



Legislation Text

File #: 19-626, Version: 1

CITY COUNCIL AGENDA ITEM

Memo Date: November 25, 2019
Agenda Date: January 8, 2020
Prepared By: Darla Crowl, Code Enforcement Coordinator
Through: Michael Cantaloupe, Chief of Police

Requested Action:

Approve a Code Enforcement Lien Reduction request in the amount \$3,000.00, as recommended by the Code Enforcement Board, for the property located at 540 Peachtree St.

BACKGROUND:

CASE # 16-487

The Code Enforcement Board held a public hearing on **8/18/2016**, at which time the Board found the owner, **NAT of Brevard** in violation of the following:

6-1001 (d) - High Grass & Weeds
6-900 (b) (8) - Unregistered Boat
6-900 (b) (1) a-d - Outdoor Storage, Junk & Trash
6-1003 (b) - Protective Treatment

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 **8/28/16**. The lien ran at **\$100.00** per day from **8/28/2016** until compliance was achieved on **12/7/2017**. Code records show no inspections of the inside of the home where the violations occurred until 2019. The lien is **\$46,600.00** and the current owner, **NAT of Brevard**, is requesting that the lien be reduced to **\$3,000**, due to the fact that the owner is selling the property.

- 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; **Four**
- Number of Inspections performed: **11**
- The length of time the property was in violation **1,911 days**
- Previous Code Violations: **1**

- Property Taxes: **2018 are Paid, 2019 is due currently**
- Other Liens: **Records show no outstanding liens on the property. No Water Liens**
- Property Inspection: **11/11/19 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 **\$31,590** according to the Brevard County Property Appraiser.

Staff submits their cost sheet for **\$1,360.99**. Staff recommends the board reduce the lien to **\$3,000.00** The amount requested by the Applicant.

Per the City Code, this is only a recommendation to the City Council. If the Council reduces the amount owed, payment of the reduced amount is required within thirty (30) days of the Council's decision or the lien amount reverts back to the original amount owed, and a subsequent lien reduction request cannot be made for a one-year period of time.

STRATEGIC PLAN CONNECTION:

Crime, Image and Community Development

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

The Code Enforcement Board, at its regular meeting on November 21, 2019, recommended that the lien be reduced to \$3,000.00.

RECOMMENDED MOTION:

Approve a Code Enforcement Lien Reduction request in the amount \$3,000.00, as recommended by the Code Enforcement Board, for the property located at 540 Peachtree St.