



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
LIEN REDUCTION  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
THOMAS ANSBRO PRESIDING  
JANUARY 11, 2023  
12:30 P.M.**

**Staff Present:**

Victoria Ploysungvarl, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Nadine Blue, Administrative Supervisor  
Rhonda Hasan, Assistant City Attorney  
Monique Drake, Administrative Supervisor  
Diego Santiago

**Respondents and witnesses**

CE13070305; CE09081571: Harry Marcelin; Thomas  
Murdico  
CE22060733: Maria Torres Perreira  
CE22060713: Enina Balani  
CE20080483: Richard Seixas  
CE21060968: Kathy Schofield; Wayne Schofield; Nichole  
Pacella

BE20060094; CE14090997: Mark Lopez; John Wener  
CE16070176; CE16072153; CE16031301: Carl Joost  
CE22070546; CE22090187: Lorena Franco; Diana  
Zaldivar; Ruk Samuel  
CE10020129: Nicholas Walsh; Peter Flanagan

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

The meeting was called to order at 2:09 P.M.

**Case: CE20080483**

1603 SW 30 AVE  
RKR PRIME ENTERPRISES LLC

Nadine Blue, Presenter, testified that the lien amount was \$4,050 and City administrative costs totaled \$870.74. The City was requesting \$2,000.

Diego Santiago interpreted for the owner, Richard Seixas. Mr. Seixas said he had hired someone to maintain the property but they had not done so and he subsequently hired a new company. The notice of violation had been sent to his accountant, who had not notified him. Mr. Seixas requested a reduction of the fine.

Mr. Ansbro 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: CE21060968**

1628 SW 3 AVE  
SCHOFIELD, WAYNE & KATHY

Nadine Blue, Presenter, testified that the lien amount was \$5,250 and City administrative costs totaled \$1,517.47. The City was requesting \$1,600.

Kathy Schofield agreed to the reduction to \$1,600.

Mr. Ansbro reduced the lien amount to \$1,600 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.

**Case: CE22070546**

2140 NE 56 ST  
2140 NE 56TH ST FL LLC

Nadine Blue, Presenter, testified that the lien amount was \$1,400 and City administrative costs totaled \$486.78. The City was requesting \$560. This request related to a citation for which no appeal had been received.

Lorena Franco agreed to the reduction to \$500.

Mr. Ansbro reduced the lien amount to \$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: CE22090187**

2140 NE 56 ST  
2140 NE 56TH ST FL LLC

Nadine Blue, Presenter, testified that the lien amount was \$500 and City administrative costs totaled \$289.46. The City was requesting \$275. This request related to a citation for which no appeal had been received.

Lorena Franco agreed to the reduction to \$275.

Mr. Ansbro reduced the lien amount to \$275 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: CE16031301**

2100 NE 45 ST  
ELITE PROPERTY DEVELOPMENT MA LLC

Nadine Blue, Presenter, testified that the lien amount was \$99,200 and City administrative costs totaled \$1,140.08. The City was requesting \$19,840.

Carl Joost said he had purchased the property with the liens in place and brought it into compliance within four months. He said no money had been put in escrow to cover the liens. Mr. Joost stated he had spoken to someone at the City who indicated the liens would probably be reduced to the City's costs and offered to pay that amount. Mr. Ansbro reduced the lien to \$11,140.08 and Mr. Joost said he could not pay it.

Mr. Ansbro reduced the lien amount to \$11,140.08 payable within 6 months. 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: CE16070176**

2100 NE 45 ST  
ELITE PROPERTY DEVELOPMENT MA LLC

Nadine Blue, Presenter, testified that the lien amount was \$15,000 and City administrative costs totaled \$765.95. The City was requesting \$3,000.

Carl Joost agreed to a reduction to \$1,500.

Mr. Ansbro reduced the lien amount to \$1,500 payable within 6 months. 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: CE16072153**

2100 NE 45 ST  
ELITE PROPERTY DEVELOPMENT MA LLC

Nadine Blue, Presenter, testified that the lien amount was \$8,100 and City administrative costs totaled \$811.42. The City was requesting 1,620.

