



LAKE MARY CODE ENFORCEMENT BOARD

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

**Regular Meeting
AGENDA**

TUESDAY, JANUARY 20, 2026 7:00 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call - Determination of Quorum**
- 4. Approval of Minutes of November 18, 2025 Meeting**
 - A. Meeting Minutes**
- 5. Oath**
- 6. Case Updates**
- 7. Old Business (Compliance Hearing)**

None
- 8. New Business**

- A. **Case 25-2354 City of Lake Mary vs Anthony Mieczynski, Mary Mieczynski, 118 Van Buren Avenue, Title XV Land Usage, Chapter 150.06 (A) Building permits**

9. Open Discussion

10. Next Scheduled Meeting: March 17, 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 – January 20, 2026

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 – third unexcused absence

Daniel Lopez

David Vallillo

Timothy Vogt

Kevin Walsh

Chairman Scarfo stated that staff communicated with George Distler who advised he has taken on a new assignment and his international travel precludes him from participating in the board. He has officially resigned.

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 Kevin Walsh and seconded by Richard Schulz. The motion was passed unanimously.

5. Oath

- a. Chairman Henry Scarfo requested Oath be given to Marlene Mercer, Code Enforcement Officer, which was accepted.

6. Case Updates

None

7. Old Business

None

8. New Business

Case 25-2354 City of Lake Mary vs Anthony Mieczynski, Mary Mieczynski, 118 Van Buren Avenue, Lake Mary, FL, Title XV Land Usage, Chapter 150.06 (A) Building Permits.

Code Enforcement Officer advised the wrong case number was entered on the PowerPoint presentation. However, all other details are correct. She will update and resubmit presentation for evidence.

CEO Mercer stated the homeowner(s) had been completing work on the residence without the proper building permits. Notice of violations and stop work orders were posted on the property for work being completed on the property without a permit. As of January 20, 2026, the homeowner(s) still had not applied for a permit.

Timothy Vogt made a motion to find the respondent(s) in violation and requested a compliance date of January 30, 2026. If the property remains in non-compliance after this deadline date, a fine of \$100 per day will be imposed. Kevin Walsh seconded the motion. Motion passed unanimously.

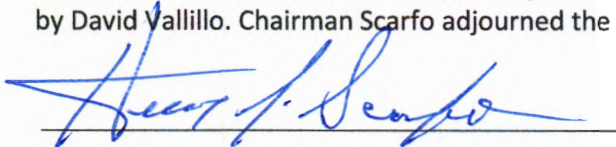
9. Open Discussion

Timothy Vogt thanked Marlene Mercer for the fine recommendations. He asked the board to pay close attention to the fines being imposed on respondents.

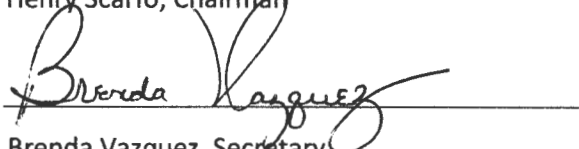
10. Setting for next meeting: The next meeting will be held on March 17, 2026.

11. Adjournment

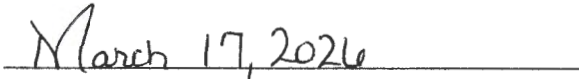
Chairman Scarfo accepted a motion to adjourn the meeting; moved by Timothy Vogt and seconded by David Vallillo. Chairman Scarfo adjourned the meeting at 7:13 p.m.



Henry Scarfo, Chairman



Brenda Vazquez, Secretary



Date