



**Special Magistrate Hearing
Minutes
December 3, 2025
Council Chambers
9:30 AM**



I. CALL TO ORDER

Special Magistrate Dan Mantzaris gave an introductory statement.

II. SWEARING IN OF WITNESSES

Andy Arcaya city of Maitland Code Enforcement Officer, Mr. Nestor Diez, Adriano Grullon, James Baldwin, Phil Fry.

III. CALL OF THE CASES

IV. OLD BUSINESS

None

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

Special Magistrate Dan Mantzaris called for the case.

City Attorney Drew Smith introduced the case for imposition of fines. Mr. Smith spoke about having an alternative to fines, since an architect has been retained by the property owner to cure violation.

Respondent Mr. Nestor Diaz and the owner of the property, Mr. Adriano Grullon.

Code Enforcement Officer Arcaya presents the case.

CE Attorney Smith asked a question about the date of outstanding permits.

Magistrate Mantzaris spoke about the length of the case, permit status and continuance.

Respondent Mr. Diaz spoke about applying for a new permit and comments from review by the zoning and building department.

Magistrate Mantzaris spoke about the 30-day time frame for permits to be approved.

Attorney Smith agrees to 30 days and if the review takes longer, it will not be the respondent's fault.

Special Magistrate Dan Mantzaris accepted the plan and called the case continued for 30 days till 1/7/2025.

V. NEW CASES

1. CODE-03-25-2868 120 N ORLANDO AVE. PUBLIX SUPER MARKETS INC FBC 105.1 PERMIT REQUIRED

The case is removed from the agenda and respondents will be re-notified.

2. **CODE-06-25-2931 1340 N. LAKE SYBELIA RD. JEANNINE & JAMES BALDWIN IMPC 304.6 WALLS, SEC 7 6 EXCESSIVE GROWTH, SEC. 7 5 (A)(B) ACCUMULATIONS OF TRASH, IPMC 302.5 PEST CONTROL, IPMC 304.7 ROOFS, LDC 5.3.9. (A) MAINTENANCE, IPMC 304.1 EXTERIOR STRUCTURE**

Special Magistrate Dan Mantzaris called for the case.

Respondents Mr. Baldwin and Phil Fry are present.

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

Code Enforcement Officer Arcaya presents the case.

Attorney Smith asked about the current violation, Officer Arcaya answered that the overgrown and debris have been cured, the structure and roof needs repair and rodent control. Spoke about immediate securing of the structure against rodents and weather. CE Officer Arcaya wanted 15 days to secure the structure.

Magistrate Mantzaris asked if Mr. Baldwin lived in the house. Mr. Baldwin answered, "Yes". Also, If Mr. Baldwin understood the conditions of the property and the city's concerns.

Mr. Baldwin spoke about financial issues and health issues.

Mr. Fry spoke about property owners' family relations, the history of property, and how bills are paid to his best understanding.

Mr. Fry spoke about the condition of the structure and permits.

Magistrate Mantzaris raised concern about the health and safety of the structure and boarding up.

Attorney Smith answered that the city had never been inside the house and boarding up was to prevent rodent and weather entry.

Magistrate Mantzaris spoke about the house being boarded up within 30 days.

Attorney Smith spoke about whether that demolition of the structure would be at the will of the property owner and the City is willing to consider.

Magistrate Mantzaris asked Mr. Baldwin if he is willing to demolish the structure. Mr. Baldwin answers if would be best and he will need to find a place to stay.

Attorney Smith suggested continuance for 30 days for respondents to come up with a plan.

Special Magistrate Mantzaris suggested entering an order that the violation exists, and the vegetation overgrowth has been cured, and holding off on imposing the fine, adding that the structure is to be secured within 30 days.

Attorney Smith suggests the order state regarding further actions in the interest of the structure to get other owners interested.

Magistrate Mantzaris spoke to Mr. Baldwin about the order and Mr. Baldwin stated he understood, and he would contact his sister.

Mr. Fry requested Ms. Baldwin be contacted and he could provide the address.

Magistrate Mantzaris ordered in violation of all violations and structure to be boarded to protect against weather intrusion within 30 days or 1/10/2025. If they fail to comply, they may be brought back for a fine up to \$250.00 per day, and will return 1/7/2025 for follow-up hearing.

3. CODE-07-25-2973 1800 ROGERS AVE. EVERGREEN DEVELOPMENT MANAGEMENT & INVESTMENT INC, SEC 22 205. EXCESSIVE GROWTH, SEC 10 91 (A) SITE MAINTENANCE, SEC 32 7(1)(2)(3) MAINTENANCE OF RIGHT OF WAY, LDC SEC. 5.3.6 (B) PRESERVATION DURING CONSTRUCTION

Special Magistrate Dan Mantzaris called for the case.

Respondent were not present.

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

Code Enforcement Officer Arcaya presents the case.

Attorney Smith asked about what relief is requested. Arcaya answers mow, trim, clear ROW, repair the silt fence, and remove the non-living vegetative debris within 15 days.

Magistrate Dan Mantzaris orders all violations cured on or before 12/18/2025 or they may be brought back for a fine up to \$250.00 per day.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

10:17