



**Special Magistrate Hearing
Minutes
September 2, 2026
Council Chambers
9:30 AM**



I. CALL TO ORDER

Special Magistrate Dan Mantzaris started the hearing, no respondents present.

II. SWEARING IN OF WITNESSES

Code Enforcement Officer Andy Arcaya

III. CALL OF THE CASES

Cases called, no respondents present.

IV. OLD CASES

- 1. CODE-07-25-2973 1800 ROGERS AVE. EVERGREEN DEVELOPMENT SEC. 22-205. EXCESSIVE GROWTH, SEC.10-91(A). SITE MAINTENANCE AND SAFETY, SEC. 32-7(1)(2)(3). MAINTENANCE OF RIGHTS -OF-WAYS**

Special Magistrate Dan Mantzaris called for the case.

Respondent not 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 about the site conditions and response from the property owners.

Special Magistrate Dan Mantzaris ordered the foreclosure to move forward.

V. NEW CASES

- 1. CODE-05-25-2911 1661 E HORATIO AVE. VINCENT ZABUSKI LDC SEC. 5.2.4.(J)(2). FRONT YARD PARKING**
Removed from agenda.
- 2. CODE-08-25-2979 470 N LK. SYBELIA DR. SABRINA PAVRI & RAJENDRA SAWH-MARTINEZ, FBC 105.1 (8TH ED. 2023) PERMITS REQUIRED, LDC SEC. 2.5.3.(D)(2). WATERFRONT STRUCTURE PERMIT APPLICABILITY, LDC SEC. 5.3.6.(B). PRESERVATION DURING DEVELOPMENT AND CONSTRUCTION.**

Special Magistrate Dan Mantzaris called for the cases.

Respondent not 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 90 days to complete a passing final.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about the conditions of the dock and missing boards and the safety of the site in relation to public access.

Special Magistrate Dan Mantzaris clarified the 90 days to complete a final inspection.

Special Magistrate Dan Mantzaris asked about the parcel ID being the same for lakeside and upland.

Special Magistrate Dan Mantzaris found the case in violation of FBC 105.1, LDC 2.5.3 to cure by 12/02/2026 or may be brought back for a fine of up to \$250.00 per day.

3. CODE-04-26-3116 601 N. LK. SYBELIA DR. UDAY DAPHTARY LDC SEC.9.3.2.(E). VEGETATION REMOVED

Special Magistrate Dan Mantzaris called for the case.

Respondent not 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 photographs of the trees removed.

City Arborist Justin Garber swore in and answered the tree and types removed and site conditions on the day of noting violations.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about the location of the trees removed, answered by Arborist Garber.

Special Magistrate Dan Mantzaris asked about the property owner's responses to the violation.

Attorney Drew Smith requested compliance by 30 days to have a Vegetation Removal Permit issued and final.

Special Magistrate Dan Mantzaris found the case in violation of LCD 9.3.2. to cure by 10/03/2026 or may be brought back for a fine up to \$250.00 per day.

4. CODE-07-26-3161 1621 SUNNYSIDE DR. SHANNA REYES SEC. 32-7(1)(2)(3). MAINTENANCE OF ROW, SEC. 22-205. EXCESSIVE GROWTH

Special Magistrate Dan Mantzaris called for the case.

Respondent not 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 and spoke about the change in address listed on the Orange County Property Appraiser site between NOV mailed and NOH mailed.

City Attorney Drew Smith clarified that the correct address was used at the time of mailing per the OCPA website.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about the demolition permit and the address was correct and sunbiz comment in the case presentation.

Special Magistrate Dan Mantzaris asked attorney Smith about the request about finding fact and property in compliance.

Special Magistrate Dan Mantzaris found the case in violation of Sec. 22-205, 32-7 and violations are cured.

5. CODE- 06-26-3134 601 TRELAGO WAY BELL PARTNERS GI TRELAGO LLC FBC 105.1. PERMIT REQUIRED

Removed from agenda.

6. CODE-06-26-3143 473 S KELLER RD. ERM-TLS INC. SEC. 22-205. EXCESSIVE GROWTH, SEC. 32-1 (1)(2)(3). MAINTENANCE OF RIGHTS-OF-WAY, LDC SEC. 5.3.9(A)(E). MAINTENANCE DUTY TO TRIM.

Special Magistrate Dan Mantzaris called for the case.

Respondent not present.

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

Code Enforcement Officer Andy Arcaya presented the repeat violation case.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya about the case being a repeat violation and not accruing fines.

City Attorney Drew Smith clarified the property was in compliance and responded agreeing to maintain as requested by CE officer Arcaya.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about the original order date and not fines, and the current case opened after the initial violation was cured.

City Attorney Drew Smith requested an order for repeat violation and reference that there was another finding of fact for the new case.

Special Magistrate Dan Mantzaris asked

Special Magistrate Dan Mantzaris found the case in violation of Sec. 22-205, Sec. 32-7, LDC 5.3.9 was cured and may be brought back for repeat violation fine up to \$ 500.00 per day.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

10:11 a.m.