



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>ST</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
APRIL 13, 2021  
8:30 A.M.**

**Staff Present:**

Christina Chaney, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Porshia Williams, Code Compliance Manager  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney

**Respondents and witnesses**

CE17101374: Tuwana Arscott; Minnie June  
CE19020898, CE19031986, CE20071032: Stephen Zimmerman

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

The meeting was called to order at 8:35 A.M.

**Lien Reduction Hearings**

**Case: CE17101374**

1317 NW 7 CT  
HILL, WILBERT SR

Notice was mailed to the owner via first class mail on 4/5/2021. Katrina Jordan, Presenter, testified that the lien amount was \$72,775 and City administrative costs totaled \$1,481.46. The applicant had offered \$500 and the City was requesting \$3,000.

Tuwana Arscott said the deceased owner's children had been unaware of the violations. She confirmed they were selling the property to satisfy debts. Ms. Arscott said a mentally challenged sibling had been living at the property. Ms. Flynn said the sale contract stipulated that the buyer would pay off the lien but Ms. Arscott said this was not true.

Minnie June said the buyer had agreed to bring any open violations into compliance. She indicated the sibling who had lived in the property had cause the violations. Ms. June agreed to the reduction to \$3,000.

Ms. Flynn 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: CE19020898**

2760 SW 2 ST  
OMBUES INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 3/24/2021. Katrina Jordan, Presenter, testified that the lien amount

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was \$10,300 and City administrative costs totaled \$607.46. The applicant had offered \$607.46 and the City was requesting \$1,545. For all three cases, the City was requesting \$7,182.50.

Stephen Zimmerman, attorney, said the property owner lived in Uruguay and had a property manager. He stated the owners had neglected to call for reinspection once the violations were in compliance. The trash violations had also recurred by the time the inspector returned. He requested a lien reduction.

Ms. Flynn reduced the lien amount to \$1,545 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: CE19031985**

2760 SW 2 ST

OMBUES INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 3/24/2021. Katrina Jordan, Presenter, testified that the lien amount was \$29,250 and City administrative costs totaled \$1,159.46. The applicant had offered \$1,159.46 and the City was requesting \$4,387.50.

Ms. Flynn reduced the lien amount to \$4,387.50 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: CE20071032**

2760 SW 2 ST 1-4

OMBUES INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 3/24/2021. Katrina Jordan, Presenter, testified that the lien amount was \$5,250 and City administrative costs totaled \$600.64. The applicant had offered \$600.64 and the City was requesting \$1,250.

Ms. Flynn reduced the lien amount to \$1,250 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 Complied**

The below listed cases were complied 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:

CE21020154

### **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:

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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 11:23 A.M.

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Special Magistrate

ATTEST:

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Clerk, Special Magistrate