



**Special Magistrate Hearing
Minutes
November 5, 2025
Council Chambers
9:30 AM**



I. CALL TO ORDER

09:30

II. SWEARING IN OF WITNESSES

Andy Arcaya Code Enforcement Officer, Austin Evora City of Maitland Staff Engineer, Rodney Borrero, Tracey Khoshnou, Lawanda Accardi, Mike Luwellen, Ramon Castro, Matheus Vazzo, Falica Florez, Jack Skurvid

III. CALL OF THE CASES

Magistrate Dan Mantzaris gave an introductory statement.

IV. OLD BUSINESS

- 1. CODE-11-25-2745 321 ARAPAHO TRAIL JACK SKURVID SEC. 5.2.4 (A)(A)(C) PARKING RESTRICTIONS, SEC 7-6 EXCESSIVE GROWTH, SEC 7.5-ACCUMULATIONS OF TRASH, LDC 5.3.9 (A) MAINTENANCE, IPMC EXTERIOR STRUCTURE.**

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 conditions at the property and considerable cleaning of the area near the front door and Mr. Skurvid is willing to use a roll-off dumpster to remove debris from the property.

Special Magistrate Dan Mantzaris spoke to about needing compliance and the city working with him and needing more to be done. Mr. Skurvid if he had any questions. Mr. Skurvid gave a general answer about the property and understood the status hearing for January.

Special Magistrate Dan Mantzaris ordered a Status hearing for January 7th, 2026.

V. NEW CASES

- 1. CODE-02-25-2851 2201 LUCIEN WAY LAKE LUCIEN LLC LDC 5.7.16 LAKESS, CANALS, STEAMS AND DRAINAGE COURSES, SEC 20-987 (A) ILLICIT DISCHARGE.**

Special Magistrate Dan Mantzaris called for the case.

Respondent present Falica Flores from Orlando Central Services.

Staff Engineer Austin Evora was present.
City Attorney Drew Smith introduced the case, speaking about parts of the case shown but not part of today's hearing and asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
Special Magistrate Dan Mantzaris asked about the date of compliance.
The answer was after the compliance date.
Austin Evora City of Maitland Staff Engineer, spoke about the swale violation are cured as of 11/4/2025
Special Magistrate Dan Mantzaris asked what the city wanted. Attorney Smith answered a finding of fact and may return for repeat violations.
Magistrate Mantzaris spoke to Ms. Flores about repeated violations and possible fines.
Magistrate Mantzaris ordered in violation of LDC 5.7.16, Sec. 20-97 (a) codes and codes cured before the hearing date may be brought back for repeated violation of up to \$500.00 per day.

2. CODE-06-25-2925 87 CYPRESS LANE DOM ALVARO HOUSING LLC LDC SEC. 5.5.4 (A) VEGETATION REMOVAL IN RIGHT-OF-WAY.

Special Magistrate Dan Mantzaris called for the case.
Respondent present Matheus Vazzo
City Attorney Drew Smith introduced the case, stating the city is asking for a mitigation plan and asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
Magistrate Mantzaris asked questions about the tree, location and mitigation plan with the homeowner.
Attorney Smith requested a mitigation plan and 30 days to resolve.
Magistrate Mantzaris asked Mr. Vazzo if he had any questions and the response was no.
Respondent did agree to the mitigation plan and will work through the process.
Magistrate Mantzaris found the respondent in violation of both codes and one code cured before hearing the tree removed from the Right-of-Way will be cured with a mitigation plan before 12/5/2025. If not resolved, the case may be brought back before the Magistrate for a fines hearing.

3. CODE-06-25-2935 PARCEL ID:3621296000000134 MAITLAND PROPERTY LLC LDC 5.8.7. FENCE MAINTENANCE

Special Magistrate Dan Mantzaris called for the case.
Respondent not present.
City Attorney Drew Smith introduced the case about fence and overgrown and asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
Magistrate Mantzaris asked if the city had any contact with property owners or representatives. The answer was no.
Magistrate Mantzaris asked questions about overgrowth, and fence

conditions. Additional question about overgrowth on property. The CE Officer answered that the City is only wanting the fence repaired. Special Magistrate Dan Mantzaris asked what the city is requesting. Attorney Smith answered 60 days to cure. Special Magistrate Dan Mantzaris ordered in violation and 60 days to cure on or before 1/5/2025. If not cured, the case may be brought back for a fine hearing.

4. CODE 06-25-2928 105 TANGELO COURT MERAK PROPERTY LLC SEC. 10 91 (A) SITE MAINTENANCE, SEC. 38 234.(A)(B)(3) ILLICIT DISCHARGE, LDC SEC. 5.3.6.(B) PRESERVATION DURING CONSTRUCTION.

Special Magistrate Dan Mantzaris called for the case. Respondents present Mike Luwellsen and Ramon Castro. Austin Evora City Engineer 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 Smith asked if the site was cleaned up and the dates of photos showing the area being worked on by the contractor. Asked CE Arcaya what is needed. Magistrate Mantzaris asked questions about the site conditions and silt in the roadway and what the city is requesting. Attorney Smith requested seven days to clean the site, repair the silt fence, repair the construction driveway and remove silt from the road by next Friday 11/14. Respondents agreed to the seven days and had no follow-up questions. Magistrate Mantzaris found respondent in violation of Sec. 10 91(a) Site maintenance, Sec. 38 234. (a)(b)(3) Illicit discharge, LCD Sec. 5.3.6. (b) Preservation during construction needing to be cured on or before 11/14/2025 or may be brought back for repeat violation with up to \$500.00 per day fine.

5. CODE-08-25-2993 8636 VILLA POINT DRIVE ARBORS AT MAITLAND LLC NFPA 101 7.9.2.1.1 EMERGENCY LIGHTING, NFPA 114.14.1.2.1 EXITS, NFPA 113.3.3.2 SPRINKLER SYSTEM INSPECTION, TESTING & MAINTENANCE.

Special Magistrate Dan Mantzaris called for the case. Respondents present Tracy Khoshnou, Lawanda Accardi. City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present the case. Code Enforcement Officer Arcaya presents the case. Attorney Smith asked what fire codes are in compliance. The answer from CE Arcaya is NFPA 7.9.2.1.1, NFPA 14.14.1.2.1. In compliance and NFPA 13.3.3.2 in not in compliance and the Fire Marshal's office agrees to give 90 days to cure. Magistrate Mantzaris asked questions about the unresolved fire violation

not preventing the operation of the fire alarm.

Mrs. Accardi replied that the issue was the opening and securing of the alarm panel box, not the operation. This was agreed with by CE Officer Arcaya from a conversation with Fire Inspector Mat Lundy.

Magistrate Mantzaris asked Attorney Smity what the City is requesting. The answer was a finding of fact and 90 days to cure.

Magistrate Mantzaris spoke to the respondents about repeated violations and possible fines.

Magistrate Mantzaris found in violation of all three fire codes and NFPA 7.9.2.1.1, NFPA 14.14.1.2.1 codes were cured before the hearing date, also ordering the uncured NFPA 14.14.1.2.1. violation 90 days to cure or may be brought back for fines hearing.

6. CODE-09-25-3004 601 TRELAGO WAY INVESTORS JV INC. NFPA 113.7.4.4 INSPECTION, TESTING, AND MAINTENANCE, NFPA 101 7.9.2.1.1. EMERGENCY LIGHTING.

Special Magistrate Dan Mantzaris called for the case.

Respondent present Rodney Borrero

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 Mr. Borreo what date the Fire Code violation was cured. Answer was cured on 10/28/2025.

Magistrate Mantzaris asked Attorney Smity what the City is requesting. The answer was finding of fact only.

Magistrate Mantzaris ordered NFPA 13.7.4.4, NFPA 7.9.2.1.1 in violation and cured on 10/28/2025. Repeat violations may be brought back for up to \$500.00 per day fine.

7. CODE-09-25-3011 1616 RIDGEWOOD AVENUE HAROON CHUGHTAI & SIMRAH SHAFIQ SEC. 22-205. EXCESSIVE GROWTH, LDC 5.3.9 (A) MAINTENANCE

Special Magistrate Dan Mantzaris called for the case.

Respondents not present.

City Attorney Drew Smith introduced the case as a repeat violation, now in compliance, but was out of compliance for 15 days, and asked CE Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.

CE Attorney Smith paused CE Arcaya and spoke about the codification of the overgrowth code and having the same language, only changing code numbers in the City's Code of Ordinance.

Magistrate Mantzaris asked questions about the date the CE Officer noted the property was mowed and what day the violation was noted.

CE Officer Arcaya answered it was noted on 9/25/2025 and view mowed on 10/9/2025.

Attorney Smith requested \$100.00 per day for 15 days 9/6/2025 through 10/9/2025 for a total of \$1500.00 fine and a finding of fact.

Magistrate Mantzaris ordered Sec. 22-205, a new code number for Sec. 7-6 and LDC 5.3.9. (a) in violation and cured on 10/9/2025 with a \$100.00 fine amount for 15 days for \$1500.00 total fine amount.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

10:37 a.m.