



LAKE MARY CODE ENFORCEMENT BOARD

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

Regular Meeting AGENDA

TUESDAY, NOVEMBER 18, 2025 7:00 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call - Determination of Quorum**
- 4. Approval of Minutes of March 18, 2025 Meeting**
 - A. Meeting Minutes - March 18, 2025**
- 5. Oath**
- 6. Case Updates**
- 7. Old Business (Compliance Hearing)**
- 8. New Business**
 - A. Case 25-1219 - City of Lake Mary vs Amir Golchini, 273 Greenleaf Lane, Lake Mary FL 32746 - Case Withdrawn**
 - B. Case 25-1950 - City of Lake Mary vs Sightvest LLC, 107 Commerce Street, Lake Mary FL 32746, Title IX General Regulations, Chapter 91 Health and Public Safety, §91.75 (D)(1)(2) Property Maintenance Requirements**
 - C. Case 25-0340 - City of Lake Mary vs Lake Mary Land LLC, 1097 Sand Pond Road, Lake Mary FL 32746, Title IX General Regulations, Chapter 91.75(D)(1)(3), Property Maintenance requirements, Chapter 91.34 (I)**

**Prohibited Acts, Title XV Land Usage, Chapter 154.11(A), (1), (2),(3)
Temporary Structures.**

- 9. Open Discussion**
- 10. Next Scheduled Meeting: January 20, 2026**
- 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 – November 18, 2025

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 – out of town, excused absence

George Distler – unexcused absence

Daniel Lopez

David Vallillo

Timothy Vogt

Kevin Walsh

Marlene Mercer –Code Enforcement Officer

Sgt. Richard Ferguson – CID/Code Enforcement Sergeant

Aerial McCann – 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 David Vallillo. The motion was passed unanimously.

5. Oath

- a. Chairman Henry Scarfo requested Oath be given to Marlene Mercer, Code Enforcement Officer and respondents. The Oath was accepted by everyone.

Chairman Scarfo welcomed new Code Enforcement Officer, Marlene Mercer.

6. Case Updates

Case 25-1219 City of Lake Mary vs Amir Golchini – case has been withdrawn

7. Old Business

None

8. New Business

Case 25-1950 City of Lake Mary vs Sightvest LLC

This property is vacant with visible trash/debris and overgrown lawn. Code Enforcement Officer Mercer conducted several visits and the property remained in violation. Property was posted with violation notices, and letters were mailed; however, they were returned “unable to forward.” All documentation, notices and photographs were entered into evidence and accepted by Chairman Scarfo.

David Vallillo made a motion to find the property in violation. Fine imposed of \$200 a day per violation (total of \$400 a day) if property is not in compliance by December 1, 2025. Kevin Walsh seconded the motion. The motion was passed unanimously.

Case 25-0340 City of Lake Mary vs Lake Mary Land LLC

Property had visible trash, a storage container, graffiti and overgrown lawn. Code Enforcement Officer Mercer conducted several visits and the property remained in violation. All documentation, notices and photographs were entered into evidence and accepted by Chairman Scarfo.

Daniel Lopez made a motion to find the property in violation and a fine of \$200 a day per violation (total of \$800 a day) was imposed if not in compliance by December 3, 2025. Kevin Walsh seconded the motion. The motion was passed unanimously.


9. Open Discussion

Board members discussed their background and expertise with the board.

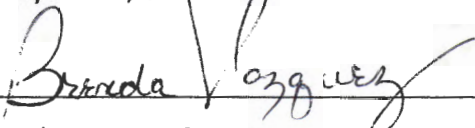
10. Setting of the next meeting: The next meeting will be held on January 20, 2026.

11. Adjournment

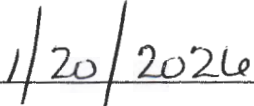
Chairman Scarfo accepted a motion to adjourn the meeting; moved by Kevin Walsh. Chairman Scarfo adjourned the meeting at 8:00 p.m.



Henry Scarfo, Chairman



Brenda Vazquez, Secretary



Date