



**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
SEPTEMBER 30, 2021  
9:00 A.M.**

**CITY OF FORT LAUDERDALE**

**Staff Present:**

Mary Alman, Administrative Assistant  
Christina Chaney, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Patty Kennedy, Administrative Assistant  
Porshia Williams, Assistant Director  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer

**Respondents and witnesses**

CE21010478: Zachary Cormicle  
CE20070513: Ronald Ziembra; Janafe Ziembra  
CE18120226; CE18011626 Patrizia Sanino  
CE18052123: Chaim Cahane  
CE21050567: Ralph Greenridge; Patricia Doughty; Jan Stahl  
CE14030038: Twana Holmes

CE21050448: Shari Stier; Jessie Stier  
CE21050526: Kirsten Malloy  
CE19030639: Andrew Schein, attorney; Rebecca Yates  
CE18070181: Monique Grenon  
CE-19110997: Asselya Allen  
CE20090408: Arnold Serchuk; Daniel Alessandro

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 12:56 PM.

**Lien Reduction Hearings**

**Case: CE18070181**

1824 SE 23 AVE  
GINGRAS, ALEXANDRE

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$20,600 and City administrative costs totaled \$751.52. The applicant had offered \$751.52 and the City was requesting \$6,180.

Monique Grenon said the owners were from Canada and did not understand the process. She said the fence had been blown into the pool by a hurricane and the contractor would not return to fix it. The second contractor had given the owners the runaround renewing the permit.

Ms. Flynn reduced the lien amount to \$4,800 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: CE20090408**

2443 BIMINI LN  
SERCHUK, ARNOLD  
% BETA SCREEN CORP

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$58,500 and City administrative costs totaled \$529.32. The applicant had offered \$529.32 and the City was requesting \$17,550.

Arnold Serchuk, owner, said he was unaware of the violation because he was in New Jersey during the pandemic. He had never received the notification at his New Jersey address. He stated once he was aware of the violation eight months later, he had the boat washed and then had new registration numbers applied. Ms. Hasan stated this had been cited as a derelict vessel and found to be derelict prior to this hearing. Mr. Serchuk said the vessel was not derelict.

Ms. Flynn reduced the lien amount to \$8,500 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: CE21050567**

1212 NE 18 AVE  
GREENIDGE, RALPH A; DOUGHTY, PATRICIA E

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$7,800 and City administrative costs totaled \$247.98. The applicant had offered \$247.98 and the City was requesting \$3,900.

Jan Stahl, property manager, said when they were notified of the violation, he had taken steps to comply.

Patricia Doughty, owner, said the mail had been sent to their New York address, but by the time her husband retrieved the mail the meeting date had passed. Ms. Hasan said the New York address was the address on file with the Broward County Property Appraiser.

Mr. Stahl said the property ad had stayed up after the violation. He said he was not aware someone needed to attend a hearing if they had already complied the violations.

Ms. Doughty asked for the fines to be reduced to administrative costs.

Ms. Flynn reduced the lien amount to \$1,500 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: CE18011626**

730 ALABAMA AVE  
1528 BRICKELLOFT LLC

Notice was mailed to the owner via first class mail on 9/17/2021. Katrina Jordan, Presenter, testified that the lien amount was \$14,250 and City administrative costs totaled \$1,396. The applicant had offered \$1,000 and the City was requesting \$2,850.

**Case: CE18120266**

730 ALABAMA AVE  
1528 BRICKELLOFT LLC

Notice was mailed to the owner via first class mail on 9/17/2021. Katrina Jordan, Presenter, testified that the lien amount was \$10,400 and City administrative costs totaled \$705.52. The applicant had offered \$1,000 and the City was requesting \$2,080.

Patrizia Sanino stated they had a problem with the contractor and had taken over the permitting process themselves. They had purchased the property with the existing liens and there was no money in escrow for the liens. She requested a reduction for both cases to \$2,000.

Ms. Flynn reduced the lien amount to \$4,500 for both 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: CE-19110997**

1931 SW 23 TER  
ALLEN, ASSELYA; ALLEN, RUSSELL

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$28,100 and City administrative costs totaled \$979.84. The applicant had offered \$979.84, and the City was requesting \$7,025.

Asselya Allen, owner, said she had her ex-husband had separated in 2019 and agreed he would be responsible for mail for this property. She was unaware of the violations until she moved back into the house, when she immediately complied the violations.

