

SEMINOLE COUNTY GOVERNMENT
*** COUNTER RECEIPT ***

Batch ID: DRAB01

12/09/24 00

Receipt no: 345064

Type	SvcCd	Description	Amount
LB		C. E. COUNTER PAYMENT	
	Qty	1.00	\$500.00

MIGUEL A LEON

Trans number:

10248140

19-112-CEB

19-113-CEB

REQUEST FOR REDUCTION

MIGUEL A LEON BY WAY OF

RUBEN LEON

Tender detail

CA CASH

\$500.00

Total tendered:

\$500.00

Total payment:

\$500.00

Trans date: 12/09/24

Time: 15:12:08

THANK YOU FOR YOUR PAYMENT

SEMINOLE COUNTY
CODE ENFORCEMENT BOARD
CASE NO. 19-112-CEB
19-113-CEB

REQUEST FOR REDUCTION/WAIVER OF LIEN

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH
THE PROPERTY MUST BE IN COMPLIANCE FOR CONSIDERATION

INSTRUCTIONS: Please fill out both pages of this form completely. Be specific when writing your statement. If you are claiming medical or financial hardship, attach supporting documentation (*i.e.*, a doctor's statement or proof of income). Please return this form to the Clerk to the Code Enforcement Board, along with a check made payable to the "BCC", for the **non-refundable \$500.00 application fee**. The *Request for Reduction/Waiver of Lien* will then be sent for review to verify that all criteria for consideration are met. Once it has been verified that your case meets all of the criteria, it will be scheduled for presentation to the Board of County Commissioners at their next regularly-scheduled hearing, or as soon thereafter as possible (this process can take 6 – 8 weeks). You will receive a letter advising of the date and time of the meeting; and you should plan to attend. You will be notified in writing of the Board's decision within 10 days after the hearing. If you have any questions, please call the Clerk at (407) 665-7403.

Property Owner's Name: Miguel Aleon

Property Address: 1208 Helen St Apopka FL 32703

Daytime Phone Number: 407 321 4397838

Is the property now in compliance? YES ☒ NO ☐

(If No, explain in detail): _____

Are you requesting a reduction to the lien? YES ☒ NO ☐

If yes, the amount you would like it reduced to: \$ 0

Are you claiming a financial hardship? YES ☒ NO ☐

If yes, please attach supporting documentation.

Are you claiming a medical hardship? YES ☒ NO ☐

If yes, please attach supporting documentation.

If the property owner is unable to complete this form, list the name of the person who is legally authorized to act for the property owner and his/her relationship to the property owner:

Name: Esther Helen

Relationship: daughter power of Attorney

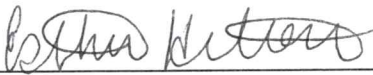
RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468

I, miguel A leon, do hereby submit this form to request a reduction/waiver to the total amount of the lien imposed, and in support offer the following statement (attach additional pages if necessary):

we only have enough money to pay
are monthly expenses for mortgage and
power bill

This house was invaded by Tommy
leon. we try to get to move all things
in this property we got him evicted
after maria leon grandmother passed
we found out about code enforcement in
April. we have clean etc. we have no
financial way to cover his expenses.
we has no way to pay it or US. he is miguel
leon. Suffer from prostate cancer bladder.

Date: Dec. 9. 2024

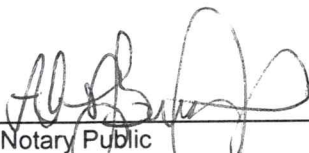
Signed: 

Print Name: Esther Helton

STATE OF Florida
COUNTY OF Seminole

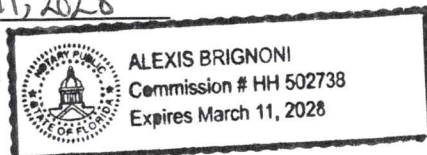
PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Esther Helton, who after first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced FL DL as identification and did take an oath.

Date: 12/9/24


Notary Public

My commission expires: March 11, 2028

RETURN COMPLETED, SIGNED AND NOTARIZED FORM TO:
CLERK, SEMINOLE COUNTY CODE ENFORCEMENT
1101 EAST FIRST STREET, SANFORD, FLORIDA 32771-1468



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 19-112-CEB

Petitioner,
vs.

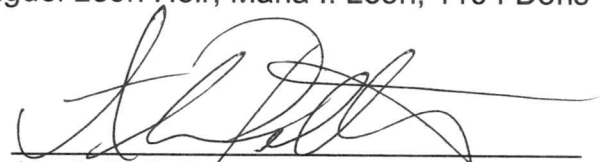
MIGUEL A LEON, MARIA LEON, & MIGUEL LEON HEIR
PARCEL I.D. NO – 17-21-29-512-0000-0540

Respondents.

