



CITY OF FORT LAUDERDALE

**MEETING MINUTES
CITY OF FORT LAUDERDALE
NUISANCE ABATEMENT BOARD
FIRE STATION 2 – 528 NW 2ND STREET, 3RD FLOOR
FORT LAUDERDALE, FLORIDA 33311
THURSDAY, JULY 11, 2024, 7:00 P.M.**

Cumulative

Committee Members	January-December 2024		
	Attendance	Present	Absent
Joel Slotnick, Chair	P	5	0
Glen Lindsay, Vice Chair	P	5	0
Avigdor Pemper	P	3	2
Chris Smith	A	4	1

Staff Present

Detective Carlton Smith
Don Londeree, Assistant City Attorney
Joyce Hair, Board Clerk
Karen Cruitt, Recording Secretary, Prototype, Inc.

Communication to the City Commission

None.

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<u>Item No.</u>	<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
4.	23-10-04	1010 NE 17 th Avenue, Speedy’s – Status Hearing	2
5.	24-03-02	101 SW 31 Avenue – Rainbow Market Status Hearing	3

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

Chair Slotnick called the meeting to order at 7:03 p.m. and the Pledge of Allegiance was recited.

2. Roll call; witnesses sign log; swearing in

Roll was called and it was noted a quorum was present.

3. Approval of Minutes for May 9, 2024

Motion made by Vice Chair Lindsay, seconded by Mr. Pemper, to approve. In a roll call vote, the **motion** passed unanimously.

Witnesses were sworn in at this time.

Cases

Detective Carlton Smith requested that the Board hear a brief update the property located at 3081 NW 19th Street. The Board's jurisdiction over this property ended in June 2024, but the Board did not meet during that month.

Ms. Hair stated that she met with the property owner and provided him with the Board's compliance document, which would be recorded in order to remove liens from the property. The owner had requested that she communicate his feedback to the Board. He was very enthusiastic about the experience and wished to thank Detective Jameson Jones, Detective Smith, and Ms. Hair for helping him bring his property into compliance. He felt the experience, while a challenge in the beginning, had been helpful not only to him but to the entire mall property on 19th Street and the community at large.

The following Item was taken out of order on the Agenda.

5. Case Number 24-03-02 101 SW 31 Avenue Rainbow Market

- **Status Hearing**

Detective Smith reported that there have been 15 calls for service during the last 60 days, none of which were nuisance-related. He visited the store on July 10, 2024, at which time three of the six required No Parking signs were still missing. The signs were also missing in June 2024 when he visited the property.

May Kahook, property manager, stated that one new No Parking sign is expected to be posted later in the week, and two additional signs were posted on each end of the building. M.D. Islam, representing the Rainbow Market, advised that one sign was stolen.

Detective Smith continued that he has not received any reports from the property since June 25, 2024. Ms. Kahook replied that she has been sending these reports via email and requested confirmation of their receipt.

Detective Smith continued that he had visited the property the previous day and everything looked good, although trash cans were overflowing. Mr. Islam stated that

people living in nearby apartments were throwing away their trash in the store's cans. Ms. Kahook added that the City will not allow the store to move the trash cans.

Detective Smith also noted an individual in one of the photographs taken at the property, recalling that the individual has been present at other times when he has visited the property. He had advised the person that he needed to leave the property. Mr. Islam stated that the person has been trespassed from the property. Assistant City Attorney Don Londeree explained that when a person has been trespassed, the business should call the Police if they see him on the property.

There was further discussion of the trespassed individual, with Detective Smith stating that if the Police are called again, they should be informed that the person needs to go to jail, as he has been warned several times against coming onto the property. Attorney Londeree recommended showing the Police video footage of the individual on the property and pointing out that he has been trespassed from it. Ms. Kahook advised that the business regularly calls the Police Department's non-emergency number.

6. Case Number 23-10-04
1010 NE 17th Avenue
Speedy's
• **Status Hearing**

Detective Smith stated that there have been 18 calls for service during the past 60 days, none of which were nuisance-related. These included patrol-initiated property checks. The store has been clean.

Detective Smith continued that there have been issues with a dumpster next to the property. He noted that at night, there have been individuals "hanging out" by the dumpster, which belongs to the nearby TD Bank.

Detective Smith continued that when he approached the individuals at the dumpster, one of them was found to be selling narcotics. He cautioned that if people continue to congregate in the area, leaving trash near the dumpster, there will be more unwanted activity.

Chair Slotnick asked if it could be useful to reach out to TD Bank's corporate office if the branch location is part of the problem. Mohammed Haroon, representing Speedy's, stated that he previously met with TD Bank and another store owner to alert them of the situation. The manager of the bank branch had indicated the activity was beyond the bank's control.

Any individuals not sworn in at the beginning of the meeting were sworn in at this time.

David Dayan, owner of the property located next to Speedy's at 1068 NE 17th Avenue, stated that he lives in the surrounding neighborhood and visits the property regularly. He advised that the same people are usually present in the area, and he felt the individuals

working at Speedy's did not object to their presence. He concluded that the manager and employees of Speedy's did not seem to be calling the Police. Mr. Haroon stated that he did not agree with this characterization of the subject property, and asserted that steps are being taken to deter activity.

Detective Smith asked where drug deals are being made on the property. Mr. Dayan replied that these were in the general area between Speedy's and another business, as well as "around the corner."

Detective Smith pointed out that a great deal of the unwanted activity on the Speedy's property has been addressed, particularly since video gambling machines have been removed. Mr. Dayan confirmed that he is much happier with less activity on the property, but reiterated that some individuals are always in the area.

Ms. Hair asked if Mr. Dayan has called the Police regarding the unwanted activity. Mr. Dayan replied that he has not. Detective Smith emphasized that this is now a Police issue and encouraged Mr. Dayan to call the Police non-emergency number when he sees people congregating on the property.

Bob Nichols, president of the Villa Medici Homeowners' Association, explained that this neighborhood is adjacent to the subject property. He explained that while walking 17th Avenue near Speedy's, he has seen crime as well as drug paraphernalia.

Mr. Nichols continued that he felt Speedy's allows people to congregate there, and asserted that other non-corporate businesses in the area seem to be committed to discourage unwanted activity. He felt it was not sufficient for Speedy's to keep its property clean, and stated that the business does not seem to make an effort to discourage loitering.

Detective Smith advised that he has been by the property several times and does not see people hanging out there. He pointed out that some of the individuals may be customers of the store. Mr. Nichols stated that he did not believe customers left the property after making a purchase, but continued to remain on the site. He added that individuals also congregate on the property after hours.

Mr. Nichols stated that as president of the homeowners' association, he is in charge of approving the sales and rental of properties. He asserted that buildings located near the area occupied by Speedy's are less expensive, as few people want to live or conduct business there. Detective Smith explained that conditions have improved significantly since the Nuisance Abatement Board (NAB) has had jurisdiction over the site.

Mr. Nichols continued that he would like employees at Speedy's to call the Police when people congregate there. While he has called the Police himself, by the time the Police arrive the individuals have seen them coming and gone elsewhere. Ms. Hair noted that

12 of the calls regarding Speedy's since the last NAB meeting were patrol-initiated property checks.

Rose Marie Mather, private citizen, stated that she is a resident of 17th Avenue. She confirmed that there has been a difference in the subject property since it has been under the NAB's jurisdiction, but emphasized that improvements are "not finished." She advised that drug-related activity continues both in and around Speedy's.

Ms. Mather reported that she has seen drug dealers and homeless individuals at the store, reiterating that they appeared to be welcomed by the business. She felt the store should have cameras in place.

Detective Smith pointed out that there are 16 cameras in the store. Ms. Mather asserted that the individuals welcomed by the store are not there as customers, and that the store appears to be sheltering individuals involved in drug-related activity. She expressed concern for the well-being of her neighborhood.

Mr. Pemper asked if there are any off-duty Police patrols of the neighborhood. Ms. Mather replied there are none. There was discussion of security efforts undertaken by neighborhoods and businesses, such as a decommissioned Police vehicle or a flashing light. Ms. Mather concluded that the clientele at Speedy's differs from the clientele at other nearby businesses.

Fiona Johnson, private citizen, stated that she is concerned for the safety of her son walking to and from school due to the prevalence of homeless persons and drug-related activity in the area. She advised that this activity has not stopped, but now happens outside Speedy's on the side of the building near the dumpster, as well as in the parking lot, rather than in the store.

Ms. Johnson continued that when Police come to the site, the individuals congregating there go elsewhere on 17th Avenue as well as into the nearby neighborhoods. She concluded that residents of the neighborhood need Speedy's to address the issues taking place there.

Detective Smith reiterated that TD Bank and not Speedy's is the owner of the dumpster, and reiterated that he planned to speak to the manager and/or corporate office. He explained that if individuals are not on the store property, this is outside the Board's jurisdiction and is a Police issue. He encouraged individuals with concerns to call the Police when individuals congregate on other properties.

Mr. Pemper asked why the Board cannot bring the bank property under its jurisdiction. Detective Smith replied that there must be arrests in order for the Board to take jurisdiction of a property.

Mr. Pemper asked how the Board knew crimes had been committed at Speedy's when that location was brought under NAB jurisdiction. Detective Smith replied that there were calls for service and reports of activity which resulted in arrests by the Police.

Detective Smith continued that calls made regarding activity at the dumpster would need to be specific, identifying the dumpster as being on the property of TD Bank. He felt that if the bank moved the dumpster, this would address a good deal of the activity.

Chair Slotnick asked if TD Bank has posted signage on the property. Detective Smith confirmed that there is a No Trespassing sign on the bank property.

Michael Albetta, president of the Lakewood Civic Association, asserted that there are ongoing problems with the subject property. He felt this is because the property owner is not a good landlord and does not care who rents his property.

Mr. Albetta continued that the Lakewood Civic Association works with the Police Department, including individual Officers who attend their board meetings. He concluded that the Association wants a better neighborhood, and felt if the store is closed, there would not be any more problems.

Chair Slotnick commented that TD Bank seems to be part of the problem at the site. Detective Smith replied that this is an unknown problem for the bank, as there is no one present at night. Chair Slotnick asserted that TD Bank needs to be contacted immediately at the branch and/or corporate level if necessary, as the issues on their property are affecting other businesses and residents in the area.

Detective Smith confirmed that he also saw the dumpster as an area where drug-related and homeless congregation occur, and again urged members of the public to call the Police when they see unwanted activity there. He added that they should specify the TD Bank address when making these calls, as this will put the address on file when arrests are made and could help bring the bank under NAB jurisdiction.

Detective Smith suggested that residents of the surrounding community could approach the bank with their concerns. Attorney Londeree further clarified that the Police Department attends neighborhood meetings in areas where problems occur, and proposed that a representative of the bank could also be invited to attend these meetings.

7. Board Discussion

It was noted that there will be no Board meeting in August. The next meeting will be September 12, 2024.

There being no further business to come before the Board at this time, the meeting was adjourned at 8:32 p.m.

Nuisance Abatement Board

July 11, 2024

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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.]