



**Special Magistrate Hearing  
Minutes  
May 6, 2026  
Council Chambers  
9:30 AM**



**I. CALL TO ORDER**

09:30

**II. SWEARING IN OF WITNESSES**

Andy Arcaya, Sarah Griggs, Matthew Ludy, Richard Nance, Patric Hale, Richard T Davis, attorney Brad Luczak, Tracey Howell, Santo Minyety, Bruce Bennett

**III. CALL OF THE CASES**

Special Magistrate Dan Mantzaris gave an introductory statement.

**IV. OLD CASES**

**1. CODE-08-24-2791 1101 N KELLER RD. RICHARD DAVIS FBC  
105.9 PERMIT REQUIRED.**

Respondent Richard Davis, attorney Brad Luczak present.

City Attorney Drew Smith introduced the status case.

Attorney Luczak confirmed the tenant had voluntarily vacated the unit on 4/22/2026 and work was commencing to remove tenant property and apply for a demolition permit to undue work without permit violations.

Attorney Smith spoke about getting respondent into compliance and return back for possible fines.

Special Magistrate Dan Mantzaris spoke about potential fine accruing and 30 to 45 days to final demolition permit and returning in July 2026 status hearing with violation in compliance.

**2. CODE-12-25-3035 1750 PEMBROOK DR. HIT PORTFOLIO  
1OWNER LLC NFPA 1 13.3.3.2 SPRINKLER SYSTEM INSPECTION,  
TESTING & MAINTENANCE.**

Special Magistrate Dan Mantzaris called for the cases.

Respondent not present.

Fire Inspector Ludy present

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

Code Enforcement Officer Andy Arcaya presented the case.

City Attorney Drew Smith asked CE officer Arcaya about contact from property owner and fine amount. Answer was no contact from property owner and fine amount was \$250 for 63 days for a total of \$15,750. Attorney requested a fine to be ordered.

City Attorney Smith asked Fire inspector Ludy to refresh everyone's memory of the violation. Inspector spoke about the sprinkler system in attic being out of service after a Fire Department response.

City Attorney Drew Smith spoke with Special Magistrate about the order to follow Massey hearing and order the fine with 30 days to pay and after 30 day the city can impose lien.

Special Magistrate Dan Mantzaris found the case in violation of NFPA 1 13.3.3.2 respondent order to pay fine and cure on or before 07/06/2026.

## V. NEW CASES

### 1. **CODE-02-26-3065 1009 MAITLAND CTR. CMNS. UNIT 207/212 NATIONS INC FBC 105.9 PERMIT REQUIRED.**

Respondent Bruce Bennett, a property maintenance contact present.

Fire inspector Robert Nance present

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

Code Enforcement Officer Andy Arcaya presented the case.

City Attorney Drew Smith asked CE Officer Arcaya about the sprinkler violation was cured, the answer was yes and only requesting a finding of fact for the work without a permit.

City Attorney Drew Smith asked CE Officer Arcaya what time frame to cure, answer was 45 days as work is already done.

Special Magistrate Dan Mantzaris Fire Inspector Nance questions about the inspection and what was found. FI Nance spoke about fining the unit occupied and obstructed fire sprinkler.

The magistrate asked Mr. Bennett if 45 days is good for completing the permit. Mr. Bennett spoke about a contractor for an application.

Special Magistrate Dan Mantzaris found the case in violation of NFPA 1 1.7.1.12 unpermitted work and FBC 105.1 permit required to cure by 06/19/2026 or may be brought back for a fine up to \$150 per day.

**2. CODE-01-26-3053 740 N WYMORE RD. WYMORE AL REAL ESTATE LLC LDC 4.2.4(B)(2)(A)3.A STANDARDS SPECIFIC TO PRINCIPAL USES.**

Special Magistrate Dan Mantzaris called for the case.

Respondent Tracy Howell present Executive Director for the facility.

Maitland Fire Department Battalion Chief Patric Hale present

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

Code Enforcement Officer Andy Arcaya presented the case.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about being brought into compliance after the NOV deadline.

Responded Howell spoke about an email being sent to the Fire Department before the deadline, but the email was stuck in the draft file and resent in April.

Special Magistrate Dan Mantzaris spoke to Respondent Howell about the violation cure date being after the fact and repeat violation fines.

Special Magistrate Dan Mantzaris found the case in violation of LDC 4.2.4 b2A3 was cured on 4/7/2026. May be brought back for repeat violation with a fine of up to \$500.00 per day.

**3. CODE-01-26-3054 701 N MAITLAND AVE. MAITLAND MC REAL ESTATE LLC LDC 4.2.4(B)(2)(A)3.A STANDARDS SPECIFIC TO PRINCIPAL USES.**

Special Magistrate Dan Mantzaris called for the case.

Respondent not present.

Maitland Fire Department Battalion Chief Patric Hale present

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

Code Enforcement Officer Andy Arcaya presented the case.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about being brought into compliance after the NOV deadline. The answer was the compliance date of 5/4/2026, verified by Chief Hale.

Special Magistrate Dan Mantzaris found the case in violation of LDC 4.2.4 b2A3 was cured on 5/4/2026. May be brought back for repeat violation with fine of up to \$500.00 per day.

**4. CODE-03-26-3074 761 ROBINHOOD DR. NEXTHOME SOLUTIONS LLC FBC 105.9 PERMIT REQUIRED.**

Special Magistrate Dan Mantzaris called for the case.

Respondent Santo Minyety present.

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

Code Enforcement Officer Andy Arcaya presented the case.

City Attorney Drew Smith asked CE Officer Arcaya about the permit and time to cure, the answer was 45 days for the permit and all work passing their final inspections.

City Attorney Drew Smith asked for a fine of \$250.00 per day.

City Attorney Drew Smith asked about what work was done. The CE officer answered only aware of the front door and unknown about what was inside and, if so, a permit would be needed and completed within 45 days.

Special Magistrate Dan Mantzaris spoke to Respondent Minyety about the work done and 45 to cure with a permit for all work done without a permit and a general contractor needed.

Mr. Minyety asked what the issues were. CE Officer Arcaya answer was the front door, garage door and any other work inside. The Respondent denied any work on the inside.

Attorney Drew Smith requested compliance by 6/9/2026.

Special Magistrate Dan Mantzaris asked

Special Magistrate Dan Mantzaris found the case in violation of FBC 105.1 to be cured by 6/19/2026 or may be brought back for a fine up to \$250.00 per day.

**5. CODE-03-26-3080 290 SOUTHWALL LN. MAITLAND HOTEL INVEST. ET AL. NFPA 1 13.3.3.2 SPRINKLER SYSTEM INSPECTION, TESTING & MAINTENANCE.**

Special Magistrate Dan Mantzaris called for the case.

Respondent not present.

Fire Inspector Ludy present

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

Code Enforcement Officer Andy Arcaya presented the case, requested 15 days to cure and a \$250.00 per day fine.

City Attorney Drew Smith asked Fire Inspector Ludy about the nature of the sprinkler violation.

Fire inspector Ludy spoke about the sprinkler system notification from the vendor's plan to retest using a third party to retest the sprinkler heads and a potential of 25 percent of the system may not work.

Special Magistrate Dan Mantzaris asked about the requested 15 days to cure, Fire Inspector responded the initial date on notification was in November 2025 and in March 2026 an email was sent about a 3<sup>rd</sup> second party inspection.

City Attorney Drew Smith confirmed the compliance and the time frame to cure; the answer was it is permitted work and will take time, but nothing has been provided since November.

Special Magistrate Dan Mantzaris spoke about wanting a respondent present to speak about what has been done to resolve and asked about the sprinkler heads testing and is system out of service. The answer from the Fire Inspector was no, The heads are replaced, and the system is in service.

Special Magistrate Dan Mantzaris found the case in violation of NFPA 1 13.3.3.2 respondent order to pay a fine and cure on or before 05/22/2026.

**VI. OTHER BUSINESS**

No July 2026 Special Magistrate Hearing.

**VII. ADJOURNMENT**  
10:37