

# Memorandum



**Date:** November 1, 2016

**To:** Carlos A. Gimenez  
Mayor

**Attn:** Russell Benford  
Deputy Mayor

**From:** Juan J. Perez, Director  
Miami-Dade Police Department

**Subject:** Sunset Review of County Boards for 2016 – Nuisance Abatement Board

Agenda Item No. 1F2

We are in receipt of your request for the 2016 Sunset Review of the Miami-Dade County Nuisance Abatement Board (NAB). In response, the attachments include a draft memorandum to the Chairman and the members of the Board of County Commissioners that was prepared for your signature, a memorandum from the Chairperson to the NAB recommending the continuation of the Board, and the completed 2016 Sunset Review Questionnaire and supporting documentation.

If you have any questions, please contact Administrative Officer 3, Jack DiCarlo, of our Police Legal Bureau Nuisance Abatement Unit, at (305) 596-3850 extension 280.

JJP/jd

Attachments (3)

1. Memorandum from Mayor to Board of County Commissioners
2. NAB Chairperson Memorandum
3. Biennial 2016 Sunset Review (Including attachments referenced)

c: Nan A. Markowitz, Program Coordinator  
Office of Management and Budget

# Memorandum



**Date:**

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Sunset Review of County Boards for 2016 – Nuisance Abatement Board

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In accordance with the provisions of Section 2-11.40 of the Code of Miami-Dade County, I am transmitting the 2016 Sunset Review of County Boards Report for the Nuisance Abatement Board. The Board approved the attached report at its meeting on March 30, 2016, and has recommended the continuation of this board.

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

Russell Benford  
Deputy Mayor

**Date:** March 30, 2016

**To:** Carlos A. Gimenez  
Mayor

**From:** Steve Sessler   
Acting Chairperson, Nuisance Abatement Board

**Subject:** Sunset Review of County Boards for 2016 – Nuisance Abatement Board

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Pursuant to Section 2-11.40 of the Code of Miami-Dade County (MDC), I am submitting the 2016 Sunset Review of County Boards Report for the Nuisance Abatement Board (NAB) for transmittal to the Board of County Commissioners (BCC). The NAB reviewed and approved the attached report at its meeting of March 30, 2016.

It is recommended that the BCC approve the continuation of the NAB. Additionally, it is requested that the BCC appoint members continue to fill the NAB vacancies.

## BACKGROUND

1. The Nuisance Abatement Ordinance (NAO), enacting the NAB, was adopted in May 1992. The NAB began its service in January 1993.
2. The NAO was enacted and the NAB was created, pursuant to Florida Statute 893.138, to provide a tool for citizens, police officers, and employees of Miami-Dade County to abate public nuisance activities on residential and business properties. The NAO and the NAB have encouraged business and residential property owners to take proactive preventive action on their properties, and work with the Officers of the MDPD to prevent criminal activity within the unincorporated MDC neighborhoods. The NAO was enacted to bridge a gap between code enforcement and law enforcement efforts on properties where criminal activities are ongoing and the owners are not taking their responsibilities, to not only comply with codes and provide basic security measures such as lighting and fencing, but are failing to work with the police and take necessary measures to prevent the criminal activity. The NAO was enacted to help all interested parties to improve the quality of life at individual properties and in surrounding neighborhoods and ultimately to protect and safeguard the public health, safety, and welfare.
3. The NAB should continue to function, pursuant to the recommended amendments to be provided in 2016, because the NAO and the NAB have been effective tools to encourage property and business owners to take the necessary actions to prevent ongoing and dangerous criminal activity at their premises. The properties where the criminal activity has been abated have required reduced police intervention and resources, thereby providing an economic savings as well as providing a safer place for the citizens and visitors of the community.

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Steve Sessler  
Acting Chairperson

SS/jd



# Miami-Dade County Nuisance Abatement Board

Coordinator: Jack DiCarlo, Administrative Officer 3  
Miami-Dade Police Department (MDPD)  
Police Legal Bureau (PLB)  
Nuisance Abatement Unit (NAU)  
Telephone: (305) 596-3850 ext.280  
Assistant County Attorney: Shannon Summerset

## BIENNIAL (2014-2015) SUNSET REVIEW QUESTIONNAIRE MIAMI-DADE COUNTY BOARDS - 2016

### I. GENERAL INFORMATION

**1. Name of Board Reporting:**

The Miami-Dade County (MDC) Nuisance Abatement Board (NAB).

**2. Indicate number of board members, terms of office, and number of vacancies:**

Number of NAB members: 11

Number of NAB vacancies: 2

Number of NAB vacancies due to expired terms, but members are continuing to serve pending new appointments or reappointment (as listed below): 5

The Terms of Office are attached including current Board members and their appointing Commissioner. Also included are the previous Board members who served from 2014-2015. **(Attachment #1)**

**3. Identify number of meetings and members' attendance (Attach records reflecting activity from January 1, 2014 through December 31, 2015): (Attachment #1).**

	<u>2014</u>	<u>2015</u>
Number of meetings held:	7	6
Number of meetings with a quorum	4	5
Number of monthly meetings postponed prior to meeting because of being unable to obtain a quorum or due to a limited agenda:	5	6

**4. What is the source of your funding?**

The General Fund supports salary, fringe benefits, court reporters, meeting places, meeting security, meeting technicians, equipment, and operating supplies. The funding source for the NAB and the Nuisance Abatement Unit (NAU) is part of the Miami-Dade Police Department (MDPD) Police Legal Bureau (PLB) budget. Expenses may be offset by the NAB ordered costs, charged to the property owners, on those properties declared

public nuisances.

**5. Date of Board creation?**

The NAB was created on May 19, 1992, pursuant to Ordinance No. 92-42, as amended. The NAB held its first organizational meeting and hearings on January 23, and in April, 1993.

**6. Attached a copy of the ordinance creating the Board (Please include all subsequent Amendments).**

See Attachment #2

**7. Include the Board's Mission Statement or state its purpose:**

The Board of County Commissioners has found that, pursuant to the NAO, places or premises used as the site of the unlawful sale or delivery of controlled substances, prostitution, youth and street gang activity, gambling, illegal sale or consumption of alcoholic beverages, or lewd or lascivious behavior, may be declared a public nuisance that adversely affects the public health, safety and welfare.

The NAB provides a forum for citizens, police officers, and MDC employees to abate public nuisance activities on local properties. The NAB encourages business and residential property owners to work with MDPD and take proactive preventive actions to prevent criminal activity on their properties. The NAB coordinates government efforts on property where criminal activities are ongoing and owners are not complying with the law or failing to take basic security measures. The NAB encourages positive actions by property owners either in response to orders issued by the Board or by property owners taking preventative and positive action to abate nuisances in order to avoid attending hearings and Board ordered actions and costs. As a result, the Board, NAU, County staff, property owners and neighbors have improved the quality of life at targeted properties and their surroundings enhancing the public health, safety, and welfare.

The NAB and the NAO address recurring criminal/nuisance activity involving the following:

1. The unlawful sale, delivery, or possession of controlled substances/narcotics.
2. Youth and street gang criminal activity.
3. Prostitution or solicitation of prostitution.
4. Lewd and lascivious activity.
5. Illegal gambling.
6. The illegal sale, possession, or consumption of alcoholic beverages.
7. Other criminal activities that constitute a danger to the public health, safety, and welfare.

**8. Attach the Board's standard operating procedures, if any:**

The NAB follows standard operating procedures included in the NAO. It has also adopted "Conduct of Hearings" (Attachment #3) and "Chairperson Opening Statement" (Attachment #4).

**9. Attach a copy of the NAB's By-Laws, if any:**

While the NAB has not adopted formal By-Laws, it follows the standard operating procedures listed in #8 above, the guidance provided in notification letters provided the owners, and the guidance of the NAB's Legal Advisor (Assistant County Attorney), Attorneys from the PLB, and the NAU's Supervisor/Administrative Officer 3.

**10. Attach a copy of the Board's minutes approving the Sunset Review Questionnaire, including a vote of the membership:**

The NAB unanimously approved the report at its meeting on March 30, 2016. (Attachment #5).

**II. EVALUATION CRITERIA/PERFORMANCE MEASURES/ACCOMPLISHMENTS**

**1. Is the board serving the purpose for which it was created (Please provide detailed information)?**

Yes. In January 2016, the NAB completed its 23rd year of service to the citizens of the County. The NAO and the NAB have provided citizens, police officers, and County employees a forum to identify public nuisance properties, file complaints, provide notice to property/business owners, and to have these complaints heard. If the property/business owners do not take appropriate actions to abate nuisance activity, the Board can order appropriate actions to abate nuisance activity. The Board ordered actions, including the imposition of costs, have either encouraged or forced property and business owners to abate nuisances and thereby reduce or eliminate the use of additional limited government resources to serve these properties.

**2. Is the Board serving current community needs (Please provide detailed information)?**

Yes. The NAB has been very receptive to citizen concerns and complaints. Citizens, Miami-Dade County Commissioners and/or their assistants, MDPD officers, and law enforcement officers from other jurisdictions, have attended NAB meetings and presented evidence and/or testimony regarding public nuisance properties to the NAB.

The MDPD staff, working with the Board, has created a web page, published a brochure, produced a video training tape, created PowerPoint Presentations, and presented seminars to inform citizens, property and business owners, and law enforcement officers of the NAB, their opportunities to be heard, and the requirements of the NAO. Since August, 2002, the NAU has presented approximately 83 Community Oriented Policing seminars to more than 2,500 officers in the MDPD, including Police Academy recruits.

The Board's efforts are integrated into the MDPD's Community Oriented Policing programs through the staffing assistance provided by the NAU. The NAU serves as a liaison for the Board between County and other police agencies regarding nuisance abatement, crime prevention, criminal and civil code enforcement, community policing, and quality of life programs. The NAU supervisor also attends community crime prevention meetings. For example, the NAU supervisor assists the Co-Chairpersons (including MDPD's Assistant Director of Police Services) of the Regional Community Collaboration Against Violence by

coordinating the monthly meetings, providing presentations, and arranging guest speakers for educational presentations regarding crime and violence prevention. The NAU also assisted with the Drive-by-shooting resolution adopted by the County Commission in 2014 by helping MDPD Districts with reviewing the properties for possible nuisance abatement action and sending letters to the property owners where drive-by-shootings have occurred.

3. **What are the board's major accomplishments?**

a. **Last 24 months, 2014 - 2015:**

- Held meetings on 13 occasions and reached a quorum on nine occasions.
- Attempted to schedule meetings on 11 additional occasions.
- Declared four properties to be public nuisances.
- Heard status reports on those properties previously declared to be public nuisances.
- Heard evidence and ordered owners to pay costs totaling \$13,574.67 on properties that had been declared public nuisances.
- Heard evidence and received at least 38 status reports on 18 properties not declared public nuisances because of the abatement plans presented by owners and their subsequent actions to abate nuisance activities.
- In support of the Board, the NAU: sent formal notifications on 17 properties; reviewed cases on at least 245 properties; and reviewed and utilized more than 500 incident reports involving various potential nuisance properties.
- **Attachment #6** lists significant cases considered by the Board, the NAU and other MDPD entities during this time period.

Also, the NAU reviewed at least 10 notifications on properties, including marijuana hydroponic laboratories, sent by the MDPD Narcotics Bureau. These properties do not have enough recorded incidents to invoke the Board's jurisdiction. However, the Board will reconsider these cases if additional incidents occur or if owners fail to comply with their abatement plans. Additionally, some buildings the NAB/NAU reviewed were subsequently considered for demolition or other code enforcement measures by the Regulatory and Economic Resources (RER) Department's Unsafe Structure's Board and Neighborhood Compliance Units.

Other accomplishments of the NAU supervisor in support of the Board's mission include: certified by the Florida Attorney General as a Crime Prevention Practitioner and in Crime Prevention through Environmental Design (CPTED); liaised with the Public Housing and Community Development Department and the RER Department regarding neighborhood code enforcement; and coordinated MDPD volunteer efforts to build houses with Habitat for Humanity.

b. **Since established:**

The NAB, in conjunction with MDC, MDPD, the County Attorney's Office, the NAU, and property and business owners, have worked together to successfully abate public nuisances involving illegal narcotics, alcohol, prostitution, and other crimes and violations during the past 23 years.

The NAU, in conjunction with MDPD officers and the NAB, has investigated at least 1,665 properties. Evidence gathered resulted in sending formal notification letters to owners of 298 of these properties. Hearings have been convened or scheduled on 244 of these properties and the Board has declared 84 of them public nuisances. MDPD investigators, including

Narcotics Bureau personnel, have sent abatement notification letters to the owners of more than 493 of these 1,665 properties, thereby possibly resulting in the cooperation of many owners and abatement of nuisances without requiring Board hearings. In total, 1231 property files have been closed and 444 remain open for further review/investigation.

Properties investigated include drug houses and businesses, markets, adult book and video stores, adult entertainment businesses, apartment complexes, bars and liquor stores. A list of significant properties and how they were addressed by the NAB, MDPD, and the NAU, pursuant to the NAO is attached (**Attachment #7**).

**4. Is there any other board, either public or private, which would better serve the function of this board?**

No. Florida Statutes, §893.138, authorizes counties and municipalities to create administrative boards, such as the NAB, with the authority to impose administrative fines and other noncriminal penalties to provide an equitable, expeditious, effective, and inexpensive method of enforcing ordinances when a pending or repeated violation continues to exist. The NAB is the only board with such authority to address nuisance complaints in unincorporated areas of the County. The NAB has encourage property and business owners to abate public nuisances and thereby reduce the necessity for formal NAB-ordered or court actions and the utilization of limited government services.

Furthermore, the NAB and its associated support staff, encourages cooperation among agencies to abate nuisance activity. The NAB and the NAU have worked with MDPD, the RER Department, the Florida Department of Health, the Florida Department of Business and Professional Regulation, and the Florida Division of Alcoholic Beverages and Tobacco (ABT) to resolve complaints and deal with nuisance properties. In addition, other non-MDPD law enforcement officials have cooperated with MDPD investigators and presented evidence to the NAB. The MDPD and other law enforcement agencies utilize the NAO to file complaints with the NAB to assist them with their enforcement and investigative actions regarding public nuisance properties. Other jurisdictions have requested assistance and advice from the NAU and other County officials in their efforts to set up their nuisance abatement programs.

**5. Should the ordinance creating the board be amended to better enable the board to serve the purpose for which it was created?**

Yes. The NAB, NAU, and the County Attorney's Office, and the MDPD Police Legal Bureau attorneys, have drafted proposed amendments. These amendments include changes in definitions, additional types of criminal nuisance activity for consideration by the Board, jurisdiction in municipalities requesting the Board's services through an interlocal agreement, adjusted requirements to improve the ability to attain quorums for hearings, and additional enforcement options, fines, and costs.

**6. Should the board's membership requirements be modified?**

Yes. Proposed amendments have been developed and reviewed by the NAB, NAU, and the County Attorney's Office. The proposed membership requirements will allow persons who reside anywhere in the County to be members, allow more flexibility in the appointment of a retired law enforcement officer and include changes in quorum requirements to facilitate more frequent meetings.

7. **What is the operating cost of the board, both direct and indirect (Report on FY 2014/15 and FY 2015/16)?**

The costs for FY 2014/15, including the operating costs of the NAU, were estimated at approximately \$132,359. The costs for FY 2015/16, including the operating costs of the NAU including the addition of a Police Legal Secretary I in February, 2016 and support staff from the Police Legal Bureau, are projected at approximately \$172,386. This amount does not include MDPD investigative, administrative, and patrol costs of the nuisance properties. Additionally, it does not include all of the costs of the County Attorney's Office and other County entities that may be utilized. A detailed estimate of the costs is attached (**Attachment #8**).

8. **Describe the Board's performance measures developed to determine its own effectiveness in achieving its stated goals.**

Although formal performance measurements have not been adopted by the NAB, the NAB, MDPD, and County Commissioners and executives are kept apprised of the status of all cases that have come before the NAB through minutes and regular NAU status reports.

The NAB evaluates and measures its success on each individual case that is brought before it. The NAB and NAU focus on: the seriousness of the case, including life and death issues; public safety; crime prevention; the frequency of violations at the property; the cooperation and commitment of the property and business owners with respect to addressing public nuisance issues; the written abatement plans presented by the property and business owners; and the government resources disproportionately expended on properties with ongoing public nuisance related violations.

In most cases the NAB does not declare premises as public nuisance because the process, as implemented by the NAU, encourages owners to take actions to abate the public nuisances before the cases go before the Board. Although the property and business owners associated with these cases are not brought before the NAB, these cases are reported to the NAB and considered successes because the nuisances have been mitigated, the parties have been educated, and the parties and the neighborhood enjoy the benefits. However, some property and business owners will only implement recommendations made by MDPD, NAU, and NAB when so ordered by the NAB.

The NAU, uses a database to track and monitor cases that includes incidents at each property. Crime analysis tools are used by the NAU and district/investigative entities to review the properties regularly and take enforcement action. The NAU supervisor presents a status report to the Board regarding properties with significant criminal activity after appearing before the NAB, after being declared a public nuisance, or after being granted a deferral by the Board or the NAU.

**Attachments (1-8) are listed below:**

1. Terms of Office and Appointment Dates and NAB Membership Attendance Records (Attachment #1 for 2014 and 2015) (Attachment #1).
2. Nuisance Abatement Ordinance (NAO) – Original/Current.
3. NAB Conduct of Hearings.
4. Chairperson Opening Statement.
5. NAB Minutes March 30, 2016, meeting.
6. Significant Cases Highlighted from 2014 – 2015.
7. Significant Cases Highlighted from 1993-2013.
8. NAB and NAU Estimated Costs Summary.

NAB Member	Appointing Commissioner	Last Appointment Date	Term End Date or Expiration of Term of Appointing Commissioner
Battle, Mia	Xavier L. Suarez	10/31/2012	11/30/2016
Figueroa, Carlos	Esteban Bovo, Jr.	10/6/2015	10/5/2017
Fundora, Gabriel	Jose "Pepe" Diaz	3/20/2016	11/30/2018
Grace, Regina M.	Dennis C. Moss	4/28/2014	11/30/15*
Lawton, Harold	Barbara J. Jordan	9/17/2013	9/17/2015*
Livingstone, Walter	Javier D. Souto	7/20/2011	11/30/2014*
Lopez, Jason	Daniella Levine Cava	8/1/2015	11/17/2018
Miro, Steven	Juan C. Zapata	2/1/2016	11/30/2016
Powers, Robert	Audrey M. Edmonson	9/1/2011	11/30/2012*
Saunders, Dr. Maria E.	Rebeca Sosa	6/21/2011	11/30/2014*
Sessler, Steve	Sally A. Heyman	2/3/2015	11/17/2018

Vacant -Pending Finalization	Bruno A. Barreiro	1/11/2016**	11/30/2016
Vacant - Pending Finalization	Jean Monestime	12/18/2014**	11/30/18
<b>Previous Members who served in 2014 - 2015</b>			
Diaz, Alex R.	Daniella Levine Cava	2/20/2013	2/1/2015
Joffe, Roxanne	Juan C. Zapata	4/21/2009	2/1/2016
Mora, Pedro	Bruno A. Barreiro	4/19/2005	2/1/2015

\*Continues Serving Until Commissioner makes Reappointment or a New Appointment

\*\* Residency Waiver is necessary before the appointee can serve/pending Commissioner Action

# Attachment # 1

MIAMI - DADE COUNTY NUISANCE ABATEMENT BOARD MEMBERSHIP ATTENDANCE RECORD JANUARY 2014 - DECEMBER 2014										
	01/30/14	02/27/14	05/29/14	07/31/14	09/30/14	11/19/14	12/17/14	# Meetings Attended	Total Attendance at Meetings Held	Percentage of Attendance for Held Meetings
Held-No quorum										
Present	6	6	6	7	7	5	5	41	77	85.71%
Absent	1	1	1	1	1	1	1	7	7	57.14%
Battle, Mia	Present	6	6	14.29%						
Diaz, Alex R.	Present	4	4	42.86%						
Figueroa, Carlos	Present	3	3	57.14%						
Grace, Regina M.	Present	4	4	71.43%						
Joffe, Roxanne	Present	5	5	42.86%						
Lawton, Harold	Present	3	3	28.57%						
Livingstone, Walter	Present	2	2	57.14%						
Mora, Pedro	Present	4	4	42.86%						
Powers, Robert	Present	3	3	85.71%						
Saunders, Dr. Maria E	Present	6	6							
Sessler, Steve	Present	•	•							
Vacancy	•	•	•	•	•	•	•	•	•	
Vacancy	•	•	•	•	•	•	•	•	•	
<b>Total Members Present</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>41</b>	<b>77</b>	<b>53.25%</b>
<b>Total Members Appointed</b>	<b>11</b>	<b>11</b>	<b>45.45%</b>							
<b>Percentage of Attendance</b>	<b>45.45%</b>	<b>54.55%</b>	<b>54.55%</b>	<b>63.64%</b>	<b>63.64%</b>	<b>45.45%</b>	<b>45.45%</b>	<b>63.25%</b>	<b>60.00%</b>	<b>60.00%</b>

MIAMI - DADE COUNTY NUISANCE ABATEMENT BOARD MEMBERSHIP ATTENDANCE RECORD JANUARY 2015 - DECEMBER 2015										
	01/29/15	05/28/15	08/20/15	09/24/15	10/29/15	11/16/15	Total Attendance at Meetings Held	# Meetings Attended	Percentage of Attendance for Held Meetings	Notes:
Battle, Mia	Present	Present	Absent	Present	Absent	Absent	6	2	33.33%	*Alex Diaz left NAB in February 2015
Diaz, Alex R.	Present	Present	Present	Present	Present	Present	1	1	100.00%	
Figueroa, Carlos	Present	Present	Present	Present	Present	Present	6	3	50.00%	
Grace, Regina M.	Present	Present	Present	Present	Present	Present	6	4	66.67%	
Joffe, Roxanne	Present	Present	Present	Present	Present	Present	6	4	66.67%	
Lawton, Harold	Present	Present	Present	Present	Present	Present	6	5	83.33%	
Livingstone, Walter	Present	Present	Present	Present	Present	Present	6	1	16.67%	
Lopez, Jason	Present	Present	Present	Present	Present	Present	4	4	100.00%	
Mora, Pedro	Present	Present	Present	Present	Present	Present	1	1	100.00%	
Powers, Robert	Present	Present	Present	Present	Present	Present	6	3	50.00%	
Saunders, Dr. Maria E	Present	Present	Present	Present	Present	Present	6	6	100.00%	
Sessler, Steve	Present	Present	Present	Present	Present	Present	6	2	33.33%	
Vacancy	•	•	•	•	•	•	•	•	•	
Vacancy	•	•	•	•	•	•	•	•	•	
<b>Total Members Present</b>	<b>6</b>	<b>7</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>60</b>	<b>36</b>	<b>60.00%</b>	
<b>Total Members Appointed</b>	<b>11</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>60</b>	<b>60</b>	<b>60.00%</b>	
<b>Percentage of Attendance</b>	<b>54.55%</b>	<b>77.78%</b>	<b>50.00%</b>	<b>60.00%</b>	<b>60.00%</b>	<b>60.00%</b>	<b>60.00%</b>	<b>60.00%</b>	<b>60.00%</b>	

**Code of Miami-Dade County**  
**ARTICLE XIII.A. NUISANCE ABATEMENT\***

**Sec. 2-98.4. Legislative findings and intent.**

This article [Ordinance No. 92-42] is enacted pursuant to the provisions of the Miami-Dade County Home Rule Charter and Florida Statute, Section 893.138, as it may be renumbered or amended from time to time, and shall be known and may be cited as the "Miami-Dade County Public **Nuisance Abatement** Ordinance."

The Board of County Commissioners of Miami-Dade County, hereby finds and declares that any places or premises which are used as the site of the unlawful sale or delivery of controlled substances, prostitution, youth and street gang activity, gambling, illegal sale or consumption of alcoholic beverages, or lewd or lascivious behavior, may be a public **nuisance** that adversely affects the public health, safety, morals, and welfare. This Board also finds that abating the public **nuisance** which results from said criminal activity is necessary to improve the quality of life of the residents of Miami-Dade County and that said **abatement** will safeguard the public health, safety, and welfare.

This article is hereby declared to be remedial and essential to the public interest and it is intended that this article be liberally construed to effect the purposes as stated above. The provisions of this article and the standards set forth herein shall be applicable only to the unincorporated areas of Miami-Dade County, Florida.

The provisions of this article shall be cumulative and supplemental to and not in derogation of any provision of the Florida Statutes, the Code of Miami-Dade County, or any other applicable law.

**Sec. 2-98.5. Definitions.**

For the purpose of this article the following definitions shall apply:

**Public nuisance:** Any place or premise which has been used on more than two (2) occasions within a twelve-month period:

- (1) As the site of the unlawful sale or delivery of controlled substances, or
- (2) By a youth and street gang for the purpose of conducting a pattern of youth and street gang activity, or
- (3) For prostitution, or solicitation of prostitution, or
- (4) For illegal gambling, or
- (5) For the illegal sale or consumption of alcoholic beverages, or
- (6) For lewd or lascivious behavior, or

(7) Any premise or place declared to be a nuisance by Florida Statute, Section 823.05 or Section 823.10 as they may be renumbered or amended from time to time .

**Sec. 2-98.6. Operating procedure .**

Any employee, officer or resident of Miami-Dade County may file a complaint and request for prosecution with the Miami-Dade County Public **Nuisance Abatement** Board regarding the existence of a public **nuisance** located within Miami-Dade County. Said complaint shall be filed with the Director of the Miami-Dade Police Department, or his designee. Upon the filing of more than two (2) complaints on any particular place or premises, the Director or his designee shall mail written notice of such complaints by certified mail with return

receipt to the owner of the place or premises complained of at the owner's address as shown in the Miami-Dade County property tax collector's file. Said notice shall provide for the owner of the place or premises to contact the Director or his designee within fourteen (14) days of receipt of the notice. This time period shall be allowed for the purpose of allowing the owner to take such good faith measures as are appropriate to abate the **nuisance**. The Director or his designee may extend the fourteen (14) days to allow the owner to institute or continue actions to abate the **nuisance** provided the actions are reasonable. In the event the owner fails to respond to Notice of Complaint or fails to take reasonable action to abate the **nuisance**, the Director or his designee shall schedule a hearing on the complaint before the Miami-Dade County Public **Nuisance Abatement** Board, and written notice of said hearing shall be by certified mail with return receipt to the owner of the premises and the complainant at least ten (10) days prior to the scheduled hearing .

The aforesaid notice of hearing shall include :

- (a) A statement of the time, place and nature of the hearing ;
- (b) A statement of the legal authority and jurisdiction under which the hearing is to be held ;
- (c) A reference to the particular sections of the statutes and ordinances involved ;
- (d) A short and plain statement summarizing the incidents complained of.

### **Sec. 2-98.7. Public Nuisance Abatement Board .**

The Miami-Dade County Public **Nuisance Abatement** Board is hereby created and established. The Board shall consist of nine (9) members with one member appointed by each County Commissioner .

(a) *Qualification of members.* The composition and representative membership of the Board shall be as follows:

(1) All members shall reside in the unincorporated areas of Miami-Dade County .

(2) One (1) member shall be a law enforcement officer as defined in Florida Statutes, Section 943.10 who is retired or inactive and who is not employed by Miami-Dade County .

(3) One (1) member shall be an attorney practicing law in Miami-Dade County and a members in good standing of the Florida Bar .

(4) Eleven (11) members of the general public, who possess outstanding reputations for civic pride, integrity, responsibility and business or professional ability, with interest or experience in abating public nuisances .

(b) *Terms of office.* The initial appointments to the Board shall be as follows: Seven (7) members shall be appointed for the term of one year, six (6) members shall be appointed for the term of two (2) years. Thereafter all appointments shall be made for the term of two (2) years. No members shall serve more than three (3) consecutive terms or seven (7) years. Appointments to fill any vacancy on the Board shall be for the remainder of the unexpired term of office. A member may be removed with or without cause by the affirmative vote of not less than a majority of the entire County Commission. Should any member of the Board fail to attend three (3) consecutive meetings without due cause, the chairperson shall certify the same to the County Commission. Upon such certification, the member shall be deemed to have been removed and the County Commission shall fill the vacancy by appointment .

(c) *Organization of the Board.* The members of the Board shall elect a chairperson and such other officers as may be deemed necessary or desirable, who shall serve at the will of the Board. Members shall serve without compensation, but shall be entitled to be reimbursed for necessary expenses incurred in the performance of their official duties, upon approval by the County Commission .

(d) *Meetings of the Board.* Meetings of the Board shall be held monthly, or more frequently if necessary, to hear and dispose of the pending complaints. Notice of the time and place of meetings shall be given to all complainants and owners of premises scheduled to be heard. Notice shall be given in writing at least ten (10) days prior to the hearing. Any aggrieved person may request a continuance of the hearing. The Board may grant a continuance of any hearing for good cause. The chairperson may call an emergency meeting of the Board, and meetings may also be called by written notice signed by three (3) members of the Board. The meetings of the Board shall be recorded and be transcribed at the expense of the party requesting the

transcript. All meetings shall be in compliance with Florida's "Government in Sunshine Law" and Chapter 286.011, Florida Statute. No less than seven (7) members shall constitute a quorum. No less than six (6) members voting affirmatively shall be required to declare any place or premises a public nuisance under this provision. The County Manager shall provide adequate and competent clerical and administrative personnel, and such technical or scientific personnel as may be reasonably required by the Board for the proper performance of its duties. The County Manager shall provide a regular meeting place for the Board. All records shall be public records as defined by Chapter 119.011, Florida Statutes.

(e) *Conduct of hearings*

(1) The Director of the Miami-Dade Police Department or his designee shall present cases before the Board. All parties shall have an opportunity to present evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, and to be represented by counsel. When appropriate, the general public may be given an opportunity to present oral or written communications. If the Board proposes to consider such material, then all parties shall be given an opportunity to cross-examine or challenge or rebut it. The Board may consider any evidence, including evidence of the general reputation of the place or premises. All testimony shall be under oath and shall be recorded. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. Orders of the Board shall be based on competent and substantial evidence and must be based on a preponderance of the evidence .

(2) After considering all evidence, the Board may declare the place or premises to be a public nuisance as defined in this chapter and may enter an order prohibiting .

(i) The maintaining of the nuisance ;

(ii) The operating or maintaining of the place or premises; or

(iii) The conduct, operation, or maintenance of any business or activity on the premises which is conducive to such nuisance .

(3) An order entered under subsection (2) shall expire after one year or at such earlier time as stated in the order. The Board may retain jurisdiction to modify its orders prior to the expiration of said orders.

(4) The Board may bring a complaint under Section 60.05 of the Florida Statutes, seeking a permanent injunction against any public nuisance.

**Sec. 2-98.8. Costs .**

In the event that the Board declares a place or premises to be a nuisance and issues an order pursuant to Section 2-98.7(e)(2) above, the Board shall assess against the owner of the place or premises the costs which the County has incurred in the preparation, investigation, and presentation of the case. These costs shall be due and payable ten (10) days after the written order of the Board has been filed. A certified copy of an order imposing costs may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the sheriffs of this state including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, Miami-Dade County may foreclose or otherwise execute on the lien. Interest shall accrue on the unpaid costs at the legal rate of interest set forth in Section 55.03, Florida Statute as that may be amended from time to time .

**Sec. 2-98.9. Appeals .**

An aggrieved party may appeal a final order of the Miami-Dade County Public **Nuisance Abatement** Board to the Circuit Court of the Eleventh Judicial Circuit, Appeals Division. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board. An appeal shall be filed within thirty (30) days of the date of the written order appealed from .

**Sec. 2-98.10. Rights preserved .**

This article does not restrict the right of any person to proceed under Section 60.05 of the Florida Statutes, against any Public Nuisance .

Miami-Dade County  
Nuisance Abatement Board (NAB)

**Conduct of Hearings**

Chairperson's Opening Statements

- I. Identify case, property, property/business owner(s), and nuisance categories.
- II. Stipulation between parties.
  - a. Motions by the Board.
  - b. Abatement plans hearing, as appropriate.
- III. Presentation of case by coordinator (Mr. Jack DiCarlo)
  - a. Opening informational statement
  - b. Initial Notification
  - c. Communications with property/business owner (s).
  - d. Hearing Notification information
  - e. Outline (Summary) of incidents to be presented.
- IV. Presentation of documents and statements through witness testimony or evidence.
  - a. Witness Direct examination
  - b. Cross examination by property/business owner(s) or legal representative.
  - c. Questions by Board to witness.
- V. Sworn statements by complainants who wish to be heard, to be followed by questions from coordinator, property/business owner(s) and the Board.
- VI. Sworn statements by impacted community citizens, to be followed by questions from coordinator, property/business owner(s), and the Board.
- VII. Property/business owners' presentation of their defense to be followed by questions of witnesses by the coordinator and the Board.
- VIII. Closing statements by the coordinator and the property/business owner(s).
- IX. Public executive discussion by the Board of the case.
- X. Board Motions
- XI. Board Vote on motions
- XII. Announcement of disposition and any necessary Board orders.
- XIII. Board Hearing on the Matter of Costs.

Miami-Dade County  
Nuisance Abatement Board (NAB) Hearing

**Chairperson Opening Statement**

The Miami-Dade County (MDC) Board of County Commissioners enacted the Nuisance Abatement Ordinance (NAO), #92-42, in June of 1992. This ordinance was enacted to provide citizens, employees, and law enforcement officers of MDC a means for finding relief from various nuisance problems in their unincorporated neighborhoods. A place or premises could be considered a public nuisance when it is the site of three or more of the following types of complaints or offenses:

1. The Sale or Delivery of Controlled Substances.
2. Youth or Street Gang Criminal Activity.
3. Prostitution.
4. Lewd or Lascivious Activity.
5. Gambling
6. Illegal Sale or Consumption of Alcoholic Beverages.
7. Activities as defined by Florida Statutes 823.05 or 823.10.

The Miami-Dade Police Department (MDPD) has been charged with the responsibility of identifying the properties with three or more complaints/incidents regarding the above types of activity and investigating the public nuisance. MDPD's Nuisance Abatement Unit (NAU) coordinates investigations of these properties, notifies the property/business owners of the complaints against their properties, and encourages the property/business owners to abate any nuisance activities. All complaints against properties should be filed by police report so that they can be documented and thoroughly investigated. The NAU notifies property/business owners of the complaints after three or more are documented and allow them 14 days to abate the nuisance. The owner must contact the NAU staff as soon as the notification letter is received and submit a detailed plan to abate the nuisance.

The NAU will present the matter to this Board in a public hearing if any of the following occur:

1. The property/business owner fails to contact the NAU within 14 days of receipt of the initial notification letter.
2. The nuisance is not abated.
3. The property/business owner fails to take reasonable action to abate the nuisance activity.

NAU staff will present cases to this Board. This is an administrative hearing and all matters presented are public and recorded. This Board will be counseled on all matters by the Assistant County Attorney.

All witnesses will be sworn in and the NAU staff will present witnesses and begin the presentation of the evidence. All parties shall have an opportunity to present evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, and to be represented by counsel. The Board may consider any evidence, including evidence of the general reputation of the place or premises. All testimony shall be under oath and shall be recorded. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. Orders of this Board shall be based on competent and substantial evidence and must be based on a preponderance of the evidence.

If there are any members of the community in the audience who wish to be heard because they have direct interest/knowledge in a matter, and they have not been called as witnesses, they

must register with Mr. DiCarlo and will be allowed a few minutes to make a statement followed by questions by each side and the Board.

This Board will listen to one person at a time and will not accept any interruptions from a person who is not recognized to speak. If either side has an objection to any question or evidence, it will be raised to the Board Chairperson along with the reasons for the objection. The Board Chairperson or Vice Chairperson will consider the objection, consult with the County Attorney if necessary, and rule on the objection.

Each side will be provided a few minutes to summarize their positions and the Board will deliberate in public session without any interruptions from the parties. After both sides conclude their cases, this Board will decide if the place or premises does or does not constitute a public nuisance. If the place is a public nuisance, the Board will specify those actions that must be taken by the owners to abate the nuisance. This Board could order that the place or premises be closed and all associated activities cease, that a specific nuisance-related activity be halted or that property/business owners implement specific actions to prevent the recurrence of the nuisance. If this Board finds that the property is a public nuisance, it will order that the property/business owner pay the costs incurred in the preparation, investigation, and presentation of the case. If the Board's orders are not followed, a lien will be placed against the property or other assets of the owner(s) and the County could foreclose against the lien.

An aggrieved party may appeal a final order of this Board to the Circuit Court of the Eleventh Judicial Circuit, Appeals Division. Such an appeal shall be limited to appellate review of the record created before the Board.

We are here to help the County, community, citizens, and property/business owners find solutions to these nuisances, and this Board will make decisions that will ultimately help in the abatement of the public nuisances in question.

Are there any questions about these proceedings?

Are there any stipulations between the property/business owner and the Miami-Dade Police Department? Let us begin. Mr. DiCarlo, please present the Miami-Dade Police Department case.



# Miami-Dade County Nuisance Abatement Board (NAB) Minutes

## Board Members

Mia Battle  
 Carlos Figueroa  
 Gabriel Fundora  
 Regina M. Grace (Serving pending new/reappointment)  
 Harold Lawton (Serving pending new/reappointment)  
 Walter Livingstone (Serving pending new/reappointment)  
 Jason Lopez  
 Steven Miro  
 Robert Powers (Serving pending new/reappointment)  
 Dr. Maria Saunders (Serving pending new/reappointment)  
 Steve Sessler  
 Vacancy (Appointment pending finalization of residency waiver)  
 Vacancy (Appointment pending finalization of residency waiver)

## Appointing Honorable Commissioners

Xavier L. Suarez  
 Esteban Bovo, Jr.  
 Jose "Pepe" Diaz  
 Dennis C. Moss  
 Barbara J. Jordan  
 Javier D. Souto  
 Daniella Levine Cava  
 Juan C. Zapata  
 Audrey M. Edmonson  
 Rebeca Sosa  
 Sally A. Heyman  
 Bruno A. Barreiro  
 Jean Monestime

Date of Meeting: **March 30, 2016 (Wednesday)**

Meeting Place: The meeting was held in the Commission Chambers on the 2nd floor of the Miami-Dade Stephen P. Clark Government Center, 111 NW 1 Street

Meeting Times: The meeting, scheduled for 5:30 p.m., convened at 6:00 p.m. and ended at 8:05 p.m.

## I. Attendance

Members Present: Carlos Figueroa, Gabriel Fundora, Regina Grace, Harold Lawton, Jason Lopez, Steven Miro, and Steve Sessler.

Members Absent: Mia Battle (Illness), Wally Livingstone (Family Illness), Robert Powers (Out of town), and Dr. Maria Saunders (Business Commitment).

Assistant County Attorney (ACA) Shannon Summerset-Williams advised the NAB during the meeting. Ms. Steve Sessler served as the meeting Chairperson.

## II. Welcome/Introduction/Oath of Office/Minutes

The NAB welcomed and congratulated Mr. Steven Miro, recently appointed by the Honorable Commissioner Juan C. Zapata.

The NAB welcomed and congratulated Mr. Gabriel Fundora, recently appointed by the Honorable Commissioner Jose "Pepe" Diaz.

Both were administered the Oath of Office of the NAB by Mr. DiCarlo

The NAB reviewed and approved the Minutes from the January 14, 2016, NAB Meeting. The meetings tentatively scheduled for January 28, February 11, and February 25, 2016, were postponed due to the inability to obtain a quorum.

## III. Hearings/Status Reports/Costs

- A. **11980 – 11990 SW 8 Street**, including University Book and Video Store, an adult book and video store and the Shopping Center/Parking Lot at this location. (The Property and Business Owners are requested to provide a status report, including their compliance/non-compliance and abatement actions in regards to the Nuisance Abatement Board Order, 21-47.1, and the recommendations made by the NAB and MDPD at the hearings and at a meeting and through emails and phone calls with the Property Owner and with the Business Owner's Attorney; Status report by the Business & Property Owners, as the Business Premises at 11980 SW 8 Street was, after the NAB heard the abatement plans and actions by the Property and Business Owners, and after hearing additional evidence regarding violations of MDC Code 21-47.1, declared a Public Nuisance by the NAB on January 14, 2016, and the Property and Business Owners were ordered to comply with all MDPD recommendations, including compliance with MDC Code 21-47.1 by February 11, 2016; Update on NAB deferral of November 16, 2015, after review of Property and Business Owners' Abatement plans and testimony of Officers from Midwest District Crime Suppression Team and review by the Board, to provide the Owners more time to review and update their abatement plans in furtherance of the NAB recommendations, the Officers' testimony; and recommendations by Mr. Jack DiCarlo and the NAU; Possible continuation of the Hearing if abatement plans and recommendations by NAU are not accepted by the Owners and deemed appropriate by the NAB; Deferred after review of Officers' reported incidents and Owners' Abatement plans on November 16, 2015; November 16, 2015 - New Hearing, Subject to Deferral after review of Property and Business Owner's abatement plans; A notification letter, based on more than seven incidents on three days of lewd and lascivious activities since January, 2015, including illegal exposure and sexual activity, and other lewd and lascivious activities, drug activities, and other incidents in the store and the parking lot from 1998 thru 2014, and other calls for service/incidents was mailed to the property

Owners of Record and the business Owners of Record on October 26 and 27, 2015, and delivered to the business Owners/Manager at the business on October 28, 2015; the Property Owner of record received the notice as of October 30 per the Manager's telephone call on November 2, 2015. The Business Owner of Record received the notice as of October 29, dated Certified Mail Receipt and telephone call from Attorney Joseph Lopez on November 3, 2015)

Business Owners: University Book(s) & Video(s), Inc.  
Mr. Steven Wiener, President  
Mr. William Andrus, Vice President  
Mr. Joseph F. Lopez, Attorney and Registered Agent

Property Owners: Batista Properties, Inc.  
Mr. Julio C. Batista, President, R.A.  
Ms. Lisette Gell, Manager

Mr. DiCarlo advised that the attorney for University Books & Video Mr. Joseph Lopez was present, along with the manager of the store, representing the Owner Company based in California. It was advised that the Property Owner, Mr. Batista, advised during the afternoon that he would not be able to attend.

This property was before the board on November 16, 2015 and January 14, 2016, where the board found this property to be a Public Nuisance based on evidence and testimony including Lewd & Lascivious activity, sexual activity, and solicitation of prostitution since January 2015, and earlier.

Attorney Lopez requested that the NAB continue the matter until he could resolve the issues surrounding the lack of a Certificate of Use (Not renewed by the Business Owner for about 20 years) with the Regulatory and Economic Resources (RER) Department. He asserted that he believed that the applied for Certificate of Use should be reinstated with the stipulation that the Video Viewing booths be eliminated from the store operations and he has another meeting scheduled in April and is still trying to negotiate with them. He advised through his letter to the Board dated March 30, 2016, that his client has complied with some of the items required by the NAB and is making progress, but his client does not believe that they are required to remove the doors from the booths or close the booths down under 21-47.1, as it is his opinion that "grandfathering" applies.

Mr. DiCarlo and the NAB members expressed serious concerns about the lack of full compliance with the Nuisance Abatement Order, Miami-Dade County Code 21-47.1, and several recommendations that were made by the NAB and MDPD and incorporated into the NAB Order. The Business and Property owner were ordered to comply through the Order of January 14, 2015, , including no doors or curtains on video viewing booths, providing a direct view from the clerk of the store to each of the video viewing booths, providing additional cameras, providing warning signs against sexual activities to patrons, providing a security guard, implementing and improving maintenance and cleaning in conjunction with health concerns and the risk of sexually transmitted diseases, and other recommendations by February 11, 2016.

The Board was advised that a meeting was held with the Property and Business owners on February 26, 2016, and while there have been no additional documented incidents and

the Owners showed that they had fixed the glory holes and were cleaning the booths better, several other requirements were not addressed, and it was again stressed by Mr. DiCarlo that compliance needed to be accomplished immediately.

While hearing concerns from the NAB and Mr. DiCarlo concerning non-compliance with required removal of the doors on the video viewing booths, as required by 21-47.1, Mr. Lopez stated that the video booths will be dismantled immediately upon receiving a Certificate of Use from Miami Dade County, which has been expired since the year 2000. He also advised that he believes that the security guard should be provided by the shopping center, but they are willing to pay their fair share of the security guard, however they feel that if the business is shut down, then the entire shopping center should be shut down.

The Board found that the business is not in full compliance with the NAB Order and 21-47.1, and the included recommendations and required that the Business and Property Owners either remove the doors from the booths or dismantle the booths, as they advised would be done later when they transfer ownership of the business upon receiving a Certificate of Use from RER and agreement from the Property Owner, within 48 hours.

**B. 1274 NE 110 Terrace**, a single family Homestead Property home that appears to be being used as a rental property (New Hearing as Owners did not appear on January 14, 2016, nor November 16, 2015, nor follow up on an email on December 22, 2015, advising of a person named to manage the premises; the Owner in Texas has not responded to additional emails and a letter dated February 11, 2016, and telephone messages, including 2/17/16, and 2/25/2016, advising of a postponement (due to quorum) of the NAB meeting on 2/25/16, until 3/30/16, and subsequent dates; a person was found living at the house (same person as in 2014) along with a female (also present during arrests in 8/15) and he advised he had received the letters, including February 11, 2016, and he was informed by the Owner that somebody would be coming by to see him about the property, but has not heard from the person or the Owner; the Premises has no running water or electricity and the person living there had been advised a year ago, when he was found with the key to the door knob lock, that nobody was supposed to be at the Premises or inside and he vacated it – he now advises that he is watching it for the owner, but says he knows it is abandoned and he has kept the problems away from it and it is free rent, even though he can live with his mother across the street; Due to at least six new additional incidents, including two search warrants in August and September 2015, and non-compliance, a new notification was mailed, emailed, and delivered to the Owner at the address of record at the house on October 30, 2015, his email address, and an address in Houston, Texas; Owner has still not secured the Premises and additional incidents have been reported;

On January 29, 2015, the NAB heard that the Owner had changed the locks on January 26, 2015, but had just had the Premises vacated and has still not secured the Premises other than changing the locks; the NAB considered the matter of costs and ordered Costs of \$11,074.67, including \$3,000 estimated for the County to Board up and secure the house, if the Owner does not do it; Status Report on Owner Actions in conjunction with NAB Order; the NAB was informed that the

Owner advised that the tenants had vacated the Premises and the locks were changed on January 26, 2015, and he was making arrangements to further secure the premises; tenants are still residing there while the Owner is in Texas; Costs of \$11,074.67 were ordered, including an estimated \$3,000 for the Boarding of the House if the Owner does not adequately secure the house from trespassing, at the January 29, 2015, hearing; Review of NAB Order declaring the Premises a Public Nuisance on July 31, 2014 in the absence of the Owner and the Owner has been Ordered to cause the property to be vacated by October 19, 2014; order posted on Friday, September 19, 2014; the Owners have been notified to attend, but there has been no response and he has still not been found; no response from the Owner after a notification letter, dated May 27, 2014, was mailed to the Owner's address of record, 1274 NE 110 Terrace, on May 30, 2014, and two other addresses found through national database sources on the same date; the letters were mailed by certified mail and regular mail to all known and possible addresses; the letters mailed to 1274 NE 110 Terrace have not been returned by the U.S. Postal Service, but the letters to another address in central Florida have been returned; officers attempted to serve the notification letter and did so on or about July 17, 2014, at the house; it was received by a suspected tenant and one of the arrestees who is known to live there; the letter and a reminder sign have also been posted at the house this week by officers; the notification letter is based upon investigations involving three Narcotics investigation search warrants by Detectives from MDPD Intracoastal District and Narcotics Bureau and more than eight narcotics related incidents since October 2013 and some prior)

Property Owner: Mr. Mike James, same address, Homestead Owner

Mr. DiCarlo advised that the Owner of the property, does not live at the property as required, and has not responded to the notification regarding new narcotics incidents, other than through an email on December 22, 2015, in which he stated the name of a man who would be helping him to manage the property, but that person has not followed up. The NAB was advised that the Premises was declared a Public Nuisance, in July 2014, based on several different narcotics search warrants by the Intracoastal Crime Suppression Team (CST) and the Narcotics Bureau. However, since the jurisdiction had ended after one year without the Owner complying with the Orders of the NAB and since then there have been additional incidents documented including two Narcotics Bureau search warrant investigations, the NAB is being requested to again consider the matter. Lt. Rafael Rodriguez, in charge of the MDPD Intracoastal District General Investigations Unit and Crime Suppression team advised that the property has been a major problem for his District and the Narcotics Bureau and cited investigations that he was involved with in 2013 and 2014, and the new investigations his team conducted, along with the Narcotics Bureau in May 2015, and August/September of 2015. Lt. Rodriguez and Mr. DiCarlo presented the cases and arrests for narcotics on at least seven different occasions from May through September 2006, and advised of the ongoing dangers and detrimental effects for the quality of life for the community. Mr. DiCarlo advised that there were children living at the Premises during the narcotics search warrant investigations in August and September 2015, and authorities were notified by the investigators. He further advised that these persons appear to have vacated the Premises, except for one lady who was not arrested, and a man was also found to be living there who had been told that he needed to leave in 2015, when the property was ordered to be vacated and secured. This

man advised that he is watching the house for the Owner who is in Texas and trying to keep problems from occurring, but admitted that he and the female have lived there, even though he can live with his mother across the street, because they are able to, as the Owner is not watching the vacant house. Lt. Rodriguez advised that this location is prominent with drug activity and he is concerned about it as the owner is not taking care of the property and ignored all notices the county has given him. Mr. DiCarlo advised that the Owner was notified through the Property address of record at the house and through email that we have had for him (he responded to one of the notifications in December, 2015, and through telephone messages that a telephone number that he has responded to in 2015. The Board found that sufficient notifications have been made as per the Nuisance Abatement ordinance requirements and elected to proceed with the hearing in the absence of the Owner. The NAB, upon hearing from Lt. Rodriguez and Mr. DiCarlo and reviewing all of the evidence and reports in the record and Incident Summary involving narcotics and other crimes, declared the Premises a Public Nuisance. The NAB ordered that the Owner abate the nuisance and drug activities, cause the house to be vacated and secured as it has been the site of narcotics activities and has no running water while people are living in it, authorize MDPD Officers to enforce No Trespassing laws, and ensure that no persons will be living there until he reports to the Board regarding his abatement plans to ensure that there will be no additional drug activities.

- C. **11050 SW 43 Street**, a single family Owner occupied home with some rental tenants.  
(New incidents, including an arrest of the Owner's son for Possession of Marijuana and Drug Paraphernalia found in his bedroom, as reported by the Kendall CST detectives on March 16, 2016, and the arrests of two of the son's friends for Trespass after Warning resulting from their arrests previously on the property; Owner's son advised during the day of his arrest that he has gotten a job and has gone to AA meetings for counseling, but advised he smoked marijuana in the yard the night before even though he knew from the officers and the NAB Order that he could not have drugs or friends who had been arrested before on the property; Status report on property declared Nuisance on November 16, 2015; Review of Order of Declaration of Nuisance on November 16, 2015 and Owner's Response Abatement plans on December 10; New Hearing, subject to deferral after NAB review of abatement plans; Notification letter mailed on October 22, 2015, due to more than ten (10) narcotics related incidents and other crimes since August 2014).
- Property Owner: Ms. Nori Anyul Hyman

The Board was advised that the Owner's son was arrested for Possession of Marijuana last week and that two of his friends, who were not supposed to be at the house by virtue of the NAB Order when it was declared a nuisance because of drug activities by the son and his friends, were arrested for Trespassing. The Board was advised that the Owners were unable to attend the NAB meeting, but advised that their son would not be living at the house for the near future because of his drug involvement again. The NAB was advised that the Owners would be required to attend the next meeting in April and that MDPD Officers would continue to monitor the Premises.

- D. **10355 NW 29 Court**, a single family residence  
(Four people found living at the property without running water during an inspection by MDPD, the NAU, and RER Neighborhood Compliance Inspectors; the persons advised that the Owner's son is not deceased as previously reported after having a stroke, but is in a hospital after being hit by a car and was still there as of March 29, 2016; Status report on Premises declared Nuisance, no response received; Review of Order of Declaration of Nuisance from November 16, 2015 and status); New Hearing held on November 16, 2015; deferred on September 24, 2015, due to notification requirements; owners have not responded and did not appear on October 29, 2015; new incidents on September 15, 2015; A reminder notification was delivered to the Deceased Owner's son on November 5, 2015, and the additional date of November 16, 2015, was included in the notification; A notification letter dated September 4, 2015, was sent to the owners regarding drug and other criminal incidents, including search warrants, from July 2013 thru May 2015; no response has been received from the owners).  
Property Owners: Mr. Angel Hechavarria  
Ms. Julia Hechavarria

Mr. DiCarlo advised that as the Owners are deceased, he tried to deliver the NAB Order declaring the Premises a Nuisance because of the drug activities, to a son who had been living there. However, after being told the son was deceased, it has since been learned that he is in the hospital because of injuries from being hit by a car. Mr. DiCarlo advised that the house is not being maintained, has no running water for the four persons found living there, and he is trying to determine if there are other family members who will take responsibility for managing the house. In the meantime, MDPD officers are monitoring it or additional drug activities.

- E. **8000 NW 10 Avenue**, a two unit rental property  
(Status Report or hearing on Deferrals – One new case in October 2015, one suspected battery in January 2016 – 2 people found at property on February 23, 2016, one with no reason – unit in question appeared to be locked and vacant, but Owner does not know if there is a tenant in it and Owner has not completed a sale to the tenant who drives a truck; Status Report on previous deferrals and Owner's updated abatement actions; Status report on Owner's Abatement plans heard on August 20, 2015; New Hearing based on new incidents in July 2015, along with additional incidents from 2014, involving the same arrestees who have been residents of the unit searched on the North side of the Premises; Owner had taken some actions to abate the nuisance, but incidents in July 2015, indicate that the abatement efforts needed to be supplemented; Subject to Deferral after NAB review of abatement plans; a Notification letter dated April 14, 2015, was sent to the Owners, the Chiras, and received on April 18, 2015, by Mr. Max Chira, and delivered to the Property and received by Mr. Edmond King on April 15, 2015; the Owner and tenants met with Mr. DiCarlo and MDPD Northside District Officers on April 28, 2015, and agreed that the property would be kept secured when the tenants are not on sight, the gates would be secured and fences maintained, the locks would be fixed to be more secure, and a lean-to hiding area enclosed by bushes and wood on the fence line adjacent to the street would be cleared out so that it would not be a hiding place; Owner responded with abatement plan in writing

on April 29, 2015, and advised that he has spoken to the tenants who were not present during the drug search warrant and insisted that they would maintain the Premises free of all drug activity; during a follow-up visit to the property on May 20, 2015, Mr. Edmond King was again on the porch and advised that nobody else was there but he doesn't know why they did not clean out the shady enclosed hiding area; Mr. Max Chira contacted Mr. DiCarlo on May 26, 2015, and advised that he will check out the hidden area again, but that he has an agreement to sell the property to the tenant, Mr. Hammond; he advised he will present abatement plan to NAB on May 28).

