



## City of Fort Lauderdale

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**Chairman**

John Forman

**Vice Chair**

Joel Slotnick

**Members:**

Glen Lindsay

Robert Phaneuf

**Alternates:**

Vacant

Vacant

c/o Fort Lauderdale Police Department  
1300 West Broward Boulevard  
Fort Lauderdale, Florida 33312

**Nuisance Abatement Board**  
**Thursday, October 14, 2021 7:00PM**

**City Hall, City Commission Chambers 1<sup>st</sup> Floor**  
**100 North Andrews Avenue**

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

To view the meeting or speak on an agenda item, please click the link below:

**<https://www.fortlauderdale.gov/government/NAB>**

1. Call meeting to order, Pledge of Allegiance
2. Roll call; witnesses sign log; swearing in
3. Approval of minutes for September 9, 2021
4. Case Number 20-09-02, 3031 West Commercial Blvd, Hometowne Studios Hotel  
Status Hearing
5. Case Number 21-08-02, 2935 North Federal Highway, America's Best  
Status Hearing
6. Board Discussion

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.

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS. Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any 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. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you. Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

**Next meeting November 11, 2021**



CITY OF FORT LAUDERDALE

**DRAFT  
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 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.]

**CITY OF FORT LAUDERDALE  
NUISANCE ABATEMENT BOARD**

**NOTICE OF STATUS HEARING**

**IN THE MATTER OF:**

**CASE NO.: 20.09.02**

**Hometowne Studios**

Business Name

**3031 West Commercial Blvd.**

Business Address

**Fort Lauderdale, FL 33309**

City, State, Zip

**DW CL C LLC**

Owner

**6115 Camp Bowie Blvd.**

Owner's Address

**Fort Worth, TX 76116**

City, State, Zip

Pursuant to §2-256 of the Fort Lauderdale Municipal Code of Ordinance, you are hereby notified that a Status Hearing will be conducted before the Fort Lauderdale Nuisance Abatement Board virtually on October 14, 2021 at 7:00 p.m., to determine compliance with the Order of the Nuisance Abatement Board dated October 15, 2020 on property owned by DW CL C LLC, located at 3031 West Commercial Blvd., Fort Lauderdale, FL 33309 known as Hometowne Studios and legally described as WILLIAM A TRUEMAN PLAT 137-31 B POR OF PAR B DESC AS COMM NW COR SAID PLAT,E 458.43,S 281.02 TOPOB E 155.30,S 230.41,W 164, SW 13.11,NW 251,N 233.07,E 258.40 TO POB.

All parties, which include the complainant, owners, tenants, or persons having control or possession of the subject property, shall have the right during the scheduled hearing to be represented by counsel, or present evidence in support of their respective positions, to submit rebuttal evidence, and to conduct cross examination.

~~All questions regarding requests for negotiations and the prosecution of this case shall be directed to Don Londeree, at the Fort Lauderdale City Prosecutor's Office at 954-828-4549. Any procedural questions or attendance conflicts shall be directed to Sgt. Michael Gaffey, the Nuisance Abatement Board Liaison, at 954-828-6622 or Investigative Detective Paul Maniates at 954-828-6632. Failure to attend may result in an Order being issued adverse to your interest.~~

If a person decides to appeal any decision of the Fort Lauderdale Nuisance Abatement Board with respect to any matter considered at the scheduled hearing, he/she will need a record of the proceedings for such purpose and may ensure that a verbatim record of the proceedings is recorded by the property owner/appellant providing a court reporter, which record shall include testimony and evidence upon which the appeal is to be based.

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

Please govern yourself accordingly.

By: Supt 28, 2021  
Joyce Hair

Date: Joyce Hair

**CITY OF FORT LAUDERDALE  
NUISANCE ABATEMENT BOARD**

**INSTR # 116797560**  
Recorded 10/15/20 at 10:49 AM  
Broward County Commission  
3 Page(s)  
#1

**FINDINGS OF FACT**  
**CONCLUSIONS OF LAW AND ORDER**

**IN THE MATTER OF:**

**CASE NO.: 20.09.02**

Hometowne Studios Hotel  
Business Name

3031 West Commercial Blvd  
Business Address

Fort Lauderdale, FL  
City, State, Zip

DW CL V LLC  
Owner

6115 Camp Bowie Blvd  
Owner's Address

Fort Worth, Texas 76116  
City, State, Zip

Pursuant to Fort Lauderdale City Ordinances §§2-255 and 2-256, this cause came on for a public hearing on October 8, 2020, after due notice to the Owner(s) and Operator(s), to determine whether a nuisance exists on real property owned by DW CL V LLC, located at 3031 West Commercial Blvd., Fort Lauderdale, FL, known as Hometowne Studios Hotel and legally described as, WILLIAM A TRUEMAN PLAT 137-31 B POR OF PAR B DESC AS:COMM NW COR SAID PLAT,E 458.43,S 281.02 TOPOB E 155.30,S 230.41,W 164, SW 13.11,NW 251,N 233.07,E 258.40 TO POB and hereinafter referred to as "subject property," and the owner of the property having appeared through council Zak Colangelo-Trenner.

The Nuisance Abatement Board, based upon the factual stipulation of owner's attorney, Zak Colangelo-Trenner thereupon issues its Findings of Facts, Conclusions of Law and Order as follows:

I. Findings of Fact:

On or about the following dates August 31, 2020, August 26, 2020, and August 27, 2020, the subject property was the site of the following unlawful and illegal activities: aggravated battery involving a firearm occurred, using a confidential informant twenty dollars, \$20.00 worth of crack cocaine was purchased and a search warrant was conducted.

II. Conclusions of Law:

The subject property is hereby found to be a public nuisance under Fort Lauderdale City Ordinances §§2-255 and 2-256 as it has, on more than two occasions, been the site of unlawful activities.

III. Order:

1. The owner will file a No Trespass Affidavit with the Fort Lauderdale Police Department and post No Trespassing signs on property within fourteen (14) days and thereafter enforce trespassing laws.
2. The owner will clearly display, within fourteen (14) days and for the duration of jurisdiction, two signs measuring 16"x20" stating that the property is under the jurisdiction of the Nuisance Abatement Board and is being monitored by the Fort Lauderdale Police Department. Placement will be directed by the detective.
3. The owner will install and maintain exterior lighting on the front, rear and sides of the building (according to all City of Fort Lauderdale Code requirements) within (30) days. Placement will be directed by the detective.
4. The owner will repair all fencing surrounding the property (according to all City of Fort Lauderdale Code requirements) within (60) days and maintain the fencing in good order.
5. The owner will maintain the property free of debris and trash.
6. The owner will ensure that no person(s) loiter in the parking lot, common areas and all sides of the property.
7. The owner will provide a copy of the current business tax license within fourteen (14) days.
8. The investigative costs total a dollar amount of \$3,016.02. The owner(s) is assessed 50% of this amount plus expenses which equals \$1,528.01. This cost will be held in abeyance at this time.
9. If any of the above listed items are not complied with within the time frame set forth, a fine in the amount of \$250.00, per day, per item, not to exceed \$250.00 per day, will be imposed for each day of non-compliance.
10. The owner(s) or representative of the property will appear before the Nuisance Abatement Board at the November 12, 2020 and all scheduled Nuisance Abatement Board meetings for the duration of jurisdiction, unless notified by the investigative Detective.
11. The Nuisance Abatement Board will retain jurisdiction over the property for a period of (1) year, from the date of this order.

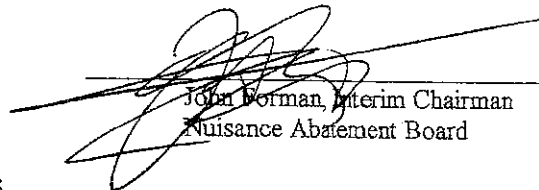
This Order assessing investigative costs and imposing fine shall be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, and once recorded SHALL CONSTITUTE A LIEN against the property upon which the nuisance(s) exist(s) and may be subject to foreclosure proceedings, pursuant to Section 893.138, Florida Statutes.

Upon complying, the Respondent(s) shall notify Sgt. Michael Gaffey the Nuisance Abatement ~~Liaison~~ at 954-828-6622 or Investigative Detective Paul Maniates at 954-828-6632 who shall verify compliance or non-compliance. Any fine imposed by the Nuisance Abatement Board shall continue to accrue until compliance is confirmed by the Liaison.

If a person decides to appeal any decision of the Fort Lauderdale Nuisance Abatement Board with respect to any matter considered at the scheduled hearing, he/she will need a record of the proceedings for such purpose and may ensure that a verbatim record of the proceedings is recorded by the property owner/appellant providing a court reporter, which record shall include testimony and evidence upon which the appeal is to be based.

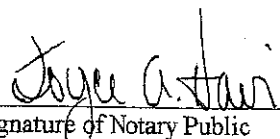
If you desire auxiliary services to assist in viewing or hearing the Nuisance Abatement meeting or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you.

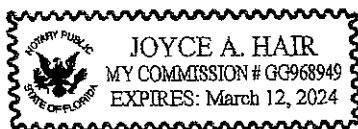
DONE AND ORDERED this 14th day of October, 2020.


  
\_\_\_\_\_  
John Forman, Interim Chairman  
Nuisance Abatement Board

STATE OF FLORIDA       §  
  §  
COUNTY OF BROWARD   §

The foregoing instrument was acknowledged before me this 14th day of October, 2020 by John Forman, who is personally known to me and who did not take an oath.

  
\_\_\_\_\_  
Signature of Notary Public



  
\_\_\_\_\_  
Typed/Printed Name of Notary Public

Notary Public State of Florida  
My Commission Expires:

**CITY OF FORT LAUDERDALE  
NUISANCE ABATEMENT BOARD**

**INSTR # 117625270**  
Recorded 09/30/21 at 11:04 AM  
Broward County Commission  
3 Page(s)  
#1

**FINDINGS OF FACT**  
**CONCLUSIONS OF LAW AND ORDER**

**IN THE MATTER OF:      CASE NO.: 21-08-02**

America's Best Inns  
Business Name

2935 N Federal Hwy  
Business Address

Fort Lauderdale, FL 33306  
City, State, Zip

Fairwinds Motel Inc  
Owner

2935 N Federal Hwy  
Owner's Address

Fort Lauderdale, FL 33306  
City, State, Zip

Pursuant to Fort Lauderdale City Ordinances §§2-255 and 2-256, this cause came on for a public hearing on September 16, 2021, after due notice to the Owner(s) and Operator(s), to determine whether a nuisance exists on real property owned by Fairwinds Motel Inc, located at 2935 N Federal Highway, Fort Lauderdale, FL 33306 known as America's Best Inns and legally described as CORAL RIDGE PROPERTIES 28-8 B LOT 4 N1/3 OF S/2, LOT4 S2/3 OF N1/2, and hereinafter referred to as "subject property."

The Nuisance Abatement Board, based upon the factual stipulation of property owner Sandeep Patel, thereupon issues its Findings of Facts, Conclusions of Law and Order as follows:

I.      Findings of Fact:

On or about the following dates on or about April 1, 2021, April 8, 2021, April 29, 2021, July 6, 2021, July 8, 2021, July 13, 2021, July 20, 2021 and July 21, 2021, the subject property was the site of the following unlawful and illegal activities: Two hundred and forty dollars (\$240) worth of crack cocaine, forty dollars (\$40) worth of heroin and forty dollars (\$40) worth of methamphetamine was purchased.

II.      Conclusions of Law:

The subject property is hereby found to be a public nuisance under Fort Lauderdale City Ordinances §§2-255 and 2-256 as it has, on more than two occasions, been the site of unlawful activities.

III. Order:

1. The owner will file a No Trespass Affidavit with the Fort Lauderdale Police Department and post No Trespassing signs on property within fourteen (14) days and thereafter enforce trespassing laws.
2. The owner will clearly display, within fourteen (14) days and for the duration of jurisdiction, two signs measuring 16"x20" stating that the property is under the jurisdiction of the Nuisance Abatement Board and is being monitored by the Fort Lauderdale Police Department. Placement will be directed by the detective.
3. The owner will install and maintain exterior lighting on the front, rear and sides of the building (according to all City of Fort Lauderdale Code requirements) within (30) days. Placement will be directed by the detective.
4. The owner will repair all fencing surrounding the property (according to all City of Fort Lauderdale Code requirements) within (60) days and maintain the fencing in good order.
5. The owner will maintain the property free of debris and trash.
6. The owner will ensure that no person(s) loiter in the parking lot, common areas and all sides of the property.
7. Trespass warnings of any and all people arrested on the property for nuisance abatement related crime will be required of the owner(s). The owner(s) will prohibit anyone who has been arrested from returning to the property.
8. The owner will evict any tenant/guest responsible for any nuisance related crime.
9. The owner will maintain tenant/guest information, including picture ID and make this information available to the Fort Lauderdale Department upon request.
10. The investigative costs total a dollar amount of \$6935.95. The owner(s) is assessed 25% of this amount plus expenses which equals \$1973.99.
11. If any of the above listed items are not complied with within the time frame set forth, a fine in the amount of \$250.00, per day, per item, not to exceed \$250.00 per day, will be imposed for each day of non-compliance.
12. The owner(s) or representative of the property will appear before the Nuisance Abatement Board at the October 14, 2021 and all scheduled Nuisance Abatement Board meetings for the duration of jurisdiction, unless notified by the investigative Detective.
13. The Nuisance Abatement Board will retain jurisdiction over the property for a period of (1) year, from the date of this order.

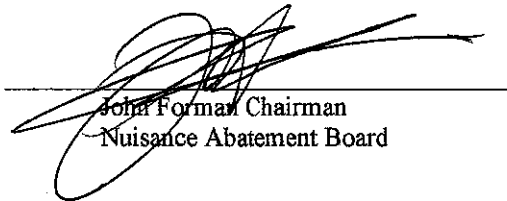
This Order assessing investigative costs and imposing fine shall be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Broward County, and once recorded SHALL CONSTITUTE A LIEN against the property upon which the nuisance(s) exist(s) and may be subject to foreclosure proceedings, pursuant to Section 893.138, Florida Statutes.

Upon complying, the Respondent(s) shall notify Sgt. Todd Jackson, the Nuisance Abatement ~~Liaison~~ at 954-828-6622 or Investigative Detective Paul Maniates at 954-828-6632 who shall verify compliance or non-compliance. Any fine imposed by the Nuisance Abatement Board shall continue to accrue until compliance is confirmed by the Liaison.

**If a person decides to appeal any decision of the Fort Lauderdale Nuisance Abatement Board with respect to any matter considered at the scheduled hearing, he/she will need a record of the proceedings for such purpose and may ensure that a verbatim record of the proceedings is recorded by the property owner/appellant providing a court reporter, which record shall include testimony and evidence upon which the appeal is to be based.**

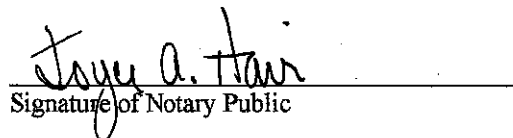
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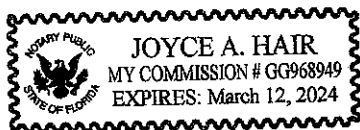
DONE AND ORDERED this twenty ninth day of September, 2021.

  
\_\_\_\_\_  
John Forman Chairman  
Nuisance Abatement Board

STATE OF FLORIDA      §  
   §  
COUNTY OF BROWARD   §

The foregoing instrument was acknowledged before me this twenty ninth day of September 2021 by John Forman, who is personally known to me and who did not take an oath.

  
\_\_\_\_\_  
Signature of Notary Public



Joyce A. Hair  
Typed/Printed Name of Notary Public

Notary Public State of Florida  
My Commission Expires: