



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
APRIL 14, 2022
11:00 A.M.**

Staff Present:

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

Respondents and witnesses

CE15080614: Leven Robinson
CE07081769: Jaysen Moore
CE08041029; CECE18101478; CE21010443: Jennifer
Chapkin, Esq.
CE21080492: Yenly Dominguez, Esq.
CE21120469: Nelson Zambrano; Renata Scacco

CE21030770: David Rodriguez Fiallo
CE18121594: Davina Bean; Randal Studer, Esq.
CE21010511: Jeffrey Walker; Sebastian Somerville
CE22010348: Nicole Landi
CE-19110241: Carlos Arce

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

The meeting was called to order at 11:00 A.M.

Case: CE07081769

312 SW 14 CT
MOORE, JAYSEN

Katrina Jordan, Presenter, testified that the lien amount was \$423,300 and City administrative costs totaled \$1,588.80. The City was requesting \$84,660.

Jaysen Moore said he had repaired the fence after it was damaged by his neighbor's roof after Hurricane Wilma. He said he had problems filling out the paperwork to apply for the permit. He had subsequently lost his business and suffered a heart attack and a stroke and did not remember the case until he tried to refinance the home to settle medical debt. After that, he had worked with the Building Department to resolve it. He stated he did not have the resources to pay the fine and requested leniency. Mr. Moore said he had spent approximately \$18,000 to comply and had needed to borrow the money.

Ms. Hasan recommended a reduction to administrative costs.

Judge Purdy reduced the lien amount to \$1,588.80 payable within 30 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: CE21010511

3101 BAYSHORE DR 1803
LYTTON HOLDINGS INC

Katrina Jordan, Presenter, testified that the lien amount was \$78,200 and City administrative costs totaled \$722.82. The City was requesting \$39,100. The fine was related to a citation for which no appeal had been received.

Jeffrey Walker, property manager, said he was unable to attend the hearing when the fines were imposed. He stated he had not been notified and he was not aware that the property was posted. He added that during the pandemic, he had not been in the office. As soon as he was aware of the violation, he had contacted the inspector to address the violation.

Sebastian Somerville, owner, said he lived in Key Biscayne.

Ms. Hasan stated the notifications had been made to the owner of record per the Broward County Property Appraiser.

Judge Purdy reduced the lien amount to \$5,000 payable within 30 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: CE22010348

3188 SW 13 ST
LANDI, DOMINICK

Katrina Jordan, Presenter, testified that the lien amount was \$2,200 and City administrative costs totaled \$361.48. The City was requesting \$1,100. The fine was related to a citation for which no appeal had been received.

Nicole Landi said they had acted to comply as soon as they were aware of the violation.

Judge Purdy reduced the lien amount to \$1,100 payable within 30 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: CE18121594

2800 W BROWARD BLVD, # 2
TWELVE SAC SELF-STORAGE CORP

Katrina Jordan, Presenter, testified that the lien amount was \$32,450 and City administrative costs totaled \$1,984.30. The City was requesting \$24,337.50.

Davina Bean, Marketing President for U-Haul, said they had replaced the sod three times because it had been stolen. She requested a reduction to \$500.

Judge Purdy reduced the lien amount to \$6,490 payable within 30 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-19110241

5556 N FEDERAL HWY
BALFOUR INVESTMENTS LLC % RYAN

Katrina Jordan, Presenter, testified that the lien amount was \$79,000 and City administrative costs totaled \$1,615.38. The City was requesting 23,700.

Carlos Arce, representative, said their offer was \$1,500.

Judge Purdy reduced the lien amount to \$10,000 payable within 30 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: CE15080614

216 SW 21 WY
ROBINSON, LEVEN J

Katrina Jordan, Presenter, testified that the lien amount was \$161,000 and City administrative costs totaled \$443.42. The City was requesting \$32,200.

Leven Robinson said he had paid a contractor approximately \$8,000, and he had removed the cabinets and abandoned the job. He confirmed this was not a rental property. He stated he had not realized that he was responsible to close the permits.

Judge Purdy reduced the lien amount to \$1,700 payable within 30 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: CE21030770

2230 NW 31 AVE
BELLONA PROPERTY LLC

Katrina Jordan, Presenter, testified that the lien amount was \$32,700 and City administrative costs totaled \$915.68. The City was requesting \$9,810.

David Rodriguez Fiallo stated it had cost twice what he anticipated to make the repairs.

Judge Purdy reduced the lien amount to \$3,500 payable within 30 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: CE21120469

1633 NE 15 ST
ZAMBRANO, NELSON

Katrina Jordan, Presenter, testified that the lien amount was \$6,200 and City administrative costs totaled \$315.48. The City was requesting \$3,100. The fine was related to a citation for which no appeal had been received.

Nelson Zambrano said this had been a problem property before he purchased it and he had turned it around. He stated he had called the City as soon as he received the notice and begun the process to comply. He said there had been a delay receiving the documents back from the Department of Business and Professional Regulation.

Judge Purdy reduced the lien amount to \$3,100 payable within 30 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.

This case was recalled. The City revised it's request to \$1,500. Judge Purdy reduced the lien amount to \$3,100 payable within 30 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: CE21080492

1221 NW 23 TER
FOCI 1 INVESTMENT LLC

Katrina Jordan, Presenter, testified that the lien amount was \$20,250 and City administrative costs totaled \$328.80. The City was requesting \$2,025. The fine was related to a citation for which no appeal had been received.

Yenly Dominguez, attorney, said the original citation had an incorrect property address and the mailing address with the property appraiser was incorrect as well. She said as soon as they received the citation, they had paid it.

Judge Purdy reduced the lien amount to \$2,025 payable within 30 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 address were heard together:

Case: CE21010443

1110 W LAS OLAS BLVD
US BANK NA TRUSTEE;
% CALIBER HOME LOANS

Katrina Jordan, Presenter, testified that the lien amount was \$4,325 and City administrative costs totaled \$697.41. The City was requesting \$1,297.50.

Jennifer Chapkin, attorney, said the liens for Case CE08041029 and CE18101478 were extinguished by her client's foreclosure judgment, which was finalized in 2020. The only remaining lien was for Case CE21010443. She stated this had not been a life safety issue, her client had acted as soon as they owned the property and there had been no other violations at this property associated with her client. She said he client had spent over \$41,000 to bring the property into compliance. Her client had authorized her to offer \$4,750 to resolve this case.

Ms. Hasan said the liens for the other cases were extinguished but the fines remained. She said the City had its own criteria for the magistrate to consider. Ms. Chapkin said it was their position, per Ober V. the City of Fort Lauderdale and State Statute 48.23, the liens and the fines were extinguished with the final judgement and certificate of title. She requested the first two cases be withdrawn.

Judge Purdy reduced the lien amount to \$4,750 payable within 30 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: CE08041029

1110 W LAS OLAS BLVD
US BANK NA TRUSTEE;
% CALIBER HOME LOANS

Katrina Jordan, Presenter, testified that the lien amount was \$447,000 and City administrative costs totaled \$818.08. The City was requesting \$89,400.

The Jennifer Chapkin, attorney, withdrew this case.

Case: CE18101478

1110 W LAS OLAS BLVD
US BANK NA TRUSTEE;
% CALIBER HOME LOANS

Katrina Jordan, Presenter, testified that the lien amount was \$28,400 and City administrative costs totaled \$1,922.08. The City was requesting \$8,520.

The Jennifer Chapkin, attorney, withdrew this case.

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:
CE08100967

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 11:50 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate