

CITY OF COCOA
CODE ENFORCEMENT
STAFF REPORT
7/18/2024

LIEN REDUCTION REQUEST FOR
803 Kensington Dr

CASE # 22-527

The Code Enforcement Board held a public hearing on **January 19th, 2023**, at which time the Board found the owner, **Federal National Mortgage Association** in violation of the following:

- **Roofs & Drainage, Sec. 6-1003 (g)**
- **Boarded Up Buildings, Sec. 6-900 (b) (5)**
- **Window Glazing, Sec. 6-1003 (m)(1)**
- **Protective Treatment, Sec. 6-1003 (b)**

The Code Enforcement Board provided the owner sufficient time to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a Non-Compliance Hearing was held on **March 16th, 2023**.

The lien ran at **\$100.00** per day from **February 18th, 2023** until compliance was achieved on **February 9th, 2024** Code records show onsite inspections were conducted by **Officers Buonocore, Folger, and Myself**. The case was closed leaving a fine of **\$35,610.00**. The current owner, **Federal National Mortgage Association**, is requesting that the lien be reduced to **\$1,500 + Cost of Staff**.

Staff utilized the following factors in making its recommendation to reduce the lien:

- Whether the current owner owned the property at the time the violation(s) occurred; **Yes**
- Applicant resides at the property: **No, this home is vacant**
- The number of violations related to the subject lien; **Four**
- Number of Inspections performed: **29**
- Property Taxes: **Taxes are paid through 2023**
- Other Liens: **Records show no outstanding liens on the property. No water liens**
- Property Inspection: **The property was inspected this morning, July 18th, 2024 and was in-compliance before the Code Board Hearing. An inspection will also occur prior to the Council Meeting**

The current market value of the subject property; the current market value is **\$210,810** according the Brevard County Property Appraiser as a **Single-Family Residence**.

Staff submits their cost sheet and the in the total amount of **\$3,154.71** Staff's recommendation is that the fine/lien be reduced to **\$3,154.71** which is the cost of staff to prosecute this case. This reduction is based on the gravity of the violations, the length of time it took the property to come into compliance, and the total amount of the City's Cost.