



LAKE MARY CODE ENFORCEMENT BOARD

**Lake Mary City Hall
100 N. Country Club Road**

Regular Meeting AGENDA

TUESDAY, JULY 16, 2024 7:00 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call - Determination of Quorum**
- 4. Approval of Minutes of May 21, 2024 Meeting**
 - A. Meeting Minutes - May 21, 2024**
- 5. Oath**
- 6. Case Updates**
- 7. Old Business (Compliance Hearing)**
- 8. New Business**
 - A. Case 24-1176 City of Lake Mary vs CT Corporation System (Attn: Sandra Zwijack, registered agent) & National Net Lease Portfolio II Master & RBC Bank, 1321 Heathrow Center, Lake Mary FL 32746, Title IX General Regulations, Chapter 91 Health and Public Safety, §91.34 Prohibited Acts (Accumulation Miscellaneous Junk, Trash and Debris)**
 - B. Case 24-1308 City of Lake Mary vs Nelson F. Stiles Jr. & Kim A. Stiles, 1823 Valley Wood Way, Lake Mary FL 32746, Title IX General Regulations, Chapter 91 Health and Public Safety, §91.66 Disabled Vehicle**

C. Case 24-1357 City of Lake Mary vs Gianender Rathee, 720 Pickfair Ter., Lake Mary FL 32746, Title XV Land Usage, Chapter 155 Subdivision Regulations, Appendix G Swimming Pool Regulations

9. Open Discussion

10. Next Scheduled Meeting: September 17, 2024

11. Adjournment

NOTE: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, FLORIDA STATUTES 286.0105.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY ADA COORDINATOR AT LEAST 48 HOURS IN ADVANCE OF THE MEETING AT 407-585-1424.

MATERIALS AND EXHIBITS RELATED TO THE AGENDA ITEMS WERE PREVIOUSLY PROVIDED TO THE MEMBERS OF THE CODE ENFORCEMENT BOARD. A COPY OF THE MATERIALS AND EXHIBITS ARE AVAILABLE UPON REQUEST.

MEETING MINUTES – JULY 16, 2024
THE CITY OF LAKE MARY, FLORIDA
CODE ENFORCEMENT BOARD HEARING
100 N. COUNTRY CLUB ROAD, LAKE MARY, FLORIDA 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/absent:

Henry Scarfo, Chairman
Richard Schulz, Vice Chair
George Distler
David Vallillo – absent/traveling (Excused by Chairman Scarfo)
Timothy Vogt
Kevin Walsh
Daniel Lopez

Bruce Fleming – Code Enforcement Official
Jennifer Nix – Code Enforcement Board Attorney
Brenda Vazquez – Recording Secretary

4. Approval of Minutes

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

5. Oath
 - a. Chairman Henry Scarfo requested Oath be given to Bruce Fleming, Code Enforcement Officer and respondent. The Oath was accepted.

6. Case Updates

Case 24-1176 City of Lake Mary vs CT Corporation System – withdrawn
Case 24-1357 City of Lake Mary vs Gianender Rathee – withdrawn
Case 24-1462 City of Lake Mary vs EBL Property Management – withdrawn

7. Old Business
No old business to discuss.

8. New Business

Case 24-1308 City of Lake Mary vs Nelson F. Stiles Jr. & Kim A. Stiles

Bruce Fleming received an electronic complaint regarding an abandoned vehicle. Mr. Fleming made a site visit and confirmed there were two vehicles parked in the driveway with New Jersey registrations. A third vehicle on the property had a flat tire. City exhibit number 1 was accepted by Chairman Scarfo with no objections.

The respondent advised one of the vehicles has been removed from the property and the additional two vehicles will be placed inside the garage. He stated he moved here from New Jersey and was not aware of the code enforcement laws.

Richard Schulz made a motion to find the respondent in violation of Section 91.66 of city code. Timothy Vogt seconded the motion; it was passed unanimously.

Timothy Vogt made a motion to allow the respondent to correct the violation no later than July 19th. If this violation is not corrected by this deadline date, the respondent will incur a daily fine of \$50 until resolved. George Distler seconded the motion; it was passed unanimously.

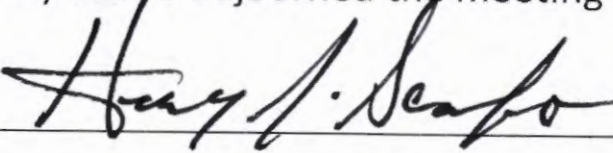
Chairman Scarfo made a motion to adjourn the meeting. The motion was seconded by Richard Schulz.

9. Open Discussion

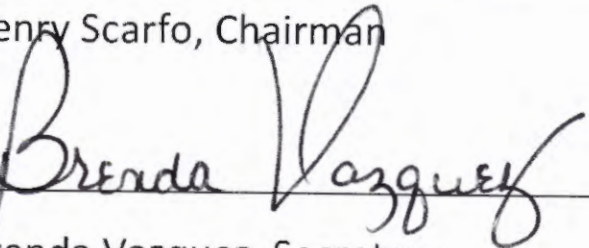
10. Setting of the next meeting: The next meeting will be held on September 17, 2024.

11. Adjournment

Henry Scarfo adjourned the meeting at 7:22 p.m.



Henry Scarfo, Chairman



Brenda Vazquez, Secretary



Date