

CITY OF COCOA  
CODE ENFORCEMENT  
STAFF REPORT  
**2/15/2024**

LIEN REDUCTION REQUEST FOR  
**2546 N Indian River Dr**

**CASE # 22-50**

The Code Enforcement Board held a public hearing on **5/19/2022**, at which time the Board found the owner, **Jason S. ValaVanis & Louis A ValaVanis** in violation of the following:

- **Site Plan Approval Required, App. A Art. XIII Sec. 1(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 **9/15/2022**.

The lien ran at **\$250.00** per day from **8/18/2022** until compliance was achieved on **10/30/2023**. Code records show onsite inspections were conducted by **Me**. The case was closed leaving a fine of **\$109,510.00**. The current owner, **Jason & Lois ValaVanis**, 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; **Yes**
- Applicant resides at the property: **No, this is a vacant residential land**
- The number of violations related to the subject lien; **One**
- Number of Inspections performed: **21**
- 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, February 15, 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 **\$66,000.00** according the Brevard County Property Appraiser as a **Vacant residential land**.

Staff submits their cost sheet and the in the total amount of **\$3,033.26**

Staff's recommendation is that the fine/lien be reduced to **\$3,033.26** 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.