



CITY OF FORT LAUDERDALE

**MEETING MINUTES  
CITY OF FORT LAUDERDALE  
NUISANCE ABATEMENT BOARD MINUTES  
CITY HALL, CITY COMMISSION CHAMBERS  
100 NORTH ANDREWS AVENUE  
THURSDAY, SEPTEMBER 16, 2021, 7:00 P.M.**

**Cumulative Attendance  
3/2021 through 2/2022**

| <u>Members</u>     | <u>Attendance</u> | <u>Present</u> | <u>Absent</u> |
|--------------------|-------------------|----------------|---------------|
| John Forman, Chair | P                 | 3              | 0             |
| Glen Lindsay       | P                 | 3              | 0             |
| Robert Phaneuf     | P                 | 2              | 1             |
| Joel Slotnick      | A                 | 2              | 1             |

**Staff Present**

Detective Paul Maniates, Liaison  
Joyce Hair, Board Clerk  
Don Londeree, Assistant City Attorney  
Lisa Tayar, Recording Secretary, Prototype, Inc.

**Communication to the City Commission**

None.

| <u>Index<br/>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           |
| 5.                        | 21-08-02           | 2935 North Federal Highway, America’s Best – Evidentiary 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 7:00 p.m. and the Pledge of Allegiance was recited.

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

Any witnesses were sworn in at this time.

## **3. Approval of minutes for June 10, 2021**

**Motion** made by Mr. Lindsay, seconded by Mr. Phaneuf, to approve. In a voice vote, the **motion** passed unanimously.

## **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 hearing on August 31, 2021. There have been 98 Police-related incidents over the last 90 days, one of which was nuisance-related. The general manager of the hotel continues to update him on any issues occurring on the property.

While Police jurisdiction ends on October 15, 2021, Det. Maniates may recommend extending this jurisdiction for three to six additional months, as he is concerned that once the detail is terminated, a spike in activity may occur. The property is currently in compliance. Det. Maniates recommended a status hearing for the month of October 2021.

It was asked if there has been communication from neighbors of the subject property. Det. Maniates replied that he had received no emails from these neighbors.

### **5. Case Number 21-08-02 2935 North Federal Highway America's Best**

- **Evidentiary Hearing**

Det. Maniates reported that the property owner was mailed legal notice of tonight's meeting on August 27, 2021. He met with the owner at the property on September 12, 2021 to discuss the issues to be addressed. The owner was cooperative and hopes to bring his property into compliance. He has stipulated to a number of case recommendations.

The subject property is a 50-room hotel located south of Oakland Park Boulevard on the west side of North Federal Highway. To the north of the property, there are five additional apartment units that are occupied by the owner, employees, and maintenance

staff. Police-related activities over the last six months totaled 122, 10 of which were nuisance-related. These included purchases of crack cocaine, heroin, and methamphetamine. On July 21, a search warrant was conducted for three rooms of the property.

The owner has agreed to the following Police recommendations:

- File a No Trespass affidavit with the Fort Lauderdale Police Department and post No Trespass signs on the property within 14 days, thereafter enforcing all trespassing laws
- Clearly display two 16x20 signs stating that the property is under the jurisdiction of the Nuisance Abatement Board (NAB) and monitored by the Fort Lauderdale Police Department within 14 days and throughout the duration of the jurisdiction
- Install and maintain exterior lighting on the front, rear, and sides of the building within 30 days
- Repair all fencing surrounding the property within 60 days and maintain the fencing in good order
- Maintain the property free of debris and trash
- Ensure that no persons loiter in the parking lot, common areas, or all sides of the property
- Trespass of any and all people arrested on the property for nuisance abatement-related crime, and prohibit anyone who has been arrested from returning to the property
- Evict any tenant guest responsible for any nuisance-related crime
- Maintain tenant guest information, including photo ID, and make this information available to the Fort Lauderdale Police Department upon request
- Pay 25% of the total investigative cost of \$6935.95, which equals \$1973.99, prior to the NAB meeting of October 14, 2021
- If any of the above items are not compliant within the time frame set forth, a fine not to exceed the amount of \$250 per day per item will be imposed each day of noncompliance
- Owner or property representative will appear before the NAB on October 14, 2021, and all scheduled NAB meetings for the duration of the jurisdiction, unless notified otherwise by the investigative Detective
- NAB will retain jurisdiction of the property for one year from the date of this order

**Motion** made by Mr. Lindsay, seconded by Mr. Phaneuf, to find that the property is a nuisance and to bring it under the jurisdiction of the Nuisance Abatement Board. In a roll call vote, the **motion** passed unanimously.

**Motion** made by Mr. Lindsay, seconded by Mr. Phaneuf, to adopt the recommendations from the Department. In a voice vote, the **motion** passed unanimously.

## **6. Board Discussion**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:20 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

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