



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
VIRTUAL HEARING
THOMAS ANSBRO PRESIDING
JUNE 13, 2023
11:00 AM**

Staff Present:

Victoria Ploysungvarl, Administrative Assistant
Nadine Blue, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Joy Nichols, Administrative Assistant

Respondents and witnesses

BE20100028: Leonard Morrell
CE23010657: Adam Fauer
CE22120705: Earl Lawrence
CE23010372; BE21120024: Harry Hipler Esq.
CE12100840: Branden Hertz
CE22090330: Michael Weitzner Esq.
CE23010346: Juan Medina
CE20120224: Stacy Bejarano
BE20040381: Ryan Sweeney
CE19040121: Roni Herskovitz
CE19051466: Scott Powell
CE18032495: Dror Gerges

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

The meeting was called to order at 1:30 P.M.

Case: CE22120705

815 SE 2 CT
BFA FLORIDA LAND TRUST #73
AFFORDABLE DISCOUNT HOMES LLC TR

Nadine Blue, Presenter, testified that the lien amount was \$24,400 and City administrative costs totaled \$460.14. The City was requesting \$12,200. The case related to a citation for which no appeal had been received.

Earl Lawrence, owner, said he had explained in 2022 that he had not received notice of the violations. He said the violations happened on Christmas day and he had removed the tenants the following day. He claimed the ordinance section cited did not match the description of the violation. Mr. Lawrence said as soon as he was aware that the proper certificate had not been obtained for a vacation rental, he had ceased operations.

Ms. Hasan stated this was a citation regarding an illegal vacation rental. Mail notice was sent to the address with the Broward County Property Appraiser. She said the property was also posted with the Notice of Violation.

Mr. Ansbro reduced the lien amount to \$10,460.14 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.

Case: CE23010372

840 NE 17 WAY
FIDUCIE FAMILIALE CHARRON 1
CHARRON, NORMAND

Nadine Blue, Presenter, testified that the lien amount was \$4,000 and City administrative costs totaled \$407.48. The City was requesting \$2,000. The case related to a citation for which no appeal had been received.

Harry Hipler Esq. agreed to the fine reduction.

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: BE21120024

1637 NW 16 AVE
JEAN-LUC BARRET REV LIV TR
BARRET, JEAN-LUC TRUSTEE

Nadine Blue, Presenter, testified that the lien amount was \$8,700 and City administrative costs totaled \$1,060.34. The City was requesting \$2,610.

Harry Hipler Esq. agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$3,670.34 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: CE23010657

625 NE 15 AVE
FAUER, ADAM & ERICA

Nadine Blue, Presenter, testified that the lien amount was \$2,200 and City administrative costs totaled \$453.48. The City was requesting \$1,100. The case related to a citation for which no appeal had been received.

Adam Fauer agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$1,100 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.

Case: CE12100840

1041 NW 7 AVE
BKS ONE CORP

Nadine Blue, Presenter, testified that the lien amount was \$92,750 and City administrative costs totaled \$1,225.42. The City was requesting \$27,825.

Branden Hertz said the fines were already running on the property when he purchased it. He had pulled the permit to repair the roof a few months later. Mr. Ansbro noted there was \$10,000 in escrow toward the fine.

Mr. Ansbro reduced the lien amount to \$18,225.42 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: CE22090330

1151 N FORT LAUDERDALE BEACH BLVD
PARK TOWER ASSOCIATION, INC

Nadine Blue, Presenter, testified that the lien amount was \$25,750 and City administrative costs totaled \$805.69. The City was requesting \$7,725. The case related to a citation for which no appeal had been received.

Michael Weitzner Esq., the association's attorney, said the association had spent \$115,000 to resolve the noise violation and requested a further reduction.

Mr. Ansbro reduced the lien amount to \$5,805.69 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.

Case: CE23010346

1308 SW 21 LN
HOLLAND MOBILE HOME PARK LLC

Nadine Blue, Presenter, testified that the lien amount was \$5,400 and City administrative costs totaled \$609.87. The City was requesting \$1,620. The case related to a citation for which no appeal had been received.

