



**Special Magistrate Hearing
Minutes
August 6, 2025**



9:30 AM

I. CALL TO ORDER

09:31

II. SWEARING OF WITNESS

Code Enforcement Officer Andy Arcaya, City Engineer Alyssa Eide-Cadle, Stacy Tinseley, Scott Webber, Renato Braga.

III. CALL OF THE CASES

Respondent not present for 1770 Algonquin Trl.

IV. OLD CASES

**1. CODE-10-24-28121 1100 S ORLANDO AVE
#301 JACKSONVILLE ENT 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 status hearing and requested permission to record the original case findings.

Code Enforcement Officer Arcaya presents the case.

Magistrate Mantzaris asked questions about the permit and status and sale of property.

City Attorney Drew Smith spoke about the status hearing and not impeding an impending sale.

Special Magistrate Dan Mantzaris asked Mr. Braga to respond.

Respondent, Mr. Braga spoke about buying property listed on MLS and permitting issues needing to be resolved. Permits an approved and inspections day before needing an affidavit to pass final inspection.

Magistrate Mantzaris speaks about the permits needing to be cured before the sale of the property.

Special Magistrate Dan Mantzaris finds no order is needed and advised responded to get final inspections.

V. NEW CASES

**1. CODE 06-25-2915 1770 ALGONQUIN
TRL. EQUITY TRUST COMPANY FBC 105.1 PERMIT REQUIRED**

Special Magistrate Dan Mantzaris called for the case.

Respondent not present.

Introduces the case and asks Code Enforcement Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.

Magistrate Mantzaris asks questions about the status of the permits and if work is done.

City Attorney Drew Smith asks CE Arcaya if the case is to remain open and a finding of fact issued.

CE Arcaya answers yes with 30 days to comply with passing a final inspection.

Special Magistrate Dan Mantzaris ordered 30 days to cure by 9/6/2025.

2. **CODE -07-25-2956 430 S VENTRIS LANE DAVID & STACY TINSLEY LDC SEC.5.3.6 (B) PRESERVATION DURING DEVELOPMENT AND CONSTRUCTION, LDC SEC .5.3.8 (B) WETLAND PROTECTION STANDARDS, LDC SEC.5.3.7. (B) SHORELINE PROTECTION STARDARDS, SEC.20-97 (A) DISCHARGE OF POLLUTING MATTER IN NATURAL WATERS.**

Special Magistrate Dan Mantzaris called for the case.

Respondents Mrs. Tinsley and Scott Webb were in attendance.

City Engineer Alyssa Edie-Cadle was asked by Attorney Smith to participate in the hearing.

City Attorney Drew Smith introduced the case and asked Code Enforcement Officer Arcaya to present the case.

Code Enforcement Officer Arcaya presents the case.

City Attorney Drew Smith asked Officer Arcaya to read each code violation.

City Attorney Drew Smith asks the respondent if they would like to cross-examination. The answer is no.

City Attorney Drew Smith asked City Engineer Alyssa Edie-Cadle to provide testimony of site issues causing violations.

City Engineer Alyssa Edie-Cadle gives testimony about site conditions.

Magistrate Mantzaris asks questions about the erosion photo timeline.

Engineer Alyssa Edie-Cadle explains zone delineation where violations are occurring.

City Attorney Drew Smith asks Engineer Alyssa Edie-Cadle if violations are in compliance. The answer is yes and gives the status of permits.

Magistrate Dan Mantzaris asks questions about permits.

Attorney Smith says the main reason for today's hearing is the timeline for erosion control and replanting.

Magistrate Dan Mantzaris asks what a good timeline is, Engineer Alyssa Edie-Cadle answers a permit is needed/submitted to establish a timeline.

Magistrate Dan Mantzaris discusses a 30-day hearing will be needed after today's hearing for status.

Respondent Scott Webb of Hanson Custom Homes testifies the violations have been cured per City of Maitland Public Works. Further discussion with Magistrate Mantzaris about site issues.

Mr. Webb speaks about the site and provides a site-plan showing an easement adjacent to the site and runs-off from another construction site.

Asked for 90 days to comply.

Magistrate Dan Mantzaris asked if 90 days for compliance. Response

from Attorney Smith, 90 days is sufficient for full compliance.

Mr. Webb talks about the easement and the amount of water that is damaging the BMP for Mr. Webb's project.

Engineer Alyssa Edie-Cadle spoke about corrections from other projects in the process of correcting.

Magistrate Dan Mantzaris asked Mr. Webb if 90 days will be sufficient for compliance.

Magistrate Dan Mantzaris spoke about the violation of the Stop Work Order, with a response from respondent Mr. Webb.

Magistrate Dan Mantzaris orders in violation, correct on or before 11/6/2025, if not, may be brought back for a 30-day hearing added to the order for a September 3rd hearing.

**3. CODE-03-25-2866 MONROE AVE P L G
CONDOMINIUM ASSOCIATION HOA INC NFPA 13.1.5.1
UNOBSTRUCTED HYDRANTS, NFPA 18.5.7.2 CLEAR SPACE
AROUND HYDRANTS, LDC SEC.5.3.9 (A) (E) MAINTENANCE DUTY
OF TRIM.**

Removed from agenda.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

10:28