



# SPECIAL MAGISTRATE LIEN REDUCTION VIRTUAL HEARING AGENDA

MAY 25, 2023

**12:00 P.M.**

**MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:**

<https://www.fortlauderdale.gov/sm>

ROSE-ANN FLYNN  
PRESIDING

If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.



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LIEN REDUCTION HEARING

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CASE NO: CE22110650  
CASE ADDR: 19 SW 8 AVE  
OWNER: HOME ZULUTION LLC  
PRESENTER: NADINE BLUE

VIOLATION: 15 272.(A)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE  
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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CASE NO: CE23010656  
CASE ADDR: 211 NE 16 AVE  
OWNER: QUIST, NATASHA  
PRESENTER: NADINE BLUE

VIOLATION: 15-278(7)  
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET  
THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE  
NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE.

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CASE NO: CE22100429  
CASE ADDR: 472 E EVANSTON CIR  
OWNER: AUGUSTIN, ERANISE H/E  
AUGUSTIN, JOCELYN  
PRESENTER: NADINE BLUE

VIOLATION: 24-27.(b)  
THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION  
DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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18 1.

THERE ARE UHAUL BOXES PILED UP ON THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47 39.A.1.b. (6) (b)

THERE IS OUTDOOR STORAGE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: A SOFA CHAIRS, BINS OF UNKNOWN ITEMS, AND OTHER UNKNOWN BULK ITEMS BEING STORED OUTSIDE OF THE PROPERTY.

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CASE NO: CE23010154  
CASE ADDR: 805 SW 22 AVE  
OWNER: RUIZ SANDOVAL, DIEGO D  
SANDOVAL SOTO, SANDRA  
PRESENTER: NADINE BLUE

VIOLATION: 15 272.(A)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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CASE NO: CE21090090  
CASE ADDR: 1007-1009 CITRUS ISLE #1-2  
OWNER: HOTTENROTT, FRANK  
PRESENTER: NADINE BLUE

VIOLATIONS: 24 27.(b)  
THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION

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9 305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47 34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A METAL PIECE OF DUCTWORK AND WHAT APPEARS TO BE PLYWOOD BOARDS UNDER THE CARPORT. WHICH IS A NON PERMITTED LAND USE IN RD 15 ZONING PER ULDR

9 306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA HAS STAINING AND AREAS WHERE IT MAY REQUIRES REPAIR.

9 278 (e)

THERE ARE WINDOWS THAT ARE COMPLETELY COVERED BY STORM SHUTTERS FOR 1007 AND 1009.

9 308 (a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

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CASE NO: CE22110126  
CASE ADDR: 1223 SW 15 AVE  
OWNER: CILA, MICHAEL  
SHEPPARD, AVERIE  
PRESENTER: NADINE BLUE

VIOLATION: 47 21.15.A  
THREE TREES REMOVED WITHOUT FIRST OBTAINING REQUIRED PERMIT

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CASE NO: CE19091251  
CASE ADDR: 1381 SW 25 AVE  
OWNER: ROBALINO, DIEGO  
SANCHEZ, TANIA  
PRESENTER: NADINE BLUE

VIOLATION: 18 4(c)  
THERE ARE DERELICT VEHICLES ON THE PROPERTY, AT THE REAR AND FRONT OF THE DWELLING WHICH ARE VISIBLE FROM THE RIGHT OF WAY.

47 34.4 B.1.  
THERE ARE DERELICT VEHICLES BEING OPENLY PARKED/STORED OVERNIGHT ON THIS RS 8 ZONED PROPERTY.

9 304(b)  
THERE ARE VEHICLES PARKED ON THE REAR AND IN THE FRONT LAWN AREA.

9 305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9 306  
EXTERIOR OF STRUCTURE IN NEED OF MAINTENANCE, DIRTY PAINT.

9 308(a)  
BLUE TAR ON THE ROOF, INDICATING THAT THE ROOF IS IN DISREPAIR.

9 308(b)  
ROOF IS NOT BEING MAINTAINED IN A SAFE, SECURE MANNER AND IS NOT GOOD CONDITION.

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CASE NO: CE22040382  
CASE ADDR: 1440-1441 NW 22 ST  
OWNER: 1440-1441 NW 22ND ST LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 18 1.  
THERE ARE TWO DUMPSTER OVERFLOWING WITH TRASH AND TRASH, TRASH BAGS AND FURNITURE ON THE GROUND AROUND THE DUMPSTERS) AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A

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BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47 19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DOORS ARE BROKEN AND THERE IS TRASH AND DEBRIS ON THE GROUND OF THE ENCLOSURE.

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CASE NO: CE22120183  
CASE ADDR: 1490 W STATE ROAD 84  
OWNER: PORT EVERGLADES SERVICE STATION LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 18 12.(A)  
THERE IS A TRASH, RUBBISH AND DEBRIS ON THIS REAR OF PROPERTY AND/OR ITS SWALE.

9 305(A)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT OF WAY AT THE REAR OF THIS LOCATION.

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CASE NO: CE22020787  
CASE ADDR: 1640 NE 59 PL  
OWNER: HANNA, MAHER  
PRESENTER: NADINE BLUE

VIOLATIONS: 15 272.(A)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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CASE NO: CE22110347  
CASE ADDR: 1798 SE 25 AVE  
OWNER: MARIETTA HOSPITALITY LLC  
CDN HOSPITALITY LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 47 21.15.A  
THREE TREES REMOVED WITHOUT FIRST OBTAINING REQUIRED PERMIT

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CASE NO: BE21050003  
CASE ADDR: 1801 NE 62 ST #222  
OWNER: DALESSO, PETER  
BAXTER, JACOB  
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK  
ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE  
FOLLOWING MANNER BUT NOT LIMITED TO:STRUCTURAL AND FLOORING.

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CASE NO: CE22020310  
CASE ADDR: 1941 NW 12 AVE  
OWNER: E & R HOLDING GROUP LLC  
PRESENTER: NADINE BLUE

VIOLATION: 18 12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY  
AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE CE 19110709  
WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 23, 2020 WHERE  
THE MAGISTRATE RULED IN FAVOR OF THE CITY.

9 280(h) (1)  
THE FENCE SURROUNDING THE PROPERTY IS NOT BEING MAINTAINED IN A NEAT  
AND WELL-KEPT APPEARANCE. WOODEN FENCE IN DISREPAIR, MISSING SLATS  
AND NORTH SIDE IS BENDED TOWARDS THE SIDEWALK.

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9 305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER CASE CE 19110709 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 23, 2020 WHERE THE MAGISTRATE RULED IN FAVOR OF THE CITY.

9 305 (a)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE IS OVERGROWTH OF WEEDS ENROACHING INTO THE RIGHT OF WAY, SIDEWALK AND STREET.

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CASE NO: CE22100546  
CASE ADDR: 2606 GRACE DR  
OWNER: STOMEL, JOSH & VIVIAN  
PRESENTER: NADINE BLUE

VIOLATIONS: 15 281. (a)  
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

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CASE NO: CE18090718  
CASE ADDR: 2649 NE 27 AVE  
OWNER: D' LLESSIO, VALENTINA  
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
18021760 BFENCEW SF ERECT WOOD FENCE W/ 3 GATES

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CASE NO: CE20100589  
CASE ADDR: 2740 NW 16 ST  
OWNER: YAS HOLDINGS LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2010)105.1  
THE PROPERTY HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK  
ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, IN  
THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ENCLOSED ROOM, BATHROOM INSTALLED INCLUDING BUT NOT LIMITED  
TO STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING.

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CASE NO: CE18050906  
CASE ADDR: 2830 NE 60 ST  
OWNER: 9486-0764 QUEBEC INC  
PRESENTER: NADINE BLUE

VIOLATIONS: 8-91.(C)  
THE PERMITTED MOORING STRUCTURE/BOAT LIFT AT THE  
REAR OF THIS PROPERTY HAS BEEN ALTERED BY ADDING A  
WOOD RAMP SECTION WHICH PROTRUDES OUT INTO THE  
WATERWAY. THIS ALTERATION IS UNPERMITTED AND  
UNSAFE.

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CASE NO: CE18050906  
CASE ADDR: 2900 NE 30 ST #D-8  
OWNER: 1927 TRUST  
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
MECHANICAL PERMIT #03091729 (APT 8D REPL 1.5 TON A/C)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.