



Legislation Text

File #: 21-101, Version: 1

CITY COUNCIL AGENDA ITEM

Memo Date: January 26, 2021
Agenda Date: February 9, 2021
Prepared By: Darla Crowl, (Code Enforcement Coordinator)
Through: John Hankins, (Interim Police Chief)

Requested Action:

Approve the current Code Enforcement Lien for the property located at 2610 N Cocoa Blvd., be reduced to \$2,000.00 as recommended by the Code Enforcement Board.

BACKGROUND:

CASE # 17-594

The Code Enforcement Board held a public hearing on **5/17/2018**, at which time the Board found the owner, **Larry Curvin** in violation of the following:

Corrected Violation:

- **6-1001 (d) Weeds**
- **6-1003 (b) Protective Treatment**
- **6-1003 (g) Roofs and Drainage**
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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 **11/15/2018**. The lien ran at **\$100.00** per day from **7/16/2018** until compliance was achieved on **4/19/2019**. Code records show onsite inspections were conducted by Officer Murdick. The current owner, **Larry Curvin**, is requesting that the lien be reduced to **\$1500 or Less**, due to the fact that he 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; **Three**
- Number of Inspections performed: **20**

- The length of time the property was in violation was **277 days**
- 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 **\$96,770** according to the Brevard County Property Appraiser.

Staff submits their cost sheet for the cases **17-594** at **\$2,627.78**

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.

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 January 21, 2021, recommended that the lien be reduced to \$2,000.00.

RECOMMENDED MOTION:

Approve the current Code Enforcement Lien for the property located at 2610 N Cocoa Blvd., be reduced to \$2,000.00 as recommended by the Code Enforcement Board