



**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
FEBRUARY 16, 2023
11:00 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Victoria Ploysungvarl, Administrative Assistant
Nadine Blue, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Tamara Lakes, Administrative Aide
Alexander Albores, Senior Building Inspector [interpreter]

Respondents and witnesses

CE22080030: Josh Kunkel
CE22030486: Uwe Cerron
CE20020230: Margaret Anglin Esq.
CE17090616: Dario Ladronde
CE22030787; CE22030778: Aryn Lakhani
BE20040081: Christopher Reed
CE19041002: CE17010190: Flor M. Morales

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:CE17010190

3460 BERKELEY BLVD
MORALES, FLOR M H/E
MERAZ, ELMER R

Nadine Blue, Presenter, testified that the lien amount was \$73,600 and City administrative costs totaled \$1,727.32. The City was requesting \$22,080.

Alexander Albores, Senior Building Inspector, acted as interpreter for the owner, Flor M. Morales. Ms. Morales said she had been helping her father in Nicaragua financially and could not afford to address the violations. Her father then passed away and she had paid the funeral costs.

Ms. Flynn reduced the lien amount to \$2,500 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: CE19041002

3460 BERKELEY BLVD
MORALES, FLOR M H/E
MERAZ, ELMER R

Nadine Blue, Presenter, testified that the lien amount was \$1,375 and City administrative costs totaled \$837. The City was requesting \$893.75.

Alexander Albores, Senior Building Inspector, acted as interpreter for the owner, Flor M. Morales. Ms. Morales agreed to the fine reduction.

Ms. Flynn reduced the lien amount to \$893.75 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:CE22030778

2431 E LAS OLAS BLVD

LAKHANI, AMYN

Nadine Blue, Presenter, testified that the lien amount was \$10,400 and City administrative costs totaled \$460.14. The City was requesting \$5,200.

Amyr Lakhani said he had not done proper due diligence to address all the requirements for a vacation rental.

Ms. Hasan said the case was begun under the prior owner and there was \$16,500 escrowed for the lien.

Ms. Flynn reduced the lien amount to \$5,200 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:CE22030787

2431 E LAS OLAS BLVD
LAKHANI, AMYN

Nadine Blue, Presenter, testified that the lien amount was \$1,150 and City administrative costs totaled \$604.80. The City was requesting \$632.50.

Ms. Flynn reduced the lien amount to \$632.50 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:CE20020230

1609 NW 15 LN
ANGLIN, BIANCA

Nadine Blue, Presenter, testified that the lien amount was \$77,650 and City administrative costs totaled \$1,243.28. The City was requesting \$23,295.

Margaret Anglin Esq., the owner's mother, said Bianca Anglin was not the owner when the violations occurred. She had discovered the violations at closing but was not aware the violations transferred with her ownership. Ms. Anglin requested a reduction to \$12,000 with a year to pay.

Ms. Flynn reduced the lien amount to \$4,500 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:BE20040081

2829 NE 33 CT
IMPERIAL CONDOMINIUM INC

Nadine Blue, Presenter, testified that the lien amount was \$27,100 and City administrative costs totaled \$822.18. The City was requesting \$8,130.

Christopher Reed said the delay had been caused by the incompetence of the prior management company and by the time needed for the association to collect the funds for the inspections. He requested a reduction to \$1,000 plus administrative costs.

Ms. Flynn reduced the lien amount to \$4,800 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: CE22080030

133 HENDRICKS ISLE

ARYA RENTALS LLC

Nadine Blue, Presenter, testified that the lien amount was \$8,200 and City administrative costs totaled \$460.14. The City was requesting \$2,460.

Josh Kunkel said he had taken care of the debris two days after he was aware of it. Subsequently, someone else had dumped on the property. They had installed cameras and a trash bin that would be collected every week now.

Ms. Flynn reduced the lien amount to \$1,400 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: CE22030486

317 SW 14 CT
CERRON, UWE

Nadine Blue, Presenter, testified that the lien amount was \$5,800 and City administrative costs totaled \$407.48. The City was requesting \$1,740. The case related to a citation for which no appeal had been received.

Uwe Cerron said he was traveling for work when the property was cited. It had taken him a few days to contact the inspector to find out the proper location for the trash bins.

Ms. Flynn reduced the lien amount to \$1,400 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:CE17090616

2000 NE 62 ST
LADRONDE, DARIO

Nadine Blue, Presenter, testified that the lien amount was \$83,000 and City administrative costs totaled \$824.21. The City was requesting \$41,500.

Dario Ladronde said after being cited, he had tried to apply for the vacation rental certificate. He had not understood how to install the fire alarm and needed to hire someone. He said he was currently undergoing dialysis treatments.

Ms. Flynn reduced the lien amount to \$3,500 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: CE19042400

540 SW 28 AVE
TINCHO FL 1 LLC

Nadine Blue, Presenter, testified that the lien amount was \$22,125 and City administrative costs totaled \$1,795.81. The City was requesting \$6,637.50.

Ms. Hasan recommended reducing to the City's requested amount.

Ms. Flynn reduced the lien amount to \$6,637.50 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.

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 11:23 A.M.


Special Magistrate

ATTEST:


CLERK, SPECIAL MAGISTRATE