



PUBLIC NUISANCE DRAFT ABATEMENT BOARD QUASI-JUDICIAL MEETING MINUTES

Proceedings before the City of Jacksonville's Public Nuisance Abatement Board taken on
Thursday, July 27th, 2023, at 1:00 PM
Exam Room 3, Mezzanine Floor, Jacksonville City Hall
Jacksonville, Florida 32202

I. Call Meeting to Order

Josh Cockrell, Chair, called the meeting to order at approximately 1:05 PM.

II. Roll Call

The Board Clerk confirmed attendance by calling roll:

Members Present

Josh Cockrell, Chair
Adam Edgecombe, Esq., Vice Chair
Scott Turner, Secretary
Alex Moyer
Richard Reichard
Randy Wishard

Members Absent

Carter Mansel, Absent Excused
James Ricks, Absent Excused
Paul Thomas, Absent Excused

Board Staff Present:

Trisha Bowles, OGC
Vanessa Galan, Board Clerk

In Attendance:

Gaby Young, OGC
Erin Mason, OGC
Morris Halyard, JSO
Edwin Cayenne, JSO
Robert Lestrangle, JSO
Nuria Archbold, JSO

Public attendees were recorded on the sign-in sheets.



III. Changes to the Agenda

- a. The board agreed to hear (d) Case No: PNAB-2023-003 first.
- b. Mr. Edgecombe recused himself from Case No: PNAB-2023-003.

IV. Review and Approval of Meeting Minutes

Thursday June 15th, 2023 Board Meeting

A motion was made to table the approval of the June 15th minutes to the next board meeting. Motion by Mr. Reichard. Second by Mr. Wishard.

Motion passed unanimously 6-0.

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

The Chair called the case:

1. Unfinished Business – Remedial Status Reviews:

d. Status Review of 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, FL 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 Schwartz/AJ Tasker, Attorney

Mr. Schwartz would like an itemized list of the affidavit of fees. Mr. Schwartz provided the board with handouts: registration card, Do Not Rent list, an invoice from Action Ron Construction LLC for work on the exterior of building 1 and 2, and pages with two pictures showing cut shrubs/bushes.



The City provided the Board Clerk with a signed affidavit showing the City of Jacksonville's fees associated with the defense.

Mr. Cockrell would like a copy of the agreement between the Respondent and the tow company. Mr. Cockrell would also like a forwarded email of the paint quote because it will have a date/time stamp on it.

The CPTED was completed on 7/20/2023.

Erin Mason, OGC, said everything listed on the stipulated agreement was supposed to be complied with and provided by 7/20/2023 but was just received by the City on 7/27/2023.

The City called Assistant Chief Halyard to speak on the status of the stipulated agreement put in place for 5959 Youngerman Circle East property. Chief Halyard provided an update on the actions of the respondent as of 7/20/2023.

There were 24 calls for service from 6/1/2023-7/26/2023.

- No qualifying incidents.

Remedial Measures from Stipulated Agreement:

Items 1-10 were Immediate Remedies that were ordered to be completed at the June 15th meeting as part of the stipulated agreement.

1. Continue JSO off-duty security through July 31, 2023. **Discontinued on June 13th (money).**
2. Complete full CPTED with JSO by July 20, 2023. **Completed.**
3. Revise rental policies to include: seven-day rentals, obtain identification of all room occupants, provide parking passes to registered guests, no backing into parking spaces, and provide a "Do Not Rent" list to OGC and JSO. **Owner or representative must provide.**
4. Immediately replace the door to room #224 (the door would not close properly). **Completed.**
5. Replace all other doors that are in disrepair (ex: do not lock). **Not Completed.**



6. Maintain cleanliness of the property by consistently cleaning debris, removing shopping carts and trash. **In Progress (daily maintenance).**
7. Provide a quote to fix the "Super 8" sign. **Owner states that they are no longer Super 8, so he turned the sign off – he has access via computer in the office.**
8. Continue to cut back overgrown trees/shrubs. **Completed**
9. Provide a quote for brighter/new exterior lighting. **No quote provided, but most of the exterior lights have been replaced.**
10. Provide a quote to paint the entire complex. **Not provided.**

30-Day Action Plan based on the CPTED

11. Create a customer policy stating the rules and regulations of the property and provide the information to customers when they check in.
12. Create or have an employee handbook readily available listing job requirements and company policies- these should address how to minimize nuisance and crime related activity on the property.
13. Create a maintenance log for daily duties that include exterior trash and room repair needs. Create a monthly duties checklist: A/C check, window cleaning, property maintenance, lighting inspection, etc.
14. Contact Animal Control or an animal rescue to remove stray cats (2 were seen). Ensure employees and customers do not leave food out for animals; cans of cat food, scattered dry cat food and trash were found at the rear of the property. This contributes to rodent issues and adds to a deteriorating appearance of the property.
15. Remove the city garbage can located in front of unit 135. This may become accumulated with trash that is not emptied by staff. Ensure the trash receptacles on the property are the same for consistency.
16. Tow disabled vehicles or those with an invalid registration. Vehicles with an expired Alabama tag, an expired Florida decal were on the property and need to be removed.



17. Install tow signs at the entrance of the building indicating unauthorized vehicles will be towed. Ensure customers have parking passes in their vehicles.
18. Remove leaf debris and trash around the curbing area of the east side of parking lot. Inform the landscapers to collect and dispose of the leaves.
19. Ensure the landscapers pick up and properly dispose of heavy tree debris. Leaving the limbs creates trip hazards and hinders grass growth.
20. Paint over signs of vandalism.
21. Update the street number and current name on the main signage so it is visible.
22. Remove overgrown shrubbery from pool area.
23. Finalize paint color choice and approve a painter for the project. Begin to repair the wood damage so that it is complete prior to painting.
24. Exterior room door repair. Door frames must be replaced or repaired - no cracks or signs of forced entry should be visible on doors or door frames.
25. Interior Locks need to be installed or fixed.
26. Fix broken blinds/install curtains or blinds in all rooms. Curtains will remain intact longer than blinds. Window treatments should be uniform throughout the property. Have guests remove any signage from windows.

90-Day Action Plan

27. Wash all exterior windows including windows in doors.
28. Consider providing a uniform for staff that states the company name.
Customers and other staff benefit from being easily identified on the property.

Mr. Schwartz provided a brief explanation for the outstanding items:

- Didn't receive a copy of the CPTED until 7/25/2023
- Received copies of fees right before the meeting
- The quote for paint has a typo: instead of 2022 it should say 2023.
- Respondent was unaware that the hotel room doors could be breached.



A motion was made to declare the property a public nuisance by Mr. Reichard and seconded by Mr. Turner.

Motion passed unanimously 5-0.

Mr. Edgecombe recused.

A motion was made to have the respondent return to the next board meeting on August 24, 2023, by Mr. Moye and seconded by Mr. Reichard.

Motion passed unanimously 5-0.

Mr. Edgecombe recused.

After a brief discussion, a motion to table the cost, fines, and fees until the next meeting was made by Mr. Reichard and seconded by Mr. Turner.

Motion passed unanimously 5-0.

Mr. Edgecombe recused.

Recess: 5 Minutes

a. Status Review of Case No:	PNAB-2022-002
Owner(s) / Operator(s):	Sunstar OrangePark, LLC
Place/Premises Address:	Red Roof Inn
	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
- Erin Mason, Office of General Counsel, representing JSO
- Morris Halyard, Assistant Chief of Community Engagement, JSO

Representing the Property, Respondent:

- Sean Saunders, Proteus Security Agency, LLC
- John Jaeger, Proteus Security Agency, LLC
- Bob Patel, Sunstar

Mr. Saunders said that neither he nor the respondent can reach Mr. Chris Wickersham. Assistant Chief Halyard provided an update on the actions of the Respondent as of July 20, 2023.



There were 30 calls for service from 6/1/2023-7/26/2023.

- No qualifying incidents

Remedial Measures from Stipulated Agreement:

The respondent e-mailed completed items on 7/25/2023.

1. Updated policies. **(Waiting on attorney)**
2. Parking lot improvements. **Completed**
3. Security mirrors. **Completed**
4. Franchise report. **Completed**
5. FDOT fence ownership. **(Waiting on attorney)**
6. Payment of outstanding fees & costs. **Completed**
7. Ongoing maintenance/repair work. **Completed**

The City would like the Respondent to stay in the City's jurisdiction for a minimum of 6 months. The City is pleased with progress and would like to continue to see crime decline.

JSO is willing to revisit the case in 30 days at the August 24, 2023 meeting.

A motion to revisit the two outstanding items (policies and fence) was made by Mr. Edgecombe and seconded by Mr. Wishard.

Motion passed unanimously 6-0.

b. Status Review of Case No:	PNAB-2023-001
Owner(s) / Operator(s):	Jayshri, Inc.
Place/Premises Address:	Scottish Inn 2300 Phillips 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, Esq. – Attorney



- Jiten Master- Property Owner

The City called Assistant Chief Halyard to speak on the status of the amended stipulated agreement.

There were 72 calls for service from 6/1/2023-7/26/2023.

- No qualifying incidents.

Remedial Measures from Stipulated Agreement:

1. Ballroom window repair. **Completed**
2. Pressure wash buildings/roof; touch up paint. **Completed**
3. Ongoing maintenance/repair work. **Completed**

The City would like the Respondent to stay in the City's jurisdiction for a minimum of 6 months. The City is pleased with progress and would like to continue to see crime decline.

Mr. Cockrell would like JSO to provide a graphical chart to represent the decline in calls for service. The respondent, Mr. Patel, requested that the Board reconsider relinquishing jurisdiction.

Mr. Edgecombe stated that he did not think it was necessary for the Respondent to attend the August meeting.

A motion to request the Respondent to return in 4 months to the October 12, 2023 meeting, pending there are no qualifying events between now and then was made by Mr. Edgecombe and seconded by Mr. Turner.

Motion passed unanimously 6-0.

c. Status Review of Case No:	PNAB-2023-002
Owner(s) / Operator(s):	Hart Road Lodge, LLC
Place/Premises Address:	Home 1 Great Stay 10885 Harts Road, Jacksonville, Florida 32218
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:

- Ava Griggs, General Manager

The City called Assistant Chief Morris Halyard to speak on the status of the remedial measures the Board put in place for 10885 Harts Road. Assistant Chief Halyard provided an update on the actions of the Respondent, as of July 26, 2023, towards compliance.

There were 16 calls for service from 6/1/2023-7/26/2023:

Remedial Measures from Stipulated Agreement:

1. Fencing. (Neighbor cut fence but Respondent fixed it). **Completed**
2. Security mirrors. **Completed.**
3. Policies. **City is reviewing policies**

Ms. Griggs provided the board with a handout of Rules and Regulations. Benjamin Lane, Security and Investigation Inc., informed the board the hours of security he provides to the Respondent: from 11 AM – 3 PM and from 8 PM – 5 AM.

Mr. Edgecombe stated that he did not think it was necessary for the Respondent to attend the August meeting.

A motion to request the respondent to return in 4 months to the October 12, 2023 meeting, pending there are no qualifying events between now and then was made by Mr. Edgecombe and seconded by Mr. Wishard.

Motion passed unanimously 6-0.

2. New Business

a. Costs – invoices

A motion to have the respondent pay the cost to record initial and final orders was made by Mr. Reichard seconded by Mr. Edgecombe.

Motion passed unanimously 6-0.



b. Extensions/Deferrals

The board agreed that if the Respondent would like an extension, one extension would be possible with consent from OGC.

VI. Public Comments – none

VII. Adjournment

The meeting was adjourned at approximately **3:15 PM**.

The next meeting is scheduled for **August 10, 2023**.

CERTIFICATION

Recorded and transcribed by:

A blue ink signature of Vanessa Galan, written in a cursive style, positioned above a horizontal line.

Vanessa Galan, Board Clerk
Public Nuisance Abatement Board

Approved by:

A purple ink signature of Josh Cockrell, written in a cursive style, positioned above a horizontal line.

Josh Cockrell, Chair
Public Nuisance Abatement Board