



**Special Magistrate Hearing
Minutes
February 5, 2025**



9:30 AM

I. CALL TO ORDER

II. SWEARING IN OF WITNESSES

III. CALL OF THE CASES

IV. OLD CASES

V. NEW CASES

- 1. CODE-06-24-2745 321 ARAPAHO TRL. JACK L SKURVID IPMC 304.1 EXTERIOR STRUCTURE, SEC. 7-6 EXCESSIVE GROWTH, LDC SEC. 5.2.4 (A)(A)(C) SPECIAL PARKING RESTRICTIONS, LDC SEC. 5.3.9. MAINTENANCE, SEC. 7-5 (A)(B) ACCUMULATIONS OF TRASH, JUNK, DEBRIS.**

Special Magistrate Dan Mantzaris called for the case.

Respondent Jack L Skurvid present

City Attorney Drew Smith asked CE Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.

City Attorney Drew Smith asked CE officer Arcaya what time is needed to resolve.

CE Officer Arcaya answers 60 days.

Magistrate Mantzaris asked about fines. Attorney Smith responded \$250.00 per day.

Magistrate Dan Mantzaris asks the respondent if the time frame is appropriate and if he has any comments.

Mr. Skurvid spoke about working to resolve and getting help and vehicles being removed.

Magistrate Mantzaris spoke about the case time frame to resolve and the potential fine amount. Attorney Smith suggested a status hearing in 60 days.

Special Magistrate Dan Mantzaris finds in violation of IPMC 304.1 Exterior Structure, Sec. 7-6 Excessive growth, LDC Sec. 5.2.4 (a)(A)(C) Special Parking Restrictions, LDC Sec. 5.3.9. Maintenance, Sec. 7-5 (a)(b) Accumulations of trash, junk, debris. Respondent shall correct on or before 4/2/25. May have a status update on 4/2/25, fines may be imposed of up to \$250.00 per day.

2. CODE-09-24-2792 450 S. MAITLAND AVE. 450 S MAITLAND PARTNERS LLC. LDC SEC. 5.3.9.(A)(E) DUTY TO TRIM, SEC. 7-5 (A)(B) ACCUMULATIONS OF TRASH, JUNK, DEBRIS.

Special Magistrate Dan Mantzaris called for the case.

Respondent Mr. Chirag Kabrawala present

City Attorney Drew Smith asked CE Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.

City Attorney Drew Smith asked CE officer Arcaya about conditions present, and progress made to resolve the violations. Reasonable time to cure, answer 15 days.

Special Magistrate Mantzaris spoke about the fine amount with Attorney Smith.

Magistrate Dan Mantzaris asked Mr. Kabrawala what his relation to the property is, and answer he is a part-owner. Presents photos and text messages copies to the Magistrate. Speaks about conditions and wanting to resolve the violations.

CE Officer speaks about documents given to Special Magistrate Dan Mantzaris

Special Magistrate Dan Mantzaris spoke about property conditions to Mr. Kabrawala.

Special Magistrate Dan Mantzaris finds in violation of LDC Sec.

5.3.9.(a)(e) Duty to Trim 2/21/2025 may be brought back for fine up to \$250.00, in violation of Sec. 7-5 (a)(b) Accumulations of trash, junk, debris. Refrain from repeating violation.

3. CODE-09-24-2797 9301 SUMMIT CENTRE WAY. MWAD PHASE I LLC. NFPA 101 7.9.2.1.1. EMERGENCY LIGHTING, NFPA 1 10.2.3 OWNER/OCCUPANT RESPONSIBILITIES, NFPA 13.1.15 CLEAR SPACE MAINTENANCE, NFPA 1 14.6.3. ENCLOSED, USABLE SPACE, NFPA 1 10.19.1 STORAGE OF COMBUSTIBLE MATERIALS, NFPA 1 10.19.5.1. COMBUSTIBLE MATERIAL.

Special Magistrate Dan Mantzaris called for the case.

Respondent for MWAD Phase I LLC not present

City Attorney Drew Smith asked CE Officer Arcaya to present case.

Code Enforcement Officer Arcaya presents the case and a description of the NFPA violations.

City Attorney Drew Smith asked CE officer Arcaya follow-up questions,

CE Officer Arcaya referred questions to Fire Inspector Matthew Lundy

Fire Inspector Lundy presents fire violations and descriptions, with follow-up questions about which violations were cured.

Discussion about what violation were resolved between Magistrate Mantzaris, CE Officer Arcaya, and FI Lundy.

Special Magistrate Dan Mantzaris asked what is the City requesting with Attorney Smith answering a Finding of Fact.

FI Lundy answers questions about what time would be needed to cure and agrees 15 days.

Special Magistrate Dan Mantzaris asked if the City was willing to mitigate

with answer from Attorney Smith no.

Special Magistrate Dan Mantzaris finds in violation of. NFPA 101 7.9.2.1.1. Emergency Lighting, NFPA 1 10.2.3 Owner/Occupant Responsibilities, NFPA 13.1.15 Clear Space Maintenance, NFPA 1 14.6.3. Enclosed, usable space, NFPA 1 10.19.1 Storage of combustible Materials, NFPA 1 10.19.5.1. Combustible Material. To be corrected by 2/21/2025 or may be brought back for fines up to \$500.00 per day.

4. CODE-10-24-2809 525 SYBELIA PKWY. UPTOWN MAITLAND PARTNERS LTD. NFPA 1 12.7.6.3.1 FIRE DOOR ASSEMBLIES, NFPA 1 13.7.4.4 INSPECTION, TESTING, MAINTENANCE, FIRE ALARM INSPECTION.

Special Magistrate Dan Mantzaris called for the case.

The respondents for Uptown Maitland Partners LTD. present are Mr. Fabian Taylor and Greg Micelli.

City Attorney Drew Smith asked CE Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case and gives a description of Fire Inspector Ludy spoke about when violations were in compliance.

CE Officer Arcaya answers questions about the date of compliance.

Mr. Taylor presented the fire alarm was in compliance, but the inspection report was not presented to the City of Maitland Fire Marshal.

Special Magistrate Dan Mantzaris finds in violation of NFPA 1 12.7.6.3.1, NFPA 1 13.7.4.4, both violation are in compliance, repeat by may be brought back for a fine up to \$500.00.

5. CODE-12-24-2828 525 SYBELIA PKWY. UPTOWN MAITLAND PARTNERS LTD SEC. 6-16(B) LOCAL AMENDMENT TO FLORIDA FIRE PREVENTION CODE (NFPA 1)

Special Magistrate Dan Mantzaris called for the case.

The respondents for Uptown Maitland Partners LTD. present are Mr. Fabian Taylor and Greg Micelli.

City Attorney Drew Smith asked CE Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case and gives a description of Sec. 6-16 Local Amendments.

City Attorney Drew Smith asked CE officer Arcaya follow-up questions about the violation and Knox box replacement, CE Officer Arcaya referred questions to Fire Inspector Matthew Lundy.

Fire Inspector Lundy presents testimony and gives a statement of what is needed to cure.

City Attorney Drew Smith asked Inspector Lundy what time is needed cure, answer is 15 days.

Teh responded Mr. Taylor spoke about approval received from the City of Maitland Fire Marshal and Uptown Maitland is waiting for the delivery and will be installed immediately.

Attorney Smith clarifies the case presented is CODE-12-24-2828 not CODE-10-24-2809, the introduction was for 2809 not 2828, Special

Magistrate concurs and continues.

Special Magistrate Dan Mantzaris, found in violation of Sec. 6-16 Local Amendments 2/21/2025 may be brought back for a fine up to \$250.00.

VI. OTHER BUSINESS

VII. ADJOURNMENT