

CITY OF MAITLAND
CODE ENFORCEMENT HEARING
August 2, 2023

MINUTES

I. CALL TO ORDER

II. PUBLIC HEARING

NEW CASES

CODE-06-23-2628 Arbors at Maitland LLC

Location of Violation: 8636 Villa Point Dr, Maitland FL 32751

Violation: NFPA 1 (2018 edition): 13.1.9 Excerpt: Whenever impairments, critical deficiencies, or noncritical deficiencies are identified...NFPA 1 (2018 edition): 13.7.4.4 Inspection, Testing, and Maintenance. Fire Alarm Inspection, Testing, and Maintenance.

Magistrate Mantzaris Introduction of Magistrate hearing process to attendees.

Responded Larry Dillion with United Dominion Reality present.

City Code Enforcement Attorney Drew Smith introduces case and asks Code Enforcement Officer Arcaya to present case.

Code Enforcement Officer Arcaya Presents case with follow up questions from Magistrate Mantzaris. Attorney Smith follow up answer that the fire alarm portion of violation is complaint.

Magistrate Mantzaris asks Mr. Dillion if he has comments. Reply is no.

Attorney Smith asks Fire Marshal Brandon Lawrence about fire code violations.

Fire Marshal Lawrence gives history of inspections failing with code case started and fire alarm in service as of 7/20/2023 and fire watch stopped, this was after the compliance date of 7/6/2023. Fire Marshal Lawrence elaborated on fire system out of service due to damaged sprinkler heads from paint that may affect the effectivity of the bulb causing a delay in sprinkler activation. All affected heads need to be replaced.

Magistrate Mantzaris to Fire Marshal Lawrence what is reasonable amount of time to repair, answer to his understanding contractor has already working to get permit and 60 days to complete installation. Follow up questions about fire watch ending while fire sprinklers out of service.

Magistrate Mantzaris asks Mr. Dillion if he understands the recommendation and scope of work, answer is yes and follow up about management receiving the issued from previous owners. Specifically asked is the 60 days achievable, answer yes.

Magistrate Mantzaris ruled in violation for both NFPA codes with 60 days to cure the fire sprinklers and fire alarm cured after the compliance date. May return for fire sprinklers on or after 10/6/ 6 violation fine of \$250.00 per day.

III. NEW BUSINESS – None

IV. NEXTSCHEDULED MEETING – September 6, 2023

V. ADJOURNMENT Magistrate Mantzaris adjourned the meeting at 9:42 a.m.