Juan Medina agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$2,229.87 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.

Case: CE20120224

1415 SW 1 ST #1-8
MODEST NOOK LLC

Nadine Blue, Presenter, testified that the lien amount was \$3,500 and City administrative costs totaled \$425.87. The City was requesting \$1,500. The case related to a citation for which no appeal had been received.

Stacy Bejarano, property manager, said the property was in compliance. She agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$1,925.07 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: BE20040381

1833 SE 17 ST
P E P INC

Nadine Blue, Presenter, testified that the lien amount was \$61,000 and City administrative costs totaled \$963.22. The City was requesting \$18,300.

Ryan Sweeney, part owner, said it had been difficult to find a contractor and engineer for the project. They were also delayed by Hurricane Ian.

Mr. Ansbro reduced the lien amount to \$19,263.22 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.

Case: CE19040121

2610 SW 14 AVE
MARINA MILE ALF LLC

Nadine Blue, Presenter, testified that the lien amount was \$51,700 and City administrative costs totaled \$599.81. The City was requesting \$15,510.

Roni Herskovitz, co-owner, said a fence had fallen down during a tropical storm and they had put it back up to protect the residents of this assisted living facility. He described their efforts to get a permit for the fence and noted this had taken place during Covid lockdown. Mr. Herskovitz stated the fence was always constructed properly, it had just lacked the permit. Ms. Hasan said Covid did not prevent any exterior work from being done and inspected.

Mr. Ansbro reduced the lien amount to \$11,000 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.

Case: CE19051466

2813 SW 13 CT
POWELL, SCOTT S

Nadine Blue, Presenter, testified that the lien amount was \$15,650 and City administrative costs totaled \$817.55. The City was requesting \$4,695.

Scott Powell, former owner, said he had left \$15,650 in escrow when he sold the property. He said the fines were from a prior owner and when he purchased it, the seller had not disclosed the size of the infraction. Mr. Powell stated they had improved the property and lost money on the project. Ms. Hasan said since the property was purchased via a warranty deed, Mr. Powell may have legal recourse against the seller.

Mr. Ansbro reduced the lien amount to \$5,512.55 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.

Case: CE18032495

3712 SW 14 ST
YAS HOLDINGS LLC

Nadine Blue, Presenter, testified that the lien amount was \$102,000 and City administrative costs totaled \$1,365.82. The City was requesting \$30,600.

Dror Gerges, property manager, said the violation happened when the bank owned the property and the attorney had told the current owner that the violations were in compliance when selling the property but the City file had not been closed, so fines had continued to run. When they were aware the issue was still open, they had acted to resolve the matter. Mr. Gerges said the owner had needed to evict a tenant who had mistreated the property. He begged Mr. Ansbro to reduce the fine further.

Mr. Ansbro reduced the lien amount to \$11,365.82 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.

Case: BE20100028

505 SW 11 CT
MORRELL, LEONARD

Nadine Blue, Presenter, testified that the lien amount was \$8,650 and City administrative costs totaled \$1,900.99. The City was requesting \$2,595.

Leonard Morrell said the contractor he hired had taken money and not done the work so he had hired another one.

Mr. Ansbro reduced the lien amount to \$3,495.99 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: CE22031323

1733 SW 5 PL
DESORMEAUX, KIP MATTHEW
MEYER, JUAN-LEIGH

Nadine Blue, Presenter, testified that the lien amount was \$7,400 and City administrative costs totaled \$407.48. The City was requesting \$3,700. The case related to a citation for which no appeal had been received.

The property owner was not present and Ms. Hasan advised Mr. Ansbro to deny the request for lien reduction, subject to the property owner coming back due to extenuating circumstances.

Mr. Ansbro denied the request and allowed the owner 45 days to request the case be rescheduled.

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 2:45 P.M.



SPECIAL MAGISTRATE

ATTEST:


CLERK, SPECIAL MAGISTRATE