



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

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

**Nuisance Abatement Board  
May 21, 2025**

**CALL TO ORDER – 3 p.m.**

**ROLL CALL**

<b>Terry Carter</b>	<b>Dawn Chapman</b>
<b>Elena Giarratano</b>	<b>Daniel Price</b>
<b>John Quirk III</b>	<b>David Stille</b>
<b>Alonzo Thompson</b>	

**APPROVAL OF MINUTES – April 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**

**RECONSIDERATION**

<b>2025-001 4406 Horse Creek Ln</b>	<b>M</b>
	<b>S</b>
	<b>A</b>

**CALL FOR ADJOURNMENT**

# DRAFT

1

Nuisance Abatement Board  
**CITY OF LAKELAND**

April 16, 2025

## **Nuisance Abatement Board April 16, 2025**

The Nuisance Abatement Board met in the City Commission Chambers. John Quirk III (chair) and Terry Carter, Dawn Chapman, Daniel Price, and Alonzo Thompson (members) were present. Elena Giarratano and David Stille (members) were absent. Assistant City Attorney Alex Landback, City Clerk Kelly Koos, General Counsel David Carmichael, and Lakeland Police Department (LPD) staff were present.

John Quirk called the meeting to order at 3:03 p.m.

City Clerk Kelly Koos called the roll for attendance.

### **APPROVAL OF MINUTES – February 19, 2025**

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

### **SWEAR IN WITNESSES**

Alex Landback swore in the witnesses.

### **New Complaints**

#### **Complaint 2025-002; 1502 Amos Avenue**

Officer Hammersla presented this case. He reviewed the nuisance history and the owner history.

In October 2024, the Police received complaints that Jeffery Collins was selling drugs at 1502 Amos Avenue. Jeffrey Collins is the son of Carolyn Bowers. She used to reside at 1434 Amos Avenue and is currently incarcerated for 13 years. The electric is in her name at 1502 Amos Avenue. The police began a narcotics investigation into 1502 Amos Avenue and Jeffery Collins. Within 30 days of January 21, 2025 the detectives investigated via a trash pull. He reviewed the evidence gathered in the trash pull that led to the search warrant. Jeffery Collins is a known narcotics dealer to the Special Investigations Unit.

Officer Hammersla showed photos of the property. It is owned by IMS Trading LLC. The Registered Agent is Issa Shalabi. Landmark Title paid past due taxes.

There are churches on either side and a school bus stop at that location. The shed was converted to a residence. Asbert Butler (father) was living in the shed.

# DRAFT

He reviewed the Lakeland Police Department's abatement process. The police reaches out to the owner for tenant occupied houses. The owner is given 10 days to abate the problem. If they fail to comply, the police write the complaint and mail it to the property owner.

In this case, the police mail the complaint on January 27, 2025. The owner called on January 30, 2025. This owner agreed to comply by February 14, 2025. As of February 15, 2025, Officer Hammersla still had not heard from anyone.

He reviewed calls for service at that location.

He showed photos of the property after the owner had cleaned it up.

Angela Kaiser, Code Enforcement Officer, explained they had 4 cases in the last year. Two of the cases were for open storage, one was for housing violations, and one for the pig. The case for the pig has been closed. One of the grounds cases for open storage is still open. The housing corrections have been made. They do not have a case for the shed being converted to a dwelling unit. There is a process for that conversion and there is nothing in the system for that conversion. Code Enforcement cannot go inside legally so there is not a case.

The Board discussed the children. The tenant is out of the house now. Officer Hammersla did not know where the children were. The Department of Children and Families (DCF) was involved, and the police did not have access to those cases. The police did not know if the grandfather was still living in the shed.

Issa Shalabi, the owner, came forward. His wife spoke with the office. When he knew there was a problem he removed the tenant. It took more than 10 days to make it happen. He let the officer know no one was there now and he could check inside. The previous tenant had a lease which has since expired. He did not know they converted the shed.

David Carmichael explained this case would have been eligible for a diversion. He thought this case should just be monitored at this time.

Mr. Shalabi intends to rent the property to someone else. The property owner agreed he needed to do background checks.

Mr. Carmichael asked if the owner would allow code enforcement to do an internal inspection, the police could just monitor the situation.

Mr. Shalabi said he would reach out to the code enforcement officer.

# DRAFT

3

Nuisance Abatement Board

April 16, 2025

**Action: Terry Carter moved to find that a nuisance did exist and has been remedied. The police will monitor for 90 days. Dawn Chapman seconded. The motion carried unanimously.**

## **Complaint 2025-003; 523 1/2 Quincy Street**

Officer Dorofy presented her case. She reviewed timeline of ownership and events. The electric was in the name of Alix Greene. She could find no record of that person. On August 2, 2024, the police conducted a search warrant. She reviewed the evidence seized. Seven people were arrested in the search warrant; Lavell Antwan Wells, Wanda Elaine Hills Carson, Romeo Foster, Nathan Denson, Marangelly Diaz-Vazquez, Earl Lacey, and Taishaly Soto. The first diversion failed. Officer Dorofy spoke to a property owner who told police the tenant was evicted. On February 6, 2025 the police conducted a second search warrant. Officer Dorofy reviewed the evidence seized. No arrests were made during the second search warrant. Two people were detained, James Grant and Danny Ramon Ordonez Borregales, but then released.

Officer Dorofy reviewed pictures of the property. Alix Greene was told he had to vacate the home. The cameras from the home were collected as evidence. The property owner has cleaned up the house since Greene was evicted. The house is empty now from what the police can tell. They have not seen anyone there since the search warrant.

Raquel Martinez of Momentum Property Management manages the property. She brought the background checks she did on the tenants. Momentum goes by twice a year to check properties. They provide notice to the tenant that they are going to enter the home. They go back 24 hours later and check the home for maintenance issues. Momentum evicted the tenant after the first search warrant and they left. Their last two tenants caused a lot of issues. Mr. Greene was only there two months before they had to evict him.

Sharon McGriff, a resident of North Lake Wire Community, explained a drug house in the neighborhood affects everyone.

Alex Gomez of Code Enforcement reviewed the code enforcement history. All their cases are now in compliance. The property had 5 cases in 2025.

**Action: Terry Carter moved to find that a nuisance did exist but has been remedied, and that the board will maintain jurisdiction for 90 days. Daniel Price seconded, and the motion carried unanimously.**

## **Reconsiderations**

### **2024-008; 831 Glendale Street**

# DRAFT

4

Nuisance Abatement Board

April 16, 2025

David Carmichael stated that the Lakeland Police Department rests on the case they presented.

Mary Archer came forward. She purchased the property from Ms. Sission before the house was boarded. She was in the process of requesting an injunction for protection from one of the drug users who used to be at the house. She wanted to let her 28-year-old son live there. She appreciated the Lakeland Police Department's work. She wanted to open the house so she could move her son there. He has no record. He works at Publix. He wants to move to a house from his apartment.

Code enforcement has been there because of the yard. They have cleaned that up and hired a yard man.

David Carmichael reminded the Board that many community members came and spoke when this property was first closed.

Officer Hammersla explained the neighbors are happy about the house being closed. There has not been more drug traffic. He was not sure about the relationship between Ms. Archer and Ms. Sisson. It seemed unlikely that Ms. Sisson sold the house for \$1. He thought the problem would start again. Ms. Sisson's parents owned a lot of property in Lakeland. There was a relationship between Ms. Archer and the Sissons.

Ms. Archer said she went to high school with the older sister but they did not have a relationship. Ms. Sission was arrested and put Ms. Archer's home address as her address, but she does not live there. She is facing 35+ years in jail.

David Carmichael stated the house is closed and the activity is stopped.

**Motion: Daniel Price moved that the house remain boarded.**

The Board discussed with Ms. Archer the needed home repairs.

David Carmichael recommended the Board leave the property boarded up for the balance of the 12 months. The new owner went in knowing that the property was boarded up.

Ms. Archer stated she lives in the neighborhood and does not want drugs in the neighborhood either.

**Action: The motion failed for lack of a second.**

**Motion: John Quirk moved to reopen the property, maintain jurisdiction, monitor the property, and any other illegal activity will result in a reclosing.**

Assistant City Attorney Alex Landback asked if the Board wanted the case brought back before reboarding.

# DRAFT

**Amended Action: Daniel Price moved to amend the order to reopen the property, maintain jurisdiction until December 2025, and bring the case back to the board if there are any violations. Terry Carter seconded and the motion carried unanimously.**

## **Complaint 2025-001, 4406 Horse Creek Lane**

David Carmichael explained the police were not prepared to present evidence on this. They would like to do the hearing next month if the board grants reconsideration. The house is still open.

Alex Landback explained that before the house was closed, a timely appeal was filed at the Circuit Court.

Horace Moore appeared on behalf of Rosa Brown and Joyce Jackson. The nuisance complaints were made at a different property. It was discovered that the person selling drugs lived at Ms. Brown's home. There was no drug activity at Ms. Brown's home. He asked for reconsideration of the hearing or the order. They are abating the issue. Ms. Brown's property was not a nuisance. The nuisance was the boyfriend and he is in jail.

**Action: Terry Carter moved to reconsider the case next month. Dawn Chapman seconded. The motion carried 4-1. The rehearing will be next month.**

The Board adjourned at 4:21 p.m.

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

**ROSA BROWN, JOYCE JACKSON**  
**Respondant,**

**CASE NO.: 2025-001**

**vs.**

**CITY OF LAKELAND,**  
**a municipal corporation**  
**Petitioner,**  
\_\_\_\_\_ /

**RESPONDANT'S MOTION FOR REHEARING AND/OR  
RECONSIDERATION OF PETITIONER'S ORDER**

Respondents, Rosa Brown and Joyce Jackson, ("Respondents"), by and through their undersigned counsel, do hereby move this Board for a rehearing and/or reconsideration of Order on Nuisance Property entered on March 3<sup>rd</sup>, 2025, and in support thereof states:

**I.**  
**BACKGROUND**

1. This action stems from a property owned by the Respondents located at 4406 Horse Creek Ln, Lakeland, Florida.
2. A above-mentioned property was subject to a nuisance abatement hearing on February 19<sup>th</sup>, 2025.
3. The Nuisance Abatement Board found the property to be a nuisance to the community although no evidence was presented to show that the property was used as "the site of the unlawful sale, delivery, manufacture or cultivation of a controlled substance" as required by law. Section 893.138, Florida Statutes

4. Respondants request that the Board rehear and/or reconsider issues related to this statutory requirement mentioned above.

WHEREFORE, Respondents Rosa Brown and Joyce Jackson respectfully request that this Board grant this Motion for Reconsideration and/or Rehearing.

### **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy hereof has been provided via email to Alexander Landback [Alexander.Landback@lakelandgov.net](mailto:Alexander.Landback@lakelandgov.net) and David Carmichael [David.Carmichael@Lakelandgov.net](mailto:David.Carmichael@Lakelandgov.net) on this 11th day of April 2025.

/s/ Horace N. Moore, Jr., Esquire \_\_\_\_\_  
Horace N. Moore, Jr., Esquire  
WILLIAMS MOORE LAW FIRM  
1409 W. Thonotosassa Road  
Plant City, Florida 33563  
(813) 719-6605 Fax No.: (813) 717-9808  
[hmoore@williamsmoorelaw.com](mailto:hmoore@williamsmoorelaw.com)  
FBN: 158380  
Chandra Smith  
[csmith@williamsmoorelaw.com](mailto:csmith@williamsmoorelaw.com)





Kelly S. Koos  
City Clerk  
863.834.6210

In re:

April 25, 2025

Complaint No. 2025-001

Address of Property:  
4406 Horse Creek Lane  
Lakeland, FL 33811

Legal Description of Property:  
RIVERSTONE PHASE 3 & 4 PB 180 PGS 48-56 BLOCK 5 LOT 2

**NOTICE OF HEARING**

TO: Rosa Brown  
4406 Horse Creek Lane  
Lakeland, FL 33811

Joyce Jackson  
& 4406 Horse Creek Lane  
Lakeland, FL 33811

And

Horace Moore, Jr., Partner  
Williams Moore Law Firm  
1409 Thonotosassa Road  
Plant City, FL 33563  
[hmoore@williamsmoorelaw.com](mailto:hmoore@williamsmoorelaw.com)

Please be on notice that the City of Lakeland Nuisance Abatement Board will hold a hearing on the above-referenced property on **Wednesday, May 21, 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](mailto: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 25<sup>th</sup> day of April 2025.

CITY OF LAKELAND, FLORIDA  
NUISANCE ABATEMENT BOARD

Kelly S. Koos, MMC, City Clerk



DIXIELAND  
1057 S FLORIDA AVE  
LAKELAND, FL 33803-9998  
(800)275-8777

04/25/2025 01:56 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.73
--------------------------	---	--	--------

Plant City, FL 33563  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Mon 04/28/2025

Certified Mail® \$4.85

Tracking #:

70192970000228807741

Return Receipt \$4.10

Tracking #:

9590 9402 8738 3310 4391 26

Total \$9.68

First-Class Mail® Letter	1		\$0.73
--------------------------	---	--	--------

Lakeland, FL 33811  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Mon 04/28/2025

Certified Mail® \$4.85

Tracking #:

70192970000228807758

Return Receipt \$4.10

Tracking #:

9590 9402 8738 3310 4391 33

Total \$9.68

Grand Total: \$19.36

Credit Card Remit \$19.36

Card Name: VISA

Account #: XXXXXXXXXX4165

Approval #: 083048

Transaction #: 530

AID: A0000000031010

AL: VISA CREDIT

PIN: Not Required

Chip

7019 2970 0002 2880 7741

## U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☒ Certified Mail Restricted Delivery

☒ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

Total Postage and Fees

Sent To

Street and Apt. No., or PO Box

City, State, ZIP+4®

Horace Moore, Jr., Partner  
William Moore Law Firm  
1409 Thonotosassa Rd  
Plant City, FL 33563

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

## U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☒ Certified Mail Restricted Delivery

☒ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

Total Postage and Fees

Sent To

Street and Apt. No., or PO Box

City, State, ZIP+4®

Rosa Brown & Joyce Jackson  
4406 Horse Creek Lane  
Lakeland, FL 33811

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions