



VISION
A vibrant, innovative, culturally-inclusive, world-class community.

MISSION
A community working together to achieve an exceptional quality of life.

NUISANCE ABATEMENT BOARD
September 17, 2025

CALL TO ORDER – 3 p.m.

ROLL CALL

Terry Carter – Vice Chair	David Stille
Elena Giarratano	Daniel Price
John Quirk III – Chair	Ryan Duke
Alonzo Thompson	

APPROVAL OF MINUTES – July 16, 2025

SWEAR IN WITNESSES

Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?

NEW COMPLAINTS

2025-005 815 N. Mass Ave. 815 N Mass Ave LLC	M S A
2025-006 823 W. 5th Street Estate of Mannie Rue	M S A

RECONSIDERATION - None

CALL FOR ADJOURNMENT

DRAFT

1

Nuisance Abatement Board

July 16, 2025

Nuisance Abatement Board July 16, 2025

The Nuisance Abatement Board met in the City Commission Chambers. Members John Quirk III (Chair), Terry Carter (Vice Chair), Daniel Price, Alonzo Thompson, and Elena Giarratano were present. David Stille was absent. Assistant City Attorney Alex Landback, Police General Counsel David Carmichael, and Deputy City Clerk Heather Bradman were present.

Chair John Quirk called the meeting to order at 3:00 p.m.

Deputy City Clerk Heather Bradman called the roll for attendance.

Approval of Minutes – May 21, 2025

Action: Terry Carter moved to approve the minutes. Daniel Price seconded, and the motion carried unanimously.

Assistant City Attorney Alex Landback swore in the witnesses.

NEW COMPLAINTS

2025-004; 1639 Norman Dr.

General Counsel David Carmichael explained that this property falls under the gang activity provisions of the nuisance abatement ordinance. If the Board finds that a nuisance exists due to criminal gang activity, it has the authority to order the property closed.

Detective Derek Rivers explained the confidential nature of criminal gang investigations. He explained the involvement of juveniles affiliated with the "1400" gang, which is known to operate in local schools. Two minors associated with the property are currently incarcerated or in juvenile programs.

Board members inquired about ownership and gang affiliation. They also asked about relationships among residents and gang connections.

Alex Landback swore in Salvja Fennell.

Salvja Fennell, a resident, testified in defense of the household. She acknowledged past incidents involving her son and nephew but denied direct involvement in the May 5th incident. She stated that other family members had been staying there due to lack of housing and that she has always cooperated with law enforcement. She accepted responsibility for her son's actions but maintained that she was unaware of certain illegal activities occurring in the home.

DRAFT

Board members expressed concern about the home being a consistent hub for criminal gang activity. Although some individuals were incarcerated or in programs, others remained at the residence.

Detective Derek Rivers, Officer Teddy Cuello, and Lieutenant Joe Parker stated the residence continued to be used as a retreat and hideout for known gang members. They emphasized the lack of accountability at the residence, despite occasional cooperation, and noted the presence of illegal firearms and repeated gang-related activity.

Motion: Elene Giarratano moved that the property be declared a nuisance due to use by a criminal gang for the purpose of conducting gang activity. Daniel Price seconded.

John Quirk III asked for comments from the board or the audience. There were no comments.

Action: John Quirk III called for the vote and the motion carried unanimously.

Motion: Elene Giarratano moved to close the property for a period of one year. Daniel Price seconded.

John Quirk III asked for comments from the board or the audience. Alonzo Thompson said he would abstain from this vote to close the property.

Action: John Quirk III called for the vote and the motion carried 4-0, with Alonzo Thompson abstaining.

Alex Landback stated a written order will be issued, and the owner will have 30 days from the date of issuance to appeal. Closure must occur within 60 days from the issuance of the order.

2025-005; 815 N Massachusetts Ave.

General Counsel Carmichael presented the Board's first commercial property case, which involved different legal considerations.

Alex Lanback swore in Odel Odeh and Raia Odeh.

The property owners, Odel and Raia Odeh, who lease the commercial space, expressed a willingness to cooperate. They acknowledged that nuisance conditions existed but noted they had already taken steps to abate the issues, including firing problem employees, installing surveillance cameras, and changing store management.

The owners committed to resolving outstanding issues within 30 days and returning to the Board with a status update on August 15, 2025 to avoid the possibility of closure.

DRAFT

Board members questioned the nature of the lease and ownership structure, and whether a language barrier existed (it did not).

David Carmichael and Officer Hammersla confirmed that, although no signed agreement was yet in place, the owners were actively working with law enforcement and understood the severity of the situation.

Action: LPD General Counsel David Carmichael recommended withdrawing the case from the docket pending the outcome of corrective actions. The Board agreed to allow the owners to demonstrate progress at a later meeting.

The meeting adjourned at 4:22 p.m.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Thompson, Alonzo		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Nuisance Abatement	
MAILING ADDRESS 3917 Aquilla Dr		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Lakeland	COUNTY Polk	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED July 16, 2025		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS:	
		<input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Alonzo Thompson, hereby disclose that on July 16th, 20 25:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Several of the mentioned juveniles that were party to the case that was heard on July 16th 2025, have been in my care as a school ad administrator for the past three years. I have worked to assist the family based on their homeless status as they were under my care at school. One of the juveniles is still under my charge.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

July 19, 2026

Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Kelly S. Koos
City Clerk
863.834.6210

In re:

August 29, 2025

Complaint No. 2025-005

Address of Property:
815 N Massachusetts Ave
Lakeland, FL 33801

Legal Description of Property:
(***DEED APPEARS IN ERROR***) SCHIPMANS SURVEY DB G PG 360 361 BLK 20 LOT
3 LESS S 15 FT & THAT PORTION OF S1/2 LOT 5 DESC AS BEG SW COR S 1/2 LOT 5
RUN N 38 FT E 75 FT S 10.94 FT E 60 FT S 26.67 FT W 135 FT TO POB

NOTICE OF HEARING

TO: 815 N Mass Ave LLC
Title Manager: Odel Odeh
805 N Massachusetts Avenue
Lakeland, FL 33801

815 N Mass Ave LLC
Title Manager: Raia Odeh
801 N Massachusetts Avenue
Lakeland, FL 33801

Please be on notice that the City of Lakeland Nuisance Abatement Board will hold a hearing on the above-referenced property on **Wednesday, September 17, 2025, at 3:00 p.m. in the City Commission Chambers, Lakeland, Florida, located at 228 S. Massachusetts Ave.**

Upon a finding the above-referenced property is a public nuisance, the Board has the power to order the closure of the place or premises or any part thereof, impose fines, order payment of reasonable costs, including attorneys' fees, and record orders of the board in public records, which orders shall become liens against the real property which is the subject of the order.

Anyone deciding to appeal a decision by the Nuisance Abatement Board on the above subject matter at this hearing will need a record of the proceedings and, for purposes of that appeal, may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which the appeal is to be made.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador. Because providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the event, at: (863) 834-8444, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-(800) 955-8771 (TDD – Telecommunications Device for the Deaf) or the Florida Relay Service number: 1-(800) 955-8770 (VOICE), for assistance.

Dated this 29th day August, 2025.

CITY OF LAKELAND, FLORIDA
NUISANCE ABATEMENT BOARD

Kelly S. Koos, MMC, City Clerk

City of Lakeland - Nuisance Abatement Compliance Checklist

CASE INFORMATION

Case Number:	Case#	Date of Complaint:	8/25/2025
Primary Officer:	Michael Hammersla	<input checked="" type="checkbox"/> Agency Initiated	<input type="checkbox"/> Citizen Complaint

Property Address:	815 North Massachusetts Avenue
Legal Description:	(**DEED APPEARS IN ERROR**) SCHIPMANS SURVEY DB G PG 360 361 BLK 20 LOT 3 LESS S 15 FT & THAT PORTION OF S1/2 LOT 5 DESC AS BEG SW COR S 1/2 LOT 5 RUN N 38 FT E 75 FT S 10.94 FT E 60 FT S 26.67 FT W 135 FT TO POB
Owner's Name (if known):	815 N MASS AVE LLC
Occupied Status:	<input type="checkbox"/> Owner-Occupied <input checked="" type="checkbox"/> <u>Not</u> Owner-Occupied
Type of Property	
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Vacant	<input type="checkbox"/> Other: _____

VIOLATION CRITERIA (CHECK ALL THAT APPLY)

FREQUENCY AND TYPE OF VIOLATIONS

The above location has been used:

- ☐ on 2+ occasions within a 6-month period as the site for prostitution-related offenses [§ 796.07]
- ☒ on 2+ occasions within a 6-month period as the site for the unlawful sale, delivery, manufacture, or cultivation of any controlled substance
- ☒ on 1 occasion for unlawful possession of a controlled substance (felony level)

AND

has previously been used on 1+ occasion as the site for the unlawful sale, delivery, manufacture, or cultivation of controlled substances

- ☐ by a criminal gang for conducting criminal gang activity [§ 874.03]
- ☐ on 2+ occasions within a 6-month period for dealing in stolen property [§ 812.019]
- ☐ on 2+ occasions within a 6-month period for a violation of Chapter 499 (Florida Drug & Cosmetic Act)
- ☐ on 2+ occasions within a 6-month period for any combination of the following:
 - ☐ Murder [§ 782.04]
 - ☐ Attempted felony murder [§ 782.051]
 - ☐ Aggravated battery with a deadly weapon [§ 784.045(1)(a)2]
 - ☐ Aggravated assault with a deadly weapon without intent to kill [§ 784.021(1)(a)]
- ☐ on 2+ occasions within a 12-month period as the site for unlicensed/unlawful sale of alcoholic beverages [§ 562.12]

[Pain Management Clinics Only]

- ☐ This location is a pain-management clinic [§ 458.3265 or § 459.0137]
- AND**
- has been used on 2+ occasions within a 6-month period for violations of:
 - ☐ Assault or Battery [§ 784.011, § 784.021, § 784.03, § 784.045]
 - ☐ Burglary [§ 810.02]
 - ☐ Theft [§ 812.014]
 - ☐ Robbery by sudden snatching [§ 812.131]
 - ☐ Unlawful distribution of controlled substances [§ 893.13]

PREREQUISITE DATE(S) OF VIOLATIONS

- ☒ Evidence supports a finding that the above violations occurred within the applicable time period.
 - o Violation Dates: (List all dates and associated violation)

City of Lakeland - Nuisance Abatement Compliance Checklist

PROCEDURAL COMPLIANCE

Notice to Property Owner

- ☒ Narrative contains detailed history of interaction (or attempted interaction), *if any*, with Property Owner.
 - ☒ Law enforcement has personally communicated with Property Owner about the existence of a nuisance in this case prior to initiating a formal complaint.
- ☐ Written notice of complaint was provided to Property Owner at least 3 days prior to hearing before the Board.
 - o **Date of Notice:** _____
 - o **Method of Delivery:**
 - ☐ Certified/Registered Mail
 - ☐ Personal Service/Hand Delivery
 - ☐ Other: _____
- ☒ *[If Property is not Owner-Occupied]* Property Owner has been provided a reasonable amount of time to abate the nuisance in this complaint *prior to scheduling a hearing before the Board.*

Evidence of Violations

- ☒ Supporting documentation (e.g., sworn affidavits/investigative reports, photographs, video, or witness statements) is attached to the report for consideration.

[Note: Supporting documentation excludes any exempt or confidential records under Florida law and such records, if any, are not material to finding a sufficient factual basis for the existence of a nuisance.]

 - o **List of Exhibits/Documents attached:** Type list of documents included with complaint
- ☒ Evidence as to general reputation of the premises has been collected and will be presented at the hearing.

Abatement Measures (If Known)

- ☐ Information regarding potential or past abatement measures has been included in the narrative.
 - o **Description of Abatement Measures:** [Insert here or include in attached narrative]
 - ☐ Ongoing nuisance abatement plan has been initiated by the Property Owner.
 - ☐ Previous nuisance declarations or abatement orders exist for this property.
 - o **Order Date(s):** _____

FINAL REVIEW

- ☒ All required documentation in support of the complaint is attached and complete.
- ☒ This case complies with due process requirements of § 893.138 and applicable City ordinances.
- ☒ Sufficient evidence exists for a finding of a nuisance as required by § 893.138 and applicable City ordinances.
- ☒ The case is ready for submission to the Board for consideration and review at a quasi-judicial hearing.

Officer Signature: _____

Officer Name: Michael Hammersla

Report Date: 8/25/2025

**NUISANCE ABATEMENT BOARD OF THE
CITY OF LAKELAND, FLORIDA**

COMPLAINT

CASE NO. 2025- 005

NAME AND ADDRESS OF OWNER(S):

(1) 815 N MASS AVE LLC
Title Manager: Odel Odeh
805 N. Massachusetts Avenue
Lakeland, FL 33801

(2) 815 N MASS AVE LLC
Title Manager: Raia Odeh
805 N. Massachusetts Avenue
Lakeland, FL 33801

Address of Property: 815 N. Massachusetts Avenue
Lakeland, FL 33801

Legal Description: (**DEED APPEARS IN ERROR**) SCHIPMANS SURVEY DB G PG 360 361 BLK 20 LOT
3 LESS S 15 FT & THAT PORTION OF S1/2 LOT 5 DESC AS BEG SW COR S 1/2 LOT 5
RUN N 38 FT E 75 FT S 10.94 FT E 60 FT S 26.67 FT W 135 FT TO POB

Dates of Violations: Between September 8, 2024, and February 14, 2025

Violation of Florida Statute: 893.13

Complainant's Name: NLO Officer M. Hammersla #106

DESCRIPTION OF VIOLATIONS:

STATE OF FLORIDA)

COUNTY OF POLK)

I, Officer Michael Hammersla, on the 25th day of August 2025, after being duly sworn, do hereby solemnly swear, certify, and depose that:

I am a Police Officer assigned to the Special Operations Division, Neighborhood Liaison Section of the Lakeland Police Department. I have over thirty (30) years of experience in law enforcement and have participated in numerous narcotics investigations as well as nuisance investigations.

The forthcoming attached police reports will document the ongoing narcotics and nuisance activities at 815 N. Massachusetts Avenue, Lakeland Polk County, Florida.

Ownership of the property appears in the records of the Polk County Property Appraiser's Office as "815 N MASS AVE LLC" who acquired the property on November 19, 2012 in a Quit-Claim deed from the LLC's registered manager's Odel Odeh and Raia Odeh, who purchased the property originally on January 25th, 2000.

Since 2013, and according to the Lakeland Police Department databases, there have been over two thousand six hundred and sixty-one (2,661) police calls for service. In just the last year, between April 1st, 2024 and March 31st, 2025, there have been three hundred and twenty-three (323) calls for police service resulting in one hundred and thirteen (113) arrests. These arrests include dangerous drugs, robbery, armed trespass, and alcohol violations among others. In this time period, no actions have been taken on the part of the owner that evidence any deterrence of the illegal activities on the property. The property has been a location of rampant drug cases as well as other felonies, misdemeanors, and general nuisance activities.

In the six (6) month period between September 8, 2024 to February 14, 2025, there were at least 11 arrests for illegal narcotics crimes at this location. The below listed cases, from this six (6) month period of time, show two (2) cases of narcotics sales, two (2) cases of possession with intent to sell narcotics, and numerous felony narcotics possession cases, all meeting the qualifying crimes for Nuisance Abatement of the property.

1. **Case #2024-85116** on 9/8/2024 Officer Fermin #125
Officer witnessed a **hand-to-hand narcotics transaction** and was able to arrest the buyer. The buyer was in possession of crack cocaine and marijuana.
2. **Case #2024-89143-** on 09/20/2024 Officer Buttrey #315
Officer witnessed a **hand-to-hand narcotics transaction** from a vehicle in parking lot. Subject arrested for possession of crack cocaine. Seller later charged with sale of cocaine
3. **Case #2024-89316-** on 09/20/2024 Officer Vaughn #207
Officer observed a known subject that was prior trespassed from property. After arrest she was found in **possession of Methamphetamine**
4. **Case #2024-93077-** on 10/02/2024 Officer Stokes #237
Officer Stokes was dispatched to a robbery. During the course of the robbery call, the woman who was robbed was struck by the male defendant. Defendant fled to and was located at the store.
5. **Case #2024-107927** on 11/13/2024 Officer Stokes #237
Officer observed a subject who was previously trespassed loitering in front of the store. The defendant was in **possession of a trafficking amount of fentanyl**. Subject was charged with **sale**/delivery of narcotics.
6. **Case #2024-109847** on 11/20/2024 Officer Fermin #125
Officer observed a subject who was loitering in front of the store with multiple small items in his hands, subject attempted to conceal items. Subject was arrested for **possession of methamphetamine**

7. **Case #2024-118075-** on 12/18/2024 Officer West #295
Officer observed subjects loitering in front of the store. One subject arrested for **possession of cocaine**
8. **Case #2024-119062** on 12/21/2024 Officer Stokes #237
Officer responded to a call at the store and made an arrest for **Possession with Intent to Sell** Counterfeit Controlled Substance among other charges. The drugs in question were **methamphetamines**, some of which were pure, some cut with sugar and salt, and some complete fakes. The defendant admitted to selling and intending to continue to sell.
9. **Case #2025-133-** on 01/01/2025 Officer West #295
Officer observed a known suspect, known to have been previously trespassed, loitering in front of the business. Post-arrest for trespass, the suspect was found to be in **possession of Methamphetamine**
10. **Case #2025-5416-** on 01/18/2025 Officer Cruz #323
Officer responded to a disturbance call at the store. Suspect was detained after brief foot chase. Suspect threw several baggies into the air. When suspect arrested, the baggies were found to contain **cocaine**
11. **Case #2025-13543-** on 02/14/2025 Officer McGuirk #287
Officer observed a subject who was previously trespassed from the store. Upon arrest for trespass, the suspect was found to be in **possession of heroin**

Due to the twenty-five (25) year history of the property, particularly the last thirteen (13) years, it is evident that the property owner and/or tenants have refused to take effective actions to stop or deter the illegal activity occurring on their property. The store employees are often observed outside mingling with the people gathered there that are committing crimes, right in front of them, without any indication of attempting to deter these illegal actions or calling police. To the contrary, their presence outside seems to encourage the gatherings and illegal activity.

The property is frequented by convicted felons with histories of crimes for use and possession of illegal drugs and other miscellaneous and violent crimes. The property is used by the patrons as a place to gather, sell, use, and distribute illegal narcotics. These persons congregate daily at the property. Persons are coming to and from the property for the purpose of obtaining, selling, or using illegal narcotics.

On 05/14/2025, a warning letter was sent to the owner/s of the property to ensure that there was notification of what has been occurring on the property over just the last year, as a measure of what has been a continuous nuisance over the past thirteen (13) years. The letter was sent via certified mail with receipt returned as delivered on 05/17/2025. The letter requested a meeting with the owner/s to discuss steps moving forward. This was a good faith effort to work together with the owner/s to stop the illegal activity.

As of 05/29/2025, there was no response by the owner/s to the Lakeland Police Department, Ofc. Hammersla, or any other known city staff.

On 05/29/2025, Affiant sent another letter to the owner via certified mail. This letter again outlined the crimes occurring on the property and the intent to abate the property if the owner took no actions to deter the crime or respond to the letter. The return receipt advised the letter was received on 06/02/2025

On 06/02/2025, received a phone call from the co-owner, Raia Odeh. I advised that there was a need for intervention by the owner with the tenant to deter the criminal activity on the property. She advised the business owner only visits the business once a week and that they (owners of property) visit once a month. She stated that when they are there they do not see and are unaware of the crimes as described in the warning letters. We spoke about the problems, and she blamed the crimes as the fault of the Talbot House Ministries, homeless shelter, and a former employee, Robert Bellinger. Stated Bellinger called the police often and that is why the police were there so much. I requested Raia Odeh to call me back and advise what actions they were going to take. As of 06/19/2025 the owner had not reached back out with any updates.

ADDITIONAL NARCOTICS AND OTHER CASES SINCE DIVERSION ATTEMPT

06/02/25 TO 06/19/25:

1. Case #2025-49371 on 06/03/25 Police service call
2. Case #2025-50343 on 06/06/25 Suspicious person call
3. Case #2025-50395 on 06/06/25 Trespassing call
4. Case #2025-50393 on 06/06/25 Trespassing call
5. Case #2025-50565 on 6/7/2025 Officer Saltis #327
Officer witnessed a **hand-to-hand narcotics transaction** and was able to arrest the seller and buyer. The seller and buyer were in possession of Synthetic Cannabis and drug paraphernalia.
6. Case #2025-50770 on 06/08/25 Suspicious person call
7. Case #2025-51311 on 06/10/25 Shoplifting call
8. Case #2025-53354 on 06/16/25 Suspicious person call
9. Case #2025-53462 on 06/17/25 Trespassing call
10. Case #2025-54146 on 06/19/25 Trespassing arrest

On July 17, 2025, at the NAB hearing we, LPD Attorney David Carmichael and Affiant, met with the property owners Adel and Raia Odeh. We again attempted to divert this abatement by offering suggestions to curb the illegal activities on the property. We requested contact from the owners with communication as to what was being done on the property to show improvement. We continued to monitor the property for this improvement but never received any communications back from the owners.

On August 2, 2025, Affiant and the Neighborhood Liaison Unit of LPD met with Odel Odeh at the property and again pointed out suggestions for improved public safety and deterring of nuisance crimes. Mr. Odeh pointed out that he was in the process of clearing off the windows of which we observed only two windows cleared. No other suggestions had been implemented.

ADDITIONAL NARCOTICS AND OTHER CASES SINCE FINAL DIVERSION ATTEMPT

07/16/25 TO 08/25/25:

1. Case #2025-63127 on 07/18/25 Trespass person call
2. Case #2025-64122 on 07/21/25 Unconfirmed 911 call
3. Case #2025-64862 on 07/24/25 Suspicious person call resulting in Arrest
4. Case #2025-64866 on 07/24/25 Trespassing person call
5. Case #2025-64583 on 07/25/25 Trespassing person call
6. Case #2025-65742 on 07/26/25 Mental health call

7. Case #2025-65770 on 07/26/25 Private property impound resulting in **Complaint Affidavit**
8. Case #2025-66613 on 07/29/25 Suspicious person
9. Case #2025-68099 on 08/02/25 Police Service (**meeting with owners**)
10. Case #2025-69641 on 08/07/25 Suspicious person resulting in **Arrest**
11. Case #2025-69654 on 08/07/25 Suspicious person resulting in **Arrest**
12. Case #2025-69781 on 08/07/25 Police Service call
13. Case #2025-70125 on 08/08/25 Suspicious person resulting in **Arrest**
14. Case #2025-70989 on 08/11/25 Suspicious person resulting in **Arrest**
15. Case #2025-72424 on 08/14/25 **Seizure of Gambling Machines, 2 Complaint Affidavits**
16. Case #2025-73058 on 08/15/25 Assist other agency
17. Case #2025-73143 on 08/16/25 Suspicious person call
18. Case #2025-73465 on 08/17/25 Narcotics Violation/Possession **Arrest**
19. Case #2025-75809 on 08/23/25 Suspicious person resulting in **Arrest**

The Lakeland Police Department has maintained a constant presence in the neighborhood and has used every resource available to deter the illegal activity, to include installing a live-feed PTZ pole camera overlooking the exterior of the store and surrounding areas at significant cost to the city. Lakeland Police Department has attempted to divert this case on five (5) occasions offering to work with the owners, without success:

1. Warning letter, sent via certified mail 05-14-2025
2. Notice of intent to Abate, sent via certified mail 05-29-2025
3. Complaint/Notice of Hearing, sent via certified mail and hand delivered, 07-09-2025
4. Meeting with the owners at the originally scheduled Abatement Hearing, 07-16-2025
5. Meeting in person with the owners at the property, 08-02-2025

The property has clearly shown a pattern of illegal activity associated with a place or premises within the corporate limits of the city and serves to encourage future illegal activity on or about this premises. Such illegal activity is injurious to the health, safety, and welfare of the citizens of the city, and corrupts the public morals. The property constitutes a public nuisance and may be abated in accordance with the law.

We believe that 815 North Massachusetts Avenue should be abated pursuant to Article IV, Sec 38, Nuisance Abatement Ordinance, of the city of Lakeland. I respectfully request that the Nuisance Abatement Board find that 815 North Massachusetts Avenue constitutes a "public nuisance" as described in Section 38-86, of the City Code and FSS 893.

The above and foregoing information in this affidavit is true and correct to the best of my knowledge. Executed on the 25th day of August 2025.



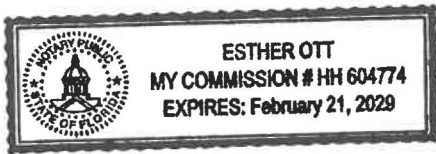
Complainant (Officer) M. Hammersla
Lakeland Police Department

STATE OF FLORIDA)

COUNTY OF POLK)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Officer Michael Hammersla, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed same.

WITNESS my hand and seal this 25 day of August, 2025.



EOH
Notary Public, State of Florida
My Commission Expires: February 21, 2029



Kelly S. Koos
City Clerk
863.834.6210

In re:

August 29, 2025

Complaint No. 2025-006

Address of Property:
823 West 5th Street
Lakeland, FL 33805

Legal Description of Property:
WEST VIRGINIA HEIGHTS PB 12 PG 45 LOT 6

NOTICE OF HEARING

TO: Estate of Rue Mannie
823 West 5th Street
Lakeland, FL 33805

Please be on notice that the City of Lakeland Nuisance Abatement Board will hold a hearing on the above-referenced property on **Wednesday, September 17, 2025, at 3:00 p.m. in the City Commission Chambers, Lakeland, Florida, located at 228 S. Massachusetts Ave.**

Upon a finding the above-referenced property is a public nuisance, the Board has the power to order the closure of the place or premises or any part thereof, impose fines, order payment of reasonable costs, including attorneys' fees, and record orders of the board in public records, which orders shall become liens against the real property which is the subject of the order.

Anyone deciding to appeal a decision by the Nuisance Abatement Board on the above subject matter at this hearing will need a record of the proceedings and, for purposes of that appeal, may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which the appeal is to be made.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador. Because providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the event, at: (863) 834-8444, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-(800) 955-8771 (TDD – Telecommunications Device for the Deaf) or the Florida Relay Service number: 1-(800) 955-8770 (VOICE), for assistance.

Dated this 29th day August, 2025.

