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BEFORE THE NUISANCE ABATEMENT BOARD OF THE
TOWN OF ORANGE PARK, CLAY COUNTY, FLORIDA

NAB CASE NO.: 15-01

TOWN OF ORANGE PARK,

Petitioner,

vs.

JAX INNS, INC.,
a.k.a., RODEWAY INN &
CONFERENCE CENTER,
300 Park Avenue,
Orange Park, FL 32073

Respondent.

CFN # 2016000138
OR BK: 3818 PG: 486 Pages1 of 4
Recorded: 1/4/2016 11:40 AM Doc: O
Tara S. Green, CLAY County Clerk, FL
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NUISANCE ABATEMENT BOARD SECOND SUPPLEMENTAL ORDER
ABATING THE PUBLIC NUISANCE

THIS CAUSE came on for hearing before the Nuisance Abatement Board of the Town of Orange Park (the "Board") on December 14, 2015, after due notice to the Respondent, Jax Inns, Inc., a.k.a., Rodeway Inn & Conference Center ("Rodeway"), and the Board having heard testimony under oath and received evidence, thereupon issues the following Order:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The Board readopts the Findings of Fact and Conclusions of Law contained in its previously issued Order(s).

2. The Board has received testimony from various witnesses regarding the status of the Premises and the least restrictive means necessary to abate the public nuisance.

3. On November 17, 2015, illegal controlled substances were possessed upon the Premises in violation of Chapter 17, Article II of the Town Code of the Town of Orange Park.

4. Rodeway has failed to satisfactorily comply with the following special conditions previously ordered by the Board:

a. Maintain a current registry of residents and guests, and/or copies of photo identification, and produce said registry to the Orange Park Police Department upon request.

b. Maintain a fully operable DVR and web accessible camera surveillance system, in that three (3) cameras included as part of said system remain inoperable.

c. Maintain the Premises' exterior lighting to the standards of the Orange Park Police Department.

d. Submit an approved premises improvement plan which brings the Premises into compliance with the minimum requirements of the Florida Building Code and NFPA Fire Code.

5. Since this Board's declaration of Rodeway as a public nuisance on February 9, 2015, this Board has duly considered all available appropriate remedies and endeavored to use the least restrictive methods believed necessary to abate the public nuisance.

THEREFORE, IT IS

ORDER

ORDERED that:

A. Rodeway is prohibited from operating or maintaining the Premises as a hotel/motel or any other substantially similar use. The Board's previously ordered suspension of said prohibition is hereby rescinded.

B. The Town Attorney is instructed to seek immediate judicial enforcement of this Order by filing a petition for enforcement in the Clay County Circuit Court as authorized by the Town Code of the Town of Orange Park, Florida, Chapter 17, Article II and Section 893.138, Florida Statutes.

C. This Order shall be recorded in the Public Records of Clay County, Florida, and shall constitute a

lien against the above described property pursuant to Section 893.138, Florida Statutes and Chapter 17, Article II, Section 17-17 of the Town Code of the Town of Orange Park, Florida.

D. Pursuant to Chapter 17, Article II, Section 17-17 of the Town Code of the Town of Orange Park, Florida, while under the jurisdiction of this Order, the Board may suspend, or lift the suspension, of any remedy imposed, whether the remedy was initially imposed or not. Lifting a suspended remedy or imposing a new remedy shall not operate to extend the stipulated, extended jurisdiction of the Board through December 31, 2016, and nothing contained in this subsection shall be construed as compelling such vacation or modification.

ENFORCEMENT

The Town is authorized to enforce this Order through a Petition for Enforcement to the Circuit Court, pursuant to Section 120.69, Florida Statutes, and to request all lawful relief as authorized thereof.

DONE AND ORDERED this 18th day of December, 2015.

NUISANCE ABATEMENT BOARD
TOWN OF ORANGE PARK, FLORIDA


Steve Jones, Chairman

I HEREBY CERTIFY that a true and correct copy of the foregoing Second Supplemental Order Abating the Public Nuisance has been furnished to Respondent, Jax Inns, Inc., a/k/a Rodeway Inn & Conference Center, c/o Jitendra B. Patel, 28049 S. Wixom Rd., #315, Wixom, Michigan 43893, Navendra Patel, Premises Operator, Rodeway Inn and Conference Center, 300 Park Avenue, Orange Park, Florida 32073, and Daniel Copeland, Esq., 9310 Old Kings Road South, Suite 1501, Jacksonville, Florida 32257-8104 this 18th day of December 2015, by mail/hand delivery.


Sarah Campbell
Town Clerk

IN THE EVENT OF NON-COMPLIANCE, OR NON-PAYMENT OF THE FINE HEREIN THIS ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION EXISTS.

PLEASE BE ADVISED THIS ORDER SHALL BE SUBJECT TO JUDICIAL REVIEW IN THE MANNER PROVIDED BY LAW, IN ACCORDANCE WITH CHAPTER 17, ARTICLE II, SECTION 17-18, TOWN CODE OF THE TOWN OF ORANGE PARK, FLORIDA.