



CITY OF FORT LAUDERDALE

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

Cumulative

Committee Members	January-December 2026		
	Attendance	Present	Absent
Marc Dickerman	P	3	0
Cornell Nichols	P	1	0
Avigdor Pemper	P	3	0
Laurent Thibault	P	2	0

Staff Present

Detective Carlton Smith
Assistant City Attorney Don Londeree
Joyce Hair, Board Clerk

Communication to the City Commission

None.

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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 7:03 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.

Motion made by Mr. Pemper, seconded by Mr. Thibault, to nominate Marc Dickerman as the Chair. In a roll call vote, Mr. Dickerman was unanimously elected as Acting Chair (A/Chair).

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

3. Approval of Minutes for February 12, 2026

Motion made by Mr. Thibault, seconded by Mr. Pemper, to approve the minutes. In a roll call vote, the **motion** passed unanimously (4-0).

Cases

4. Case Number 25-01-02

831 NW 6th Street

Four Corners

- **Status Hearing**

Detective Carlton Smith reported that since the February 2026 meeting, there have been 10 calls for service on the property. He has spoken with the business owner, who had previously indicated it has been difficult at times to clear individuals from the property upon closing. He noted that the last time he drove past the property, he had seen significant improvement on this front.

The following Items were taken out of order on the Agenda.

6. Case Number 25-09-03

2935 N. Federal Hwy

America's Best Motel

- **Status Hearing**

Detective Smith advised that there have been 31 calls for service on the property over the past 30 days, nine of which were made by hotel staff. None of the calls were nuisance-related; however, he stated that he would like to see fewer calls. Calls included suspicious incidents, disturbances, and a minor car accident.

Shawn Patel, representing America's Best Motel, stated that more than half of the calls not made by employees came from two rooms. After one week, he had removed the individuals from the rooms.

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

- **Status Hearing**

Detective Smith reported that there have been seven calls for service in the past 30 days. The property is in good condition.

**8. Case Number 26-01-02
1300 NW 6th Street
NADA Market**

- **Status Hearing**

Detective Smith stated that there have been nine calls for service over the past 30 days, including suspicious individuals, disturbances, and a hit-and-run. He has spoken several times with representatives of the property. A new front door has been installed.

Detective Smith noted that while he had received a photograph from the store showing that gambling machines had been removed, he had visited the property shortly thereafter and found they were back. He has spoken with the owner once more and the machines were again removed. They were still gone when he visited the property on Wednesday, March 11, 2026.

Detective Smith reviewed incidents in which he had dispersed individuals congregated in the area behind the store and expressed concern with the proximity of the store's restroom to its office and storage room.

Detective Smith also recalled that the store was instructed to remove several items of drug-related paraphernalia from its shelves. He showed a video of the storage room which included several of these items. A No Trespassing sign was ripped from the wall on the property.

Detective Smith advised that while these are relatively minor items, they can cause the property to fall out of compliance. He emphasized that if the gambling machines are returned to the property again, he would recommend a fine. He also noted that the surrounding area, including 13 Avenue between 5 Street and 6 Street, is very dark. He has requested that the City install more lights in the area. The Police Department is also working to determine a solution to individuals congregating on the public sidewalk near the store.

Nakeshia Corpu, representing NADA Market, emphasized that the vacant lot located at 1306 NW 6 Street, which is next door to the subject property, constitutes a problem. She has been in contact with the City over this issue, as individuals continue to congregate in that area.

Ms. Corpu continued that another issue is compliance with gates. She did not know if the City can close off a parking area, and traffic cones are not effective. She has spoken with the City's Zoning Department, which has indicated they will provide a survey. Detective Smith requested that Ms. Corpu share the survey with him when it is received.

Detective Smith continued that another potential issue is the need for a Police detail at the property, which is difficult to provide due to spring break. He suggested that it may be possible for the property to find a private security guard for roughly one month. He also noted that lights on the property should be on at all times, including at night.

Mr. Pemper requested additional information on the fencing off of the parking area. Detective Smith explained that the City does not want to spend the money on a gate, and the owner is working to determine if they can fence off the property's parking area. It is also not clear whether the area behind the store is considered a parking area or a loading dock. A/Chair Dickerman suggested that Ms. Corpu reach out to City Commissioner Dr. Pamela Beasley-Pittman's office for additional assistance.

5. Case Number 25-05-02

427 W. Sunrise Blvd.

Shop and Save

- **Status Hearing**

It was noted that no representative of the subject property was present at the meeting, although they were provided notice. Assistant City Attorney Don Londeree advised that it is left to the Board's discretion to determine whether or not this constitutes noncompliance. It was determined that no action would be taken at this time.

9. Board Discussion

There being no further business to come before the Board at this time, the meeting was adjourned at 7:30 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.]