



Special Magistrate Hearing Minutes April 2, 2025



9:30 AM

I. CALL TO ORDER

Magistrate Dan Mantzaris gave an introductory statement.

II. SWEARING IN OF WITNESSES

Andy Arcaya, Jordan Wynn, Matthew Ludy, Jim Sula, Richar T Davis sworn in.

III. CALL OF THE CASES

IV. OLD CASES

None

V. NEW CASES

1. CODE-08-23-2642 1411 E HORATIO AVE. GRULLON LOPEZ INVEST. LLC FBC 105.1 PERMIT REQUIRED

Special Magistrate Dan Mantzaris calls for case

Respondent not present for 1411 E Horatio Ave.

City Attorney Drew Smith asked CE Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.

City Attorney Drew Smith asked what would be needed to bring property into compliance.

Arcaya answered and spoke about life safety.

Discussion about time provided to comply and what is applied for. City of Maitland Building Official spoke about the time for permit issuance and needing full application.

Special Magistrate Dan Mantzaris asks about any contact with the property owner.

Attorney Drew Smith requested compliance by 9/2/2025 and full amount of fine.

Special Magistrate Dan Mantzaris ruled in violation of FBC 105.1 to cure by 9/2/2025 or may be brought back for a fine of up to \$250.00 per day.

2. CODE-10-23-2667 941 COLLIE LN. DAVID & APRIL PLANK FBC 105.1 PERMIT REQUIRED, SEC. 15-5 WORK IN ROW.

Removed from Agenda.

3. CODE-09-24-2792 1101 N KELLER RD. G 1,2,3. RICHARD T DAVIS, FBC 105.1 PERMIT REQUIRED.

Special Magistrate Dan Mantzaris calls for case

Respondent Richard T Davis property owner present.

City Attorney Drew Smith asked CE Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.
City Attorney Drew Smith asked for the violation to be cured within 30 days or \$250.00 per day due to life safety.
City Attorney Drew Smith asked Fire Inspector Ludy to speak about life safety issues on property.
Fire Inspector Ludy spoke about the fire inspection and violations.
Special Magistrate Dan Mantzaris asked follow-up questions about the Notice of Violation date.
Special Magistrate asked Mr. Davis if he had any questions. Mr. Davis answered no.
Mr. Davis spoke about the case and the issues with the suite occupant applying for the needed permit.
Discussion about the permit issuance and date to comply by.
Special Magistrate Dan Mantzaris fines in violation of FBC 105.1 to have a permit application on or before May 2nd 2025 or may be brought back for fines up to \$250.00 per day.

4. CODE-03-25-2874 1101 N KELLER RD. RICHARD T DAVIS NFPA 101 2.7.1.6.2.1 MAG LOCKS CONDITIONS, NFPA 1 13.7.4.4. INSPECTIONS, TESTING, AND MAINTENANCE. SEC. 6-16(B) LOCAL AMENDMENTS TO FL FIRE PREVENTION.

Special Magistrate Dan Mantzaris calls for case
Respondent Richard T Davis property owner present.
City Attorney Drew Smith asked CE Officer Arcaya to present the case.
Code Enforcement Officer Arcaya presents the case.
City Attorney Drew Smith asked Fire Inspector Ludy to speak about the nature of the Mag lock violation.
Fire Inspector Ludy spoke about a Fire Department response and crews on scene were unable to gain access due to failure of mag lock and fire alarm functions.
Special Magistrate Dan Mantzaris asked follow-up questions about the alarm and what is needed to access it.
Discussion about how to resolve and what is needed to solve life safety.
City Attorney Drew Smith asked for the violation to be cured within 30 days or \$250.00 per day due to life safety and 7 day for keys and codes in Knox box.
The Special Magistrate asked Mr. Davis if he had any questions. Mr. Davis spoke about the keys needing to be available to the FD.
Special Magistrate Dan Mantzaris rules in violation of NFPA 101 2.7.1.6.2.1, NFPA 1 13.7.4.4, Sec. 6-16(b) to have a permit application on or before May 2nd 2025 or may be brought back for fine up to \$250.00 per day. and keys in Knox box by April 9th 2025.

VI. OTHER BUSINESS

VII. ADJOURNMENT

10:11 a.m.

