



**Special Magistrate Hearing
Minutes
June 4, 2025**



9:30 AM

I. CALL TO ORDER

09:30

II. SWEARING IN OF WITNESSES

Mr. Braga, Mr. Grullon, Mr. & Mrs. Crescioni, CE Officer Arcaya

III. CALL OF THE CASES

Special Magistrate Dan Mantzaris gave the preamble and scope of the hearing procedure.

IV. OLD CASES

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

Special Magistrate Dan Mantzaris called for the case

Respondent Adriano Grullon present.

City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present his findings.

Code Enforcement Officer Arcaya presents the case.

Special Magistrate Dan Mantzaris asked to view permit and asked follow up questions.

Attorney Smith stated this is a status hearing, not to establish fines.

Attorney Smith asked CE officer to describe the case.

CE Officer Arcaya spoke about violation and what is needed to cure.

Special Magistrate Dan Mantzaris asked if property is occupied.

Magistrate Mantzaris speaks about order and fine.

Respondent Mr. Grullon speaks about working to resolve issues and General Contractor difficulties.

Special Magistrate Dan Mantzaris reiterates all work done without permit needs to be resolved.

**2. CPDE-10-24-2812 1100 S ORLANDO
AVE #301 JACKSONVILLE ENTERPRISE LLC FBC 105.1
PERMIT REQUIRED.**

Special Magistrate Dan Mantzaris called for the case

Respondent Mr. Renato Braga present.

City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present his findings.

Code Enforcement Officer Arcaya presents the case.

City Attorney Drew Smith asked what prevents the permits from being issued.

CE Officer Arcaya spoke about how holds are preventing what is needed. Special Magistrate Dan Mantzaris asked Mr. Braga to respond.

Respondent, Mr. Braga spoke about buying property and renovating, not knowing permits are needed. A General Contractor was hired and permits applied for, but a 2nd Contractor was needed. Mr. Braga is working to resolve.

Magistrate Mantzaris speaks about the status of permits and need to be cured with permit issuance and passing a final inspection.

Attorney Smith spoke about Respondent needing to communicate with contractor.

Mr. Braga spoke about property is sold and needing to resolve code case and permits.

Attorney Smith speaks to Mr. Braga about permits and issuance.

Special Magistrate Dan Mantzaris closes status hearing with asking Mr. Braga to get permits issued and pass final inspection.

V. NEW CASES

1. CODE-01-25-2839 1375 LAKE SHADOW CIR #11205 AIDA & CARLOS CRESCIONI FBC 105.1 PERMIT REQUIRED

Special Magistrate Dan Mantzaris called for the case

Respondents, Mr. and Mrs. Criscione present and swore in.

City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present his findings.

Code Enforcement Officer Arcaya presents the case.

Attorney Smith asked about days to resolve and fine about, answer is 60 and speak about fines if needed at next hearing.

Special Magistrate Dan Mantzaris asked if the bathroom is usable with answers by respondents yes.

The magistrate speaks to respondents that the permits need to be issued, city is asking for a finding of fact and no fines. Question if a contractor is needed answer yes.

Special Magistrate Dan Mantzaris finds in violation of FBC 105.1 to cure by 8/04/2025 or may be brought back for fine up to \$250.00 per day.

VI. OTHER BUSINESS

None.

VII. ADJOURNMENT