

**CODE ENFORCEMENT BOARD
REGULAR MEETING
June 11, 2018**

The City of Lake Wales Code Enforcement Board held a regular meeting on June 11, 2018 at 5:00 p.m. in the City Commission Chamber located in the City Administration Building.

ATTENDANCE

**Code Enforcement Board Members
(Shaded area indicates absence):**

Chair Melissa Anne Konkol	Vice-Chair Murray Zacharia	Ralph Marino	Wilena Vreeland	Angella Knapstein	Ronald Wheat	VACANT
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Albert (Chuck) Galloway, Jr. – City Attorney
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City Staff: Planning and Development Department
Brian Nadeau – Code Compliance Officer Jose Lozada– Code Compliance Officer Fany Lozano – Recording Secretary

- 1) **CALL TO ORDER** – Meeting called to order at 5:00 pm

- 2) **ROLL CALL** – Ralph Marino was not in attendance. A quorum was present

- 3) **APPROVAL OF MINUTES** – Regular Meeting – May 14, 2018

 Ronald Wheat made a motion to approve the minutes. Wilena Vreeland seconded the motion. The motion was approved unanimously.

- 4) **ADMINISTER OATH/MISCELLANEOUS ITEMS**

 Board secretary administered the oath to staff and respondents.

- 5) **CASES/REDUCTION/RELEASE OF LIENS**

5.1 CASE #CEB 2010-012 ADG 201200003(AMNESTY PROGRAM)
CITY OF LAKE WALES VS TERESITA DIVINCENZO
509 MARIETTA ST (PID: 27-30-12-923000-001470)

Code Compliance Officer Jose Lozada addressed the Board and read the case history pertaining to administrative lien on the property, which is as follows:

He stated that there was an administrative lien on the property placed in the name of Marvin Lee, and that the property was demolished by the county. The new property owner Teresita Divincenzo purchased the property via tax deed sale and has been maintaining the property and that the property is in compliance. The property owner has paid all the service liens and taxes are up to date. The administrative amount due is \$369,750 and staff is recommending complete amnesty on this property and the balance should be reduced to zero.

Mr. Zacharia moved to accept staff recommendation.

The property owner Teresita Divincenzo was present at the hearing, but did not address the board, since the board felt that the explanation of the case was straightforward but she was offered the opportunity to speak if she wanted to.

Ms. Vreeland seconded the motion on the floor. All voted in favor and the motion passed unanimously.

There was open dialogue about the condition of the property prior to the current property owner purchasing it.

OPEN DISCUSSION ABOUT THE AMNESTY PROGRAM

Mr. Zacharia had questions about the Amnesty Program. Mr. Zacharia asked if staff has an idea of how many properties have administrative liens? Administrative Assistant Lozano responded, "89". Mr. Zacharia asked if follow up of properties in compliance was completed? CCO Nadeau responded that letters were mailed out to all open cases notifying them that they would be eligible for the Amnesty program. AA Lozano stated that 40%-50% of the administrative liens have stopped running. Mr. Zacharia clarified that the liens have stopped running because the properties have come into compliance. CCO Nadeau affirmed Mr. Zacharia's statement. Mr. Zacharia stated that he noticed that we had two cases coming up to be heard. AA Lozano stated that she has received a lot of phone call inquiries about the Amnesty program and has received 4 completed applications, 2 have been approved which were to be heard tonight, and two pending processing which came in last week and did not make it onto the agenda for tonight. CCO Nadeau stated that we have several inquiries but some of the issues are that we require for taxes to be paid, and for the property to be in compliance. He stated that someone who inquired had a property that was in compliance but had 3 years of back taxes owed. Mr. Zacharia asked if there was another scheduled Amnesty application period? CCO Nadeau responded that we intend to do it every year. Ms. Vreeland stated that it is a good program and that she would like to see the word get out a bit more. CCO Nadeau stated that letters were mailed out. Ms. Vreeland suggested a flyer with the water bill.

5.2 CASE #CEB 2014-033 ADG 201400008(AMNESTY PROGRAM)
CITY OF LAKE WALES VS VIRIDIANA VENCES AND ALMA VENCES
2231 SR 60 (PID: 28-30-06-000000-024010)

Code Compliance Officer Jose Lozada stated that the owner called in today to postpone hearing for today. This case will be re-scheduled.

- 6) **UNFINISHED BUSINESS**
NONE
- 7) **REQUESTS FOR FORECLOSURE**
NONE
- 8) **REQUESTS FOR DEMOLITION AUTHORIZATION**
NONE
- 9) **COMMUNICATIONS AND PETITIONS**
NONE

OTHER BUSINESS


Ms. Knapstein announced that she is resigning from the board due to health issues. Ms. Konkol also announced that tonight is her last night with the board and that at the next board hearing they will need to elect a new Chair Person.

With no further business to discuss, the meeting was then adjourned.



Melissa Konkol, Chairwoman or
Murray Zacharia, Vice Chairman

Attest:



Recording Secretary