



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 DRAFT ABATEMENT BOARD QUASI-JUDICIAL MEETING MINUTES

Proceedings before the City of Jacksonville's Public Nuisance Abatement Board taken on
Thursday, June 15, 2023, 1:00 PM
Exam Room 3, Mezzanine Floor, Jacksonville City Hall
Jacksonville, Florida 32202

I. Call Meeting to Order

Adam Edgecombe, Vice Chair, called the meeting to order at 1:03 PM.

II. Roll Call and Introductions

Members Present

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

Members Absent

Josh Cockrell, Chair, 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 Meeting Minutes

1. Thursday May 25th, 2023 Board Meeting

A motion was made to approve the minutes by Chief Ricks and seconded by Mr. Turner.

Motion passed unanimously: 8-0, Minutes approved.



IV. New Business – All witnesses having business before the Board were sworn in by the Board Clerk.

The Vice Chair called the case:

1. Status Review of Case No: PNAB-2023-001
Owner(s) / Operator(s): **Jayshri, Inc.**
Place/Premises Address: **Scottish Inn**
2300 Philips Highway
Jacksonville, Florida 32207
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
- Erin Mason, Office of General Counsel, representing JSO
- Morris Halyard, Assistant Chief of Community Engagement, JSO

Representing the Property, Respondent:

- Amish Patel- Attorney
- Jiten Master- Property Owner

The client wants to change the CPTED condition from painting the entire building to pressure washing within 90 days but does plan to paint in the future.

The City called Assistant Chief Morris Halyard to speak on the status of the 60-day target (6/20/23) and 90-day target (7/20/23) of the remedial measures put in place for 2300 Philips Highway. Chief Halyard provided an update on the actions of the Respondent, towards compliance.

Remedial Measures from Stipulated Agreement:

1. Complete a Crime Prevention Through Environmental Design ("CPTED") survey/study with the Jacksonville Sheriff's Office ("JSO"), including the report of completion with the CPTED findings, before June 26, 2023. Complied
2. Sign a JSO Trespass Authorization form. Complied



3. Continue on-site security seven (7) days a week during daytime and evening hours. Complied
4. Implement a guest policy that includes no backing into parking spaces (to ensure license plates are easily seen). Complied
5. Require vehicles on the property be registered to a room and have a decal in the front window. Complied
6. Require that motel guests will have to check out and re-register at the motel every seven (7) days to ensure they do not establish residency at the motel. Complied
7. Ensure all occupants of rooms are listed on the rental agreement. Complied
8. Maintain a "Do Not Rent" list of previous guests who created a disturbance and provide to the Jacksonville Sheriff's Office upon request. Complied
9. Maintain housekeeping activities seven (7) days a week and include trash pickup daily. Complied
10. Ensure the empty lot next to the motel is free of trash and debris. Complied
11. Shape shrubbery to follow 3' height - 7' tree canopy guideline. Complied
12. Remove plant life that is dead and past regrowth. Complied
13. Remove seating located around pool while pool not in use. Complied
14. Clean exterior windows. Complied
15. Address cars with expired vehicle tags on property. Complied
16. Update customer agreement to include all rules to be upheld while on property. Complied
17. If signage is required, order long term signage that is uniform in appearance. Open window view for staff to exterior and parking. Complied
18. Conduct training with staff that includes proper check in procedure to include finding the proper record for returning guest instead of always creating a new one. Begin repair to ballroom windows that are facing Phillips Hwy that are damaged and windows of maintenance storage on John Street side. In Progress
19. Remove all signage attached to trees. Complied
20. Paint (Roof and touch up around building/doorways). In Progress



21. Order new lighted signage to replace broken signage or remove if not repairing.
Complied; entire sign needs to be removed.

A motion was made for the Respondent to provide proof of compliance on #18 and #21 to the Office of General Counsel by 7/20/2023 and return to present to the Board at the July 27, 2023 meeting by Board Member Carter and seconded by Board Member Wishard.

Motion passed unanimously 8:0.

Brief Minute Recess at 1:24 PM.

Laptop setup for Board Members.

2. New Matter Hearings

Case No:	PNAB-2023-003
Owner(s) / Operator(s):	D&P of Jax, LLC
Place/Premises Address:	Super 8 Motel 5959 Youngerman Circle East 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
- Erin Mason, Office of General Counsel, representing JSO
- Morris Halyard, Assistant Chief of Community Engagement, JSO

Representing the Property, Respondent:

- Seth Adam Schwartz, Attorney

The City called Assistant Chief Halyard to speak on the status of the remedial measures the Board put in place for 5959 Youngerman Circle.

Attorney Gaby Young discussed amended stipulation:

1. The Board will refrain from calling the business a public nuisance but reserves the right to determine pending completion of remedial efforts ordered by the Board.
2. Provide JSO off-duty, on-site security, seven (7) days a week through 7/31/2023.
3. Revise the facility rental policy.
4. Maintain a "Do Not Rent" list of previous guests who created a disturbance and provide to the Jacksonville Sheriff's Office upon request.



5. Replace the door on room #224 and all other doors in disrepair.
6. Ensure the motel is free of trash and debris.
7. Implement a guest policy that includes no backing into parking spaces (to ensure license plates are easily visible).

A motion was made for the Respondent to provide proof of compliance or progress to the Office of General Counsel by 7/20/2023 and be prepared to present to the Board at the July 27, 2023 meeting. A motion was made to adopt the amended stipulated agreement by Board Member Ricks and seconded by Board Member Richard Reichert.

Motion passed unanimously 7-0. (Edgecombe abstained).

V. Public Comments – none

VI. Adjourn

The meeting was adjourned at 2:23 PM.

CERTIFICATION

Recorded and transcribed by:

A handwritten signature in blue ink, appearing to be "Vanessa Galan", written over a horizontal line.

Vanessa Galan, Board Clerk
Public Nuisance Abatement Board

Approved by:

A handwritten signature in purple ink, appearing to be "Josh Cockrell", written over a horizontal line.

Josh Cockrell, Chair
Public Nuisance Abatement Board