



**Special Magistrate Hearing
Minutes
January 7, 2026
Council Chambers
9:30 AM**



I. CALL TO ORDER

Magistrate Dan Mantzaris gave an introductory statement.

II. SWEARING IN OF WITNESSES

Code Enforcement Officer Andy Arcaya, Permit Technician Angelo Raslowsky, Plans reviewer Sarah Griggs, Venecia Green, Mr. Grullon, James Baldwin, Jennie Baldwin, Phil Fry, Ashley Durham.

III. CALL OF THE CASES

IV. OLD BUSINESS

None

1. **CODE-11-23-2682 2641 CARVER AVE. HERBERT GREEN JR. SEC. 5.2.4(A)(A)(C) SPECIAL PARKING, SEC 7 6 EXCESSIVE GROWTH, SEC. 7 5 (A)(B) ACCUMULATIONS OF TRASH, JUNK, DEBRIS, IPMC (2015 ED.) 304.1 EXTERIOR STRUCTURE (GENERAL).**

Special Magistrate Dan Mantzaris called for the case.

Respondent present, Venecia Green, administer to the estate.

City Attorney Drew Smith introduced the continued case and spoke about not moving forward with the foreclosure and compliance to code.

Respondent Green spoke about the delayed response to curing the violation and willingness to cure the violations. Additional time to cure was requested.

Attorney Smith requested 90 to cure the violation and will re-notice for the next hearing.

The Special Magistrate ruled the case to be continued for 90 days to 4/1/2025.

2. **CODE-08-25-2642 1411 E HORATIO AVE. GRULLON LOPEZ INVESTMENT LLC FBC 105.1 PERMIT REQUIRED.**

Special Magistrate Dan Mantzaris called for the case.

Respondent present Mr. Grullon owner.

City Attorney Drew Smith introduced the case continued from December 2025 hearing with the City to give an explanation of the status of permits from Angelo Raslowsky.

Code Enforcement Officer Arcaya presents the case.

Attorney Smith spoke about permits and asked questions.

Permit technician Raslowsky spoke about the status of the hearing, with questions from the Magistrate about dates issued, reviews, reason for

active holds and engineer letter for final inspection.

Magistrate Mantzaris asked Mr. Gullon if he understood the status of the permits. Mr. Gullon answered yes.

Mr. Gullon spoke about an engineer letter that had already been sent to the City.

Magistrate Mantzaris asked about the final and the engineer letter.

Plans reviewer Sarah Griggs spoke about inspections needed on site after the engineer letter provided to the city.

Magistrate Mantzaris asked for a recommendation from Mr. Smith. He spoke about the timeline and the city was willing to March hearing for permits and inspections to be resolved.

Magistrate Mantzaris ordered the code case to be continued until the March 4th 2026 hearing for fines.

3. **CODE-06-25-2931 1340 N LAKE SYBELIA DRIVE JEANNIE & JAMES BALDWIN IPMC 304.6 WALLS (EXTERIOR), SEC 7 6 EXCESSIVE GROWTH OF GRASS, WEEDS, SEC. 7 5 (A)(B) ACCUMULATIONS OF TRASH, JUNK, DEBRIS, IPMC 302.5 PEST CONTROL, IPMC 304.7 ROOFS, LDC 5.3.9 (A) MAINTENANCE, IPMC 304.1 EXTERIOR STRUCTURE (GENERAL)**

Special Magistrate Dan Mantzaris called for the case.

Respondents James and Jeannie Baldwin, and Mr. Fry (neighbor) were present.

City Attorney Drew Smith introduced the status hearing and CE Officer Arcaya contacted Jeanne Baldwin by phone.

Magistrate Mantzaris spoke to Ms. Baldwin about the status of the case.

Mr. Fry spoke about the status of the violation and provided photos of the structure. The order from the December hearing was to board up the structure was not completed due to conditions of the building and needing permits for the level of work. Mr. Baldwin is approved to be placed into veteran housing within the next couple of days.

Magistrate Mantzaris asked what the plan for the structure once vacant.

Mr. Baldwin and Ms. Baldwin both answered to demolish the structure.

Attorney Smith requested 90 days to accomplish Mr. Baldwin moving out and demolition of the structure. With contingent if Mr. Baldwin is not rehoused, to request a hearing about the demolition of the structure to not make Mr. Baldwin homeless.

Magistrate Mantzaris continued the case for 90 days, 4/1/2026, for demolition of the structure and removal of all debris.

V. NEW CASES

1. **CODE-10-25-3018 1241 S ORLANDO AVE. SHURGARD-MAITLAND JOINT VENTURE NFPA 1 13.3.3.2 SPTINKLER SYSTEM INSPECTION.**

Special Magistrate Dan Mantzaris called for the case.

Respondent, Ashley Durham, District Manager, was present.

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

Code Enforcement Officer Arcaya presents the case.

Fire Inspector Matthew Ludy called.

Matthew Lundy spoke about the tag being yellow and cured on December 4th.

Magistrate Mantzaris ordered in violation and cured after the date, may be brought back for repeat violation.

2. CODE-10-25-3019 131 S ORLANDO AVE. RAIA CAPITAL MANAGEMENT INC. FAC.69A-21.237 INSPECTION, NFPA 1 13.3.3.2 SPRINKLER SYSTEM INSPECTION.

Special Magistrate Dan Mantzaris called for the case.

Respondent not present.

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

Code Enforcement Officer Arcaya presents the case.

Fire Inspector Matthew spoke about the violation.

Magistrate Mantzaris ordered in violation and cured after the date, may be brought back for repeat violation.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

10:20 am