

Application # CE - _____ - _____



LIEN REDUCTION APPLICATION
Cocoa Police Department
Code Enforcement Division
1226 W King Street
Cocoa, Florida 32922
Phone; (321) 433-8508

This application must be completed entirely. The property must be in compliance per the City Code Section 6-707(d), if the property does not meet the guidelines of the City Code the Lien Reduction Application will not be scheduled for a hearing before the Code Enforcement Board.

This form is divided into steps which will help you prepare your request, provide the necessary information, and prepare for the Code Enforcement Board and City Council hearing.



Please TYPE or PRINT this application neatly.

1. Date: 12/22/2023

2. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting.

Company (if applicable): Self

Name: JASON VALAVANIS

Mailing Address: 3640 INDIAN RIVER DR.

City: COCOA State: FL. Zip Code: 32926

Phone #: 321-960-1280 Fax #: 866-840-8230

Mobile #: _____ E-mail: VICMAX 2@MBCOM

3. Property Owner Information: * Check here if same as Applicant →

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): _____

Name: JASON VALAVANIS

Mailing Address: 2546 INDIAN RIVER DR.

City: COCOA State: FL. Zip Code: 32922

Phone #: _____ Fax #: _____

Mobile #: 321-960-1280 E-mail: _____

VACANT LOT

4. Information for property on which lien occurs:

Street Address and Location: 2546 INDIAN RIVER DR. COCOA
32922

Parcel ID:

24-36-17-54-A 1

Tax Account Number:

2413984

Existing Use(s) on Property: RES. LOT-VACANT

Proposed Use(s) on Property: SINGLE FAMILY

(If residential - (circle one) owner occupied or rental), if rental does property owner anticipate accepting any state or federal rental subsidies?

Nature of Violation(s): SITE PLAN APPROVAL

Date Fine or Lien Imposed: 9/15/2022 Amount of Fine: \$109,510⁰⁰
per day

Have the violation(s) on the subject property been corrected? Yes / No (Circle one)

Date upon which the subject property was brought into compliance: 10/30/2023

5. Please provide the following information:

Code enforcement case number: 22-0050

Were you the property owner at the time the lien was imposed? Yes / No (Circle one) If so, how many days did it take from the board order to the date compliance was achieved? 410

If you were not the property at the time the violation occurred, were you aware of the lien when you purchased the property? Yes / No / NA (Circle one) If the property was not in compliance at the time you purchased the property how many days from the time of purchase did it take for you to come into compliance? _____

Did you receive the Notice of Violation issued by the Code Enforcement Division? Yes / No (Circle one)

Did you receive the Finding of Facts issued by the Code Enforcement Board? Yes / No (Circle one)

The factual basis upon which the application for reduction of the lien should be granted:
NOT A SELF IMPOSED VIOLATION. NEIGHBORS CAUSED VIOLATION. PLUS ONGOING MISUNDERSTANDING ON THE CORRECTION PROCESS.

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

OUT OF TOWN. WE WERE OUT OF THE COUNTRY - PLUS APPLICATION PAPERWORK WAS LOST AT CITY HALL.

Amount you are requesting that the lien be reduced to: \$ 0.00 please

Please provide any other information deemed pertinent to this request, including but not limited to the circumstances that exist which would warrant the reduction or forgiveness of the penalty or fine. Include documentation of any financial investment made to physically improve the property:

We spent > \$20,000 TO CORRECT everything.

Are there any other properties within the jurisdictional limits of the City of Cocoa owned by the applicant and/or owners of the subject property on which code violations have been alleged, of which the case is still active, or a Finding of Facts has been entered by the Code Enforcement Board, if so please provide the address, the nature of violation and the status of such:

NO.

6. Please submit the following items in order complete the application:

- a. Notarized application.
- b. Reimbursement to City for recording costs at time of application. Pursuant to Section 6-707(c), Code of the City of Cocoa, at the time of application, payment to the city in the amount necessary to reimburse the City for its costs associated with processing and recording the order imposing a penalty or fine and the requested satisfaction or release of lien. Please make checks payable to the 'City of Cocoa' and submit payment ONLY to the Community Services Department. Please note that these costs are non-refundable without regard for the final disposition of the application for satisfaction or release of lien. The application fee is \$20.00 and will need to be paid at the time the application is submitted.
- c. Letter of authorization. If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.
- d. Corporate documents. If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- e. Additional information (optional). Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

\$20-

7. Application Filing Procedure. This application, together with all required exhibits and attachments, shall be completed and filed with the Code Enforcement Division by the third Friday of each month at 5:00 pm in order to be scheduled for public hearing for the following month.

- 8. **Procedure per City Code.** Section 6-707 states the City Lien Reduction rules and procedures for applying for a reduction. It is the applicant's responsibility to read and understand the rules and procedures that are located on page 6 of the Lien Reduction Application
- 9. **Board Action.** An Inspection of the property must be performed to be scheduled at the Code Board. Following a presentation by staff and testimony offered by the applicant, the Code Enforcement Board will formulate a recommendation to City Council.
- 10. **City Council Action.** An inspection of the property must be performed to be scheduled before council. Following the Code Enforcement Board making a recommendation to the City Council, staff will schedule the item for the next available City Council regular meeting.
- 11. **Inspections.** I agree to allow Code Enforcement to inspect my property and give consent to walk the property before proceeding with this reduction YES NO

Signature below will also show that consent to inspect was given by the property owner or representative.

12. Signatures and Notarization.

STATE OF FLORIDA COUNTY OF BREVARD I, JASON VALAVANIS
 being first duly sworn, depose and say that

- I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request
- I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

[Signature]
 (APPLICANT SIGNATURE)
 Public

Rosemary J. Castronovo
 (Print, Type, or Stamp Commissioned Name of Notary)

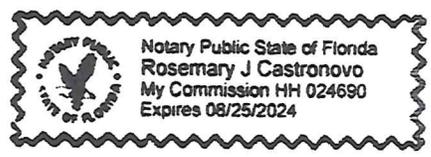
Personally Known OR Produced Identification

Type of I.D. Produced _____

Rosemary J. Castronovo
 (NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 22nd day of December, 2023



Property Information

Address: 2546 N INDIAN RIVER DR
 Location ID: COCOA, FL 32922
 PARCEL NUMBER: 236782
 Alternate ID #:
 Zoning: NA NOT AVAILABLE
 Subdivision:
 Property Address Map
 2546 N INDIAN RIVER DR COCOA, FL 32922 .00 .00 X 236782

Case General Information

Case status: RL Running Lien
 Status date: 10/25/2022
 Case type: PERM Unpermitted Work
 Reported date: 2/02/2022
 Originator: OO Officer Observed
 Default Inspector: AGR Gonzalez-Rutz, Augusto
 Credit balance: .00
 Disposition: Public
 Pin number: 700000

Owner Information

Owner name: * NONE *
 Address:
 City:
 Phone: 0
 Notice:
 Flip:
 Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
No violations exist					

Case Data

Description Data
 Extension Time
 Commercial Y/N
 Owner Occupied Y/N
 Residential Y/N
 Vacant Y/N
 Rental Y/N
 Right-of-Way
 Zoning Code NOT AVAILABLE

Active Inspections

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
No scheduled inspections exist							

Type Description
 Lien paid (Continued)

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
AM Administration Fee	10.00	10.00	.00	10/25/2022		.00	.00
LF Code Board Fine to Lien	109500.00	109500.00	.00	8/18/2022		250.00	.00
	109510.00	109510.00	.00				.00