

**CITY OF MAITLAND
CODE ENFORCEMENT HEARING
December 6, 2023**

MINUTES

I. CALL TO ORDER

II. SWEARING IN OF WITNESSES

OLD CASES

None

NEW CASES

CODE-08-23-2637 Timothy & Kimberly Wright

Location of Violation: 10 Maitland Groves Rd. Maitland Fl 32751

Violation: Sec. 20-97 (c) Discharge of polluting matter in natural waters prohibited.

Special Magistrate Dan Mantzaris invites respondents to table and calls for case.

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

CE Officer Arcaya presents case notifications.

City CE Attorney Smith asks follow up questions, CE Officer Arcaya defers to City of Maitland Environmental Scientist Connor Stevens to answer questions about findings at site. Connor Stevens points out violations in photos on overhead screen. The site was in violation with conditions resolved by time of hearing. New violations were noted by Connor Stevens the morning of this hearing.

Respondent had nothing to present.

Magistrate Dan Mantzaris asks City what is requested, Attorney Smith answers 3 days to correct.

Special Magistrate Dan Mantzaris orders in violation of Sec. 20-97 (c) Discharge of polluting matter in natural waters prohibited. Must be corrected on or before 12/13/2023.

CODE-09-23-2658 Colleen Shields

Location of Violation: 1411 Druid Isle Rd. Maitland FL 32751

Violation: Sec. 7-5 (a)(b) Debris, Sec. 7-6 Overgrowth, Sec. 5.3.9. (a) Maintenance.

Special Magistrate Dan Mantzaris asked respondent Colleen Shields to table and calls for case.

Attorney Drew Smith asks CE Officer Arcaya to present case.

CE Officer Arcaya presents case.

Attorney Drew Smith asks follow-up questions to CE Officer Arcaya.

CE Officer Arcaya answers questions about conditions of yard, overgrowth, and storage of items on property.

Respondent Colleen Shields asks CE Officer Arcaya who complainant is. CE Officer responds the information was provided upon her Public Records Request emailed to her with an attachment called case snapshot or history.

Magistrate asks City Attorney Drew Smith what City is requesting, Attorney Smith answers 30 days to correct.

Ms. Shields to Magistrate Mantzaris explains the overgrowth was due to summer heat and personal illness preventing regular maintenance, Ms. Shields has been working to bring the yard into compliance, but also prefers a yard and shrubs that are not a neat square as neighbors do and overgrowth is subjective.

Magistrate asks follow-up questions to CE Officer Arcaya about statement of shrubs needing pruning and if this is a code provision and condition of yard.

CE Officer Arcaya answers no and that respondent is working to bring yard into compliance.

Special Magistrate Dan Mantzaris orders in violation of Sec. 7-5 (a)(b) Debris, Sec. 7-6 Overgrowth, Sec. 5.3.9. (a) Maintenance. Must be corrected on or before 01/06/2023 and if not may be brought back before Magistrate for fines up to \$250.00

CODE-08-23-2638 Haroon Chughtai, Simrah Shafiq.

Location of Violation: 1616 Ridgewood Ave. Maitland Fl 32751

Violation: Sec. 7-6 Overgrowth, Sec. 5.3.9. (a) Maintenance.

Special Magistrate Dan Mantzaris calls for case. Respondents not present.

City Code Enforcement Attorney Drew Smith introduces case and states property was brought into compliance after the NOV deadline, and city is asking for a Finding of Fact.

Code Enforcement Officer Arcaya presents case.

Follow up questions from Attorney Smith to CE Officer Arcaya about compliance after NOV deadline date.

Special Magistrate Dan Mantzaris orders in violation of Sec. Sec. 7-6 Overgrowth, Sec. 5.3.9. (a) Maintenance. May be brought back before Magistrate for repeat violation.

III. NEW BUSINESS – None

IV. NEXTSCHEDULED MEETING – January 3, 2024

V. ADJOURNMENT Magistrate Mantzaris adjourned the meeting at 9:52 a.m.