



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JUNE 16, 2022
11:00 A.M.**

Staff Present:

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

Respondents and witnesses

CE18091594: Jeremy Hayes	CE21071043: John Mercurio
CE21100746: Jay Jaramillo	CE08100967: Michael McMullen; Bret Robbins
CE21100450: Ananda Bonaldo; Zinaida Petlyar	CE22020407: Dennis Matson
CE19080078: Smite Elize	CE18091807: Daniel Dewenter
CE22020343; CE17050122: Robert Dixon	CE20030210: CE16091837: Ricardo Ayala; Robert Pepe
CE19070591: Harold Sparti; Stanley Perlmutter	CE19031908: Keith Edwards; Maria Julia Lauderdale
CE22030451: Ryan Abrams; Heather Grimes	CE16050053; CE16041243; CE15120407; CE15010082:
CE22020033: Feroit St. Louis; Shahar Goldboim	Anthony Malbranche; Mitchell Levine
CE22010372: Gustavo Perez	
CE21060977: David Wallace	

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: CE19080078

639 NW 14 TER
ELIZE, SMITE

Katrina Jordan, Presenter, testified that the lien amount was \$15,475 and City administrative costs totaled \$1,202.13. The City was requesting \$4,642.50.

Smite Elize said the liens were against the home's previous owner and were not disclosed when he purchased it. Also, the tenant had not given him the notices. During the height of the pandemic, it had been difficult to keep people working on the property and then his contractor had passed away. Mr. Elize said he had not been represented by an attorney when he purchased the property.

Judge Purdy reduced the lien amount to \$3,200 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 four cases for the same property were hear together:

Case: CE15010082

2900 NE 30 ST
LAUDERDALE TOWER CONDO ASSN INC

Katrina Jordan, Presenter, testified that the lien amount was \$73,700 and City administrative costs totaled \$918.41. The City was requesting \$14,740.

Mitchell Levine, attorney, said the prior property manager and former board member had committed fraud with the money designated for the repairs. The costs had spiraled over six years to almost \$500,000. He requested 90 days to pay the reduced amounts.

Judge Purdy reduced the lien amount to \$7,370 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.

Case: CE15120407

2900 NE 30 ST
LAUDERDALE TOWER CONDO ASSN INC

Katrina Jordan, Presenter, testified that the lien amount was \$193,800 and City administrative costs totaled \$547.15. The City was requesting \$38,760.

Judge Purdy reduced the lien amount to \$19,380 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.

Case: CE16041243

2900 NE 30 ST
LAUDERDALE TOWER CONDO ASSN INC

Katrina Jordan, Presenter, testified that the lien amount was \$90,250 and City administrative costs totaled \$587.02. The City was requesting \$18,050.

Judge Purdy reduced the lien amount to \$9,025 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.

Case: CE16050053

2900 NE 30 ST
LAUDERDALE TOWER CONDO ASSN INC

Katrina Jordan, Presenter, testified that the lien amount was \$88,250 and City administrative costs totaled \$633.02. The City was requesting \$17,650.

Judge Purdy reduced the lien amount to \$8,825 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.

Case: CE19031908

2858 SW 4 PL
EDWARDS, KEITH

Katrina Jordan, Presenter, testified that the lien amount was \$27,425 and City administrative costs totaled \$1,129.55. The City was requesting \$8,227.50.

Keith Edwards said he was currently unemployed. Maria Julia Lauderdale said Mr. Edwards was in the early stages of dementia and was seeking medical care. She stated Mr. Edwards' girlfriend was supposed to be addressing the violations but had informed Ms. Lauderdale last fall that she needed to handle it. Ms. Lauderdale had subsequently taken care of the violations.

Judge Purdy reduced the lien amount to \$1,129.55 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: CE18091807

2432 BAYVIEW DR
DEWENTER, DANIEL H & FRANCELY G

Katrina Jordan, Presenter, testified that the lien amount was \$2,300 and City administrative costs totaled \$633.55. The City was requesting \$1,150. The lien related to a citation for which no appeal had been received.

Daniel Dewenter referred to the code under which he had been cited and said the signs were on the swale, which was not his property. Judge Purdy recalled that Mr. Dewenter had installed the sign and it related to his neighbor's criminal history. Mr. Dewenter stated he was trying to warn others about the neighbor's behavior. Mr. Dewenter stated he had been out of town for the first hearing.

Ms. Hasan noted that during a lien reduction hearing, the case was not to be re-argued. She added that even though the swale was the City's property, the adjacent property owner was responsible for its upkeep.

Mr. Dewenter admitted his actions were wrong and requested a reduction.

Judge Purdy denied the request for a reduction.

Case: CE19070591

1131 NW 16 CT
SPARTI, HAROLD S JR
HAROLD S SPARTI JR REV LIV TR

Katrina Jordan, Presenter, testified that the lien amount was \$18,375 and City administrative costs totaled \$1,936.71. The City was requesting \$3,675.

Stanley Perlmutter, Florida Community Support, said his organization tried to help Mr. Sparti but during the onset of the pandemic, this had been impossible. Rebuild Florida had subsequently done the work.

Ms. Jordan amended the City's request to administrative costs of \$1,936.71. Ms. Hasan suggested one year to pay.

Michael McMullen, attorney, stated his office would pay Mr. Sparti's lien.

Judge Purdy reduced the lien amount to \$1,936.71 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 two cases for the same property were heard together:

Case: CE16091837

2675 SW 13 ST
LONE PALM PROPERTIES LLC

Katrina Jordan, Presenter, testified that the lien amount was \$260,750 and City administrative costs totaled \$2,667.40. The City was requesting \$52,150.

Robert Pepe, owner, said he purchased the home intending to rehabilitate it and sell it and only discovered the 1994 permit when he tried to sell the property. He said they had been through several general contractors and engineers. He explained he had been cited for boarding up the windows, and said they boarded them because if they were left uncovered, someone would break in.

Case: CE20030210

2675 SW 13 ST
LONE PALM PROPERTIES LLC

Katrina Jordan, Presenter, testified that the lien amount was \$15,200 and City administrative costs totaled \$1,244.87. The City was requesting \$3,040.

Judge Purdy reduced the lien amount to \$10,000 for both cases, 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: CE22020033

1217 SEABREEZE BLVD
1217 SEABREEZE BLVD LLC

Katrina Jordan, Presenter, testified that the lien amount was \$9,000 and City administrative costs totaled \$453.48. The City was requesting \$4,500. The lien related to a citation for which no appeal had been received.

Shahar Goldboim said he had thought they were in compliance when they were not. He said the inspections had been delayed, causing fines to accrue.

Judge Purdy reduced the lien amount to \$4,500 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: CE21060977

1500 SW 5 CT
WALLACE, DAVID R

Katrina Jordan, Presenter, testified that the lien amount was \$56,250 and City administrative costs totaled \$590.95. The City was requesting \$16,875. The lien related to a citation for which no appeal had been received.

David Wallace stated the boat elevator did not work and a barge could not be brought into the canal to remove it. He had finally found someone to help him physically remove the boat. There was also a sailboat at his dock that belonged to someone in England who was unable to travel during the pandemic.

Judge Purdy reduced the lien amount to \$5,625 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: CE22020407

2417 BAYVIEW DR
DENNIS MATSON REV TR
MATSON, DENNIS TRUSTEE

Katrina Jordan, Presenter, testified that the lien amount was \$7,200 and City administrative costs totaled \$499.48. The City was requesting \$3,600. The lien related to a citation for which no appeal had been received.

Dennis Matson said in 2021 he had a long-term tenant in the property and suspended the vacation rental ad. He was then informed he must remove the ad entirely.

Judge Purdy reduced the lien amount to \$3,600 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 two cases for the same property were heard together:

Case: CE17050122

720 N FLAGLER DR
ENGLAND'S FINEST LLC

Katrina Jordan, Presenter, testified that the lien amount was \$119,800 and City administrative costs totaled \$686.21. The City was requesting \$35,940.

Robert Dixon said there had been confusion regarding whether the citation was for a 40-year or a 10-year inspection. He said after he provided the first report, he was never contacted by the City that it was deficient. Once he was cited, he needed to commission another report.

Judge Purdy reduced the lien amount to \$11,980 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: CE22020343

720 N FLAGLER DR
ENGLAND'S FINEST LLC

Katrina Jordan, Presenter, testified that the lien amount was \$1,500 and City administrative costs totaled \$354.82. The City was requesting \$450. The lien related to a citation for which no appeal had been received.

Judge Purdy reduced the lien amount to \$450 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: CE08100967

1541 SW 22 AVE
ROBBINS, BRET
& ROBBINS, MELISSA

Katrina Jordan, Presenter, testified that the lien amount was \$271,600 and City administrative costs totaled \$610.98. The City was requesting \$10,000.

Michael McMullen, attorney, confirmed that the respondent had offered \$10,000 and the City had accepted it.

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: CE22030451

1201 BAYVIEW DR
GEORGE-WRAY, CHRISTINE
WRAY, GARFIELD

Katrina Jordan, Presenter, testified that the lien amount was \$6,400 and City administrative costs totaled \$378.98. The City was requesting \$3,200. The lien related to a citation for which no appeal had been received.

Ryan Abrams, attorney, said there had been a long-term tenant in the property and the owner had listed the property to start short-term rentals (without a certificate) after the tenant was set to leave. Once cited, the owner had removed the ad from Airbnb.

Heather Grimes, property manager, said as soon as the property was cited, she had removed the ad and begun the certification process. She noted she had mistakenly sent the notarized form regarding removal of the ad to the Vacation Rental Department instead of Code Enforcement.

Judge Purdy reduced the lien amount to \$1,280 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: CE21100450

408 SE 12 CT 1 4
SONNMON HOLDINGS, LLC

Katrina Jordan, Presenter, testified that the lien amount was \$8,200 and City administrative costs totaled \$394.16. The City was requesting \$6,150. The lien related to a citation for which no appeal had been received.

Ananda Bonaldo said they had not understood they could file an appeal and it had taken time to go through the certification process. She said Airbnb had informed her if they removed the ad, they would lose all upcoming bookings, and this was the owner's main source of income.

Zinaida Petlyar, owner, said they did not have enough information about the process. She said this was her only income.

Judge Purdy reduced the lien amount to \$2,000 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: CE18091594

119 SW 22 AVE
HAYES FARMS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$10,400 and City administrative costs totaled \$645.81. The City was requesting \$2,600.

Jeremy Hayes said his long-term tenant became terminally ill and Mr. Hayes had not wanted to do the work because it would disturb the tenant's rest. The tenant had stayed in the property for seven months without paying rent. Once the tenant was admitted to the hospital, Mr. Hayes had done the work.

Judge Purdy reduced the lien amount to \$1,000 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: CE21100746

400 SW 12 ST 1-2
JARAMILLO, JAY JUAN

Katrina Jordan, Presenter, testified that the lien amount was \$4,000 and City administrative costs totaled \$407.48. The City was requesting \$2,000. The lien related to a citation for which no appeal had been received.

Jay Jaramillo said his long-term tenants had listed the home as a vacation rental without his knowledge.

Judge Purdy 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: CE21071043

1520 SE 10 ST
MERCURIO, ROBERT JOHN

Katrina Jordan, Presenter, testified that the lien amount was \$10,400 and City administrative costs totaled \$534.14. The City was requesting \$5,200. The lien related to a citation for which no appeal had been received.

Robert Mercurio said he had used the property as a vacation rental for four months. He noted the citation had been given to a tenant and he did not receive it from her until after the appeal period.

Judge Purdy reduced the lien amount to \$5,200 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.

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:
CE22010372

There being no further business, the hearing was adjourned at 12:20 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate