



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
LIEN REDUCTION  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
SEPTEMBER 15, 2022  
11:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Antonio Wood, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Gustavo Caracas, Code Enforcement Officer

**Respondents and witnesses**

CE06070641; CE16111185: Donna Gousse  
CE10040925: Sandra Beard  
CE22040198: Jack Lepselter  
CE21071063: Sebastian Jaramillo  
CE22050338: Jantzen Gonzalez  
CE21100782: Emel Onur  
CE22020032: Nicholas Rendingell  
CE22050393: Kenkway Chang  
CE22030933: Juan Medina

CE22020241: Brian Gottlieb  
CE08101899; CE16010833: Joseph Emmanuel  
CE-19120624; CE11022434: John Yohannan; Kathryn  
Jennison; Robert Nichols  
CE22050482; CE22060258; CE22070345: Josef Amir  
CE19051876: Jake Torres  
CE22030536: Eugene Dison  
CE19011086: Maria Lulu Gonzalez

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

The meeting was called to order at 11:42 A.M.

**Case: CE22050338**

736 NW 15 TER # 1-3  
MBA INVESTMENT GROUP II LLC

Katrina Jordan, Presenter, testified that the lien amount was \$2,600 and City administrative costs totaled \$355.88. The City was requesting \$1,300. The case related to a citation for which no appeal had been received.

Jantzen Gonzalez said the property was now a certified vacation rental. He requested a fine reduction.

Judge Purdy reduced the lien amount to \$1,300 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: CE22030933**

1308 SW 21 LN  
HOLLAND MOBILE HOME PARK LLC

Katrina Jordan, Presenter, testified that the lien amount was \$2,000 and City administrative costs totaled \$420.80. The City was requesting \$1,000. The case related to a citation for which no appeal had been received.

Juan Medina was present.

Judge Purdy reduced the lien amount to \$420.80 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: CE21071063**

636 NE 1 AVE  
626 FLAGLER LLC

Katrina Jordan, Presenter, testified that the lien amount was \$9,800 and City administrative costs totaled \$1,190.71. The City was requesting \$4,900.

Sebastian Jaramillo said the citation had been issued while the property was being sold. He requested a reduction to City costs.

Judge Purdy reduced the lien amount to \$4,900 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.

**Case: CE10040925**

528 SW 22 TER  
BEARD, SANDRA E

Katrina Jordan, Presenter, testified that the lien amount was \$401,200 and City administrative costs totaled \$489.95. The City was requesting \$40,120.

Sandra Beard said she had been unaware of the liens when she sold the property in 2021. Tenants had been occupying the property for years and never informed her of any notices. She stated a title search by the new buyer had revealed the liens. There was a mention of \$10,000 "in the event that there were any liens" in the closing statement. Ms. Hasan explained that Ms. Beard never changed the mailing address with the property appraiser, but Ms. Beard stated she had received the tax bill at her primary residence.

Judge Purdy reduced the lien amount to \$10,000 and Ms. Beard said she hoped the lien would be reduced to less than the escrowed amount because of her financial hardship.

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.

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

**Case: CE08101899**

1905 NW 16 CT  
JOSEPH, EMMANUEL

Katrina Jordan, Presenter, testified that the lien amount was \$456,800 and City administrative costs totaled \$627.95. The City was requesting \$30,000.

Joseph Emmanuel said the bank had taken over the property for three years after he lost it to foreclosure. While the bank controlled the property, it had not maintained it. Mr. Emmanuel had retained the property and addressed the violations himself.

Judge Purdy reduced the lien amount to \$1,000 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: CE16010833**

1905 NW 16 CT  
JOSEPH, EMMANUEL

Katrina Jordan, Presenter, testified that the lien amount was \$93,000 and City administrative costs totaled \$940.42. The City was requesting \$10,000.

Judge Purdy reduced the lien amount to \$940.42 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.

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

**Case: CE11022434**

2115 NE 37 DR # 236  
YOHANAN, SAMUEL D

Katrina Jordan, Presenter, testified that the lien amount was \$867,000 and City administrative costs totaled \$175. The City was requesting \$10,000.

Kathryn Jennison, attorney, said the owner was a combat veteran with a history of mental illness. He was currently homeless and John Yohannan, the owner's brother, wanted to sell the home to provide his brother with housing.

Judge Purdy reduced the lien amount to \$7,500 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: CE-19120624**

2115 NE 37 DR # 236  
YOHANAN, SAMUEL D

Katrina Jordan, Presenter, testified that the lien amount was \$115,500 and City administrative costs totaled \$1,369.55. The City was requesting \$20,000.

Judge Purdy reduced the lien amount to \$7,500 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.

The following two cases for the same property were heard together.

**Case: CE06070641**

312 NW 7 ST  
FIRST EBENEZER MISSIONARY  
CHRISTIAN CHURCH INC

Katrina Jordan, Presenter, testified that the lien amount was \$14,400 and City administrative costs totaled \$531.80. The City was requesting \$7,200.

Donna Gousse said passers-by dumped trash on the property. She requested the fines be reduced to 10% of the outstanding liens.

Judge Purdy reduced the lien amount to \$7,200 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: CE16111185**

312 NW 7 ST  
FIRST EBENEZER MISSIONARY  
CHRISTIAN CHURCH INC

Katrina Jordan, Presenter, testified that the lien amount was \$13,800 and City administrative costs totaled \$731.68. The City was requesting \$6,900.

Judge Purdy reduced the lien amount to \$6,900 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.

**Case: CE22020241**

1328 CORDOVA RD  
R.E.G. VINCENZO FAMILY LP

Katrina Jordan, Presenter, testified that the lien amount was \$7,800 and City administrative costs totaled \$499.48. The City was requesting \$3,900. The case related to a citation for which no appeal had been received.

Brian Gottlieb said the owners had not renewed the certificate timely and it had failed the first inspection. He said there had also been a delay getting reinspections.

Judge Purdy reduced the lien amount to \$2,500 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: CE19051876**

2607 FLAMINGO LN  
TORRES, CARLOS & ELIZABETH  
CARLOS TORRES TR ET AL

Katrina Jordan, Presenter, testified that the lien amount was \$13,000 and City administrative costs totaled \$1,955.74. The City was requesting \$3,900.

Jake Torres said the violations were against the prior owner, and he had promised to remediate them within six months of the closing but he had not. Mr. Torres said he had addressed the violation and brought the property into compliance. He offered \$1,955.74.

Judge Purdy reduced the lien amount to \$1,955.74 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.

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

**Case: CE22050482**

2590 NE 43 ST  
PRINS, JOHNATHAN WAYNE

Katrina Jordan, Presenter, testified that the lien amount was \$1,800 and City administrative costs totaled \$407.48. The City was requesting \$900. The case related to a citation for which no appeal had been received.

Josef Amir suspected that neighbors had actually caused the trash bin violation to harass them for this vacation rental. He said they were now selling the property.

Judge Purdy reduced the lien amount to \$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.

**Case: CE22060258**

2590 NE 43 ST  
PRINS, JOHNATHAN WAYNE

Katrina Jordan, Presenter, testified that the lien amount was \$3,200 and City administrative costs totaled \$413.08. The City was requesting \$1,600 and the applicant had offered \$500. The case related to a citation for which no appeal had been received.

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: CE22070345**

2590 NE 43 ST  
PRINS, JOHNATHAN WAYNE

Katrina Jordan, Presenter, testified that the lien amount was \$400 and City administrative costs totaled \$151.32. The City was requesting \$400.

Judge Purdy reduced the lien amount to \$400 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: CE21100782**

842 SW 11 CT  
ONUR, EMEL

Katrina Jordan, Presenter, testified that the lien amount was \$6,800 and City administrative costs totaled \$361.48. The City was requesting \$3,400.

Emel Onur said the rental agent had starting renting the property prior to obtaining all the licenses. She said she had offered \$3,400 but requested a further reduction to \$2,000.

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: CE22050393**

1233-1235 NE 6 AVE  
VONTIKOMMU, BHASKAR;  
MATHA, CHANDRASHEKARA ET AL

Katrina Jordan, Presenter, testified that the lien amount was \$7,200 and City administrative costs totaled \$420.80. The City was requesting \$3,600. The case related to a citation for which no appeal had been received.

Kenkway Chang described how one of the owners had mistakenly thought that his unit was fully licensed and how the management company had not notified him or taken action.

Judge Purdy reduced the lien amount to \$3,600 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: CE19011086**

3451 SW 20 CT  
GONZALEZ, MARIA LULU

Katrina Jordan, Presenter, testified that the lien amount was \$43,850 and City administrative costs totaled \$818.08. The City was requesting \$13,155.

Gustavo Caracas, Code Enforcement Officer, acted as interpreter for the owner, Maria Lulu Gonzalez. Ms. Gonzalez said the City informed her she needed engineering documents and she had removed the fence because she could not afford it. She had left the shed the neighbor gave her. She said she was unaware of the fines until she wanted to renovate her windows. Ms. Gonzalez stated she did not have the money to pay the fines and she was not working. Officer Caracas explained to Ms. Gonzalez that the Special Magistrate could only lower the fines to the City's costs.

Judge Purdy reduced the lien amount to \$818.08 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: CE22020032**

1209 GUAVA ISLE

RENDINELL, NICHOLAS JAMES

Katrina Jordan, Presenter, testified that the lien amount was \$4,000 and City administrative costs totaled \$361.48. The City was requesting \$2,000. The case related to a citation for which no appeal had been received.

Nicholas Rendinell said a friend had set up the vacation rental under her address. He had not received the notices at his home in Ohio. Mr. Rendinell had offered \$500.

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.

**Case: CE22040198**

548 NE 11 AVE  
NEPL2 LLC

Katrina Jordan, Presenter, testified that the lien amount was \$4,800 and City administrative costs totaled \$374.80. The City was requesting \$2,400. The case related to a citation for which no appeal had been received.

Jack Lepselter thanked the City for the reduction.

Judge Purdy reduced the lien amount to \$2,400 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: CE22030536**

2725 NE 21 AVE  
KRASNOVSKY, SERGEY

Katrina Jordan, Presenter, testified that the lien amount was \$1,450 and City administrative costs totaled \$414.14. The City was requesting \$580. The case related to a citation for which no appeal had been received.

Eugene Dison thanked the City for the reduction.

Judge Purdy reduced the lien amount to \$580 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-Appearence**

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 12:50 P.M.



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

ATTEST:



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