



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
LIEN REDUCTION  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
THOMAS ANSBRO PRESIDING  
MAY 9, 2023  
11:00 AM**

**Staff Present:**

Victoria Ploysungvarl, Administrative Assistant  
Katrina Jordan, Code Compliance Manager  
Rhonda Hasan, Assistant City Attorney  
Nadine Blue, Administrative Supervisor

**Respondents and witnesses**

CE22100848: Cynthia Leventhal  
CE18100677: Sean Parker  
CE23010206: Jeremy Shir Esq.  
CE10090345: Winsome Freeman, Maria Lara  
CE15051079; CE15090864: Sean Malki  
CE21080422: Steven Zimmerman  
CE20110140: Yanir Hadan  
CE14021651; CE14020144: Maria Camacho  
CE21100401: Kristy Armada Esq.  
CE10010451: Rudolph Herman  
CE21090079: Luiza Sans  
CE22100868: Uzi Argaman  
CE22110578: Diego Linares  
CE13011882: Roya Edwards; Emil Nikezik  
CE22100743: Michelle Lau  
CE22110411: Vladislav Sumin

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

The meeting was called to order at 11:58 A.M.

Special Magistrate Ansbro was losing his voice and Ms. Hasan spoke for him.

**Case: CE22100848**

23 SE 12 AVE  
23 SE 12TH AVENUE LLC

Nadine Blue, Presenter, testified that the lien amount was \$2,600 and City administrative costs totaled \$379.87. The City was requesting \$1,300. This case related to a citation that was not appealed.

Cynthia Leventhal, property manager, said her sister had passed away at the time the certificate expired and Ms. Leventhal had been settling her sister's affairs. She was also not aware of the citation right away because it had been posted on the property.

Mr. Ansbro reduced the lien amount to \$1,300 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: CE18100677**

507 NW 18 AVE  
PARKER, SEAN CORNELIUS

Nadine Blue, Presenter, testified that the lien amount was \$52,300 and City administrative costs totaled \$1,047.55. The City was requesting \$15,690.

Sean Parker said the property was vacant and he had not received the notice even though his address was on file. The house belonged to his deceased father. He was notified by mail in November 2019 and immediately contacted the

inspector, who informed him he had 30 days to correct the violations or a fine would begin to accrue. He described the violations and how he had worked to comply them, which was done by January 2020. He believed there was a discrepancy in the violations.

Ms. Hasan said notice had been mailed to Mr. Parker's address in 2018.

Mr. Ansbro reduced the lien amount to \$6,047.55 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: CE23010206**

513 SW 11 ST  
SHARVIT, ADI

Nadine Blue, Presenter, testified that the lien amount was \$15,000 and City administrative costs totaled \$361.48. The City was requesting \$7,500. This case related to a citation that was not appealed.

Jeremy Shir Esq., the owner's attorney, said the violations stemmed from a party at the short-term rental. He stated his client had immediately called the property manager to break up the party within an hour. He noted the property's tenant had sub-let the property as a short-term rental. Mr. Shir requested a reduction to \$1,500.

Mr. Ansbro reduced the lien amount to \$5,000 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: CE10090345**

1107 NW 17 ST  
FREEMAN, BUDDY & ANNIE

Nadine Blue, Presenter, testified that the lien amount was \$334,100 and City administrative costs totaled \$582.48. The City was requesting \$100,230.

Winsome Freeman, daughter of the owner, said in 2009, her father had pulled a permit to connect to the City sewer system. The property had partly passed inspection in April 2010 but her father thought it had passed. The family had discovered the lien and an inspector had passed the property and closed the case.

Ms. Hasan thought there was \$5,000 in escrow for this violation as part of a pending sale but Ms. Freeman said she was not aware of it. Ms. Freeman said her father had almost \$500,000 in mortgages on the property, \$34 in his bank account and was in bankruptcy. Ms. Hasan stated notice had been mailed to Ms. Freeman's father at the time of the violation but the certified mail had come back "unclaimed" and an inspector had hand delivered a notice in 2010. This was still considered legal notice.

Mr. Ansbro reduced the lien amount to \$5,000 payable within 180 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: CE15051079**

1200 NW 9 ST  
ASSIS HOMES LLC

Nadine Blue, Presenter, testified that the lien amount was \$8,150 and City administrative costs totaled \$680.61. The City was requesting \$2,445.

Sean Malki, realtor and property manager, said the owner had discovered the violation when selling another property. As soon as they were aware of the violations they had acted to comply immediately. He said the inspector had indicated the property would be inspected and the file would be closed. This applied to both cases.

Mr. Ansbro 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: CE15090864**

1200 NW 9 ST  
ASSIS HOMES LLC

Nadine Blue, Presenter, testified that the lien amount was \$4,850 and City administrative costs totaled \$634.61. The City was requesting \$1,455.

Mr. Ansbro reduced the lien amount to \$1,455 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: CE21080422**

1204 NW 23 TER  
TOP AMERICAN PROPERTY HOLDINGS LLC

Nadine Blue, Presenter, testified that the lien amount was \$10,780.32 and City administrative costs totaled \$433.06. The applicant had offered and the City was accepting \$1,000. This case related to a citation that was not appealed.

Steven Zimmerman thanked the City.

Mr. Ansbro reduced the lien amount to \$1,000 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: CE22040154**

1227 NE 5 TER  
1227 NE 5TH TERRACE LLC

Nadine Blue, Presenter, testified that the lien amount was \$7,200 and City administrative costs totaled \$419.74. The applicant had offered and the City was accepting \$2,500.

Mr. Ansbro 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: CE14020144**

1404 NW 3 AVE  
CAMACHO, MARIA

Nadine Blue, Presenter, testified that the lien amount was \$8,000 and City administrative costs totaled \$1,091.74. The City was requesting no reduction.

Maria Camacho said she had inherited the property a few months ago unaware of the violations. As soon as she was aware of them, she had acted to comply and then filed for a lien reduction. Ms. Hasan said the violations were actually complied in March 2015 and Ms. Camacho had obtained the property via a quit claim deed from the prior owner, who had complied the violations, received a lien reduction, but not paid on time.

Mr. Ansbro did not reduce the \$8,000 lien amount.

**Case: CE14021651**

1404 NW 3 AVE  
CAMACHO, MARIA

Nadine Blue, Presenter, testified that the lien amount was \$2,000 and City administrative costs totaled \$621.29. The City was requesting no reduction.

Mr. Ansbro did not reduce the \$2,000 lien amount.

**Case: CE21100401**

1435 NW 6 ST  
PILGRIM, MIGUEL D

Nadine Blue, Presenter, testified that the lien amount was \$18,250 and City administrative costs totaled \$1,186.08. The City was requesting \$5,475.

Kristy Armada Esq., the owner's attorney, said the owner had been out of the country when the property was cited. Upon returning, the owner had immediately acted to comply. She noted there had been significant vandalism and theft on the property and requested a reduction.

Mr. Ansbro 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: CE10010451**

1673 SW 29 TER  
HERMAN, RUDOLPH CHARLES III  
HERMAN, TAMMY MARIA

Nadine Blue, Presenter, testified that the lien amount was \$235,040 and City administrative costs totaled \$1,437.48. The City was requesting \$70,512.

Rudolph Herman said he had lost the property to the bank in a foreclosure. Once the bank discovered the liens, they had given it back. Mr. Herman had subsequently sold the property for \$7,000 and the contract included the language that the liens came with the sale. That owner had flipped the property but the lien was still in Mr. Herman's name. He requested a reduction to administrative costs.

Ms. Hasan said there was no indication that the bank had taken the property with the Broward County Property Appraiser. There were four warranty deeds. She said the warranty deed when Mr. Herman sold the property for \$7,000 did not discuss the violations.

Mr. Ansbro reduced the lien amount to \$60,000 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: CE21090079**

1712 NW 15 AVE  
SFR XII MIAMI OWNER 1 LP

Nadine Blue, Presenter, testified that the lien amount was \$10,500 and City administrative costs totaled \$612.60. The applicant had offered and the City was accepting \$3,000.

Luiza Sans agreed to the lien reduction.

Mr. Ansbro 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: CE22100868**

1761 NE 55 ST  
GOD BLESS AMERICA LLC

Nadine Blue, Presenter, testified that the lien amount was \$1,000 and City administrative costs totaled \$407.48. The City was requesting \$500. This case related to a citation that was not appealed.

Uzi Argaman, owner, discussed problems obtaining the vacation rental certificate from the City.

Mr. Ansbro 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: CE13011882**

3333 NE 33 ST  
GALT II LLC

Nadine Blue, Presenter, testified that the lien amount was \$126,405 and City administrative costs totaled \$1,359.42. The City was requesting \$37,921.50.

Roya Edwards said the violation related to one bathroom in one unit. She said the owner had not received proper notice of the violation but when he did, he had addressed them. The permit had been issued in 2013 and the inspector had indicated that when it was issued they would close the case. She requested the lien be reduced to \$15,000 or the administrative costs.

Ms. Hasan said certified mail had been sent to the registered agent and the LLC address and was returned unclaimed, but this was legal service. She said there were several violations aside from the lack of a permit, such as plumbing, electric, and mechanical work.

Emil Nikezik, owner, said they were unaware of the lien until they refinanced the property. He said the inspectors had finalized the case and assured them that "it would be adjusted correctly and appropriately in 2016." Mr. Nikezik said a tenant was responsible for the permits and had defaulted on their lease.

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.

**Case: CE21100456**

3333 NE 33 ST  
GALT II LLC

Nadine Blue, Presenter, testified that the lien amount was \$20,600 and City administrative costs totaled \$557.74. The City was requesting \$10,300. This case related to a citation that was not appealed.

Roya Edwards said the property owner had not been aware of what was needed from the City to run a vacation rental. She said the City had wanted the listing removed completely from the website, but Airbnb did not allow this if there were already reservations. Katrina Jordan, Code Compliance Manager, said an owner would be penalized, but could take down an ad with active reservations. Ms. Edwards said the day after the Massey hearing for the case, the owner had placed the listings on "pause" and begun the process of licensing from the City. She requested a reduction to \$3,000.

Emil Nikezik, owner, thanked the City.

Mr. Ansbro 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: CE22110578**

2808 NE 26 AVE  
LINARES, DIEGO  
RUIZ, MARTHA

Nadine Blue, Presenter, testified that the lien amount was \$3,400 and City administrative costs totaled \$361.48. The City was requesting \$1,020. This case related to a citation that was not appealed.

Diego Linares said the property was being demolished soon. He had picked up the violation from the property in December, approximately one month after it was issued, so it was too late to appeal.

Mr. Ansbro reduced the lien amount to \$1,000 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: CE22110411**

5900 NE 14 LN  
HANNA, SAMMY  
HANNA, MAHA

Nadine Blue, Presenter, testified that the lien amount was \$9,800 and City administrative costs totaled \$499.48. The City was requesting \$4,900. This case related to a citation that was not appealed.

Vladislav Sumin, property manager, admitted the violation but said as soon as they received it they had begun the certificate renewal process. He said the owners had been abroad, so they could not provide the required notarized letter. They had also needed to change the corporate entity to a Florida business to comply with City requirements. He requested a reduction.

Mr. Ansbro 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: CE22100743**

4345 NE 22 AVE  
LAU, MICHELLE

Nadine Blue, Presenter, testified that the lien amount was \$11,400 and City administrative costs totaled \$690.14. The City was requesting \$5,700. This case related to a citation that was not appealed.

Michelle Lau said she had been residing in Nevada but visited Florida for medical purposes. She had started the vacation rental certification process herself before realizing that her long-term tenants had sub-let the property as a vacation rental. She had deleted the listing from Airbnb and received a letter from someone indicating the case was closed. She requested more than 60 days to pay.

Mr. Ansbro reduced the lien amount to \$5,700 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: CE20110140**

1229 MIAMI RD  
PAT 2 INVESTMENTS LLC  
% UPSIDE MANAGEMENT LLC

Nadine Blue, Presenter, testified that the lien amount was \$38,850 and City administrative costs totaled \$1,554.56. The City was requesting \$11,655.

Yanir Hadan said they had addressed all but one violation immediately, related to cars and trailers in parking spaces. They had then been cited for paving. He said their permit application had been declined because part of the lot extended beyond the property line, but said that was the way the property originally was built. He stated this had delayed their compliance with the other violation by over one year. Mr. Hadan said he had received a letter from Christopher Cooper, Director, Development Services, who indicated "this entire process was wrongfully done" and informing him that he should apply for new parking "that were actually seized by the City."

Katrina Jordan, Code Compliance Manager, said the listed fine had accrued for two violations: one was for parking on the grass and the other was for landscape maintenance. Mr. Hadan said they had complied the landscape violation within two weeks.

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

**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 1:32 P.M.

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

ATTEST:  
  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE