Code Enforcement Board
Meeting Minutes
January 21, 2021

A meeting of the Code Enforcement Board of the City of Cocoa was held on Thursday, January 21, 2021 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Jim Gifford called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Jim Gifford	Chairman
Edward Green	Vice-Chairman
David Lightholder	Board Member
Kimberly Curtis	Board Member
George Brown Jr.	Board Member
Lloyd Roberts	Board Member
Sharri Scott	Board Member-Alternate

MEMBERS ABSENT:

Virginia Weaver	Board Member

OTHERS PRESENT:

Dennis Bunt	Code Enforcement Manager
John Hankins	Interim Police Chief
Steve Murdick	Code Enforcement Officer
Kadi Carver	Code Enforcement Officer
Rip Dyal	Councilman/Liaison
Debra Babb-Nutcher	Board Attorney
Darla Crowl	Recording Secretary

The Board Secretary swore in all Staff members giving testimony.

APPROVAL OF AGENDA AND MINUTES:

1. Approval of Agenda: January 21, 2021

Motion by Mr. Lightholder, seconded by Mr. Brown, to approve to the agenda of January 21, 2021. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: November 19, 2020.

Motion by Mr. Lightholder, seconded by Mr. Green, to approve the minutes of November 19, 2020. Vote on the motion carried unanimously.

3. Submit to the record of all documents & notices for all cases on the Agenda.

NEW BUSINESS:

1. Introduction of Chief Hankins – As the Police Chief

2. Election of Code Enforcement Board Chairman

Motion by Mr. Lightholder to nominate Mr. Green, Motion by Mr. Brown to nominate Mr. Gifford
Mr. Gifford requested a paper vote. 4 Votes to reappoint Mr. Gifford, 3 votes to appoint Mr. Green, Mr. Gifford was reappointed as Chairman. Count verified by Manager Bunt and Attorney Babb-Nutcher

3. Election of Code Enforcement Vice Chairman

Motion by Mr. Lightholder to nominate Mr. Green, Motion by Mr. Gifford to nominate Mr. Brown
Mr. Gifford requested a paper vote. 5 Votes to appoint Mr. Green, 2 votes to appoint Mr. Brown, Mr. Green was appointed as Vice Chairman. Verified by Attorney Babb-Nutcher

CASES:

1. CE-20-708 – 411 Thomas Ave.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9) and XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and been given until February 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Mr. Green, seconded by Mr. Lightholder, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

2. CE-20-709– 415 Thomas Ave.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property

Owner was in violation of *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11) and APP. A, ART. XI, Sec. 3. - District and intent—RU-1-7, Single-Family Residential District.* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and been given until February 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Property representative (translator) for property owner was sworn: Nelson Valdez, Alberto Cazerez, 415 Thomas Ave.

The property representative spoke about the violations on the property. Officer Murdick went over the items in the pictures still in violation. The representative stated that they are applying for the permit. There was more discussion amongst the Board members and staff. Mr. Green told the property owner that online permitting was now available.

Motion by Mr. Roberts, seconded by Mr. Green, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

3. CE-20-809 - 915 Grove Ave.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *X.Exterior Walls Ch 6 Sec. 6-1003 (f) and XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and been given until February 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Mr. Roberts, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

4. **CE-20-814 – 907 Fern Ave.**

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d and XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and been given until February 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Mr. Lightholder, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

5. CE-20-1145 – 708 Rosa L Jones

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *XXIII.Permit Required (fences) App A Art. XIII Sec 5 (c) and XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and been given until February 21, 2021 (30 days) to come into compliance or impose a fine of fifty dollars ($50.00) per day until found in compliance.

Property owner was sworn in: Terrance Thomas, 704 Rosa L Jones

Mr. Thomas said that he went to pull a fence permit and he was unable to get a fence permit. Manager Bunt gave an overview of what is going on with the vacant lot. With a vacant lot you are unable to put a fence on a property with no structure such as a house (primary structure). Discussion amongst the Board members and staff.

Motion by Mr. Lightholder, seconded by Ms. Curtis, to amend Staff's recommendation and Table for (30 days) until February 21, 2021 and find the Property Owner in violation. Vote on the motion carried unanimously.

6. CE-20-1243 – 502 Brevard Ave.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner was in violation of *XXII.Permit Required App A Art. XV Sec 2 (a), Site plan approval required. App.A, Art.XIII, Sec.1(B) and Accessory mobile vending prohibited in central business district. App. A, Art. XIII, Sec. 32(d)(5)* of the City Code.

Officer Murdick requested that the Board find the Property Owner in violation and been given until February 21, 2021 (30 days) to come into compliance or impose a fine of seventy-five dollars ($75.00) per day until found in compliance.

Property representative was sworn in: David Lemon, 1550 Venus St, Merritt Island

Mr. Lemon had questions about Mobile vending (food truck) on the property. Manager Bunt explained it would need to be approved through Planning and Zoning based on the zoning. More discussion about Mobile Vending. Mr. Lightholder stated he pulled

permits to remodel this property and wanted to give the board members an overview of what has been going on with the property. Mr. Lightholder has spoken with the new City Manager and he believes there will be changes and does not feel (30 days) is enough time to resolve the matter. Attorney Babb-Nutcher asked Manager Bunt if he knew anything about that information. Manager Bunt said he knew certain things about Mobile Vending in the Village area but there were still issues with the property owner's site plan. Manager Bunt did not know about anything else that was discussed at that meeting. Mr. Gifford wanted to know if this could be tabled and for how long. Attorney Babb-Nutcher said she did not want them to make decisions on a Code Board member's testimony. Manager Bunt stated (90 days) should be enough time to resolve rather than tabling this matter. Manager Bunt had no problem with Code Board members giving this time. Otherwise, it would be back before the Board next month.

Motion by Mr. Green, seconded by Mr. Roberts, to amend Staff's recommendation to give the property owner (90 days) April 23, 2021 and find the Property Owner in violation. Vote on the motion carried unanimously.

7. CE-20-1132 – 1104 West Highland Drive

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property Owner was in violation of *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11), XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003 and XXXVI.Weeds, Ch 6 Sec. 6-1001(d)* of the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until February 21, 2021 (30 days) to come into compliance or impose a fine of one hundred twenty-five dollars ($125.00) per day until found in compliance.

Discussion amongst the Board members and staff

Motion by Ms. Curtis, seconded by Mr. Brown, to approve Staff's recommendation and find the Property Owner in violation. Vote on the motion carried unanimously.

8. CE-20-1347 – 1301 Jackson Street

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property was in violation of *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11), XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), XXXVI.Weeds, Ch 6 Sec. 6-1001(d), I.Accessory Structures Ch 6 Sec. 6-* Owner *1001 (g), IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5), II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d, XIV.Landscape Requirements App A Art. XIII Sec 22 (a-i), IX.Exterior General Condition Ch 6 Sec. 6-1003 (a), XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9), XXIII.Permit*

Required (fences) App A Art. XIII Sec 5 (c), XV.Maint of Struct/Grounds Ch 6 Sec. 6-900 (b)(4) a-c and Site Plan Required Ch.12 Sec.12-17 of the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until February 21, 2021 (30 days) to come into compliance or impose a fine of two hundred fifty dollars ($250.00) per day until found in compliance.

Property manager & Maintenance person was sworn in: Catherine Crittenden 1394 Pineapple Ave, Melbourne, Timothy Crittenden, 1377 Croftwood Dr. Melbourne

Ms. Crittenden gave an overview of what she has corrected per the pictures. Ms. Crittenden stated that she has fixed some of the violations and she thought only the parking was the problem. Manager Bunt asked questions about the roofs and permitting back from 2014 which he stated the roofs were bad at that time and were only patched. Ms. Crittenden stated that it would cost hundreds of thousands of dollars to correct everything on the property. Manager Bunt recommended to the board that Code Enforcement would amend from (30 days) to (120 days). Manager Bunt stated they would meet Ms. Crittenden at the property and show her everything that needs to be corrected and will work with her (120 days) to move towards getting the apartment complex cleaned up and the violations corrected. Manager Bunt also stated that he wanted (30 day) updates and Ms. Crittenden agreed. More discussion amongst the Board members and staff.

Motion by Mr. Roberts, seconded by Mr. Lightholder, to amend Staff's recommendation to give the property owner (120 days) May 22, 2021 and find the Property Owner in violation. Vote on the motion carried unanimously.

9. CE-20-1350 – 514 North Carolina Avenue

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property Owner was in violation *Sec. 6-900 (b) 230.28 Masts as Supports (A-B), XXII.Permit Required App A Art. XV Sec 2 (a), IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5) and XXVIII.Rental Business Tax, Ch 6 Sec. 6-2003* of the City Code.

Property realtor was sworn in: Candy Alves 6935 30th Square, Vero Beach

Ms. Alves stated that she has pulled permits for all of the work and gave an overview of the property. Manager Bunt told Ms. Alves she needed to contact the Building inspector Marco and find out what permits will be needed for completion of this project. Attorney Babb-Nutcher wanted to know if this was rental property. Officer Carver stated she was not sure but according to the property appraiser's website it had a different mailing address from the site address. The violation for the rental business tax was taken off do to no proof. Discussion amongst the Board members and staff.

Officer Carver requested that the Board find the Property Owner in violation and be given until February 21, 2021 (30 days) to come into compliance or impose a fine of one hundred dollars ($100.00) per day until found in compliance.

Motion by Mr. Lightholder, seconded by Mr. Green., to amend Staff's recommendation and give the property owner until April 21, 2021 (90 days) and the fine be reduced to seventy-five dollars ($75.00) and find the Property Owner in violation. Vote on the motion carried unanimously.

10. CE-20-1408 – 1869 Longleaf Road

This case tabled.

11. CE-20-1407 – 1629 Ridge Drive

This case tabled.

12. CE-20-1137 – 1112 West Hillcrest Drive

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review from Officer Carver and Officer Pettengill. Officer Carver testified that the Property Owner was in violation of *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* of the City Code.

Officer Carver requested that the Board find the Property Owner in violation and be given until February 21, 2021 (30 days) to come into compliance or impose a fine of twenty-five dollars ($25.00) per day until found in compliance.

Mr. Gifford stated that he would like to see the fine higher. Discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Mr. Green, to amend Staff's recommendation and a fine of one hundred dollars ($100.00) find the Property Owner in violation. Vote on the motion carried unanimously.

NON-COMPLIANCE:

1. CE-20-1409 – 712 S. Wilson Ave

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner is in violation of *XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g) and XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b)* of the City of Cocoa Code. Officer Murdick stated a Notice of Hearing was sent on January 4, 2021 and property owner remains in violation.

Property owner was not present.

Motion by Mr. Lightholder seconded by Mr. Roberts, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

2. CE-20-572 – 3645 Longbow Rd.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner is in violation of *XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2), XXII.Permit Required App A Art. XV Sec 2 (a) and XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* of the City of Cocoa Code. Officer Murdick stated a Notice of Hearing was sent on January 4, 2021 and property owner remains in violation.

Property owner was not present.

Motion by Mr. Lightholder seconded by Mr. Green, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

3. CE-20-609 – 413 Thomas Ave.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner is in violation of *XI.Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7), XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b) and I.Accessory Structures Ch 6 Sec. 6-1001 (g)* of the City of Cocoa Code. Officer Murdick stated a Notice of Hearing was sent on January 4, 2021 and property owner remains in violation.

Property owner was not present.

Motion by Mr. Lightholder seconded by Mr. Roberts, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

4. CE-20-1410 – 123 Factory Street

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner is in violation of *XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2) and V.Business Tax Receipt Ch 12 Sec. 12-1 (a)(b)* of the City of Cocoa Code. Officer Murdick stated a Notice of Hearing was sent on January 4, 2021 and property owner remains in violation.

Property owner was not present.

Motion by Mr. Roberts seconded by Mr. Lightholder, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

5. CE-20-1412 – 820 Rosa L Jones Dr.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner is in violation of *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11), IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5), XXXIII.Window, Door & Frame, Ch 6 Sec. 6-1003 (m), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), XXIX.Roofs & Drainage, Ch 6 Sec. 6-1003 (g), XI.Fail to Secure Struct Ch 6 Sec. 6-900 (b)(7), XXII.Permit Required App A Art. XV Sec 2 (a) and Sidewalks and driveways, Ch 6 Sec. 6-1001 (c)* of the City of Cocoa Code. Officer Murdick stated a Notice of Hearing was sent on January 4, 2021, and property owner remains in violation.

Property owner was not present.

Motion by Mr. Roberts seconded by Mr. Lightholder, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

6. CE-20-1413 – 602 Peachtree St.

This case complied.

7. CE-20-1414 – 5 N Wilson Ave.

This case complied.

***8.* CE-20-1415 – 803 Kensington Dr.**

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner is in violation of *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11), I.Accessory Structures Ch 6 Sec. 6-1001 (g), IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5) and II.Accum. Of Trash and Litter Ch 6 Sec. 6-900 (b)(1)a-d* of the City of Cocoa Code. Officer Murdick stated a Notice of Hearing was sent on January 4, 2021 and property owner remains in violation.

Property owner was not present.

Motion by Mr. Green seconded by Mr. Lightholder, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

9. CE-20-1416 – 1401 Donna Ave.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. Officer Murdick testified that the Property Owner is in violation of *IV.Boarded Up Buildings Ch. 6 Sec. 6-900 (b)(5), XX.Parking in Yard Ch 6 Sec. 6-900 (b)(9), XXVII.Protective Treatment, Ch 6 Sec. 6-1003 (b), and XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2)* of the City of Cocoa Code. Officer Murdick stated a Notice of Hearing was sent on January 4, 2021 and property owner remains in violation.

Property owner was sworn in: Timothy Nall, 1401Donna Ave, Cocoa

Mr. Nall wanted to know what violations he was at the Board for. Officer Murdick stated he was in violation of all of the violations listed even though he has made some corrections he was not complied yet. Mr. Nall explained he has cleared up all of items listed. More discussion amongst the Board members and staff.

Motion by Mr. Brown seconded by Mr. Lightholder, to amend Staff's recommendation and table this case to the next Code Board meeting unless complied. Vote on the motion carried unanimously.

10. **CE-20-1160 – 618 South Varr Ave.**

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property Owner was in violation of *XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* of the City Code. Officer Carver stated a Notice of Hearing was sent on January 4, 2021 and property owner remains in violation.

Property owner was sworn in: Derek Spencer Collins Sr, 618 S. Varr Ave

Mr. Collins stated his property is clean and the violations are gone. Manager Bunt stated the items were still in the front yard as shown in the pictures by Officer Carver. Manager Bunt told the Board members that he has driven by the property at different times and the violations are still present. More discussion amongst the Board members and staff.

Motion by Mr. Green seconded by Mr. Lightholder, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

Motion to move this case between case #4 and #5 of the regular cases as requested by Derek Collins as he had an appointment and needed to leave. Motion by Mr. Lightholder, seconded by Mr. Green. Vote on the motion carried unanimously.

***11.* CE-20-1163 – 1041 Hickory Ln.**

Code Enforcement Officer Kadi Carver provided an overview of the Case history and presented exhibits for the Board's review. Officer Carver testified that the Property Owner was in violation of *IX.Exterior General Condition Ch 6 Sec. 6-1003 (a), XXXVI.Weeds, Ch 6 Sec. 6-1001(d), I.Accessory Structures Ch 6 Sec. 6-1001 (g), XXXII.Storing Junk or Autos, Ch 6 Sec. 6-902 (b)(1)(2) and XXXIII.Storing Outdoors, Ch 6 Sec. 6-900 (b)(11)* of the City Code. Officer Carver stated a Notice of Hearing was sent on January 4, 2021 and property owner remains in violation.

Property owner was sworn in: Daniel Austin Jr., 935 Bowing Ln, Rockledge

Mr. Austin told the Board Members that he was told at the last Code Board meeting to take down the shed and clean the debris which was done by the person he hired. Manager Bunt gave an overview of what is still in violation and that nothing has been cleaned up. The main concern was that the structure is not safe. It has been taped off and no one is able to live on the property. More discussion amongst the Board members and staff.

Motion by Mr. Lightholder seconded by Mr. Green, to approve Staff's recommendation and find the Owner in Non-Compliance. Vote on the motion carried unanimously.

LIEN REDUCTION:

1. CE-18-164 – 5555 Highway 524

Dennis Bunt, Code Enforcement Manager, stated the owner of 5555 Highway 524 called and elected he could not be at the meeting. Manager Bunt stated wanted the case to be heard because the property owner agrees with staff's recommendation which was listed on his lien application to pay the cities cost.

Motion by Mr. Lightholder, seconded by Mr. Green, to recommend to the City Council the lien reduction be in the amount of one thousand three hundred six dollars and ninety cents ($1,306.90). Vote on the motion carried unanimously.

2. CE-17-594 – 2610 N Cocoa Blvd.

Code Enforcement Officer Steve Murdick provided an overview of the Case history and presented exhibits for the Board's review. The Code Enforcement Board provided the owner sufficient time to correct said violation: Ch 6 Sec. 6-1001 (d) Weeds, Ch 6 Sec. 6-1003 (g) and Roofs & Drainage and Ch 6 Sec. 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 **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.

The current market value of the subject property; the current market value is **$96,770** according the Brevard County Property Appraiser.

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

Property owner was sworn in: Larry Curvin, 225 Florida Ave

Mr. Curvin gave an overview of the property he purchased with all of the violations. Mr. Curvin stated that the Building Official, Scott Davis held him up fixing the property with changes to his documents. He also stated that the property had been rezoned after taking so long in permitting and that caused him all of his problems. Mr. Gifford explained to Mr. Curvin how the process works with the lien reduction request. He stated that the cities cost that staff recommends to go before City Council will be $2,627.78. Mr. Gifford asked Mr. Curvin if that amount of money was reasonable to him. Mr. Curvin stated he would like for the amount to be $0 but whatever the Board suggested he would pay. More discussion amongst the Board members and staff.

Motion by Mr. Brown, seconded by Ms. Curtis, to amend staff's recommendation to City Council the lien reduction be in the amount of two thousand dollars ($2,000.00). Vote on the motion carried (6 -1)

3. 1053 Hickory Ln. – Partial Release

Dennis Bunt, Code Enforcement Manager, stated that 1053 Hickory Ln had come before the board at the last meeting and given a lien reduction. They also found that real property attachments for other Code case have attached to this property. This property is no longer owned by Kenneth & Susan Davenport. The new owner is **HART CONTRACTORS INC.** This lien attached to any and all Real Property owned by Kenneth & Susan Davenport which included 1053 Hickory. The applicant is the owner of 1053 Hickory and is requesting that a partial release be given to INNOVA INVESTMENT GROUP LLC; VIA LAM LLC releasing the lien from this address.

Staff submits their recommendation to issue a partial release and the applicant will pay administrative costs of $100. Staff's recommendation is based on the factors that INNOVA INVESTMENT GROUP LLC; VIA LAM LLC has no vested interested in either property (1045 Olive St or 1115 Broadmoor Dr) but is affected by the liens filed against them. Attorney Babb-Nutcher gave more of an overview of what the partial release was for. Attorney Babb-Nutcher explained that she had spoke with the attorney for Innova Investment Group LLC to come up with the amount for the partial release amount of $100.00 for 1053 Hickory Ln only.

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.

Recommendation to reduce the liens to one hundred dollars ($100.00) and a partial release of the liens on 1053 Hickory Ln by Mr. Roberts, seconded by Mr. Lightholder, to recommend to the City Council. Vote on the motion carried unanimously.

Appeals (Lawn Abatement)

1. CE-19-1220 – Tax # 2424848

Mr. Gifford stated that a letter was turned in for the appeal. More discussion amongst the Board members and staff.

Motion by Mr. Brown seconded by Mr. Lightholder, to deny the lawn abatement appeal. Vote on the motion carried unanimously.

Manager Announcements:

Manager Bunt wanted to introduce the new Code Enforcement Board Councilman/Liaison Mr. Rip Dyal.

NEXT MEETING:

The Board members established that the next meeting would be held on February 18, 2021.

ADJOURNMENT:

There being no further business the meeting adjourned at 7:15 PM.

Approved on this 18 day of February, 2021.

Jim Gifford, Chairman

Darla D. Crowl

Darla Crowl, Recording Secretary

Notary Public State of Florida
Darla D Crowl
My Commission GG 266694
Expires 11/11/2022