



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
VIRTUAL HEARING
THOMAS ANSBRO PRESIDING
JULY 11, 2023
12:00 P.M.**

Staff Present:

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

Respondents and witnesses

CE09021533; CIT-CT09030450; CE18090502: Jeremy Goodrich
CE16111437; CE17061566; CE17120744; CE19020456; CE19072318: Carla Martinez
CE15072020: Mark Bruno
BE22040127: Jean Jules Dieulifaites
CE22031323: Kip Desormeaux
BE21120050: Daniela Soledad
CE20120758: Tristan Tuchow
CE21110176: Michael Belkin
BE21070137: Angelo Petreccia
CE22080114: Lyubov Peterburg

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

The meeting was called to order at 12:45 P.M.

Case: CE09021533

480-510 NW 24 AVE
SUMMER LAKE VILLAS LLC

Nadine Blue, Presenter, testified that the lien amount was \$21,400 and City administrative costs totaled \$806.66. The City was requesting \$6,420.

Jeremy Goodrich said the current owners bought the property "heavily distressed." He stated they had spent over \$3 million repairing the property. He said the current owners told him they did not know how the liens had not come up when they purchased the property. Mr. Goodrich said the owners had paid \$8,868.42 in fines already. He described work done at the property.

Mr. Ansbro reduced the lien amount to \$7,226.66 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: CIT-CT09030450

480-510 NW 24 AVE
SUMMER LAKE VILLAS LLC

Nadine Blue, Presenter, testified that the lien amount was \$53,000 and City administrative costs totaled \$164.78. The City was requesting \$15,900.

Jeremy Goodrich agreed to the lien reduction.

Mr. Ansbro reduced the lien amount to \$16,064.78 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: CE18090502

480-510 NW 24 AVE
SUMMER LAKE VILLAS LLC

Nadine Blue, Presenter, testified that the lien amount was \$19,900 and City administrative costs totaled \$1,287.25. The City was requesting \$5,970.

Jeremy Goodrich agreed to the lien reduction.

Mr. Ansbro reduced the lien amount to \$7,257.25 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: CE16111437

637 NW 15 TER
MF 637 & 641 LLC

Nadine Blue, Presenter, testified that the lien amount was \$258,000 and City administrative costs totaled \$1,105.81. The City was requesting \$25,800.

Carla Martinez said all the cases existed prior to her purchase of the property. She stated she had purchased the property "as is" after it had been abandoned by the previous owner. Ms. Martinez said they had spent \$20,000 just to permit the work and it had taken 18 months to bring it into compliance. They had spent \$285,000 to rehabilitate the property. She requested a further reduction.

Mr. Ansbro reduced the lien amount to \$6,105.81 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: CE17061566

637 NW 15 TER
MF 637 & 641 LLC

Nadine Blue, Presenter, testified that the lien amount was \$23,300 and City administrative costs totaled \$1,898.46. The City was requesting \$4,660.

Carla Martinez requested a further reduction.

Mr. Ansbro reduced the lien amount to \$4,398.46 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: CE17120744

637 NW 15 TER
MF 637 & 641 LLC

Nadine Blue, Presenter, testified that the lien amount was \$154,100 and City administrative costs totaled \$1,847.94. The City was requesting \$15,410.

Carla Martinez requested a further reduction.

Mr. Ansbro reduced the lien amount to \$6,847.94 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: CE19020456

637 NW 15 TER
MF 637 & 641 LLC

Nadine Blue, Presenter, testified that the lien amount was \$11,800 and City administrative costs totaled \$645.81. The City was requesting \$3,540.
Carla Martinez agreed to the lien reduction.

Mr. Ansbro reduced the lien amount to \$2,145.81 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: CE19072318

637 NW 15 TER
MF 637 & 641 LLC

Nadine Blue, Presenter, testified that the lien amount was \$7,800 and City administrative costs totaled \$1,082.30. The City was requesting \$2,340.

Carla Martinez agreed to the lien reduction.

