

**CITY OF FORT LAUDERDALE  
 NUISANCE ABATEMENT BOARD MINUTES  
 CITY HALL, CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
 100 NORTH ANDREWS AVENUE  
 THURSDAY, MAY 8, 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	2	0
Cindy Smith, Vice Chair	P	2	0
Don Karney	P	2	0
Lorraine Saunders	P	2	0
Bob Wolfe	P	2	0
<b><u>Alternates</u></b>			
Leah Manzo	A	1	1
Gustav Schmidt	P	1	1

**Staff Present**

Sgt. Hugo Fontalvo  
 Don Londeree, Assistant Attorney  
 Joyce Hair, Board Clerk  
 Bruce Jolly, 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="#">2</a>
3.	13-12-02	17 South Atlantic Blvd. Beach Place	<a href="#">3</a>
4.	14-04-01	611 Southwest 12 Avenue - residence	<a href="#">4</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 April 2014**

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

**Cases:**

1. **Case Number 12-07-01**  
**201 Southwest 11<sup>th</sup> Court**  
**Residence**  
**Owner: Mary Ann Kerr**

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- **Notice of Status Hearing**

Sgt. Fontalvo announced that the owner, Mary Ann Kerr, had accepted receipt of the meeting notice on 2/22/14. Sgt. Fontalvo reported that in the past 30 days there had been two calls for service, neither of which was nuisance related. Sgt. Fontalvo reported the property remained in non-compliance and recommended a status hearing for June 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.

Sgt. Fontalvo confirmed that the police had visited the property in the past month. He said there had been two trespassing calls to the property.

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

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- **Notice of Status Hearing**

Sgt. Fontalvo reported that business owner Tarek Bahlawan, and the property owner, Ali Almadi, had accepted the meeting notice on April 16.

Sgt. Fontalvo reported in the past 30 days there had been 23 calls for service to the property, none of which was nuisance related. The owner had advised Det. Maniates that he would be out of the country and could not attend this meeting. Sgt. Fontalvo stated the property was in compliance and recommended a status hearing for June 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.

Ms. Smith appreciated the efforts of the business and property owner.

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

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• **Notice of Status Hearing**

Sgt. Fontalvo reported that business owner, Thor Equities LLC, had not accepted notice of the meeting. The property manager, Kenyata Allain, had accepted notice of the meeting on 4/16/14.

Sgt. Fontalvo reported in the past 30 days there had been 26 calls for service to the property, none of which was nuisance related. Det. Maniates and Ms. Hair had met with Mr. Allain at the property on April 30 to discuss activity on the property. Police detail officers continued to monitor the property and Det. Maniates had investigated locating a Police substation on the second floor of the complex. Mr. Allain informed Det. Maniates that Beach Place management would meet with the City Manager, a City Official and Police management on May 3. Sgt. Fontalvo reported after this meeting, it was determined that a Police substation would not be located at Beach place because there was already a substation down the block.

Sgt. Fontalvo said the property was in compliance and recommended a status hearing for June 2014.

Chair Hoover opened the public hearing portion of the meeting.

John Weaver, President of the Central Beach Alliance, said the Police presence appeared to be working and they wished it to continue. He had heard reports that “the

kids are out drinking all over the place” on the beach. Mr. Weaver reminded everyone that they were trying to attract more families and upscale clientele to the area. He recalled that in the past, jazz bands had played in the courtyards at Beach Place, and he felt this might attract more families.

Mr. Wolf had driven the area recently and noted the increased Police presence. Sgt. Fontalvo believed that Beach Place was paying for the additional Police detail officers.

Coleen Delcasino, attorney for Thor Equities, confirmed that the City had declined to put a substation at the complex. She confirmed that Beach Place was paying for the Police detail at a cost of \$30,000 per month. She remarked that this was a burden on Beach Place. Ms. Delcasino said this was a beach-wide problem and the entire burden should not be placed on one property owner.

**4. Case Number 14-04-01  
611 SW 12 Avenue  
Residence**

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**• Notice of Evidentiary Hearing**

Mr. Jolly stated this item was being pulled to be heard next month, but the owner and members of the public were present and he recommended the Board invite their input.

Sgt. Fontalvo requested the hearing be delayed. He explained that the owner was being very cooperative and proactive regarding the property.

David Marshall, representing Riverside Park Residents Association, asked to read a statement from another neighbor. Mr. Jolly stated the resident could not be sworn in, so the statement could not be read. Mr. Marshall asked why the case was being postponed with such short notice. Mr. Jolly said it was being postponed because of the owner’s cooperation and because Det. Maniates could not be present until next month.

Mr. Marshall was concerned that the landlord had not taken action before being brought before the Board, as there had been 55 calls for service to the property in 12 months. Sgt. Fontalvo reminded everyone that not all calls for service were nuisance-related.

Goran Dragoslavic, property owner, said as soon as he was aware of the problems being caused by one of the tenants, he had begun eviction proceedings. He stated he screened his tenants and tenants were now required to sign the affidavit regarding drugs and prostitution. Mr. Dragoslavic said either he or his manager visited the property every weekday.

Mr. Londeree said if there were no nuisance-related complaints, the Board might not hear the case next month.

**Board Discussion**

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Chair Hoover welcomed Gustav Schmidt to the Board.

**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: June 12, 2014**

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

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