Carl Joost agreed to a reduction to \$1,500.

Mr. Ansbro reduced the lien amount to \$1,500 payable within 6 months. 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: CE10020129**

3015 N OCEAN BLVD # 18L  
WALSH, MARIA A

Nadine Blue, Presenter, testified that the lien amount was \$112,890 and City administrative costs totaled \$1,884.70. The City was requesting \$33,867.

Nicholas Walsh, the former owner's son, said money had been put into escrow to cover the liens. He said minutes of the HOA's board meetings indicated the HOA had cured the violation in March of 2012. He stated his mother was never notified of the violation. Ms. Hasan said certified mail had been sent to Ms. Walsh at this address but was returned unclaimed. The unit had also been posted with notice of the violation.

Mr. Ansbro reduced the lien amount to \$20,000 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.

The following two cases for the same owner were heard together:

**Case: CE09081571**

1026-1030 NW 9 AVE  
MARCELIN, HARRY EST

Nadine Blue, Presenter, testified that the lien amount was \$104,350 and City administrative costs totaled \$1,363.95. The City was requesting \$41,740.

Harry Marcelin described their efforts to comply and said the parking lot repair had cost \$7,500.

Ms. Hasan said the parking lot was out of compliance for 4,346 days.

Thomas Murdico said Mr. Marcelin had inherited the property and could not afford to maintain it. They had sold it but could not close on the sale with the liens.

Mr. Ansbro reduced the lien amount to \$25,000 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: CE13070305**

1026-1030 NW 9 AVE  
MARCELIN, HARRY EST

Nadine Blue, Presenter, testified that the lien amount was \$1,400 and City administrative costs totaled \$535.95. The City was requesting \$560.

Mr. Ansbro reduced the lien amount to \$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.

The following two cases for the same owner were heard together:

**Case: CE14090997**

1731 SE 15 ST, #613  
JOHN WENER REV TR; WENER, JOHN TRS

Nadine Blue, Presenter, testified that the lien amount was \$127,500 and City administrative costs totaled \$279.26. The City was requesting \$12,750.

Mark Lopez, contractor, agreed to the fine reduction to \$9,000.

Mr. Ansbro reduced the lien amount to \$9,000 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: BE20060094**

1731 SE 15 ST, # 613  
JOHN WENER REV TR; WENER, JOHN TRS

Nadine Blue, Presenter, testified that the lien amount was \$22,750 and City administrative costs totaled \$1,185.55. The City was requesting \$4,550.

Mark Lopez, contractor, agreed to the fine reduction to \$3,500.

Mr. Ansbro 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: CE22060733**

1131 NE 12 AVE  
MIKAZZA LLC

Nadine Blue, Presenter, testified that the lien amount was \$4,000 and City administrative costs totaled \$499.48. The City was requesting \$2,000. This request related to a citation for which no appeal had been received.

Maria Torres, owner, said her application had initially been denied but she already had a booking for the vacation rental and did not want to ruin someone's vacation. She said she was currently losing money on the property. She agreed to the reduction to \$1,500 and requested 60 days to pay.

Mr. Ansbro 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: CE22060713**

1405 SW 20 ST  
BALANI, ENINA

Nadine Blue, Presenter, testified that the lien amount was \$15,200 and City administrative costs totaled \$690.14. The City was requesting \$7,600. This request related to a citation for which no appeal had been received.

Enina Balani said she could not afford to pay the fine. She said between June and November, she had no income from the property. When she was cited, she had blocked the dates on Airbnb but the City later informed her the listing must be deactivated, which she had done. She agreed to the reduction to \$4,000 and requested a year to pay.

Mr. Ansbro reduced the lien amount to \$4,000 payable within 6 months. 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 2:57 P.M.

  
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SPECIAL MAGISTRATE

ATTEST:  
  
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CLERK, SPECIAL MAGISTRATE