Ms. Flynn reduced the lien amount to \$2,800 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: CE20070513**

101 SW 22 AVE  
APEX HOMES GROUP LLC

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$41,750 and City administrative costs totaled \$912.38. The applicant had offered \$2,500 and the City was requesting \$8,350.

Janafe Ziemba, owner, said the home was in poor condition when they purchased it. They intended to rehabilitate the property and rent it for income. Soon after purchasing the property, the roof had caved in, and plumbing and electrical issues arose. She described work they had done on the home, which went far beyond repairs they had intended. Ms. Ziemba said they had only budgeted \$20,000 to make the repairs, but they had needed to make major repairs, requiring them to borrow from the 401K and children's school accounts.

Ms. Flynn reduced the lien amount to \$3,500 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: CE18052123**

807 NE 4 AVE  
FCM 807 LLC

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$44,850 and City administrative costs totaled \$1,167.92. The applicant had offered \$2,500 and the City was requesting \$22,425.

Chaim Cahane said the tenant had violated the lease agreement by operating a retail establishment at the property. The tenant had stated they were not using the property for retail, and no one had followed up. Once they learned of the violation, when trying to sell the property, they had remediated it within 30 days. Mr. Cahane confirmed that the property had been sold and money had been put in escrow to pay the fines.

Ms. Flynn reduced the lien amount to \$22,425 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: CE19030639**

1762 N FEDERAL HWY  
BAL HARBOUR SQUARE LLC

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$6,900 and City administrative costs totaled \$911.36. The applicant had offered \$1,000 and the City was requesting \$3,450.

Andrew Schein, attorney, said contractors working on the project had disappeared for a time. He said the owners could not do the work themselves and needed a contractor. He requested the fines be reduced to administrative costs.

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: CE14030038**

2790 SW 3 ST  
ALMADINA INVESTMENTS LLC TRUSTEE

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$181,100 and City administrative costs totaled \$654.46. The applicant had offered \$2,000 and the City was requesting \$18,110.

Twana Holmes, agent, said the property was purchased with the liens in place and the new owner had complied the violations.

Ms. Flynn reduced the lien amount to \$7,000 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: CE21050526**

1505 NE 5 ST  
MOLLOY, SEAN D & KIRSTEN

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$7,400 and City administrative costs totaled \$288.84. The applicant had offered \$288.84, and the City was requesting \$3,700.

Kirsten Malloy explained that her small business had stopped during the pandemic and they put their home up for vacation rental on Vrbo, unaware of the requirements. As soon as they were aware of the violations, they had started the compliance process. She said they were struggling to keep the home now and requested leniency.

Ms. Flynn reduced the lien amount to \$288.84 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: CE21050448**

1236 NE 18 AVE  
STIER, SHARI

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$6,800 and City administrative costs totaled \$293.98. The applicant had offered \$293.98 and the City was requesting \$3,400.

Jessie Stier, the owner's daughter, described their efforts to comply and said she had neglected to call for a reinspection. She requested a reduction to administrative costs.

Ms. Flynn reduced the lien amount to \$1,400 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: CE21010478**

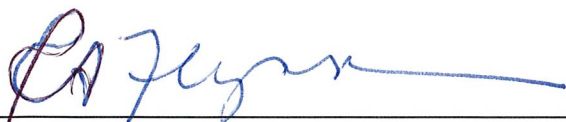
11 SYLVAN LN  
NEXGEN RE HOLDINGS LLC

Notice was mailed to the owner via first class mail on 9/16/2021. Katrina Jordan, Presenter, testified that the lien amount was \$7,000 and City administrative costs totaled \$442.66. The applicant had offered \$250 and the City was requesting \$3,500.

Zachary Cormicle said he had been renting to a longer-term tenant but a previous owner's ad had been left on Airbnb by a property management company. He said as soon as he was aware of the ad, he had not rented it again until the property was registered.

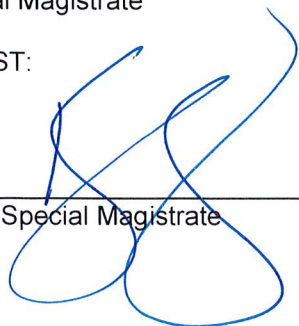
Ms. Flynn reduced the lien amount to \$1,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

There being no further business, the hearing was adjourned at 1:48 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate