



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
LIEN REDUCTION  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
May 26, 2022  
12:30 P.M.**

**Staff Present:**

Monique Drake, Administrative Assistant  
Katrina Jordan, Administrative Supervisor

**Respondents and witnesses**

CE16040410; CE18101860: Courtney Crush	CE21050588: Andrew Deme
CE11061515: Milton Copeland	CE21120512: Benajmin Clifford
CE-19120667: Ricardo Abreu Gonzalez	CE21120220; CE21120679; CE21080058: Carol Storms
CE07021615: Julieta Horner	CE19010421: Sabrina Hodges
CE18052493: Michael Gruber	CT14010878; CE10072011; CE09020114; CE18070549;
CE21050446: Randy Rosa	CE19070093: Mark Hollander

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

The meeting was called to order at 1:35 P.M.

**Case: CE11061515**

531 SW 27 TER  
COPELAND, GWENDOLYN H/E  
COPELAND, MILTON

Katrina Jordan, Presenter, testified that the lien amount was \$15,800 and City administrative costs totaled \$717.61. The applicant had offered and the City was accepting \$7,000.

Milton Copeland agreed to the reduction.

Judge Purdy reduced the lien amount to \$7,000 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: CE-19120667**

748 NW 22 RD  
JAZBROWHOMES LLC

Katrina Jordan, Presenter, testified that the lien amount was \$8,400 and City administrative costs totaled \$1,001.55. The applicant had offered and the City had agreed to \$3,368.

Ricardo Abreu Gonzalez agreed to the reduction.

Judge Purdy reduced the lien amount to \$3,368 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: CE21120512**

2554 KEY LARGO LN  
CLIFFORD, BENJAMIN

Katrina Jordan, Presenter, testified that the lien amount was \$5,400 and City administrative costs totaled \$315.48. The City was requesting \$2,700. This case related to a citation for which no appeal had been received.

Benjamin Clifford said he had offered \$315.48. He stated at the time he was cited, the property was not being used as a vacation rental.

Judge Purdy reduced the lien amount to \$1,000 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.

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

**Case: CE21080058**

3325 NE 14 CT  
STORMS, CAROL

Katrina Jordan, Presenter, testified that the lien amount was \$33,200 and City administrative costs totaled \$407.48. The City was requesting \$4,000. This case related to a citation for which no appeal had been received.

Carol Storms said a real estate agent had rented the property to a tenant on a year lease and the tenant had used the property as a vacation rental. She had informed the tenants they must register the vacation rental or leave, but they had been very aggressive and made threats. She had filed an eviction against the tenants.

Judge Purdy reduced the lien amount to \$4,000 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: CE21120220**

3325 NE 14 CT  
STORMS, CAROL

Katrina Jordan, Presenter, testified that the lien amount was \$10,000 and City administrative costs totaled \$315.48. The City was requesting \$2,000. This case related to a citation for which no appeal had been received.

Judge Purdy reduced the lien amount to \$2,000 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: CE21120679**

3325 NE 14 CT  
STORMS, CAROL

Katrina Jordan, Presenter, testified that the lien amount was \$105,000 and City administrative costs totaled \$781.61. The City was requesting \$10,000. This case related to a citation for which no appeal had been received.

Judge Purdy reduced the lien amount to \$10,000 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: CE21050588**

2150 TANBARK LN  
DEME, ANDREW

Katrina Jordan, Presenter, testified that the lien amount was \$7,200 and City administrative costs totaled \$590.95. The

City was requesting \$3,600. This case related to a citation for which no appeal had been received.

Andrew Deme said the property had been in substantial litigation for almost five years. He said he had neglected to appeal because he thought the matter was resolved when he informed Code Enforcement Officer Diaz that he had ceased painting the boat, immediately after being cited. He presented into evidence an affidavit from the person who had been painting the boat regarding when work had ceased. Mr. Deme stated when the house was recently sold, he had made no money.

Judge Purdy reduced the lien amount to \$3,600 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: CE18052493**

1501 NW 8 AVE  
GRUBER, MICHAEL F & YOUTE, ISLANDE

Katrina Jordan, Presenter, testified that the lien amount was \$40,700 and City administrative costs totaled \$1,001.55. The City was requesting \$16,280.

Michael Gruber said he had been unable to afford an irrigation system due to all the other work he had done at the property, so the ground cover problem had persisted. The other violations had been complied quickly.

Judge Purdy reduced the lien amount to \$1,001.55 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: CE21050446**

1525 NE 2 AVE  
ARDELEAN, DAVID

Katrina Jordan, Presenter, testified that the lien amount was \$17,600 and City administrative costs totaled \$452.95. The City was requesting \$8,800. This case related to a citation for which no appeal had been received.

Randy Rose said there had been issues with some of the contractors and he had kept in constant communication with the inspector. He requested leniency regarding the fines.

Judge Purdy reduced the lien amount to \$1,000 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.

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

Ms. Jordan announced that this property had 13 additional cases: CE19022231, CE17100478, CE17010101, CE16090047, CE16090046, CE15091043, CE15071265, CE15041778, CE14101955, CE1407172, CE14071727, CE10111562, and CE09100114 with hard costs totaling **\$24,108.75** which were non-negotiable and due.

Judge Purdy imposed the fine for the above 13 cases in the amount of \$24,108.75 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: CE09020114**

3780 SW 14 ST  
AMH 1 LLC

Katrina Jordan, Presenter, testified that the lien amount was \$57,600 and City administrative costs totaled \$751.13. The City was requesting \$17,280.

Mark Hollander explained that in August 2017 he entered into a contract to purchase the property and the seller, Linda

Ho, had produced forged documents from the prior owner, whom Mr. Hollander suspected had been taken advantage of. The case was finally resolved in 2021 with the stolen property transferring back to the prior owner. Over that time, Mr. Hollander had spent hundreds of thousands of dollars to maintain the property.

Judge Purdy reduced the lien amount to \$751.13 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: CE10072011**

3780 SW 14 ST  
AMH 1 LLC

Katrina Jordan, Presenter, testified that the lien amount was \$3,450 and City administrative costs totaled \$509.40. The City was requesting \$1,035.

Judge Purdy reduced the lien amount to \$509.40 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: CT14010878**

3780 SW 14 ST  
AMH 1 LLC

Katrina Jordan, Presenter, testified that the lien amount was \$88,900 and City administrative costs totaled \$2,015.14. The City was requesting \$26,670.

Judge Purdy reduced the lien amount to \$2,015.14 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: CE18070549**

3780 SW 14 ST  
AMH 1 LLC

Katrina Jordan, Presenter, testified that the lien amount was \$47,600 and City administrative costs totaled \$633.55. The City was requesting \$14,280.

Judge Purdy reduced the lien amount to \$633.55 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: CE19070093**

3780 SW 14 ST  
AMH 1 LLC

Katrina Jordan, Presenter, testified that the lien amount was \$9,200 and City administrative costs totaled \$686.21. The City was requesting \$2,760.

Judge Purdy reduced the lien amount to \$686.21 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: CE19010421**

3540 SW 12 PL  
HODGES, SABRINA

Katrina Jordan, Presenter, testified that the lien amount was \$9,900 and City administrative costs totaled \$719.95. The City was requesting \$3,960 and the applicant had offered \$876.00.

Sabrina Hodges said there had been a lack of communication with the code officer regarding what needed to be done. She said the code officer had not informed her after reinspection that the property was still not in compliance, so she

thought she was in compliance. Regarding the notices, she stated her ex-husband had been stealing her mail, so she had not received them.

Judge Purdy reduced the lien amount to \$876.00 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: CE07021615**

1041 NE 9 AVE  
WESGAMI PROPERTIES LLC

Katrina Jordan, Presenter, testified that the lien amount was \$254,240 and City administrative costs totaled \$1,794.24. The City was requesting \$20,000.

Julieta Horner said she had purchased the property from foreclosure in 2014. Seven years prior, the owner had remodeled the property without permits.

Judge Purdy reduced the lien amount to \$2,500 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: CE16040410**

4 S GORDON RD  
LAS OLAS VACATION HOUSE LLC

Katrina Jordan, Presenter, testified that the lien amount was \$73,000 and City administrative costs totaled \$1,105.81. The City had agreed to the applicant's offer of \$7,300.

Courtney Crush, attorney, thanked Judge Purdy for the reduction.

Judge Purdy reduced the lien amount to \$7,300 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: CE18101860**

601 SW 17 ST  
C4NAVIGATOR LLC

Katrina Jordan, Presenter, testified that the lien amount was \$93,500 and City administrative costs totaled \$1,588.52. The City was requesting \$2,000.

Courtney Crush, attorney, thanked Judge Purdy for the reduction.

Judge Purdy reduced the lien amount to \$2,000 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.

**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:  
CE08100967

**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 2:48 P.M.

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

ATTEST:

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