



**Special Magistrate Hearing
Minutes
March 4, 2026
Council Chambers
9:30 AM**



I. CALL TO ORDER

Special Magistrate Dan Mantzaris gave an introductory statement.

II. SWEARING IN OF WITNESSES

Sworn in: Andy Arcaya, Jordan Henley, Sarah Griggs, Richard Davis, Stephen Hunt, Paul Palmer, Patty Jackson, Barrett Chaix, Alyssa Edie-Cadle.

III. CALL OF THE CASES

Special Magistrate Dan Mantzaris calls for case

IV. OLD CASES

None

V. NEW CASES

1. CODE-08-24-2791 1101 N KELLER ROAD G 1,2,3, RICHARD T DAVIS FBC 105.1 PERMIT REQUIRED.

Respondent Richard Davis was in attendance.

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

Code Enforcement Officers gave an update on the case.

Respondent Richard Davis spoke about the permit and the tenant being evicted.

Special Magistrate Dan Mantzaris about the eviction notice status.

Respondent Richard Davis stated the three-day notice has been issued.

City Attorney Smith suggested this hearing be continued for two months and no order needed.

Special Magistrate Dan Mantzaris finds no order to be issued, and the code case will be continued.

2. CODE-01-25-3021 840 LAKE CATHERINE DR. ORLANDO LAKES & LANDSCAPING INC. LDC SEC. 5.3.7 (B) SHORELINE PROTECTION.

Respondent Stephen Hunt was in attendance. Property owner Paul Palmer was in attendance.

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

Code Enforcement Officer Arcaya presents the case.

Respondent Richard Davis spoke about the permit and the tenant being evicted.

Special Magistrate Dan Mantzaris questioned the respondent's role in the Orlando Lake and Landscape Inc.

City Attorney Smith responded that Mr. Hunt is the corporate president.

Special Magistrate Dan Mantzaris spoke to Mr. Hunt about a permit is needed for vegetation removal.

Respondent Hunt spoke about the work he has done on the lakes, and he never said he would not apply for a permit to remove vegetation. He also spoke about Maitland employees, and the history of Maluleka trees being an invasive species. He believed a permit was not needed in the fifty-foot corridor.

Magistrate Mantzaris asked the property owner if he had any questions. Mr. Palmer spoke about wanting the City to remove the tree on private property and joining the lakes advisory board. He also spoke about the city vegetation removal permit language about the fifty-foot corridor not needing a permit and provided an example of the IRS tax code. He provided a way to resolve the issue and provided an example.

Special Mantzaris explained to Mr. Plamer that he had no authority to have the form changed. City Attorney Smith stated he would present this to the lake personnel in the City.

Special Mantzaris asked when the vegetation removal permit was issued. CE Officer Arcaya answered on February 12, 2026.

Special Mantzaris ordered in violation. The violation was cured and may be brought back for repeat violation of the code.

**3. CODE-01-26-3046 124 DOMMERICH DR. LORETTA & TRICA
DAVOLOS LDC 5.8.7 MAINTENANCE FENCES AND WALLS.**

Respondent not present.

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

Code Enforcement Officer Arcaya presented the case.

Attorney Smith asked what status of the permit, CE Arcaya answered that the permit needs to be paid for and picked up. Attorney Smith asked about time with an answer of 45 days.

Special Magistrate Dan Mantzaris asked if the time to cure would need to be separated. The answer from Attorney Smith would be easier to just have 45 days.

Magistrate Mantzaris ordered in violation and 45 days to cure 4/18/2026 to have a permit issued and pass a final inspection.

**4. CODE-04-25-2895 400 S. ORLANDO AVE. RAMMS
MAITLAND LDC 5.8.7. MAINTENANCE GATE.**

Respondent not present.

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

Code Enforcement Officer Arcaya presented the case.

Attorney Smith asked if the Fire Department would determine the close date. The answer from CE Arcaya is yes.

Attorney Smith requested 15 days to cure.

Magistrate Mantzaris ordered in violation and 15 days to cure 3/18/2026.

**5. CODE-02-23-3063 171 S. ORLANDO AVE UNIT D. RAIA FL SPE
MAITLAND CO-1 LLC FBC 109.4 WORD COMMENCED PRIOR TO
ISSUANCE.**

Respondent not present.

Patty Jackson, property manager for the location, was in attendance.

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

Code Enforcement Officer Arcaya presented the case.

Special Magistrate Dan Mantzaris asked about notification of posting location and the not-listed address of the violator.

Attorney Smith requested the case continued.

VI. OTHER BUSINESS

Special Magistrate Dan Mantzaris will not be available for the June 3, 2026, hearing.

VII. ADJOURNMENT

10:22 a.m.