



AGENDA REPORT
April 24, 2018

SUBJECT:

Board Consideration, Re: Request for Reduction of Fine and Release of Code Enforcement Lien for New Owner, Sky Tax Investments, LLC, 6105 Degan Rd., Cocoa 32927 (CE-01010) (District 1)

FISCAL IMPACT:

FY18 Fiscal Impact - \$1,529.36 Fine Reduction

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

It is requested that the Board consider the Special Magistrate's recommendation to reduce the balance of the accrued fine from \$3,452.36 to \$1,923 and release the lien upon full payment for case 11CE-01010 at 6105 Degan Rd., Cocoa, FL 32927.

SUMMARY EXPLANATION and BACKGROUND:

This matter came for public hearing before the Code Enforcement Special Magistrate on September 20, 2007 for safety violation of County Code, Section 114-28(b), Dead standing tree within 100 feet of improved property. More specifically, remove dead tree from property. After due notice to the Previous Owner, Sham Yuk Pin Kai & Leung Yin Kai Estate, the Special Magistrate found the property in violation of County Code and issued a Findings of Fact, Conclusions of Law and Order for & Lien for Cost, which was executed and recorded in Official Records.

On February 5, 2009, the Special Magistrate issued an Order Imposing Fine and/or Costs as Lien which was executed and recorded in Official Records. The fines on the property accrued at \$100 per day from October 5, 2007. The dead tree was removed thereby correcting the violation as of April 27, 2009 (571 days). The fines accrued to the maximum 35% or \$14,000.00. Partial payment was received from the tax deed clerk of \$10,547.64, leaving a remaining fine balance of \$3,452.36.

On December 21, 2017, the New Owner, Sky Tax Investments LLC, by its President, Kathy Liu, petitioned the Code Enforcement Special Magistrate to eliminate the fine. The Special Magistrate recommends a reduction of the fine from \$3,452.36 to \$1,923, contingent upon payment within 30 days or establishment of a payment plan within 30 days and pay in full by one year of the date that the Board of County Commissioners render a decision approving the Special Magistrate's recommendation.

Actual cost: Total actual costs for this case are \$1,783. The enforcement costs of \$550 were paid toward that amount bringing remaining actual costs to \$1,233.

Contacts: Brian Lock, Code Enforcement Manager, extension 52779, brian.lock@brevardfl.gov.

CLERK TO THE BOARD INSTRUCTIONS:

N/A

ATTACHMENTS:

- | | Description |
|---|---|
| ▫ | Findings and Recommendation of the Special Magistrate and Reduction Factor Worksheet |
| ▫ | Request for Reduction of Penalty |
| ▫ | Actual Costs Worksheet |



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

April 25, 2018

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director Attn: Brian Lock

RE: Item VI.A.3., Request for Reduction of Fine and Release of Code Enforcement Lien for New Owner, Sky Tax Investments, LLC, 6105 Degan Road, Cocoa (CE-01010)

The Board of County Commissioners, in regular session on April 24, 2018, considered the Special Magistrate's recommendation to reduce the accrued fine for Sky Tax Investments, LLC, 6105 Degan Road, Cocoa, Case CE-01010; waived the fine; and approved release of lien.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK**

Tammy Rowe, Deputy Clerk

cc: Clerk to the Special Magistrate
Finance
Budget



Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

To: Brevard County Board of County Commissioners
From: Tad Calkins, Planning & Development Director
Date: April 18, 2018
Subject: Board Meeting Agenda Item VI.F.3. Citizen's Request, RE: Code Violation Lien Prevention of Financing

The purpose of this memorandum is to provide the Board with some additional information regarding Allegro Property Trading, LLC's request for the Board to provide relief from previous owner's code violations in order to obtain financing to restore the home. The previous owners were found to be in violation of Sec. 22-178(e), Building and Structure Requirements, which stipulate that buildings and structures shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety or welfare. On February 16, 2017, the County imposed a lien. Since the property is not in compliance, fines are accruing at \$25 per day and as of today total \$13,650.

Allegro Property Trading, LLC purchased the property (661 Altura Drive) through bankruptcy sale January 25th, 2018, for the purchase price of \$17,500. The lien was recorded in the Public Record (Clerk of Court) prior to them obtaining the Trustee's Deed to the property. Mr. Loucks of Allegro Property Trading, LLC, was informed of past Board direction which provides the process in which the Board could consider a fine reduction. The process for consideration included the following criteria:

- The violations must be corrected
- The Enforcement costs paid
- The owner would request that the Magistrate recommend a reduction

However, he has decided to bring the matter before the Board without achieving the aforementioned criteria.

If you have any questions, or if I may be of further assistance, please let me know.

F.3
661 Altura
4/24/18

My Request for 661 Altura Dr.

- I am asking the County Board of Commissioners to eliminate the previous owners code enforcement liens so that I may obtain the needed financing required to complete the restoration of this property

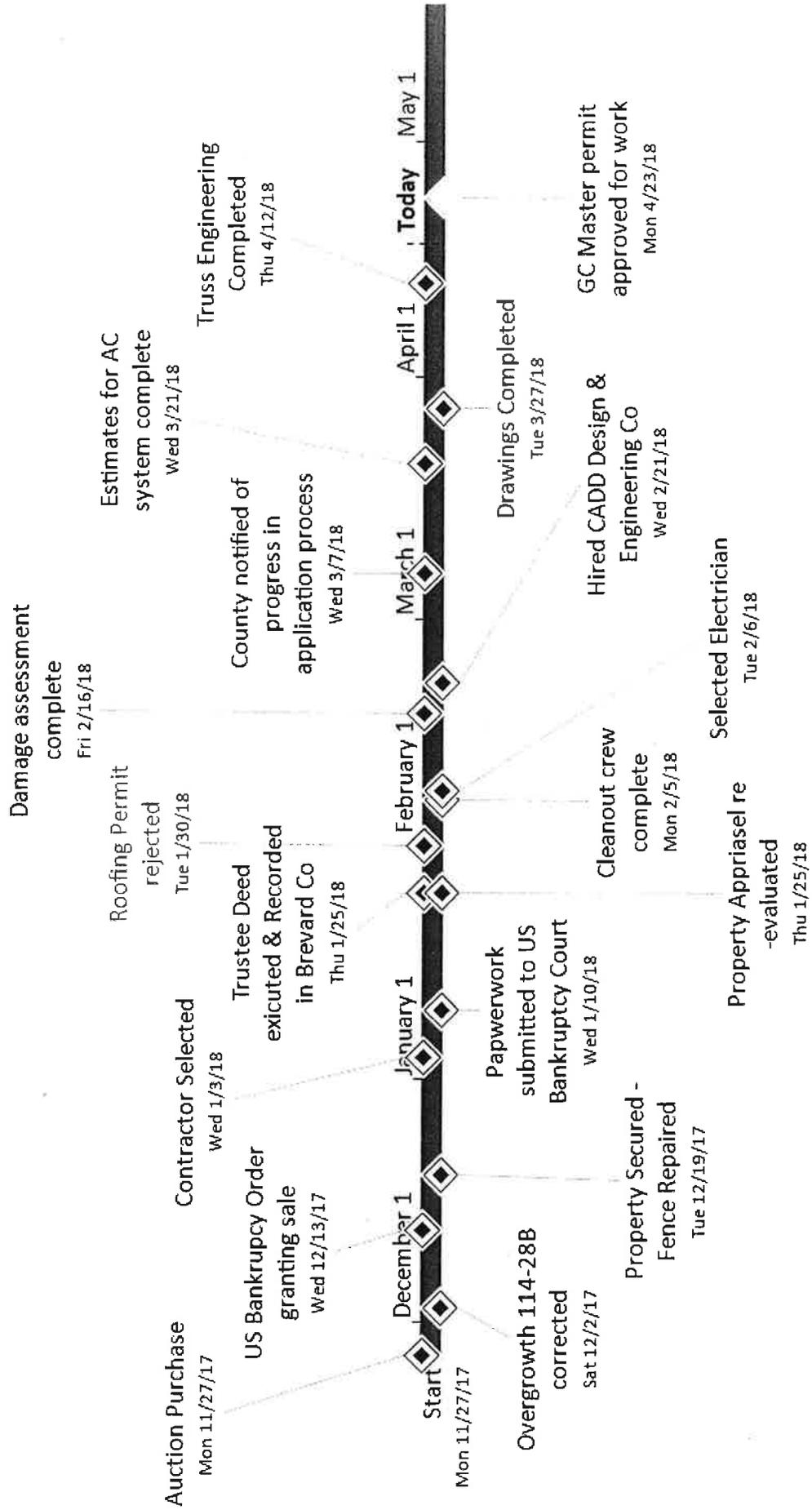
661 Altura Dr. Objectives

- Address a the dilapidated condition of the property
- Improve neighborhood values
- Improve tax collection values for the county
- Support local small business and reward them for doing good work for the community

Justifications for this request

- Unable to cure the code violations without completing a complete General Contractors Permitting package for the project.
 - Repair Roof damage was the remaining code violation to cure (Initial Permit rejected in favor of complete GC permit package)
 - Creation of the GC package requires complete drawing package
 - GC package creation requires additional time to prepare
 - General Contractors permit package currently under review by county
- Current county liens continuing with accrual make it nearly impossible to obtain reasonable financing for the project.
 - Code Violation liens take 1st position
 - Lenders not willing to take 2nd position for construction loans or mortgages

661 Altura Dr. Time Line



661 Altura Dr. Estimate

Repair Estimator
661 Altura Dr, Cocoa, FL 32927

Item	Repair Type	Units	Measure	Unit Cost	Repair Cost
Exterior - Roof	Roof (rip and replace) - Architectural Shingle	2,022	Square Feet	\$4.00	\$8,088.00
Exterior - Roof	Roof repair/patch (easy)	1	Each	\$600.00	\$600.00
Exterior - Roof	Premium for steep pitched roof	2,022	Square Feet	\$0.20	\$404.40
Exterior - Roof	Fascia - demo & install new	550	Linear Feet	\$3.00	\$1,650.00
Exterior - Finish	Siding	2,022	Square Feet	\$7.00	\$14,154.00
Exterior - Painting	Painting Exterior & Interior Combine (Whole Property)	2,022	Square Feet	\$3.00	\$6,066.00
Exterior - Windows	Windows, vinyl, average size	15	Each	\$250.00	\$3,750.00
Exterior - Garage	Garage Door Only - 2 Car - 16' door, manual	1	Each	\$1,000.00	\$1,000.00
Exterior - Landscaping	Full Landscaping Makeover Small Lot	1	Lump Sum	\$2,000.00	\$2,000.00
Exterior - Fence	Wood Fencing	300	Linear Feet	\$15.00	\$4,500.00
Exterior - Pool	Pool (redo plaster only)	1	Each	\$4,500.00	\$4,500.00
Interior - Carpet / Vinyl	Carpet	1,200	Square Feet	\$1.35	\$1,620.00
Interior - Kitchen - (Grouped)	Low end kitchen - cabinets & countertops	1	Each	\$8,500.00	\$8,500.00
Interior - Appliances - (Grouped)	Median Price Home Appliances	1	Each	\$4,500.00	\$4,500.00
Interior - Bathroom Master - (Grouped) - replace everything		1	Each	\$9,000.00	\$9,000.00
Interior - Bathroom Full - (Grouped) - replace everything		1	Each	\$5,500.00	\$5,500.00
Interior - Framing	New construction framing- (includes walls, floors & roof)	500	Square Feet	\$30.00	\$15,000.00
Interior - Framing	Interior framing changes (non load bearing)	1000	Square Feet	\$6.00	\$6,000.00
Interior - Framing	Subfloor put in (3/4" plywood)	1000	Square Feet	\$1.85	\$1,850.00
Interior - Insulation	Wall insulation	2200	Square Feet	\$1.00	\$2,200.00
Interior - Insulation	Attic insulation, blown-in	1200	Square Feet	\$0.80	\$960.00
Interior - Walls	Drywall, tape & skimcoat walls/ceilings-entire house gutted	2022	Square Feet	\$6.00	\$12,132.00
Interior - Doors & Trim	New interior doors, closet doors, & trim (1500 sq ft house)	1	Each	\$2,000.00	\$2,000.00
Mechanicals - HVAC	Gas fired forced hot air heating system, ac system, & ductwork	1	Each	\$6,000.00	\$6,000.00
Mechanicals - Plumbing	New plumbing system in entire house (1,500 sq. ft 3/2 bath house)	1	Each	\$7,000.00	\$7,000.00
Mechanicals - Electrical	Rewire entire house, new panel, & all lighting fixtures	1	Each	\$7,000.00	\$7,000.00
Other - Permits	(1,500 sq. ft house) Construction permits for remodel (County)	1	Each	\$1,500.00	\$1,500.00
Other - Contingency	Misc Contingency Cost (10-20% depending on unknowns)	1	Lump Sum	\$20,000.00	\$20,000.00
TOTAL REPAIR COSTS					\$157,474.40

661 Altura Dr. Current Expenses

Type	Date	Num	Name	Memo	Amount	Balance
Check	11/25/2017	1508	Shuler and Schuler Real Estate	Purchase of US Bankruptcy foreclosure	18,475.00	18,475.00
Check	12/04/2017	1512	Pride Cuts	Removal of all yard waste and Lawn cleanup	1,250.00	19,725.00
Credit Card Charge	12/07/2017		Express Dumpsters	Dumpster for yard waste	235.00	19,960.00
Check	12/07/2017	1513	Cash	Repair of all old fence panels	100.00	20,060.00
Credit Card Charge	12/19/2017		CVS	Padlock for back gate	6.20	20,066.20
Check	12/19/2017	1518	Joe Brown	Additional Fence repair	286.62	20,352.82
Credit Card Charge	01/30/2018		Express Dumpsters	Dumpster for garage cleanup	399.00	20,751.82
Check	02/01/2018	1527	Nissi Nova US, LLC	Hired cleanup crew	528.00	21,279.82
Credit Card Charge	02/04/2018		Express Dumpsters	Replacement dumpster	400.00	21,679.82
Credit Card Charge	02/06/2018		Home Depot	Hardware to repair fence	14.02	21,693.84
Check	02/06/2018	1529	Irby Electric Inc	Hired Electrician	1,000.00	22,693.84
Check	02/06/2018	1531	Tahjai Gonzalez	Gas money for cleanup crew	100.00	22,793.84
Credit Card Charge	02/06/2018		Door Master	Hired Garage door company	1,000.00	23,793.84
Credit Card Charge	02/07/2018		Home Depot	Stapping materials	26.76	23,820.60
Check	02/07/2018	1532	Jon Schiano	Additional hired labor	225.00	24,045.60
Credit Card Charge	02/08/2018		Express Dumpsters	Dumpster for house cleanup	400.00	24,445.60
Credit Card Credit	02/08/2018		Home Depot	Returned Stapping materials	-23.55	24,422.05
Check	02/08/2018	1533	Nissi Nova US, LLC	2nd week of cleanup	1,440.00	25,862.05
Check	02/09/2018	1535	Jon Schiano	2nd week of additional labor	975.00	26,837.05
Credit Card Charge	02/11/2018		Express Dumpsters	2nd Dumpster for house cleanup	400.00	27,237.05
Check	02/12/2018	1536	Pride Cuts	Yard service	75.00	27,312.05
Check	02/13/2018	1537	Jon Schiano	Additional labor for house cleanup 2nd floor	412.50	27,724.55
Check	02/20/2018	1539	Clerk of Courts-Brevard	Fee	10.00	27,734.55
Check	02/22/2018	1542	Cadd Design	Engineering Drawings	1,250.00	28,984.55
Check	02/26/2018	1538	Ed Shinkie	Sturctural engineer consult	300.00	29,284.55
Check	02/26/2018	3	Brevard County Tax Collector	Back Property taxes	2,789.50	32,074.05
Check	02/26/2018	3	Brevard County Tax Collector	Back Property taxes	1,294.83	33,368.88
Credit Card Charge	03/07/2018		True Value Hardware	Extension cord	43.86	33,412.74
Check	03/08/2018	1547	Pride Cuts	Yard service	75.00	33,487.74
Check	03/08/2018	1546	Overhead Door	Garage door secured	1,000.00	34,487.74
Check	03/13/2018	3	Curtis Loucks	Removal of all yard waste	200.00	34,687.74
Check	03/27/2018	1554	Cadd Design	Completion of CADD drawings & Engineering	1,325.00	36,012.74
Check	03/30/2018	1557	Pride Cuts	Yard service	75.00	36,087.74
Check	04/11/2018	1561	Brevard County Tax Collector	2017 Property Taxes	1,104.66	37,192.40
Check	04/12/2018	1562	Central Florida Truss	Truss Engineering and downpayment	1,712.00	38,904.40

38,904.40

Total

CODE ENFORCEMENT SPECIAL MAGISTRATE
BREVARD COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
a political subdivision of the State of Florida,
Petitioner,

CASE NUMBER: **11CE-01010**
(Previously recorded as 07-2116)

vs.

Property Address: 6105 DEGAN RD, COCOA
District: 1

SHAM YUK PIN KAI & LEUNG YIN KAI ESTATE, Previous Owner,
SKY TAX INVESTMENTS LLC, New Owner,
Respondent(s)

**FINDINGS AND RECOMMENDATION TO
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

Upon petition of SKY TAX INVESTMENTS LLC, New Owner, the Code Enforcement Special Magistrate, on 12/21/2017, reviewed the basis for reduction of the accrued fine stated in the Request for Reduction of Penalty and Recommendation to Brevard County Board of County Commissioners application provided by Kathy Liu, President of SKY TAX INVESTMENTS LLC, heard testimony from Kathy Liu and the County; reviewed the Minutes and other documents from the original hearing, and being fully advised finds:

I. FACTS

1. This cause came on for public hearing before the Code Enforcement Special Magistrate on 9/20/2007 after due notice to the Respondent, SHAM YUK PIN KAI & LEUNG YIN KAI, at which time the Code Enforcement Special Magistrate heard testimony under oath, received evidence, and issued his Findings of Fact, Conclusions of Law and Order & Lien for Costs, and thereupon issued his oral Order which was reduced to writing and furnished to the Respondent. The Findings of Fact, Conclusions of Law and Order & Lien for Costs was recorded in the official records of Brevard County Book 5813, Page 4079.

2. Said order required the Respondent to take certain corrective action for the violation by 10/4/2007, and in the event the violation is not corrected by the specified time a fine of \$100.00 per day will be imposed. Accordingly, it was brought to the Code Enforcement Special Magistrate's attention on 2/5/2009 that the Respondent did not comply with the Special Magistrate's Order, and an Order Imposing Administrative Fine and/or Costs as Lien was filed against the property and upon any other real or personal property owned by the Respondent SHAM YUK PIN KAI & LEUNG YIN KAI, and recorded in the official records of Brevard County, Book 5911 at Page 1992.

3. A re-inspection on 4/27/2009 revealed the corrective action ordered by the Code Enforcement Special Magistrate was completed and the inspecting officer filed an Affidavit of Late Compliance. The fine accrued to the maximum 35% of \$14,000.00. Partial payment was received from the tax deed clerk of \$10,547.64; remaining fine balance: \$3,452.36.

Ron Welford Representative

11CE-01010 (07-2116)

Testimony and evidence was presented by Kathy Liu, President of SKY TAX INVESTMENTS LLC New Owner, stating:

MISSED Lien before Willing on Tax Dec!

5. Testimony was received from the County stating:

a) The County objects to the request for reduction OR

The County acknowledges the Special Magistrate's authority to recommend a fine reduction pursuant to Board policy.

b) Proper due diligence would have picked up Tax Dec (20% of fine & unpaid actual cost)

II. FINDINGS

The Special Magistrate weighing the severity of the violations of Safety-Dead Trees:

All of above factors support do not support a recommendation of reduction of the accrued fine.

III. RECOMMENDATION

1. Based upon the foregoing factors, the request is DENIED.

OR

1. Based upon the foregoing factors, which in total weigh in favor of reduction of the accrued fine, the Special Magistrate recommends reduction of the accrued fine balance in the amount of \$3,452.36 to the reduced sum of \$ 1923.00 contingent upon:

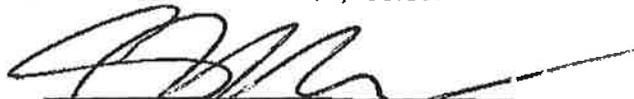
- a. Payment within 30 days of the date the Board of County Commissioners renders a decision approving the Special Magistrate's recommendation.
- b. With an option for the establishment of a payment plan which must be created within 30 days of the date of the Board of County Commissioners rendered decision, and payment plan timely paid accordingly.
- c. If reduced amount is not paid by the above time frame(s) as specified, the accrued fine will revert to the original amount due, less payments received.
- d. The actual costs total: \$1,783.00. Enforcement costs in the amount of \$550.00 have been paid. Balance of actual costs: \$1,233.00.

Filed with Clerk to the Special Magistrate

DEC 21 2017

CLERK

Dated December 21, 2017.


Stewart B. Capps, Special Magistrate
Code Enforcement

You have a right to appeal a final administrative Order to the 18th Circuit Court for Brevard County within a period of 30 days in accordance with Brevard County Code Section 2-178.

cc: Delivery by HAND OR Delivery by Mail
Sky Tax Investments LLC, c/o Kathy Liu (New Owners) 12712 Grovehurst Avenue, Winter Garden FL 34787

Mail payment to: Brevard County Code Enforcement, 2725 Judge Fran Jamieson Way, Bldg A 114, Viera, FL 32940

REDUCTION FACTOR WORKSHEET

CASE #11CE-01010 (07-2116)

A. Extenuating Circumstances? Circle any that apply.

- 1) The applicant did not have the resource to comply
 - 2) The applicant had a financial hardship
 - 3) The applicant had a medical hardship
 - 4) The applicant was experiencing hard times or was a victim of circumstances.
- Explain: _____

- 5) There were technical and/or procedural issues with the case
- 6) The applicant did not have authority to make corrections (i.e., other legal action pending)
- 7) The required corrections were complex in nature
- 8) The applicant's age prevented timely compliance
- 9) The applicant experienced a language barrier

B. Nature of the violation.

- 1) Heightened health, safety, welfare concern Yes/No No
- 2) The amount of time to correct
 - a) 1-60 days
 - b) 61-120 days
 - c) Over 120 days
- 3) Degree of responsibility the applicant contributed to the delay in compliance
 - a) None
 - b) Somewhat
 - c) Complete
- 4) The applicant's level of cooperation with code enforcement
 - a) None
 - b) Somewhat
 - c) Complete
- 5) Did the applicant ever request an extension of the compliance date?
Yes ___ was it granted ___ denied ___ None requested X
- 6) If yes, how many extensions were granted? NA

C. What type of interest does the applicant have on the property?

- 1) Considering acquiring the property
- 2) Foreclosure/Tax Deed Sale
- 3) Inherited property
- 4) Acquired property from the violator
- 5) The applicant was the owner when the violation occurred

*new owner
missed lien
or did not
inspect liens
before
Bidding on
Tax
Deed*

D. Financial beneficiary of the fine reduction

- 1) Violator
- 2) New owner who corrected violation
- 3) _____

.....
 Original Fine \$14,000.00
 Partial Payment Received: 10,547.64
 Balance of Fine: \$ 3,452.36 Recommend Reduction to \$ 1923.00

- Contingent on payment within 30 days
- Establish Payment Plan within 30 days, and pay in full by ONE yr
- If unpaid, fine will revert to original amount, less payments received

[Signature]
S. Capps

12/24/17

CODE ENFORCEMENT SPECIAL MAGISTRATE
BREVARD COUNTY, FLORIDA

Special Magistrate Hearing: Thursday, 12/21/17 9:00 a.m.,
Bldg C, 2nd Floor Space Coast Room, 2725 Judge Fran
Jamieson Way, Viera, FL 32940
FAX COMPLETED FORM TO: 321-633-2167
Mail original to: Brevard County Code Enforcement, 2725
Judge Fran Jamieson Way, Bldg A 114, Viera, FL 32940
DUE ON OR BEFORE: 11/17/17



Case No. 11CE-01010 (07-2116)
District: 1

Property Address: 6105 Degan Rd, Cocoa FL 32927
New Owner's Name: Sky Tax Investments LLC; Previous Owner: Leung Yin & Sham Yuk Ping Kai

**REQUEST FOR REDUCTION OF PENALTY and
RECOMMENDATION TO BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
(Consider this document your Notice of Hearing-No other notice will be sent for this request
*THIS IS A 2-STEP PROCESS)**

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.

INSTRUCTIONS: Please review and complete the entire package. Failure to provide complete information will delay consideration of your request. Enforcement Costs must be paid prior to scheduling case for hearing and are not eligible for reduction. Be specific when writing your statement. Please return this form to the Special Projects Coordinator in Code Enforcement prior to the above deadline. The Request will then be scheduled for the next available Special Magistrate hearing and before the Board of County Commissioners thereafter. You must be present at both of the meetings. If you are claiming medical or financial hardship, you may attach supporting documentation, however they will become public record. If you have any questions, please call Angela at (321) 633-2086, ext. 52885.

New Owner's Name: Sky Tax Investments LLC, by Kathy Liu, President

Property Owner's Mailing Address: (New address) 12712 Grovehurst Avenue, Winter Garden, FL 34787

Phone Number where you can be reached during the day: 954-471-7130 / kathyliu2009@gmail.com

STATUS OF PROPERTY AS OF INSPECTION MADE BY Suzanne Fonseca ON 4/27/2009

VIOLATION of: Safety Issue, Section 114-28(b), Brevard County Code: Dead Standing Tree

Violation heard on 9/20/2007; fine ordered to accrue at \$100.00 per day from 10/5/2007 to 4/27/2009; the fine accrued to maximum 35% = \$14,000.00 (570 days in violation); Fine imposed as lien by Special Magistrate on 2/5/2009. Partial payment received of \$10,547.64 from tax deed clerk. Balance due: \$3,452.36.

Enforcement costs in the amount of \$550.00 were paid on 9/21/2007 by previous owner.

If the property owner is unable to complete this form, list the name of the person who completed the form and is authorized to act for the Property Owner and their relationship to the property owner.

RECEIVED
11 17 2017

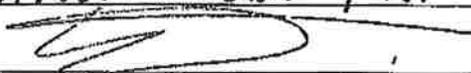
MAKE CERTAIN THAT THIS FORM AND ANY ATTACHMENTS COMPLETELY SET FORTH YOUR POSITION. YOU MUST BE PRESENT TO ANSWER ANY QUESTIONS THE SPECIAL MAGISTRATE MAY HAVE.

I, KATHY LIU, President, Sky Tax Investments LLC, do hereby submit this Request for Reduction of Penalty, and in support offer the following statement:

When we purchase the lot, we did not realize there was a penalty. We immediately ~~removed~~ inspected the lot and removed all garbage and dead vegetations. we made mistake when we purchased it. Additional \$3452.36 will put us over budget. The Land is valued @ \$12000, \$14000 penalty is more than the land value.

Sorry we made a mistake, please kindly remove the further penalty of \$3452.36 so we can catch up with tax 2016 and carryout the building project and make street beautiful. Thank you.

Date: 10/31/17

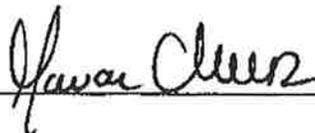
Signed: 

STATE OF FLORIDA)
COUNTY OF Orange)

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, KATHY LIU, who first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced a Florida driver's license as identification and did take an oath.

Date: 10/31/17

Notary Public:





MONICA CHAVEZ
Notary Public - State of Florida
My Comm. Expires Feb 20, 2018
Commission # FF 094658

REDUCTION FACTOR WORKSHEET

THIS WORKSHEET MUST BE COMPLETED AS PART OF THE APPLICATION PROCESS

A. Extenuating Circumstances? Circle any that apply.

- 1) The applicant did not have the resource to comply
- 2) The applicant had a financial hardship
- 3) The applicant had a medical hardship
- 4) The applicant was experiencing hard times or was a victim of circumstances.
Explain: _____

- 5) There were technical and/or procedural issues with the case
- 6) The applicant did not have authority to make corrections (i.e., other legal action pending)
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- 5) Did the applicant ever request an extension of the compliance date?
Yes _____ was it granted ___ denied ___ None requested X
- 6) If yes, how many extensions were granted? N/A

C. What type of interest does the applicant have on the property?

- 1) Considering acquiring the property
- 2) Foreclosure/Tax Deed Sale
- 3) Inherited property
- 4) Acquired property from the violator
- 5) The applicant was the owner when the violation occurred

D. Financial beneficiary of the fine reduction

- 1) Violator
- 2) New owner who corrected violation
- 3) _____

.....

Original Fine \$14,000.00
Partial Payment - 10,547.64
Balance due: \$ 3,452.36

Recommend Reduction to \$ 0
(Must Enter an Amount)



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2306094
Owners Sky Tax Investments LLC
Mailing Address 761 Tranquil Trl Winter Garden FL 34787
Site Address 6105 Degan Rd Cocoa FL 32927
Parcel ID 23-35-21-JN-170-11
Property Use 0010 - Vacant Residential Land (Single Family, Platted)
Exemptions None
Taxing District 1900 - Unincorp District 1
Total Acres 0.26
Subdivision Port St John Unit 5
Site Code 0001 - No Other Code Appl.
Plat Book/Page 0022/0046
Land Description Port St John Unit 5 Lot 11 Blk 170

VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$12,000	\$12,000	\$12,000
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$12,000	\$10,640	\$9,680
Assessed Value School	\$12,000	\$12,000	\$12,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$12,000	\$10,640	\$9,680
Taxable Value School	\$12,000	\$12,000	\$12,000

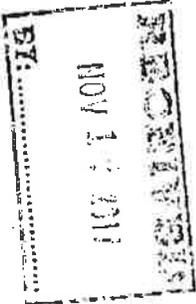
SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
09/22/2016	\$12,000	XD	Improved	7717/0344
11/05/2009	--	WD	Vacant	6080/2619
05/02/1984	\$5,300	NN	--	2509/2718

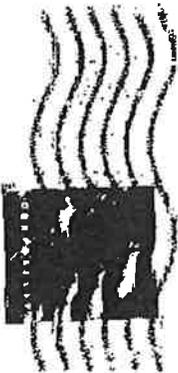
BUILDINGS

No Data Found

Sky Tax Investments LLC
12712 Grovehurst Ave
Winter Garden FL 34787



ORLANDO FL 32809
NOV 14 2011 5 1



Brevard County
Code Enforcement
2725 Judge Fran Jamieson Way
Building A 114,
Viera, FL 32940

32940-660599



Worksheet for Assessment of Actual Costs for Case 11CE-01010 (07-2116)

Inspector	Fonseca							
Wages S&B Hourly	\$25.89							
Per Minute	\$0.43							
<u>Officer Costs:</u>								Sub Total
# Field Inspections	9 x	\$25.89	Hourly	Total	\$233.01			\$233.01
<u>Vehicle Mileage</u>								per mile
# Field Inspections	9 x2: Rdtrip	18	x miles	13	234	0.54		\$126.36
<u>Administrative Costs:</u>								Minutes
# Computer Entries	27	10	270	\$0.43	\$116.51			
# Telephone calls	7	5	35	\$0.43	\$15.10			
# Research	10	15	150	\$0.43	\$64.73			
# Hearings/Prehearings	3	120	360	\$0.43	\$155.34			
					\$351.67			\$351.67
<u>Extra Investigative Insp:</u>								Minutes
S&B Hr/Mn								
							\$0.00	\$0.00
<u>Recording Fees</u>								
1 Page	\$10.00							\$10.00
2 Pages	\$18.50					2-2pg		\$37.00
3 Pages	\$35.50							
4 Pages	\$44.00							
Hearings (public, extension, reduction, imposition)	3 x	\$200.00				Legal Fees		\$600.00
Hearing Prep Office-number of hearings	5 x	\$85.00						\$425.00
Subtotal Actual Costs for case								\$1,783
Enforcement Costs Assessed and Paid - \$350 or \$550								\$550
Balance due of Actual Costs - DEFICIT								\$1,233