Owners: Mr. Max Chira  
Mr. Todd Robert Chira

Mr. Chira appeared before the NAB and advised that he has been going by the house and is still trying to sell it to the tenant, a truck driver, who has been living there for about 2 years, but travels quite a bit. He further advised that nobody should be living in the north unit, but it has been cleaned up. Mr. DiCarlo advised that since the NAB deferred the matter to provide the Owner and tenant more time to finalize their abatement plans, there has been one drug purchase from the house and a simple battery, but no drug cases since October 2015. The NAB reminded Mr. Chira that they have deferred the matter, but he needs to manage the house and maintain it until he sells it, but if there are additional incidents, they will consider declaring it a nuisance, and deferred the matter for 60 days.

**F. 6121 SW 24 Street (Coral Way), a single family one unit residence**

(New Hearing; the owner received but has not responded to a notification letter dated February 29, 2016, and signed for by certified mail receipt on March 5, 2016; the notification letter and incident summary summarize drug and other criminal activities from August 2014 through October 2015; Midwest Crime Suppression Team has investigated. At least one of the owners may live on the property.

Owners: Mr. Augustin J. Pinto  
Mr. Carlos L. Pinto

Mr. DiCarlo advised that the Owner signed for the notification but has not responded. Sergeant Miguel Reyes testified regarding at least three narcotics investigations that he supervised from September 22, 2015 through March 23, 2016, and advised that even though the Owner lives there, he is renting the single family residence to tenants who are involved in or allowing the narcotics activities and the residence is a major problem for the Midwest District and the Crime Suppression Team. Sergeant Reyes also advised that sometimes there is no running water and that there are buckets being used as toilets in the back yard, and that electricity and water are being accessed from neighboring residences. The NAB agreed that sufficient notification was provided and elected to hear the matter in the absence of the Owner. The NAB, after hearing testimony and reviewing all of the incidents from 2014 - 2016, and finding that at least three narcotics incidents have occurred within a twelve month period of time, declared the Premises a Public Nuisance. The NAB ordered that the Owner take all necessary actions to prevent the drug activity, meet with Mr. DiCarlo and the police and review his abatement plans, and evict any tenants, especially those who have been involved in the drug activities. The Owner will be required to appear at the next NAB meeting on April 27, 2016, and MDPD Officers will continue to monitor the Premises.

## IV. NAB Discussion/Adjournment

The NAB reviewed and approved the 2016, biennial Sunset Report as prepared by Mr. DiCarlo, by a unanimous vote of all of the members (7) present on March 30, 2016. Mr. Sessler signed a memorandum requesting that the Mayor and the Board of County Commissioners approve the Sunset report and continue the Nuisance Abatement program as it is a good and effective Crime prevention tool for the police and helps to improve the quality of life at properties for the benefit of citizens in Miami-Dade County.

**Support, Mailing, and Contact Information for the NAB, MDPD NAU, and the County Attorney are as follows:**

**Miami-Dade Police Department  
 Police Legal Bureau  
 Nuisance Abatement Unit**

Jack DiCarlo, Administrative Officer 3

**Shannon Summerset-Williams**  
 Assistant County Attorney

**7617 S. W. 117 Avenue  
 Miami, Florida 33183**

**Telephone: 305-596-3850 Ext. 280**

**Fax: 305-412-2091**

**E-Mail: jdicarlo@mdpd.com**

**NAB 2016 Meeting Schedule**

**Last Thursday of the Month except for those marked in Bold below**

<b>January 14</b>	<b>2nd Thursday</b>	Held
January 28	Last (4th) Thursday	Postponed until February 11
<b>February 11</b>	<b>2nd Thursday</b>	Postponed until February 25
February 25	Last (4 <sup>th</sup> ) Thursday	Postponed, Quorum
March 30	4th (Last Wednesday)	Held
April 27	Last (Wednesday)	Changed from April 28 due to Corporate Run
<b>April 28</b>	Last (4 <sup>th</sup> ) Thursday	Changed to Wed. April 27
<b>May 26</b>	Last (4 <sup>th</sup> ) Thursday	(May still consider May 24, 25, or 26)
<b>June 30</b>	Last (4 <sup>th</sup> ) Thursday	
<b>July 28</b>	Last (4 <sup>th</sup> ) Thursday	
<b>August 18</b>	3rd Thursday	(If conflict with Aug. 25 Budget Meetings)
*August 25	Last (4th) Thursday	(If no conflict with Budget Meetings)
<b>September 29</b>	Last (5 <sup>th</sup> ) Thursday	
<b>October 27</b>	Last (4 <sup>th</sup> ) Thursday	
*November 10	<b>2nd Thursday</b>	
*November 16	<b>3<sup>rd</sup> Monday</b>	
*December 15	<b>3rd Thursday</b>	Alternatives - Mon. Dec. 12 or Wed. Dec. 7?

Attachment #6

Miami Dade County Nuisance Abatement Board (NAB) Miami-Dade Police Department Nuisance Abatement Unit (NAB) Summary of Cases 2014 - 2015	Underlined and bold are updates for 2012 and 2013 Cases monitored in 2014 and 2015.	Owner 1st Notify Date/Last Hearing or Review Date	# of Recorded Incidents	Last Recorded Incident	Type of Place/Nuisance Activity	Cross Street Address	Date of Minutes 12/31/2013 Previously Declared
	<p><b>Property Notes:</b> In April 2006, the NAB declared the Adult Entertainment Club a public nuisance due to drugs, prostitution, lewd and lascivious activities, homicides, robberies, batteries, and other criminal activities. After arrests of the owners and the forfeiture of \$1.5 million of cash found during the investigation, the NAB reached an agreement that the property would be sold to non-related owners and this was accomplished in 2008. The new owners opened it as a nightclub for a short time in 2010, but after a Community Zoning Appeals Board 8 in November 2010, for Adult Entertainment use. The Owners had not yet reopened the Adult Nightclub as of 2012 and it remained secure and crime and nuisance free. As a result of the County, MDPD, and NAB actions, crime in the area continued to be greatly reduced and the new Owners were asked to work with MDPD to insure that there would be no additional problems when the club reopens. The adult entertainment club re-opened under a different name in January 2013. No major problems have been reported since the opening. The MDPD Airport District Officers met with the Managers when they reopened, but they never scheduled a formal meeting with MDPD's NAU as requested. While MDPD is still trying to learn details, it has been learned that the adult nightclub has recently closed again.</p>	2/17/2010 - 03/01/2011 - 10/01/2012	251	2/10/2006	Convenience Stores/Alcohol & Other	17600 Homestead Ave	12/31/2013 Declared 2011
	<p><b>Property Notes:</b> The NAB was advised that there have been several problems at the shopping center and adult entertainment center at West Dixie Highway and 148 Street. Incidents have included narcotics, homicides, aggravated batteries, shootings, and other criminal issues. Neighbors have been very concerned and complained about gunshots striking their commercial and residential properties. The owner's attorney advised that the property and business owners while denying that the property is a public nuisance, are taking many abatement actions to insure that there will be no additional problems for the safety of the premises and the surrounding neighborhood. The Owners' abatement plans include the following: they have increased uniformed armed security, to include two from 8 or 9:00 p.m. to closing, and internal security staff; metal detectors to Miami-Dade Police Officers to assist them in patrols and installation of new cameras that are IP Accessible; camera access will be provided to Security Professionals, Cameras, Metal investigations. The Owners advised on September 1, 2010, that they would take several actions including Security Professionals, Cameras, Metal Detectors, Complying with Building Code Enforcement and Parking Decisions, Lighting and Parking. A written stipulated agreement with the County and the NAB/NAU, the Owners closed down the Club through December 15, 2012. Additionally, pursuant to an agreement with the club as a Nightclub, but not as an adult entertainment club. The club remained closed in December 2013, and the County when they re-opened problematic incidents at the property location since both stipulated agreements were breached. The adult entertainment club has been closed since July 1, 2012, but the owner market has continued without any major incidents. The Owners have been asked to notify MDPD and the County when they re-open it as a nightclub or re-commenced lounge so that security measures can be reviewed prior to opening. MDPD continued to monitor the Premises in 2014 and 2015. The Owner never wanted to another nightclub and it has remained closed as a nightclub and the complaints of the area have advised how happy they are about the reduced criminal activities and shootings and the quietness in the neighborhood.</p>	20 (05/08/2010 1/29/2015	01/01/2009 - 12/30/2010	Adult Entertainment Nightclub - shopping center - Narcotics - Shootings - Other	14801 - 14819 W Dixie Hwy	12/31/2015 Declared in 2010	

Underlined and bold are updates for 2012 and 2013 Cases monitored in 2014 and 2015.	Gross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date/Last Hearing or Review Date	Date of Minutes
	<u>22315 SW 112 Ave</u>	<u>Convenience Store/Narcotics/Alcohol/Other</u>	<u>7/1/2011</u>	<u>12</u>	<u>8/15/2011 - 4/4/2012 - 6/1/2013 - 12/27/2013</u>	<u>12/31/2013</u> Deferred in 2012
	<u>1360 - 62 SW 189 Street</u>	<u>Rental Duplex/Narcotics</u>	<u>4/5/2012</u>	<u>8</u>	<u>11/14/2012 - 01/30/2014</u>	<u>12/31/2013</u> Declared in 2010
	<u>10339 - 41 Ave SW 73 Terr</u>	<u>Rental Duplex/Narcotics</u>	<u>11/29/2012</u>	<u>30</u>	<u>12/5/2012 - 02/01/2014</u>	<u>12/31/2013</u> Declared in 2013
	<u>15021 Lincoln Boulevard</u>	<u>Single Family Home/Narcotics</u>	<u>2/11/2013</u>	<u>8</u>	<u>04/26/2013 - 08/26/2013 - 12-12-2013</u>	<u>12/31/2013</u> Declared in August 2013
	<u>3075 NW 69 St</u>	<u>Single Family Home converted to multi-family/Narcotics</u>	<u>7/25/2012</u>	<u>3</u>	<u>05/06/2013 - 06/26/2013</u>	<u>11/15/2013</u> Deferred
	<u>10277-75 SW 181 Street</u>	<u>Rental Duplex/Narcotics</u>	<u>7/23/2013</u>	<u>9</u>	<u>07/23/13 - 5/29/14</u>	<u>12/31/2013</u> Deferred

**Property Notes**

As a result of a citizen complaint, the NAU and MDPD Officers reviewed all of the incidents at a store at SW 223 Street and 112 Avenue. It was determined that there were several incidents involving alcohol, narcotics, and a homicide from 2010 - 2011. In response to a notification letter, the owners met with the NAU and MDPD in September 2011 and agreed to include the following in their abatement plans: install additional cameras, monitors, and recording devices to demonstrate to their patrons that the inside and outside of the store are being monitored; install a fence around the rear of the premises and work with other property owners to coordinate for security, clean shrubbery and trees so that people cannot hide behind them or hide drugs; authorize MDPD Officers to enforce trespassing laws; warn their patrons that there will be no blurring or alcohol consumption within 100 feet of the store; and provide visible security guards if they are unable to satisfactorily control the parking lot. The NAB has deferred pending any additional incidents or lack of compliance. The NAB was advised on April 4, 2012, that the Owners complied with these abatement plans and the NAU/MDPD would continue to monitor. As of June 2013 and December 2013, the Owners continued to comply and there have been few significant additional incidents related to the Nuisance Abatement Ordinance. MDPD South District and the NAU continued to monitor in 2014 and 2015 and there has been no significant increase in incidents related to the Nuisance Abatement Ordinance and the Owners continue to work with the police to prevent the activities.

After the property was declared a Nuisance in July 2010 and the jurisdiction of the NAB was ended, investigators found additional narcotics activities in January 2012. The Owner responded to the notification letter and met with the NAU. After hearing from the Owner that she had moved a related family into one of the units and the other unit was still vacant after she had still not fixed damages, and after hearing from investigators and the NAU, declared the Premises a Public Nuisance on November 14, 2012. The Owner advised that she had evicted responsible tenants and moved in a family that is related to her. The owner advised that she would conduct background investigations, keep the vacant unit and yard secure, and monitor the premises more carefully with her familial tenants. MDPD and the NAU have continued to monitor the Premises and there have been no additional incidents. The second unit has remained vacant but secure. MDPD and the NAU have continued to monitor the Premises through 2015, but no serious additional incidents have been reported.

After reviewing more than 20 narcotic and other criminal incidents in 2012, a notification letter was sent to the Property owner of this rental duplex. The Owner was found to have moved to Chicago and a property manager from Broward County advised that he would assist the owner and met with MDPD Officers and the NAU at the Premises. The Owner advised that they would evict the tenants. As additional incidents were investigated and arrests made after the notification letter was sent, the NAB heard the matter. The NAB after reviewing the Owner's abatement plans and the Narcotics Bureau and South District's Officers' reports and testimony declared the Premises a Public Nuisance on December 5, 2012. The Owner advised that they would proceed with the eviction and were able to get their tenants to vacate the Premises in January 2013. After initially securing it, the Owners did not keep it secure and unauthorized persons kept entering it. A fire was also reported and it was secured by the County in April 2013. The Owners have not responded further, but there have been no additional incidents since it has been secured. The matter of costs was heard and costs of \$4,029.95 were ordered. The County has since demolished the abandoned residential structure as an Unsafe Structure and it is now vacant land that the County has had to maintain.

After reviewing Narcotics investigations and reports from the Narcotics Bureau and Kendall District CST and other officers, a NAU notification letter was sent to the Owners (deceased in 2011) and their possible heirs in April 2013. As no responses were received, mail was returned, and it was learned that a foreclosure was in progress, the notifications were posted on the Premises and sent to the foreclosing bank of record. The bank's attorney responded and advised that they do not have possession of the property as the foreclosure has not been completed. Nobody responded to the posted notifications and neither the bank's attorney or representatives appeared. The NAB after reviewing the reports and testimony of officers and the notification and incident summary elected to declare the Premises a Public Nuisance in the absence of the Owners and Bank Operators on August 26, 2013. The ill issues are Owner's/Heirs/Operators were ordered to secure the vacant house, clean up all of the junk and trash, and maintain the security of it until all issues are resolved, but it is believed that the bank has taken responsibility and secured the house, doors, and windows in December 2013. MDPD and the NAU continued to monitor the house in 2014 and 2015. The house was taken over by the bank in foreclosure action and secured. The residence has since been sold in 2015, been fixed up by the new owner, and has remained trouble free.

After reviewing Narcotics incidents, including a search warrant in July 2012, a notification letter was sent to the Owners on May 6, 2013. While trying to review the property, the Owner was found cleaning out the Single family home that was converted into several rooms for multi-family rental. The Owner advised that he was cleaning and would secure the house, but was trying to fight a foreclosure action along with his family members. The Owner assured that he would keep the house secure and appear at the scheduled NAB meetings. The Owner never again responded to notifications and did not appear or call regarding postponements. However, the officers reported that the property was continually secured as promised. As there had been no additional incidents and it appeared that a bank's representatives may be monitoring it, the NAB was advised and the hearings rescheduled for August 26, September 12, and November 2013 were deferred pending any additional incidents or lack of compliance with maintaining the security of the vacant house. The house was foreclosed on and RER Department has been dealing with it because of building permit issues that appear to have been resolved.

After attending a MDPD South District Crime Suppression Team (CST) and FL-Alcoholic Beverages and Tobacco (ABT) joint investigation search warrant regarding illegal sales of alcohol and food in a residential structure without licenses and reviewing all of the reports, a NAU notification letter was sent to the Owners. The tenants had set up a bar and cooking restaurant inside the residence and had much alcohol for sale stored in the rooms. Additionally, the tenants had set up two large tents, tables, and a stereo system for patrons outside of the duplex unit. The Owners responded, met with MDPD Officers and the NAU at the Premises, and appeared before the NAB on October 9, 2013. The Owners advised during a meeting at the Premises that they had evicted all parties from the first duplex unit and recently rented the 2nd unit that was vacant and unsecured at the time of the search warrant on July 25, 2013. The Owners advised that they have cleaned up the units, painted them, and secured the doors, windows, and fence of the unoccupied unit. The Owners further advised that they will maintain better communications with the MDPD Neighborhood Resource Unit Officers and the NAU, will conduct background checks on all prospective tenants, will provide a detailed list of rules and regulations for their tenants, and will monitor them closer. The NAB advised that they will consider declaring the Premises a Public Nuisance if there are any additional illegal activities. MDPD South District and the NAU continued to monitor the Premises. After about 1 1/2 months, the Owners moved in new tenants and have continued to communicate with the NAU. No further incidents have been reported to the NAU.

Underlined and bold are updates for 2012 and 2013 Cases monitored in 2014 and 2015.	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date/Last Hearing or Review Date	Property Notes	Date of Minutes
914 NW 80 St	Two Family Rental Home/Narcotics	4/23/2013	5	09/06/2013 - 12/12/2013	<p><b>Property Notes</b></p> <p>After reviewing narcotics incidents, including a search warrant investigation from October 2012 through April 2013, a NAU notification letter was sent to the Owners. As the Owner did not respond, the owner was contacted by the NAU. The Owner apologized for not responding sooner, but advised that he had responded to an earlier Narcotics Bureau letter in May 2013, and had evicted the responsible tenants. The Owner had his property manager meet the Officers and NAU at the Premises, provided a written abatement plan in conjunction with most NAU recommendations, and appeared before the NAB on October 9, 2013. The Owner agreed that he would screen all prospective tenants with background checks, would insure that both units meet all code requirements, would take steps to secure the back areas and the large lot with lockable fence gates, would fix all windows and plumbing, and would review all policies and procedures, including drug violations, with his tenants and future tenants. The NAB advised that they would accept the Owner's abatement plans and provide more time to implement the necessary actions. The NAB requested that the Owner provide an updated status report in December and advised that they would consider declaring the Premises a Public Nuisance if there are any additional incidents. After finding new narcotics incidents in the beginning of July 2014, the Owner again appeared before the NAB and advised that he has filed for and is trying to finalize with the courts the eviction of his tenant and others that he did not know and did not authorize his tenant to rent to. Mr. DiCarlo advised that, in addition to the drug activities uncovered in the Narcotics Bureau investigation, there were several housing and health issues that a female tenant complained about, including bathroom problems, kitchen refrigerator leaking, septic tank problems, and other possible health issues that needs to be fixed in order to rehabilitate it for new living in a room that does not have access, because of a blocked doorway by another tenant, but will touch base with Mr. DiCarlo and the police and arrange to be accompanied to meet with all of the tenants and to inspect the house to determine what needs to be fixed in order to rehabilitate it for new tenants when the eviction is complete. The NAB elected to defer the matter for 60 days to allow Mr. Shaked the time to complete his eviction and provide plans for rehabilitating the property. The NAB advised that they would consider declaring it a nuisance if there are any additional incidents or the Owner fails to comply with his abatement plans. <b>As a follow-up to the additional drug problems in 2014, the NAB again heard from the Owner in January 2015. As the Owner evicted the problematic tenants, the NAB continued to defer the matter and required that the Owner conduct background checks on the tenants. No additional incidents have been reported through 2015, after a new family moved in in 2015.</b></p>	12/31/2013 Deferred
11545 SW 224 St	Rental Duplex/Narcotics	8/27/2013	22	11/12/2013 - 01/29/2014	<p>After investigations of alcohol and food sales in one unit and drug sales in the second unit of the duplex, two simultaneous search warrants were served on each duplex unit on August 27, 2013. Several arrests were made by MDPD South District Crime Suppression Team detectives and Florida Alcoholic Beverage and Tobacco Agents on the South Unit. The unit had alcohol for sale without a license and food/snack products for sale without a business license in this residential area. Narcotics Bureau detectives found illegal narcotics in the north unit and later arrested a subject for Trafficking drugs. The Owner responded to the Notification letter and appeared before the NAB on December 12, 2013. The Owner advised that they filed a Notice of Eviction and requested that they vacate the Premises by December 31, 2013. The Owners advised that they would meet with MDPD at the Premises. The NAB, as they did not have a quorum on December 12, 2013, and the NAU listened to the abatement plans by the Owners. A meeting was held on December 27, 2013, with the Owner's Manager and all tenants except one advised that they were moving out this weekend and would provide the keys to the Owner at that time. The Owner's Manager advised that she would secure the premises, remove all valuable equipment that could be stolen, secure all doors and windows, and secure the yard as much as possible with lockable fences and gates. The NAU and NAB were advised by the Owner in January 2014 that they had completed the eviction and were moving in new tenants after a background check. The Owner's Manager reported that some of the tenants had moved next door to 11535 SW 224 Street and it was believed that they were continuing the activities there. Arrests were made in the driveway and empty lot next door and while reviewing 11535 SW 224 Street in July 2014, kids toys were observed in the lot and the residence gates, installed by the landlord, were secured. The residence has since been sold and as of 2015, no additional incidents have been reported.</p>	12/31/2013 Deferred
11917 SW 208 Ter	Single Family Home/Narcotics	4/24/2013	4	11/22/2013 - 2/2014	<p>After reviewing a Narcotics Search Warrant investigation in which the adult son of the Owner of the house was arrested and sentenced to three years for trafficking narcotics, a NAU notification letter was sent to the Owner of the Premises. The Owners met with MDPD South District Officers and the NAU and appeared before the NAB on December 12, 2013. The Owners proposed abatement actions as follows: agreed that they would take actions to prevent this from recurring again, screen all visitors as they advised that a friend of their sons may have been involved also and this person and a female friend of their sons continued to frequent the house even after their son was arrested and it appeared they may have known what was happening, change the locks, clean the rear yard of junk vehicles and junk and trash, and communicate with the police and NAU about any suspicious activities. The NAB, while they did not have a quorum in which formal action could be taken, advised the Owners that they were very concerned about the safety of their young daughter and urged them to take actions to limit any visitors who may have been involved with their son and his activities. The NAB advised that they would consider the matter again in January 2014, and would like to hear what actions have been taken to protect their family and home. The NAB advised that the Owners again in January and February 2014 were advised that the Owners, in addition to their son being in prison for three years, had assured that some of their son's acquaintances would return to the house and would maintain it. The NAB deferred the matter pending any additional incidents or lack of compliance and no additional narcotics incidents were reported in 2014 or through 2015.</p>	12/31/2013 Deferred

Underlined and bold are updates for 2012 and 2013 Cases monitored in 2014 and 2015.	Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date/Last Hearing or Review Date	Property Notes	Date of Minutes
2034 NW 83 St	Single Home/Narcotics	Family 02/01/2013 - 10/25/2013	23	11/27/2013 - 05/29/2014	<p>After reviewing more than 20 narcotics and other criminal incidents, including a search warrant in April 2013, a NAB notification letter was sent to the Owner on November 27, 2013. Officers delivering the notification were advised that the Owner has been deceased. As the adult son is also believed to live at the Premises and nobody has responded or appeared as requested on December 12, 2013, further attempts were made to contact the son or other responsible parties at the residence and the hearing was rescheduled for January 2014. The Owner's son had been arrested at the house also. The son advised that the house was in foreclosure and did not provide proof of the status of it, but he and his family had been living there for many years. After being advised that he needed to take actions to prevent the criminal activity and not being responsive he was contacted and reminded of the NAB meeting on January 30, 2014. At that time he advised that he was provided a Notice of Sale and believed that the house had been sold by the foreclosing bank. The NAB was so advised when the Owner did not appear and the meeting was deferred until February pending more information regarding the sale. The new owner was located and appeared before the NAB on February 27, 2014, but advised that the old Owner's son refused to vacate the Premises and would only vacate it upon eviction. The NAB deferred the matter to allow the new owner to evict the tenant. In May, 2014, the new owner advised that eviction was completed and he intended to rehabilitate the place and move in. No additional narcotics incidents have been reported. However, the owner reported that unknown persons had broken in and stolen plumbing and electrical fixtures and it would take time to repair. The new Owner later reported that he would be remodeling the house and fixing it for himself to live in or for other tenants that he would do background checks on. The NAB deferred the matter and the new Owner continued to communicate with the NAB in 2014 and 2015. The activities stopped for a while after the new Owner took possession, but there have been sporadic incidents and the Owner has been contacted about monitoring the house better. He advised recently that he resolved issues with loiterers and is continuing to monitor it with new tenants.</p>	02/27/2014 Deferred 2014	
833 NW 77 Street	Single Home/Narcotics	Family 3/6/2013 - 03/12/2013	12	11/20/14	<p>A NAB Notification Letter, dated August 13, 2013, regarding illegal narcotics as investigated by the MDPD Narcotics Bureau from March 6, 2013 through March 12, 2013, was sent to the Owner. The Owner responded after attempted delivery of the letter again on September 10, 2013. The NAB and Officers met with the Owner on or about September 16, 2013. The NAB was advised that the Owner had installed new tenants after the old tenants left and had remodeled and cleaned the Premises before they moved in. The NAB was advised that the Owner will do background checks and will insure that there will be no more drug activities. After deferring the matter in October 2013, and after accepting the abatement plan of the Owner, the NAB continued to defer in January 2014. No additional narcotics incidents have been reported.</p>	12/31/2013 Deferred	
1274 NE 110 Terrace	Single Family /illegally used as property/Narcotics	10/01/2013 - 05/01/2014	15	5/27/14 - 9/30/15	<p>After receiving no response from the Owner after a notification letter, dated May 27, 2014, and being unable to find the Owner at the house as was required under Homestead Extension rules, the NAB heard elected to hear the matter in the absence of the Owner on July 31, 2014. MDPD Intracoastal District Crime Suppression Team detectives testified regarding three search warrant investigations conducted by their team and the Narcotics Bureau since October 2013, and other cases prior to this date. The Owner did not respond to the Order posted at the house and mailed to other addresses, but the Owner and vacate the house by October 19, 2014. The Owner did not respond to the Order posted at the house and mailed to other addresses, but the Owner was found in Texas in late October 2014, and responded by telephone and email that he would address the issues and cause the house to be vacated. Through January 2015, the Owner advised that he would have everybody vacated from the house by January and would secure it. The Owner advised in January 2015 that he had the house vacated and the locks changed and had arranged for somebody to watch the house. In January 2015, the NAB was advised that the Owner had not yet fully secured the property by boarding it up, had not installed No Trespassing signs, and asked an affidavit authorizing MDPD Officers to enforce trespassing statutes, and is unable to personally manage the Homestead property because he is now living in Texas. The NAB considered the matter of costs, including \$3,000 estimated by County REC officials that may be required for the County to secure and Board up the Premises. The NAB ordered that costs of \$11,000 be paid, but will consider an abatement later, depending on whether the owner secures and normally live with his mother across the street, was found to be living in the house, and had the keys to one of the locks that had not been changed by the property by boarding it up or what it may cost the County to do it at an estimated amount of \$3,000. In February 2015, a man, whose was found to be a locksmith. The man, who advised that he was watching the house for the Owner and one other person, who appeared to have ties to the previously contacted drug dealers, was asked to leave and re-secure the house and watch it from his mother's house. He complied and the Owner was again arrested and advised of the findings and asked to secure the house. The Owner continued to communicate, but still had not done a good job of securing the house. After additional arrests in May 2015, and the end of the Board's jurisdiction in September 2015, with non-compliance, it was learned that two new search warrants were executed by Narcotics Bureau in August and September 2015, and a new case was prepared for presentation to the Owner and the NAB.</p>	7/31/2014 Declared	
3072-3074 NW 30 Street	3-Unit Rental Complex	8/15/2013	6	5/29/2014	<p>Due to a Narcotics Bureau investigation in July/August 2013, a Notification Letter was mailed on February 5, 2014, and the Owner responded immediately upon receipt and advised that he had evicted the tenant responsible. A meeting was held with the owner at the property and abatement plans were reviewed. The NAB was advised that the Owner had already evicted the person arrested and the person who had been arrested had been convicted and sentenced to five years. The NAB was advised that the Property Owner and detectives had assured that there was only one of these units involved and that the person arrested and had been sentenced to five years was responsible for the activities occurring. The NAB elected to accept the Owner's abatement plan of eviction and deferred the matter pending any additional incidents. No additional incidents have been reported.</p>	2/27/2014 Deferred	
11535 SW 224 Street	Rental Duplex / Narcotics	01/22/2014 - 04/08/2014	7	05/30/2014 - 9/30/2014	<p>A notification letter, based on more than seven narcotics incidents investigated between December 2013 and April 2014, by the MDPD South District, was mailed to the Owners per property tax records on May 30, 2014. After delays because of returned mail as a nationwide company and the Owner changed addresses, the Owner's manager responded by telephone and email, and communications were established. A meeting was held with the Owner company's construction and management representatives at the property on July 1, 2014. After discussing several abatement options and recommendations, it was agreed that the company's management would consider all recommendations and submit a written abatement plan within a very short time. The Owners submitted an abatement plan that included keeping the two unit living residence vacant and secured until the company sells the property. The Owners repaired fences, changed the locks and secured the units, and advised that they would sell the property rather than rent it again. This was reported to the NAB on July 31, 2014, and again on September 30, 2014, when Mr. DiCarlo was able to confirm to the NAB that there had been no additional incidents since April 2014, and abatement plans and actions included: securing the duplex unit and changing the locks; securing the fencing around the yard and locking the entrance gate, placing No Trespassing signs and authorizing MDPD Officers to enforce trespassing statutes; fencing and cleaning the shrubbery to eliminate hiding places for persons and drugs; and keeping the property secured until they sell it. The NAB agreed that the Owners had taken the necessary abatement actions and deferred the matter pending any additional incidents or lack of compliance with their abatement plans. In 2015, it was learned that the property had been sold and there had been no additional incidents.</p>	7/31/2014 Deferred	

Underlined and bold are updates for 2012 and 2013 Cases monitored in 2014 and 2015.	Cross Street Address 6644 NW 188 Street	Types of Place/Nuisance Activity (Formerly Our Lounge) / now vacant	Last Recorded Incident 12/01/2014 - 05/02/2015	# of Recorded Incidents	Owner's Last Notify Date/Last Hearing or Review Date 08/10/2014 - 08/30/2014	Date of Minutes 9/30/2014 Deferred
	11326 SW 188 Terrace	Single Family Rental Home / Narcotics	01/05/2014 - 04/30/2015	8	08/11/2014 - 10/29/2015	10/29/2015 Deferred
	11324 SW 188 Terrace	Single Family Rental Home / Narcotics	01/22/2014 - 06/19/2015	7	8/11/2014 - 10/29/15	10/29/2015 Deferred

**Property Notes**

The MDPD and ABT investigation started as a result of after-approved-hours sale of alcohol for a couple of years and other incidents, but an investigation from December 2013 through May 2014 resulted in the arrests of 11 persons, including the Business Manager, for many charges on May 2, 2014, including Gambling and Keeping a Gambling House, Trafficking Cocaine and Possession of Cocaine with Intent to Sell. While reviewing for potential Nuisance Conspiracy, Agent of a Gambling House, Mr. DiCarlo and advised that they were considering Abatement Board action, a new proposed business that has since left the premises; a meeting was held opening a new business there, but understood that there were problems with the previous business and the proposed Nuisance Abatement actions and recommendations to insure that there be no recurring problems were reviewed with the Property Owner/Manager and the Property Owner. The Concerned parties are reviewing with the Zoning officials and have been requested to present their plans to the NAB for concurrence and NAB recommendations. The manager for the Property Owner appeared before the NAB. Mr. DiCarlo advised the NAB of the month-long investigation that resulted in several arrests, including for drugs, gambling, and alcohol violations, in May 2014. The NAB was advised that the lounge was closed after the investigation and new business owners are proposing to open a completely new package store and cocktail lounge after they receive Alcohol Licenses and remodel pursuant to Building and Zoning requirements. The Owner advised that they will institute all necessary and police and they will seek zoning approval for an outdoor terrace for a drinking and smoking area. He advised that they will institute all necessary and police recommended security measures, including cameras, both inside the club and outside the parking lot. The NAB advised that they were satisfied that the Property Owners and new proposed business owners are taking all necessary measures to insure that the new club will be managed safely and will be good for the community, and while any police crime prevention recommendations should be reviewed by the Owners, the NAB would not need to review this matter further unless there are new problems. The new club opened and there have been no additional incidents.

After a Hammocks Crime Suppression Team and Narcotics Bureau investigation involving more than six narcotics incidents from 1/2014 through 3/2014, a notification letter dated August 11, 2014, was sent to the Owners. The Owners responded and advised that the tenant during the time of the search warrants were no longer there and a new tenant moved in on April 1, 2014. The Owner appeared before the NAB and advised that the tenants in 11326 SW 188 Terrace had left after the arrests in January through March 2014, and he moved a new tenant in on April 1, 2014. Mr. DiCarlo advised that he met with the property owner at the property and the Owner agreed that he would do background checks on all prospective tenants, authorize Police Officers to enforce trespassing statutes, and evict anybody who is involved in drug activities. The Owner was advised that persons that had previously been identified on the property were there when the police arrived and that a vehicle that had been there during the previous investigations was also there. The NAB was advised that Mr. DiCarlo and the police had communicated with the new tenant and advised him that he needs to manage his visitors so that there are no recurring drug or other criminal problems. The NAB elected to defer the matter and requested that Mr. Singh report back to the NAB in 90 days to review the actions that are being taken to insure that there is no recurring activity, but advised that it will hear the matter if there are any additional incidents or lack of compliance with his abatement plan. The NAB was advised that MDPD officers have been and will be continuing to monitor the Premises. After hearing from MDPD that there had been new incidents and a search warrant (No drugs were found) in April 2015, the Owner appeared with his tenant before the NAB on August 20, 2015. The tenant who had been arrested for Possession of Drug Paraphernalia (a crack pipe with cocaine residue) during another search warrant at the Owner's house next door at 11324 SW 188 Terrace, he had not yet gone to trial and denied that all or parts of the incident occurred. The Owner was advised to consider the tenants of this property and report back to the NAB at the next meeting on September 24, 2015. The Owner appeared before the NAB on October 29, 2015, and advised that he believes that his tenant is still living there but had not seen him for a while. The Owner advised that advised that he will continue to monitor and is trying to install a fence there as well, as he did on 11326 SW 188 Terrace. The NAB elected to continue the matter, pending any additional incidents or lack of compliance with the abatement plans. No additional incidents regarding the property or the tenant have been reported as of March 2016.

Based on four narcotics incidents uncovered through Hammocks District Crime Suppression Team and Narcotics Bureau investigations in January - March 2014, a Notification letter dated August 11, 2014, was sent to the Owners. The owner responded, appeared before the NAB, and advised he evicted the tenants and will do other things including background checks on prospective tenants, authorize Police Officers to enforce trespassing statutes, and evict anybody who is involved in drug activities. The NAB advised that they were satisfied that the Owner would straighten out the property with the eviction and rehabilitating it for new tenants and elected to defer the matter for 90 days pending any additional incidents or lack of compliance with his abatement plans. MDPD Officers continued to monitor the Premises and in May 2015, that he had installed new tenants. After learning that new acceptable tenants that the Premises remained vacant. The Owner advised that in May 2015, that he had installed new tenants; the tenant from 11324 SW 188 Terrace advised that she did not know that her boyfriend had allowed a friend to package cocaine out of the house and did not know that he had a gun that he was arrested for. She advised that he is still in jail and she is concerned for her children and her and will do everything to make sure that there are no more drug activities in the house. The Owner advised that he had just moved the family into the house a few months ago and wants to continue to provide a home for the lady and her children, but is concerned about having the arrestee live there and will follow up the house at 11324 SW 188 Terrace activities. The tenant from 11326 SW 188 Terrace advised that he was not arrested, as reported, when coming out of the house at 11324 SW 188 Terrace and that he was not involved. The NAB advised that they were very concerned and would like to hear from the Owner again on September 24, 2015. On September 24, 2015, the Owner appeared and advised the NAB that he is still living there with his tenant who is still living there with several children and that her husband, who had been arrested there, is still in jail and will not be living there in the future. Additionally Mr. Singh advised that the NAB advised that the matter would continue to be deferred pending any additional incidents or lack of compliance with the stated abatement plans. No additional narcotics incidents have been reported through February 2016, but MDPD officers are continuing to monitor.

Underlined and bold are updates for 2012 and 2013 Cases monitored in 2014 and 2015.	Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner List Notify Date/Last Hearing On Revised Date	Property Notes	Date of Minutes 10/29/15 Deferred
10335-10337 SW 73 Terr	Rental Duplex/Narcotics	5/21/2014	11	9/19/2014 - 10-29-15	<p>After receiving notification from the Narcotics Bureau of incidents regarding a search warrant in May 2014, the property owner contacted the Nuisance Abatement Unit and advised that they would do everything in their power to comply with recommendations to abate the nuisance. The Owners, after receiving a formal Nuisance Abatement Notification letter appeared before the NAB in October 2014 and advised that they were not aware of the problems at the property as they had just purchased the Premises in 2014 and inherited the tenants. The Owners advised the NAB that they would evict the tenants who were at the location during the time of the search warrant and other incidents and take all actions necessary. The NAB elected to accept their abatement plans and deferred the eviction in court and they advised that they would report to the NAB when the eviction was completed. The Owner appeared before the NAB in January 2015, and advised that the second eviction was still pending, but as soon as completed he will clean and repair the units, conduct background checks on all prospective tenants, and authorize MOPD officers to enforce trespassing statutes. On May 28, 2015, the NAB was advised that the Owner completed all evictions, but as nobody is living there, unauthorized persons continue to break into the windows and doors with fixtures that would be more difficult to break into. MOPD Officers have continued to monitor the Premises and it has remained secure and the Owners have continued to maintain the property free of junk and trash and overgrowth.</p>	5/29/2014 Declared	
1736 NW 69 Terrace	8 Unit Boarding Rental House/Narcotics	05/31/2011 - 03-05-2015	10	9/30/2014	<p>After deferring the matter due to drug activity and acceptance of the owner's abatement plans in 2009, additional narcotics search warrant cases were reported in 2011 and December 2013. The NAB after hearing of the additional incidents and one without arrests in May 2014, declared the Premises a Public Nuisance on May 29, 2014. The NAB ordered the Owners to meet with the Nuisance Abatement Unit and receive implementation recommendations including screening transient tenants, executing a no trespassing affidavit and posting signs, obtaining the appropriate Certificate of Use, take security measures, publicize to all tenants that there will be no drugs on the premises, and prevent loitering and trespassing. On July 31, 2014, the NAB was advised that no additional incidents have been reported and that the owner and Attorney met with the NAU and MOPD Northside Officers at the Premises (longer term with background checks as opposed to short-term), high visibility with Drug-Free rules on the property, upgrade in security including fencing, cameras, sounding and trip alarms on the rear door that should only be used in an emergency, and other steps, including more on-site management, were being considered. On 9/20/14, the Owner and Attorney advised that they had posted a drug free rules poster inside the entrance; having a manager be live in and sleep there, as well as the Owner advised he will be spending a lot more time there whenever the manager is not present; try to engage in drug-free rules document, fix and keep secure all fences; maintain adequate lighting; screen longer-term tenants for drug offenses; have a manager be longer term tenants with background checks, and keep control access to the rear door for emergency use only. Mr. DiCarlo advised that there have been no additional incidents since May 2014, and was happy with the communications from the Owner as to their abatement plans. The NAB asked the Owner to continue to maintain the property free of crime and drug activities, provide proof of the Certificate of Use that they are trying to finalize for a rooming house, and report their progress back to the NAB in approximately 90 days. The NAB deferred further consideration and the matter of costs for 90 days. On May 28, 2015, the Owner and his Attorney appeared at the meeting and advised that they have kept the rooming house closed for rental until they obtain the Certificate of Use from the Miami-Dade County authorities. They advised that their technicalities with landscaping that are holding up the final approval and hope to overcome them soon. The NAB heard that there was another search warrant case at the Premises with three controlled buys, but there were no drugs found during the search warrant. The Owners advised that they had allowed a resident of an adjoining house to hold a small party on the evening of the search warrant, but otherwise kept it closed except for a man and woman living there to watch the Premises. The NAB requested that the house remain closed until they finalize their Certificate of Use. On October 29, 2015, the NAB heard that there have been no additional incidents since May 2015. The Owners advised that they have been keeping the house closed as they still have not obtained the Certificate of Use. The NAB heard the matter of costs and agreed with the stipulated agreement that \$2,500 in costs would be ordered.</p>	11/19/2014 Deferred, but pending if reopens	
6833 SW 49 Street	Adult book/video store (Lewd & Lascivious)	3/1/2014	11	11/1/2014-11/3/2014- 10/29/2015	<p>A NAU notification letter, based on more than ten incidents on more than three days of lewd and lascivious activities since March 1, 2014 through October 3, 2014, including illegal exposure, sexual activity, and battery, was mailed to the property Owners of Record and delivered to the business Owners on November 3, 2014. An attorney advised that that would represent both the property and business owners and his clients would present a preliminary abatement plan at the meeting and ask the NAB for more time to meet the parties, including Officers and Mr. DiCarlo, to review the property and implement their abatement plans. This same property/business was declared a Nuisance due to similar types of criminal activities and complaints in March 1994 at which time several abatement actions, including temporary closure and closure of video booths, were ordered and taken by the business owners. The NAB heard arguments from the Attorney regarding applicability and recommended that the Attorney and his clients meet with Mr. DiCarlo at the business and address all concerns and recommendations with him in their abatement plan. Mr. DiCarlo advised that the meeting would be held and the abatement plan would be presented by the Owners at the meeting and hearing on Wednesday, December 17, 2014. The Owner's attorney kept asking for postponements after the business was closed by the RER Department because of permit issues in January 2015. After 5 postponements were requested, the NAB was advised on September 24, 2015, that Attorney Jamie Benjamin advised by email at about 4:15 p.m. that he did not think that the meeting was necessary as his clients store was still closed (due to lack of compliance with RER Department building and permitting requirements) and his clients could not address any abatement issues until the permit issues are resolved. The NAB elected to continue and stay the matter until the Owner advise notice of intent to reopen at least 30 days prior to a scheduled reopening so that a NAB hearing can be scheduled at the next available NAB meeting, before the store may reopen, as previously agreed to by Mr. Benjamin. The NAB was advised that the County reserves the right to hold a full NAB hearing and that any evidence of nuisance activity and/or non-compliance with laws in the past, present, or future, as well as abatement plans and recommendations, may be fully considered in the meeting prior to the reopening of the store, or at additional proceedings due to any non-confirming activities in the future. The NAB was advised that the Owners were further informed that the continuance was granted, but that they must present their abatement plans and actions to the NAB at a meeting to be scheduled 30 days prior to reopening and the NAB will have the option of accepting their abatement plans or holding a hearing regarding the evidence if the abatement plans are not acceptable. The business is still closed.</p>		

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner's 1st Notify, Hearing or Review Date	Property Notes	Date of Minutes
2539 NW 104 Terrace	Single family rental Narcotics	3/25/2014 12/2/14	13	02/02/15 - 05/25/15	<p>After receiving a NAU Notification letter, dated February 2, 2015, based on eight narcotics incidents in 2014, the Owner met with Police and NAU. The Owner advised that previous tenants had left, and advised that he installed a new tenant who applied and he was happy with the tenant's background. The Owner advised that a robbery and shooting of his new tenant, who moved out after the shooting, in December 2014, but the activity had ceased from the old tenants in August 2014. It was found that the Owner was cleaning and repairing in preparation for new tenants. The Owner agreed to clean and maintain the yard, upgrade fencing and lighting as needed, and to conduct background checks on any prospective tenants. The NAB was advised that during the postponements, the Owner had advised that he had recently installed a new tenant and was satisfied, based on his review of the tenant's background, that there would be no additional concerns at the property. The NAB agreed with the NAU's recommendation that the abatement actions be accepted and the matter be deferred pending any additional incidents or lack of compliance by the owner with their abatement plans. The NAB was advised that the Owner had advised that he has installed a new tenant and that there have been no additional incidents. The matter continues to be deferred pending any additional incidents or lack of compliance with their abatement plans.</p>	5/28/2015 Deferred
8000 NW 10 Avenue	2-Unit Rental	6/2/2009 - 10/15/2015	20	04/14/2015 - 03/30/2016	<p>A Notification letter dated April 14, 2015, was sent to the Owners and the Owner and tenants met with Mr. DiCarlo and MDPD Northside District Officers on April 28, 2015. The Owner and tenants agreed that the property would be kept secured when the tenants are not on site, the gates would be secured and fences maintained, the locks would be fixed to be more secure, and a lean-to hiding area enclosed by bushes and wood on the fence line adjacent to the street would be cleared out so that it would not be a hiding place. The Owner responded with abatement plan in writing on April 29, 2015, and advised that he had spoken to the tenants who were not present during drug search warrant and insisted that they would maintain the Premises free of all drug activity. During a follow-up visit to the property on May 20, 2015, a victim/tenant was again on the porch and advised that nobody else was there but he doesn't know why they did not clean out the shady enclosed hiding area. The Owner advised contacted Mr. DiCarlo on May 26, 2015, and advised that he will check out the hidden area again, but that he has an agreement to sell the property to the tenant. Mr. Max the Owner appeared before the NAB and advised that the matter be deferred pending any additional incidents or lack of compliance by the owner with their abatement plans. The NAB was advised that the Owner had advised that he has installed a new tenant and that there have been no additional incidents. The matter continues to be deferred pending any additional incidents or lack of compliance with their abatement plans.</p>	5/28/2015 Previously Declared
10375 SW 173 Terrace	Single Family Home / Narcotics	Jun-10	1	5/28/2015	<p>This house was declared a nuisance twice from 2000 through 2007 and the Owner paid costs of over \$3,000. The NAB was advised that there have been no additional narcotics incidents at the Premises since the last time the property came before the NAB in 2010 and that the Owner has been in a nursing home and lost the house in 2014 in foreclosure. As the Owner paid the full amount of costs and interest on the first NAB Cost Order and the second order for \$1,004 was still pending, the NAB agreed that the Order should be cancelled, as the house was foreclosed upon and none of the family is still living there.</p>	5/28/2015 Previously Declared
18805-18807 SW 113 Ct	Single Family Rental Duplex	02/09/15 - 04/23/15	8	08/01/15 - 09/24/15	<p>A Notification letter dated August 1, 2015, was mailed to the Owners, after a Hammocks Crime Suppression Team and Narcotics Bureau investigation including more than six documented narcotics incidents from February through May 2015. The Owner responded by telephone and advised he evicted the tenants ready and advised he will do other things including background checks on prospective tenants and will present his plans to the NAB. The NAB was advised that a meeting was held with the Owner who has also installed and was monitoring cameras and near tenants are being monitored and other security measures are being taken. The NAB agreed that the Owner's abatement plan was satisfactory and the matter would be deferred pending any additional incidents or lack of compliance with the abatement plan.</p>	8/20/2015 Deferred
10355 NW 29 Court	Single Family Home	07-2013 - 9/15/2015	19	09/14/2015 - 01/14/2016	<p>Additional investigations by the MDPD Northside Crime Suppression team and the Narcotics Bureau from July 2013 through May 2015, a notification letter dated September 4, 2015, was sent to the owners. As no response was received from the Owners, officers hand-delivered it to the son of the Owners and found that the Owners have been deceased for several years and that the son, his daughter and others are living there. As the son of the Owner still did not respond and appear before the NAB and additional narcotics related arrests were documented in September 2015, the NAB heard the matter in November 2016, and elected to declare the premises a Public Nuisance in the absence of the owners and ordered that the owners take all legal actions, including meeting with the Nuisance Abatement Unit and providing an abatement plan that will ensure abatement of drug activities; prevent any persons who have been involved or arrested for drug activities at the premises from living or visiting there; provide authorization for Miami-Dade Police to enforce trespassing statutes and post no trespassing signs, ensure that a person was living in one unit with no running water and that the Owner's son had been hospitalized with strokes and had just died. It has since been learned that the Owner's son is in a hospital suffering from injuries sustained in an automobile accident and that people are living at the house still and nobody is taking care of it. RER and MDPD are trying to find relatives who will be responsible and secure the house until it is fit for habitation.</p>	11/16/2015 Declared
20007 SW 123 Drive	Single Family / Narcotics	06/04/2015 - 07/02/2015	4	10/09/2015 - 10/29/2015	<p>The Owner responded to a NAU Notification letter dated October 9, 2015, due to MDPD South District and Narcotics Bureau investigation of three or more narcotics sales and possession incidents from June 4 through July 2, 2015. The Owner presented a verbal abatement plan and met with the NAU and South District Investigators on October 27, 2015, at the Premises. The NAB reviewed a written and accepted a detailed abatement plan, including evicting, cleaning the Premises, conducting background checks on tenants, fixing all doors and windows, cleaning and maintaining landscaping, and working with the homeowner's association to maintain the community's access control gate. The NAB elected to defer the matter pending any additional incidents or lack of compliance with their abatement plans.</p>	10/29/2015 Deferred

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner's 1st Notify Date/Last Hearing or Review Date	Date of Minutes
11050 SW 43 Street	Single Family / rental tenants	3/16/2016	16	10/22/2015 - 03/30/2016	<p><b>Property Notes</b></p> <p>Based on neighbor complaints and more than 15 incidents involving the Owner's son and his friends from 2011 - 2015, a notification letter was mailed on October 22, 2015. The Owner, appeared with her son. As the Owners had not timely responded to the notification letter and detectives advised that the son and his friends were still involved in narcotics activity at the Premises, the NAB was requested to hear the matter on November 16, 2015.</p> <p>The NAB expressed concerns about the ability of the son and his parents to control the son's activities and the dangers to the parents and the neighborhood and elected to hear from the Kendall Officers, Kendall Crime Suppression Team, Detectives testified regarding several drug marijuana possession and other criminal cases, including some involving the arrest of the son and his friends, some of who had been renting rooms from the son at the property. Detectives advised that they had repeatedly warned the son that his actions and those of his friends were detrimental to the public health, safety, and welfare, and dangerous to his parents, anybody living at or visiting the property, and others in the neighborhood. The NAB found that while the Owners submitted an abatement plan, it was not timely filed, and the Owners and their son had not taken actions sufficient to ensure the prevention of recurring nuisance and drug activities.</p> <p>The NAB found sufficient incidents had been presented to declare the Premises a Public Nuisance and ordered that the owners take actions including, but not limited to the following: immediately take all legal actions necessary to provide a written abatement plan that will serve to prevent any additional drug and criminal activities, the son shall no longer possess, use, or sell any illegal narcotics at the Premises and shall seek out and enter a drug rehabilitation and counseling program to help him understand the need to cease such detrimental and harmful activities; deny any residence or visitation by any persons who have been involved in drug or criminal activities; cease rental of rooms to any persons; Post Trespass warning signs and sign an affidavit allowing Miami-Dade Police to warn and enforce trespassing statutes; maintain fencing to prevent loitering to occur at the sides and rear of the Premises; change all locks; maintain landscaping to provide visibility; take all actions to prevent illegal and nuisance activities at the premises.</p> <p>The son was advised by the NAB that his actions were conducive to the Nuisance and that he needs to do everything, including counseling, to ensure that he no longer be involved in such activities and present a danger to his parents. He was advised that the NAB may be forced to take additional measures if there are any additional incidents or he fails to comply with their recommendations/orders.</p> <p>In March 2016, the son was arrested for Possession of Marijuana in the house and he was also found to have two friends in the house with him. The Owners advised that because of this, the son is no longer allowed to live with them and the NAB was advised when they could not appear at the hearing on March 30, 2016.</p>
11980-11990 SW 8 Street	Adult book/video store (Lewd & Lascivious)	07/22/2015 - 12/08/2015	10	10/26/2015 - 03/30/2016	<p>A notification letter, based on more than seven incidents on three days of lewd and lascivious activities since January, 2015, including illegal exposure and sexual activity, and other lewd and lascivious activities, drug activities, and other incidents in the store and the parking lot from 1998 thru 2014, and other calls for service/incidents was mailed to the property Owners of Record and the business Owners of Record on October 26 and 27, 2015. The NAB was advised by Mr. Jack DiCaro, Administrative officer of a summary of the Notification and incidents provided in the notification letter dated November 16, 2015. The Owner's Attorney provided and summarized the business owner's Abatement efforts and plans as proposed in a letter dated November 16, 2015. The NAB asked to hear from the officers and heard testimony of the MDPD, Midwest District, Crime Suppression Team Sergeant M. Reyes regarding incidents that he witnessed, or supervised detectives witnessing incidents occurring on June 23, 2015, and July 21, 2015; Detective A. Boucort testified regarding incidents he was involved in investigating on February 2 and July 21, 2015. The Sergeant and detectives testified regarding nine incidents on February 2, June 23, and July 21, 2015, involving illegal Exposure of Sexual Organs, Lewd and lascivious activities, solicitation of prostitution, Sergeant and detectives advised that people were loitering inside and outside of the store, conditions of the booths included glory holes between booth walls that were used by the subjects arrested, dirty conditions including observation of suspected bodily fluids, and one subject red business with him on November 12, 2015, and advised that the Attorney agreed that there is a nuisance concern but asserted that it can be fixed by the business management doing more inspections and monitoring of the booths. The Property Owner advised that he has required that the business owners comply with all requirements within holes had been fixed. The Attorney agreed that there is a nuisance concern but asserted that it can be fixed by the business management doing all inspections and monitoring of the booths. The Property Owner advised that he has required that the business owners comply with all requirements within 30 days, including complying with County Code 21-47, and having a security guard to patrol the store and the parking lot, but he does not want to have all of the other businesses absorb the cost of the security guard. The Business Attorney proposed that the store should not be held responsible for taking the doors off under 21-47, nor be responsible for the cost of the security guard. While one of the NAB members reviewed 21-47 for the record and asserted that the Business owners were not in compliance with it, the NAB members after reviewing all of the testimony and evidence, elected to defer the matter for 30 days to allow the Property and Business Owners additional time to work together and with the MDPD and Mr. DiCaro, including removal of nuisance activities by solidifying their abatement plans and complying with the recommendations of the NAB, the laws, and MDPD, including removal of the doors on the video viewing booths. The NAB required that all parties present an updated abatement plan and status report within 30 days. Another meeting was held on January 14, 2016, and as the Business Owners had not complied with all of the requirements and recommendations, including removing the doors from the video viewing booths under 21-47, (as documented by a citation by MDPD Officers in December 2015), the NAB declared the Premises a Public Nuisance and ordered the Property and Business Owners comply with all requirements/recommendations.</p> <p>As the jurisdiction of the NAB ended in September 2015, with non compliance and at least 10 new narcotics incidents had been recently documented, a new notification was mailed, emailed, and delivered to the Owner at the address of record at the house on October 30, 2015. As the Owner did not respond, hearings were scheduled and further attempts were continued to contact the Owner. The Owner responded by telephone and email and advised in December 2015, that he had found somebody to manage the house and would have this person check on the persons who may be living there. As the Owner still had not responded and in February 2016, a man who had been previously living there even though he lived with his mother across the street was again found there and said to be taking care of the house for the Owner, a hearing was held in the Owner's absence on March 30, 2016, and the house was again declared a Public Nuisance. The Owner has again been ordered to have the house vacated and secured and the Order is pending finalization.</p> <p>Approximately ten properties are pending Additional NAU and Investigative Information for possible notification letters and hearings extending into 2016 from 2015 and prior.</p>
1274 NE 110 Terrace	Single Family / illegally used as property/narcotics rental	05/15/2015 - 09/15/2015	11	10/30/15 - 3/30/16	<p>11/16/2015 Declared on 11/4/2016</p>
Ten Properties	Trailer Park, Vacant Land, and houses				<p>11/16/2015 Declared on 11/4/2016</p>

