

**CODE ENFORCEMENT BOARD
REGULAR MEETING
JANUARY 12, 2026**

The City of Lake Wales Code Enforcement Board held an in person meeting on OCTOBER 13, 2025 at 5:30 p.m. in the City Commission Chamber located in the City Administration Building.
Action Minutes: Recording available upon request.

ATTENDANCE

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

Dwight Wilson Chairperson	Courtney Schmitt Vice-Chair	Sara Jones	Bruce Austell	Cathy Hammel	VACANT	VACANT
Alternate 1 VACANT	Alternate 2 VACANT					

Albert (Chuck) Galloway, Jr. – City Attorney
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City Staff: Development Services Department
Fany Lozano – Code Compliance Administrator, Recording Secretary
Jose Lozada– Code Compliance Supervisor (CCS)
Jimmie Miller – Code Compliance Officer (CCO)

- 1) **CALL TO ORDER** – Meeting called to order at 5:31 pm
- 2) **ROLL CALL** – A quorum was present.

Ms. Lozano did the attendance roll call.

Ms. Jones notified Ms. Lozano that she would not be able to attend the meeting. Ms. Hammel made a motion excuse the absence. Mr. Austell seconded the motion. All voted in favor. Motion passed unanimously.

- 3) **EXPLANATION OF PROCEDURES** – Chairperson

Mr. Wilson explained the procedures for the meeting and read the pledge of Civility as posted on the public podium.

4) APPROVAL OF MINUTES – Regular Meeting – October 13, 2026

Mr. Wilson asked for a motion to approve the minutes. Ms. Schmitt made a motion to approve the minutes. Mr. Austell seconded the motion. All voted in favor, the motion passed unanimously.

5) ADMINISTER OATH/MISCELLANEOUS ITEMS

5.1 Administer Oath:

Board secretary Ms. Lozano administered the oath to staff.

Mr. Wilson administered the oath to Ms. Lozano

6) REVISIONS

Item 9.1 was not heard

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7) **CASE(s)**

7.1 Case # 2008-00001 (REDUCTION)
 City of Lake Wales VS YESSENIA ALIESKA MELENDEZ MEDINA
 0 BOOKER
 PID: 27-29-34-873000-004060

Violation(s) Date:	04/03/2008
Violations:	EXTERIOR VIOLATIONS/GRASS/SANITATION
Person's Present to provide testimony and sworn in:	Property Owner: Yessenia Melendez Authorized Rep: Mariano Perez
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$109.81
Staff Recommendation:	Recommend that the Board approve reduction of the administrative fine to 5% plus the cost of enforcement: 5% of the administrative fine amount = \$868,500.00 to \$43,425.00 Costs of Enforcement cannot be reduced: \$109.81 Total cost for settlement: \$43,534.81
Order: 1st: Ms. Schmitt 2nd: Mr. Austell Motion passed 3 yay , 1 nay Roll Call not requested Hammel = Nay	Reduce fine to 0.25% which equals \$2,171.25 plus costs of enforcement \$109.81 for total settlement of \$2,281.06

7.2 Case # 2022-00123
 City of Lake Wales VS N 1ST LAND TRUST 220
 220 1ST ST N
 PID: 27-30-01-883000-022060

Violation(s) Date:	05/04/2022
Violations:	7-8 Building Permit Required. 19-102. Local business tax receipt required. FS. 205.053 Business tax receipts; dates due and delinquent; penalties. 23-545. Signs. 23-545.1 Permit Required 12-237.7 Dumpster screening. 23-358. - Mobile food vending/mobile food dispensing vehicles. 23-358. - Mobile food vending/mobile food dispensing vehicles.
Person's Present to provide testimony and sworn in:	Property Owner: Amir Kalde Representative: N/A
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$267.09
Staff Recommendation:	<ol style="list-style-type: none"> 1. Find that all cited violations were allowed to exist past the date for correction and, 2. Find that Proper Notice has been afforded to the Property Owner and, 3. Find that all Procedural requirements have been met. 4. Imposing the cost of enforcement of \$267.09 to present this case. 5. Impose a fine in the amount of \$250.00 (per day), every day the violation exists effective TODAY and authorize an Administrative Lien be placed against the property until such time as all violations are corrected, and an Affidavit of Compliance is issued by a representative acting for the city and restitution is made for all fines and costs incurred by the city to present this case.
MOTION 1 ST : Mr. Wilson 2 nd : Ms. Schmitt Motion passed 3 yay 1 nay Roll call was not requested Hammel = no	Accept staff recommendation with 30 day (02/11/2026) extension

7.3 Case # 2025-00378
 City of Lake Wales VS COHASSETT AVE LAND TRUST #1069
 1069 COHASSETT AVE
 PID: 27-30-12-923000-002250

Violation(s) Date:	10/24/2025
Violations:	7-8 Building Permit Required
Person's Present to provide testimony and sworn in:	Property Owner: Amir Kalde Representative: N/A
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$106.06
Staff Recommendation:	<ol style="list-style-type: none"> 1. Find that all cited violations were allowed to exist past the date for correction and, 2. Find that Proper Notice has been afforded to the Property Owner and, 6. Find that all Procedural requirements have been met. 7. Imposing the cost of enforcement of \$106.06 to present this case. 8. Impose a fine in the amount of \$250.00 (per day), every day the violation exists effective TODAY and authorize an Administrative Lien be placed against the property until such time as all violations are corrected, and an Affidavit of Compliance is issued by a representative acting for the city and restitution is made for all fines and costs incurred by the city to present this case. 9.
Order: 1st: Ms. Hammel 2nd: Mr. Wilson All voted in favor. Motion passed unanimously.	Accept staff recommendation

7.4 Case # 2025-00311
 City of Lake Wales VS INTESAR SALIM, JAMAL A MARAR
 400 DR J A WILTSHIRE AVE W
 PID: 27-29-35-880000-003051

Violation(s) Date:	09/04/2025
Violations:	19-102. Local business tax receipt required. FS. 205.053 Business tax receipts; dates due and delinquent; penalties.
Person's Present to provide testimony and sworn in:	Property Owner: Ahmad Jamal Marar Representative: N/A
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$127.84
Staff Recommendation:	<ol style="list-style-type: none"> 1. Find that all cited violations were allowed to exist past the date for correction and, 2. Find that Proper Notice has been afforded to the Property Owner and, 3. Find that all Procedural requirements have been met. 4. Imposing the cost of enforcement of \$127.84 to present this case. 5. Impose a fine in the amount of \$250.00 (per day), every day the violation exists effective TODAY and authorize an Administrative Lien be placed against the property until such time as all violations are corrected, and an Affidavit of Compliance is issued by a representative acting for the city and restitution is made for all fines and costs incurred by the city to present this case.
Order: 1st: Ms. Schmitt 2nd: Ms. Hammel All voted in favor. Motion passed unanimously.	Accept Staff recommendation with seven day extension (01/19/2026)

7.5 Case # 2025-00312
 City of Lake Wales VS TRUST NO 139SAW
 139 STUART AVE W
 PID: 27-30-02-908000-001170

Violation(s) Date:	09/04/2025
Violations:	19-102. Local business tax receipt required. FS. 205.053 Business tax receipts; dates due and delinquent; penalties. 12-233.1 Sanitation and storage of materials. 12-233.12 Motor vehicles. 23-521. Garaging and parking of vehicles, trailers, recreational and noncommercial vehicles, and boats. 12-233.2 Grading and drainage. 23-344. - Automotive uses.
Person's Present to provide testimony and sworn in:	Property Owner: Ivory Williams Authorized Rep: N/A
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$158.58
Staff Recommendation:	<ol style="list-style-type: none"> 1. Find that all cited violations were allowed to exist past the date for correction and, 2. Find that Proper Notice has been afforded to the Property Owner and, 3. Find that all Procedural requirements have been met. 4. Imposing the cost of enforcement of \$158.58 to present this case. 5. Impose a fine in the amount of \$250.00 (per day), every day the violation exists effective 180 days (7/11/2026) and authorize an Administrative Lien be placed against the property until such time as all violations are corrected, and an Affidavit of Compliance is issued by a representative acting for the city and restitution is made for all fines and costs incurred by the city to present this case.
Order: 1st: Ms. Schmitt 2nd: Mr. Austell All voted in favor. Motion passed unanimously	Accept staff recommendation

7.6 Case # 2025-00268
 City of Lake Wales VS ANNEDRA ST LOUIS
 100 BULLARD AVE W
 PID: 27-30-02-903500-002209

Violation(s) Date:	10/20/2025
Violations:	12-233.1 Sanitation and storage of materials 12-233.4 Grass, Weeds and overgrowth. 12-233.12 Motor vehicles. 12-233.2 Grading and drainage.
Person's Present to provide testimony and sworn in:	Property Owner: Annedra Wilson Authorized Rep: N/A
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$177.82
Staff Recommendation:	<ol style="list-style-type: none"> 1. Find that all cited violations were allowed to exist past the date for correction and, 2. Find that Proper Notice has been afforded to the Property Owner and, 3. Find that all Procedural requirements have been met. 4. Imposing the cost of enforcement of \$177.82 to present this case. 5. Impose a fine in the amount of \$75.00 (per day), every day the violation exists effective Today and authorize an Administrative Lien be placed against the property until such time as all violations are corrected, and an Affidavit of Compliance is issued by a representative acting for the city and restitution is made for all fines and costs incurred by the city to present this case.
Order: 1st: Mr. Wilson 2nd: Ms. Schmitt All voted in favor. The motion passed unanimously	Accept staff recommendation with 60 day extension (03/13/2026)

7.7 Case # 2025-00333
 City of Lake Wales VS LLACG COMMUNITY INVESTMENT FUND
 232 C ST
 PID: 27-29-35-879000-003160

Violation(s) Date:	12/18/2025
Violations:	<p>12-230.1 Unsafe structures 12-230.3 Structure unfit for human occupancy 12-233.11 Dangerous Conditions - General. 12-235.1 Protective treatment. 12-235.6 Roofs and drainage. 12-235.11 Handrails and guards 12-235.12 Window, skylight and door frames. 12-233.1 Sanitation and storage of materials. 12-230-6 Closing of Structures 12-230. Unsafe structures and equipment. 12-235.2 Premises Identification. 12-235.3 Structural members. 12-235.4 Foundation walls. 12-235.5 Exterior walls. 12-233.4 Grass, Weeds and overgrowth. 12-233.5 Dead trees, limbs, branches and accumulated landscaping materials. 12-235.7 Decorative features. 12-235.8 Overhang extensions. 12-235.18 Skirting around foundations. 12-235.12.1 Glazing. 12-235.12.2 Openable windows. 12-235.14 Doors. 12-233.9 Accessory structures 12-235.9 Stairways, decks, porches and balconies. 12-241. - Mechanical and electrical requirements.</p>
Person's Present to provide testimony and sworn in:	Property Owner: DID NOT APPEAR Authorized Rep: DID NOT APPEAR
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$85.02
Staff Recommendation:	<ol style="list-style-type: none"> 1. Find that all cited violations were allowed to exist past the date for correction and, 2. Find that Proper Notice has been afforded to the Property Owner and, 3. Find that all Procedural requirements have been met.

	<ol style="list-style-type: none"> 4. Imposing the cost of enforcement of \$85.02 to present this case. 5. Impose a fine in the amount of \$250.00 (per day), every day the violation exists effective Today and authorize an Administrative Lien be placed against the property until such time as all violations are corrected, and an Affidavit of Compliance is issued by a representative acting for the city and restitution is made for all fines and costs incurred by the city to present this case.
<p>Order: 1st: Ms. Hammel 2nd: Mr. Wilson All voted in favor. The motion passed unanimously</p>	<p>Accept staff recommendation)</p>

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7.8 Case # 2021-00207 (FORECLOSURE)
 City of Lake Wales VS THOMAS NEWSOME
 401 OSCEOLA AVE
 PID: 27-30-02-909610-001031

Violation(s) Date:	06/28/2021
Violations:	12-72. Disposition & Impoundment of vehicle(s) or vessel(s): 7-8 Building Permit Required 12-233.1 Sanitation and storage of materials. 12-233.4 Weeds, Grass, and Overgrowth. 20-12. Commercial vehicle parking in residential districts. 23-521. Garaging and parking of vehicles, trailers, recreational and noncommercial vehicles, and boats.
Person's Present to provide testimony and sworn in:	Property Owner: THOMAS NEWSOME, ANGELA NEWSOME Authorized Rep: N/A
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$195.14
Staff Recommendation:	<ol style="list-style-type: none"> 1. Find that all cited violations were allowed to exist past the date for correction and, 2. Find that Proper Notice has been afforded to the Property Owner and, 3. Find that all Procedural requirements have been met. 4. Imposing the cost of enforcement of \$195.14 to present this case. 5. Authorize the Code Compliance Division to initiate the foreclosure process.
Order: 1st: Ms. Hammel 2nd: Ms. Schmitt All voted in favor. The motion passed unanimously	Accept staff recommendation

7.9 Case # 2021-00488 (FORECLOSURE)
 City of Lake Wales VS THOMAS E NEWSOME, ANGELA K NEWSOME
 338 SEMINOLE AVE E
 PID: 27-30-01-883000-017042

Violation(s) Date:	2021-00488
Violations:	12-233.1 Sanitation and storage of materials. 12-233.4 Weeds, Grass, and Overgrowth 7-8 Permit Required 12-235.1 Protective Treatment
Person's Present to provide testimony and sworn in:	Property Owner: Thomas Newsome Authorized Rep: Angela Newsome
Code Compliance Officer Presenting Case:	Jose Lozada
Costs of Enforcement:	\$147.12
Staff Recommendation:	<ol style="list-style-type: none"> 1. Find that all cited violations were allowed to exist past the date for correction and, 2. Find that Proper Notice has been afforded to the Property Owner and, 3. Find that all Procedural requirements have been met. 4. Imposing the cost of enforcement of \$147.12 to present this case. 5. Authorize the Code Compliance Division to initiate the foreclosure process.
Order: 1st: Ms. Hammel 2nd: Mr. Wilson All voted in favor. The motion passed unanimously	Accept staff recommendation

8) PUBLIC COMMENTS AND PETITIONS

Mr. Wilson opened the floor for public comments.

9) BOARD/STAFF COMMENTS/OTHER BUSINESS

9.1 Board Member Application: Miriam Alfaro

Item Not Heard, applicant withdrew application.

Ms. Lozano introduced new Code Compliance Office Jimmie Miller to the Board. Ms. Lozano mentioned that she has provided the annual report for 2025. Ms. Lozano also notified the Board that their request for update on open cases may not be fulfilled at the meeting as the Board may still have jurisdiction over the cases and so long as the cases can still be brought back to the Board they cannot have access to the information as they get the information on the day of the hearing. Ms. Lozano mentioned that the Board members are free to make public records requests for access to the information outside of the meeting.

Mr. Lozada mentioned that he is working on the clean up event and that it may happen at the end of March.

Mr. Wilson welcomed Mr. Miller to the Board.

Ms. Hammel thanked staff and stated that she holds people accountable.

Ms. Schmitt asked if the properties that nothing has happened in the past two years or for an extended period of time, can they get a bill or some sort of reminder as she does not like forgetting about these cases for two years. Ms. Lozano explained that this happens and sometime people just don't care and when they try to obtain a loan or sell their property the issues come up via lien searches. Ms. Lozano stated that staff makes every attempt to notify the property owners and that in past years notices of lien have been mailed out.

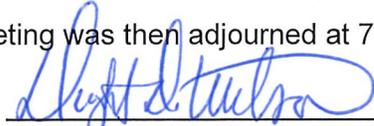
Mr. Wilson stated that grading and drainage consistently comes up and his issue is that on E street there was a triplex that was permitted to be built and the tenants are already parking in-front of the triplex, so how can we cite people who own property and then the city permits something that does not have enough parking. He stated that he does not know who needs to hear and that he has gone outside of these chambers as an owner of a home and finds it hard to want to cite someone for grading and drainage when new construction with inadequate parking is being permitted. He stated that the alley at this triplex on multiple occasions has been blocked off and emergency services will not be able to have access.

Mr. Wilson stated that there is an issue with commercial vehicles and that there are numerous citizens upset with the tractor trailers in the northwest neighborhood, and then the city wants to write someone up for a food truck on their own property. Mr. Wilson stated that these issues is making it hard for him to be on this Board.

Mr. Wilson applauded the Board Members and asked that if they know of anyone to refer them to apply.

10) ADJOURNMENT

With no further business to discuss, the meeting was then adjourned at 7:58 pm.



Dwight Wilson, Chairperson or
Courtney Schmitt, Vice Chairperson

Attest:



Fany Lozano, Recording Secretary