

**CITY OF FORT LAUDERDALE
 NUISANCE ABATEMENT BOARD MINUTES
 CITY HALL, CITY COMMISSION CHAMBERS, 1ST FLOOR
 100 NORTH ANDREWS AVENUE
 THURSDAY, MAY 10, 2012, 7:00 P.M.**

<u>Members</u>	<u>Attendance</u>	Cumulative Attendance 3/2012 through 2/2013	
		<u>Present</u>	<u>Absent</u>
D. Ryan Saunders, Chair	P	2	0
Dale Hoover, Vice Chair	P	2	0
Louise Dowdy [arrived at 7:07]	P	1	1
Cindy Smith	P	2	0
Tom Wolf	P	1	1

Alternates

Lorraine Saunders	P	2	0
Adriane Reese	A		

Staff Present

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

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 7:02 p.m.

2. Roll call; witnesses sign log; swearing in

Ms. Chiappetta called roll and determined a quorum was present.

Witnesses were sworn in.

3 Approval of minutes for March 2012

Motion made by Mr. Wolf, seconded by Mr. Hoover, to approve the minutes of the Board's April 2012 meeting. In a voice vote, the motion passed unanimously.

Cases:

- 4. Case Number 11-09-06
2621 N Ocean Boulevard
Hurricane Motel
Owner: Ghulam Usman**

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- **Notice of Status Hearing**

Det. Maniates stated the property owner, Ghulam Usman, had received notice of this meeting on 4/19/12. He was not present because he was out of town, but his representative was in attendance.

Det. Maniates announced that in the past 30 days there had been one call for service to the property.

Det. Maniates had met with members of the community and the business manager, who had shown them some of the improvements and stated the room prices had been increased. Det. Maniates had met with the owner and been shown upgrades he was making to the property. He displayed photos of the property to the Board. Det. Maniates said he was pleased with progress at the property and recommended a status hearing in June.

Ms. Dowdy arrived at 7:07.

Chair Saunders opened the public hearing portion of the meeting.

Joe Amorosino, neighbor, said he had noted on his visit that the property still needed significant work. He was concerned that he was the only individual who was in attendance and addressing this Board.

Chair Saunders said the Board was doing everything in their power to address the problems at this property and the Police Department was working with the property owner. Chair Saunders noted that progress was being made.

Mr. Hoover agreed that the property was improving, and stated this was due to the actions of the Board. Mr. Wolf said the Board worked to make the neighborhood safer and to eliminate nuisances. They accomplished this by requiring security cameras and procedures. Mr. Wolf explained that the Board could not require the owner to make cosmetic improvements.

Sandra Hechavaria, neighbor, said the community was in agreement about this property. She stated the clientele at the motel included prostitutes.

Marty Bilovich, neighbor, said a few months ago, someone registered at the Hurricane Motel had broken into a neighbor's house.

Det. Maniates had analyzed Police calls in the area and said several had been made regarding other nearby hotels and motels. He explained that the Hurricane Motel was not the only problem in the area.

There being no other members of the public wishing to address the Board on this case, Chair Saunders closed the public hearing portion of the meeting and brought discussion back to the Board.

Det. Maniates informed Chair Saunders that the motel was now checking the identification of all guests registering at the motel. The owner had also taken over management of the motel and was working on the legal issues involved in leasing the rooms.

Tammy Griffin, employee, stated the owner did not live at the property.

5. **Case Number 11-08-05** [Index](#)
1704 Northwest 8th Court
Owner: George Peter
 - **Notice of Status Hearing**

Det. Maniates stated the property owner, George Peter, had received notice of this meeting on 4/24/12 and was present.

Chair Saunders opened the public hearing portion of the meeting. There being no members of the public wishing to address the Board on this case, Chair Saunders closed the public hearing portion of the meeting and brought discussion back to the Board.

Det. Maniates announced that in the past 30 days there had been no calls for service to the property. Det. Maniates had visited the property several times in the past month and found it to be in compliance. He recommended a status hearing for July 2012.

6. **Case Number 11-12-09** [Index](#)
91 Southwest 31 Avenue
Business Plaza – The Compound Barber Shop
 - **Notice of Status Hearing**

Det. Maniates stated the property owner, New Global Holdings, had received legal notice of this meeting on 4/20/12.

Det. Maniates announced that in the past 30 days there had been eight calls for service to the Rainbow Supermarket on the property, one of which was nuisance related. The one nuisance call involved an undercover narcotics detective purchasing two bags of cannabis from a juvenile.

Det. Maniates said the owner of the barbershop, Selvyn Blair, was present, as was the owner of the market.

Det. Maniates said the surveillance vehicle would soon be located in the property parking lot. Det. Maniates stated he visited the property in the daytime and in the evening, and he also looked at security video from the store.

Det. Maniates said the property was currently in compliance and recommended a status hearing in June 2012.

Chair Saunders opened the public hearing portion of the meeting.

Fujiko Jackson said she had advised Mr. Blair to “put together a think tank” to address the problems at the property and he was moving forward with this.

There being no other members of the public wishing to address the Board on this case, Chair Saunders closed the public hearing portion of the meeting and brought discussion back to the Board.

Mr. Hoover remarked that the property had markedly improved.

**7. Case Number 11-10-08
519 Northwest 23rd Avenue
Parisian Motel**

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• **Notice of Status Hearing**

Det. Maniates announced that the owner, Tania Ouaknine, had received notice of this hearing on 4/19/12 and was in attendance.

Det. Maniates reported that in the past 30 days there had been no calls for service to the property.

Det. Maniates said the owner, Tania Ouaknine, had negotiated a payment plan with the City for the investigative fees, but had later paid the fees in full, but late. Det. Maniates said the property was in compliance and recommended a status hearing for June 2012.

Chair Saunders recalled that the Board had imposed a fine of \$250 per day at their last meeting. He thought only the Board had the authority to arrange a payment plan with a property owner. Mr. Jolly said this was usually the case.

Ms. Ouaknine said the notice she received had led her to believe the March 8 hearing was cancelled. Det. Maniates noted that the date appeared to be struck through on Ms. Ouaknine’s copy. She said she had spoken with Tasha at the City, who said she could make three payments over three months, but Ms. Ouaknine had been able to pay the fee all at once. She had sent the check on March 8, the due date, but it had been received late. Chair Saunders referred to an email indicating the payments had been posted on March 14. He recalled that the Board’s imposition of fines concerned the late payment of the fees.

Ms. Ouaknine said she had been fined \$1,500 for the late payment and requested the fine be removed. She said she had tried several times to contact Det. Maniates but could not reach him. Det. Maniates confirmed that Ms. Ouaknine had called Lieutenant Pat Hart, whose name was on many of the documents. She now had Det. Maniates’

direct number. Chair Saunders asked that Det. Maniates' contact information be included on future documents.

Ms. Smith said the Board had imposed the fines because Ms. Ouaknine was "no stranger to this Board." Ms. Ouaknine said she did not have the money to pay the fines.

Det. Maniates confirmed that the check was dated March 8. Mr. Jolly stated it was the Board's prerogative whether or not to impose fines for weekend days. He said at the previous meeting, the Board had determined the fees had been six days late and imposed a \$1,500 fine to be paid by May 10.

Motion made by Mr. Wolf, seconded by Mr. Hoover, to abate the fine until the Board lost jurisdiction over the property. In a roll call vote, motion passed 3-2 with Ms. Smith and Chair Saunders opposed.

Mr. Wolf stated he had only supported abating the fines because of the confusion regarding contact information, and the Board would impose the fines if the property was found to be in violation in the future.

Mr. Londeree reported the City's foreclosure action against the property had not progressed. He said there were two mortgages superior to the City's liens.

Later in the meeting, Mr. Londeree said he felt Ms. Ouaknine's claim that she thought the March meeting had been cancelled was ridiculous because there were several lines in the document that appeared to be struck through, and he felt this was just a copy error.

8 Board Discussion

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The Board asked that Det. Maniates' contact information be included on documents sent to property owners.

Chair Saunders asked that City staff be informed that they should not make payment arrangements with property owners whose properties were under the jurisdiction of the Nuisance Abatement Board.

Chair Saunders said Adriane Reese had been appointed as a new Board alternate.

Ms. Hair said when she and Det. Maniates met with Ms. Ouaknine, she had been provided his contact information.

9. Communication to the City Commission

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None.

Thereupon, with no additional business to come before the Board, the meeting adjourned at 8:11 PM.

[Minutes prepared by Jamie Opperlee, Prototype, Inc.]