## Attachment #7

Miami Dade County  
Nuisance Abatement Board (NAB)

Miami-Dade Police Department  
Nuisance Abatement Unit (NAU)

## Summary of Significant Cases 1993 - 2013

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
117 ST BISCAYNE BOULEVARD	Adult Book & Video Stores	4/13/1993	11	11/30/1992	The NAB declared this adult book and video store, which was the site of lewd and lascivious activity 1992 - 1993, a public nuisance. The store agreed to close a large part of their hidden video booths. The owner paid costs of \$2,800 that were imposed by the NAB.
21 Ave NW 133 ST	House - Narcotics	4/19/1993	15	12/16/1992	April 1993 - April 1994: A house was ordered closed and secured due to illegal narcotics activities dating back to 1985. Costs of \$9,300 were imposed. The owner secured the premises for one year and the incidents ceased. However, after reopening the house, narcotic incidents resumed and another notification letter was provided to the owner in December 1996. The costs of \$9,300 were paid when the owner took out a 2nd mortgage.
167 ST N. W. 22 Avenue	Market - Narcotics	8/18/1993	46	4/8/1993	January 1996 - May 1996: The NAB, in August 1994 and March 1995, convened hearings regarding a market and liquor store across the avenue from each other. It was reported that numerous arrests for narcotics violations and other illegal activities had occurred on both premises, as evidence was presented by police officers and approximately 100 citizens. The NAB declared both properties to be public nuisances and to be closed in March 1995. Additionally the NAB ordered costs of \$6,090 and \$3,457 be paid by the property owners. The Market immediately closed but the owners appealed the costs. The liquor store was granted a stay of closure, upon appeal to Appellate Court.  In May 1996, the owners of the property at 16715 N. W. 22 Avenue agreed to pay costs of \$3,500 and drop their appeal of costs of \$6,090. The property has since been sold and there have been no additional reports of nuisance activity on the premises.
106 Ave S. W. 88 ST	Bar/Lounge - Alcohol - Gang Shootings	7/9/1995	3	5/30/1993	August 1993 - August 1994: A bar/lounge was found to be a public nuisance due to evidence involving the illegal sale and consumption of alcohol, several automatic assault weapon shootings resulting in serious injuries to several citizens, and other disturbances on the property. The NAB ordered the business closed pending the showing of adequate security measures. The business did not close and the County sought an injunction from a circuit court judge. The business presented a security plan to the judge, which included the posting of 8 - 10 armed security guards, and was allowed to remain open, but was advised that it would be closed if there were any additional serious incidents. No further serious incidents have been reported. Costs of \$5,000 were imposed and paid. The club ended up closing after the injured parties filed several successful lawsuits against the club and the property owners.
167 ST N. W. 22 AVENUE	Liquor Store - Narcotics	7/28/1993	16	10/20/1993	January 1996 - May 1996: The NAB, in August 1994 and March 1995, convened hearings regarding a market and liquor store across the avenue from each other. It was reported that numerous arrests for narcotics violations and other illegal activities had occurred on both premises, as evidence was presented by police officers and approximately 100 citizens. The NAB declared both properties to be public nuisances and to be closed in March 1995. Additionally the NAB ordered costs of \$6,090 and \$3,457 to be paid by the property owners. Masada Market immediately closed, but the owners appealed the costs. The Liquor store was granted a stay of closure, upon appeal to Appellate Court. In January 1996, the Appellate Court supported the NAB's findings of public nuisance regarding it, but overturned the order of closure and remanded the matter of penalties and costs back to the NAB. The NAB monitored the premises for one year and the nuisance activity was abated. The owners paid \$2,000 in reduced costs. The property was later sold and the liquor store was closed.
68 Ave SW 40 ST	Adult Book & Video - Lewd/Lascivious, Other	6/7/1995	1	11/15/1993	April 1994 - March 1995: The NAB heard evidence concerning lewd and lascivious activities, prostitution related activities, and other disturbances in the store and parking lot of an adult book and video store. Initially the NAB declared the premises to be a public nuisance and ordered the business to be closed. After two months the business presented a plan, which included closing all video booths and a theater in the store and providing better security measures in the parking lot, and was allowed to reopen. The NAB heard further complaints in January 1995 and ordered the store to modify their operating procedures. Costs of \$4,800 were imposed and paid in September 1996. As a result of further meetings with citizens, Commissioners Reboredo and Souto, the County Manager, Dade County Public Works Department Officials, the NAU, and other MDPD Officials, two gates were installed by Dade County to close off two alleys at night, thereby preventing loiterers from conducting activity in the parking lot and driving through the neighborhood.
68 Ave SW 40 ST	Bar/Lounge -		0	2/17/1995	In conjunction with complaints at Bird Road Book and Video, complaints at this bar next door resulted in the issuance of a notification letter to the owners. The property and business owners provided an abatement plan in conjunction with the finding of a nuisance at the adult book store and the problems subsided.
36 Ave NW 191 STREET	Markets/Not 24 Hours - Narcotics	8/23/1996	40	3/19/1996	October - December 1996: In October, the NAB declared the market, site of several illegal narcotics transactions, a public nuisance. The NAB ordered the owners to close the store and property for 30 days, for the purposes of developing a satisfactory abatement plan, and working with the MDPD and their neighbors to take action to prevent the nuisance activity. The owners took actions to prevent the activity and reopened after 45 days. Costs of \$4,133 were ordered but have not been paid.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
21 Ave NW 133 ST	House - Narcotics	4/16/1998	22	12/23/1996	The house was declared a nuisance for the second time in 1997, but the owner did not maintain control of the house and incidents recurred. A court ordered injunction was sought and a County Court hearing was held on March 12, 1998. A Nuisance Abatement Board and Miami-Dade County Motion for Enforcement was granted. The Court found that the owner has violated prior Court and Nuisance Abatement Board Orders and found him in Contempt of Court. The Court allowed him until April 10, 1998, to vacate the premises, but ordered that he be subject to arrest for trespassing and subject to a Writ of Bodily Attachment for Contempt, if he fails to vacate the premises, or remains and/or returns there. Also any other parties who are found on the premises were subject to arrest for trespassing. The Court extended the jurisdiction of the Nuisance Abatement Board for one year after the compliance commenced. The house was vacated and secured. No further problems occurred, but the owner lost the house due to foreclosure of a mortgage.
145 St LINCOLN BOULEVARD	Markets - Narcotics, Alcohol, Other	8/24/2001	145	4/14/1997	On October 30, 1997, the NAB heard a case involving the commercial property, the site of a grocery, a fish market, and two vacant businesses. The premises was the site of illegal drug activity, illegal sale or consumption of alcoholic beverages, and other criminal activity. The NAB ordered the owner to temporarily close and secure the premises until they developed an acceptable abatement plan and were allowed to reopen after agreeing to provide a private security guard on the premises for 10 hours a day and take other actions to abate the nuisance. Parts of the shopping center did not reopen. The owners worked closely with police officers of the MDPD Kendall District. The NAB also ordered costs of \$3,500 and they were paid. The owners successfully abated the nuisance and the number of criminal incidents was reduced significantly. The shopping center was later sold and demolished.
113 Ave S. W. 189 STREET	Duplex - Narcotics	7/19/2002	21	4/12/1999	April - September 1999: The NAB declared a duplex a public nuisance due to illegal narcotics activity. The owner agreed to take several steps to screen their tenants and provide better security for the property. After additional incidents the owner and her relatives were ordered to vacate the property and secure it for one month. After the month, the owner's relatives were allowed to move back in but were warned that any additional activities would result in further NAB actions. A partially ordered amount of costs was paid, but they are still pending. The Duplex was declared a Nuisance again with a different owner in 2010.
105 Ave S. W. 180 ST	Duplex - Narcotics	8/11/1999	19	9/8/1999	October 28, 1999 - The Owner appeared before the NAB, but did not respond until he appeared. Officers from the Miami-Dade Police Department (MDPD) Narcotics Bureau and Cutler Ridge Station were present and prepared to testify, but the Owner stipulated that more than two (2) incidents summarized on the Incident Summary occurred on the property within six (6) months. The NAB declared the premises, a rental duplex, a public nuisance and placed the property under the jurisdiction of the NAB for one year. The NAB ordered that the Owner meet with the NAU and review his abatement plan that should include, but not be limited to the following NAB recommendations: fences be erected to delineate the different residences and the circular drive and prevent loitering; no loitering and trespassing signs be posted on the property; officers be provided written authority to warn and arrest trespassers; officers be provided with a list of all tenants on the premises; tenants be provided notice that nothing can be sold from the premises and that they may be subject to eviction if (Cont. on cell below)
105 Ave S. W. 180 ST	Duplex - Narcotics	8/11/1999	19	9/8/1999	(Continued from above cell) sales of various items including alcohol, candy, or illegal drugs continue; rules and regulations should be drawn up for all tenants; background checks, including credit, residential, landlord, and criminal be conducted on all prospective tenants; and provide a written action plan to abate the nuisance for the Board's consideration on December 2, 1999. After several meetings with the NAU and NAB, the problems were significantly reduced.
175 St HOMESTEAD AVENUE	Single Family Residence - Narcotics	8/24/2002	49	10/14/1999	After receiving notice from the owner's daughter that the owners were refinancing the mortgage so that they could qualify for a mortgage to provide handicapped equipment for this handicapped person who is suffering from a stroke or other ailment that does not allow her to move around the apartment, the NAB elected to accept the costs already paid. No incidents were reported.
154 Ave S. W. 288 STREET	Apartments/Entire Bldg Problem - Narcotics, Other	2/16/2000	127	11/12/1999	February 2000 - February 2001: The NAB found this property, a six (6) building apartment complex, a public nuisance due to illegal narcotics and other criminal activity. The owners were ordered to take actions including: provide a security guard from 8:00 p.m. to 6:00 a.m. seven days a week; repair and maintain all fences; install and maintain adequate security lighting; clean and fix the pool for the use of all residents or cover, close and secure it; install and maintain access and identification control gates at all entrances/exits; maintain the premises free of all trash, debris, junk cars, broken windows, and broken doors; secure all doors and entrances of any apartment, office, or structure to prevent unauthorized access; conduct background checks on all tenant and employee candidates; and take action to evict any tenants who are involved in criminal activity on the premises. The owners complied with all NAB Orders including paying reduced costs of \$5,500. The criminal activity was drastically reduced for the next couple of years. The owners sold the property a few years later.
223 ST SW 115 COURT	Apartments/Entire Bldg Problem - Narcotics	7/11/2000	15	1/24/2000	February 2000 - October 2001: In July 2000, the NAB declared four unit complex a public nuisance due to illegal narcotics activity and the failure of the owner to comply with previously stated abatement plans. The NAB ordered that the owner must take actions including cause the premises to be vacated, boarded up, and secured, until the owner appears at the next meeting with an acceptable plan to abate the nuisance, fence off the entire property to prevent trespassing, and post No Trespassing signs. Additionally, the NAB ordered that costs totaling \$7,237 be paid. After the owner failed to comply, a court order was obtained and the owner complied and secured the vacant property. The property was later lost by the owner in foreclosure. The nuisance activity at the premises was reduced significantly while it was vacant.
9 Ave NW 79 STREET	Single Family Residence, Convenience Store, Narcotics	9/19/2000	34	8/1/2000	August 2000 - February 2001: The NAB, after reviewing evidence of drug activity, alcohol activity, and other illegal activity at the premises from 1996 to 2000, and abatement actions taken, declared the property, which is the site of a residential rental structure and a market, a public nuisance. The NAB ordered and the owners took actions including the following: Closed and secured the residential property until it was deemed acceptable for residential or business use; fenced off the residential lot and parking area; maintained the premises free of all junk, trash, litter, and debris; provided regular reports to the NAB of all calls to police and all actions being taken to abate the nuisance. The NAB ordered costs of \$4,000, but in 2001, after the premises remained crime free, agreed to reduce the costs to \$2,500. The costs were paid and the crime, especially narcotics activity, at the premises was significantly reduced for the next few years. The closed part of the property was remodeled and is currently housed by a medical clinic and no significant further problems have been reported.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
223 St SW 116 AVENUE	Apartments/Entire Bldg Problem - Narcotics	11/19/2001	21	11/27/2000	December 2000 - October 2001: The NAB declared a quadriplex house a public nuisance due to illegal narcotics activity. The owner was ordered to take actions to abate the nuisance, obtain the proper permits and fix all electrical problems, and complete the fencing to prevent loitering and drug activity; review and install adequate exterior lighting; conduct background checks of all prospective tenants and provide copies of background checks to the NAB. The NAB ordered that costs of \$5,940.83 be assessed against the property and the owner. From March 2001 to October 2001, the NAB was advised that the owner has not completely complied, and a couple of other incidents were reported. Eventually, the owner complied with most of the recommendations and drug activities were significantly reduced for a time. The NAB declined to approve a requested reduction in costs. The costs have not been paid. MDPD and the NAU continue to monitor the premises.
80 ST NW 10 AVENUE	Duplex - Narcotics	3/3/2000	10	2/1/2001	June - August 2000: The NAB declared a house a public nuisance due to illegal narcotics activity. The NAB ordered that the owner keep the premises secured and vacant until he addresses and corrects all the concerns. The owner did not follow the instructions of the MDC Unsafe Structures Board and the house was demolished.
23 Ave NW 46 ST	Market - Narcotics, Other, Homicide	12/4/2004	111	5/3/2001	May 2001 - Present: The NAB declared a property, which is a neighborhood market a public nuisance due to illegal narcotics and other criminal activity, including a nighttime drive-by shooting homicide in the parking lot resulting in one death and several injuries. The owner, in conjunction with the NAB, implemented several actions, including: posted a security guard from 8:00 p.m. to 4:00 a.m., seven days a week; installed fencing; and utilized video cameras for surveillance and prevention. The number of incidents at the premises were drastically reduced for the next couple of years. The owners paid NAB Ordered costs of \$5,000 and it was recommended that the security guard be maintained. The costs were paid. The security guard was maintained for a number of additional months and narcotics activity continues to remain reduced, but the premises is being monitored by Northside and the NAU.
29 Ave NW 43 TERRACE	Single Family Residence, Narcotics, Other	9/30/2005	49	8/28/2001	October 2001 - Present: Since the NAB declared the house a public nuisance in October 2001, the activity at the house has decreased, but not completely. The NAB throughout 2002, ordered the owners to take additional action to abate the nuisance. Jurisdiction was lost in October 2002, but the house is still being monitored by MDPD and the NAU. Costs of \$2,400 were paid, but the house continued to have problems and was declared a nuisance two additional times.
1775 N. W. 65 STREET	Single Family Residence - Narcotics	4/7/2004	57	10/30/2001	November 14, 2001 - Due to more than 25 documented MDPD incident reports involving drugs and other criminal activity from 1995 thru 2001, the NAB declared the property a Public Nuisance and ordered that the owners take actions to abate all criminal activity and clean and clear the premises of all junk, trash, and visual impediments. The owner's son advised that all of this would be done, including the repair of all electrical problems identified by the Unsafe Structures inspectors. After additional incidents the NAB Ordered that visitors be limited and only two adult children of the owners live at the property. After additional incidents in August 2002, the property was ordered to be vacated and secured to prevent further activity. The Owners were ordered to pay costs of \$4,321. The owners and others failed to abide by the NAB Orders and orders by the Unsafe Structures Board and activities continued in December 2002. In April 2003, the Unsafe Structures Board completed demolition of the property upon the owner's failure to bring the house up to safe standards. The vacant lot has been fenced off and few problems have occurred.
24 Ave NW 54 STREET	Bar/Lounge - Social Club - Narcotics	8/8/2002	4	10/1/2002	October 2002 - Present: The NAB declared a private social club a public nuisance after hearing evidence of drug sales, usage, and cocaine table setups. The evidence included the recovery of almost 500 grams of cocaine in the club. The owners, who advised that they did not know of the drug activity being conducted by the members and visitors of the social club, advised that they would close the club, upon the recommendation of the NAB, until they could return with a plan in November 2002 to be acceptable to the NAB. Recommendations by the police and NAB included security guards, fencing, lighting, identification of club members being allowed access to the premises, and better management. The owners closed the club and reopened it as a new restaurant in July 2003 after complying with all recommendations by the NAU, MDPD Criminal Code enforcement investigators, Team Metro, the Florida Department of Health, and the Florida Department of Alcoholic Beverages and Tobacco. The owners paid NAB ordered costs of \$1,240. No additional narcotics incidents have been reported.
175 St HOMESTEAD AVENUE	Single Family Residence - Narcotics		0	10/3/2002	A house at was declared a public nuisance by the NAB on October 28, 1999. The owners agreed to clean and secure the property and an adjacent vacant lot that they have partial ownership and control of. The owners installed No Trespassing signs, removed seats, and maintained the fence to prevent loitering, drug activity, and alcohol violations. The NAB ordered costs of \$1,000. The nuisance activities were reduced at this location but resumed again in 2002.
17520 HOMESTEAD AVENUE	Single Family Residence	8/24/2002	49	10/14/1999	
175 St HOMESTEAD AVENUE	Single Family Residence - Narcotics		0	10/3/2002	The house was declared a nuisance for the second time in October 2002, due to narcotics activity, loitering, and alcohol problems. The owners were ordered to take abatement actions including controlling loitering in the yard and vacant lot by allowing only those relatives living at the house; authorize MDPD Officers to arrest Trespassers; dissuade anybody from sitting in the yard, particularly at the fence lines where drugs were being sold to passers-by; prohibit alcohol consumption, particularly in the yard and the vacant lot; maintain the premises free of all junk and trash and junk vehicles; and repair and keep the fences secure at all times. After meeting with MDPD Officers and the NAU at the property, the owners managed to convince relatives and visitors that they must abide by the requirements of the NAB. Loitering and criminal incidents have been seriously curtailed at the property since the NAB hearing. The NAB deferred the matter of costs, but in December 2003, ordered that a reduced amount of costs totaling \$500 be paid. Costs have not been paid.
120 St N. W. 27 AVENUE	Nightclub/Adult Entertainment - Narcotics, Lewd & Lascivious	6/22/2003	144	1/8/2003	A Strip Club at NW 27 Avenue and 119 Street was declared a public nuisance in 2003, due to considerable drug and other criminal activity. The owners were ordered to provide adequate security and maintain control of their patrons and employees. Criminal and nuisance activities diminished considerably and the Premises was maintained in a much better manner throughout 2004. Costs of several thousand dollars were ordered.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
29 Ave NW 101 STREET	Single Family Residence - Narcotics	7/31/2004	30	9/3/2003	September 2003 - Present: The NAB declared a house to be a public nuisance based on evidence of narcotics activity investigated by the MDPD Narcotics Bureau. The owner, who advised that she is taking steps to control her own drug problem, was ordered to discontinue the practice of allowing homeless people to stay at the house, and to fence off the front yard. The owner failed to appear at a recent meeting and additional incidents were reported. The NAU contacted the owner in jail and insisted that the owner follow the orders of the NAB and abate the Nuisance. The owner appointed a representative who appeared before the NAB. The owner's representative caused the Premises to be vacated, installed a fence, posted No Trespassing signs, and cleaned up the yard. No additional incidents were reported for several months. Costs of \$6,847 were ordered but were not paid. It was learned in December 2004 that the owner lost the house through foreclosure.
6 Avenue and N. W. 81 STREET	Hotel - Motel - Narcotics, Other	11/17/2003	118	1/2/2004	In February 2004, The NAB considered the matter of a 10 Story hotel at NW 79 Street and 6 Avenue. Investigations by the MDPD Northside Station and Strategic and Specialized Investigations Bureau revealed narcotics and prostitution as well as other criminal activity at the hotel. A security guard, who was suspected of directing much of the activity, was arrested. The owners advised the NAB that they would and have taken appropriate actions to abate the nuisance activity. The NAB deferred the matter and asked the owners and MDPD to develop a plan that would be acceptable to all parties. A stipulated agreement was reached with the owners and approved by the NAB in April 2004. Reported incidents decreased substantially. MDPD and the NAB continue to monitor the Premises. Additionally, the security guard also sent people to another house at NW 67 Street and 19 Avenue to buy drugs. The owner was notified and appeared before the NAB in March 2004. The owner assured the NAB that the activities would be prevented and the house would be sold. Additional, but reduced activities were reported at the hotel. The hotel closed in 2010 and is still closed.
29 Ave NW 43 TERRACE	Single Family Residence, Narcotics, Other		0	2/12/2004	The NAB, after considering evidence of ongoing drug activity since August 2006, declared the house at NW 30 Avenue and 43 Terrace a public nuisance for the second time since 2000. After considering the lack of effective abatement plans by the owners and relatives, the NAB ordered abatement steps to be taken by the owners and occupants. The activity was abated temporarily.
36 St NW S River Dr	Bar/Lounge/Adult Entertainment/Narcotics/Prostitution/Other Crimes	2/10/2006	251	5/5/2004	In April 2006, the NAB declared the Adult Entertainment Club a public nuisance due to drugs, prostitution, lewd and lascivious activities, homicides, robberies, batteries, and other criminal activities. After arrests of the owners and the forfeiture of \$1.5 million of cash found during the investigation, the MDPD reached an agreement that the property would be sold to non-related owners and this was accomplished in 2008. The new owners opened it as a nightclub for a short time in 2010, but after a brief time, the nightclub closed. The new owners applied for a Zoning change to again allow for Adult Nightclub use. It was approved by the Community Zoning Appeals Board 8 in November 2010, for Adult Entertainment use. The Owners have not yet reopened the Adult Nightclub in 2011 and it remains secure and crime and nuisance free. As a result of the County, MDPD, and NAB actions, crime in the area continued to be greatly reduced and the new Owners will be asked to work with MDPD to insure that there are no additional problems when the club reopens.
36 St NW SOUTH RIVER DRIVE	Nightclub/Adult Entertainment - Narcotics, Prostitution, Lewd & Lascivious	2/10/2006	251	5/5/2004	In April 2006, the NAB, after hearing evidence presented by the NAU and MDPD Officers from the Airport District, Narcotics Bureau, Strategic and Specialized Investigations Bureau (Vice & organized crime), and the Intergovernmental Bureau, declared the Adult Entertainment/Strip Club a public nuisance based on prostitution and narcotics, as well as many other crimes including homicide, robbery, aggravated batteries, and shootings. The NAB ordered that the owners take the necessary and legal actions to work with MDPD and abate the nuisance activity. In conjunction with ongoing investigations by the MDPD, including the MDPD Legal Bureau Forfeiture Section, a court continued to hear new evidence of ongoing prostitution and drug activity, and after several hearings ordered the owners to close the business in June 2006. The owners agreed to sell the property and the business.
36 St NW SOUTH RIVER DRIVE	Nightclub/Adult Entertainment	2/10/2006	251	5/5/2004	It was found that the business owners failed to report more than \$1.5 million of cash found during the investigation as income and the owners and managers were eventually arrested for these criminal violations. After the Circuit Court ordered the business closed in 2006, ongoing efforts by the MDPD Legal Bureau resulted in the following: \$1.5 million was forfeited to the County, the State, and the Law Enforcement Trust Fund; the Premises was sold, per agreement with the County to a party who had no ties with the Owners who had been arrested for the ongoing activities; the adult entertainment business has continued to remain closed; crime has been reduced considerably in this region of the MDPD Airport District. The NAB, pursuant to a stipulated agreement between the Owners and the County, ordered in January 2008, that the Owners pay costs of \$32,837.65. The money was paid in March 2008.
36 St NW SOUTH RIVER DRIVE	Nightclub/Adult Entertainment			5/5/2004	(Continuation from above previous cell) The closure of the business and the combined and continuing efforts by all, including the NAB over two years, resulted in a major reduction in criminal activity and MDPD Calls for Service at the property and in the surrounding Airport District community, thereby resulting in significant ongoing savings for investigative and police costs. A status report and cost hearing is pending in January 2008. This case, and others over the years, exemplifies the coordinated County, MDPD, and State and Federal law enforcement efforts in IB initiated "Quality of Life" investigations and the effectiveness of the NAO, NAB, and nuisance abatement program for the public health, safety, and welfare of the citizens
136 Ave S. W. 268 STREET	Gas Station/Markets - Narcotics	4/27/2004	98	6/2/2004	A market and gas station at SW 136 Avenue and 268 Street was the site of narcotics activity, robberies, and aggravated batteries. The owners were notified of the problems and agreed to take several actions including security fencing and lighting, and installation of additional security cameras. The NAB was asked to defer the hearing based on the successful actions taken by the owners to abate the nuisance. The activities have been considerably reduced, but the premises is still being monitored by MDPD Cutler Ridge District and the NAU.
8 Ave NW 79 ST	Warehouse - Narcotics, Prostitution	8/19/2004	18	10/14/2004	A vacant commercial and residential building at NW 8 Avenue and 79 Street was the site of considerable drug and prostitution activity. The owners agreed to secure and vacate the building. The owners also agreed to repair and maintain the security of the fencing. Activities have been reduced considerably and the NAB deferred the matter. However, the owners did not maintain the security of the Premises and take other actions required by the Unsafe Structures Board. The building was demolished by Miami-Dade County on January 16, 2006.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
100 Ave W Flagler	Trailer Park Multiple Units - Narcotics - Other	3/29/2005	73	4/13/2005	The NAB considered a large trailer park at Flagler Street and 100 Avenue that was the site of narcotics and other criminal activity. The NAB and the NAU deferred the hearing after the Property Owner advised that he would evict the problem tenants, install security fencing around the perimeter, place a professional security guard at the entranceway seven days a week for 12 hours at night. The owner has also held crime watch meetings with the police and his tenants to provide for greater awareness and police notification of concerns. Two of three trailer tenants complied with all recommendations by police and the Trailer Park Owner. A third tenant was evicted. The property is being monitored by police for additional activity, but activities have been significantly reduced. The property has recently proceeded with closure of all of the trailers due to other inspections and safety concerns by County Building and other officials. The trailer park is closed and vacant.
148 ST N. W. 7 AVE	Shopping Center - Narcotics	5/6/2005	16	5/12/2005	A tailoring shop at NW 7 Avenue and 148 Street was the site of significant narcotics activity as uncovered by the MDPD Intracoastal District Crime Suppression Team. The Owner advised that the tenant who was suspected to be involved in the activity agreed to vacate the Premises. The property owner agreed to conduct background checks on future tenants and take further security steps with his building that housed other businesses. The NAU and the NAB deferred the hearing and no additional activity has been reported since May 2005.
79 St & NW 10 Ave	Single Family Home Converted/Narcotics/Other	6/1/2011	57	8/9/2005	The NAB accepted the Owner's abatement plans for the property at NW 79 Street and 10 Avenue. The Unsafe Structures Board ordered the demolition of two of the four structures on the land and it was concluded in 2010. There have been several street corner incidents, but only sporadic incidents involving the exact address. The Owner's son appears to have been living in one of the remaining structures and has also been involved in a couple of incidents close to the house. Property tax records show that the property is now included in a Miami-Dade List of lands available for sale because of non-payment of taxes.
107 Ave & SW 56 St	Restaurant & Shopping Center/Alcohol/Homicide	10/20/2008	43	10/13/2005	A shopping center, including a restaurant operating as a bar was declared a nuisance due to criminal activities including alcohol violations, fights, aggravated batteries, and a homicide, on August 26, 2009. The Owners and their attorneys appeared before the NAB in February 2010 and advised that they have complied substantially with all of the NAB recommendations at the 2009 hearing and were working to change the complexion of the store by opening up another type of store and evicting the Business. The store has not been evicted, but they complied with the NAB Order to stop selling alcohol after 11:00 p.m. and continued to close the restaurant at 11:00 p.m. for at least the next year. The criminal activities and requirements for MDPD to respond have been significantly reduced. There have been criminal court orders for the Business Owner and Manager to pay for the costs of the criminal investigation. Research is being conducted to determine what costs should be attributable to the NAB case and the NAB will be asked to consider the matter.
107 Ave S. W. 56 STREET	Restaurant - Alcohol - Homicide	10/12/2006	14	10/13/2005	The owners of a restaurant at SW 56 Street and 107 Avenue have provided an abatement plan that includes: removal of video game machines being used for gambling, termination of employees who fail to comply with rules governing the sale and consumption of alcoholic beverages, fencing of the perimeter of the building. The NAU and the NAB deferred the matter pending additional incidents or lack of compliance with their abatement plan. Kendall District Officers and the NAU are continuing to monitor the premises as additional incidents have been observed.
107 Ave S. W. 56 STREET	Restaurant - Alcohol - Homicide	10/20/2008	43	10/13/2005	The owners of a shopping center, including a restaurant operating as a bar, were notified of criminal nuisance activities and violations at the center and business and asked to appear before the NAB after meeting with the NAU. The owners and their attorneys appeared before the NAB on April 1, 2009, and advised that they would be taking actions to abate the nuisance activities including alcohol violations (serving alcohol without required meals), serving alcohol after 1:00 a.m., serving to juveniles, and solicitation of alcoholic beverages from customers by employees, as well as other criminal activities. The NAB deferred the matter and required that they report back in 30 days with a detailed written abatement plan. After a few postponements and additional investigations and reports of incidents, the NAB heard the matter on August 26, 2009. After hearing concerns from many neighborhood citizens and Commissioner Souto's Chief of Staff, and after hearing from MDPD Kendall Crime Suppression Team detectives and reviewing reports from them and (Cont on cell below)
107 Ave S. W. 56 STREET	Restaurant - Alcohol - Homicide	10/20/2008	43	10/13/2005	(Cont. from cell above) MDPD Strategic and Specialized Investigation Bureau detectives regarding incidents concerning the above activities and other activities including two homicides, aggravated batteries, and fights, and hearing from the owners that the business owner was present during some of the activities and that a night manager and the business owner had been arrested a few times for the activities, the NAB declared the premises, including a cafeteria, a public nuisance.  The NAB ordered the Owners to take actions to abate all of the alleged activities, to cease the sale of alcohol without food and to cease the sale of alcohol after 11:00 p.m., among other things. Additionally, the Owners were ordered to meet with the NAU and MDPD Officers and determine what other recommendations that they need to comply with.  While there have been few reported additional serious incidents, the business owners have still not presented written abatement plans nor met with the NAU, but a few NAB recent NAB meetings to discuss the matter have had to be postponed. The NAB will meet in January 2010, to review the matter.
29 Ave NW 43 Terr	Single Family Residence/Narcotics	2/27/2009	30	11/23/2005	The NAB and NAU, after considering evidence of ongoing drug activity and declaring the house a public nuisance in August 2006 for the third time continued to monitor the Premises and hold meetings with the owner through 2011 due to sporadic actions. The owner has been repeatedly advised to take actions to prevent any further activity or the NAB will have to consider the matter further and take decisive action. After it was declared a nuisance in 2006 and ordered closed for 30 days, the owner has been relatively successful in deterring the nuisance activity for two years. There were about five possession cases in 2010, but they were almost all roadway cases and possession of drug paraphernalia. There have been no cases since August 2010, and the owner paid \$2,200 on costs and interest.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
29 Ave NW 43 TERRACE	Single Family Residence, Narcotics, Other	6/6/2006	21	11/23/2005	The NAB, after considering evidence of ongoing drug activity since August 2006, declared the house at NW 30 Avenue and 43 Terrace a public nuisance for the third time since 2000. After considering the lack of effective abatement plans by the owners and previously ordered temporarily effective abatement actions, the NAB ordered that the owners and all residents vacate, close and secure the premises. After being closed for a couple of weeks, the NAB, upon presentation of a more complete abatement plan, allowed the owners to reopen the house providing only that three designated persons live there, visitors be limited and not allowed during night hours, the fence and gates be locked and secured at all times, and the owner's son attend drug rehabilitation counseling. Since the house has been allowed to reopen, there has been a significant reduction in criminal activity at the premises and the surrounding streets. The NAB will hear a final status report and consider the matter of costs in early 2008.
29 Ave NW 43 TERRACE	Single Family Residence, Narcotics, Other	2/27/2009	30	11/23/2005	The NAB and NAU, after considering evidence of ongoing drug activity and declaring the house a public nuisance in August 2006 for the third time continued to monitor the Premises and hold meetings with the owner thru 2009. The owner has been repeatedly advised to take actions to prevent any further activity or the NAB will have to consider the matter further and take stronger action. After it was declared a nuisance in 2006 and will have to consider the matter further and take stronger action. After it was declared a nuisance activity for two years. However, the actions are starting to recur in 2009. The NAB, in furtherance of the 2006 case, ordered the property owner in July 2009 to pay costs of \$2,000. The owner was reminded of the abatement actions that she should be continuing to take, including limiting visitors and tenants to only the family and not admit anybody who has had problems at the residence or with drug problems.
49 St NW 22 AVENUE	Liquor Store/Bar - Narcotics	11/6/2005	15	11/23/2005	The NAB and NAU deferred action on a Liquor Store/Bar and residential complex at NW 49 Street and 22 Avenue. The property owner advised that the liquor store business was abandoned by the business owner and she decided to operate a mortgage broker business and retail clothing store, in addition to two rental apartments on the second floor. The owner cleaned and painted the structure, conducted background checks on prospective tenants, provided for better security, and has greatly improved the appearance of the premises in the neighborhood. Criminal drug activity has been substantially reduced and the nuisance was abated.
104 Ave S. W. 173 TERR CASE #2 -1	Single Family Residence - Narcotics	5/9/2006	10	7/27/2006	The NAB after considering evidence of ongoing drug activity, as investigated by Cutler Ridge and Narcotics Bureau officers since 2004, declared the premises, a house at SW 104 Avenue and 173 Terrace, a public nuisance for the second time since 2000. The NAB found that the owner did not have control of the house, her relatives and more than 15 people at a time that she often allowed to sleep at the house were conducive to the drug activity, and the elderly owner was at risk for her safety. The NAB initially ordered that the house be vacated, closed, and secured for the safety of the owner and the community, but agreed to reconsider that order if the owner presented a satisfactory abatement plan. The NAB reconsidered its order of closure at the next meeting provided that the owner complied with stated abatement actions including the following: clear and clean the yard of all overgrowth and junk and trash that will allow for the hiding of drugs; install additional security lighting; repair and erect additional security fencing; provide that MDPD officers arrest trespassers; evict all borders and limit visitors to those with no criminal records, (Cont.)
104 Ave SW 173 TERRACE #2 -2	House/Single Family - Narcotics	8/11/2005	43	7/27/2006	(Continued from Cell above) request that the sons in the house enroll in and attend drug rehabilitation counseling sessions. While there are still concerns, the owners have reduced the drug activity at the premises and are continuing to work with MDPD and the NAB to provide for the elimination of all criminal activity. In September 2007, the NAB heard from the NAU and the owners that they have cleared the house of all drug-oriented persons, including a son whose access to the house was limited by the owner, been remodeling and cleaning the house and yard, and will not allow any persons to sleep at the house other than the owner and her sons. The owner recently paid \$3,000 in costs from the first case.
104 Ave S. W. 173 TERR CASE #2-3	Single Family Residence - Narcotics	5/9/2006	10	7/27/2006	The NAB and NAU, after declaring the house at SW 104 Avenue and 173 Terrace, a public nuisance for the second time since 2000, continue to monitor the premises. The elderly owner appears to have complied with the NAB Order to limit visitors, especially those who have been involved in the criminal drug activity, and has been successfully able to maintain the house free of nuisance incidents thru 2009. The NAB will continue to monitor the situation and consider the matter of costs in 2010. NAB found that the owner did not have control of the house, her relatives and more than 15 people at a time that she often allowed to sleep at the house were conducive to the drug activity, and the elderly owner was at risk for her safety.
104 Ave S. W. 173 TERR CASE #2-4	Single Family Residence/Narcotics			7/27/2006	The NAU representative, after seeing that the house, declared a public nuisance for the second time since 2000, had remained relatively drug free for a while, stopped in to congratulate the elderly owner and her family for their successful abatement. It was learned while at the house that two adult sons, while they had apparently not been caught recently, had again been conducting drug-related activities at the house. The owner and her sons were talked to about the situation and were invited to meet with the NAB again to discuss making sure that there was no recurrence. Even though at least one of them has been arrested at other locations, there have not been significant arrests at the house. The Owner's Attorney promised to work with her and would consider evicting the son if any further activities occurred. A cost hearing was held and the Owner was ordered to pay reduced costs of \$1,004. There have been sporadic incidents at the house and the MDPD Officers and the NAU are continuing to monitor it.
27 Ave & NW 57 ST	Multi Apartment Rental Complex/Narcotics	10/21/2010	18	10/24/2006	As a result of other appearances before the NAB regarding narcotics search warrants at different apartments, the NAB was asked to hear the case after a new search warrant at NW 57 Street and 27 Avenue. The NAB heard that during the execution of a search warrant, one of the apartments was being used by the tenant's relative instead of the tenant. The Owner advised the NAB that they would evict the new tenants, hold a meeting with all of the tenants in about 10 apartments, conduct background investigations on prospective tenants, and request all of their tenants control their visitors. The NAB elected to defer the matter, pending additional investigations and cases. No narcotics incidents have been reported since October 2010.
27 Ave NW 57 ST	Multi-Unit Apartments - Narcotics	1/9/2007	9	10/24/2006	After the NAB elected not to declare this 8 unit apartment complex a nuisance in 2007 during three different hearings, due to the owners' abatement actions, the owners' have significantly reduces the number of illegal narcotics incidents. MDPD and the NAU continued to monitor and there were additional problems again in 2010 - 2011.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
27 Ave NW 57 ST	Multi-Unit Apartments - Narcotics	1/9/2007	9	10/24/2006	The NAB, after hearing from the NAU and the owner of a rental apartment complex containing eight units at NW 27 Avenue and 57 Street, elected to defer the hearing pending any additional incidents and compliance with an abatement plan that included: eviction of any responsible tenants; provide increased lighting and fencing security; conduct background checks on prospective tenants; meet with all tenants; and authorize MDPD officers to arrest trespassers. After two additional narcotics search warrants in February and June 2007, a NAB hearing to consider the matter was scheduled. The owners advised that they had again evicted tenants and followed all of the recommendations of the NAU and Mr. DiCarlo. The NAB, after due consideration and recognition that the owners really have tried to do everything possible to respond to the recommendations of the NAU, NAB, and officers, again elected not to declare the premises a public nuisance, but advised the owners that they would have little choice but to do so if there are any additional incidents or lack of compliance with the owners' abatement plans.
32 Ave NW 82 St	Single Family Residence/Narcotics	11/2/2007	29	12/15/2006	The NAB declared the house a public nuisance in early 2007. The Owner's son requested that the County board up of the house in November 2007, as his mother was in a nursing home out of state and died in January 2008. NAB and NAU and MDPD continued to monitor the property in 2010. The son, who advised he had been forced from the house in 2006 by drug dealers, was unemployed and having personal medical problems and did not assume control of the house or maintain it. It continued to remain boarded, but the yard had to be maintained by County Officials. The property was sold in a tax sale in 2010, but the liens were not satisfied through the sale and continued to remain on the property. No additional incidents have been reported and the house remains crime and nuisance free.
32 Ave NW 82 STREET	Single Family Residence - Narcotics	11/6/2006	18	12/15/2006	The owners of a single family rental house at NW 32 Avenue and 82 Street did not respond to a NAU notification letter. Due to the apparent lack of control and suspected ongoing narcotic activity, the NAB declared the premises a public nuisance in February 2007, and ordered the house to be vacated, closed, and secured in May 2007, when there was no further response and it was determined that the owners are not in control of the house. The property case, pending additional MDPD and NAB action as the owners had not responded and complied as of August 2007, was found by MDPD Northside Crime Suppression Team (CST) detectives to be the site of additional drug activity in September 2007, by vagrants who had taken over the house. The NAU and IB Officers, after six months of searching, located the owner, suffering from Alzheimer's disease, in a nursing home in West Virginia. Additionally, the owner's son who was reported to be the only living heir to the house, was found to be hiding Miami, in fear of the drug dealers who had battered, threatened, and forced him from the house in December 2005, (Cont. Cell Below)
32 Ave NW 82 STREET	Single Family Residence - Narcotics	11/6/2006	18	12/15/2006	(Continued from above cell) and were allegedly still involved in the drug activity at the hospital. As the owner was found unable to understand or make any decisions due to her medical and mental condition, the son was located and advised that he could take responsibility for the house in representation of his mother. The owner's son advised that the alleged drug dealers and vagrants who had taken over the house were occupying it illegally and requested that MDPD officers enforce Trespassing statutes and assist him with insuring that the house, supposed to be vacant, be vacated, secured, and boarded up. The NAB so ordered the owner and the son to cause the house to be vacated, closed, and secured and joined with the son to request that the County and MDPD assist the owner with this, as neither the owner nor her son were physically or economically capable of insuring that this happens. The house was vacated, and secured from entry in November 2007. The costs will be secured by a lien on the premises and MDPD Officers are continuing to monitor the premises. No additional activities have been reported.
32 Ave NW 82 STREET	Single Family Residence - Narcotics	11/2/2007	29	12/15/2006	The NAB declared the house a public nuisance in early 2007. Having assisted the Owner's son with ordering the closing and boarding up of the house in November 2007, as his mother was in a nursing home out of state and died in January 2008, the NAB, NAU and MDPD continued to monitor the property. The son reported to the NAB in January 2008 that he has inherited the house and will work with the probate court to monitor and maintain the property, although he has limited resources. The NAB heard the matter of costs in and, in consideration of the son's agreement to close and secure the house, ordered reduced costs of \$3,000. The Owner was ordered to continue to monitor the house and establish plans to maintain it, restore and reopen it, or keep it secured until sold or rented. As of December 2009, there have been no additional incidents and the nuisance activities have been abated. However, the owner has not maintained communications with the NAU and has not restored and maintained the house or paid the costs.
106 Ave SW 184 ST	Duplex - Narcotics	3/2/2007	4	3/27/2007	Upon complaints regarding drug activity to MDPD and Director Parker, the Narcotics Bureau and NAU conducted an investigation at a rental duplex at SW 184 Street and 107 Avenue. The investigation resulted in the arrest of three persons during two search warrants from December 2006 thru February 2007. The NAU and Team Metro notified the owner of the criminal activity and violations of the NAO and other code violations. The owner responded and initiated abatement actions including: initiated evictions against persons at this unit and five (5) other duplexes that she owned in the block; cleaned up all junk, trash, and junk vehicles in the yard; and rehabilitated the properties for new tenants that they conducted background checks on. The NAB deferred the hearing pending any additional incidents or lack of compliance with the abatement plans. No additional incidents have been reported.
29 Ave & NW 44 St	Single Family Rental Home/Narcotics	6/1/2009	24	1/18/2008	The house at was declared a nuisance on May 29, 2008, after several narcotic and other criminal incidents. The owner has evicted tenants a few times and the house now remains vacant, secure, and partially fenced off. There has not been a narcotic incident at the property since 2009, but the owner and police continue to monitor the property.
17 Ave NW 69 Terr	Rental Boarding Room House/Narcotics	11/5/2008	21	4/25/2008	After accepting the Owner's abatement plans and deferring a NAB hearing in October 2009, pending any additional incidents, the boarding house at NW 17 Avenue and 69 Terrace remained clear of any police/narcotic reports through 2009 and 2010. The NAU and the Owner were advised by the Narcotics Bureau of an additional search warrant in 2011. The property will be monitored for additional incidents and a hearing will be considered.
223 St & SW 117 Ave	Quadriplex/Narcotics	3/17/2009	96	7/17/2008	After reviewing more than 75 narcotics incidents at a rental quadriplex, the property was found to be a Public Nuisance in November 2008, and the NAB agreed that the owner should evict all remaining tenants and work with the community to find new tenants. Additionally, the owner agreed to provide enhanced security and to work with the police to prevent any further activities. While the activities initially slowed after the evictions, the property changed hands through a foreclosure initiated in 2009. Recent additional incidents shall be reviewed with MDPD Officers and the new owners.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
29 Ave & NW 45 St	Single Family Rental House Convert/Narcotics	5/31/2008	7	8/6/2008	The owner of a rental house at NW 30 Avenue and 45 Street appeared before the NAB in October 2008 and in 2009 and advised that she would evict all tenants and re-rent the property. However, the owner advised that it was difficult to evict one of the tenants as he had difficulty finding other housing due to personal probationary problems. The NAB elected to defer the matter pending any additional incidents or lack of compliance by the owners with their abatement plans. There have been sporadic incidents in 2010 and 2011 and the NAU is continuing to monitor the house.
12 AVE & NW 102 ST	Duplex/Narcotics	9/27/2008	13	11/4/2008	The owners of a house at NW 12 Avenue and 102 Street appeared before the NAB in February 2009. The owner advised that the house is pending foreclosure, but they would work with MDPD and the NAU to secure the house and fix the fence around the yard. As there had been several complaints regarding drug activities and vagrants sleeping in the vacant house, it was determined that the security measures would be a big help toward preventing the activities. The foreclosing bank was also notified, but it was advised that the owner was still responsible. There was one additional incident in the beginning of 2010, but none since and the property is now in the possession of a bank.
87 St & NW 25 Ave	Single Family House/Narcotics/Other	11/19/2008	9	2/1/2009	The owners of a house, located at NW 25 Avenue and 87 Street, appeared before the NAB on April 1, 2009. The house had previously been declared a public nuisance due to drug activity in April 2004 and it had been learned by the NAU that, while it had been maintained without incident for a couple of years, there had been a new narcotics investigation and search warrant with arrest of a family member at the house in October 2008. The NAB elected to provide the family more time to implement their abatement plans and efforts were made by MDPD and social workers to try to a handicapped family member with drug rehabilitation programs. There have been no additional drug problems at the house, but unfortunately several shots were fired into the house in the middle of the night in March 2010, and two of the family members were injured. No arrests have been made and no additional incidents have occurred. MDPD Officers have been asked to continue to monitor the Premises.
266 St & SW 138 Ct	Rental Duplex/Narcotics	12/4/2008	12	3/15/2009	The owner of a rental duplex at 266 Street and SW 138 Court responded to a NAU notification letter and advised that he had evicted the tenants at the premises after the search warrant in December 2008 and would take action, including conducting criminal background checks of prospective tenants. The NAB and the NAU deferred the hearing in May 2009. New incidents in June 2009 were discovered and the NAB was asked to reconsider the matter in January 2010. At a NAB hearing in January 2010, the Owner reported that he had evicted three tenants after a narcotics search warrant in November 2008, but didn't realize that he re-rented to a relative of one of the individuals in 2009. The NAB, after hearing that there was another search warrant involving the same subjects and hearing from the owner that he would evict everybody there and conduct future background checks, elected to provide more time. However, the NAB advised that if there were anymore narcotics incidents or a failure to comply, it would declare it a nuisance. There have been no new incidents.
19 Ave & NW 67 St	Single Family Rental Home/Narcotics	4/9/2009	3	5/18/2009	The owners of a rental house at NW 19 Avenue and 67 Street were notified of illegal narcotics activity as investigated by the MDPD Narcotics Bureau. The investigation resulted in the arrest and conviction of the two resident grandsons of the tenant who had been renting from the owner for several years. After meeting with MDPD officers and the NAU at the Premises, the owner was undecided about evicting the tenants and was asked to present her abatement plans to the NAB. The owner, after reviewing the matter with the NAB on July 15, 2009, advised that she would be evicting the tenants. The NAB elected to defer the matter to allow the owner to implement her abatement plans. The owner later advised that she had completed the eviction and would be conducting background checks on future prospective tenants after she completed cleaning and repairing the house. No additional incidents have been reported.
113 Ave S.W. 189 ST	Single Family Residence - Narcotics	4/21/2009	9	6/1/2009	The owner of a rental house SW 189 Street and 113 Place appeared before the NAB on August 26, 2009, and advised that he had talked to the tenants about the narcotics activity that they had been arrested for at the premises. He advised the NAB that he would consider eviction if there were any more incidents. After discussion with the NAB, the owner advised that he would evict the tenants as soon as possible. The NAB elected to defer the matter but advised if there were additional incidents or a failure to comply with his abatement plan, it would consider rehearing the matter and declaring the premises a public nuisance. The owner advised that he has obtained his tenant's agreement to vacate the premises as soon as the place she is moving to is ready. No additional incidents have been reported.
114 Ave & SW 189 St	Rental Duplex/Narcotics	4/21/2009	9	6/1/2009	The owner of a rental house at SW 113 Place and 189 Street appeared before the NAB on August 26, 2009, and agreed with the NAB that he would evict the tenants as part of his abatement plans. The NAB deferred the matter and was advised in January 2010, that the eviction had been completed and a new family had moved in after the owner completed background checks. No additional incidents have been reported.
113 PL & SW 189 St	Rental Duplex/Narcotics	7/9/2009	38	9/1/2009	After accepting an abatement plan and the owner's request for deferral in 2007 at a rental duplex at SW 189 Street and 113 Place, the NAB was asked to reconsider their deferral based on new incidents in 2008 - 2009. The NAB heard the matter on November 4, 2009. After hearing from the owner that he had evicted at least two responsible tenants and would be willing to evict another and prevent him from being on the property, the NAB deferred the matter further to allow the owner the opportunity to initiate the eviction and take other necessary actions to prevent any further activity. The NAB also asked the police to continue to work proactively in the area to eliminate drug activities throughout this MDPD Hammocks District neighborhood. In a January 2010 follow-up meeting, the owner advised that he may allow other relatives of the evicted tenant to move in over the objections by the NAU and NAB. Since January 2010, the Owner, who has been receptive to recommendations, has communicated with the NAU and has reduced, but not completely eliminated, the number of incidents. The Owner will be contacted again in 2012.
106 Ave SW 172 St	Rental Duplex/Narcotics	7/29/2009	3	12/3/2009	The NAB was advised that the Owner of a rental duplex at SW 106 Avenue and 172 Street responded to the February 2010 notification letter and met with the NAU and MDPD officers at the Premises. The Owner advised that he would discuss the issues with his tenant and her boyfriend, take other security steps, and evict them if there are any more problems. The NAU and the NAB elected to defer the matter pending any additional incidents or lack of compliance with the abatement plan. No additional incidents have been reported.
118 Ave SW 213 St	Rental Duplex/Narcotics	7/9/2009	20	12/25/2009	After Narcotics arrests, the owner of a duplex at SW 213 Street and 118 Avenue responded to the NAU February 2010 notification letter, submitted an abatement plan, and met with the NAU and MDPD at the property. The owners evicted the tenants involved, agreed to conduct background checks on prospective tenants, and agreed to insure that the fencing is maintained secure, the yard is cleaned and maintained, and lighting maintained. The NAB accepted the abatement plan and deferred the matter pending any additional incidents or lack of compliance.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
21 Ave NW 93 St	Rental Duplex/Narcotics	10/1/2009	15	12/26/2009	The NAB was advised that the Owner of a rental duplex at NW 21 Avenue and 93 Street responded to the NAU notification letter in January 2010, and advised that he had evicted his tenants. The NAB deferred the matter to allow the Owner to meet with the NAU and submit an abatement plan. There have been no additional incidents at the Premises.
27 Ave & NW 44 St	Single Family Vacant House/Narcotics	3/17/2009	5	12/26/2009	After a Narcotics Search Warrant, the owner of the house at NW 44 Street and 27 Avenue responded to the NAU notification letter and met with the MDPD and the NAU at the property. After they agreed to clean the yard of all junk and trash, remove some equipment, and keep the house secured until they are able to rehabilitate it for rental, the NAB meeting was deferred pending further investigation and incidents. Building officials and the Unsafe Structures Board later ordered the Owner to repair or demolish the structure. MDPD Officers are continuing to monitor as there have been additional sporadic narcotic incidents at the yard and roadway of this and the neighboring vacant house.
189 St & SW 113 Pl	Rental Duplex/Narcotics	8/26/2009	14	12/30/2009	After responding to a notification letter in January 2010, and providing an abatement plan, the owner of the rental duplex at SW 189 Street and 113 Place met with the NAU and Hammocks District Officers and advised that he evicted the responsible tenants and moved new tenants in to one of the duplex units, and agreed to improve and maintain the fencing and the lighting. He further advised that the tenant of the second unit will keep a close eye on everything happening at the property and will notify him and the police if he sees any problems. The NAB agreed to accept the owner's abatement plan and deferred the hearing pending any additional incidents or lack of compliance with it. While there have been incidents at the street corners, very few narcotics incidents have actually taken place at the property.
42 St SW 99 Ct	Single/Multi Family Home Converted/Narcotics	12/2/2009	3	2/12/2010	After a narcotics search warrant at a house at SW 99 Court and 42 Avenue in 2009, the owner responded to the NAU notification and met with the NAU and MDPD officers at the property. The owner evicted the involved tenants, agreed to conduct background checks on future tenants, and agreed to implement rules and regulations for all tenants. The NAB agreed with the NAU recommendation to defer the hearing pending any additional incidents or lack of compliance with the abatement plan.
176 St Homestead Ave	Convenience Store/Alcohol & Other	9/1/2011	100+	2/17/2010	A convenience store was the site of many different police reports regarding illegal alcohol consumption in the parking lot and surrounding areas. The owners were warned by the police that they needed to control their patrons. The property and business owners appeared before the NAB in April 2010 and submitted an abatement plan to the NAB. South District officers advised that neighbors were concerned about school children walking past the store and seeing the activities that present a poor image to the kids and the community. The NAB heard from the officers and listened to the owners' abatement plans and agreed to postpone the matter for 30 days to allow the owners the opportunity to implement all of the MDPD, NAU, and NAB recommendations, including security and cameras that will help prevent the illegal alcohol consumption. The NAB advised that if there were any additional alcohol violations or other criminal incidents, it would proceed with the hearing in 30 days. The NAU prepared a written stipulated agreement that was approved by the NAB in June and July 2010, after the activities were reduced.
176 St Homestead Ave	Convenience Store - Continued	9/1/2011	100+	2/17/2010	After a relatively calm period, MDPD officers were continuing to monitor and found that incidents were again increasing in January 2011. MDPD Officers conducted a video surveillance for one week and found that the owners were not controlling the alcohol consumption in the parking lot, including late at night, and did not have necessary security. The NAB was asked to hear the matter and reviewed the new evidence including a new video showing much activity in the parking lot during the day and night. Additionally, it was learned that a shooting with injuries occurred at the store in the middle of the night. On March 21, 2011, the NAB found the property to be a public nuisance after reviewing the new evidence. The NAB ordered that the Owners hire professional licensed security guards to be visible in the parking lots from 6:00 a.m. to midnight; close the store from midnight to 6:00 a.m., install cameras, monitor, and record them; install fencing and lighting, and take other necessary security measures to prevent consumption of alcoholic beverages. Since this order was entered, incidents have been significantly reduced.
22 Ave NW 102 St	Family Duplex/Narcotics	11/3/2009	4	4/5/2010	The recorded owner of the house advised by telephone in April 2010 that the house at NW 22 Avenue and 102 Street was only in her name because her name was used to buy several houses in a mortgage fraud scheme. The old owner of the house was contacted and his family advised that a grandson was one of those arrested for the drug activity during a search warrant and agreed that he would be counseled about the drug activities. As the NAB deferred the matter and the original owners have apparently successfully reclaimed the house, there have been no more incidents.
148 ST & W Dixie Hwy#1	Adult Entertainment Nightclub shopping center - Narcotics Shootings - Other			5/18/2010	The NAB was advised that there have been several problems at the shopping center and adult entertainment center at West Dixie Highway and 148 Street. Incidents have included narcotics, homicides, aggravated batteries, shootings, and other criminal issues. Neighbors have been very concerned and complained about gunshots striking their commercial and residential properties. The owner's attorney advised that the property and business owners, while denying that the property is a public nuisance, are taking many abatement actions to insure that there will be no additional problems for the safety of the premises and the surrounding neighborhood. The Owners' abatement plans included the following: they have increased uniformed armed security, to include two from 8 or 9:00 p.m. to closing, and internal security staff; metal detectors will be used to screen all patrons and employees for weapons; installation of new cameras that are IP Accessible; camera access will be provided to Miami-Dade Police Officers to assist them in patrols and investigations.
148 ST & W Dixie Hwy#2				5/18/2010	All cameras will be recorded for a minimum of seven days and the recordings will be provided to MDPD upon any incidents; they are not going to allow any subleasing of other business at the plaza and will evict all current businesses except for Angels and the Food Stop and carefully screen all future tenants (essentially this is because they believe that the Barber Shop where arrests were made in August 2009 was responsible for the problems at the property); extra lighting will be installed and will be maintained all around the plaza; MDPD Officers will be authorized to enforce trespassing statutes; signs prohibiting drugs, weapons, loitering, and trespassing will be installed; and other security measures will be taken. Upon the recommendations of the NAU to the NAB, the owners agreed that they will screen all persons, including employees and independent contractors for weapons; the VIP room will be walled off and not used for patrons; panic and sounding alarms will be installed on all fire doors; and security guards will wear high visibility uniforms. They agreed to try to assist with parking problems in the neighborhood.

<u>Cross Street Address</u>	<u>Type of Place/Nuisance Activity</u>	<u>Last Recorded Incident</u>	<u># of Recorded Incidents</u>	<u>Owner 1st Notify Date</u>	<u>Property Notes</u>
148 ST & W Dixie Hwy#3	Nightclub			5/18/2010	MDPD Officers and neighbors appeared and testified before the NAB in July 2010. A neighboring property/business owner testified about his concerns regarding the activities at the property. He advised that he and other neighboring property owners are very concerned about shootings that have occurred at the Premises and that he believes that bullet holes in neighboring apartment complexes and businesses are a result of these shootings and that they are causing a safety issue for all. He also advised that many in the neighborhood are concerned that Angels does not have enough parking and their customers are parking in neighboring properties and this is causing a major concern for everybody. A neighboring property owner named advised that he is also concerned about parking on his property just north of the club.
148 ST & W Dixie Hwy#4	Nightclub			5/18/2010	The NAB discussed all issues presented and advised that they would postpone the meeting until September 1, 2010, to allow the Owners more time to prepare for a full hearing and to implement their abatement plans to see how they work. The NAB advised that they would consider holding a full hearing if there are additional incidents.
148 ST & W Dixie Hwy#5	Nightclub			5/18/2010	The NAB met with the Owners and their Attorneys on September 1, 2010, and it was decided to execute a written stipulated agreement between the owners and the County. The agreement was finalized in April 2011. There have been sporadic cases, but serious incidents have been significantly reduced. The County also executed an agreement with the Owners that they will abandon adult entertainment at the location in June 2012. MDPD is continuing to monitor the property after another fight and shooting in August 2011, but security guards were very cooperative and may prevented more people from being hurt during this.
113 PL & SW 189 St	Rental Duplex/Narcotics	7/16/2011	34	7/20/2010	The rental duplex had been declared a public nuisance in the early 2000s. Neighbors and MDPD Officers have complained about and identified illegal drug activities by the residents and visitors. The premises was declared a public nuisance in September 2010 and the Owner was ordered to evict the tenants and secure both units until they are ready for rental. Sporadic incidents occurred as the owner did not evict the tenants and move a new family in until July 2011. One of the vacant units was burglarized and vandalized. The NAB heard a final status report, Ordered costs of \$1,000 on October 5, 2011, and advised the owner that they will consider declaring it a nuisance again if there are additional incidents.
153 Ave & SW 276 ST	Single Family Rental Home/Narcotics	4/20/2010	3	8/12/2010	The three year old house at SW 153 Avenue and 276 Street was the site of a narcotics investigation and search warrant in April 2010. A notification letter was sent to the property owner and he appeared at the NAB hearing in October 2010. The owner agreed that he would evict the tenants, secure the house, have the neighbors watch it, and do background checks on prospective tenants or sell the house. The NAB elected to accept the owner's abatement plans and defer the matter pending any additional incidents or lack of compliance with the abatement plans. No additional incidents have been reported.
113 PL & SW 189 St	Rental Townhouse/Narcotics/Other	4/18/2010	9	8/26/2010	This rental townhouse at SW 189 Street and 113 Place was brought to the NAB's attention as a result of a narcotics search warrant and the failure of the owner to respond. After contacting the owner of record, he advised that the house was being transferred back to the original owner of record. The Owners advised, during a meeting with officers and the NAU at the premises that the house was, in their opinion, transferred into the rental manager's name by a Quit Claim Deed and they believed that he would be paying the mortgage. After they learned that he had not been paying the mortgage and the house was going into foreclosure, they tried to get the house back from the rental agent and the foreclosing bank. The house was returned to their name and they agreed to secure the house and keep it secured at the doors, windows, and fences. The house has been sold and there have been no more incidents since much damage was done during a burglary in which pipes, electrical wiring, and copper were stolen. No additional incidents occurred, but the house was sold to a new owner in January 2011.
223 St SW 117 Ct	Multi Family Rental Apartments/Narcotics	4/28/2010	26	10/29/2010	The NAB, after the NAU and MDPD met with the Owner of a rental quadruplex at SW 223 Street and 117 Court accepted in January 2011 an abatement plan that included eviction of one of the problem tenants and rules and regulations for the additional tenants. The matter was deferred pending any additional incidents or lack of compliance with the abatement plans. No additional narcotics incidents have occurred and the MDPD calls for service have substantially decreased.
12 AVE & NW 102 ST	Foreclosure Duplex/Narcotics	7/1/2010	11	12/21/2010	An notification letter was sent to the foreclosing bank owners on Dec 21, 2010 based on drug cases in June 2010 at a duplex at NW 12 Avenue and 102 Street. Officials from the Bank foreclosure unit responded and obtained a court order to evict all parties from the duplex after the foreclosure in 2011. The NAB hearing was postponed in February 2011 to allow the bank's attorneys time to complete the eviction, as the tenants (previous owners) refused to leave. The bank officials met with MDPD Northside Detectives and the NAU in April 2011 and agreed to do the following since the eviction was completed: put up a gated fence in front, cleaned up shrubbery and fences in back, cleaned up the inside of the house, and agreed to fix up the house for rental if they do not sell as it is. The NAB was advised and agreed to defer the hearing pending any additional incidents or lack of compliance with abatement plan. The property was sold to another company in July 2011. There have been no new incidents at the property as it remained secure until it was sold.
119 Ave & SW 26 St#1	Restaurant & Shopping Center/Narcotics/Other	3/1/2011	47	4/8/2011	A restaurant at a large shopping center at SW 118 Avenue and 26 Street was the subject of a narcotics investigation in December 2010 and January 2011. Hammocks District Gang investigators arrested several people for drug activities on the sidewalk and parking lot right outside of the restaurant. During a joint investigation with Florida's Division of Alcoholic Beverages and Tobacco and the Narcotics Bureau it was determined that the restaurant was operating outside of the Certificate of Use by allowing alcohol consumption without food and after allowable hours at 1:00 a.m. Also, the restaurant had disk jockey entertainment without use approval. Further investigation confirmed the narcotics activities in January 2011 and several people were arrested including a disk jockey who had more than 60 bags of narcotics in his possession. Several customers were arrested with the same types of bags of narcotics.
119 Ave & SW 26 St#2	Restaurant & Shopping Center	3/1/2011		4/8/2011	A notification letter was sent to the property and business owners in April 2011. As no response was received from the business owner, the property owner was contacted and advised of the problems during a meeting at the property in May 2011. The property owner hired a new security service and increased coverage at night and during the day. The restaurant ownership changed and the name was changed. The Owners agreed that they would confirm the alcohol sales rules and hours for restaurants and would do background checks on all employees. The abatement plan was presented to the NAB in May 2011. The NAB after hearing the plans from the property and business owner, elected to accept the abatement plans and defer the matter. The NAB advised that it would resume the hearing if there are any additional incidents or lack of compliance with the abatement plan. While there are many different types of police calls for service because of the nature of this large shopping center with many businesses, there have not been additional narcotics incidents. The shopping center has become part of the MDPD Midwest District.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
27 Ave & NW 46 ST	Convenience Store/Narcotics	2/11/2011	27	8/25/2011	After finding that the owner and his son were arrested several times at the convenience store at NW 46 Street and 27 Avenue, for narcotic sales and holding large amounts of narcotics, a notification letter was sent to the property and business owners in September 2011. The property owner responded and advised that the business owner had died in August 2011 and his wife, who also ran the store, agreed to close the business and vacate the store. The son was found to be jailed because of the narcotics activity. The property owner agreed to keep the store closed and secured until a new business tenant is found and a background check is run on them. The parking lot needs to be secured and lights need to be expanded. The NAB was advised of the situation with the closing of the business and elected on October 5, 2011, to defer the hearing pending any additional incidents or lack of compliance with the abatement plans.
77 St & NW 9 Ave	Single Family Rental Home Convert/Narcotics	7/7/2011	14	8/26/2011	Intracoastal District Crime Suppression Team Officers were found to have made several arrests for narcotics and Drug Paraphernalia possession inside this single family house illegally subdivided into approximately four units. The owner advised that he was not aware of the activity, had bought the house in an auction a few years ago, but had really not visited it until this day. The Owner agreed to appear at the NAB meeting on October 5, 2011, to close and secure a window that the crack heads are going in and out of, to authorize MDPD Officers to enforce trespassing statutes, and to clean and maintain the yard. As the owner did not appear at the NAB Meeting, the NAU and Officers advised the NAB of the problems at the house and requested that they proceed with the hearing. The NAB reviewed all of the testimony of the officers and the NAU and declared the Premises a Public Nuisance. The NAB ordered the Owner to secure and maintain all of the windows and doors, clean up all of the junk and trash in the yard, secure all of the fences around the house, and to authorize MDPD to enforce trespassing statutes. A written order was issued.
14741 MONROE ST#1	Single Family Rental Home/Narcotics	8/5/2011	19	9/27/2011	Kendall District Team Police Officers advised that they and the Narcotics Bureau have been making several narcotic cases at a house at SW 147 Street and Monroe Street in Richmond Heights. Based on several police reports, a notification letter was sent to the owner. The owner responded quickly and advised that she has known the tenants for a long period of time as she rented another place to their mother when they were much younger. The owner advised that she would like to evict them but would be concerned because of the long-term relationship. During a meeting with the mother and one of the tenants, it was learned that there have been at least two shootings since July, including one on Sunday, October 3, 2011, when several shots were fired at the house from a passing car. Police advised that nobody from the house called this incident in to police, but a very concerned citizen did. The NAU and police advised that they were very concerned for the safety of the tenants and neighboring residents.
14741 MONROE ST#2	Single Family Rental Home	8/5/2011	19	9/27/2011	As a result of the seriousness of the situation and the fact that the tenants did not seem concerned about the shootings, the NAB was asked to hear the matter on October 5, 2011. Several officers testified about the serious and ongoing narcotics sales and other activities at the house. The tenants did not appear as promised. The NAB declared the house a public nuisance, ordered the owner to take the following actions to make the place safe for the community: evict the tenants, conduct background investigations on prospective tenants, secure the house, change the locks, secure and maintain the security of the fence, and install appropriate lighting.
36 St NW S River Dr	Bar/Lounge/Adult Entertainment/Narcotics/Prostitution/Other Crimes	2/10/2006	251	5/5/2004 - 12/21/2013	In April 2006, the NAB declared the Adult Entertainment Club a public nuisance due to drugs, prostitution, lewd and lascivious activities, homicides, robberies, batteries, and other criminal activities. After arrests of the owners and the forfeiture of \$1.5 million of cash found during the investigation, the MDPD reached an agreement that the property would be sold to non-related owners and this was accomplished in 2008. The new owners opened it as a nightclub for a short time in 2010, but after a brief time, the nightclub closed. The new owners applied for a Zoning change to again allow for Adult Nightclub use. It was approved by the Community Zoning Appeals Board 8 in November 2010, for Adult Entertainment use. The Owners had not yet reopened the Adult Nightclub as of 2012 and it remained secure and crime and nuisance free. As a result of the County, MDPD, and NAB actions, crime in the area continued to be greatly reduced and the new Owners were asked to work with MDPD to insure that there would be no additional problems when the club reopens. The adult entertainment club re-opened under a different name in January 2013. No major problems have been reported since the opening. The MDPD Airport District Officers met with the Managers when they reopened, but they never scheduled a formal meeting with MDPD's NAU as requested. MDPD and the NAU are continuing to monitor.
176 St Homestead Ave	Convenience Store/Alcohol & Other			2/17/2010 - 03/01/2011 - 10/01/2012	A convenience store was the site of many different police reports regarding illegal alcohol consumption in the parking lot and surrounding areas. The owners were warned by the police that they needed to control their patrons. The property and business owners appeared before the NAB in April 2010 and submitted an abatement plan to the NAB. South District officers advised that neighbors were concerned about school children walking past the store and seeing the activities that present a poor image to the kids and the community. The NAB heard from the officers and listened to the owners' abatement plans and agreed to postpone the matter for 30 days to allow the owners the opportunity to implement all of the MDPD, NAU, and NAB recommendations, including security and cameras that will help prevent the illegal alcohol consumption. The NAB advised that if there were any additional alcohol violations or other criminal incidents, it would proceed with the hearing in 30 days. The NAU prepared a written stipulated agreement that was approved by the NAB in June and July 2010, after the activities were reduced.
176 St Homestead Ave	Convenience Store - Continued			2/17/2010 - 03/01/2011 - 10/01/2012	After a relatively calm period, MDPD officers were continuing to monitor and found that incidents were again increasing in January 2011. MDPD Officers conducted a video surveillance for one week and found that the owners were not controlling the alcohol consumption in the parking lot, including late at night, and did not have necessary security. The NAB was asked to hear the matter and reviewed the new evidence including a new video showing much activity in the parking lot during the day and night. Additionally, it was learned that a shooting with injuries occurred at the store in the middle of the night. On March 21, 2011, the NAB found the property to be a public nuisance after reviewing the new evidence. The NAB ordered that the Owners hire professional licensed security guards to be visible in the parking lots from 6:00 a.m. to midnight; close the store from midnight to 6:00 a.m., install cameras, monitor, and record them; install fencing and lighting, and take other necessary security measures to prevent consumption of alcoholic beverages. Since this order was entered, incidents have been significantly reduced.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
176 St Homestead Ave	Convenience Store - Continued			2/17/2010 - 03/01/2011 - 10/01/2012	The MDPD, NAB, and NAU continued to monitor the Premises in 2012 and 2013. Alcohol abuse and loitering continued to be reduced from the 2009 - 2011 heights and the Business/Property Owners continued to work with MDPD Officers. A fence was installed on the vacant lot to the north of the store, the store was painted, cameras were maintained, and the Owners continued to communicate with MDPD Officers and respond to cameras and enforce the Alcohol policies on the Premises. Additionally, the Owner complied with the NAB Orders to not sell alcohol and stay closed between midnight and 6:00 a.m. In October 2013, it was found that there is more loitering in the areas around the store and the Owner was asked to become more vigilant in preventing the loitering. A status report and Cost Hearing is being scheduled for January/February 2014.
148 ST & W Dixie Hwy	Adult Entertainment Nightclub - shopping center - Narcotics - Shootings - Other			5/18/2010	The NAB was advised that there have been several problems at the shopping center and adult entertainment center at West Dixie Highway and 148 Street. Incidents have included narcotics, homicides, aggravated batteries, shootings, and other criminal issues. Neighbors have been very concerned and complained about gunshots striking their commercial and residential properties. The owner's attorney advised that the property and business owners, while denying that the property is a public nuisance, are taking many abatement actions to insure that there will be no additional problems for the safety of the premises and the surrounding neighborhood. The Owners' abatement plans included the following: they have increased uniformed armed security, to include two from 8 or 9:00 p.m. to closing, and internal security staff; metal detectors will be used to screen all patrons and employees for weapons; installation of new cameras that are IP Accessible; camera access will be provided to Miami-Dade Police Officers to assist them in patrols and investigations.
148 ST & W Dixie Hwy	Adult Entertainment Nightclub - shopping center - Narcotics - Shootings - Other	Nov-12	20	05/08/2010 12/5/2012	The Owners advised on September 1, 2010, that they would take several actions including Security Professionals, Cameras, Metal Detectors, Complying with Building Code Enforcement and Parking Instructions, Lighting, and Parking. A written stipulated agreement was reached and approved by the NAB, providing NAB oversight of the Club through December 15, 2012. Additionally, pursuant to another Stipulated agreement with the County and the NAB/NAU, the Owners closed down the Adult Entertainment Club on July 1, 2012. The Owner's Attorneys, while they were remodeling with and without permits, advised at a NAB hearing on December 6, 2012, that they did not know when they were going to find a new tenant and reopen the club as a Nightclub, but not as an adult entertainment club. The club remained closed in December 2013, and there have been very few new problematic incidents at the property location since both stipulated agreements were reached. The adult entertainment club has been closed since July 1, 2012, but the corner market has continued without any major incidents. The Owners have been asked to notify MDPD and the County when they re-open it as a nightclub or recommended lounge so that security measures can be reviewed prior to opening.
223 St & SW 112 Avenue	Convenience Store/Narcotics/Alcohol/Other			8/15/2011 - 4/4/2012 - 6/1/2013 - 12/27/2013	As a result of a citizen complaint, the NAU and MDPD Officers reviewed all of the incidents at a store at SW 223 Street and 112 Avenue. It was determined that there were several incidents involving alcohol, narcotics, and a homicide in the past two years. In response to a notification letter, the owners met with the NAU and MDPD in September 2011 and agreed to include the following in their abatement plans: install additional cameras, monitors, and recording devices to demonstrate to their patrons that the inside and outside of the store are being monitored; install a fence around the rear of the premises and work with other property owners to coordinate for security; clean shrubbery and trees so that people cannot hide behind them or hide drugs; authorize MDPD Officers to enforce trespassing laws; warn their patrons that there will be no loitering or alcohol consumption within 100 feet of the store; and provide visible security guards if they are unable to satisfactorily control the parking lot. The NAB has deferred pending any additional incidents or lack of compliance. The NAB was advised on April 4, 2012, that the Owners complied with these abatement plans and the NAU/MDPD would continue to monitor. As of June 2013 and December 2013, the Owners continued to comply and there have been few significant additional incidents related to the Nuisance Abatement Ordinance.
77 St & NW 9 Ave	Single Family Rental Home Convert/Narcotics	7/7/2011		14 8/28/2011 - 11/14/2012	Intra-coastal District Crime Suppression Team Officers were found to have made several arrests for narcotics and Drug Paraphernalia possession inside this single family house illegally subdivided into approximately four units. The owner advised that he was not aware of the activity, had bought the house in an auction a few years ago, but had really not visited it until this day. The Owner agreed to appear at the NAB meeting on October 5, 2011, to close and secure a window that the crackheads are going in and out of, to authorize MDPD Officers to enforce trespassing statutes, and to clean and maintain the yard. As the owner did not appear at the NAB Meeting, the NAU and Officers advised the NAB of the problems at the house and requested that they proceed with the hearing. The NAB reviewed all of the testimony of the officers and the NAU and declared the Premises a Public Nuisance. The NAB ordered the Owner to secure and maintain all of the windows and doors, clean up all of the junk and trash in the yard, secure all of the fences around the house, and to authorize MDPD to enforce trespassing statutes. The Owner Demolished the House per agreement with the NAB and NAU and the Unsafe Structures Section, but did not appear at any hearings. A final hearing was held on November 14, 2012, and the Owner was Ordered to Pay \$1,422.02.
14741 MONROE ST	Single Family Rental Home			4/4/2012	As a result of the seriousness of the situation and the fact that the tenants did not seem concerned about the shootings, the NAB was asked to hear the matter on October 5, 2011. Several officers testified about the serious and ongoing narcotics sales and other activities at the house. The tenants did not appear as promised. The NAB declared the house a public nuisance, ordered the owner to take the following actions to make the place safe for the community: evict the tenants, conduct background investigations on prospective tenants, secure the house, change the locks, secure and maintain the security of the fence, and install appropriate lighting. The Owner complied with the NAB Order and had all persons evicted by the end of November 2011. The Owner, while trying to find tenants, complained about activities in the vacant lot next door. The Owner advised in March 2012, that as she was not able to find tenants, she decided to sell the house and sold it in March 2012. The property remained secured and vacant for several months and has remained crime free except for two arrests for Possession of Marijuana and Drug Paraphernalia on the roadway and in front of the house in April 2013.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
18 Ave NW 67 St	Single Family Home/Drug Activity	2/7/2012	10	12/12/2011-4/4/2012 - 12-24-2013	After finding that the Owner failed to respond appropriately to the Nuisance Abatement Notification Letter of December 12, 2011, and failed to appear, the NAB declared the Single Family Vacant house a Nuisance on April 4, 2012, due to the Narcotics activities as investigated by the Narcotics Bureau and Northside Crime Suppression Team from October 2008 through February 2012. The Owner was Ordered to keep the house secure and prevent unauthorized access, change the locks, clean all of overgrown shrubbery from around the house, clean up all junk and trash, install no trespassing signs and authorize MDPD to enforce trespassing statutes, and secure all fencing. The Owner did not respond to the NAB Order and only partially complied. While trying to contact the Owner to insure compliance and continuing to monitor the premises, it was found that the Owner sold the property. The property was remodeled and restored in early 2013. The house has been occupied since then with no additional narcotics incidents reported as of December 2013.
29 Ave & NW 60 Street	Single Family Home turned into a rental property/Drug Sales and Use were not controlled by the Owner	8/25/2012	20	4/4/2012-09/12/2012 - 3/1/2013 - 08/26/2013	As a result of several Narcotics Bureau Narcotics Cases, the NAB heard the matter and declared the Premises a Public Nuisance in March 2012. The Owner did not abate the nuisance and take the steps ordered by the NAB, additional incidents occurred, and the place was ordered closed in October 2012. The drug activities slowed down as it was not believed that the owner was now letting anybody live or rent the premises, but it was closed upon a foreclosure order and sale in January/February 2013. Since then a new party has purchased the house and there have been no more problems.
21 Ave NW 93 St	Rental Duplex/Narcotics	4/18/2011	5	4/4/2012	The NAB was advised that the Owner responded to the Nuisance Abatement notification letter based on Narcotics activities and his abatement actions included: Evicted the tenants who were present at the time of the narcotics activity and installed new tenants, will conduct background checks on prospective tenants, will review the rules regarding narcotics activities with new tenants, will maintain secure fencing and gates, and review and maintain adequate security lighting. The NAB agreed that the NAB hearing would be deferred, but rescheduled if there are any additional incidents or lack of compliance with the abatement plan. No additional narcotic incidents have been reported.
22 Ave NW 82 St	Rental Duplex/Narcotics	4/28/2011	4	4/4/2012	The NAB was advised that the Owner responded to the Nuisance Abatement notification letter based on Narcotics activities and his abatement actions included: Evicted the tenants who were present at the time of the narcotics activity, will conduct background checks on prospective tenants, keeping the yard and fencing secure, reviewing and improving security lighting as needed, review the previous narcotics situation with his new tenants and ask them to contact the police upon any suspicious activities. The Owner was advised that the NAB hearing would be deferred, but rescheduled if there are any additional incidents or lack of compliance with the abatement plan. No additional narcotic incidents have been reported.
22 Ave NW 57 St	Game Room Business/Store	9/20/2011	3	4/4/2012	After a Narcotics Bureau investigation, a notification letter was sent to the Property and Business Owner. The Owners advised that they evicted the business tenant whose employee was arrested. The Property Owner and new Business Owner met with the NAU and MDPD Northside Officers at the Premises. The Owners advised the MDPD and NAU that they will take all necessary actions to insure that there will be no additional loitering, alcohol or narcotics activities, removed junk from the vacant lot next to the business, and posted no trespassing signs. The NAB accepted the abatement plan and deferred the hearing pending any additional incidents. No additional incidents have been reported.
16 Ave NW 118 St	Single Family Rental House/Narcotics	1/18/2012	20	04/12/2012 7/11/2012, 09/12/2012	The NAB was advised that the Owner responded to the NAU notification letter, sent after several narcotics cases from 2010 through January 2012, and met with the NAU at the Premises in June 2012. The Owner advised that they evicted the tenants after receiving the letter, cleaned and rehabilitated the house, would conduct background checks on prospective tenants, and had moved in a family with young children. The NAB and the NAU advised the owner that a hearing would be held if there are any additional incidents. The property has continued crime free, the owner has continued communications with the NAU, and the Owner has advised the NAU of additional concerns in the neighborhood. Interestingly, the Owner reported in the middle of 2012, that he had problems with the Septic tank and the cleaning company reported that they had never seen so many drug bags in a septic tank. Additionally, the owner thanked the NAU and MDPD Northside for their work on a club that was closed just north of the property.
27 Ave NW 58 St	Single Family Home/Narcotics	7/11/2012	30	7/11/2012	After a narcotics investigation and cases for several years, a Notification Letter was sent to the Owner on May 18, 2012. The Owner advised that she inherited the house from her grandmother, met with MDPD Officers and the NAU, and advised the NAB that she will do everything with her father and family to make sure that there will be no more narcotics problems and is working to remodel the house for her father. The father advised that he has had problems and has undergone rehabilitation. The Owner and her father advised that they were rehabilitating the house and it would stay vacant, but secure, until it was done. The NAB advised that they would accept the Owners' abatement plans, but would reconsider if there were any additional incidents or lack of compliance. The Owner and her father continued to work on the house and there have been no additional problems reported.
31 Ave NW 61 St	Single Family Home/Narcotics	1/19/2012	3	7/11/2012	This premises had been declared a nuisance in 2004 and had remained drug free until a narcotics investigation in January 2012. The Owner responded to the notification letter, met with MDPD and the NAU, and advised that one of the structures on the property had continued to be secured and only used for storage and that the other small apartment structure would only be used by himself and his roommate. The Owner also advised that the person involved in the drug activity was a relative and he assured that it would not happen again. The NAB advised that they would provide the Owner 30 days and would hold a full hearing if there were any additional incidents. The Owner maintained communications with the NAU for several months and maintained the Premises free of narcotics activity.
107 Ave SW 222 St	Single Family Home/Narcotics	3/15/2012	7	7/11/2012	After narcotics investigations and observed sales by unidentified sellers, along with arrests for Possession by family members, a notification letter was sent by the NAU to the Owner in May 2012. The Owner, the grandmother of several of those living there, and her daughter met with the NAU at the Premises and assured that they would take all actions, including reviewing the matter with their family members, to insure that there would be no additional narcotics activities. The Owners also appeared and presented their abatement plan to the NAB on July 11, 2012. The NAB, after hearing from investigators and the family, gave the family 60 days to implement their abatement plans and to insure that there would be no additional activities. No additional incidents have been reported.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
63 St NW 22 Ct	Single Family Home/Drug Activity	5/10/2012	7	07/11/2012 - 12/06/2012 - 02/28/2013 - 08/26/2013	As a result of two Narcotics Search Warrants in April and May 2012, a notification letter was sent to the Owner. The listed owner reported that she had filed for bankruptcy in 2009 and thought she had turned over the house to the bank in the bankruptcy proceeding. A review of the situation with the bank revealed that it had not been formally transferred and the Owner was still responsible. The Owner was advised and boarded up and secured the vacant house and posted no trespassing signs. The NAU accepted the Owners' plans and asked the Owner to appear before the NAB and ask for their concurrence. As the Owner did not appear at two meetings the NAB declared the Premises a Public Nuisance on December 5, 2012, and ordered the Owner to keep the Premises secure, rehabilitate the house before renting it, and conduct background checks on prospective tenants. The Owner was advised and advised she would keep it secure, but would try to sell it. The house remained secure and crime free, but was sold in late 2013. MDPD and the NAU will continue to monitor.
29 Ave NW 63 Street	Single Family Rental/Narcotics	12/7/2011	6	07/11/2012 - 9/12/2012	The Owner responded to a Nuisance Abatement Notification letter and appeared before the NAB on July 11, 2012. The Owner advised the NAB that he has a nephew living there as well as other rental tenants. The Owner advised that he would meet with Officers and the NAU and would consider eviction if there are any additional incidents. The NAB on July 11, 2012, provided the Owner additional time to meet with the NAU, but advised that it would consider declaring the Premises a Nuisance if there are any additional incidents or lack of compliance with his abatement plan. The Owner, nephew, and tenants/visitors met with the NAU and MDPD and advised that they would not conduct any other illegal narcotics activities at the Premises. The Owner also advised that he would clean out the rear yard of all overgrowth and shrubbery, install security lights, and review continually with his nephew. He also advised that he is also sleeping and visiting there regularly. The Owner reported the same to the NAB on September 12, 2012. The NAB deferred the matter, but advised that it will be declared a nuisance if there are any additional incidents.
115 Ave SW 187 St	Single family home/foreclosure/drugs	6/13/2012	5	09/17/2012 - 08/26/2013	After a Narcotics Bureau Search Warrant regarding narcotics in 2012, a notification letter was sent to the Owner. The Owner advised that a bank had notified them of foreclosure and they thought that they lost the house. The Owners advised that they thought the bank took over the house and do not know the persons living there. The Owners with family and have no idea why their name is still on the house and nobody appeared. As there have been no additional bank was requested to straighten out the matter as nobody appeared. The NAU and NAB deferred any incidents, except for domestic incidents and nobody at the house responded, the NAU and NAB deferred any action. The house is still in the owner's name and the taxes are paid to date. The NAU is continuing to monitor, but there have been no additional drug incidents.
77 St & NW 8 Ct	Single Family Home/Drug Activity	4/25/2012	3	12/12/2012 - 2/28/2013	During a MDPD Narcotics Bureau Search Warrant, a relative and friend of the Owner were arrested on drug charges. A meeting was held with the Owner at the house. The Owner appeared before the NAB on February 28, 2013. The Owner and her friend advised that the house is for family use only and that they had evicted the relative who was allegedly involved in the drug sales activity and there would not be any more smoking of marijuana at the house. The NAB elected to defer the matter pending any additional incidents or lack of compliance with the Owner's abatement plans. There have been no additional incidents through December 2013.
103 Ave SW 173 Terr	Rental Duplex/Narcotics	11/29/2012	30	12/5/2012 - 09/12/2013 - 02/28/2013 - 09/12/2013	After reviewing more than 20 narcotic and other criminal incidents in 2012, a notification letter was sent to the Property owner of this rental duplex. The Owner was found to have moved to Chicago and a property manager from Broward County advised that he would assist the owner and met with MDPD Officers and the NAU at the Premises. The Owner advised that they would evict the tenants. As additional incidents were investigated and arrests made after the notification letter was sent, the NAB heard the matter. The NAB after reviewing the Owner's abatement plans and the Narcotics Bureau and South District's Officers' reports and testimony declared the Premises a Public Nuisance on December 5, 2012. The Owner advised that they would proceed with the eviction and were able to get their tenants to vacate the Premises in January 2013. After initially securing it, the Owners did not keep it secure and unauthorized persons kept entering it. A fire was also reported and it was secured by the County in April 2013. The Owners have not responded further, but there have been no additional incidents since it has been secured. The matter of costs was heard and costs of \$4,029.95 were ordered.
113 Ave SW 189 Street	Rental Duplex/Narcotics	4/5/2012	8	11/14/2012 - 02/28/2013	After the property was declared a Nuisance in July 2010 and the jurisdiction of the NAB was ended, investigators found additional narcotics activities in January 2012. The Owner responded to the notification letter and met with the NAU. After hearing from the Owner that she had moved a related family into one of the units and the other unit was still vacant after she had still not fixed damages, and after hearing from investigators and the NAU, declared the Premises a Public Nuisance on November 14, 2012. The Owner advised that she had evicted responsible tenants and moved in a family that is related to her. The owner advised that she would conduct background investigations, keep the vacant unit and yard secure, and monitor the premises more carefully with her familial tenants. MDPD and the NAU have monitored the Premises and there have been no additional incidents. The second unit has remained vacant but secure.
122 Ave SW 215 St	Rental Duplex/Narcotics	7/26/2012	3	10/30/2012 - 02/28/2013 - 08/26/2013	After reviewing a Narcotics Bureau search warrant investigation involving a tenant of one unit of the duplex, a notification letter was sent by the NAU on October 30, 2012. The Owner responded and met with the NAU and MDPD officers at the Premises and he and his tenant appeared before the NAB on December 5, 2012. The Owner advised the NAB that his tenants, a family, had been staying there for several years and he would not evict them now, but would do so if there are any additional incidents. The Owner also advised that he would install Trespassing signs, install security lighting, and consider a fence around the yard. The tenant apologized for putting his family at risk and advised that there would be no more activities that had the potential to also harm his family. The NAB elected to accept the Owner's abatement plans and deferred the matter pending any additional incidents or lack of compliance with the plan.
135 Ave SW 262 St	Single Family Rental House/Narcotics	9/15/2012	3	11/14/2012 - 02/28/2013	After receiving a notification letter about Narcotics activities from the MDPD Narcotics Bureau, the owner, a rental management company contacted the NAU and advised that they would be evicting the tenants. The Owner completed the eviction on November 16, 2012, and agreed that they would conduct background checks on prospective tenants and keep the property secure until they have new tenants. The Owners met with South District Neighborhood Resource Officers and secured the house after completing the eviction. No additional narcotics incidents were reported, but the Owners reported that the vacant house was burglarized and electrical and plumbing fixtures were stolen. As the owners had proactively taken action, a NAU notification letter and hearing were not sent or held.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
215 St SW 120 Ave	Single Family Home/Narcotics	1/25/2013	6	02-28-2013 - 9/12/2013	After reviewing a Narcotics Bureau investigation, including a search warrant on May 9, 2012, a NAU notification regarding the drug activities was sent to the Owner on January 14, 2013. The Owner responded and met with the NAU and South District Officers at the Premises and appeared before the NAB on February 28, 2013. The Owner advised that he had already evicted those who were present during the time of the search warrant and had his friend staying at the vacant place to watch it for him. It was learned after the NAU had met with the owner in the middle of February 2013 that the friend and his girlfriend had been arrested for Possession of Drug Paraphernalia (crack pipes) in late January 2013. The Owner also advised that he does not have electricity or running water in the house but advised that it would be installed as soon as he has tenants. The NAB elected to provide the Owner 30 more days to insure that he completed repairs and prepared for a new tenant. The Owner agreed that he would also conduct criminal background checks on prospective tenants. Over the next few months, it appeared that the Owner had taken actions to clean up and rehabilitate the house, but it was found that the owner's friend and girlfriend were still habitating at the house. The Owner was contacted and he advised that he had told them to leave but kept finding them there also. While NAB meetings had been postponed due to quorum and agenda issues, the NAU and MDPD continued to monitor the house, but could not meet again regarding it until September 12, 2013. The Owner appeared and advised that he had just rented it to a family that was related to him and had completed all repairs, including electricity and running water. The Owner apologized for the delay and advised that he would continue to monitor it, but now feels comfortable with the new tenants. The NAB elected to defer the matter again, but advised it would declare it a nuisance if there are any additional incidents. No additional narcotics incidents have been reported.
32 Ave NW 52 St	Single Family House/Narcotics	9/25/2012	3	01-10-2013 - 02/28/2013	After reviewing narcotics incidents, including the execution of a search warrant September 2012 in which the adult son/grandson of the Owner was arrested, a notification letter was sent to the Owner. The Owner's daughter responded immediately and advised she would be handling the matter for her elderly mother and was very disappointed in the actions of her son. She advised that she had already talked to him about he and his wife vacating the Premises as soon as they find other suitable housing, but she was concerned for her teenage grandson and would be taking care of him. A meeting was held with the Owner, the daughter, the son, and the grandson at the Premises. The Owner's daughter and her son (arrestee) appeared before the NAB also and both assured the NAB that they were also very concerned about how this would endanger their home and family and it would no longer be a concern. The Owner again advised that her son and his wife/girlfriend would move out, but the grandson would stay at the house. The NAB advised of their concerns for the teenager but accepted the abatement plan of the Owners. The NAB advised that the Premises would be declared a Public Nuisance if there are any additional incidents.
119 Ave SW 209 St	Single Family Home/Narcotics	5/9/2012	4	01/13/2013 - 02/28/2013	After reviewing a Narcotics Bureau investigation in which four persons, including tenants, were arrested during the execution of a search warrant on May 9, 2012, a notification letter was sent to the Owner. As the Owner had not responded, he was contacted regarding postponement of a NAB meeting. The Owner advised that he had communicated with the Narcotics Bureau personnel and had found that his tenants had vacated after the search warrant without his knowledge. The Owner's manager met with MDPD Officers and the NAU and the new tenants were met. They were very concerned with the previous narcotics incidents and agreed that they would do everything that they can to insure that it does not happen again. The Owner agreed that he would review recommendations including securing of fencing and providing lighting and conducting background checks. The NAB was advised of the Owner's abatement actions and deferred the matter pending any additional incidents.
55 St SW 91 Avenue	Single Family House/Narcotics	5/15/2012	5	01-13-2013 - 02/28/2013	After reviewing five narcotics incidents from March 2011 through May 2012, a NAU notification letter was sent to the Owners. The Owners responded and met with MDPD Officers and the NAU at the Premises. The Owners advised that they had evicted the involved relatives and had moved a new family (other relatives) in and assured that there would be no more incidents as they were also very concerned for the safety of their tenants and house. They also assured that there would be background checks of all future potential tenants. MDPD Officers advised that the property conditions had significantly improved since the time of the search warrant. The NAB reviewed the matter on February 28, 2013, and was advised that the owners had responded very positively and it was believed that they would be taking the appropriate actions to insure there would be no additional activities. The NAB accepted the abatement plan and deferred the matter, but advised that they would reconsider if there are any additional incidents.
28 Ave NW 57 St	Single Family Home/Narcotics	3/16/2012	7	2/28/2013 - 08/26/2013	After reviewing a Narcotics Bureau investigation and arrests of the Owner in 2012, a notification letter was sent to the Owner on January 14, 2013. The Owner's wife responded and met with MDPD Officers and the NAU at the Premises and also appeared before the NAB on February 28, 2013. The Owner advised that he was embarrassed that his 14-year-old son was present when Strategic Officers raided the home during a search warrant and would never expose his family to this type of danger again. The Owner also advised that he was a licensed security guard and was thankful that his license was not affected. The wife advised that none of her husband's friends would be allowed to visit the home or hang out with him and they agreed that they would take actions including keeping the fencing locked and secured, keep the yard cleaned and free of junk and trash and loiterers, review and install additional lighting, and call the police if there are any loiterers adjacent to the yard or suspicious incidents, and maintain contact with the NAU. The NAB elected to provide the Owners more time to demonstrate the success of their abatement actions, but advised that it would declare the Premises a Nuisance if there are any additional incidents or lack of compliance with their abatement plans.
150 St SW 112 Ave	Single Family Home/Narcotics	2/11/2013	8	04/26/2013 - 08/26/2013 - 12-12-2013	After reviewing Narcotics investigations and reports from the Narcotics Bureau and Kendall District CST and other officers, a NAU notification letter was sent to the Owners (deceased in 2011) and their possible heirs in April 2013. As no responses were received, mail was returned, and it was learned that a foreclosure was in progress, the notifications were posted on the Premises and sent to the foreclosing bank of record. The bank's attorney responded and advised that they do not have possession of the property as the foreclosure has not been completed. Nobody responded to the posted notifications and neither the bank's attorney or representatives appeared. The NAB after reviewing the reports and testimony of officers and the notification and incident summary elected to declare the Premises a Public Nuisance in the absence of the Owners and Bank Operators on August 26, 2013. The Owners/Heirs/Operators were ordered to secure the vacant house, clean up all of the junk and trash, and maintain the security of it until all issues are resolved with the foreclosure or they provide an abatement plan that will insure that it is properly occupied and maintained. No responses have been received, but it is believed that the bank has taken responsibility and secured the house, doors, and windows in December 2013.

Cross Street Address	Type of Place/Nuisance Activity	Last Recorded Incident	# of Recorded Incidents	Owner 1st Notify Date	Property Notes
30 Ave NW 69 St	Single Family Home converted to multi-family/Narcotics	7/25/2012	3	05/06/2013 - 08/26/2013	After reviewing Narcotics incidents, including a search warrant in July 2012, a notification letter was sent to the Owners on May 8, 2013. While trying to review the property, the Owner was found cleaning out this Single family home that was converted into several rooms for multi-family rental. The Owner advised that he was cleaning and would secure the house, but was trying to fight a foreclosure action along with his family members. The Owner assured that he would keep the house secure and appear or call regarding meetings. The Owner never again responded to notifications and did not appear or call regarding postponements. However, the officers reported that the property was continually secured as promised. As there had been no additional incidents and it appeared that a bank's representatives may be monitoring it, the NAB was advised and the hearings rescheduled for August 26, September 12, and November 2013 were deferred pending any additional incidents or lack of compliance with maintaining the security of the vacant house.
12 Ave NE 110 Terr	Two Family Rental Home/Narcotics	4/4/2013	10	06/12/2013 - 08/26/2013	After reviewing Narcotics investigations and reports from the Narcotics Bureau and Intra-coastal District Officers, a NAU Notification letter was sent to the Owner on June 12, 2013. The Owner responded, met with MDPD Officers and the NAU at the Premises on July 18, 2013, and advised that he had evicted the tenants who were present at the time of the search warrant investigation, but he was concerned as it appears that at least one of the arrestees had possibly moved next door. The situation was reviewed with another family of tenants who were found living in a rear structure. The NAB was advised and agreed that the hearing be deferred on August 26, 2013, pending any additional incidents. The Owner has since advised that he moved in a new family, has evicted the parties in the rear structure, and is monitoring the Premises as one of the offenders is living next door. No additional incidents have been reported.
105 St NE 1 Ct	Single Family Home/Rental Apts./Narcotics	4/10/2013	4	07/11/2012 - 08/26/2013	The Owner appeared before the NAB and advised that he and his wife were arrested for Possession of 140 grams of marijuana, but he was not aware of anybody selling marijuana from the house. The Owner advised that he would take actions to insure that nobody would be selling from his house and would make sure, for the protection of his grandchildren, that no more illegal drugs would be kept on the Premises. The Owner advised that he would forbid his associates from hanging out in the yard and smoking marijuana, would keep his fences and gates to the rear yard and rental complexes secure, and would meet with the NAU and MDPD officers at the Premises to review. The NAB strongly expressed their concerns about the amount of drugs found and the presence of young children who may be exposed to them. The NAB deferred the matter pending the Owner meeting with the NAU and any additional incidents, but advised that they would not hesitate to declare the Premises a Public Nuisance if there are any additional criminal problems. The Owner has maintained communications with the NAU, no additional incidents have been reported, and has assured the NAU that he has stopped drug usage and maintaining of marijuana in the house. MDPD officers and the NAU will continue to monitor.
8 Ave NW 77 St	Two Family Rental Home/Narcotics	3/12/2013	12	8/13/2013 - 11/14/2013	After reviewing a narcotics investigation including 12 incidents in March 2013, including the execution of a search warrant and a reverse sting, a notification letter was sent to the Owner. As the Owner did not respond, officers were asked to go to the property and try to find her. The Owner was found working at the Premises and advised that she had evicted all tenants when she found out about the investigation and provided authorization for Narcotics Bureau detectives to use the property for a reverse sting operation. The Owner advised that she has new tenants preparing to move in, will conduct background investigations, will keep the fences and yards secure, and will insure adequate lighting. The NAB was advised and agreed that the hearing be deferred pending any additional incidents.
9 Ave NW 80 St	Two Family Rental Home/Narcotics	4/23/2013	5	09/06/2013 - 12/12/2013	After reviewing narcotics incidents, including a search warrant investigation, from October 2012 through April 2013, a NAU notification letter was sent to the Owners. As the Owner did not respond, the owner was contacted by the NAU. The Owner apologized for not responding sooner, but advised that he had responded to an earlier Narcotics Bureau letter in May 2013, and had evicted the responsible tenants. The Owner had his property manager meet the Officers and NAU at the Premises, provided a written abatement plan in conjunction with most NAU recommendations, and appeared before the NAB on October 9, 2013. The Owner agreed that he would screen all prospective tenants with background checks, would insure that both units meet all code requirements, would take steps to secure the back areas and the large lot with lockable fence gates, would fix all windows and plumbing, and would review all policies and procedures, including drug violations, with his tenants and future tenants. The NAB advised that they would accept the Owner's abatement plans and provide more time to implement the necessary actions. The NAB requested that the Owner provide an updated status report in December and advised that they would consider declaring the Premises a Public Nuisance if there are any additional incidents.
102 Ave SW 181 St	Rental Duplex/Narcotics	7/23/2013	9	09/10/13 - 12/12/2013	After attending a MDPD South District Crime Suppression Team (CST) and FL Alcoholic Beverages and Tobacco (ABT) joint investigation search warrant regarding illegal sales of alcohol and food in a residential structure without licenses and reviewing all of the reports, a NAU notification letter was sent to the Owners. The tenants had set up a bar and cooking restaurant inside the residence and had much alcohol for sale stored in the rooms. Additionally, the tenants had set up two large tents, tables, and a stereo system for patrons outside of the duplex unit. The Owners responded, met with MDPD Officers and the NAU at the Premises, and appeared before the NAB on October 9, 2013. The Owners advised during a meeting at the Premises that they had evicted all parties from the first duplex unit and recently rented the 2nd unit that was vacant and unsecured at the time of the search warrant on July 23, 2013. The Owners advised that they have cleaned up the units, painted them, and secured the doors, windows, and fence of the unoccupied unit. The Owners further advised that they will maintain better communications with the MDPD Neighborhood Resource Unit Officers and the NAU, will conduct background checks on all prospective tenants, will provide a detailed list of rules and regulations for their tenants, and will monitor them closer. The NAB advised that they appreciated the efforts of the Owners and elected to accept their abatement plans and defer the matter. The NAB advised that they will consider declaring the Premises a Public Nuisance if there are any additional illegal activities.

<u>Cross Street Address</u>	<u>Type of Place/Nuisance Activity</u>	<u>Last Recorded Incident</u>	<u># of Recorded Incidents</u>	<u>Owner 1st Notify Date</u>	<u>Property Notes</u>
115 Ave SW 224 St	Rental Duplex/Narcotics	8/27/2013	22	11/12/2013 12/12/2013	After investigations of alcohol and food sales in one unit and drug sales in the second unit of the duplex, two simultaneous search warrants were served on each duplex unit on August 27, 2013. Several arrests were made by MDPD South District Crime Suppression Team detectives and Florida Alcoholic Beverage and Tobacco Agents on the South Unit. The unit had alcohol for sale without a license and food/snack products for sale without a business license in this residential area. Narcotics Bureau detectives found illegal narcotics in the north unit and later arrested a subject for Trafficking drugs. The Owner responded to the Notification letter and appeared before the NAB on December 12, 2013. The Owner advised that they filed a Notice of Eviction and requested that they vacate the Premises by December 31, 2013. The Owners advised that they would meet with MDPD at the Premises. The NAB, as they did not have a quorum on December 12, 2013, and the NAU listened to the abatement plans by the Owners and advised that they would consider the matter in January 2014, if the Owners' abatement plans could not be completed or there are additional incidents. A meeting was held on December 27, 2013, with the Owner's Manager and all tenants except one advised that they were moving out this weekend and would provide the keys to the Owner at that time. The Owner's Manager advised that she would secure the premises, remove all valuable equipment that could be stolen, secure all doors and windows, and secure the yard as much as possible with lockable fences and gates.
119 Ave SW 208 Ter	Single Family Home/Narcotics	4/24/2013	4	11/22/2013 - 12/12/2013	After reviewing a Narcotics Search Warrant investigation in which the adult son of the Owner of the house was arrested and sentenced to three years for trafficking narcotics, a NAU notification letter was sent to the Owner of the Premises. The Owners met with MDPD South District Officers and the NAU and appeared before the NAB on December 12, 2013. The Owners proposed abatement actions as follows: agreed that they would take actions to prevent this from recurring again, screen all visitors as they advised that a friend of their sons may have been involved also and this person and a female friend of their sons continued to frequent the house even after their son was arrested and it appeared they may have known what was happening, change the locks, clean the rear yard of junk vehicles and junk and trash, and communicate with the police and NAU about any suspicious activities. The NAB, while they did not have a quorum in which formal action could be taken, advised the Owners that they were very concerned about the safety of their young daughter and urged them to take actions to limit any visitors who may have been involved with their son and his activities. The NAB advised that they would consider the matter again in January 2014, and would like to hear what actions have been taken to protect their family and home. The NAB advised that they would declare the Premises a Public Nuisance if there are any additional Narcotic or other criminal activities.
20 Ave NW 93 St	Single Family Home/Narcotics	10/25/2013	23	11/27/2013 - 12/12/2013	After reviewing more than 20 narcotics and other criminal incidents, including a search warrant in April 2013, a NAU notification letter was sent to the Owner on November 27, 2013. Officers delivering the notification were advised that the Owner has been deceased. As the adult son is also believed to live at the Premises and nobody has responded or appeared as requested on December 12, 2013, further attempts will be made to contact the son or other responsible parties at the residence and the hearing will be rescheduled for January 2014.

COUNTY ADVISORY BOARD INFORMATION

Attachment #8

BOARD NAME: Nuisance Abatement Board

**BOARD SUPPORT COST INFORMATION**

	FY15/16	FY14/15	
	AMOUNT (\$)	AMOUNT (\$)	ITEM
DIRECT COSTS	\$ 1,000.00	\$ 500.00	Copies, Certified Copies, Recording
	\$ 640.00	\$ 360.00	Parking (1)
	\$ 400.00	\$ 300.00	Postage
	\$ 13,176.00	\$ 8,784.00	Other: Includes NAB Meeting facilities, security, witnesses, County Attorney staff, Technical Staff
	\$ 2,160.00	\$ 1,440.00	Other: Court Reporter
	\$ 17,376.00	\$ 11,384.00	Other: <b>TOTAL</b>
INDIRECT COSTS	\$ 145,010.00	\$ 113,475.00	Staff Support* (2)
	\$ 5,000.00	\$ 2,500.00	Other: NAU Equipment, Cars, Computers, etc.
	\$ 5,000.00	\$ 5,000.00	Other: MDPD Administrative
			Other:
	\$ 155,010.00	\$ 120,975.00	<b>TOTAL</b>
<b>TOTAL BOARD SUPPORT COST:</b>	<b>\$ 172,386.00</b>	<b>\$ 132,359.00</b>	

(Add total Direct and Indirect Costs)

Source of Funds:

General Fund

**NOTE: Costs are only ordered and collectible if the NAB declares a premises a public nuisance.**

(1) Notes Regarding Parking - We have been able to accommodate parking for free for the NAB at the County Parking Lot on NW 3 Street as it is now closed and are now providing reimbursed parking for the County garages on NW 2 Avenue.

**(2) NOTES regarding NAU staff**

Salaries (including Fringe Benefits) include the below listed positions

Administrative Officer 3 (AO3) (Jack DiCarlo) - Include in both fiscal years

Police Legal Secretary I added to the NAU in February 2016.

Supporting staff from Police Legal Bureau, including the additional part-time resources of an Administrative Officer 3 in February 2016

The NAU staff has been limited to an Administrative Officer 3 since other positions were eliminated from 2006 - 2012.

**Sunset Review of County Boards for 2016  
Package Checklist**

**Nuisance Abatement Board**

- Completed Sunset Review Questionnaire ✓
- Mayor's Transmittal Memorandum  
(also email memo to Nan A. Markowitz at nanm@miamidade.gov) ✓
- Memorandum from Board Chair to Mayor  
Pending NAB Meeting Scheduled for January 30, 2014 ✓
- Membership attendance for the previous 2 years (2014 and 2015) ✓
- Ordinance creating Board (and all subsequent amendments)
- Standard Operating Procedures (if any) ✓
- NA By-Laws (if any)
- Minutes from Board meeting approving Sunset Review  
Questionnaire, including a vote of the membership

Completed by:

Jack DiCarlo  
Jack DiCarlo, Administrative Officer 3  
Miami-Dade Police Department  
Police Legal Bureau  
Nuisance Abatement Unit

4/6/16  
Date