



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
LIEN REDUCTION  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
THOMAS ANSBRO PRESIDING  
MARCH 16, 2023  
12:30 PM**

**Staff Present:**

Victoria Ploysungvarl, Administrative Assistant  
Monique Drake, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Tamara Lakes, Administrative Aide

**Respondents and witnesses**

CE07121199: Tony Mertile	CE22100572: Fawzi Faroun
CE13120833: Robert Villa	CE06090401: Sasha Katz Esq.
BE20050393: Afeez Akande	CE19120417; CE15121037: Shannon Nowden
CE13041518; CE07060475: Michael Merino Esq.	CE22080720: Greg Brewton

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

The meeting was called to order at 11:48 A.M.

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

**Case: CE13041518**

1380 SW 34 AVE  
RCJB PROPERTIES INC

Monique Drake, Presenter, testified that the lien amount was \$205,050 and City administrative costs totaled \$489.46. The City was requesting \$61,515.

Michael Merino Esq., attorney for the previous owner, said the owner from whom his clients had purchased the property had addressed the violations but the fines were never dealt with. In October 2022, his clients had paid \$20,300 in fines but they were later told by the City that they had made a mistake and there were several other cases with outstanding fines. Mr. Merino requested the City accept the \$20,300 the previous owner had already paid as settlement for all the fines.

Ms. Hasan said this case was from 2007 and the second case was from 2013.

Mr. Ansbro reduced the lien amount to \$489.46 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: CE07060475**

1380 SW 34 AVE  
RCJB PROPERTIES INC

Monique Drake, Presenter, testified that the lien amount was \$141,400 and City administrative costs totaled \$2,062.92. The City was requesting \$42,630.

Mr. Ansbro reduced the lien amount to \$2,062.92 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: CE22100572**

1501 SW 5 CT  
FGF INVESTMENTS LLC

Monique Drake, Presenter, testified that the lien amount was \$6,000 and City administrative costs totaled \$563.87. The City was requesting \$1,800. The case related to a citation for which no appeal had been received.

Ms. Hasan said the City agreed to accept the respondent's offer of \$1,800.

Fawzi Faroun asked to be able to pay over time and Ms. Hasan said staff would work this out with Mr. Faroun.

Mr. Ansbro reduced the lien amount to \$1,800 payable within 4 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: BE20050393**

1350 RIVER REACH DR #414  
AKANDE, AFEEZ

Monique Drake, Presenter, testified that the lien amount was \$27,900 and City administrative costs totaled \$1,231.55. The City was requesting \$13,950.

Afeez Akande said when he purchased the property, the lien search did not reveal this fine. He had later discovered expired permits from the previous owner. He requested the fines be reduced to \$2,500.

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.

**Case: CE06090401**

2182 NE 59 CT  
KURZMAN, RON

Monique Drake, Presenter, testified that the lien amount was \$48,300 and City administrative costs totaled \$545.66. The City was requesting \$14,490.

Sasha Katz Esq., the owner's attorney, said when her client purchased the property, the lien search had indicated there were past violations but did not state that there were fines. She said the fines related to violations caused by the owner "four owners ago." That owner had come to a lien reduction hearing, when the fine was \$48,000, and had been reduced to \$7,000. That owner had subsequently lost the property to foreclosure and the property had changed hands several times since. She said her client had never received any communication from the City regarding the lien and he had become aware of it when he listed it for sale a few months ago. Mr. Kurzman had offered \$5,000.

Mr. Ansbro reduced the lien amount to \$5,545.66 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: CE15121037**

2457 NE 27 TER  
SSC HOMES LLC

Monique Drake, Presenter, testified that the lien amount was \$279,000 and City administrative costs totaled \$1,639.42. The City was requesting \$139,500.

Shannon Nowden, owner, said he had purchased the property in May of 2022. He had discovered the liens at closing and the City had informed him they were from 2015. He said there was no money in escrow for the fines. Ms. Hasan stated

the City showed there was \$10,412.03 in escrow but Mr. Nowden said he was not aware of that. Mr. Nowden said he had been informed by the City that he must fix all the violations before applying for a lien reduction. He said they had spent over \$200,000 fixing the property. He said the home had been vacant for eight years when they purchased it. Mr. Nowden stated the main violation was for an illegal vacation rental from 2015. He indicated the fines for the vacation rental had kept accruing despite the property being vacant. He asked the City to accept his offer of administrative costs.

Mr. Ansbro stated the City would accept the \$10,412.03 that was in escrow, plus administrative costs for each case. Ms. Drake said they would split the \$10,412.03 between the two cases.

Mr. Ansbro reduced the lien amount to \$6,845.42 [\$5,206.00 of the funds in escrow, plus \$1,639.42 for administrative costs] payable within 4 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: CE19120417**

2457 NE 27 TER  
SSC HOMES LLC

Monique Drake, Presenter, testified that the lien amount was \$100,200 and City administrative costs totaled \$1,002.08. The City was requesting \$30,060.

Mr. Ansbro reduced the lien amount to \$6,208.11 [\$5,206.03 of the funds in escrow, plus \$1,002.08 in administrative costs] payable within 4 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: CE13120833**

1308 NW 1 AVE  
VILLA, ROBERT

Monique Drake, Presenter, testified that the lien amount was \$5,400 and City administrative costs totaled \$498.42. The City was requesting \$2,700.

Robert Villa said he had purchased the property on October 2013 with a tenant living there. He said the tenant had not paid rent and had been responsible for some of the violations. It had taken a couple of months to evict the tenants, and in the meantime he could not access property. He said he had gained access to the property at the end of January and complied the violations by February 6. Ms. Hasan stated the property was complied on March 5, 2014.

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.

**CASE: CE22080720**

2613 TORTUGAS LN  
ADELSON, CHARLES J, ADELSON, CHARLES TR

Monique Drake, Presenter, testified that the lien amount was \$11,250 and City administrative costs totaled \$650.27. The City was requesting \$3,375. The case related to a citation for which an appeal had not been received.

Greg Brewton, the owner's representative, noted the vessel had needed parts from Italy in order to move it. He requested the liens be reduced to administrative costs.

Mr. Ansbro reduced the lien amount to \$1,650.27 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: CE07121199**

1019 NW 14 CT  
LUMI ESTATE LLC

Monique Drake, Presenter, testified that the lien amount was \$46,400 and City administrative costs totaled \$956.08. The City was requesting \$13,920.

Tony Mertile said when he purchased the property, he had “inherited a hostile tenant” who did not want to pay rent and called Code Enforcement. Mr. Mertile’s attorney had advised him to stay off the property while evicting the tenant. Once he knew what the violations were, he had addressed them.

Mr. Ansbro reduced the lien amount to \$1,956.08 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

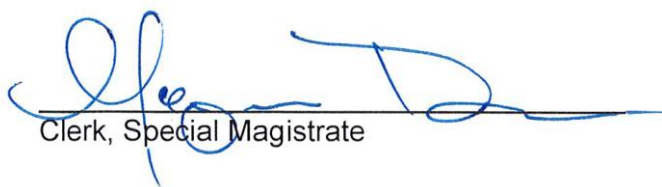
**Respondent Non-Appearance**

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 12:21 P.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate