



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
NOVEMBER 9, 2022
11:00 A.M.**

Staff Present:

Katrina Jordan, Code Compliance Manager
Mary Allman, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Monique Drake, Administrative Supervisor
Manuel Garcia, Sr. Code Compliance Officer

Respondents and witnesses

| | |
|---|---|
| CE22030172: Kirk McDonald | CE08090919: Monica Solosna |
| CE22010172: Riste Sekuloski | CE22070554: Polina Mateeva |
| CE10062711: Petru Pusta | CE12060347; CE11120172: Eliana Medaglia |
| CE19061171: Pilar Morales; Joaquin Lipari | CE20100695: Tara-Lynn Patton |
| CE22040221: Elcione Aguiar | CE12120091: Jose Perez; Carlos Rios |
| CE14121634; CE05111264: Boaz Asmon | CE19021869: Rayza Valez |

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

The meeting was called to order at 11:43 A.M.

Case: CE22040221

1205 NW 1 AVE
AGUIAR, ELCIONE D;
GARCIA, ANTONIO F

Mary Allman, Presenter, testified that the lien amount was \$3,200 and City administrative costs totaled \$361.48. The City was requesting \$1,600. The case related to a citation for which an appeal had not been received.

Manuel Garcia, Sr. Code Compliance Officer, acted as interpreter for the owner, Elcione Aguiar. Ms. Aguiar said they lived in Massachusetts and as soon as they received notice of the violation, they had ceased the vacation rental activity.

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: CE22030172

10 NE 11 AVE
MCDONALD, KIRK

Mary Allman, Presenter, testified that the lien amount was \$37,000 and City administrative costs totaled \$627.48. The City was requesting \$4,000. The case related to a citation for which an appeal had not been received.

Kirk McDonald said as soon as he was cited, he had applied for the license but it had never come through. He had offered \$4,000 and the City had accepted that offer.

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: CE11120172

1630 NW 11 AVE
STUDIO 825 RENTALS LLC

Mary Allman, Presenter, testified that the lien amount was \$367,600 and City administrative costs totaled \$535.95. The City was requesting \$36,760.

Eliana Medaglia said they were aware of the violations when they purchased the property and had accepted responsibility for them. They had immediately applied for permits after purchasing the property.

Ms. Flynn reduced the lien amount to \$3,500 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: CE12060347

1716 NW 15 CT
STUDIO 825 RENTALS LLC

Mary Allman, Presenter, testified that the lien amount was \$63,860 and City administrative costs totaled \$692.98. The City was requesting \$12,772.

Eliana Medaglia said they were aware of the violations when they purchased the property.

Ms. Flynn reduced the lien amount to \$3,500 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: CE08090919

1420 NW 8 AVE
GEM 3 HOUSES LLC

Mary Allman, Presenter, testified that the lien amount was \$55,900 and City administrative costs totaled \$2,250.74. The City was requesting \$22,360.

Monica Solosna said they purchased the home from foreclosure in 2016 and only realized there were old liens from 2008 on the property when they tried to sell it. She stated there were two addresses on the property: 1420 and 1418 and she had only done a lien search for 1418. Ms. Solosna said she had addressed the violations as soon as she was aware of them. A transaction to sell the property had already failed because of the liens.

Ms. Flynn reduced the lien amount to \$4,000 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: CE22010172

208 SW 2 ST
208 SW 2ND ST LLC

Mary Allman, Presenter, testified that the lien amount was \$7,050 and City administrative costs totaled \$727.76. The City was requesting \$1,410. The case related to a citation for which an appeal had not been received.

Riste Sekuloski said he had been unaware of the appeal process. He stated they had paid \$7,175.35, mostly to the City.

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: CE05111264

1408 NW 9 AVE
NATAN, LIAT

Mary Allman, Presenter, testified that the lien amount was \$26,550 and City administrative costs totaled \$1,863.82. The City was requesting \$7,965.

Boaz Asmon said the lien related to a previous owner and requested a fine reduction. He said the property was under contract.

Ms. Flynn reduced the lien amount to \$3,000 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: CE05111264

1408 NW 9 AVE
NATAN, LIAT

Mary Allman, Presenter, testified that the lien amount was \$8,050 and City administrative costs totaled \$647.26. The City was requesting \$2,415

Ms. Flynn reduced the lien amount to \$2,000 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: CE19061171

1180 SW 25 AVE
JAI RE INVESTMENTS LLC

Mary Allman, Presenter, testified that the lien amount was \$12,000 and City administrative costs totaled \$544.95. The City was requesting \$2,400. The case related to a citation for which an appeal had not been received.

Pilar Morales said the letter notifying the owner of the 40-year inspection had been sent to an old address. As soon as they were aware of the violation, they had begun working toward compliance. Katrina Jordan, Code Compliance Manager, requested a reduction to administrative costs.

Ms. Flynn reduced the lien amount to \$544.95 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: CE20100695

2665 MIDDLE RIVER DR
PARK RIDGE APTS CONDO ASSN INC

Mary Allman, Presenter, testified that the lien amount was \$2,750 and City administrative costs totaled \$1,490.03. The City was requesting \$1,925.

Tara-Lynn Patton said they had been improving the property when the City discovered that a 2017 fence had been built without a permit.

Ms. Flynn reduced the lien amount to \$1,490.03, 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: CE12120091

2910 NW 20 ST
CAICEDO, JOSE ANTONIO PEREZ
SERRANO, INGRID TATIANA GARZON

Mary Allman, Presenter, testified that the lien amount was \$9,975 and City administrative costs totaled \$910.08. The City was requesting \$1,995.

Carlos Rios acted as interpreter for Jose Perez, the owner. Mr. Perez said he had performed due diligence before purchasing the property. He purchased the property with title insurance, but the title insurance company refused responsibility and informed him he must sue them to recover his loss, and Mr. Perez could not afford an attorney. Ms. Flynn asked about an attorney, Alan Schneider, who had worked on the lien. Mr. Perez said the person helping him had spoken with the title company.

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: CE22070554

1443 NE 53 CT
ANNG GROUP LLC

Mary Allman, Presenter, testified that the lien amount was \$2,600 and City administrative costs totaled \$424.98. The City was requesting \$1,300. The case related to a citation for which an appeal had not been received.

Polina Mateeva agreed to the fine reduction.

Ms. Flynn reduced the lien amount to \$1,300 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: CE19021869

REQUEST FOR EXTENSION

2218 NW 5 ST
VELEZ, RAYZA

This was a request for an extension to pay the reduced lien amount.

Rayza Velez said she thought she would be able to pay the reduced lien but had lost her job. She requested 90 days.

Ms. Flynn granted a 90-day extension, during which time no fines would accrue.

Case: CE10062711

961 SW 29 ST
961 SW 29 ST LLC

Mary Allman, Presenter, testified that the lien amount was \$408,400 and City administrative costs totaled \$627.42. The City was requesting \$40,840.

Petru Pusta said he had needed to evict the tenants in order to do the work to comply with the original violation. He had addressed that violation but then the City requested he do a lot more work, which had cost almost \$15,000. Mr. Pusta said this was a foreclosed lien and the City had no merit to collect on it. He stated he could not afford more than \$1,000. Ms. Flynn said Mr. Pusta had received a \$40,000 credit from the bank and Mr. Pusta said this was not for the liens.

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.

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 12:19 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate