



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 MEETING MINUTES

Proceedings before the City of Jacksonville's Public Nuisance Abatement Board taken on
Thursday, March 23, 2023, commencing at approximately 2:00 P.M.
Jacksonville City Hall, Mezzanine Floor, Exam Room 3
Jacksonville, Duval County, Florida

I. Call Meeting to Order

Chair Josh Cockrell, called the meeting to order at 2:05 P.M.

II. Roll Call, and Introductions

Chair Josh Cockrell welcomed new Board Member, James Ricks.

The Board Clerk confirmed attendance by calling roll:

Members Present

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

Members Absent

None

Board Staff Present:

Trisha Bowles, OGC
Kimberly Harris, Board Clerk

In Attendance:

Public attendees were recorded on the sign-in sheets.

III. Review and Approval of Minutes

1. Thursday February 2, 2023 Board Meeting

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

Motion Passed: 9-0, Minutes of the February 2, 2023 meeting approved.

IV. New Business

The 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
Section 893.13, Florida Statutes
Chapter 672, Jacksonville Ordinance Code**

Statute / Ordinance:

Representing the City of Jacksonville, Petitioner:

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

Representing the Property, Respondent:

- Theon J. White, Property Manager

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

A summary of the updates was provided to the Board Members, the Petitioner, and the Respondent for Franklin Arm Apartments.

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 March 23, 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 126 to 114 in the last 6 months.

The only outstanding item is the completion of the access system. The glass door has been sealed and locked, but the lock will be removed when the access system is installed. Board Member Richard Reichard advised that proper signage should be up to ensure that the tenants are aware that they will no longer be able to exit through the back door. Assistant Chief Morris Halyard informed the Board that all other items have been completed. The remaining balance of \$1750.00 is owed by the Respondent.

The Property Manager, Mr. Theon White, provided 3 photos via email 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 and a copy of the Fire Inspection Report. Property Manager, Mr. Theon White, was present to give a brief description of each photo. Mr. Theon White advised that he cannot provide a timeline of when the access system would be completed as the contractor completing the access control system has become ill.

Following the review and discussion of access system, a motion was made for the Respondent of Franklin Arms to attend the July 2023 meeting for a status check in by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member Mansel Carter.

Motion passed unanimously: 9-0.

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



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. Board Member James Ricks joined the Board.

The 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.

A summary of the updates was provided to the Board Members, the Petitioner, and the Respondent for Red Roof Inn.

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 Morris Halyard provided an update on the actions of the Respondent, as of March 23, 2023 towards compliance with the initial board order and recent CPTED Site Survey items.

In the past 45 days there were 156 calls of service, with 3 qualifying incidents:

1. Overdose
2. Aggravated battery assault- domestic related
3. Felony Drug Possession

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 patrons 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 of 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 the 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 the issuance of this order:
1. Tow junk/abandoned vehicles from the parking lot. – Partially Completed.
- D. Within 30 days of the 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 is monitored with fully operational video recording system which records 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.- Partially Completed.
 3. Enroll in the Jacksonville Sheriff's Office Sheriff's Watch Program and satisfactorily complete all required tasks within the program to reach Gold level by end of the jurisdictional year.- Item Completed.
- E. Within 45 days of the issuance of this order:
1. Respondent shall work with the Jacksonville Sheriff's Office to complete a CPTED study at the Property. Respondent shall complete the recommendations according to the CPTED required improvements and their indicated timelines. – Item Completed.
- F. Within 60 days of the issuance of this order:
1. Install an operational license plate reader at the entrance of the premises that captures all vehicles coming and going from the parking lot of the premises and allow the Jacksonville Sheriff's Office access whenever necessary to conduct criminal investigations or install video surveillance which records video evidence of vehicles entering and exiting the property in sufficient detail to allow identification of license plate information and retain the records for a minimum of 30 days. In addition to either or both of the above, staff and security personnel may record vehicle license plate information through the registration process. – Item Completed.



CPTED:

- A. Within 30 days or no later than March 5, 2023:
1. Ensure room access Key-Card system is functioning properly. – Item Completed.
 2. Trimming and Landscaping Items
 - a. Cut down or trim large trees and plants at the rear/back of the property. – Item Completed.
 - b. 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.
 - c. Trim/cut tree canopies to 7 ft. in height to have a clear line of sight. - Item Completed.
 - d. Trim trees by light poles in parking and other light sources to fully illuminate property at night and to prevent dark areas. - Item Completed.
 - e. Trim or remove bushes in front of Red Roof Inn sign. Replace bulbs in sign and add numerical address to sign. - Item Completed.
 3. Lighting Repair and Replacement
 - a. Replace/repair bulbs to light poles around property especially in parking lots to deter criminal activity and loitering. - Item Completed.
 - b. Glass lighting sconces on the exterior of room doors need to be cleaned or be replaced due to brown paint from old design to fully illuminate property at night. - Item Completed.
 4. General Repairs
 - a. Make sure all door locks and key cards are working properly. - Item Completed.
 - b. After guest check out, make sure there are no obstructions in door jam. - Item Completed.
 - c. Strike plates should have 2 inch to 3 inch screws. Deadbolts extend 1 inch. - Partially Completed.
 - d. Replace old reinforcement locking mechanisms with up-to-date ones. - Partially Completed.
 5. Security and Safety
 - a. Request inspection from Fire Marshal. - Partially Completed.
 - b. Make sure fire extinguishers and fire alarms are checked and up to code. - Partially Completed.
 - c. Tactically position cameras located at the rear of the business to known problem areas (i.e. side stairwells). - Not Completed.
 - d. Add additional cameras as needed per analysis by security company and JSO. - Not Completed.
 - e. Provide access to camera footage to front desk personnel, to ensure access for law enforcement. - Item Completed.
 - f. Store video footage 3 months or more. – Item Completed.
 - g. Update camera app on business computers, and cell phones. – Item Completed.
 - h. No propped open doors for any room, especially to maintenance/janitorial rooms. – Item Completed.
 - i. Make sure all hotel guests have a feasible way to communicate with hotel management. – Item Completed.
 - j. Provide documentation from FDOT regarding fence ownership and requests for repairs of any damaged areas. – Not Completed.
 6. General Cleaning:
 - a. 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. – Partially Completed.
 - b. Properly discard/remove illegally dumped items (i.e. tires & mattresses), especially by the dumpster. – Not Completed.
 - c. Remove/discard other unnecessary items (i.e. shopping carts/baskets, grills & concrete parking curbs. – Item Completed.
 - d. Repair other miscellaneous damaged items (i.e. maintenance shed, pump house, light poles, exterior light fixtures, etc.). Things that go unrepaired puts the business in a negative



light and indicates the owner/management does not care about their property and guests. – Not Completed.

- e. Pressure wash sidewalks and walkways (especially on the 2nd level of hotel buildings). – Not Completed.
- f. Remove/clean graffiti from property (i.e. walls & railings) especially at the rear of the hotel property. – Item Completed.
- g. Remove 3 large shipping containers from property. – Not Completed.
- h. Remove unauthorized vehicles and vehicles without a parking permit. Utilize contract tow company. – Item Completed.
- i. Clean (or replace) signage on property. – Item Completed.
- j. 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. – Item Completed.

B. Within 60 Days or no later than April 3, 2023:

- 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 with peep holes that can view 180 degrees or more. – Not completed.

C. Within 90 days or no later than May 3, 2023:

- 1. Add Surveillance Cameras to cover rear walkways and stairwells of both buildings. – 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 Completed.
- 4. Remit payment of costs incurred by JSO for \$3,135.00. – Not Completed.
- 5. Remit payment of costs incurred by the Office of General Counsel for \$8,024.00. – Not Completed.

During the discussion of the CPTED, the Board and the Respondent discussed possible options to resolve the loitering and transient issues. A recommendation was made to amend the rental policy and adjust the security schedule. All 30-day items that have not been completed will need to be completed by April 3, 2023, except for item 6d- repair other miscellaneous damaged items, which will need to be completed by May 3, 2023. The 60 days items will need to be completed by April 3, 2023, and the 90- day items will need to be completed by May 3, 2023.

Following the discussion of the CPTED, the Respondent clarified that there is 24-hour security on the property. A motion was made to adopt all the points discussed in the case summary regarding the 30-, 60-, and 90-day recommendations by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member Mansell Carter.

Motion passed unanimously: 9:0.

Assistant Chief Halyard recommended that the Respondent communicate with the Jacksonville Sheriff's Office to help address the trespassing and loitering issues and to ensure that the data is accurate.

V. Next Board Meeting

The next Board Meeting is scheduled for Thursday, April 13, 2023, at 1:00PM, at 117 West Duval St. Mezzanine Floor, Exam Room 3, Jacksonville FL, 32202 to continue hearing the status of the remedial efforts for Case No. PNAB2022-002, and any new matters submitted to the Clerk for consideration.



VI. Unfinished Business

The Board Members were given a Draft Public Nuisance Abatement Board Rules Book to review and were advised to have any changes or recommendations by the next meeting. The Board Members briefly discussed setting a schedule for standing and alternate meetings.

A motion was made to adopt the format of having a standing meeting on the 2nd City Council meeting on Thursday, commencing at 1:00 PM by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member Richard Reichard.

Motion passed unanimously: 9:0.

A motion was made to put a calendar hold on alternate meetings every other month on the 1st Thursday that is the same week as City Council meetings by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member Randy Wishard.

Motion passed unanimously: 9:0.

A motion was made to hold an alternate meeting on April 13, 2023 by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member Mansell Carter.

Motion passed unanimously: 9:0.

VII. Public Comments


No public comment cards.

VIII. Adjourn

The meeting was adjourned at 4:19 P.M.

CERTIFICATION

Recorded and transcribed by:


Kimberly Harris, Board Clerk
Public Nuisance Abatement Board

Approved by:


Josh Cockrell, Chair
Public Nuisance Abatement Board