



CITY OF FORT LAUDERDALE

**MEETING MINUTES  
CITY OF FORT LAUDERDALE  
NUISANCE ABATEMENT BOARD  
FIRE STATION #2, 528 NW 2<sup>ND</sup> STREET  
FORT LAUDERDALE, FLORIDA  
THURSDAY, FEBRUARY 12, 2026, 7:00 P.M.**

**Cumulative**

<b>Committee Members</b>	<b>January-December 2026</b>		
	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Joel Slotnick, Chair	P	2	0
Glen Lindsay , Vice Chair	A	1	1
Marc Dickerman	P	2	0
Avigdor Pemper	P	2	0
Laurent Thibault	P	1	0

**Staff Present**

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

**Communication to the City Commission**

None.

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<b><u>Item No.</u></b>	<b><u>Case Number</u></b>	<b><u>Respondent</u></b>	<b><u>Page</u></b>
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6.	25-09-03	2935 N. Federal Hwy, America’s Best Motel Status Hearing	3
7.	20-09-02	3031 W. Commercial Blvd, Hometown Studios Status Hearing	3
8.	26-01-02	1300 NW 6 <sup>th</sup> Street, NADA Market Evidentiary 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 7:00 p.m. 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 January 8, 2026**

**Motion** made by Mr. Dickerman, seconded by Mr. Pemper, to accept. In a voice vote, the **motion** passed unanimously.

Ms. Hair recognized that tonight is the final Board meeting for both Chair Slotnick and Vice Chair Glen Lindsay, and thanked them for their years of service and dedication to the City.

Chair Slotnick welcomed new Board member Laurent Thibault. He also introduced Cornell Nichols, who will join the Board in March.

All individuals planning to speak at tonight's meeting were sworn in at this time.

**Cases**

**4. Case Number 25-01-02**

**831 NW 6<sup>th</sup> Street**

**Four Corners**

- **Status Hearing**

Detective Carlton Smith reported that there were 10 calls for service during the last 30 days, including calls for trespassing and disturbances. None were nuisance-related. The property remains clean and compliant during the day; however, once the business has closed, individuals have begun to congregate on the property once again. Police patrols will drive by the property after hours to ensure it remains compliant.

**5. Case Number 25-05-02**

**427 W. Sunrise Blvd.**

**Shop and Save**

- **Status Hearing**

Detective Smith stated that there have been four calls for service in the last 30 days, including a hit-and-run resulting in death, a disturbance, and a report of lewd and lascivious behavior. The store remains clean and compliant.

**6. Case Number 25-09-03**  
**2935 N. Federal Hwy**  
**America's Best Motel**  
• **Status Hearing**

Detective Smith advised that there have been 18 calls for service in the past 30 days, eight of which were made by hotel staff. Calls addressed suspicious incidents, domestic disturbances, and assault. The owner remains in contact with the Detective on a regular basis. The property is clean and compliant.

**7. Case Number 20-09-02**  
**3031 W Commercial Blvd.**  
**Hometown Studios**  
• **Status Hearing**

Detective Smith reported that there have been 23 calls for service in the past 30 days, 11 of which were made by hotel staff. The calls included for civil and domestic matters, found property, and one medical call. A stabbing occurred on the property and a suspect was recently apprehended. Due to improvements on the property, the Police detail will no longer be required going forward, although this may be revisited if issues arise.

**Motion** made by Mr. Dickerman, seconded by Mr. Thibault, to accept suspension of Police Officers. In a roll call vote, the **motion** passed 4-0.

Robert Powell, proprietor of Hometown Studios, advised that the individual involved in the stabbing was a visitor of a resident and had been trespassed twice from the property; however, as he had returned as a guest of the resident, staff had believed no action could be taken. Assistant City Attorney Don Londeree explained that once an individual has been trespassed, they are not permitted to return.

**8. Case Number 26-01-02**  
**1300 NW 6<sup>th</sup> Street**  
**NADA Market**  
• **Evidentiary Hearing**

Detective Smith stated that NADA Market is a small convenience store which has received complaints from residents of the surrounding area. Individuals loiter inside and outside the store both day and night and impact the clientele.

Since August 1, 2025 there have been 47 calls for service on the property for reasons related to narcotics, assaults, larcenies, disturbances, trespassing, shootings, and Police information calls. The store was robbed at gunpoint in June 2025.

Qualifying incidents include:

- August 12, 2025: confidential informant purchased \$20 worth of flakka on the property; individual arrested on the property was also in possession of crack cocaine
- August 27, 2025: individual was arrested on the property for possession of narcotics, including crack cocaine and flakka
- February 3, 2026: confidential informant purchased \$20 worth of flakka and crack cocaine; dealer was arrested on the property

Detective Smith showed photographs of the property, noting that loitering is common in and outside the store. He noted that he is working with the City of Fort Lauderdale to fence off a lot beside the property, as individuals cut through that area. He acknowledged that there is little that can be done to address the public sidewalk unless there is a blockage.

Police recommendations for the property include:

- Shortening the store's 24/7 open hours to 6 a.m. until midnight; this will be recommended at the March 2026 Nuisance Abatement Board (NAB) meeting unless there has been a significant decline in nuisance-related activities
- Owner will maintain a trespass affidavit on file with the Fort Lauderdale Police Department (FLPD) and will post authorized No Trespassing signs on all sides of the property within 10 days
- No parking allowed in the rear dumpster area; only garbage trucks will be permitted there
- Owner will clearly display, within seven days and for the duration of the NAB's jurisdiction, up to four FLPD-issued 16x20 Nuisance Abatement signs stating that the property is under the Board's jurisdiction and is being monitored by the FLPD; one sign must be at the front of the property, with the other three to be placed as recommended by the investigating Detective
- Owner will ensure that no persons loiter on all sides of the store, inside the store, or on the NADA Market property during all business hours, including the rear alley and dumpster area; owner will call FLPD to remove any trespassers as needed
- Owner will provide and install, within the next 14 days, four 10x14 signs on all four sides of the building stating No Loitering, Standing, or Sitting
- Front door of the business will be replaced within 30 days
- Within 30 days, owner will install and maintain a minimum of one exterior surveillance camera on each side of the property, as well as a minimum of one interior surveillance camera capturing the entry and exit of the business and the counter area and one interior camera focused on the cashier behind the register; the cameras will monitor and record activity at these areas; cameras will be maintained according to all City of Fort Lauderdale Code requirements; exterior surveillance camera will be mounted and positioned at strategic locations to ensure that all activity outside the business on the property is monitored/recorded; surveillance video will be made available to the Police Department during all

business hours and can be used for any purpose the Police Department desires; relevant camera coverage will be verified by the investigating Detective

- Owner will maintain all exterior security lighting on all sides of the building in accordance with Fort Lauderdale Code requirements; the lighting will be illuminated from dusk until dawn
- Owner will remove any narcotic paraphernalia being sold from the store immediately; this includes but is not limited to glass rose stems, rolling papers, brassos or choreboys, all other pipes and smoking instruments, scales, weed/spice grinders, and items containing CBD and THC
- Owner will cease use of and immediately remove any gaming machines from the establishment
- Owner will ensure every customer purchasing alcohol and/or tobacco products show their identification and verify that they meet legal requirements
- Owner will maintain the property free of trash and debris
- Owner will remove all large window signs blocking the windows and front door
- FLPD Police detail is strongly suggested during the recommended hours of 11 p.m. to 2 a.m. Wednesday nights through Saturday nights; this policy will be reviewed in 30 days
- Owner will conduct property checks at the location no less than once weekly and will email the investigating Detective to advise on the status of compliance with each item on this Order, as well as any nuisance-related activity, trespasses, and any other concerns; will include photos of the location at the time of inspection; no less than one inspection per month shall occur during nighttime hours
- The total dollar amount of investigative costs is \$2,269.79; the owners are assessed 50% of this total, which equals \$1,134.90; this cost is to be paid prior to the March 2026 NAB meeting; if no meeting occurs in March, it must be paid prior to the next scheduled NAB meeting; the Board will waive the remaining balance of \$1,134.90 of investigative costs if the owner complies with the Board's order within the specified time frame; if the owner fails to comply within that time frame, the remaining 50% of investigative costs will be assessed
- If any of the above-listed items are not complied with within the specified time, a fine in the amount of \$250/day per item, not to exceed \$250/day, will be imposed each day of noncompliance
- Owner will appear before the NAB on March 12, 2026, or, if no meeting occurs, at the succeeding NAB meeting for a status hearing
- The property will remain under the jurisdiction of the MAB for a period of one year

Makeshia Corprun, representing NADA Market, stated that a new survey of the site is underway so a fence can be installed there to enclose the area. There is currently a lack of clarity regarding the property line for an abutting City-owned property. Detective Smith added that he has also reached out to Code Compliance to fence off a lot on the west side which is owned by the City's Community Redevelopment Agency (CRA). He advised that he would work with Ms. Corprun to advocate for fencing this area.

Detective Smith reiterated that the recommendations include removal of gaming machines, as they contribute to people congregating at the property. Ms. Corprun advised that the owner of the business has indicated he will retain an attorney with regard to this recommendation.

**Motion** made by Mr. Dickerman, seconded by Mr. Thibault, that we find NADA a nuisance under the nuisance abatement regulations. In a roll call vote, the **motion** passed 4-0.

**Motion** made by Mr. Dickerman, seconded by Mr. Thibault, to accept the recommendations of the Detective. In a roll call vote, the **motion** passed 4-0.

Mr. Dickerman suggested that the store's cashier maintain a log of calls for Police service on the property in order to distinguish between calls made from the business and those made from others.

Ms. Corprun advised that the business owner also expressed concern with an incident captured on camera in which Police brutality was alleged at the property. The property received its nuisance notification shortly following this incident. Detective Smith recalled that the incident occurred in the aftermath of a drug purchase that was made on the property.

Mr. Thibault asked if it would be possible for the store to position a camera for surveillance of the gaming machines. Detective Smith reiterated that the machines attract congregation inside the store, which deters customers from entering the building to make purchases. He emphasized that the machines constitute entertainment and do not bring in money for the business.

Chair Slotnick emphasized that the Board's jurisdiction is intended to help the business succeed. He added that Detective Smith and FLPD Staff will not make unnecessary recommendations and will work with the individuals under Board jurisdiction.

Attorney Londeree advised that the property's representatives should inform Ms. Hair once an attorney has been retained, and she will provide the Assistant City Attorney's information so the two counsels may make contact. He confirmed that today's meeting is legally binding and the business will be required to remove the gaming machines in accordance with the Police recommendations.

Chair Slotnick noted that a member of the public wished to address the Board at this time.

David Johnson, private citizen, stated that there has been an ongoing disturbance from a property located at 2165 NW 19 Street. The property is occupied by a business which plays excessively loud music; when Police are called, the volume is lowered, but it is raised once again after the Police leave the property. He has reached out to the Mayor's office as well as the office of Fort Lauderdale City Commissioner Dr. Pamela Beasley-Pittman to make them aware of the issue. He has also spoken with a Police Captain who

recommended that he attend tonight's meeting to make the Board aware of the problem. He emphasized that the music is detrimental to his health and the problem is ongoing.

Attorney Londeree explained that this issue is outside the oversight of the NAB, as the City's nuisance abatement process requires an investigation before the Board may take any action. He recommended that Mr. Johnson provide his information to Detective Smith, who can look into the issue and determine if it can be brought before the Board.

## **9. Board Discussion**

Chair Slotnick thanked the Board members, Police, and Staff for their service to the City during his tenure.

Ms. Hair advised that there will be neither a Chair nor a Vice Chair at the March 12, 2026 meeting due to the conclusion of these two members' terms. Mr. Dickerman volunteered to serve as Acting Chair (A/Chair) for the March meeting. New Board officers will be elected at the April 2026 meeting.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:54 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.]