



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
LIEN REDUCTION  
VIRTUAL HEARING  
THOMAS ANSBRO PRESIDING  
AUGUST 8, 2023  
12:00 PM**

**Staff Present:**

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

**Respondents and witnesses**

CE15092157; CE15092158; 15092152; CE15092153; CE15092155: Courtney Crush Esq.  
CE12031713; CE17050210: Raphael Bain  
BE20050414: Jeff Balfe; Ashley Nierenberg  
CE22060319: Ziomara Ibarra-Blackmoon  
CE21090090: Doug Neuhaus  
CE15050098; CE21060481: Leonor Mendoza  
CE17031470: Tesenia Toro  
CE11031134: Gary Hammonds  
CE06040792: Sandra Snyder

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.

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

**Case: CE15092157**

229 ALMOND AVE  
EL-AD FL BEACH LLC

Nadine Blue, Presenter, testified that the lien amount was \$58,500 and City administrative costs totaled \$1,470.72. The City was requesting \$17,550.

Courtney Crush Esq., the owner's attorney, said her client had originally been a business owner when these properties were cited, but nine months ago had also become the property owner. She reviewed the violations and how her client had addressed them. Ms. Crush noted the landscape and parking lot had taken time because the owner had needed to research the 1993 approved site plan, which showed these were legal parking lots and the landscaping was as per that site plan. The sidewalk order had been voided and the violations for work without permits were complied by the City. The City had requested a new site plan for the parking lot, which Ms. Crush said was overly burdensome and the City closed those violations. She noted how confusing the process has been, due to multiple properties and folios being involved and that fact that the City had cited more than one property for the same violation, even though the violation did not exist on that folio. Ms. Crush noted how her client had worked to comply and requested a reduction to administrative costs. She recalled that when the City had closed several of the violations, they had recommended imposition of hard costs only.

Mr. Ansbro reduced the lien amount to \$3,470.72 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: CE15092158**

2930 BANYAN ST  
EL-AD FL BEACH LLC

Nadine Blue, Presenter, testified that the lien amount was \$64,200 and City administrative costs totaled \$2,207.64. The City was requesting \$19,260.

Mr. Ansbro reduced the lien amount to \$4,207.64 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: CE15092152**

2939 BANYAN ST  
EL-AD FL BEACH LLC

Nadine Blue, Presenter, testified that the lien amount was \$62,000 and City administrative costs totaled \$2,108.98. The City was requesting \$18,600.

Mr. Ansbro reduced the lien amount to \$4,108.98 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: CE15092153**

2939 BANYAN ST  
EL-AD FL BEACH LLC

Nadine Blue, Presenter, testified that the lien amount was \$61,900 and City administrative costs totaled \$2,483.11. The City was requesting \$18,570.

Mr. Ansbro reduced the lien amount to \$4,483.11 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: CE15092155**

2939 BANYAN ST  
EL-AD FL BEACH LLC

Nadine Blue, Presenter, testified that the lien amount was \$82,850 and City administrative costs totaled \$2,108.98. The City was requesting \$24,855.

Mr. Ansbro reduced the lien amount to \$4,108.98 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: CE12031713**

528 NW 8 AVE  
BAIN, RAPHAEL

Nadine Blue, Presenter, testified that the lien amount was \$1,700 and City administrative costs totaled \$502.74. The City was requesting \$510.

Raphael Bain agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$510 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: CE17050210**

528 NW 8 AVE  
BAIN, RAPHAEL

Nadine Blue, Presenter, testified that the lien amount was \$6,100 and City administrative costs totaled \$864.08. The City was requesting \$1,830.

Raphael Bain agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$1,830 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: BE20050414**

528 NW 18 AVE  
BALFE, JEFFREY R  
NIERENBERG, ASHLEY N

Nadine Blue, Presenter, testified that the lien amount was \$19,000 and City administrative costs totaled \$1,377.80. The City was requesting \$5,700.

Jeff Balfe agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$6,377.80 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: CE22060319**

720 NW 14 TER  
MPG 700-745 LLC  
%METROPOLITAN PROPERTY GROUP

Nadine Blue, Presenter, testified that the lien amount was \$7,900 and City administrative costs totaled \$1,108.32. The City was requesting \$2,370.

Ziomara Ibarra-Blackmoon, property manager, described her efforts to comply the violation and the tenants' lack of cooperation. She requested a reduction to administrative costs.

Mr. Ansbro reduced the lien amount to \$2,478.32 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: CE21090090**

1007-1009 CITRUS ISLE #1-2  
HOTTENROTT, FRANK

Nadine Blue, Presenter, testified that the lien amount was \$26,100 and City administrative costs totaled \$1,139.55. The City was requesting \$10,440.

Doug Neuhaus said he was the former power of attorney for Mr. Hottenrott and was now purchasing the property. He requested a further reduction. He said the property had been vacant for years while the former owner was in prison. Mr. Neuhaus said non-existent neighbors had complained about the property and caused damage. He said the closing was dependent on this decision and on a neighbor's lawsuit being closed. Ms. Hasan said a warranty deed had been filed giving Mr. Neuhaus's company ownership of the property.

Mr. Ansbro reduced the lien amount to \$6,139.55 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: CE15050098**

1395 W SUNRISE BLVD  
DACAPA LLC

Nadine Blue, Presenter, testified that the lien amount was \$261,300 and City administrative costs totaled \$3,374.19. The City was requesting \$78,390.

Leonor Mendoza, property manager, said the owner was out of the country when the property was cited and not received the notices.

Mr. Ansbro reduced the lien amount to \$23,374.19 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: CE21060481**

1395 W SUNRISE BLVD  
DACAPA LLC

Nadine Blue, Presenter, testified that the lien amount was \$12,800 and City administrative costs totaled \$530.66. The City was requesting \$3,840. This case related to a citation that was not appealed.

Leonor Mendoza, property manager, agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$4,370.66 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: CE11031134**

2860 SW 18 ST #1-2  
HAMMONDS, GARY E

Nadine Blue, Presenter, testified that the lien amount was \$8,300 and City administrative costs totaled \$489.95. The City was requesting \$2,490.

Gary Hammonds agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$2,979.95 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: CE06040792**

3117 SW 16 ST  
CIGALOTTI, KENNETH; DZOBA, KATHERINE

Nadine Blue, Presenter, testified that the lien amount was \$10,050 and City administrative costs totaled \$1,482.42. The City was requesting \$3,015.

Sandra Snyder said the City had released this lien in 2010, and said she had the reduction notice. She said the property had changed hands four times without the lien being paid. Ms. Hasan said if the lien was released for foreclosure, it only released that person but the fines remained against the original violators.

Mr. Ansbro reduced the lien amount to \$1,482.42 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: CE17031470**

2430 WHALE HARBOR LN

2017-2 IH BORROWER LP

%INVITATION HOMES – TAX DEPT

Nadine Blue, Presenter, testified that the lien amount was \$9,100 and City administrative costs totaled \$811.95. The City was requesting \$2,730.

Tesenia Toro, agent, agreed to the fine reduction.

Mr. Ansbro reduced the lien amount to \$3,541.95 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:

CE18120326

CE19091260

**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 2:16 P.M.

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

ATTEST:

  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE