



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
JUNE 8, 2021
9:00 A.M.**

APPROVED

Staff Present:

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

CE17032357: Courtney Crush
CE18070588: Gene Morales
ENF-CODE-19100421: Ben Ezra

CE06100348; CE12050967; CE18100980: Geil Bilu
CE21010878; CE20070570: David Ocon; Jennifer Louise Ford
CE18020357: Sophia Blair

Lien Reduction Hearings

Case: CE17032357

510 RIVIERA ISLE DR
GUERET, VINCENT B

Katrina Jordan, Presenter, testified that the lien amount was \$49,500 and City administrative costs totaled \$1,283.02. The City was requesting \$24,750.

Courtney Crush, attorney, explained that there were two adjacent properties that needed seawall repair. After significant time trying to get the permit it was determined that the work could be done without a permit. She requested reducing the lien to \$12,000.

Ms. Flynn reduced the lien amount to \$16,000 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: CE18070588

928 NW 1 ST
928 & 932 1ST STREET HOLDINGS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$39,800 and City administrative costs totaled \$352.82. The City was requesting \$9,950.

Gene Morales explained that the case was complied but this had not been recorded properly with the City.

Ms. Flynn reduced the lien amount to \$1,283 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: ENF-CODE-19100421

1116 SW 1 ST 1-4
TROPICAL VIEW APARTMENTS LLC %
SAAR MANAGEMENT

Katrina Jordan, Presenter, testified that the lien amount was \$6,550 and City administrative costs totaled \$669.48. The

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applicant had offered \$1,000 and the City was requesting \$1,310.

Ben Ezra requested the fines be reduced to administrative fees. He stated the property had been sold and money put in escrow regarding the fines.

Ms. Flynn reduced the lien amount to \$1,310 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: CE06100348

1506 NW 12 TER
CARTER, THOMAS EDWARD EST

Katrina Jordan, Presenter, testified that the lien amount was \$4,665,100 and City administrative costs totaled \$4,733.50. The applicant had offered \$1,500 and the City was requesting \$7,000.

Geil Bilu, attorney, said the deceased owner "treated this property like garbage." He said a neighbor had cleaned up the property, repaired the sidewalk and demolished the building "all on a verbal promise from a dead man that he was going to sell him the property" in return. Ms. Flynn noted the property had been in violation for 4,241 days. Mr. Bilu requested reducing the lien to \$3,500 for all three cases and noted the sale was for \$35,000. He said if the lien was too high, the sale would not go through. Ms. Flynn said the City would just start running the fines again.

Ms. Hasan said the ordinance did not allow Ms. Flynn to go below the administrative costs, which totaled \$6,325.66 for all three cases.

Ms. Flynn reduced the lien amount to \$10,000 for all three cases, 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: CE12050967

1506 NW 12 TER
CARTER, THOMAS EDWARD EST

Katrina Jordan, Presenter, testified that the lien amount was \$219,400 and City administrative costs totaled \$514.50. The applicant had offered \$1,000 and the City was requesting \$3,000.

Case: CE18100980

1506 NW 12 TER
CARTER, THOMAS EDWARD EST

Katrina Jordan, Presenter, testified that the lien amount was \$75,400 and City administrative costs totaled \$1,077.66. The applicant had offered \$500 and the City was requesting \$3,000.

Case: CE18020357

2715 N OCEAN BLVD # 17C
RICE CAPITAL LLC

Katrina Jordan, Presenter, testified that the lien amount was \$32,750 and City administrative costs totaled \$657.84. The applicant had offered \$657.84 and the City was requesting \$13,100.

Sophia Blair said her client had acquired the property via an association foreclosure sale in February and the violation was an open permit. When her client acquired the property, they had immediately acted to comply. She requested the fines be reduced to hard costs. It had taken the new owner approximately two months to comply.

Ms. Flynn reduced the lien amount to \$2,500 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: CE20070570

2600 NE 9 ST
OCON RE ACQUISITIONS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$26,200 and City administrative costs totaled \$482.84. The applicant had offered \$1,750 and the City was requesting \$10,480.

Jennifer Louise Ford said the owner had thought he was in compliance by not renting the home. He did not know that advertising was a violation. Also, his agent had not informed him about the violation.

Ms. Hasan said the notice had been sent to the owner and the agent.

Ms. Ford said the City Manager had "conspired" with a neighbor to harass the owner. She read from an email she said City Manager Lagerbloom had sent stating, "Can we pass by this house from time to time tonight and get a status check? As I understand, they aren't licensed, and may never be licensed if I can figure out how to do that." Ms. Ford said this was tortious interference against her client's business. Ms. Ford stated the property had been under contract three times this year, and all sales had fallen through because of the liens.

Ms. Ford stated the property had not been rented between July 14 and September 16, 2020.

Ms. Flynn reduced the lien amount to \$8,000 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.

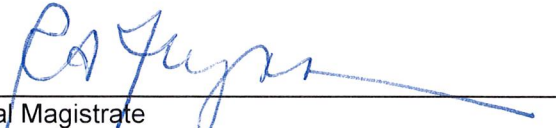
Case: CE21010878

2600 NE 9 ST
OCON RE ACQUISITIONS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$16,000 and City administrative costs totaled \$668.28. The applicant had offered \$1,000 and the City was requesting \$6,400.


Ms. Flynn reduced the lien amount to \$1,000 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.

There being no further business, the hearing was adjourned at 1:10 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate