



**Special Magistrate Hearing
Minutes
November 6, 2024**



9:30 AM

I. CALL TO ORDER

Magistrate Dan Mantzaris gave an introductory statement.

II. SWEARING IN OF WITNESSES

CE Officer Arcaya, Building Official Jordan Wynn, Public Works Project manager Karina Clune, Scott Folley, Jason Tisdell, David Mackey.

III. CALL OF THE CASES

IV. OLD CASES

- 1. CODE-05-24-2738 330 SENECA TRL. DAVID DILLARD, REQUEST FOR FINE.**

Removed from Agenda.

V. NEW CASES

- 1. CODE-08-23-2642 1411 HORATIO AVE. LOPEZ GRULLON INVESTMENT LLC, FBC 105.1 PERMIT REQUIRED.**

Removed from Agenda.

- 2. CODE-05-24-2742 801 THUNDER TRL. LAURILYN ARRINGTON, SEC. 7-6 OVERGROWTH, LDC 5.3.9 (A) MAINTENANCE, IPMC 304.13 DOORS/WINDOWS SEALED, IPMC 304.6 EXTERIOR WALLS, IPMC 304.5 RODENT HARBORAGE, 301.3 VACANT STRUCTURES SEALED FROM ENTRY.**

Special Magistrate Dan Mantzaris called for the case.

Respondent Attorney David Mackey for respondent present.

City Attorney Drew Smith gives the case overview and asks Code Enforcement Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.

Special Magistrate Dan Mantzaris asked what the violations remained.

City Attorney Drew Smith answers 304.13 and 5.3.9 a.

Special Magistrate Mantzaris asked how many days they needed to cure, Attorney Smith answers 30 day.

Attorney Mackey agreed 30 days, and followed up by answering questions from the magistrate.

Special Magistrate Dan Mantzaris finds in violation of 304.13 and 5.3.9 a and correct on or before 12/06/2024.

3. **CODE-09-24-2804 141 TALMEDA TRL. BRADLEY & THERESA DEGLER, FBC 105.1 PERMIT REQUIRED.**
Removed from Agenda.
4. **CODE-09-24-2795 1950 THUNDERBIRD TRL. JOHN & CAROLINE SWANSON, FBC 105.1 PERMIT REQUIRED.**
Removed from Agenda.
5. **CODE-10-24-2808 2502 SAGINAW TRL. DANIEL COHEN-NEAMIE & ESTER KOVACS, FBC 105.1 PERMIT REQUIRED, SEC.15-5 EXCAVATING OR DOING WORK AFFECTING PUBLIC WAYS.**
Special Magistrate Dan Mantzaris calls for case
Respondent Jason Tisdell, the representative for the homeowner in attendance.
City Attorney Drew Smith asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
City Attorney Drew Smith asks follow-up questions about permits status and notification.
Respondent Jason Tisdell gave an explanation of events and the plumbing company did not know the permit was not applied for.
Discussion about how to cure between Special Magistrate Dan Mantzaris, Attorney Smith and Building Official Wynn.
An Engineer's letter will be needed for the drain pipe inspection. So the ditch can be filled in, and permits will be waited for Orange County Health Dept. septic system abandonment.
Attorney Smith asked Magistrate Dan Mantzaris to hold in abeyance, to get the permitting issue resolved and have immediate screening of the hazardous area.
Special Magistrate Dan Mantzaris found respondents in violation of 105.1 and 15-5. The ditch to be made safe for the public by 11/07/2024, an engineer's letter to have the ditch filled in within 12/07/2024.
6. **CODE-10-24-2810 705 N LAKE SYBELIA DR. REBECA STEIN & KAYLYN STEIN, LDC 5.3.6 (B) PRESERVATION DURING DEVELOPMENT AND CONSTRUCTION.**
Special Magistrate Dan Mantzaris calls for case
Respondent representative Scott Foley for homeowners responded, Konkol Custom Homes was in attendance.
City Attorney Drew Smith asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
City Attorney Drew Smith asks follow-up questions about the site and the conditions found. Arcaya answers and continues with presenting the case.
Attorney Smith asked about conditions left in violation.
Special Magistrate Dan Mantzaris and follow-up question about the site
Karina Cluen gave testimony about conditions at the site on the day of the hearing.
Attorney Smith asked follow-up questions and made clear the respondent

knew what is needed to cure violations.

Special Magistrate Dan Mantzaris spoke about the site is easy to fix, and asked Attorney Smith what the City is requesting.

Attorney Smith spoke about the case is a repeat violation and the City not wanting to fine by give time to cure.

Respondent Foley relayed the landscaping is in progress and will be done by 11/13/2024.

Special Magistrate Dan Mantzaris ordered in repeat violation of 5.3.6 b cured on or before 11/18/2024.

VI. OTHER BUSINESS

No December 2024 Hearing

VII. ADJOURNMENT

10:10 a.m.