



**Special Magistrate Hearing
Minutes
October 1, 2025
Council Chambers
9:30 AM**



I. CALL TO ORDER

Magistrate Dan Mantzaris gave an introductory statement.

II. SWEARING IN OF WITNESSES

City of Maitland Code Enforcement Officer Andy Arcaya, City of Maitland Building Official Jordan Wynn, Respondent Jack Skurid, Respondant Monica Keny, Respondent Attorney Donald Perbona, Respondant Mina Khosravani

III. CALL OF THE CASES

Special Magistrate Dan Mantzaris calls for the first case.

IV. OLD CASES

1. CODE-06-24-2745 321 ARAPAHO TRAIL JACK SKURVID SEC.5.2.4(A)(A)(C) PARKING RESTRICTIONS, SEC.7-6 EXCESSIVE GROWTH, SEC 7.5 ACCUMULATION OF TRASH, LDC 5.3.9 (A) MAITENANCE, IPMC 304.1 EXTERIOR STRUCTURE (GENEREAL)

Special Magistrate Dan Mantzaris calls for the case.

Respondent Jack Skurvid present.

City Attorney Drew Smith introduced this status case and asked CE Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.

Attorney Smith asked CE Officer Arcaya questions about the front door and the timeframe to cure, and general conditions of the property.

Magistrate Mantzaris asked questions about the finding of fact order violations, and cure dates.

Special Magistrate Dan Mantzaris asked Mr. Skurvid what is his plan is to clean up the property.

Attorney Drew Smith asked Mr. Skurvid what time is needed to clean up the site. Mr. Skurvid answers by the end of October.

Special Magistrate Dan Mantzaris spoke about fines and scheduled a follow-up status hearing for November 5th 2025.

2. CODE-08-24-2791 1101 N KELLER ROAD RICHARD T DAVIS FBC 105.1 PERMIT REQUIRED

Special Magistrate Dan Mantzaris called for the case.

Respondent not present.

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

Code Enforcement Officer Arcaya presents the case.

Special Magistrate Dan Mantzaris asked questions about the status of permits and compliance date.

Attorney Smith asked questions if CE Officer had spoken to the property owner. Answer is no.

Attorney Smith speaks about moving forward with a fine hearing if no compliance is obtained by January 2026.

Magistrate Dan Mantzaris offers to amend the original compliance to 1/1/2026. With the City having no objection.

Magistrate Dan Mantzaris orders to amend the original violation cure date to 1/1/2026. If not cured by may be brought back for fines up to \$250.00 per day.

V. NEW CASES

1. **CODE-06-25-2917 1130 MECHANIC STREET PALMANO GROUP REAL ESTATE 5.3.9 MAINTENANCE IMPC SEC 301.3 VACANT LAND, PMC 302.5 PEST CONTROL, SEC 7-5 (A) (B) ACCUMULATION OF TRASH**

Special Magistrate Dan Mantzaris called for the case.

Respondent Monica Kenny present.

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

Code Enforcement Officer Arcaya presents the case.

Attorney Drew Smith asked if the property was in compliance and wanted a finding of fact.

Magistrate Dan Mantzaris ordered the property in violation and may be brought back as a repeat violation with a maximum fine of up to \$500.00.

2. **CODE-08-25-2987 473 S KELLER ROAD ERM-TLS INC. SEC 22 205. EXCESSIVE GROWTH SEC. 32 7(1)(2)(3) MAINTENANCE OF ROW, LDC SEC 5.3.9 (A)(E) DUTY TO TRIM**

Special Magistrate Dan Mantzaris called for the case.

Respondent not present.

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

Code Enforcement Officer Arcaya presents the case. Also answers questions about swale and property not in compliance when viewed from neighboring property.

City attorney Smith city is asking for 30 days to comply.

Magistrate Mantzaris orders in violation cure on or before 11/3/2025 or may be brought back for fines up to \$250.00 per day.

3. **CODE-07-25-2958 206 TANGERINE PLACE KAMINA TANGERINE LLC SEC.7-6 EXCESSIVE GROWTH, SEC 7-12 MAINTENANCE OF ROW, LDC SEC. 5.3.9(E) DUTY TO TRIM**

Special Magistrate Dan Mantzaris calls for the case.
Respondent Mina Khosravani present.
City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
Magistrate Mantzaris asks if the property is in compliance. CE Officer Arcaya answers unknown as unable to view due to work without a permit occurring on site.
Magistrate Mantzaris asked Attorney Smith if both cases for the same address will be presented at the same time. The answer was no.
Magistrate Mantzaris asked what the city wants. The answer from Attorney Smith is a finding of fact with 30 days to cure and may bring back in not cured.
Magistrate Mantzaris spoke to the respondent. The respondent spoke about property is mowed and why work without a permit happened. The magistrate stopped the discussion and relayed that the city is giving time to cure overgrowth.
Magistrate Mantzaris orders in violation must be cured on or before 11/3/2025 or may be fined up to \$250.00 per day.

4. CODE-05-25-2903 160 CANDANCE DRIVE K2 CANDANCE DR LLC LDC 5.14.4(D)(I)(N)(P)(Q) PROHIBITED SIGNS

Special Magistrate Dan Mantzaris called for the case.
Respondent, Attorney Donald Perbona was present to represent the owner who is not present.
City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
Magistrate Mantzaris asked if violations were cured. Answer yes and request a finding of fact.
The respondent had no questions and agreed with cured finding of fact
Magistrate Mantzaris orders in violation was cured on or before 09/28/2025 may be brought back for repeat violation with up to \$500.00 per day.

5. CODE-09-25-2996 206 TANGERINE PLACE KAMINA TANGERINE LLC FBC 105.1 PERMIT REQUIRED

Special Magistrate Dan Mantzaris called for the case.
Respondent Mina Khosravani present.
City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
Attorney Drew Smith asked CE Officer what was needed. CE Officer speaks about the time frame and possible work needed permits that is not identified.
Magistrate Dan Mantzaris speaks about the time frame; Attorney Smith qualifies the time frame needed by differentiating the work, known and

unknown.

Magistrate Mantzaris asked questions about photos and the road blocked by roll-of-container and driveway sand.

Magistrate Mantzaris asks respondent to respond. She speaks about conditions of structure, being out of state, and work needed.

Magistrate Mantzaris asked if this was a rental property and if the respondent has a contractor.

Respondent responds and states she is working to apply for permits.

Magistrate Mantzaris speaks about additional work needing permits and could be a repeat violation.

Magistrate Dan Mantzaris orders in violation and permits must be pulled by 11/3/2025 and pass final inspections by 12/3/2025 or may be fined up to \$250.00 per day.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

10:28