



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
OCTOBER 28, 2021  
9:00 A.M.**

**APPROVED**

**Staff Present:**

Mary Alman, Administrative Assistant  
Monique Drake, Administrative Assistant  
Christina Chaney, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Rhonda Hasan, Assistant City Attorney

**Respondents and witnesses**

CE09020950; CE11061881; CE12120706: Frisnet  
Francois; Rose Merlien  
CE21060951: George Marshall; Daniel Wood  
CE20110628: Heidi Davis  
CE18052319: Hassan El Hayek

CE21050715: Elizabeth Evans  
CE18090432: Jose Vasquez  
CE18020352: Andrew Schein, attorney  
CE17071853: Michael Jones  
CE19050452: Carol Harrison; Janine McGuire, attorney

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

**Lien Reduction Hearings**

**Case: CE17071853**

3018 NE 20 CT  
MICHAEL EDWARD JONES TR  
JONES, MICHAEL EDWARD TRUSTEE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$152,050 and City administrative costs totaled \$1,833.34. The City was requesting \$38,012.50.

Michael Jones, new property owner, said he had bought the property in June 2021 and immediately applied for a demolition permit to address the problems. After demolition, he had installed sod on the property. He stated the previous owner had put the lien amount in a trust account at closing, but the previous owner needed the money for his retirement. Mr. Jones added that the previous owner also had mental health issues. Mr. Jones said he had paid \$1.4 million for the property. He stated the previous owner had also owed a significant sum to his wife in a divorce settlement.

Ms. Flynn reduced the lien amount to \$15,000 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: CE18020352**

2612 CLEMATIS PL  
FORREST, ANDREW

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$29,550 and City administrative costs totaled \$679.55. The City was requesting \$8,865.50.

Andrew Schein, attorney, said the owners hired a contractor who informed them there were no problems with the pool permit and the owners only learned of the issues when another contractor informed them. In 2021, they discovered fines were still running. Mr. Schein said the owners had hired another contractor to close out the permits.

Ms. Flynn reduced the lien amount to \$4,000 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: CE19050452**

3031 N OCEAN BLVD, #1108  
HARRISON, CAROL M

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$22,150 and City administrative costs totaled \$888.71. The City was requesting \$8,860.

Carol Harrison said she and her grandson had owned the property and he lived there. She was not aware of the open permits until after her grandson passed away. As soon as she was aware of the issue, she had acted to address it.

Ms. Flynn reduced the lien amount to \$888.71 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: CE21050715**

1146 NE 17 TER  
EVANS, ELIZABETH LOUISE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$10,600 and City administrative costs totaled \$367.61. The City was requesting \$5,300.

Elizabeth Evans stated as soon as she was aware of the violation, she had acted to comply. She said she had lost her job during the pandemic and had rented the home as a vacation rental to avoid losing it.

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.

**Case: CE20110628**

435 ROYAL PLAZA DR  
SAMRICK, SUSAN BETH

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$26,000 and City administrative costs totaled \$452.95. The City was requesting \$13,000.

Heidi Davis, attorney, said the owner had been very ill throughout the code enforcement process. He had tried unsuccessfully to get the contractor to respond and eventually hired a salvage company to remove the sunken barge. In January 2021, he had gone to Arizona for medical treatment and continued to go back and forth. She stated the owner was not aware there were two code cases regarding this issue. The owner passed away in May and his wife discovered the lien in August. Ms. Davis requested no fines be imposed.

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.

**Case: CE21030657**  
400 ROYAL PLAZA DR  
GFM II LLC

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$8,800 and City administrative costs totaled \$442.95. The City was requesting \$8,800.

George Marshall stated they had not known about the ad for the vacation rental until after the case was complete; he had therefore not filed an appeal. The ad had been placed by a broker without his knowledge before the certification process was completed. They had not rented the property between the time of the citation and getting the certification.

Ms. Hasan explained the City was requesting the full fine because the property had recently been cited twice for parking up and down the street, by a valet service. Daniel Wood, property manager, stated he was not aware of those parking citations. Ms. Jordan described the parking citations, which related to the valet service parking cars along the street. She said all cars for the property must be parked on the property, not in the street. Ms. Jordan stated there was another citation for a party that people paid to enter. Mr. Wood said as soon as they were aware that charging for entry was not allowed, they had issued another invitation stating there was no fee to enter.

Ms. Flynn reduced the lien amount to \$4,500, 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: CE18090432**  
1321 NW 2 AVE  
SANCHEZ, ERICKA ROMINA

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$32,250 and City administrative costs totaled \$1,290.12. The City was requesting \$8,062.50.

Jose Vasquez said he purchased the property in a short sale in February 2021, and he was only aware of a lien regarding a window replacement without permits. He had acted to comply as soon as he was aware of the violations.

Ms. Flynn reduced the lien amount to \$3,500 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: CE18052319**  
918 NW 24 AV  
LEGAL INVESTORS TEAM LLC

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$183,600 and City administrative costs totaled \$1,620.06. The City was requesting \$55,080.

Hassan El Hayek, owner, said he had purchased the property in 2019 and addressed all violations except the fence. He was unaware of the lien until August 2021. He said he had contracted COVID-19 twice and almost died. In July 2021 he became aware of the lien and the City's intent to foreclose. An inspector had visited the property and complied all violations. Ms. Hasan suggested the LLC that purchased the property may not have conducted a proper lien search. The property was transferred by warranty deed, so the new owner may have legal recourse against the previous owner.

Ms. Flynn reduced the lien amount to \$4,500 payable within 180 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 three cases for the same owner were heard together:

**Case: CE09020950**

210 SW 29 AVE  
FRANCOIS, FRISNET H/E  
MERLIEN, ROSE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$38,450 and City administrative costs totaled \$2,43.93. The City was requesting \$3,845.

**Case: CE11061881**

210 SW 29 AVE  
FRANCOIS, FRISNET H/E  
MERLIEN, ROSE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$117,600 and City administrative costs totaled \$499.95. The City was requesting \$11,760.

**Case: CE12120706**

210 SW 29 AVE  
FRANCOIS, FRISNET H/E  
MERLIEN, ROSE

Notice was mailed to the owner via first class mail on 10/14/2021.

Katrina Jordan, Presenter, testified that the lien amount was \$22,200 and City administrative costs totaled \$1,001.21. The City was requesting \$2,200.

Frisnet Francois said they had purchased the home in 2016 and had an attorney and title company during the purchase. They had discovered the liens from 2012 when they put the property up for sale. The sale had not gone through because of the lien. Ms. Flynn recommended the owners consider action regarding the title insurance policy. Mr. Francois described their unsuccessful attempts to contact the previous owner.

Ms. Flynn reduced the lien amount to \$12,500 for all three cases, payable within 180 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 1:52 P.M.



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Special Magistrate

ATTEST:



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Clerk, Special Magistrate