Mr. Ansbro reduced the lien amount to \$2,582.30 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: CE15072020

1165 NW 55 ST
1163 HOLDINGS LLC

Nadine Blue, Presenter, testified that the lien amount was \$116,600 and City administrative costs totaled \$823.15. The City was requesting \$34,980.

Mark Bruno said when he purchased the property from the bank, he was unaware of the open permit that was from 2001 [and a prior owner]. He asked for a further reduction.

Mr. Ansbro reduced the lien amount to \$25,823.15 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: BE22040127

1324 NW 9 AVE
JEAN JULES, DIEULIFAITES

Nadine Blue, Presenter, testified that the lien amount was \$22,500 and City administrative costs totaled \$602.12. The City was requesting \$6,750. The case related to a citation for which no appeal had been received.

Jean Jules Dieulifaites requested a further reduction, stating he was retired and in poor health.

Mr. Ansbro reduced the lien amount to \$3,102.12 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.

After the hearing, the City costs were corrected to \$534.89, bringing the total amount to \$3,034.89.

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.

Kip Desormeaux said he had rented the unit on the side of his home to help make his mortgage payments. He requested reducing the fine to 10% of the total. He said he was on no position to pay a \$3,000 for the fine.

Mr. Ansbro reduced the lien amount to \$2,407.48 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: CE20120758

2619 MARION DR
2619 MARION VILLA LLC

Nadine Blue, Presenter, testified that the lien amount was \$44,800 and City administrative costs totaled \$498.95. The City was requesting \$22,400.

Tristan Tuchow, representative, said someone other than the owners had listed the property on Vrbo while the owners were occupying it as part of a "bait and switch" rental scheme. The owners had not renewed the vacation rental certificate during the pandemic. Once the owners could travel, they had applied again for the vacation rental certificate. Ms. Tuchow remarked on the difficulty of finding and removing the listing. She said the owners only became aware of the violation when it was posted on the door. Mr. Ansbro said notice had been mailed to an address on Federal highway in Fort Lauderdale and Ms. Tuchow said this was the attorney who had facilitated the closing on the home.

Mr. Ansbro reduced the lien amount to \$10,498.95 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: CE21110176

2828 E SUNRISE BLVD
SUNRISE FTL VENTURES LLLP

Nadine Blue, Presenter, testified that the lien amount was \$14,150 and City administrative costs totaled \$809.92. The City was requesting \$4,245.

Michael Belkin recalled that on March 14, Mr. Ansbro had denied a further extension. He stated within two weeks of that hearing, they had corrected the violation. He requested a further fine reduction.

Mr. Ansbro reduced the lien amount to \$3,809.92 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: BE21070137

5661 NE 18 AVE
LA FONTANA APARTMENT, INC

Nadine Blue, Presenter, testified that the lien amount was \$34,800 and City administrative costs totaled \$774.59. The City was requesting \$10,440.

Angelo Petreccia said there had been a delay with the electrical portion of the 10-year re-certification but he had completed it within a few weeks and there was no problem found. He noted this had not been detrimental to anyone, including the City. He requested reducing the fine to 10%.

Mr. Ansbro reduced the lien amount to \$5,774.59 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: CE22080114

6600 NE 20 WAY
KUSHNIR, IGNOR

Nadine Blue, Presenter, testified that the lien amount was \$4,800 and City administrative costs totaled \$545.48. The City was requesting \$2,400. The case related to a citation for which no appeal had been received.

Lyubov Peterburg said there had been a delay with the City when they wanted to renew in September 2022.

Mr. Ansbro reduced the lien amount to \$2,945.48 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: BE21120050

2621 NE 13 CT
GS LEEWARD LLC

Nadine Blue, Presenter, testified that the lien amount was \$5,200 and City administrative costs totaled \$974.39. The City was requesting \$1,560.

Daniela Soledad requested a further reduction, and said the violation was from a previous owner.

Mr. Ansbro reduced the lien amount to \$2,534.39 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 2:20 P.M.



SPECIAL MAGISTRATE

ATTEST:


CLERK, SPECIAL MAGISTRATE