

CODE ENFORCEMENT  
SPECIAL MAGISTRATE HEARING  
HELD IN THE COUNCIL CHAMBERS  
260 ORANGE TREE DRIVE  
ATLANTIS, FL 33462  
January 28, 2014  
9:30 am  
MINUTES

Special Magistrate B. Douglas Mac Gibbon presided over the hearing, which commenced at 9:30 a.m. In attendance were: City Attorney Abby Jorandby, City Manager Mo Thornton, Sergeant Sean Mahoney, and City Clerk Jude Goudreau.

All parties were sworn in by Special Magistrate Mac Gibbon.

**Case 13-38            Salit Zelekovitz    104 Windsor Court**

**VIOLATION:** Minimum Property Standards 4-61. Section 4-61(a) (6) (a) (b) (c) (d) or (e) Landscaping healthy, neat and orderly in appearance; all dead vegetation and debris needs to be removed. Section 4-61(a) (6) (a) hedges trimmed below the maximum height of eight feet. Sections 4-62 (1) (a) (b) (c) (e) (g) and (h) Pool is green and is mosquito infested (Health risk). Roof is in disrepair Section 4-61 (a) (1)

The Respondent, Salit Zelekovitz , was not present at the hearing but was represented by Gadi Cohen. Sergeant Mahoney testified to the facts in the case. It is the Order of the Special Magistrate that a Fine in the amount of Seven Hundred Dollars (\$700.00) is hereby assessed at a daily amount of One Hundred Dollars (\$100.00) per day for the violations which existed on the property beginning from January 22, 2014 through January 28, 2014, a period of Seven (7) days; and said fine shall continue to accrue at the rate of One Hundred Dollars (\$100.00) per day until compliance is achieved. The Respondent shall be assessed One Hundred and Two Dollars and Thirty-Three Cents (\$102.33) for the administrative costs incurred in prosecuting the January 28th, 2014 Fine Assessment Hearing.

**Case No. 13-39            Jerome Vincente    115 JFK Drive**

**VIOLATION:** Property is below Minimum Property Standards, Sec 4-61 (a) (1) (3) The fascia board, paint and back door of the building are in disrepair and the sidewalk is broken with concrete lying in pieces, Section 4-61(a) (1). The landscaping is below Minimum Property Standards Section 4-61(a) (6) (a) (b) (c) (d) or (e)

The Respondent, **Jerome Vincente** ,was present at the hearing. Sergeant Mahoney, testified to the facts of the case. It is the Order of the Code Enforcement Special Magistrate that Respondents shall comply with Sections 4-61(a)(1)(3) (Property is below Minimum Property Standards), 4-61(a)(1) the Fascia Board, paint and back door of the building are in disrepair and the sidewalk is broken and 4-61(a)(6)(a)(b)(c)(d) or (e) (The landscaping is below Minimum Property Standards)of the Code of Ordinances of the City of Atlantis on or before the 13<sup>th</sup> day of February, 2014. If Respondents do not comply within the time specified, a fine of Twenty-Five Dollars (\$25.00) per day shall be assessed for each day the violations continue to exist. The Respondents shall be assessed One Hundred and Ten Dollars and Eighteen Cents (\$110.18) for the administrative costs incurred in prosecuting the January 28<sup>th</sup>, 2014 Violation Hearing.

**Case No. 14-09      Quest IRA    401 North Country Club Drive**

**VIOLATION:** Home is below Minimum Property Standards Sections 4-61 (a) (1) (3) Roof is Dirty and Driveway is Dirty.

The respondent was not present at the hearing. Sergeant Mahoney testified to the facts of the case. It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with Sections 4-61(a)(1)(3) (Driveway is Dirty) of the Code of Ordinances of the City of Atlantis on or before the 7th day of February, 2014. If Respondent does not comply within the time specified, a fine of Twenty-Five Dollars (\$25.00) per day shall be assessed for each day the violations continue to exist. The Respondent shall be assessed One Hundred and Eight Dollars and Ninety-Eight Cents (\$108.98) for the administrative costs incurred in prosecuting the January 28th, 2014 Violation Hearing.

**Case No. 14-15      Robert Borst    173 Orange Tree Drive**

**VIOLATION:** Home is below Minimum Property Standards Sections 4-61 (a) (1) Roof is Dirty

The Respondent, **Robert Borst Trust** , was not present at the hearing. Sergeant Sean Mahoney testified to the facts of the case. It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with Sections 4-61(a)(1) (Roof is Dirty) of the Code of Ordinances of the City of Atlantis on or before the 7<sup>th</sup> day of February, 2014. If Respondent does not comply within the time specified, a fine of Twenty-Five Dollars (\$25.00) per day shall be assessed for each day the violations continue to exist. The Respondent shall be assessed One Hundred and Ten Dollars and Eighteen Cents (\$110.18) for the administrative costs incurred in prosecuting the January 28<sup>th</sup>, 2014 Violation Hearing.

**Case No. 14-16      Dick Billies    189 Orange Tree Drive**

**VIOLATION:** Home is below Minimum Property Standards Sections 4-61 (a) (1) Roof is Dirty

**Case No. 14-18      David Taylor    212 Orange Tree Drive**

**VIOLATION:** Home is below Minimum Property Standards Sections 4-61 (a) (1) (3) Driveway need Resurfacing

**Case No. 14-19      Heather Wells    214 Orange Tree Drive**

**VIOLATION:** Home is below Minimum Property Standards Sections 4-61 (a) (1) (3) Roof is Dirty and Driveway is Dirty.

The hearing adjourned at approximately 10:36 a.m.

Jude M. Goudreau, CMC  
City Clerk

NOTE: A mechanical recording has been made of the foregoing procedures of which these minutes are a part, and is on file in the office of the City Clerk.