



CITY OF FORT LAUDERDALE

**LIEN REDUCTION HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
JANUARY 20, 2022
11:00 A.M.**

Staff Present:

Monique Drake, Administrative Assistant
Porshia Williams, Assistant Director, Development Services Department
Katrina Jordan, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney

Respondents and witnesses

CE15061184; CE11100226: Rosemarie Bacallao	CE18052482; CE17052031: Edeline Vilsaint Theodore
CE21100454: Richard Treimanis	CE15080795: Ori Darman
CE21100304: Claude Tice	CE17040778: Sharon Holas; Odiles Escarment; Mercirac Osnak
CE21070988: Victor Perez	CE21090147: Randy Kritzer
CE18080519: John Aaron; Jordan Wagner	CE17101456: Aurora Penalver; Stephanie Miranda
CE21100455: Thomas Dougherty; Eliana Dougherty	CE21080400; CE18020358: Juan Carlos Castillo
CE21040564: Timothy Forman; Hamilton Foreman	

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

The meeting was called to order at 11:12 A.M.

Case: CE21040564

1524 CORAL RIDGE DR
FORMAN, TIMOTHY & FORMAN, A;
H C FORMAN GRANDCHILDREN'S TR

Katrina Jordan, Presenter, testified that the lien amount was \$8,000 and City administrative costs totaled \$470.98. The City was requesting \$470.98. This was a citation for which no appeal had been received.

Hamilton Collins Foreman, attorney, agreed to the reduction.

Ms. Flynn reduced the lien amount to \$470.98 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: CE21090147

2406 BARCELONA DR
KRITZER, RANDY

Katrina Jordan, Presenter, testified that the lien amount was \$4,800 and City administrative costs totaled \$453.48. The City was requesting \$1,440. This was a citation for which no appeal had been received.

Randy Kritzer described the delays that prevented him from having the violation complied sooner. He presented a letter from the contractor.

Ms. Flynn reduced the lien amount to \$900 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: CE18020358

2740 NE 30 PL 1 2

CASTILLO, JUAN CARLOS

Katrina Jordan, Presenter, testified that the lien amount was \$10,100 and City administrative costs totaled \$588.08. The City was requesting \$5,050.

Juan Castillo said the contractor had passed away and not closed the permit. As soon as he was aware of the violation, he had installed the smoke detectors right away.

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: CE21080400

2740 NE 30 PL 1 2

CASTILLO, JUAN CARLOS

Katrina Jordan, Presenter, testified that the lien amount was \$17,400 and City administrative costs totaled \$315.48. The City was requesting \$8,700. This was a citation for which no appeal had been received.

Juan Castillo stated he had not operated a business out of the home; a tenant had rented it on Airbnb. He said he had since sold the property. He stated 150% of the liens had been held in escrow.

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: CE21100454

301 NE 15 ST

TREIMANIS, RICHARD L

Katrina Jordan, Presenter, testified that the lien amount was \$7,800 and City administrative costs totaled \$360.95. The City was requesting \$3,900. This was a citation for which no appeal had been received.

Richard Treimanis said as soon as he received the notice, he had begun working toward compliance. He was not immediately aware he should cease the advertisements but as soon as he was aware he should cancel the ad, he had done so. Mr. Treimanis said he was on a fixed income and could not afford the fine.

Ms. Flynn reduced the lien amount to \$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: CE21100304

736 NE 16 ST

TICE, CLAUDE FRANKLIN

Katrina Jordan, Presenter, testified that the lien amount was \$5,000 and City administrative costs totaled \$315.48. The City was requesting \$2,500. This was a citation for which no appeal had been received.

Claude Tice said he lived in Texas and had purchased the property and hired someone to run a vacation rental, unaware of the correct process. He stated as soon as they were aware of the violation, he had ceased the rentals and started working toward compliance.

Ms. Flynn reduced the lien amount to \$750 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: CE18080519

1448 SE 13 ST

WFPAO HOLDINGS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$63,750 and City administrative costs totaled \$1,755.94. The City was requesting \$31,848.

Jordan Wagner, attorney, said the current owner had taken possession through foreclosure, subject to the City's lien. He said the previous owner had ceased renting the property as soon as they received the citation, but failed to notify the City. He requested the fines be reduced to 10% of the total. Mr. Wagner said the property was purchased for \$2.7 million. Ms. Flynn noted that according to the file, there had been police called to the property and the previous owner had not ceased the rentals after being cited.

Ms. Flynn reduced the lien amount to \$18,000 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: CE21100455

1516 SW 25 ST
DOUGHERTY, THOMAS
DOUGHERTY, ELIANA

Katrina Jordan, Presenter, testified that the lien amount was \$8,200 and City administrative costs totaled \$446.82. The City was requesting \$4,100. This was a citation for which no appeal had been received.

Thomas Dougherty apologized for the delay in compliance. He said once he was aware of the violation he had begun working through the process to comply. Mr. Dougherty stated he was not immediately aware he must remove the ad in order to comply.

Ms. Flynn reduced the lien amount to \$800 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: CE17101456

2724 NE 21 TER
GRAD, JOHN & MARIA

Katrina Jordan, Presenter, testified that the lien amount was \$93,900 and City administrative costs totaled \$1,784.08. The City was requesting \$28,170.

Aurora Penalver, attorney, said the owners had passed away and the estate was being probated in Canada. She explained the delay was caused by the fact that the owner had fallen ill and gone to Canada during the time the violation was noticed. Once the representative had been appointed, she had acted to comply.

Ms. Flynn reduced the lien amount to \$5,800 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: CE17040778

1636 NW 9 AVE
ESCARMENT, ODILES

Katrina Jordan, Presenter, testified that the lien amount was \$107,800 and City administrative costs totaled \$1,098.34. The City was requesting \$43,120.

Sharon Holas said the owners had never received certified mail regarding how to confirm compliance. She said only one of the siblings who purchased the home together was surviving and he could no longer afford to keep the home. She added that Mr. Escarment had fallen ill with Covid. Ms. Holas said Mr. Escarment could not afford the City's request and asked that the fine be reduced to less than \$5,000. She stated they were trying to sell the home now and had discovered the liens. She believed the owner was upside down on the mortgage.

Ms. Flynn reduced the lien amount to \$4,800 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 were heard together:

Case: CE17052031

1534 NW 8 AVE
THEODORE, EDELINE

Katrina Jordan, Presenter, testified that the lien amount was \$18,300 and City administrative costs totaled \$1,179.95. The City was requesting \$9,150.

Edeline Vilsaint Theodore said the home had been destroyed in Hurricane Wilma and her family had moved out for 16 months while the home was repaired. She said the case involved a vehicle on the property, but noted no one in her family owned a vehicle. She became aware of the lien when she tried to sell the property.

Case: CE18052482

1534 NW 8 AVE
THEODORE, EDELINE

Katrina Jordan, Presenter, testified that the lien amount was \$41,100 and City administrative costs totaled \$1,137.74. The City was requesting \$20,550.

Edeline Vilsaint Theodore said she had complied the violation but never called for reinspection. She explained she had been living in Port Saint Lucie caring for her mother in 2018.

Ms. Theodore said they had sold the property and netted \$113,000, split between four family members.

Ms. Flynn reduced the lien amount to \$9,000 for both cases, 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 were heard together:

Case: CE11100226

216 SW 19 ST
216 PROPERTIES & MANAGEMENT LLC

Katrina Jordan, Presenter, testified that the lien amount was \$72,950 and City administrative costs totaled \$765.95. The City was requesting \$29,180.

Rosemarie Bacallao said they had undertaken renovations after purchasing the property and experienced issues with tenants stealing. The first contractor, who had been paid for most of the work, had disappeared, so they needed to hire a second contractor. Ms. Bacallao's partner had also experienced financial issues.

Ms. Flynn reduced the lien amount to \$6,500 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: CE15061184

216 SW 19 ST
216 PROPERTIES & MANAGEMENT LLC

Katrina Jordan, Presenter, testified that the lien amount was \$2,500 and City administrative costs totaled \$829.06. The City was requesting \$1,000.

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.

Case: CE21070988

1345 NW 1 AVE
PEREZ, VICTOR

Katrina Jordan, Presenter, testified that the lien amount was \$7,600 and City administrative costs totaled \$315.48. The City was requesting \$3,800. This was a citation for which no appeal had been received.

Victor Perez read a letter he had written explaining the process he had gone through to comply. He said he was unaware he should stop renting the property because he thought he was in compliance. Mr. Perez said the rent he had received for the Airbnb rentals was just less than the fine amount. Ms. Jordan recommended reducing the fine to \$760.

Ms. Flynn reduced the lien amount to \$760 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: CE15080795

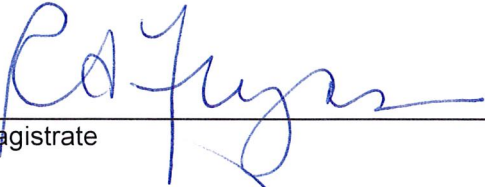
1601 NW 15 ST
ENDLESS INVESTMENTS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$23,400 and City administrative costs totaled \$2,169.94. The City was requesting \$11,700.

Ori Darman said he was unaware of the violations when he purchased the property and the liens had not come up. When he tried to refinance, he had discovered the liens. He stated he had spent thousands of dollars to comply.

Ms. Flynn reduced the lien amount to \$5,000 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.

There being no further business, the hearing was adjourned at 12:06 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate