



CITY OF FORT LAUDERDALE

**MEETING MINUTES  
CITY OF FORT LAUDERDALE  
NUISANCE ABATEMENT BOARD MINUTES  
CITY HALL, CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
THURSDAY, DECEMBER 10, 2020, 7:00 P.M.**

**Cumulative Attendance  
3/2020 through 2/2021**

<u>Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
John Forman, Chair	P	5	0
Howard Elfman, Vice Chair	P	4	0
Glen Lindsay (arr. 7:17)	P	5	0
Robert Phaneuf (arr. 7:08)	P	4	0
Joel Slotnick	P	5	0

**Staff Present**

Detective Paul Maniates, Liaison  
Bruce Jolly, Board Attorney  
Don Londeree, Assistant City Attorney  
Joyce Hair, Board Clerk  
Brigitte Chiappetta, Recording Secretary, Prototype Inc.

**Communication to the City Commission**

None.

**Index**

<u>Item No.</u>	<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
4.	20-09-02	3031 West Commercial Boulevard, Hometown Studio Hotel – Status Hearing	2

**Purpose:** Promote, protect, and improve the health, safety, and welfare of the citizens by imposing administrative fines and other non-criminal penalties in order to provide an equitable, expeditious, effective, and inexpensive method of enforcing ordinances under circumstances when a pending, or repeated violation continues to exist.

**1. Call meeting to order; Pledge of Allegiance**

The meeting was called to order at 7:06 p.m. and the Pledge of Allegiance was recited.

**2. Roll call; witnesses sign log; swearing in**

Roll was called and witnesses were sworn in at this time.

**3. Approval of minutes for December 10, 2020**

**Motion** made by Mr. Slotnick, seconded by Mr. Elfman, to approve last meeting's minutes. In a voice vote, the **motion** passed unanimously.

Mr. Phaneuf joined the meeting at 7:08 p.m.

**Cases**

**4. Case Number 20-09-02  
3031 West Commercial Boulevard  
Hometown Studio Hotel**

- **Status Hearing**

Detective Maniates stated that the property owner was mailed notice of tonight's meeting on December 16, 2020. There have been 44 Police-related incidents over the last 30 days, none of which were nuisance-related. He continues to monitor the property and remain in contact with the general manager.

The hotel had approximately eight to ten guests removed from the property during the last 30 days. The Police detail coordinator has advised Det. Maniates that staff is monitoring who comes onto the property. An increase of calls during daytime hours has occurred over the past two weeks, although there are no issues of note related to these calls. Hotel management had called the Police over a dozen times in this period, which Det. Maniates characterized as positive so the Police can address problems. He was in favor of this type of cooperation.

Det. Maniates continued that he has received an email from the property manager of Summer Lake Estates, which is adjacent to the hotel, regarding trash and shopping carts across the street from the hotel at a gas station. He has reached out to the hotel manager, who agreed to contact the gas station manager and assist with this issue. Det. Maniates recommended that the hotel advise its guests not to take shopping carts from neighboring businesses. He noted that the hotel manager was very cooperative on this matter.

The property is in compliance at this time. Det. Maniates recommended a status hearing in February 2021.

Vice Chair Elfman requested additional information on the continuing status hearings when the property is in compliance. Attorney Jolly explained that the Police have jurisdiction over the property for one year from the first order is issued. Historically, the

owners or managers of problem properties have been asked to come back on a monthly basis for a status hearing in order to hear the Police report as well as any other complainants. In some instances, the monitoring period has been shortened or lengthened.

Chair Forman requested clarification of the nature of the 44 non-nuisance-related calls. Det. Maniates stated that the reasons for these calls included larceny, suspicious incidents, 911 "hang-ups," trespassing, domestic disturbances, and medical calls.

Mr. Lindsay joined the meeting at 7:18 p.m.

Zak Colangelo-Trenner, attorney for the property owner, stated that the hotel expects to be issued permits for its gate by the following week. Assistant City Attorney Don Londeree recommended that property representatives continue to contact the City to secure permits.

## **5. Adjournment**

The next Board meeting will be February 11, 2021. It is possible that the Board may resume meeting in City Hall, although members have the option of continuing to meet via Zoom.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:24 p.m.

[Minutes prepared by K. McGuire, ProtoType, Inc.]