256,200 and City administrative costs totaled \$2,304.12. The applicant had offered \$2,304.12 and the City was requesting \$51,240.

Judge Purdy reduced the lien amount to \$9,000 payable within 120 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 12:54 P.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate