



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
LIEN REDUCTION
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
OCTOBER 20, 2022
11:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Monique Drake, Administrative Supervisor

Respondents and witnesses

CE22060260: Raul Bolufe; Michael Aleman
CE22070279: Andrea Phillips; Anita Johnson
CE22010871: Emerline Noel; Erica Noel Simeon
CE22050609: John Bennett
CE21031054: Alexander Pinacho

CE22040176; CE22030067: Michael Kehayas; Mihail
Kehagias; John Kehayas
CE22060754: Michael McGowan
CE22080465: Katya Hall
CE22060762: Leslie Roman

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

The meeting was called to order at 11:40 A.M.

Case: CE22060754

1511 NW 4 AVE
MR DEVELOPMENT COMPANY LLC

Monique Drake, Presenter, testified that the lien amount was \$2,600 and City administrative costs totaled \$519.46. The City was requesting \$1,300. This case related to a citation for which no appeal had been received.

Michael McGowan said they had deactivated the listing within two days and removed the tenant. He said he had been unaware of the appeal process and not received notification from the City until after the appeal deadline.

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: CE22060762

2350 SW 27 TER
HASTINGS, MARK; ROMAN, LESLIE

Monique Drake, Presenter, testified that the lien amount was \$4,200 and City administrative costs totaled \$361.48. The City was requesting \$2,100. This case related to a citation for which no appeal had been received.

Leslie Roman said the citation process was very confusing and she was unaware of the appeal process.

Judge Purdy reduced the lien amount to \$2,100 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: CE22030067

1117 NE 16 TER
KEHAYAS, MICHAEL

Monique Drake, Presenter, testified that the lien amount was \$1,700 and City administrative costs totaled \$680.08. The City was requesting \$850.

Michael Kehayas agreed to the reduction.

Judge Purdy reduced the lien amount to \$850 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: CE22040176

1117 NE 16 TER
KEHAYAS, MICHAEL

Monique Drake, Presenter, testified that the lien amount was \$8,600 and City administrative costs totaled \$361.48. The City was requesting \$4,300. This case related to a citation for which no appeal had been received.

Michael Kehayas said they thought they were in compliance because after receiving the citation he had changed the property to a monthly rental only.

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: CE22050609

916 SE 12 ST
CHEZ LEILANI LLC

Monique Drake, Presenter, testified that the lien amount was \$11,600 and City administrative costs totaled \$460.14. The City was requesting \$1,160. This case related to a citation for which no appeal had been received.

John Bennett requested a reduction to administrative fees. He said he had received a warning, not a citation, and as soon as he received it, he had hired someone to ensure the trash cans were not left out again.

Judge Purdy reduced the lien amount to \$1,160 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: CE22070279

708 NE 14 PL
JOHNSON, ANITA

Monique Drake, Presenter, testified that the lien amount was \$3,200 and City administrative costs totaled \$453.48. The City was requesting \$1,600. This case related to a citation for which no appeal had been received.

Anita Johnson agreed to the reduction.

Judge Purdy reduced the lien amount to \$453.48 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: CE22060260

319 SW 12 CT 1-3
CENTURION VENTURE GROUP LLC

Monique Drake, Presenter, testified that the lien amount was \$8,000 and City administrative costs totaled \$368.14. The City was requesting \$800. This case related to a citation for which no appeal had been received.

Michael Aleman agreed to the reduction.

Judge Purdy reduced the lien amount to \$800 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: CE21031054

917 ORANGE ISLE
PINACHO, ALEXANDER
PINACHO, TANIA

Monique Drake, Presenter, testified that the lien amount was \$8,600 and City administrative costs totaled \$452.95. The City was requesting \$4,300. This case related to a citation for which no appeal had been received.

Alexander Pinacho explained his mother had suffered a severe health issue during this time, and he was not aware of the violation right away.

Judge Purdy reduced the lien amount to \$2,602.95 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: CE22080465

1713 SW 4 CT
HALL, KATYA; HALL, ISSA ADDAE

Monique Drake, Presenter, testified that the lien amount was \$1,600 and City administrative costs totaled \$372.32. The City was requesting \$800. This case related to a citation for which no appeal had been received.

Katya Hall agreed to the reduction.

Judge Purdy reduced the lien amount to \$372.32 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: CE22010871

785 W EVANSTON CIR
NOEL, EMERLINE; NOEL-SIMEON, ERICA

Monique Drake, Presenter, testified that the lien amount was \$10,800 and City administrative costs totaled \$570.75. The City was requesting \$1,080.

Erica Noel Simeon discussed how the tenant had refused to leave and had threatened her.

Judge Purdy reduced the lien amount to \$570.75 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.

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 12:08 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate