

CITY OF COCOA
CODE ENFORCEMENT
STAFF REPORT
1/19/2020

**LIEN REDUCTION REQUEST FOR
5555 HWY 524**

CASE # 18-164

The Code Enforcement Board held a public hearing on **7/19/2018**, at which time the Board found the owner, **AAO Stores LLC**, in violation of the following:

Corrected Violation:

- **6-1001 (g) Accessory Structures**
- **6-1003 (a) Exterior General Conditions**

The Code Enforcement Board provided the owner sufficient time to correct said violation. Therefore, consistent with the Code Enforcement Board's Order a lien was recorded against the property effective **9/20/2018**. The lien ran at **\$50.00** per day from **8/21/2018** until compliance was achieved on **10/27/2020**. Code records show onsite inspections were conducted by Officer Murdick. The current owner, **AAO Stores LLC**, is requesting that the lien be reduced to **\$1306.90**,

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**
- The number of violations related to the subject lien; **Two**
- Number of Inspections performed: **9**
- The length of time the property was in violation
- Was There Previous Code Violations: **Yes**
- Property Taxes: **2020 are current, No outstanding Tax Bills**
- Other Liens: **Records show no outstanding liens on the property. No Water Liens**
- Property Inspection: **01/19/20 and was in compliance before Code Board Hearing. An inspection will occur prior to the Council Meeting**

The current market value of the subject property; the current market value is **\$133,730.00** according the Brevard County Property Appraiser.

Staff submits their cost sheet for the cases **18-164** at **\$1,306.90**

Staff's recommendation is based on the city's cost in prosecuting the case, gravity of the violations, and the length of time it took the property to come into compliance.