



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
FEBRUARY 17, 2022  
11:00 A.M.**

**Staff Present:**

Monique Drake, Administrative Assistant  
Porshia Williams, Assistant Director, Development Services Department  
Katrina Jordan, Administrative Supervisor  
Rhonda Hasan, Assistant City Attorney

**Respondents and witnesses**

CE21100400: Jonathan Barger	CE21070162; CE20071242: Nancy Elder
CE21100286: Mariella Barcena; Liz Dios	CE21100762: James Nelson
CE21100381: Jack Lepselter; Oscar Perez	CE21010675: Guillermina Yalale; Felipe Yalale; Michelle Wilford
CE18111891: Charlie Xie; Javier Garay	CE-19121180: Christian Herrera; Micaela Silva
CE21080560: Joel McLean	CE21040755; CE21040754: Kai Stadler; Lisa Molero
CE20110220; CE19031037: Brenda Viera; Francisco Viera	

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

The meeting was called to order at 11:00 A.M.

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

**Case: CE20071242**

2070 NE 63 ST  
ELDER, NANCY

Katrina Jordan, Presenter, testified that the lien amount was \$27,600 and City administrative costs totaled \$682.42. The City was requesting \$9,500. This was a citation for which no appeal had been received.

Judge Purdy reduced the lien amount to \$9,500 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: CE21070162**

2070 NE 63 ST  
ELDER, NANCY

Katrina Jordan, Presenter, testified that the lien amount was \$3,400 and City administrative costs totaled \$420.80. The City was requesting \$1,700. This was a citation for which no appeal had been received.

Nancy Elder thanked Judge Purdy.

Judge Purdy reduced the lien amount to \$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: CE21100381**

744 NE 16 AVE  
PEREZ, OSCAR G

Katrina Jordan, Presenter, testified that the lien amount was \$9,400 and City administrative costs totaled \$499.48. The City was requesting \$4,500. This was a citation for which no appeal had been received.

Jack Lepselter agreed to the reduction.

Judge Purdy reduced the lien amount to \$4,500 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: CE18111891**

1114 NE 13 AVE  
GRUPO MAJDA

Katrina Jordan, Presenter, testified that the lien amount was \$17,250 and City administrative costs totaled \$490.48. The City was requesting \$8,625.

Charlie Xie said his client lives in Columbia and had been forced to stay there during the pandemic. Mr. Xie said the property had not been used for a vacation rental for over two years. He offered the City \$1,500.

Judge Purdy reduced the lien amount to \$3,500 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: CE21080560**

1540 NW 4 AVE  
MCLEAN, JOEL

Katrina Jordan, Presenter, testified that the lien amount was \$2,600 and City administrative costs totaled \$319.66. The City was requesting \$1,300. This was a citation for which no appeal had been received.

Joel McLean said there had been communication issues with Code Enforcement regarding the date he needed to attend a hearing because he had been out of town visiting his mother. Mr. McLean had shut off the rental listing but it could still be seen. He affirmed he had not rented the property after the citation.

Porshia Williams, Assistant Director, Development Services Department, explained that Mr. McLean should have registered with the City prior to advertising the property. She requested \$1,300.

Judge Purdy reduced the lien amount to \$1,300 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: CE21100762**

2620 NW 19 ST  
SHOPS OF 19TH STREET LLC

Katrina Jordan, Presenter, testified that the lien amount was \$7,650 and City administrative costs totaled \$559.33. The City was requesting \$3,825. This was a citation for which no appeal had been received.

James Nelson said tenants had installed signs on the property without a permit.

Judge Purdy reduced the lien amount to \$3,825 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: CE-19121180**

3390 SW 23 ST  
STL HERRERA SILVA MARKETING GROUP LLC

Katrina Jordan, Presenter, testified that the lien amount was \$84,800 and City administrative costs totaled \$1,186.08. The City was requesting \$25,440.

Christian Herrera said he had purchased the property in August 2021 in a short sale with the violations from the previous owner. As soon as they closed on the property, they had pulled permits and made the repairs. He said money had not been put in escrow for the fines.

Porshia Williams, Assistant Director, Development Services Department, requested \$10,000.

Judge Purdy reduced the lien amount to \$5,000 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: CE21100400**

416 SE 19 ST  
BARGER, JONATHAN H/E;  
BARGER, BRUCE A

Katrina Jordan, Presenter, testified that the lien amount was \$5,800 and City administrative costs totaled \$286.98. The City was requesting \$2,900. This was a citation for which no appeal had been received.

Jonathan Barger said it had taken time to schedule the inspection.

Judge Purdy reduced the lien amount to \$2,900 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: CE19031037**

1709 NW 14 ST  
VIELIX DEVELOPERS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$24,550 and City administrative costs totaled \$772.08. The City was requesting \$9,820.

Francisco Viera confirmed this was now a rental property.

Brenda Viera said they were only aware of one of the liens after they purchased the property. She offered \$12,000 for both cases.

Porshia Williams, Assistant Director, Development Services Department, counteroffered \$15,000.

Judge Purdy reduced the lien amount to \$6,000 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: CE20110220**

1709 NW 14 ST  
VIELIX DEVELOPERS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$21,600 and City administrative costs totaled \$864.08. The City was requesting \$8,640.

Judge Purdy reduced the lien amount to \$6,000 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: CE21100286**

708 SW 19 ST  
BARCENA, MARIELLA M

Katrina Jordan, Presenter, testified that the lien amount was \$10,200 and City administrative costs totaled \$269.48. The City was requesting \$5,100. This was a citation for which no appeal had been received.

Mariella Barcena said she had hired a property manager for the rentals. She was unaware they needed a certificate and were unaware of the appeal process. She stated as soon as she was aware of the violation she had begun working toward compliance. Ms. Barcena added that the property management company was in control of the advertising. She offered the City \$1,400.

Judge Purdy 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: CE21010675**

2871 N FEDERAL HWY  
2871 FEDERAL LLC

Katrina Jordan, Presenter, testified that the lien amount was \$9,200 and City administrative costs totaled \$789.94. The City was requesting \$3,680.

Michelle Wilford said the building was not occupied but they rented the parking lot. She stated people threw trash onto the property. They had now hired someone to patrol the property for trash.

Porshia Williams, Assistant Director, Development Services Department, reiterated the City's request for \$3,680.

Judge Purdy reduced the lien amount to \$3,680 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: CE21040754**

4040 GALT OCEAN DR 505  
4040 GALT OCEAN DRIVE 505 LLC

Katrina Jordan, Presenter, testified that the lien amount was \$4,400 and City administrative costs totaled \$368.14. The City was requesting \$2,200. This was a citation for which no appeal had been received.

Kai Stadler said when the owners purchased the units, they were told that the hotel license covered all rental activity in the building. Lisa Molero, the property manager, had acted to comply the violation as soon as they received the violations. Mr. Stadler explained the process they had gone through to resolve the violation and said they had complied within four weeks. He admitted the violation and requested a reduction.

Ms. Jordan said they had already backdated compliance for this case. She reiterated the City's request for \$2,200.

Judge Purdy reduced the lien amount to \$2,200 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: CE21040755**

4040 GALT OCEAN DR 911  
4040 GALT OCEAN DRIVE 911 LLC

Katrina Jordan, Presenter, testified that the lien amount was \$12,200 and City administrative costs totaled \$243.32. The City was requesting \$6,100. This was a citation for which no appeal had been received.

Kai Stadler said the circumstances were the same for this case as for the previous one.

Judge Purdy reduced the lien amount to \$3,500 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.

**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:  
CE01060293, CE01062408, CE02100664

**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 11:55 A.M.

\_\_\_\_\_  
Special Magistrate



ATTEST:

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

