



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
THOMAS ANSBRO PRESIDING
JANUARY 19, 2023
12:30 P.M.**

Staff Present:

Victoria Ploysungvarl, Administrative Assistant
Nadine Blue, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Monique Drake, Administrative Supervisor

Respondents and witnesses

BE20040009: Marc Karmatz	CE22080189: Mike Eisenberg
CE22080002: Robert Dixon	CE16010716: John David, attorney; Josif Aminor
CE22020856: Jose Suarez	CE22090692: Peter Guidote
CE21100488: Rocio Montes; Hector Sampieri	CE19060099; CE19060271: Ilan Bloemhof

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

The meeting was called to order at 12:25 P.M.

Case: CE22090692

2221 NE 33 AVE
DAGS FAM TR; PKPJ FAM TR ET AL

Nadine Blue, Presenter, testified that the lien amount was \$5,800 and City administrative costs totaled \$322.14. The City was requesting \$2,900.

Peter Guidote said the property was cited for the occupancy violation on September 27 when the property was vacant. He said they had been advertising the occupancy for nine people for years, based on the number of beds. As soon as the property manager found the notice and informed him, he had changed the ad.

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: CE22080189

1281 SW 32 ST
EISENBERG, MICHAEL

Nadine Blue, Presenter, testified that the lien amount was \$1,200 and City administrative costs totaled \$322.14. The City was requesting 1,200. This case related to a citation for which no appeal had been received.

Mike Eisenberg said he had sent an affidavit that the home was not being used as a vacation rental on August 8 but the City did not acknowledge it until August 10. Mr. Ansbro noted this was a repeat violation.

Mr. Ansbro did not reduce the lien amount of \$1,200.

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

Case: CE19060099

2456 BAYVIEW DR
BLOEMHOF, ILAN

Nadine Blue, Presenter, testified that the lien amount was \$40,600 and City administrative costs totaled \$870.21. The City was requesting \$12,180.

Ilan Bloemhof said the contractor who was responsible for the violation had abused him and caused Mr. Bloemhof to spend \$27,000 to comply the violations. He said the notices had been sent to his old address so he was not aware the fines were accruing. He said the violation was corrected within one or two months of the compliance deadline. Mr. Ansbro referred to inspection reports between June 4, 2019 and November 19, 2019 indicating the debris remained. The property was complied in May 2020.

Mr. Ansbro reduced the lien amount to \$8,000 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: CE19060271

2456 BAYVIEW DR
BLOEMHOF, ILAN

Nadine Blue, Presenter, testified that the lien amount was \$36,050 and City administrative costs totaled \$771.55. The City was requesting \$10,815.

Ilan Bloemhof said he did not know the permits were expired. He said he had not received notice. As soon as he was aware he had acted to comply.

Mr. Ansbro reduced the lien amount to \$6,000 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: CE20020856

930 NW 24 AVE
GLOBAL INVENTORY LIQUIDATORS INC

Nadine Blue, Presenter, testified that the lien amount was \$282,900 and City administrative costs totaled \$1,508.08. The City was requesting \$28,290.

Jose Suarez said he had purchased this property from probate as is. He closed on the property on August 16, 2022 and paid almost \$10,000 for violations that were complied. He had met the inspector to discuss the violations immediately. Mr. Suarez stated no money was put in escrow for the violations. He requested a reduction to costs.

Mr. Ansbro reduced the lien amount to \$12,000 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.

Case: CE16010716

1934 E SUNRISE BLVD
1930 SUNRISE INTEREST INC

Nadine Blue, Presenter, testified that the lien amount was \$47,950 and City administrative costs totaled \$1,000.92. The City was requesting \$14,395.

John David, attorney, said once his client was aware of the problem, they had acted to comply. Mr. Ansbro noted the violation had persisted for 551 days.

Mr. Ansbro reduced the lien amount to \$8,000 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: CE22080002

720 N FLAGLER DR
ENGLAND'S FINEST LLC

Nadine Blue, Presenter, testified that the lien amount was \$11,000 and City administrative costs totaled \$1,558.01. The City was requesting \$2,200. This case related to a citation for which no appeal had been received.

Robert Dixon said he was trying to reduce the parking requirement to allow him to rent the property. He said he had improved lighting at the property to reduce the graffiti problem.

Mr. Ansbro reduced the lien amount to \$1,558.01 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: CE21100488

1219 CHATEAU PARK DR
700 SUTHERLAND LLC

Nadine Blue, Presenter, testified that the lien amount was \$23,400 and City administrative costs totaled \$772.08. The City was requesting \$9,360.

Rocio Montes agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$5,000 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.

Case: BE20040009

209 N FORT LAUDERDALE BEACH BLVD
THE SEASONS CONDOMINIUM ASSOCIATION
OF FORT LAUDERDALE, INC.

Nadine Blue, Presenter, testified that the lien amount was \$10,000 and City administrative costs totaled \$1,505.52. The City was requesting \$2,500.

Marc Karmatz agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$2,500 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.

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 1:10 P.M.



SPECIAL MAGISTRATE

ATTEST:


CLERK, SPECIAL MAGISTRATE