



Cocoa Police Department Code Enforcement Lien Reduction Staff Report



Case No. 19-304

Site Address: 1059 Cypress Ln

Staff: Julian Briggs, Vincent Buonocore | Code Officers; Augusto Gonzalez | Code Manager

I. PROPERTY INFORMATION:

Property Owner: Kim Andersen
Mailing Address: 2350 Pineapple Pl
Merritt Island FL 32952

II. CASE FACTS:

FINE AMT:
\$98,840.00

OWNER REQUEST AMT:
Cost of Staff

CE BOARD RECOMMENDATION:
\$2,622.08

NOTICES:
Notice of Violation:
11/19/2019

INSPECTIONS:
Initial Inspection:
11/19/2019

OTHER FACTS:
Rental/Homestead:
2nd Residence

Notice of Hearing:
7/31/2019

Last Inspection:
5/14/2024

Extension(s):
Y

Certified Mail:
7/31/2019

Total Inspections:
19

Date of Compliance:
4/27/2023

Posted (to property) Notice:
8/1/2019

Severity:
Blight & Unsanitary

Length of Non-Compliance:
4 Yrs.

After considering several factors, on **April 18, 2024** the Code Enforcement Board voted to **reduce** the current lien for the property located at **1059 Cypress Ln, Cocoa Fl 32922** to **\$2,622.08**.

On **August 15, 2019** the property owner was found to be in violation of:

- **Weeds, Sec. 6-1003 (d);** For the accumulation of tall weeds, grass and/or overgrowth exceeding 12" in height.
- **Protective Treatment, Sec. 6-1003 (d);** For the disrepair of protective treatment (paint) to the exterior walls, fascia and exterior surface areas.
- **Storing Outdoors, Sec. 6-900 (b) (11);** For accumulation of outdoor storage items such as boxes, tires, gas cans, clothing, etc.

All notices were sent to the property on file with the Brevard County Property Appraiser, posted to the property in violation. The *fine period* was from **September 16, 2019** to **April 27, 2023** (4 Yrs.) and the lien ran at **\$75.00** per day leaving a total fine balance of: **\$98,840.00**.

III. VIOLATIONS:

Violations Observed: 3

<p>Weeds, Sec. 6-1003 (d)</p> <hr/> <p><i>*For the accumulation of tall weeds, grass and/or overgrowth exceeding 12" in height</i></p>	<p>Protective Treatment, Sec. 6-1003 (b)</p> <hr/> <p><i>*For the disrepair of protective treatment (paint) to the exterior walls, fascia and exterior surface areas</i></p>
<p>Storing Outdoors, Sec. 6-900 (b) (11)</p> <hr/> <p><i>*For the outdoor storage of misc. items including boxes, tires, gas cans, clothes, etc.</i></p>	

VI. BACKGROUND INFORMATION:

The property was found in violation of the above noted items, the owner was given notice, reasonable time to correct the violation(s) and service of process was completed pursuant to FS. 162.

The current property owner (*Kim Andersen*) purchased the property on *March 8, 2023* and was *not* the violator or *property owner* when this case was started.

Once *Mr. Andersen* purchased the property he contacted the Code Enforcement (CE) office requesting an inspection and status. *Mr. Andersen* received corrective actions, began correcting deficiencies noted by staff and later submitted his lien reduction application on *March 1, 2024* at which point a lien reduction inspection was completed and compliance was confirmed.

Mr. Andersen was compliant, cooperative and maintained communication throughout his lien reduction process. Per conversations I (*Augusto Gonzalez*) had with *Mr. Andersen*, future plans for the property include: *personal usage (2nd home) while travelling for work.*