



## Legislation Text

---

File #: 20-642, Version: 1

---

### CITY COUNCIL AGENDA ITEM

Memo Date: September 21, 2020  
Agenda Date: September 23, 2020  
Prepared By: Darla Crawl, Code Enforcement Coordinator  
Through: Michael Cantaloupe, (Police Chief)

Requested Action:

Approve the current Code Enforcement Lien for the property located at 3649 Crossbow Dr., be reduced to \$500.00 as recommended by the Code Enforcement Board.

#### **BACKGROUND:**

##### **CASE # 17-908**

This property has a current short sale in hopes to avoid going into foreclosure. It is in the City's interest to allow the property to be sold in a short sale rather than let the property fall into foreclosure. Having an established owner to provide care and maintenance keeping the property in compliance.

The Code Enforcement Board held a public hearing on **11/15/2018**, at which time the Board found the owner, **Brunais, Christopher M** in violation of the following:

- AAP. A, ART. XII, SEC. 3 Minimum standards for the design of off-street parking/driveways
- *Permit Required App A Art. XV Sec 2 (a)*

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 **12/16/2018**. The lien ran at **\$50.00** per day from **1/19/2018** until compliance was achieved on **10/9/2010**. Code records show onsite inspections were conducted by Officer Murdick. The current owner, **Brunais, Christopher M**, is requesting that the lien be reduced to **zero**.

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: **7**

- The length of time the property was in violation: **298 Days**
- Previous Code Violations: **Yes, on other properties.**
- Property Taxes: **2019 Paid**
- Other Liens: **Records show 1 outstanding liens on the property. For Water**
- Property Inspection: **8/19/20 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 **\$149,450.00** according to the Brevard County Property Appraiser.

Staff submits their cost sheet for **\$1,636.84**

Staff's recommendation 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 staff time recommends a reduction to the amount of cost **\$1,636.84**

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 September 17, 2020, recommended that the lien be reduced to \$500.00

#### **RECOMMENDED MOTION:**

Approve the current Code Enforcement Lien for the property located at 3649 Crossbow Dr., be reduced to \$500.00 as recommended by the Code Enforcement Board.