



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
LIEN REDUCTION  
VIRTUAL HEARING  
ROSE-ANN FLYNN PRESIDING  
MAY 25, 2023  
12:00 PM**

**Staff Present:**

Victoria Ploysungvarl, Administrative Assistant  
Nadine Blue, Administrative Supervisor  
Bernstein Saimbert, Code Compliance Officer, interpreter

**Respondents and witnesses**

CE22110650: Maritza Rodriguez; Jorge Zuluaga; Lina Zuluaga  
CE23010656: Lian Baptiste  
CE22100429: Eranise Augustin  
CE23010154: Diego Ruiz Sandoval; Sandra Soto Sandoval  
CE21090090: Doug Neuhaus  
CE22110126: Averie Sheppard  
CE19091251: Juan Diego Robalino Sanchez  
CE22040382: Paola Villate; Alex Penaranda; Chris Kennedy  
CE22120183: Estefania Ramirez  
CE22020787: Maher Hanna  
CE22110347: Andrew Ferri  
BE21050003: Elka Keimel  
CE22020310: Eli Kadosh  
CE22100546: Vivian Stomel  
CE18090718: Michael Garcia Esq.  
CE20100589: Dror Gerges  
CE18050906: David Coven Esq.  
CE16050008: Juan Ruiz

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

The meeting was called to order at 2:15 P.M.

**Case: CE22110650**

19 SW 8 AVE  
HOME ZULUTION LLC

Nadine Blue, Presenter, testified that the lien amount was \$7,800 and City administrative costs totaled \$460.14. The City was requesting \$3,900. The case related to a citation for which no appeal had been received.

Maritza Rodriguez, the owners' daughter, acted as interpreter for her parents, Jorge Zuluaga and Lina Zuluaga. She said they had hired a property manager to bring the property into compliance but the manager was not competent. Ms. Rodriguez had become involved to resolve the issues. She said her parents were now doing a traditional rental on the property. She stated her parents were not aware there was an appeal process. She requested a reduction to administrative costs.

Ms. Flynn reduced the lien amount to \$1,100 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: CE23010656**

211 NE 16 AVE  
QUIST, NATASHA

Nadine Blue, Presenter, testified that the lien amount was \$3,800 and City administrative costs totaled \$407.48. The City was requesting \$1,900.

Lian Baptiste said she thought she had resolved the issues but later found out she had not. She said she had forgotten to correct a listing on one website but had done so as soon as she was aware that there was a violation.

Ms. Flynn reduced the lien amount to \$700 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: CE22100429**

472 E EVANSTON CIR  
AUGUSTIN, ERANISE H/E  
AUGUSTIN, JOCELYN

Nadine Blue, Presenter, testified that the lien amount was \$4,500 and City administrative costs totaled \$328.80. The City was requesting \$1,350. The case related to a citation for which no appeal had been received.

Bernstein Saimbert, Code Compliance Officer, acted as interpreter for the owner, Eranise Augustin. Ms. Augustin asked the reduced amount. When informed it was \$1,350, she said she could not afford it because she was not working. Ms. Flynn said to reduce it further, Ms. Augustin must understand that the violation must not recur. Ms. Augustin agreed.

Ms. Flynn reduced the lien amount to \$328.80 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: CE22110126**

1223 SW 15 AVE  
CILA, MICHAEL  
SHEPPARD, AVERIE

Nadine Blue, Presenter, testified that the lien amount was \$6,900 and City administrative costs totaled \$407.48. The City was requesting \$2,070. The case related to a citation for which no appeal had been received.

Averie Sheppard said they had relied on the tree company's advice that no permit was needed to remove the trees if they had a letter from an arborist. She said it had taken 56 days to get a response from the City. By the time they were informed by the City that they still needed a permit, it was 71 days later. As soon as they were aware, they had a permit within two days and had replace the trees within 30 days.

Ms. Flynn 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: CE19091251**

1381 SW 25 AVE  
ROBALINO, DIEGO  
SANCHEZ, TANIA

Nadine Blue, Presenter, testified that the lien amount was \$57,750 and City administrative costs totaled \$1,565.81. The City was requesting \$17,325.

Juan Diego Robalino Sanchez, the owners' son, said his parents had first allowed his uncle to live at the property but then rented it out. He said the tenant had not informed his parents of the mail notice of the violations and they had discovered the lien when trying to sell another property. He said as soon as his parents were aware of the violations they had acted to comply. Mr. Sanchez said his parents had mistakenly trusted the tenants to make them aware of any issues at the property.

Ms. Flynn reduced the lien amount to \$7,500 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: CE22040382**

1440-1441 NW 22 ST  
1440-1441 NW 22ND ST LLC

Nadine Blue, Presenter, testified that the lien amount was \$6,750 and City administrative costs totaled \$420.27. The City was requesting \$2,025. The case related to a citation for which no appeal had been received.

Chris Kennedy, owner, said their trash contractor had missed pickups at the property and they had needed to hire another contractor to fill in the gaps. He admitted they had just "missed the chance to appeal."

Paola Villate, operations manager, said they had provided invoices and emails showing they had paid outside vendors to keep the property clean.

Ms. Flynn reduced the lien amount to \$1,200 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: CE22120183**

1490 W STATE ROAD 84  
PORT EVERGLADES SERVICE STATION LLC

Nadine Blue, Presenter, testified that the lien amount was \$15,600 and City administrative costs totaled \$591.48. The City was requesting \$4,680. The case related to a citation for which no appeal had been received.

Estefania Ramirez said the tenant had been responsible for the violation and for cleanup. There was also confusion about who was responsible for an area adjacent to the nearby property. Ms. Ramirez said they had not filed an appeal because the citation was valid.

Ms. Flynn reduced the lien amount to \$3,500 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: CE22020787**

1640 NE 59 PL  
HANNA, MAHER

Nadine Blue, Presenter, testified that the lien amount was \$15,200 and City administrative costs totaled \$511.74. The City was requesting \$7,600. The case related to a citation for which no appeal had been received.

Maher Hanna said the violation was dated the day they closed on the property, because he had listed the property for rent before the sale, to get rentals as soon as possible. It had taken them approximately two months to obtain the certificate. He said they had many reservations, but no one had stayed at the property before they had the certificate. He explained that if they had canceled the reservations, they would have been out of business. Mr. Hanna said after they purchased the property, they had discovered open permits from a former owner and the contractor would not close the permits, so they had hired a new one.

Ms. Flynn reduced the lien amount to \$5,000 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: CE22110347**

1798 SE 25 AVE  
MARIETTA HOSPITALITY LLC  
CDN HOSPITALITY LLC

Nadine Blue, Presenter, testified that the lien amount was \$4,750 and City administrative costs totaled \$379.87. The City was requesting \$1,425. The case related to a citation for which no appeal had been received.

Andrew Ferri said they had purchased the home in December 2018 and hired an architect to draw up plans. When the COVID lockdown occurred in 2021, they had stayed in Canada and in September 2022 they had returned and discovered a large palm tree that was a hazard. He had received an estimate for the tree removal but never authorized the agent to do the work, but it had been done. Mr. Ferri described their efforts to pull a permit in early 2023 after attending a hearing and determining what must be done. He noted they had not received the first notice.

Ms. Flynn reduced the lien amount to \$900 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: CE22020310**

1941 NW 12 AVE  
E & R HOLDING GROUP LLC

Nadine Blue, Presenter, testified that the lien amount was \$42,600 and City administrative costs totaled \$544.42. The City was requesting \$12,780.

Eli Kadosh said they had not received the notice and the tenant had not alerted them to the notice. He said as soon as they were aware of the violation, it had been resolved within seven days. He said since the violation he had made it his responsibility, not the tenant's, to maintain the grass. Ms. Flynn noted there were other issues aside from the grass on the property, which Mr. Kadosh should have seen if he visited the property. Mr. Kadosh noted that during COVID, he could not be on the property and had not collected rent.

Ms. Flynn reduced the lien amount to \$3,500 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: CE22100546**

2606 GRACE DR  
STOMEL, JOSH & VIVIAN

Nadine Blue, Presenter, testified that the lien amount was \$10,600 and City administrative costs totaled 591.48. The City was requesting \$5,300. The case related to a citation for which no appeal had been received.

Vivian Stomel said the employee managing the property had neglected to renew the short-term rental certificate and not informed them of the notices. She reported they had recently hired a new property management company.

Ms. Flynn reduced the lien amount to \$1,800 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: CE20100589**

2740 NW 16 ST  
YAS HOLDINGS LLC

Nadine Blue, Presenter, testified that the lien amount was \$17,000 and City administrative costs totaled \$1,571.94. The City was requesting \$5,100.

Dror Gerges said they had needed to evict the tenant to comply the violations. He stated this owner had purchased the property with the additions.

Ms. Flynn reduced the lien amount to \$5,100 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: CE18050906**

2830 NE 60 ST  
9486-0764 QUEBEC INC

Nadine Blue, Presenter, testified that the lien amount was \$78,700 and City administrative costs totaled \$588.08. The City was requesting \$23,610.

David Coven Esq., the owner's attorney, said money was being held in escrow to pay the lien. He said the violations related to a prior owner, and the fines had accrued for two years while the bank held the property after foreclosure. As soon as his client purchased the property, he had addressed the violations and renovated the entire house.

Ms. Flynn reduced the lien amount to \$23,610 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: CE16050008**

2900 NE 30 ST #D-8  
1927 TRUST

Nadine Blue, Presenter, testified that the lien amount was \$108,800 and City administrative costs totaled \$633.02. The City was requesting \$32,640.

Ms. Flynn reduced the lien amount to \$8,000 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: CE18050906**

2900 NE 30 ST #D-8  
1927 TRUST

Nadine Blue, Presenter, testified that the lien amount was \$108,800 and City administrative costs totaled \$633.02. The City was requesting \$32,640.

Juan Ruiz said the fines were from an open permit from a prior owner. The owners lived in Italy and had made their CPA the responsible party, but she had not addressed the violations when notified. The owner had discovered the violations when they tried to sell the property. Mr. Ruiz had addressed the violations in three weeks.

Ms. Flynn reduced the lien amount to \$8,000 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: BE21050003**

1801 NE 62 ST #222  
DALESSO, PETER  
BAXTER, JACOB

Nadine Blue, Presenter, testified that the lien amount was \$6,150 and City administrative costs totaled \$1,118.60. The City was requesting \$1,845.

Elka Keimel, realtor, read a statement from the owner, Peter D'Alesso, who said he had hired an expediter, who informed him she would take care of the fine, but she had not. He had been in Massachusetts when the notices were sent to his homes in New Jersey or Florida. Ms. Keimel said they became aware of the lien when the owner tried to sell the property. She said money had been put in escrow for the lien.

Ms. Flynn reduced the lien amount to \$1,845 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: CE18090718**

2649 NE 27 AVE  
D'LESSIO, VALENTINA

Nadine Blue, Presenter, testified that the lien amount was \$59,600 and City administrative costs totaled \$633.55. The City was requesting \$17,880.

Michael Garcia Esq., the owner's attorney, said the owner had pulled a fence permit but had not done the work or closed the permit. She found the fines when she tried to sell the property.

Ms. Flynn reduced the lien amount to \$15,000 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: CE23010154**

805 SW 22 AVE  
RUIZ SANDOVAL, DIEGO D  
SANDOVAL SOTO, SANDRA

Nadine Blue, Presenter, testified that the lien amount was \$6,600 and City administrative costs totaled \$407.48. The City was requesting \$3,300. The case related to a citation for which no appeal had been received.

Ms. Flynn reduced the lien amount to \$3,300 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.

**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 3:57 P.M.

  
Special Magistrate

ATTEST:  
  
CLERK, SPECIAL MAGISTRATE