



CITY OF FORT LAUDERDALE

**MEETING MINUTES
CITY OF FORT LAUDERDALE
NUISANCE ABATEMENT BOARD MINUTES
CITY HALL, CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
THURSDAY, DECEMBER 10, 2020, 7:00 P.M.**

**Cumulative Attendance
3/2020 through 2/2021**

<u>Members</u>	<u>Attendance</u>	Present	Absent
John Forman, Chair	P	4	0
Howard Elfman, Vice Chair	P	3	0
Glen Lindsay	P	4	0
Robert Phaneuf	P	3	0
Joel Slotnick	P	4	0

Staff Present

Detective Paul Maniates, Liaison
Bruce Jolly, Board Attorney
Joyce Hair, Board Clerk
Brigitte Chiappetta, Recording Secretary, Prototype Inc.

Communication to the City Commission

None.

Index

<u>Item No.</u>	<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
4.	20-09-02	3031 West Commercial Boulevard, Hometown Studio Hotel – Status Hearing	2

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. and the Pledge of Allegiance was recited.

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

2. Roll call; witnesses sign log; swearing in

Witnesses were sworn in at this time.

3. Approval of minutes for November 12, 2020

Motion made by Mr. Slotnick, seconded by Mr. Lindsay, to approve. In a voice vote, the **motion** passed unanimously.

Cases

**4. Case Number 20-09-02
3031 West Commercial Boulevard
Hometown Studio Hotel
• Status Hearing**

Detective Maniates stated that the property owner was mailed legal notice of tonight's meeting on November 19, 2020. There have been 31 Police-related incidents in the last 30 days, none of which were nuisance-related. Nearly 50% of incidents did not result in an Officer filing a report.

Det. Maniates advised that he continues to visit the property on a weekly basis and communicate with the hotel manager to determine if there are issues in need of address. On November 16, 2020, he also met with Amanda Peralta, who manages a nearby Chevron station and provided testimony at the November 12, 2020 meeting, to discuss her concerns.

On December 2, 2020, Det. Maniates met with Korie Gavin, resident of Summer Lake Estates, who also provided testimony at the November 12 meeting. They reviewed the hotel's existing camera system and met with the hotel manager. Mr. Gavin reported that he has noticed improvement to the property since the previous meeting. Both parties plan to remain in touch to address any ongoing concerns.

Officer Jimmy Hayes, who is the detail coordinator for the Hometown Studio Hotel, provided the following information to Det. Maniates on efforts to improve the property:

- Security guards have installed a gate at the entrance to the property to check identification of hotel guests
- Incidences of loitering have decreased in recent weeks
- Broken stairwell doors have been reported to the hotel manager
- A permanent gate will be installed on the property and staffed with a security guard

The property is in compliance at this time. Det. Maniates recommended a status hearing in January 2021.

Zak Colangelo-Trenner, attorney for the property owner, stated that a permit application has been re-submitted for a permanent gate. These plans are being finalized and will be re-submitted, at which time Det. Maniates will expedite the permit so construction may begin. Outside security maintains a presence on the property seven nights per week.

Korie Gavin, private citizen, requested a timeline for pending improvements. Mr. Colangelo-Trenner replied that an exact timeline has not been determined. He advised that the permitting process has slowed as a result of the ongoing COVID-19 pandemic, but noted that no further delays are anticipated.

5. Board Discussion

The next Board meeting will be January 14, 2021. It is expected that this will be another virtual meeting.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:16 p.m.

[Minutes prepared by K. McGuire, ProtoType, Inc.]