

28. DISCUSS/TAKE ACTION ON RE-ESTABLISHING A NUISANCE ABATEMENT BOARD

Applicable Area:

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: April 9, 2025

TITLE: DISCUSS/TAKE ACTION ON RE-ESTABLISHING A NUISANCE ABATEMENT BOARD

### **RECOMMENDATION**

The City Attorney's has determined that a reconstituted Nuisance Abatement Board is within the policy-making discretion of the Mayor and City Commission.

### **BACKGROUND/HISTORY**

At the October 30, 2024 City Commission meeting at the request of Commissioner Tanya K. Bhatt, the Mayor and City Commission approved a referral to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC) to discuss re-establishing a Nuisance Abatement Board.

The item was discussed at the January 29, 2025 PSNQLC meeting, Vice Mayor Bhatt will collaborate with legal counsel to draft legislation for the Committee's review. Item will return to the March 12, 2025 PSNQLC meeting at the request of Vice Mayor Bhatt.

At the request of Vice Mayor Bhatt, the item was deferred to the April 9, 2025 meeting.

### **ANALYSIS**

Ordinance no. 87-2578 was passed and adopted on September 16, 1987, establishing a Nuisance Abatement Board of the City of Miami Beach. On February 26, 2003, the then Commission voted to disband the Nuisance Abatement Board because they reasoned the abatement board of criminal nuisances may be adequately addressed through other means such as license suspension or revocation proceedings provided for in the City Code and via injunctive procedures set forth in Section 60.05 of the Florida Statutes.

### **FISCAL IMPACT STATEMENT**

N/A

**Does this Ordinance require a Business Impact Estimate?** No  
(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

### **FINANCIAL INFORMATION**

## **CONCLUSION**

Recommend the PSNQLC discuss the item and provide a recommendation to the City Commission regarding re-establishing the Nuisance Abatement Board; attached herein is the draft legislation.

## **Applicable Area**

Citywide

**Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

## **Department**

Code Compliance

## **Sponsor(s)**

Commissioner Tanya K. Bhatt

## **Co-sponsor(s)**

## **Condensed Title**

Re-establishing a Nuisance Abatement Board (TB)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CREATING SECTIONS 2-190.81 THROUGH 2-190.84, OF DIVISION 24 ENTITLED "NUISANCE ABATEMENT BOARD," OF ARTICLE III ENTITLED "AGENCIES, BOARDS AND COMMITTEES", OF MIAMI BEACH CITY CODE CHAPTER 2 ENTITLED "ADMINISTRATION"; REINSTATING SECTION 70-181 ENTITLED "DEFINITIONS," OF MIAMI BEACH CITY CODE CHAPTER 70 ENTITLED "MISCELLANEOUS OFFENSES"; AND, REINSTATING SECTIONS 70-231 THROUGH 70-235 OF DIVISION 3 ENTITLED "ABATEMENT PROCEDURES," OF ARTICLE IV, ENTITLED "CRIMINAL NUISANCES", OF MIAMI BEACH CITY CODE CHAPTER 70 ENTITLED "MISCELLANEOUS OFFENSES"; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, on February 26, 2003, a prior City Commission vote to disband the Nuisance Abatement Board and the abatement procedures set forth in Sections 70-231 through 70-235 of the City Code, and

**WHEREAS**, the current City Commission is concerned about the proliferation of public nuisances on premises located in Miami Beach and wishes to abate said nuisances, and improve the quality of life of the residents and businesses, and

**WHEREAS**, the reinstatement of the City's Nuisance Abatement Board would assist in the prosecution and eliminate nuisances relating to properties which have been the site of the illegal activity; and

**WHEREAS**, it is the desire of this City Commission to reinstate the City's Nuisance Abatement Board in order to eliminate other nuisances which are injurious to the welfare of residents and visitors in the City of Miami Beach.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA** as follows:

**SECTION 1.** That Sections 2-190.81 through 2-190.84 of Division 24, entitled "Nuisance Abatement Board" of Chapter 2 of the Miami Beach City Code, is hereby to read as follows:

DIVISION 24. NUISANCE ABATEMENT BOARD.

See. 2-190.81. Organization.

There is created and established a nuisance abatement board to hear evidence relating to the existence of public nuisances as defined in section 70-181 on premises located in the city. The board shall consist of five members appointed by a majority vote of the city commission, for two-year terms, except as set forth in section 2-109.29. Members of the nuisance abatement board shall be persons who reside or maintain a business establishment in the city. Membership on the board shall include one representative from each of the following areas of the city:

- (1) South of 22<sup>nd</sup> Street;

(2) 22<sup>nd</sup> Street to 55<sup>th</sup> Street; and

(3) 55<sup>th</sup> Street to 87<sup>th</sup> Terrace.

The chairperson of the board shall be an attorney duly licensed by the state with trial experience.

#### Sec. 2-190.82. Appointments.

Appointments to the board for two years shall be made. Any member may be reappointed by the city commission for not more than three consecutive terms. Appointments to fill a vacancy shall be for the remainder of the unexpired term. Any member who fails to attend two of three successive meetings without cause and without prior approval of the chairman shall automatically forfeit his appointment, and the city commission shall promptly fill such vacancy for the remainder of the term.

#### Sec. 2-190.83. Quorum; compensation.

The presence of three or more members of the board shall constitute a quorum.

#### Sec. 2-190.84. Purpose.

The nuisance abatement board shall hear evidence relating to the existence of public nuisances as defined in section 70-181 on premises located in the city.

**SECTION 2.** That Section 70-181 entitled "Definitions" of Article III entitled "Criminal Nuisances" of Miami Beach City Code Chapter 70, entitled "Miscellaneous Offenses" is hereby to read as follows:

#### ARTICLE IV. CRIMINAL NUISANCES. ~~Reserved.~~

##### Division 1. Generally.

#### Sec. 70-181. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings and terms ascribed to them in this section, except where the context clearly indicates a different meaning:

*Board* means the nuisance abatement board.

*Clerk* means a person appointed by the city commission to perform the electrical duties necessary to carry out the activities of the nuisance abatement board.

*Operator* means a tenant, lessee or person having control or possession of a premises.

*Owner* means a person having title to a premises that is a public nuisance.

*Public nuisance* means any place or premises within the city that may be declared a nuisance according to F.S. s. 823.05 or 823.10, or that has been used on more than two occasions within a six-month period:

- (1) As the site of the unlawful sale or delivery or storage of controlled substances as defined in F.S. ch. 893;
- (2) By a youth and criminal street gang for the purpose of conducting a pattern of youth and criminal street gang activity;
- (3) For prostitution or solicitation of prostitution;
- (4) For illegal gambling;
- (5) For illegal sale or consumption of alcoholic beverages;
- (6) For dealing in stolen property.

**SECTION 3.** That Sections 70-231 through 70-235 of Division 3, entitled "Abatement Procedures" of Article IV entitled "Criminal Nuisances" of Miami Beach City Code Chapter 70, entitled "Miscellaneous Offenses" is hereby to read as follows:

DIVISION 3. ABATEMENT PROCEDURES.

See. 70 231. Generally.

- (a) *Filing complaint.* Any employee, officer or resident of the county or of the City may file a complaint and request for prosecution with the city nuisance abatement board regarding the existence on premises located in the city of a public nuisance. This complaint shall be filed with the city police chief or his designee. The police chief or his designee shall mail written notice of such complaints by certified mail with return receipt to the owner and operator of the place or premises complained of at his last known addresses. The notice shall provide for the owner and operator of the place or premises to contact the police chief or his designee within 14 days of receipt of the notice. This time period shall be allowed for the purpose of allowing the owner and operator to take such good faith measures as are appropriate to abate the nuisance. The police chief or his designee may extend the 14 days to allow the owner and operator to institute or continue actions to abate the nuisance provided the actions are reasonable. If the owner and/or operator fails to respond to the notice of the complaint or fails to take reasonable action to abate the nuisance, the police chief or his designee shall submit the complaint to the city attorney for prosecution.
- (b) *Hearing.* The city attorney, when he has received the aforesaid complaint and request for prosecution and has reason to believe that a public nuisance exists on the premises complained of located in the city and that the required written notice has been duly mailed to the owner and operator of the premises as set forth in subsection (a) of this section, shall promptly request a hearing before the nuisance abatement board.

- (c) Service. The nuisance abatement board, through its clerk, shall schedule a hearing; and written notice of the hearing shall be sent by certified mail with return receipt or hand delivered to the owner and operator of the premises complained of at their last known addresses at least 14 days prior to the scheduled hearing. If an attempt to reach the owner and operator by hand delivery or certified mail is unsuccessful, notice of the hearing may be by publication as provided in F.S. ch. 49.
- (d) Contents of notice of hearing. The notice of hearing referred to in subsection (c) of this section shall include:
- (1) A statement of the time, place and nature of the hearing.
  - (2) A statement of the legal authority and jurisdiction under which the hearing is to be held.
  - (3) A reference to the particular sections of the statutes and ordinances involved.
  - (4) A short and plain statement summarizing the incidents complained of.

See. 70 232. Conduct of hearings.

- (a) The chairman of the board may call hearings of the board. Hearings may also be called by written notice signed by at least three members of the board. The board, at a hearing, may set a future hearing date. The board shall attempt to convene once every month but may meet more often as the demand necessitates. The board shall adopt rules for the conduct of its hearing. Minutes shall be kept of all hearings, and all hearings shall be open to the public. The city shall provide electrical and administrative personnel as may be reasonably required for the proper performance of the board's duties.
- (b) The city attorney or any other legal counsel who is representing the city 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 agency proposes to consider such material, 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 upon a preponderance of the evidence.
- (c) After considering all evidence, the board may declare the place or premises to be a public nuisance and may enter an order immediately prohibiting:
- (1) The maintaining of the nuisance;

- (2) The operating or maintaining of the place or premises, including the closure of the place or premises or any part thereof; or
- (3) The conduct, operation for maintenance of any business or activity on the premises conducive to such nuisance.
- (d) If the board issues an order declaring a place or premises to be a nuisance, the board shall assess against the owner of the place or premises the reasonable costs and attorney fees the city has incurred in the preparation, investigation and presentation of the case. These costs shall be due and payable ten days after the written order of the board has been filed. A certified copy of an order imposing costs and attorney fees 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, but shall not be deemed to be a court judgment except for enforcement purposes. After one year from the filing of any such lien that remains unpaid, the city may foreclose or otherwise execute on the lien. Interest shall accrue on the unpaid costs at the legal rate of interest set forth in F.S. s. 55.03.
- (e) If the board issues an order declaring a place or premises to be public nuisance, the board may assess against the owner of the place or premises a fine not to exceed \$250.00 per day that the nuisance continues and up to \$500.00 per day for recurring public nuisances on the place or premises as defined in section 70-181. The total fines imposed shall be recorded in the public records and thereafter shall constitute a lien in the same manner as set forth in subsection (d), above.
- (f) All orders of the board shall be recorded among the public records of Miami-Dade County.
- (g) All orders of the board shall be by motion approved by a majority of those members present and voting.
- (h) An order entered under subsection (c)(e), above, 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 the orders.
- (i) The board may bring a complaint under F.S.s. 60.05, seeking a permanent injunction against any public nuisance.

#### See. 70-233. Appeals.

An aggrieved party, including the city administration, may appeal a final administrative order of the board to the circuit court of the eleventh judicial circuit. 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 30 days of the date of the written order appealed from.

#### See. 70 234. Enjoining of nuisances.

When any nuisance as defined in F.S. s. 823.05 exists, the city attorney or any citizen of



the county may sue in the name of the state on his relation to enjoin the nuisance, the person or persons maintaining it, and the owner or agent of the building or ground on which the nuisance exists.

See. 70 235. Rights preserved.

This article does not restrict the right of any person to proceed under F.S. 60.05 against any public nuisance.

## **SECTION 2. CODIFICATION.**

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Miami Beach City Code. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

## **SECTION 3. REPEALER.**

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

## **SECTION 4. SEVERABILITY.**

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

## **SECTION 5. EFFECTIVE DATE.**

This Ordinance shall take effect 10 days after passage.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

\_\_\_\_\_  
Steven Meiner, Mayor

\_\_\_\_\_  
Rafael E. Granado, City Clerk

(Sponsored by Commissioner \_\_\_\_\_ and  
co-sponsored by Commissioner \_\_\_\_\_ )

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

\_\_\_\_\_  
City Attorney **RR**

\_\_\_\_\_  
Date

C4 AF REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE  
COMMITTEE TO DISCUSS/TAKE ACTION ON RE-ESTABLISHING A NUISANCE  
ABATEMENT BOARD.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Tanya K. Bhatt  
DATE: October 30, 2024  
TITLE: REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE TO DISCUSS/TAKE ACTION ON RE-ESTABLISHING A NUISANCE ABATEMENT BOARD.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

Please refer a discussion to the Public Safety and Neighborhood Quality of Life Committee ("PSNQLC") to discuss/take action regarding re-establishing a Nuisance Abatement Board in the City of Miami Beach to augment the great work of the City's Code Compliance Department.

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

n/a

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

**CONCLUSION**

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

**Is this item related to a G.O. Bond Project?**

Yes

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Office of Commissioner Tanya K. Bhatt

**Sponsor(s)**

Commissioner Tanya K. Bhatt

**Co-sponsor(s)**

**Condensed Title**

Ref: PSNQLC - Re-establish Nuisance Abatement Board. (Bhatt)