



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
LIEN REDUCTION  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
JULY 12, 2022  
11:00 A.M.**

**Staff Present:**

Monique Drake, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Gustavo Caracas, Code Compliance Officer  
Rhonda Hasan, Assistant City Attorney

**Respondents and witnesses**

|   |   |
|---|---|
| CE22030957: Nadia Carrera; Sebastian Garcia-Dastugue        | CE22030532: Jason Clarke                                  |
| CE17081189: Delice Dejacmar                                 | CE21030858: Joyce Brown; Marquita Jenkins                 |
| CE19082100: Earl Lawrence; William Treco, attorney          | CE22031315: Vadim Barbarovich                             |
| CE17120643: Hope Calhoun, attorney; Ruby Hall; William Hall | CE19021869: Rayza Velez                                   |
| CE22030286: Alex Karamanoglou                               | CE21080836: Stephanie Jazayri                             |
| CE19090167: Altenie Joseph; Niv Levi                        | CE16100011: Sammy Nelson; Cortley McNair; Jocelyn Jackson |
| CE13051877: Maria Camacho; Natalya                          | CE18042209: Ryan Kuhlman; Edwin Cardenas                  |
| CE21110092: Nicolae Comsa                                   | CE15091538: German Duarte                                 |

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

The meeting was called to order at 11:58 A.M.

**Case: CE15091538**

4840 NW 9 TER  
DEGARCIA, VICTORIA M &  
DUARTE, GERMAN G

Katrina Jordan, Presenter, testified that the lien amount was \$15,800 and City administrative costs totaled \$986.94. The City was requesting \$4,740.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for German Duarte. Mr. Duarte stated he did not have \$4,740.

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: CE18042209**

3281 NW 65 ST  
JOSEPH, JEAN EMMANUEL JR

Katrina Jordan, Presenter, testified that the lien amount was \$91,050 and City administrative costs totaled \$2,106.61. The City was requesting \$18,210.

Ryan Kuhlman said they were negotiating a short sale on the property on behalf of the family. He added that the property was over encumbered by mortgages. Mr. Kuhlman offered \$1,800 plus the administrative costs.

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: CE22031315**

2009 SE 24 AVE

NOKHAMOL LLC

Katrina Jordan, Presenter, testified that the lien amount was \$3,200 and City administrative costs totaled \$446.82. The City was requesting \$1,600. The case related to a citation for which no appeal had been received.

Vadim Barbarovich said it had taken a very long time to find an electrician to do the work.

Judge Purdy reduced the lien amount to \$1,600 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: CE19021869**

2218 NW 5 ST  
VELEZ, RAYZA

Katrina Jordan, Presenter, testified that the lien amount was \$14,025 and City administrative costs totaled \$1,087.95. The City agreed with the applicant's offer of \$4,000.

Rayza Velez agreed to the reduction.

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: CE13051877**

1140 NW 4 AVE  
CAMACHO, MARIA

Katrina Jordan, Presenter, testified that the lien amount was \$14,000 and City administrative costs totaled \$1,220.74. The City was requesting \$7,000.

Natalya, the owner's representative, said the owner had spent over \$10,000 to address the violations.

Ms. Hasan stated the property had been granted a lien reduction in 2016 for the prior owner, but that owner had never paid the reduced amount and quit claimed the property to the next owner. Ms. Hasan stated the property had been complied under a previous owner.

Judge Purdy reduced the lien amount to \$7,000 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: CE17120643**

746 NW 21 TER  
HALL, RUBY

Katrina Jordan, Presenter, testified that the lien amount was \$95,850 and City administrative costs totaled \$1,781.21. The City was requesting \$28,755.

Hope Calhoun, attorney, said she had been hired by someone else to help Ms. Hall settle this. She said the family was awaiting the outcome of this hearing before negotiating to sell the home. Ms. Calhoun stated there was a \$167,000 mortgage on the property. She said someone at the City had indicated that if her client pulled a demolition permit and paid the \$1,781.21 administrative costs, this would bring the property into compliance. Ms. Calhoun said the demolition permit had been issued.

Judge Purdy reduced the lien amount to \$6,500 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: CE21110092**

1329 NE 1 AVE

COMSA, NICOLAE

Katrina Jordan, Presenter, testified that the lien amount was \$21,400 and City administrative costs totaled \$878.99. The City was requesting \$6,420. The case related to a citation for which an appeal had been received.

Nicolae Comsa said he was in the process of evicting the "rogue tenant" and was suing for damages. He said his attorney had advised him he could not evict the tenant during the Covid moratorium but Ms. Hasan pointed out that the moratorium only applied to non-payment of rent, not a situation such as this.

Judge Purdy reduced the lien amount to \$2,500 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: CE22030957**

415 NE 15 ST

GARCIA-DASTUGUE, SEBASTIAN

Katrina Jordan, Presenter, testified that the lien amount was \$6,200 and City administrative costs totaled \$315.48. The City was requesting \$3,100. The case related to a citation for which no appeal had been received.

Sebastian Garcia-Dastugue said Nadia Carrera, the lessee, had listed the property on Airbnb. He stated as soon as they were aware of what must be done to comply, they had de-listed the property, prior to the first hearing. Ms. Carrera said the letter regarding the violation was sent to the owner and she did not see it. She had taken all steps to comply except for the inspections, at which point she became aware that there was more work to do to comply than she was willing to do, so she had informed the City she would not pursue it. She had received an email stating her case was closed and informed the landlord. She noted she had invested a significant amount to rent out the property.

Judge Purdy reduced the lien amount to \$1,000 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: CE22030286**

814 NE 14 CT

DAY, FERNANDA

Katrina Jordan, Presenter, testified that the lien amount was \$6,600 and City administrative costs totaled \$499.48. The City was requesting \$3,300. The case related to a citation for which no appeal had been received.

Alex Karamanoglou, the owner's friend, said the owner had not removed the listing immediately so the fines had accrued.

Judge Purdy reduced the lien amount to \$3,300 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: CE21030858**

1841 NW 26 AVE

ESTATE OF LOUIS FRANCIS HILL

a/k/a LEWIS FRANCIS HILL

Katrina Jordan, Presenter, testified that the lien amount was \$34,500 and City administrative costs totaled \$1,047.02. The City was requesting \$8,625.

Marquita Jenkins, real estate broker, said Joyce Brown, her client, had not found out about the liens until later. After her father passed away, her brother moved into the property and other people began storing things there. Once the property went into probate, Ms. Jenkins had discovered the violations and liens.

Judge Purdy reduced the lien amount to \$8,625 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.

Later in the hearing, the case was recalled and the applicant requested more than 30 days. Judge Purdy revised his prior ruling and reduced the lien amount to \$4,500 payable within 120 days.

**Case: CE19090167**

1108 ARIZONA AVE  
LOUIS JEUNE, KENSON JOSEPH, ALTENIE

Katrina Jordan, Presenter, testified that the lien amount was \$123,200 and City administrative costs totaled \$1,646.08. The City was requesting \$24,640.

Altenie Joseph explained that a tenant had "destroyed" the house. They were not aware of the citation. She said she had just given birth and was not working and she had used all available funds to remedy the violations. She stated they did not plan to sell the home; they wanted to move back to it.

Judge Purdy reduced the lien amount to \$3,646.08 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: CE22030532**

1510 NE 57 CT  
VERTONA LLC

Katrina Jordan, Presenter, testified that the lien amount was \$6,000 and City administrative costs totaled \$400.82. The City was requesting \$3,000. The case related to a citation for which no appeal had been received.

Jason Clarke said as soon as he was aware of the violation, he had removed the vacation rental ad.

Judge Purdy reduced the lien amount to \$3,000 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: CE19082100**

700 NW 11 AVE  
FREEMAN, JESSIE B EST

Katrina Jordan, Presenter, testified that the lien amount was \$59,350 and City administrative costs totaled \$1,370.08. The City had agreed to the applicant's offer of \$7,000.

William Treco, attorney; 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: CE16100011**

2340 NW 15 ST  
NELSON, SAMMY  
MCNAIR, CORTLEY

Katrina Jordan, Presenter, testified that the lien amount was \$137,060 and City administrative costs totaled \$2,197. The City was requesting \$27,412.

Sammy Nelson said his cousin was living at the property. Jocelyn Jackson said they were discussing what to do with the property and noted they had significantly rehabilitated it. She estimated it was worth \$200,000 to \$250,000 and had no mortgage. Ms. Jackson pointed out the property was inherited with the violation.

Judge Purdy reduced the lien amount to \$13,700 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: CE17081189**

418 E EVANSTON CIR  
DELICE, DEJACMAR

Katrina Jordan, Presenter, testified that the lien amount was \$24,300 and City administrative costs totaled \$2,981.53. The City was requesting \$7,290.

Delice Dejacmar confirmed the property had not been sold because of the lien. He stated he had spent over \$7,000 on landscaping.

Judge Purdy reduced the lien amount to \$7,290 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: CE21080836**

2300 NW 14 ST  
JAZAYRI, STEPHANIE TARANEH

Katrina Jordan, Presenter, testified that the lien amount was \$8,500 and City administrative costs totaled \$322.14. The City had agreed to the applicant's offer of \$322.14. The case related to a citation for which no appeal had been received.

Stephanie Jazayri agreed to the reduction.

Judge Purdy reduced the lien amount to \$322.14 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.

**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 1:18 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate