



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
MARCH 17, 2022
11:00 A.M.**

Staff Present:

Monique Drake, Administrative Assistant
Katie Williams, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney

Respondents and witnesses

CE21120314: Marcelo Gonzalez
CE21120640: Lindsey Way
CE17011946: Chadwick Snyder
CE10062709: James Bishop; Stephen McNally
CE10062709L James Bishop
CE21100452: Zinaida Petlyar; Ananda Bonaldo
CE20100921: Michael Rajtar

CE19050527: Sheleen Khan
CE02100664; CE01060293; CE01062408: Maryam
Middlebrook
CE21090776: Jaime Giraldo
CE19042274: Catherine Delmonico
CE21100863: Michael George
CE21030072: Mattatia Cohen

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

The meeting was called to order at 11:08 A.M.

Case: CE21120640

700 SW 8 WAY
IDE, DAVID J

Katrina Jordan, Presenter, testified that the lien amount was \$3,000 and City administrative costs totaled \$499.48. The City was requesting \$1,800. This was a citation for which no appeal had been received.

Lindsey Way said the appeal section on the notice was very small. She had been using a management company and they were not managing the property well, so she had fired them. Once she realized what they must do, she had acted immediately.

Ms. Flynn reduced the lien amount to \$1,200 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: CE19042274

2143 NE 56 CT
DELMONICO, THOMAS M & CATHERINE

Katrina Jordan, Presenter, testified that the lien amount was \$8,650 and City administrative costs totaled \$587.55. The City was requesting \$6,487.50.

Catherine Delmonico said she had no idea about the violation. Their contractor had pulled the permit and done the work. When she received a notice about the gate, the contractor said he would handle it. She said money had not been put in escrow for the lien with the pending sale of the property

Ms. Flynn reduced the lien amount to \$1,100 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: CE21120314

525 NE 17 WAY
GONZALEZ, MARCELO;
PAPARONI, JESSICA M PECORARO

Katrina Jordan, Presenter, testified that the lien amount was \$4,000 and City administrative costs totaled \$308.82. The City was requesting \$2,000. This was a citation for which no appeal had been received.

Marcelo Gonzalez said he had been out of the country when the notice was delivered. As soon as he returned, he had put a 60-day hold on the Airbnb posting but Airbnb had opened it back up again.

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: CE21100452

1305 NE 3 AVE
SONNMON HOLDINGS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$12,600 and City administrative costs totaled \$453.48. The City was requesting \$7,560. This was a citation for which no appeal had been received.

Zinaida Petlyar stated she was not aware of the violation because the notice arrived after the compliance deadline.

Ananda Bonaldo stated she had contacted the City when they received the notice and been told to remove the ad. Airbnb informed her if they removed the ad, they would lose all the listings already booked. She said it had taken some time to understand the compliance process.

Ms. Flynn 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.

After the hearing, upon further review Ms. Flynn reduced the lien amount to \$3,800.00 payable within 120 days.

Case: CE21030072

3821 SW 13 CT
B & Y INVESTMENTS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$4,500 and City administrative costs totaled \$783.81. The City was requesting \$1,350.

Mattatia Cohen described the work they had done to comply.

Ms. Flynn reduced the lien amount to \$1,350 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: CE10062709

930 SW 29 ST
BISHOP, JAMES EST

Katrina Jordan, Presenter, testified that the lien amount was \$164,950.94 and City administrative costs totaled \$536.48. The City was requesting \$32,990.19.

James Bishop recalled in 2010, when the City was installing sewers, he had just repaired the existing sewer on the property. He had also owed back taxes on the property, which took him years pay back. Once he could afford it, he had hired a plumber to make the conversion. After he connected, the Code Officer had indicated the fine was \$2,250. Mr. Bishop said this was a rental property.

Ms. Flynn reduced the lien amount to \$7,500 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 three cases for the same owner were heard together:

Case: CE01060293

1717-21 NW 6 PL
MM DEVELOPMENT LLC

Katrina Jordan, Presenter, testified that the lien amount was \$4,025 and City administrative costs totaled \$1,094.08; non-negotiable board-up costs totaled \$1,160.23. The City was requesting \$2,592.50.

Maryam Middlebrook said the violation pre-dated her ownership. Since she bought the property two years ago, she had paid \$12,345 in back taxes; \$4,948 in 20-year-old liens; \$6,799 for fencing; \$2,450 for ground cover and \$6,747 for demolition in 2003. She said she was happy to pay hard costs, plus 10% of the fines. Ms. Flynn said the City was requesting \$12,642.50 for all three cases. Actual hard costs totaled \$5,611.15. Ms. Middlebrook offered just over \$9,000. Ms. Hasan suggested going case by case. She stated the property was purchased at a great discount. Ms. Middlebrook disagreed, stating the property was not worth \$90,000.

Case: CE01062408

1717-21 NW 6 PL
MM DEVELOPMENT LLC

Katrina Jordan, Presenter, testified that the lien amount was \$11,275 and City administrative costs totaled \$1,341.36; non-negotiable board-up costs totaled \$1,177.48. The City was requesting \$5,637.50.

Case: CE02100664

1717-21 NW 6 PL
MM DEVELOPMENT LLC

Katrina Jordan, Presenter, testified that the lien amount was \$8,825 and City administrative costs totaled \$837. The City was requesting \$4,412.50.

Ms. Flynn reduced the lien amount to \$11,000 for all three 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.

Case: CE19050527

1714 NW 7 ST
1714 NW 7 REALTY LLC

Katrina Jordan, Presenter, testified that the lien amount was \$48,900 and City administrative costs totaled \$1,146.21. The City was requesting \$14,670.

Sheleen Khan said they had worked with the City to correct all the issues and requested a reduction. She said the owner lived out of state and had not received the notice. Ms. Khan said there was a pending sale on the property. Ms. Hasan said all notices had been sent to a Brooklyn N.Y. address.

Ms. Flynn reduced the lien amount to \$10,000 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: CE21100863

3090 NE 42 ST
3090 NE 42ND STREET LLC

Katrina Jordan, Presenter, testified that the lien amount was \$6,000 and City administrative costs totaled \$223.48. The City was requesting \$2,400. This was a citation for which no appeal had been received.

Michael George said he had not realized he needed to file for an appeal. He said their first application had been lost so they needed to start again.

Ms. Flynn reduced the lien amount to \$2,400 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: CE17011946

704 COCONUT DR
MCNALLY, STEPHEN A

Katrina Jordan, Presenter, testified that the lien amount was \$35,850 and City administrative costs totaled \$1,416.08. The City was requesting \$14,340.

Chad Snyder said the owner had been stricken by a spinal disease during the electrical inspections and he could no longer do the work. Then during the pandemic, he had been laid off for two years. Mr. Snyder said the owner had been unable for work for three-and-a-half years.

Ms. Flynn reduced the lien amount to \$2,500 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: CE20100921

1415 SW 27 CT
1415 SW LLC

Katrina Jordan, Presenter, testified that the lien amount was \$32,400 and City administrative costs totaled \$544.95. The City was requesting \$16,200. This was a citation for which no appeal had been received.

Michael Rajtar said the tenant had never provided the owner with the notices of violation. Once the owner was aware of the violation, they had immediately removed the listing. The owner was unaware that the management company had listed the property as a short-term rental but it had never been used as such. There had been two year-long rentals of the property. He added that the listing on Airbnb could not actually book any rentals.

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: CE21090776

2112 NW 27 LN
2112 N W 27TH AVE LAND TR;
GIRALDO, JAIME A TRUSTEE

Katrina Jordan, Presenter, testified that the lien amount was \$5,200 and City administrative costs totaled \$630.82. The City was requesting \$2,600. This was a citation for which no appeal had been received.

Jaime Giraldo said the violation was complied the same day he received the notice. He said he had not been aware of the appeal and had not called the inspector as soon as the violation was complied.

Ms. Flynn reduced the lien amount to \$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.

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

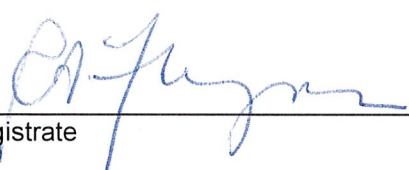
Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 12:00 P.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate