



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

Public Nuisance Abatement Board
214 N Hogan St.
Jacksonville, FL 32202
www.coj.net

PUBLIC NUISANCE ABATEMENT BOARD QUASI-JUDICIAL DRAFT MEETING MINUTES

Proceedings before the City of Jacksonville's Public Nuisance Abatement Board taken on
Thursday, February 2, 2023, commencing at approximately 2:00 P.M.
Ed Ball Building, 214 N Hogan Street, 1st Floor, Room 1002, Jacksonville, FL 32202
Jacksonville, Duval County, Florida

I. Call Meeting to Order

Vice-Chair Josh Cockrell, chairing, called the meeting to order at 2:02 P.M.

II. Welcome

Chiquita Moore, Neighborhoods Director introduced the new Board Clerk, Kimberly Harris, Vice-Chair Josh Cockrell welcomed Ms. Harris as Board Clerk.

III. Roll Call, and Introductions

Vice-Chair Josh Cockrell welcomed new Board Member, Randy Wishard.

The Board Clerk confirmed attendance by calling roll:

Members Present

Josh Cockrell, Vice Chair
Mansel Carter
Adam Edgecombe, Esq.
Alex Moya
Richard A. Reichard, JFRD Assistant Chief
Paul Thomas
Scott Turner
Randy Wishard
Jaime Eason, JSO Assistant Chief

Members Absent

None

Board Staff Present:

Trisha Bowles, OGC
Kimberly Harris, Board Clerk

In Attendance:

Public attendees were recorded on the sign-in sheets.

IV. Review and Approval of Minutes

1. Thursday December 15, Board Meeting

A motion was made to approve the minutes, as corrected, and amended, by Board Member Richard Reichard, and seconded by Board Member Jamie Eason.

Motion Passed: 9-0, Minutes of the December 15, 2022, meeting approved.



V. New Business

The Vice-Chair called the case:

1. **Status Review of Case No:** **PNAB-2022-001**
Owner(s) / Operator(s): **FLKNARRS, LLC**
Place/Premises Address: **Franklin Arms Apartments,
a/k/a Downtown East Apartments
888 Franklin Street,
Jacksonville, Florida 32206**
Statute / Ordinance: **Section 893.13, Florida Statutes
Chapter 672, Jacksonville Ordinance Code**

Representing the City of Jacksonville, Petitioner:

- Gaby Young, Office of General Counsel, representing the Jacksonville Sheriff's Office (JSO)
- Coreyllyn Brown, Office of General Counsel, representing JSO
- Morris Halyard, Assistant Chief of Community Engagement, JSO

Representing the Property, Respondent:

- Ravi Katta, Property Owner
- Theon J. White, Property Manager

All witnesses, having business before the Board, were sworn in by the Board Clerk.

The City called Assistant Chief Morris Halyard to speak on the status of the 90-day update of the remedial measures the Board put in place for 888 Franklin Street. Assistant Chief Halyard spoke and presented on the actions of the Respondent, as of February 2, 2023 on the Crime Prevention Through Environmental Design (CPTED) Site Survey items. Assistant Chief Halyard advised that the property owner has made great progress and the city is pleased. The calls of service have decreased from 214 to 126 in the last 6 months.

The Property Manager, Mr. Theon White, provided via email 11 photos to the Board, included as part of the Board Packet, as proof of the changes that have been made thus far. He also provided an updated Lease to reflect the recommendations in the CPTED. Property Manager, Mr. Theon White, was present to give a brief description of each photo.

Board Member Richard Reichert recommended that Mr. White obtain and forward written correspondence from the Jacksonville Fire and Rescue Department's Fire Marshal regarding the outcome of the fire inspection.

Following the review and discussion of the Lease, a Motion was made to provide 45 days to comply with continuing areas of concern, revise the Lease, pay the fines, and provide the JFRD inspection by Board Member Adam Edgecombe, Esq. and seconded by Board Member Mansel Carter. Motion passed unanimously: 9-0.

Board Member Adam Edgecombe, Esq. recommended that Mr. White provide documentation to support any complications that may arise with complying the areas of concern.



The Board adjourned the matter until the next scheduled meeting, the specific date will be provided to the parties by the Board Clerk.

The Board recessed briefly at 2:35 PM for the Petitioner to prepare for the next case and readjoined at 2:44PM.

Board Member, Jaime Eason recused herself from the next case on the agenda due to her new title/role and will return for the follow up of PNAB-2022-001. With 8 Board Members remaining, the Board will proceed with an 8-member quorum.

The Vice-Chair called the case:

2. Case No: PNAB-2022-002

Owner(s) / Operator(s):

SUNSTAR ORANGEPARK, INC.

Place/Premises Address:

Red Roof Inn

a/k/a Sunstar Orangepark, Inc.

6099 Youngerman Circle,

Jacksonville, Florida 32244

Statute / Ordinance:

Sections 893.03 and 776.08, Florida Statutes

Chapter 672, Jacksonville Ordinance Code

Representing the City of Jacksonville, Petitioner:

- Gaby Young, Office of General Counsel, representing JSO
- Corelyn Brown, Office of General Counsel, representing JSO
- Morris Halyard, Assistant Chief of Community Engagement, JSO

Representing the Property, Respondent:

- Bob Patel, Sunstar Orangepark, Inc.
- Christopher Wickersham, Attorney at Law
- Sean Sanders, Protective Services
- John Jagger, Protective Services

All witnesses, having business before the Board, were sworn in by the Board Clerk.

The Property Manager, Mr. Bob Patel and Attorney Christopher Wickersham were present to answer any questions.

The City called Assistant Chief Morris Halyard to speak on the status of the 90-day update of the remedial measures the Board put in place for 6099 Youngerman Circle. Assistant Chief Halyard verified that the Crime Prevention Through Environment Design (CPTED) Site Survey was completed and provided a report to the Board. Assistant Chief Halyard provided an update on the actions of the Respondent, as of February 2, 2023, towards compliance with the initial board order and recent CPTED Site Survey items.

A. Immediately upon issuance of this order:



1. Non-patrons shall be prohibited from loitering on the premises. The manager will advise all loitering individuals they must immediately leave the premises, or they will be trespassed from the premises. – *Item Completed.*
2. Prohibit patrons from renting multiple rooms without first verifying their purpose. If a valid purpose is determined to exist, it will be documented by the management office and records will be kept and given to the Jacksonville Sheriff's Office immediately upon request. – *Item Completed.*
3. Cooperate with the Jacksonville Sheriff's Office in any ongoing criminal investigation and provide immediate access to the property and all videos at the request of the Jacksonville Sheriff's Office. – *Item Completed.*
4. Immediately notify the Jacksonville Sheriff's Office of any illegal activity, including the unlawful use, possession, sale, or delivery of controlled substances, or the illegal possession of weapons or firearms by patron upon or within the premises. – *Item Completed.*
5. Provide all necessary personal contact information to the Jacksonville Sheriff's Office along with the contact information designated property manager to ensure that someone will respond to the Premises within one hour of being requested by the Jacksonville Sheriff's Office. – *Item Completed.*
6. Sign Trespass Authorization with the Jacksonville Sheriff's Office- *Item Completed.*

B. Within 7 days of issuance of this order:

1. Develop a rental policy prohibiting any illegal activity anywhere on the property, including inside hotel rooms. Violation of the rental policy will require immediate revocation of rental rights and individuals will be trespassed. All patrons will be required to sign the rental policy and provide a valid photo ID before rental of any room. A copy of all rental policies and color photocopies of renter IDs will be maintained by the front office manager and will be provided to law enforcement immediately upon request – *Item Completed.*
2. Maintain a current list of all trespassed individuals and provide to law enforcement immediately upon request. – *Item Completed.*

C. Within 14 days of issuance of this order:

1. Tow/junk abandoned vehicles from the parking lot – *Item Completed.*

D. Within 30 days of issuance of this order:

1. Implement in person fixed security on the premises from dusk to dawn daily and roving security from dawn to dusk daily – *Item Completed.*
2. Ensure the premises are monitored with fully operational video recording systems which record all activities on the premises twenty- four hours a day which are retained for thirty days, including the front desk area and record unobstructed views of the entrances and exits – *Not Completed*
3. Enroll in the Jacksonville Sheriff's Office Sheriff's Watch Program and satisfactorily complete all requested tasks within the program to reach Gold level by end of the jurisdictional year –30 day *Item Completed.*

Assistant Chief Halyard CPTED Study:

A. 30 Day Challenges:

1. Ensure camera access is given to all front desk personnel and easily accessible to Law Enforcement. – *Item completed.*
2. Ensure room access Key-Card system is functioning properly. -*Not Completed.*
3. Sign/update Trespass Authorization Form with Jacksonville Sheriff's Office. -*Item completed.*



4. On-site security (Proteus Protective Services) conducts 12-hour shifts (dusk to dawn), 7 days-a-week. Proteus Security is armed. - *Item completed.*
5. Have quarterly employee meetings with owner, general manager, hotel clerks, cleaning staff/housekeeping, etc. to discuss areas of concern and company policy and/or company changes. - *Item completed.*
6. Cut down or trim large trees and plants at the rear/back of the property- *Not completed.*
7. Remove or trim/cut bushes and hedges to eliminate ambush points and areas where contraband can be hidden. Bushes should be no higher than 3 ft. in height- *Not completed.*
8. Replace/repair bulbs to light poles around property especially in parking lots to deter criminal activity and loitering- *Not completed.*
9. Glass lighting sconces on the exterior of room doors need to be cleaned or to be replaced due to brown paint from old design to fully illuminate property at night. - *Not completed.*
10. Trim/cut tree canopies to 7 ft. in height to have a clear line of sight. - *Not completed.*
11. Trim trees by light poles in parking and other light sources to fully illuminate property at night and to prevent dark areas. - *Not completed.*
12. Clean property of dog feces and trash. Strongly encourage hotel guests to utilize designated dog waste area for proper disposal of dog feces. Make sure the clean-up supplies are checked and stocked. - *Not Completed/ Not Required.*
13. Install pet friendly fence to area (i.e. dog park) to designate the area- *Not required*
14. Properly discard/remove illegally dumped items (i.e. tires & mattresses), especially by the dumpster. Remove/discard other unnecessary items (i.e. shopping carts/baskets, grills & concrete parking curbs). - *Not completed.*
15. Repair other miscellaneous damaged items (i.e. maintenance shed, pump house, light poles, exterior light fixtures, etc., etc.). - *Not completed.*
16. Pressure wash sidewalks and walkways (especially on the 2nd level of hotel buildings). *Not completed.*
17. Remove/clean graffiti from property (i.e. walls & railings) especially at the rear of the hotel property. - *Not completed.*
18. Remove 3 large shipping containers from property. Remove unauthorized vehicles and vehicles without a parking permit. Utilize contract tow company. - *Not/ Partially completed.*
19. Make sure all door locks and key cards are working properly. After guest check out, make sure there are no obstructions in door jam. Strike plates should have 2-to-3-inch screws. Deadbolts extend 1 inch. Replace old reinforcement locking mechanisms with up-to-date ones. - *Not completed.*
20. Make sure fire extinguishers and fire alarms are checked and up to code. - *Not completed.*
21. Request inspection from Fire Marshal. - *Not completed.*
22. Trim or remove bushes in front of Red Roof Inn sign. Replace bulbs in sign and add numerical address to sign. - *Not completed.*
23. Tactically position cameras located at the rear of the business to known problem areas (i.e. side stairwells). Add to the total number of cameras (33) on property. Access to camera footage to the general manager, owner, and security company. Store video footage 3 months or more. Update camera app on business computers, and cell phones. - *Not completed.*
24. No propped open doors for any room, especially to maintenance/janitorial rooms. - *Not completed.*
25. Replace protective "COVID-19" barrier with bulletproof glass and install security door in main lobby of the Red Roof Inn for employee and guest safety. - *Not required.*
26. Create a pet policy. Have a pet fee if there is currently not one in place. - *Not required.*
27. Have a "no cash" policy and only accept credit cards for payment. - *Not required.*
28. Require proof of valid driver's license, identification card, or passport of renter of room. Make a photocopy of said proof of identification upon transaction. - *Not required.*
29. Clean or replace signage on property. - *Not completed.*



30. Make sure current video surveillance is working properly and are in areas of concern (i.e. main entrance inbound and outbound traffic). - *Item Partially Completed*
31. Request/require security company to document vehicle tag numbers without a parking permit during routine patrol of property. - *Item Completed.*
32. Change parking permit color or appearance, in order, to stop unauthorized vehicles and unwanted individuals from trespassing. - *Item completed.*
33. Update hotel website every month. - *Not required.*
34. Partner with adjacent restaurants or other local businesses nearby to create offers/plans to benefit guests, hotel employees, and restaurant employees. - *Not required.*
35. Partner with local law enforcement agencies or Jacksonville Sheriff's Office Zone 4 Assistant Chief and request property checks on a weekly basis. - *Item completed.*
36. Place a bicycle rack on property. - *Not required.*
37. NO garbage or trash left outside of hotel room doors. If employees observe trash bag outside of room, request/require them to place in dumpster. - *Not completed.*
38. Make sure all hotel guests have a feasible way to communicate with hotel management. - *Not completed.*
39. Fix damage to rear fence line or provide documentation from FDOT. - *Not completed.*

B. 60 Day Challenges

1. Maintain parking lot to prevent further damage. Re-paint parking lot spaces and curbs (especially handicap parking spaces). - *Not Completed.*
2. Install security mirrors at stairwells, exterior hallways, the vending machine room for guests, ice machine, and other areas (especially around corners). - *Not completed.*
3. Install front gate to dumpster to prevent illegal/unauthorized dumping of large items and dumping from non-guests-. *Not completed.*
4. Replace old peep holes on room doors to peep holes that can view 180 degrees or more. - *Not completed.*

C. 90 Day Challenges

1. Add surveillance cameras to cover rear walkways and stairwells of both buildings. Ensure camera storage is at least 90 days. - *Not completed.*
2. Either clean-up hotel pool to make accessible for guests, or fill-in pool with concrete. - *Not completed.*
3. Repair sign that is visible from I-295.- *Not competed.*

Following the discussion of the CPTED, Board Member Adam Edgecombe, Esq. made a motion to adopt the recommendations from the CPTED Survey as discussed and require completion in accordance with the timeline discussed by the Board and parties. The motion was seconded by Board Member Mansell Carter. Motion passed unanimously: 8:0.

A motion was made by Board Member Adam Edgecombe, Esq. for \$3,135.00 to be assessed to reimburse JSO and \$8,024.00 to be assessed toward the legal fees for the Office of General Counsel, the motion was seconded by Board Member Richard Reichard. Motion passed unanimously: 8:0.

VI. Next Board Meeting

The next Board Meeting is scheduled for Thursday, March 23, 2023, at 2:00PM, at 117 West Duval St. Mezzanine Floor, Exam Room 3, Jacksonville FL, 32202 to continue hearing the status of the remedial efforts for Cases No. PNAB2022-001 and PNAB2022-002, and any new matters submitted to the Clerk for consideration.



VII. Unfinished Business

1. Election of Officers:

A motion was made by Board Member Adam Edgecombe, Esq and seconded by Board Member Mansell Carter to create a Secretary Position for the Board. Motion passed unanimously: 8:0.

Board Member Richard Reichard nominated Board Member Josh Cockrell for Chair. No other nominations. A motion was made by Board Member Richard Reichard and seconded by Board Member Mansel Carter to elect Josh Cockrell to serve as Board Chair. Motion passed unanimously: 8:0.

Board Member Mansel Carter nominated Board Member Adam Edgecombe, Esq for Vice Chair. No other nominations. A motion was made by Board Member Paul Thomas and seconded by Board Member Scott Turner to elect Adam Edgecombe, Esq to serve as Vice Chair. Motion passed unanimously: 8:0.

Vice Chair Josh Cockrell nominated Board Member Scott Turner for Secretary. No other nominations. A motion was made by Vice Chair Josh Cockrell and seconded by Board Member Mansel Carter to elect Scott Turner to serve as Secretary. Motion passed unanimously: 8:0.

VIII. Public Comments

No public comment cards.

IX. Adjourn

The meeting was adjourned at 4:30 P.M.

CERTIFICATION

Recorded and transcribed by:


Kimberly Harris, Board Clerk
Public Nuisance Abatement Board

Approved by:


Josh Cockrell, Chair
Public Nuisance Abatement Board