



ONE CITY. ONE JACKSONVILLE.

PUBLIC NUISANCE ABATEMENT BOARD QUASI-JUDICIAL MEETING MINUTES

Proceedings before the City of Jacksonville's Public Nuisance Abatement Board taken on
Thursday, April 13, 2023, commencing at approximately 1:00 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 1:12 P.M.

II. Roll Call, and Introductions

The Board Clerk confirmed attendance by calling roll:

Members Present

Josh Cockrell, Chair
Mansel Carter
Adam Edgecombe, Esq., Vice Chair
Alex Moye
James Ricks, JSO Assistant Chief
Paul Thomas
Scott Turner- Secretary
Randy Wishard

Members Absent

Richard A. Reichard, JFRD Assistant Chief
(Excused)

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 March 23, 2023 Board Meeting

A motion was made to approve the minutes, by Vice Chair Adam Edgecombe, Esq. and seconded by Secretary Scott Turner.

Motion passed: 8-0, Minutes of the March 23, 2023 meeting approved.

IV. Unfinished Business

1. Discussion of the Board Rules

The Board discussed the rules and provided feedback. Secretary Scott Turner went over the necessary corrections that needed to be made to the document. Adjustments will be made by Attorney Trisha Bowles. A motion was made to adopt the Rules by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member Alex Moye.

Motion passed unanimously: 8:0.



Chair Josh Cockrell introduced Attorney Erin Mason with the Office of General Counsel, representing JSO.

V. Public Comments

No public comment cards.

The Board recessed briefly at 1:22 to give the Attorney representing the Respondent time to arrive and readjoined at 1:45 PM.

VI. New Business

The Chair called the case:

1. Status Review of Case No:

Owner(s) / Operator(s):

Place/Premises Address:

PNAB-2022-002

SUNSTAR ORANGEPARK, INC.

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:

- Corelyn Brown, Office of General Counsel, representing JSO
- Erin Mason, 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
- 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 and Assistant Chief Edwin Cayenne 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 and Assistant Chief Edwin Cayenne provided an update on the actions of the Respondent, as of April 13, 2023 towards compliance with the initial board order and recent CPTED Site Survey items.

There were 13 calls for service from 03/23/23-04/11/2023:

- 1 -911 call.
- 9 -officer initiated calls.
- 3- non-emergency calls.

The incidents of concern from 03-23-23- 04/12/2023:



- 04/01/2023: Suspended employee arrested on the property on two counts of sale/ manufacturing or delivering Methamphetamines.
- 04/08/2023: While serving an arrest warrant at the property, the subject was in possession of Fentanyl, Methamphetamine, and Cocaine.
- 04/08/2023: Officers were assisting Proteus Security and arrested a subject for possession of Cocaine.

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 (Loiterers still on the property)
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 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 for 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, 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 the hotel pool to make it accessible for guests or fill in the 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 Respondent addressed a few items and provided an explanation as to why they haven't been complied.

- The cameras have been installed. JSO will follow up to confirm compliance.
- They are trying to obtain a permit for the shipping containers.
- They are waiting on quotes for painting of the spaces and the curbs.
- They will obtain a permit for the demolition of the pool.
- Their pressure washing machine broke while trying to complete the job. He will obtain an estimate to have the building cleaned.

No other explanation was provided for the remaining items that have not been complied, The Jacksonville Sheriff's Office recommended 24 hr. fixed security to combat the drug and loitering issues. They provided clarification regarding the strike plates that should have 2 inch to 3 inch screws and deadbolts that extend 1 inch.



A motion was made to have documentation of the status of all items by 05/15/2023, all pending items to be completed by 05/19/2023 or documentation explaining why items are not completed by 05/19/2023 by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member James Ricks.
Motion passed unanimously: 8:0.

A motion was made to have the Respondent submit written policies regarding renting multiple rooms, loitering, and the prohibition of backing into parking spaces; the contracts for the pool demolition, landscaping maintenance, and pressure washing; general documents used for employee background checks and the specific background check for the manager that was arrested; the franchise documentation report and the Fire Marshal report by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member James Ricks.
Motion passed unanimously: 8:0.

A motion was made to provide documentation of the initiation of 24- hour security by 04/27/2023, to begin no later than 05/02/2023 by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member Alex Moye.
Motion passed unanimously: 8:0.

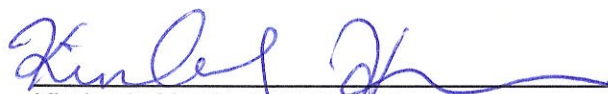
A motion was made to continue the Scottish Inn hearing until 05/25/2023 by Vice Chair Adam Edgecombe, Esq. and seconded by Board Member Alex Moye.
Motion passed unanimously: 8:0

VII. Adjourn


The meeting was adjourned at 3:12 P.M.

CERTIFICATION

Recorded and transcribed by:


Kimberly Harris, Board Clerk
Public Nuisance Abatement Board

Approved by:


Josh Cockrell, Chair
Public Nuisance Abatement Board