

**CITY OF FORT LAUDERDALE  
 NUISANCE ABATEMENT BOARD MINUTES  
 CITY HALL, CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
 100 NORTH ANDREWS AVENUE  
 THURSDAY, APRIL 10, 2014, 7:00 P.M.**

<b><u>Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance 3/2014 through 2/2015</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Dale Hoover, Chair	P	1	0
Cindy Smith, Vice Chair	P	1	0
Don Karney	P	1	0
Lorraine Saunders [arrived 7:10]	P	1	0
Bob Wolfe	P	1	0
<b><u>Alternates</u></b>			
Leah Manzo	P	1	0
Gustav Schmidt	A	0	1

**Staff Present**

Det. Maniates  
 Don Londeree, Assistant Attorney  
 Joyce Hair, Board Clerk  
 Summer Barranco, Board Attorney  
 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>
1.	12-07-01	201 Southwest 11 <sup>th</sup> Court – Mary Ann Kerr	<a href="#">2</a>
2.	13-04-01	1500 NW 6 <sup>th</sup> Street - Sistrunk Market	<a href="#">3</a>
3.	13-12-02	17 South Atlantic Blvd. Beach Place	<a href="#">3</a>
		Board Discussion	<a href="#">5</a>
		Communication to the City Commission	<a href="#">5</a>

**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.

**Call meeting to order; Pledge of Allegiance**

The meeting was called to order at 7:00 p.m.

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

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

**Witnesses were sworn in.**

**Approval of Minutes for February 2014**

**Motion** made by Ms. Smith, seconded by Mr. Karney, to approve the minutes of the Board's February 2014 meeting. In a voice vote, the motion passed unanimously.

**Cases:**

1. **Case Number 12-07-01** [Index](#)  
**201 Southwest 11<sup>th</sup> Court**  
**Residence**  
**Owner: Mary Ann Kerr**
  - **Notice of Status Hearing**

Det. Maniates announced that the owner, Mary Ann Kerr, had accepted receipt of the meeting notice on 2/22/14. Det. Maniates reported that in the past 60 days there had been five calls for service, three of which were nuisance related. On 3/9/14, two men and a woman had been given trespass warnings and asked to leave. Char Boy had also been found in Ms. Kerr's bedroom and Ms. Kerr had stated she used them to clean pots. On April 1, an inspection revealed Mark Pagano, for whom there was an active warrant, was present on the property. Mr. Pagano's cigarette pack contained two crack cocaine rocks and he was arrested for his warrant and for possession of crack cocaine. During another inspection on 4/8/14, a woman had been arrested for possession of Xanax without a prescription and trespassing after warning, and a man had been arrested for possession of drug paraphernalia. Det. Maniates reported the property remained in non-compliance and there had been no improvement. He recommended a status hearing for May 2014.

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

Chair Hoover asked about the prosecution of the owner and Mr. Londeree reported this was an ongoing process. Det. Maniates informed the Board that the property had already accrued well over the maximum \$15,000 in fines.

**2. Case Number 13-04-01**  
**1500 NW 6<sup>th</sup> Street**  
**Sistrunk Market**

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- **Notice of Status Hearing**

Det. Maniates reported that business owner Tarek Bahlawan, was present. The property owner, Ali Almadi, who was present, had not accepted the meeting notice.

Det. Maniates reported in the past 60 days there had been 34 calls for service to the property, none of which was nuisance related. He had maintained communication with the business owner and noted no issues at the property. Det. Maniates stated the property was in compliance and recommended a status hearing for May 2014. He noted that The Board's jurisdiction would end on 6/21/14.

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

**3. Case Number 13-12-02**  
**17 South Atlantic Blvd.**  
**Beach Place**

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- **Notice of Evidentiary Hearing**

Det. Maniates reported that business owner, Thor Equities LLC, had accepted notice of the meeting on 2/27/14. The property manager, Kenyatta Allen, had accepted notice of the meeting on 2/25/14 and was present.

Det. Maniates reported in the past 60 days there had been 59 calls for service to the property, two of which were nuisance related. On 2/13/14, an undercover narcotics detective had purchased \$20 worth of cannabis from an individual who was an on-duty Navarro security officer. The employee had been arrested on 3/26/14 and fired from Navarro Security. On 2/26/14, an employee at The Big Kahuna had disposed of a receipt with his credit card information on it containing six white pills, which had been submitted for testing. Det. Maniates had not received additional information on this yet.

Det. Maniates had been in contact with the property manager and the head of security, Louis Sorrentino, regarding issues at the property. He had also obtained an updated employee list from Navarro.

Det. Maniates said the property was in compliance and recommended a status hearing for May 2014.

Chair Hoover opened the public hearing portion of the meeting.

Coleen Delcasino, attorney for Thor Equities, said the arrested security employee had gone through a rigorous screening process and they were satisfied with the steps Navarro had taken.

Fred Carlson, Vice President of the Central Beach Alliance, said he had been monitoring the situation at Beach Place for months. He said there seemed to be a "revolving door" of employees and thought it problematic that Navarro did not have the authority to arrest or restrain a visitor. Mr. Carlson thought more detail police officers were needed at the site. Det. Maniates reported there were additional detail police officers at the site now.

John Weaver, President of the Central Beach Alliance, said members had unanimously voted for Beach Place to hire off-duty police officers instead of a security company. They also wanted cameras on the beach. Mr. Weaver stated they did not want additional arrests, they wanted "people who are nervous around police officers to not come to the beach."

Steve Gannon, board member of the Lauderdale Beach Homeowners Association, said the problem must be dealt with swiftly. He explained that they collected funds from members to hire police to patrol their area and it was working very well.

Paul Merlesena, neighbor, said the issue was what people in the City wanted: Spring Break Central or high-end clientele. Mr. Merlesena said security at Beach was "a joke."

Ted Ward, neighbor, said he had been talking to police about this situation for years. He felt only police could handle the situation.

Karen Turner, Central Beach Alliance board member, stated a bicycle had been stolen by a Navarro security guard. She asked the Board to bring police officers to Beach Place.

Chair Hoover had suggested putting a police substation on the property and Det. Maniates did not believe there was any move to initiate this. He felt the steps they were

taking would lead them where they needed to be. Chair Hoover agreed a stronger presence was required and he was unsure that any private security company could handle the situation.

Mr. Weaver reported they were working on hiring officers for the entire beach, not just Beach Place.

Dave Ruggieri, neighbor, agreed with Chair Hoover that a Police substation should be on the property. Mr. Wolfe supported this idea as well.

Ms. Delcasino thanked the public for their input. She said this was an ongoing process and they were working with police.

There being no other members of the public wishing to address the Board on this matter, Chair Hoover closed the public hearing and brought the discussion back to the Board.

**Board Discussion**

None.

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**Communication to the City Commission**

None.

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**Adjournment**

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

**Next Meeting: May 8, 2014**

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