



**MINUTES OF THE  
ORANGE COUNTY NUISANCE ABATEMENT BOARD  
JULY 26, 2018  
9:00 A.M.**

**CALL TO ORDER:**

Chairman Jeff DeFelice called the meeting to order at 9:01 a.m.

**ROLL CALL:**

**Members Present:**

Chairman Jeffrey R. DeFelice  
Vice-Chairman Nicole C. Soltau-Woods  
Kevin Olney  
Shayla M. J. Mount  
Gary E. Smith  
Chris Roper  
Blair K. Martlaro

**Members Absent:**

Robin D. Harris  
Ali Akin Jurnaz

A Quorum was present.

**Others Present:**

Dan Mantzaris, Counselor to the Nuisance Abatement Board

Maritza Del Valle, Recording Secretary, Orange County Code Enforcement Division  
Deborah Jenkins, Recording Secretary, Orange County Code Enforcement Division

AnnMarie Delahunty, Assistant General Counsel, Orange County Sheriff's Office  
Eric Dunlap, Assistant General Counsel, Orange County Sheriff's Office  
Master Deputy Mark Davis, Orange County Sheriff's Office  
Liza Pham, Orange County Sheriff's Office

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF THE APRIL 26, 2018 NUISANCE ABATEMENT BOARD HEARING**

A motion was made by Vice-Chairman Nicole Soltau-Woods, second by Gary Smith, to approve the minutes of the April 26, 2018 Hearing. Motion carried unanimously.

**OPENING STATEMENT:** The Opening Statement was read by Chairman Jeff DeFelice.

**HEARINGS:**

**NEW CASES:**

1.     **NAB2018-N003           ZY ROYAL PROPERTIES, LLC**  
                                  **2405 Pineway Drive**  
                                  Orlando, Florida

07/26/18: AnnMarie Delahunty, Assistant General Counsel, Orange County Sheriff's Office, presented and submitted evidence as set forth in the Complaint and Notice of Hearing. The Respondent was not present. Respondent's Representative, Lee Dani was present, sworn in and gave testimony.

**Order:**                               Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby ORDERED:

The Consent Agreement entered into between Petitioner and Respondent is hereby adopted and approved by the Nuisance Abatement Board and incorporated within this Order as though fully set forth.

Either party may petition the NAB for amendment or relief from the provisions of this Order.

The NAB retains jurisdiction of the property for one year from the effective date of this Order.

**Motion:**                               Motion by Shayla M.J. Mount, second by Gary E. Smith, to adopt the Consent Agreement into an Order, as presented by the Orange County Sheriff's Office. Motion carried unanimously.

**OTHER BUSINESS:**

2.      **NAB2017-N006**      **K&A PROPERTY OF ORLANDO, LLC**  
   **PARTY LIQUOR, et al**  
   **2200 Americana Boulevard**  
   Orlando, Florida

**NON-COMPLIANCE**

**NOTICE OF INTENT TO SEEK ADMINISTRATIVE SANCTIONS**

07/26/18: Eric Dunlap, Assistant General Counsel, Orange County Sheriff's Office, presented and submitted evidence as set forth in the Second Amended Notice Of Hearing, Petitioner's Notice Of Intent to Seek Administrative Sanctions and Second Consent Agreement. The Respondent was not present and waived their appearance.

**Order:**

Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby ORDERED that the Respondent comply with the following:

The NAB hereby incorporates the terms of the Second Consent Agreement into this order, except to the extent they are expressly modified by the Second Consent Agreement, Respondent is also required to comply with all conditions set out in the Consent Agreement dated December 14, 2017 and the NAB's Findings of Fact, Conclusions of Law, and Order signed on December 14, 2017.

The NAB finds that Respondent continued to maintain an ongoing nuisance.

The NAB declares the property a Recurring Public Nuisance.

The Respondent agrees to pay a fine in the amount of \$1,500 for failing to comply with the NAB's December 14, 2017 Order and the terms of the Consent Agreement. This fine shall be waived and will not be due if the Respondent remains in substantial compliance with the terms of this Order, the Second Consent Agreement, the NAB's December 14, 2017 Order, and the terms of the Consent Agreement dated December 14, 2017 for a continuous period of one year from the date of this agreement. If the Respondent maintains substantial compliance as determined by the Petitioner, the case will be closed without any further action required by the NAB.

If the Respondent fails to remain in substantial compliance with the terms of this Order, the Second Consent Agreement, the NAB's December 14, 2017 Order, and the terms of the Consent Agreement dated December 14, 2017 for a continuous period of one year from the date of this agreement, the Petitioner shall inform the NAB of the non-compliance and may request an Order imposing the \$1,500 fine and directing the Respondent to pay the fine within 30 days.

The NAB retains jurisdiction of the property for one year from the effective date of this Order.

Pursuant to Section 28-111, Orange County Code, a certified copy of this order shall be recorded in the public records of the county.

**Motion:**

Motion by Gary Smith, second by Vice Chairman Nicole Soltau-Woods that the Respondent is in violation of the NAB's prior Order and conditions of the Consent Agreement, that the activity on the property constitutes a recurring public nuisance and to adopt the Second Consent Agreement into an Order, as presented by the Orange County Sheriff's Office. Motion carried unanimously.

3.        **NAB2016-N006**            **OBT CHEVRON, LLC**  
   **CHEVRON**  
   **4252 S. Orange Blossom Trail**  
   Orlando, Florida

**NON-COMPLIANCE**  
**REQUEST FOR ADDITIONAL FINES**

07/26/18: AnnMarie Delahunty, Assistant General Counsel, Orange County Sheriff's Office, presented and submitted evidence as set forth in the Third Amended Notice of Hearing. The Respondent, Ramzan Gulamali was present, sworn in and gave testimony.

**Order:**

Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby ORDERED that the Respondent comply with the following:

Respondent is required to comply with all conditions set out in its Findings of Fact, Conclusions of Law and Order signed on December 15, 2016, and its Order Declaring Property a Recurring Public Nuisance and Order Imposing Remedies Pursuant to Section 28-109(g) and (h), including the off-duty requirement.

The Respondent is directed to pay \$100.00 each for the 4 instances of recurring public nuisance activity, or a total of \$400.

The NAB retains jurisdiction of the property for one year from the effective date of this Order.

Either party may petition the NAB for amendment or relief from the provisions of this Order.

Pursuant to Section 28-111, Orange County Code, a certified copy of this order shall be recorded in the public records of the county.

**Motion:** Motion by Chairman Jeffrey DeFelice, second by Shayla M.J. Mount, that the activity on the property constitutes a recurring public nuisance, and to adopt the requested conditions and recommendations with the exception of the Attorney's Fees and Costs into an Order, as presented by the Orange County Sheriff's Office. Motion carried unanimously.

**COMMENTS BY THE CHAIRMAN:**

Chairman Jeffrey DeFelice thanked the new Board Members for their service, reminded the Board of the next Hearing date and asked for a motion to adjourn.

**DATE OF NEXT HEARING:**

August 23, 2018 at 9:00 a.m. in the Orange County Commission Chambers located at 201 S. Rosalind Avenue, Orlando, Florida.

**ADJOURNMENT:**

Motion by Shayla M.J. Mount, second by Chris Roper to adjourn the meeting at 9:51 a.m. Motion carried unanimously.

ATTEST:



Recording Secretary/Assistant



Chairman/Vice-Chairman

**NOTE:** This document may not include all details of the events taking place at this hearing. For full details, video recorded documentation is available.

Edited by: Deborah Jenkins  
Reviewed by: Maritza Del Valle