

**CITY OF FORT LAUDERDALE  
 NUISANCE ABATEMENT BOARD MINUTES  
 CITY HALL, CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
 100 NORTH ANDREWS AVENUE  
 THURSDAY, JUNE 14, 2012, 7:00 P.M.**

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

**Alternates**

Lorraine Saunders	P	3	0
Adriane Reeseey	P	1	0

**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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	<b><u>Case Number</u></b>	<b><u>Respondent</u></b>	<b><u>Page</u></b>
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5.	11-09-06	2621 N Ocean Blvd, Hurricane Motel	<a href="#">2</a>
6.	11-12-09	91 Southwest 31 Avenue, Business Plaza – The Compound Barber Shop	<a href="#">3</a>
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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 7:00 p.m.

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

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

**Witnesses were sworn in.**

Chair Saunders introduced new Board member Adriane Reese and Mr. Jolly announced she had executed the oath of office.

**3 Approval of minutes for May 2012**

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

**Cases:**

- 4. Case Number 11-09-07**  
**804 Northwest 4<sup>th</sup> Avenue**  
**Owner: John Derynda**
- **Notice of Status Hearing**

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Det. Maniates stated the property owner, John Derynda, was in attendance and had not accepted notice of the hearing.

Det. Maniates announced that in the past 30 days there had been no calls for service to the property. He reported the property was still rented to the same tenants and he had visited the property several times in the past month and found it to be in compliance. Det. Maniates recommended a status hearing in September 2012.

Mr. Derynda said he had not received notice of the registered letter.

- 5. 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 5/23/12.

Det. Maniates announced that in the past 30 days there had been no calls for service to the property. He noted that improvements were continuing.

Det. Maniates stated he had met with the manager, Mr. Rhamdahan, on June 13 when Mr. Rhamdahan was performing landscape improvements. He presented photos of the improvements to the Board and said Mr. Rhamdahan had also explained that one of the suites was almost complete. Det. Maniates was thrilled with the progress being made at the property and recommended a status hearing for July 2012.

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 described the physical improvements being made to Ms. Reese and said he was supplied with a list of people staying at the motel and their identification. There was also a recorded security system on site.

**6. Case Number 11-12-09**  
**91 Southwest 31 Avenue**  
**Business Plaza – The Compound Barber Shop**  
• **Notice of Status Hearing**

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Det. Maniates stated the property owner, New Global Holdings, had received legal notice of this meeting on 5/23/12.

Det. Maniates announced that in the past 30 days there had been no calls for service to the barbershop and 11 calls for service to the Rainbow Supermarket, with none being nuisance related. Of the 11 Rainbow Supermarket calls, three were made by the store clerk in relation to individuals trespassing. Det. Maniates reported the “Peacemaker” surveillance apparatus had been located on the east side of the property on June 8 and he felt this could help deter criminal activity. He showed photos of the property to the Board.

Det. Maniates said the property was in compliance and recommended a status hearing for July 2012. He reported had received a call from Donna Guthrie, President of the Melrose Park Homeowners Association, who wanted to thank the Board for getting the Peacemaker located on the property.

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.

**7. Case Number 11-10-08**  
**519 Northwest 23<sup>rd</sup> 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 5/24/12 and was in attendance.

Det. Maniates reported that in the past 30 days there had been one call for service to the property involving a complaint from a guest that he had been overcharged.

Det. Maniates said he had spoken with the Supervisor of the Treasury at City Hall, who confirmed Ms. Ouaknine had spoken with Tasha, but said Ms. Ouaknine had not been given payment options. She felt Ms. Ouaknine had misunderstood. Det. Maniates explained that payment options were not an option for Nuisance Abatement invoices.

Det. Maniates reported the property was in compliance and recommended a status hearing for July 2012.

Ms. Reese asked Ms. Ouaknine about the motel and Ms. Ouaknine stated it had eight rooms and she currently had one tenant there for one month. She said she was trying to sell the motel. Ms. Ouaknine said there were 16 security cameras and the video feed was online.

Ms. Reese asked about the fact that condoms used to be available at the front desk and Ms. Ouaknine stated she had not thought this was illegal or wrong and she believed she was providing a public health service to help prevent pregnancy and AIDS.

Ms. Reese said she would like to visit the property and Mr. Jolly informed her that this was not permitted; the Board's determinations must be based on evidence presented at the hearings. If the Board wished to visit the property, this must be done as a Board in the context of a meeting.

Chair Saunders opened the public hearing portion of the meeting.

Sharon Woods encouraged the Board members to take a field trip to the property.

Phyllis Berry encouraged the Board to visit the property as well. Chair Saunders explained the jurisdiction process to Ms. Berry and said the Board's jurisdiction would end after February 2013. He said the property would be on every Board agenda until then. Chair Saunders added that all fines due for Nuisance Abatement had been paid.

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.

**Motion** made by Ms. Smith for the Board to make a field trip to the property. Motion died for lack of a second.

Chair Saunders asked Det. Maniates to arrange a Board field trip to the property.

## **8 Board Discussion**

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Ms. Hair notified Board members that their minutes were available on the City's website. Ms. Hair said there was also a page on the FLPD website describing properties under the Board's jurisdiction.

Mr. Wolf asked about driving by a property and Mr. Jolly reiterated that the Board's determinations must be based on evidence presented at the hearings. If a Board member happened to see a property while driving around, he/she must not let that experience inform a decision or share that information with other Board members.

Ms. Reese stated Commissioner Rodstrom had appointed her. She said her current area of concentration at the Broward County Sheriff's Office was human trafficking.

## **9. Communication to the City Commission**

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None.

## **Adjournment**

Thereupon, with no additional business to come before the Board, the meeting adjourned at 7:40 PM.

**Next Meeting: July 12, 2012**