

MEETING MINUTES – MARCH 19, 2024

THE CITY OF LAKE MARY, FLORIDA

CODE ENFORCEMENT BOARD HEARING

MEETING LOCATION: 165 E CRYSTAL LAKE AVENUE, LAKE MARY, FL 32746

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call – Determination of a Quorum

a. The following members were present:

Richard Schulz, Vice Chair (Acting Chairman)

George Distler

David Vallillo

Timothy Vogt

Kevin Walsh

Daniel Lopez

Henry Scarfo, Chairman – excused absence

Bruce Fleming – Code Enforcement Official

Jennifer Nix – Code Enforcement Board Attorney

Brenda Vazquez – Recording Secretary

4. Approval of Minutes

Motion: To approve the minutes from the January 16th meeting.

A motion to approve the minutes was made by Daniel Lopez and seconded by Timothy Vogt. The motion was passed unanimously.

5. Oath

a. Acting Chairman Richard Schulz requested Oath be given to Bruce Fleming, Code Enforcement Officer, complainants, and respondents. The Oath was accepted by everyone.

6. Case Updates

Case 23-1724 City of Lake Mary vs Amir Golchini – case has been withdrawn. Bruce Fleming advised the board he received a memorandum from the Code Board Attorney indicating the packet initially submitted for this case inadvertently included personal information. He requested this information not be disclosed by anyone. An official record will be generated and posted, which will have the personal information redacted.

7. Old Business

No old business to be discussed.

8. New Business

Case 24-0095 City of Lake Mary vs Joyce K Mitchell & John Wayne Witt

The property is in violation of storing a disabled vehicle on the property. Complainant, David McAllister, advised the board that the respondent had been driving an unregistered/disabled vehicle, which should be towed.

Respondent, John Wayne Witt, advised the board he moved to Florida from North Carolina in 2017 and has been working with the North Carolina Department of Motor Vehicles regarding a lien against his vehicle, which has not been cleared.

Mr. Witt confirmed the vehicle does not have a title and is not registered in the State of Florida but is operable. Board Attorney Jennifer Nix read Chapter 91 §91.66 to clarify to the board, the definition of a "disabled vehicle."

David Lopez made a motion to find the respondent in violation of Chapter 91 §91.66. Kevin Walsh seconded the motion. The motion was passed unanimously.

David Vallillo made a motion to impose a fine of \$200 a day effective May 17, 2024, if the violation is not in compliance. Timothy Vogt seconded the motion. The motion was passed unanimously.

Case 24-0503 City of Lake Mary vs Isai Vargas

Bruce Fleming received an electronic complaint regarding the property owner having a commercial food truck on the property as well as conducting construction without the proper building permits. He advised the property owner received a stop work order in May 2023, regarding failure to obtain building permits for the renovations and construction work on the property.

The property owner stated he is a new homeowner and has been working with family to complete construction projects in the home and was not aware he required a building permit. Upon receiving a stop work order, he immediately ceased construction. The property owner contacted the building department who informed him he did not require a permit for the plumbing; however, he required permits for the AC installation, and window installation. He was advised to work closely with the building department to obtain the proper building permits to continue construction on the property. The property owner submitted a permit request for the window installation, which was approved. The construction on the windows has been completed, the property owner is awaiting approval from the building department on the work completed.

It was recommended by the board that the property owner verify with the building department what permits are required and request a letter confirming they do not require a permit for the plumbing work being conducted.

Timothy Vogt made a motion to find the property owner non-compliant with obtaining the required building permits. Kevin Walsh seconded the motion, and it was passed unanimously.

Timothy Vogt made a motion to fine the property owner \$50.00 a day if the required building permits are not obtained by April 15th. David Lopez seconded the motion, which was passed unanimously.

9. Open Discussion

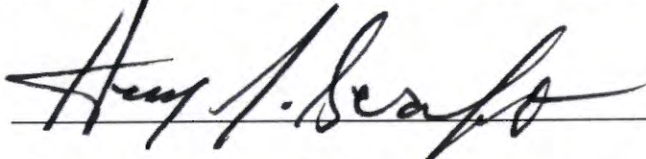
Bruce recognized that many of the board members are fairly new to the board. There is an upcoming Code Enforcement Annual Conference in June 2024 and recommends members attend if their schedules permit. The annual conference is open to Code Enforcement staff, board members and board attorneys.

Timothy Vogt advised he will be traveling on business and will not be able to attend the May 21st Code Enforcement meeting.

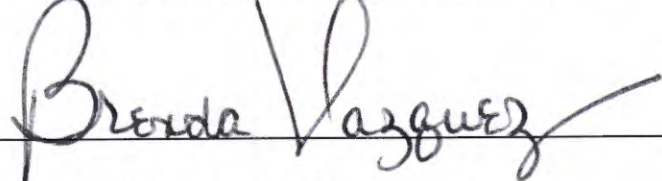
10. Setting of the next meeting: The next meeting will be held on May 21, 2024.

11. Adjournment

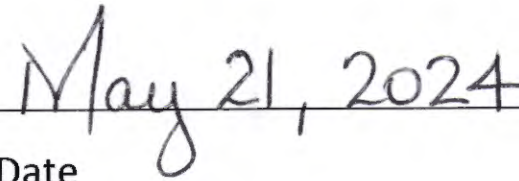
Richard Schulz adjourned the meeting at 8:12 p.m.



FOR Richard Schulz, Acting Chairman



Brenda Vazquez, Secretary



Date