



CITY OF FORT LAUDERDALE

**CITY OF FORT LAUDERDALE  
 NUISANCE ABATEMENT BOARD MINUTES  
 CITY HALL, CITY COMMISSION CHAMBERS  
 100 NORTH ANDREWS AVENUE  
 THURSDAY, SEPTEMBER 13, 2018 7:00 P.M.**

<b><u>Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance 3/2018 through 2/2019</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Don Karney, Chair	P	4	0
John Forman	P	3	0
Lorraine Saunders	P	4	0
Gustav Schmidt	A	2	2
Bob Wolfe	P	4	0

**Staff Present**

Det. Paul Maniates, Liaison  
 Don Londeree, Assistant City Attorney  
 Joyce Hair, Board Clerk  
 Bruce Jolly, Board Attorney  
 Brigitte Chiappetta, Recording Clerk, Prototype Inc.

**Communication to the City Commission**

None.

<b><u>Index Item No.</u></b>	<b><u>Case Number</u></b>	<b><u>Respondent</u></b>	<b><u>Page</u></b>
<b>4.</b>	<b>17-08-03</b>	941 NE 62 <sup>nd</sup> Street, Pinecrest Plaza, Status Hearing	<b>2</b>
<b>5.</b>	<b>18-06-01</b>	501 West Sunrise Blvd., 501 Plaza Status Hearing	<b>2</b>
<b>6</b>	<b>18-08-02</b>	1500 NW 6 <sup>th</sup> Street, Sistrunk Market Evidentiary Hearing	<b>3</b>
		Board Discussion	<b>5</b>

**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.

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

There were no witnesses to swear in.

## **3. Approval of Minutes for July 12, 2018**

**Motion** made by Mr. Wolfe, seconded by Mr. Forman, to approve the minutes of the Board's July 12, 2018 meeting as presented. In a voice, the motion passed unanimously.

### **Cases:**

- 4. Case No. 17-08-03  
941 NE 62 Street, Pinecrest Plaza  
Owner: Pinecrest AP, LLC / Andrew Perkins  
Status Hearing**

Det. Maniates reported on the status of the Pinecrest Plaza. Police related activities over the past sixty (60) days totaled 35. None were nuisance related. Five (5) were from the address and thirty (30) were the rest of the property. Last month Det. Maniates reported on two (2) arrests made last month at a business called The Studio related to prostitution. The owner of the Plaza took immediate action, and the business has closed down. The property is in compliance, and jurisdiction on the property ends on October 4, 2018. Det. Maniates thanked the owner, Andrew Perkins, for his complete cooperation and Cheers business owner Shaun Chase, who kept him updated throughout the year.

Det. Maniates recommended jurisdiction be terminated.

Chair Karney opened the matter to the public. Seeing no comment, he closed the public hearing and turned to the Board for comment.

**Motion** made by Mr. Wolfe, seconded by Ms. Saunders, to end jurisdiction. In a voice, the motion passed unanimously.

- 5. Case Number 18-06-01  
501 West Sunrise Blvd., 501 Plaza  
Owner: Bernard Charisol  
Status Hearing**

Det. Maniates stated calls for service over the past sixty (60) days totaled six (6), with one nuisance related. The nuisance report related to a black male selling drugs, but no one was there upon arrival.

The Peacekeeper was at the location for over a week. The property is in compliance, and Det. Maniates recommends a Status Hearing for October 2018.

Chair Karney asked the origin of the nuisance call, and Det. Maniates confirmed it originated with the business.

Chair Karney opened the matter to the public. Seeing no comment, he closed the public hearing and turned to the Board for comment. The matter was continued to October.

**6. Case Number 18-08-02  
1500 NW 6<sup>th</sup> Street, Sistrunk Market  
Owner: Ali Al Madi / Business Owner: Subroto Sarkar**

Det. Maniates explained the property consists of a convenience store and twelve (12) rental rooms upstairs. He noted the property was previously before the Board in May of 2013. The Board held jurisdiction for a one (1) year period, and during that time the property made many improvements.

The owner is currently out of country and sent his attorney, Peter Hanna, as his representative. The previous owner was also in attendance, as the transfer of ownership had only taken place three (3) months prior.

Det. Maniates reported the owner made contact with Sgt. Andy Pallen and retained a detail officer before coming to the Board. That officer will work three (3) to four (4) nights a week and began on September 4, 2018.

Police activity in the past six (6) months has included 110 calls, 18 being nuisance. Det. Maniates outlined drug purchases made through confidential informants in May and an arrest in August.

**Motion** made by Ms. Saunders, seconded by Mr. Wolfe, to find the property a nuisance subject to police stipulations. In a roll call vote, the motion passed unanimously.

Det. Maniates reviewed the police recommendations, which the owner had stipulated to.

1. The owner will maintain a trespass affidavit on file with the Police Department and have posted authorized "No Trespassing" signs on all sides of the property within seven (7) days.
2. The owner will clearly display, within ten (10) days and for the duration of jurisdiction, two laminated 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 Detective Maniates, one upstairs and one downstairs.

3. The owner will conduct a criminal records check of each tenant prior to renting the residence. Only tenants and people listed as occupants may reside in the premises. A list of tenants residing will be provided to Detective Maniates, prior to each meeting. (Recommended for removal by Det. Maniates.)
4. The owner will adopt and enforce the Drug Lease Addendum and Permitting Eviction for Drug Related Activities for all current, new tenants and renewals. A copy of all signed addendums will be provided to Detective Maniates, prior to each meeting.
5. The owner will ensure that no person(s) loiter in the parking lot, on the sidewalks, all sides of the property, as well as the inside of the store during all open business hours.
6. The owner will ensure that the property is in compliance with all City of Fort Lauderdale Code requirements, both on the exterior and interior, both retail market and second floor rental units prior to the October 11, 2018 meeting. Det. Maniates will contact Code Enforcement and arrange the inspection.
7. The owner will install and maintain exterior lighting that will completely illuminate the parking lot located on the south side of the store. This lot will be illuminated from dusk to dawn. The owner will maintain and install three exterior lights on the second floor, one on the south side, one on the north side and one in the center of the building. The second floor will be illuminated from dawn to dusk. This will be completed within fourteen (14) days after the September 13, 2018 meeting.
8. The owner will repair all fencing surrounding the property over which he has control (according to all City of Fort Lauderdale Code requirements) prior to the October 11, 2018 Nuisance Abatement Board meeting and maintain the fencing in good order. No fencing will be maintained or constructed that would obstruct the view of the property.
9. The owner will maintain the property free of debris and trash.
10. The owner will remove any narcotic paraphernalia being sold from the store immediately. This is including but not limited to glass rose stems, rolling papers, jewelry bags, "Brassos" and or "Chore Boys" and all synthetic cannabis products. (Recommended for removal by Det. Maniates)
11. The investigative costs total a dollar amount of \$1,516.60. The owner(s) is assessed 50% of this amount plus expenses which equals \$808.30. This cost will be held in abeyance at this time.

12. 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 per day will be imposed for each day of non-compliance.

13. The owner will appear before the Nuisance Abatement Board at the October 11, 2018 Nuisance Abatement Meeting for a Status Hearing all scheduled Nuisance Abatement Board meetings for the duration of jurisdiction, unless notified by the Investigative Detective.

14. The Nuisance Abatement Board will retain jurisdiction over the property for a period of (1) year from the date of this order.

**Motion** made by Mr. Wolfe, seconded by Mr. Forman to adopt the police recommendations of September 7, 2018, with the exception of Item 3 and Item 10. In a roll call vote, the motion passed unanimously.

Det. Maniates offered photos of the market to the members of the board.

Chair Karney asked if Det. Maniates was in possession of the current leases from the property. He said that he was not. Ms. Saunders asked if the owners had stopped using the addendum previously required, and Det. Maniates pointed out there was new ownership.

Assistant City Attorney Mr. Londree stated he has the lease for the property, but not the leases for the renters upstairs. He said the owners are still using the addendums in the lease as ordered previously.

## **7. Board Discussion**

None.

## **Adjournment**

With no additional business to come before the Board, the meeting was adjourned at 7:19 p.m.

## **Next Meeting: October 11, 2018**

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

[Minutes prepared by C. Parkinson, Prototype, Inc.]