

CITY OF COCOA
CODE ENFORCEMENT
STAFF REPORT
10/19/2023

LIEN REDUCTION REQUEST FOR
411 Thomas Ave

CASE # 20-708

The Code Enforcement Board held a public hearing on **1/21/2021**, at which time the Board found the owner, **Hanson Asset Group LLC** in violation of the following:

- **Parking in Yard, Sec. 6-900 (b) (9)**
- **Storing Outdoors, Sec. 6-900 (b) (11)**

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 **3/18/2021**.

The lien ran at **\$50.00** per day from **2/21/2021** until compliance was achieved on **1/6/2022**. Code records show onsite inspections were conducted by Officer's **Murdick and myself**. The case was closed leaving a fine of **\$15,950.00**. The current owner, **Hanson Asset Group LLC**, is requesting that the lien be reduced to **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 is a rental property**
- The number of violations related to the subject lien; **Two**
- Number of Inspections performed: **20**
- Property Taxes: **The taxes were paid this morning and are now paid through 2023**
- Other Liens: **Records show no outstanding liens on the property. No Water Liens**
- Property Inspection: **The property was inspected this morning, October 19, 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 **\$126,270.00** 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 **\$2,317.19**

Staff's recommendation is that the fine/lien be reduced to **\$2,317.19** 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.