

CITY OF COCOA
CODE ENFORCEMENT
STAFF REPORT
11/16/2023

LIEN REDUCTION REQUEST FOR
1221 Cypress Ln

CASE # 20-1157

The Code Enforcement Board held a public hearing on **November 19, 2020**, at which time the Board found the owner, **Kersey, Ricky Hayes** in violation of the following:

- **Exterior General Condition, Sec. 6-1003 (a)**
- **Maintenance of Interior Structure, Sec. 6-1004 (a)**
- **Pools and Spas, Sec. 6-1002 (a)**
- **Accessory Structures, Sec. 6-1001 (g)**
- **Weeds, Sec. 6-1001 (d)**
- **Failure to Secure Structure, Sec. 6-900 (b) (7)**
- **Accum. Of trash and Litter, Sec. 6-900 (b) (1) (a-d)**
- **Premises Identification, Sec. 6-1009 (c)**
- **Wrongful Disposal of Excrement into Natural Inlet, Art. I Sec. 22-4**

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 **May 20, 2021**.

The lien ran at **\$225.00** per day from **December 19, 2020** until compliance was achieved on **August 10, 2021**. Code records show onsite inspections were conducted by **Officers Carver, Murdick, Buonocore and myself**. The case was closed leaving a fine of **\$52,660.00**. The current owner, **SILVER ENTERPRISES SERVICES LLC**, is requesting that the lien be reduced to **\$0.00**

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; **No**
- Applicant resides at the property: **No, this is a rental property.**
- The number of violations related to the subject lien; **Nine**
- Number of Inspections performed: **38**
- Property Taxes: **The property was listed for a tax deed auction in December of this year. The taxes were paid on October 16, 2023 and is no amounts owed.**
- Other Liens: **Records show no outstanding liens on the property. No Water Liens**
- Property Inspection: **The property was inspected this morning, November 16, 2023 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 **\$122,960.00** according the Brevard County Property Appraiser as a **Single-Family Residence**. Property was cited with a home.

Staff submits their cost sheet and the in the total amount of **\$3,756.37**