CITY OF LAKELAND, FLORIDA
NUISANCE ABATEMENT BOARD

Kelly S. Koos, MMC, City Clerk

City of Lakeland - Nuisance Abatement Compliance Checklist

CASE INFORMATION

Case Number:	Case# 2025-00064082	Date of Complaint:	8/25/2025
Primary Officer:	OfficerName Brownlow 305	<input type="checkbox"/> Agency Initiated	<input checked="" type="checkbox"/> Citizen Complaint

Property Address:	Address 823 West 5 th Street
Legal Description:	LegalDesc WEST VIRGINIA HEIGHTS PB 12 PG 45 LOT 6
Owner's Name (if known):	OwnerName Estate of Rue Mannie
Occupied Status:	<input checked="" type="checkbox"/> Owner-Occupied <input type="checkbox"/> Not Owner-Occupied
Type of Property	
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial
<input type="checkbox"/> Vacant	<input type="checkbox"/> Other: _____

VIOLATION CRITERIA (CHECK ALL THAT APPLY)

FREQUENCY AND TYPE OF VIOLATIONS

The above location has been used:

- ☐ on 2+ occasions within a 6-month period as the site for **prostitution-related offenses** [§ 796.07]
 - ☒ on 2+ occasions within a 6-month period as the site for the **unlawful sale, delivery, manufacture, or cultivation of any controlled substance**
 - ☒ on 1 occasion for **unlawful possession of a controlled substance** (felony level)
- AND**
- has previously been used on 1+ occasion as the site for the **unlawful sale, delivery, manufacture, or cultivation of controlled substances**
- ☐ by a criminal gang for conducting **criminal gang activity** [§ 874.03]
 - ☐ on 2+ occasions within a 6-month period for **dealing in stolen property** [§ 812.019]
 - ☐ on 2+ occasions within a 6-month period for a **violation of Chapter 499** (Florida Drug & Cosmetic Act)
 - ☐ on 2+ occasions within a 6-month period for any combination of the following:
 - ☐ **Murder** [§ 782.04]
 - ☐ **Attempted felony murder** [§ 782.051]
 - ☐ **Aggravated battery with a deadly weapon** [§ 784.045(1)(a)2]
 - ☐ **Aggravated assault with a deadly weapon without intent to kill** [§ 784.021(1)(a)]
 - ☐ on 2+ occasions within a 12-month period as the site for **unlicensed/unlawful sale of alcoholic beverages** [§ 562.12]

[Pain Management Clinics Only]

- ☐ This location is a **pain-management clinic** [§ 458.3265 or § 459.0137]
- AND**
- has been used on 2+ occasions within a 6-month period for violations of:
- ☐ **Assault or Battery** [§ 784.011, § 784.021, § 784.03, § 784.045]
 - ☐ **Burglary** [§ 810.02]
 - ☐ **Theft** [§ 812.014]
 - ☐ **Robbery by sudden snatching** [§ 812.131]
 - ☐ **Unlawful distribution of controlled substances** [§ 893.13]

PREREQUISITE DATE(S) OF VIOLATIONS

- ☒ Evidence supports a finding that the above violations occurred within the applicable time period.
 - o **Violation Dates: Narcotic Violations Between July 18, 2025, and August 21, 2025**

City of Lakeland - Nuisance Abatement Compliance Checklist

PROCEDURAL COMPLIANCE

Notice to Property Owner

- ☐ Narrative contains detailed history of interaction (or attempted interaction), *if any*, with Property Owner.
 - ☐ Law enforcement has personally communicated with Property Owner about the existence of a nuisance in this case prior to initiating a formal complaint.
- ☐ Written notice of complaint was provided to Property Owner at least 3 days prior to hearing before the Board.
 - o **Date of Notice:** _____
 - o **Method of Delivery:**
 - ☐ Certified/Registered Mail
 - ☐ Personal Service/Hand Delivery
 - ☐ Other: _____
- ☐ *[If Property is not Owner-Occupied]* Property Owner has been provided a reasonable amount of time to abate the nuisance in this complaint prior to scheduling a hearing before the Board.

Evidence of Violations

- ☒ Supporting documentation (e.g., sworn affidavits/investigative reports, photographs, video, or witness statements) is attached to the report for consideration.
[Note: Supporting documentation excludes any exempt or confidential records under Florida law and such records, if any, are not material to finding a sufficient factual basis for the existence of a nuisance.]
 - o **List of Exhibits/Documents attached:** Type list of documents included with complaint
- ☒ Evidence as to general reputation of the premises has been collected and will be presented at the hearing.

Abatement Measures (If Known)

- ☐ Information regarding potential or past abatement measures has been included in the narrative.
 - o **Description of Abatement Measures:** [Insert here or include in attached narrative]
 - ☐ Ongoing nuisance abatement plan has been initiated by the Property Owner.
 - ☐ Previous nuisance declarations or abatement orders exist for this property.
 - o **Order Date(s):** _____

FINAL REVIEW

- ☐ All required documentation in support of the complaint is attached and complete.
- ☒ This case complies with due process requirements of § 893.138 and applicable City ordinances.
- ☒ Sufficient evidence exists for a finding of a nuisance as required by § 893.138 and applicable City ordinances.
- ☐ The case is ready for submission to the Board for consideration and review at a quasi-judicial hearing.

Officer Signature: _____

Officer Name: Logan Brownlow

Report Date: 8/25/2025

**NUISANCE ABATEMENT BOARD OF THE
CITY OF LAKELAND, FLORIDA**

COMPLAINT

CASE NO. 2025- 006

NAME AND ADDRESS OF OWNER(S):

(1) Estate of Rue Mannie
823 West 5th Street
Lakeland, FL 33805

Address of Property: 823 West 5th Street
Lakeland, FL 33805

Legal Description: WEST VIRGINIA HEIGHTS PB 12 PG 45 LOT 6

Dates of Violations: Between July 18, 2025, and August 21, 2025

Violation of Florida Statute: 893.13

Complainant's Name: CRA Officer L. Brownlow #305

DESCRIPTION OF VIOLATIONS:

STATE OF FLORIDA)

COUNTY OF POLK)

I, Officer Logan Brownlow, on the 25th day of August 2025, after being duly sworn, do hereby solemnly swear, certify, and depose that:

I am a Police Officer assigned to the Community Redevelopment Agency (CRA), Neighborhood Liaison Section of the Lakeland Police Department. My area of responsibility includes all property owned by the CRA, city owned property, and the CRA district areas within the City of Lakeland. My primary job is to answer calls for service and solve problems within the CRA district areas. I have over four years of experience in law enforcement and have participated in numerous narcotics investigations.

The forthcoming attached police report will document the ongoing narcotics and nuisance activities at 823 West 5th Street, Lakeland, Florida.

Ownership of the property remains in the name of Mannie Rue who is deceased. It appears the son, Ronnie Rue, is currently residing at the property as his primary residence.

No actions have been taken on the part of the owner to deter the illegal activities on the property. The property has been a location of rampant drug use as well as other felonies and misdemeanors. I have completed a history of police and fire "calls for service" at the residence. A summary of the calls includes:

- 1) 4 Felony drug arrests
- 2) 1 Death Investigation call, suspected overdose
- 3) 1 Felony warrant arrest

On August 21, 2025, members of the Lakeland Police Department conducted a search warrant on the residence. Leading up to the search warrant, Detective Jano led an investigation into complaints of illegal narcotics being sold and used at the residence. The report documents two separate occasions of illegal drugs being purchased on the property and the third event of four persons being arrested during the search warrant for felony crimes meeting the criteria for a nuisance abatement. All these events occurred within a six (6) month period as required within the state statute for a nuisance abatement.

The search warrant revealed the following items being recovered or seized:

- 1) 16.2 Grams of Cocaine
- 2) 1 Gram of Cannabis
- 3) 3 Grams of suspect Synthetic Cannabis
- 4) \$760.00 of US currency
- 5) Multiple items of drug paraphernalia

These events, together with other facts and evidence indicate that illegal drug activity is taking place upon the property and the property is an overall nuisance within the neighborhood.

The Lakeland Police Department has maintained a constant presence in the neighborhood and has used every resource available to deter the illegal activity. The property has clearly shown a pattern of illegal activity associated with a place or premises within the corporate limits of the city and serves to encourage future illegal activity on or about this premises. Such illegal activity is injurious to the health, safety, and welfare of the citizens of the city, and corrupts the public morals.

I believe that 823 West 5th Street should be abated pursuant to Article IV, Sec 38, Nuisance Abatement Ordinance, of the city of Lakeland. I respectfully request that the Nuisance Abatement Board find that 523 West 5th Street constitutes a "public nuisance" as described in Section 38-86, of the City Code and FSS 893. Further, I request the Nuisance Abatement Board finds that the property owner/s have not abated this nuisance and orders closure of this property for a period of one (1) year.

The above and foregoing information in this affidavit is true and correct to the best of my knowledge. Executed on the 25th day of August 2025.



Complainant (Officer)

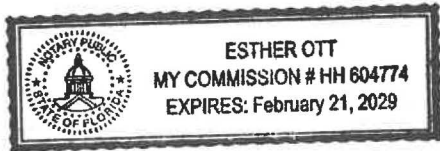
Officer Logan Brownlow

STATE OF FLORIDA)

COUNTY OF POLK)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Officer Logan Brownlow, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed same.

WITNESS my hand and seal this 25 day of August, 2025.



EstH

Notary Public, State of Florida

My Commission Expires: February 21, 2029