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Alexis Pelletier, for Planning & Development Division/Code Enforcement, who, after being duly sworn, deposes and says:

I certify that on the 5th day of November, 2024 I mailed a true and correct copy of the Courtesy letter enclosing Affidavit of Compliance and lien amount due by First Class Mail, U.S. Postal Service to: Miguel A Leon, Miguel Leon Heir, Maria I. Leon, 1104 Doris Street, Altamonte Springs, FL 32714.


Alexis Pelletier

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.

1. Article Number (Transfer from service label)
19-112-CEB AF/COM LIEN AMT
LEON, MIGUEL HEIR,
LEON, MARIA, & LEON, MIGUEL
1104 DORIS STREET
ALTAMONTE SPRINGS, FL 32714

2. Article Number (Transfer from service label)
7021 1970 0001 8493 4893

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

RECEIVED NOV 12 2024

ed the foregoing
or the County and

PS Form 3811, July 2020 PSN 7530-02-000-9053
ALTAMONTE SPRINGS, FL

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



November 5, 2024

LEON, MIGUEL HEIR,
LEON, MARIA, & LEON, MIGUEL
1104 DORIS STREET
ALTAMONTE SPRINGS, FL 32714

CASE NO – 19-112-CEB
PARCEL I.D. NO – 17-21-29-512-0000-0540

Dear Property Owners:

Please find enclosed a certified copy of the Affidavit of Compliance which has been filed by the Code Enforcement Officer.

Therefore, your **lien** totals **\$3,700.00** for 74 days of non-compliance, from August 10, 2019 through and including **October 22, 2019**, at **\$50.00 per day**.

You may pay the lien amount of **\$3,700.00** in person or by mail at the address listed below. If you will be paying by check, please make your check payable to the **Board of County Commissioners** or "**BOCC**".

Mail to: **Clerk to the Code Enforcement Board
Seminole County
Development Services Department
1101 E. First Street
Sanford, Florida, 32771-1468**

If you have any questions, please give me a call at 407-665-7403.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Alexis Pelletier
Acting Clerk to the Code Enforcement Board

Enclosure: Affidavit of Compliance
cc: Code Enforcement Officer Cameron Adair

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

Case No. 19-112-CEB

Petitioner,
VS.

Miguel, Maria, & Miguel A Leon
PARCEL ID #: 17-21-29-512-0000-0540

Respondent.
_____ /

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Cameron Adair**, Code Enforcement Officer, Seminole County Sheriff's Office, who, after being duly sworn, deposes and says:

1. That on **July 25, 2019** the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, the Respondent was to have taken corrective action on or before **August 9, 2019**.
3. That an inspection was made on **October 24, 2024** which revealed that the corrective action ordered by the Board has been taken and that the **uncultivated vegetation violation has been removed from subject property**.

FURTHER AFFIANT SAYETH NOT.

DATED this 1st day of November, 2024

Cameron Adair

Cameron Adair, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2024, by **Cameron Adair** who is ☒ personally known to me or ☐ has produced _____ as identification

[Signature]

Notary Public in and for the County
and State Aforementioned

Café: 2018CE003266



SARAH HAMILTON
Commission # HH 373509
Expires May 9, 2027

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 19-112-CEB

Petitioner,
vs.

VICTORIA E., MIGUEL A. & MARIA I. LEON
PARCEL I.D. NO – 17-21-29-512-0000-0540

Respondents.
_____ /

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Patricia A. Hughes, for **Planning and Development Division/Code Enforcement**, who, after being duly sworn, deposes and says:

I certify that on the 10th day of March, 2020, I mailed a true and correct copy of the Courtesy letter notifying Respondents that the reduced lien amount reverted to the full amount to: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.



Patricia A. Hughes

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Patricia A. Hughes, who is personally known to me, acknowledged the foregoing instrument before me this 10th day of March, 2020.





Notary Public in and for the County and
State Aforementioned
My commission expires:

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



March 10, 2020

VICTORIA E., MIGUEL A.,
MIGUEL & MARIA I. LEON
1208 HELEN ST.
APOPKA, FL 32703

CASE NO – 19-112-CEB
PARCEL I.D. NO – 17-21-29-512-0000-0540

Dear Property Owners:

Please be advised that because you did not pay the reduced lien amount of \$389.64 on or before November 23, 2019, as specified by the Seminole County Code Enforcement Board, the lien in your case reverted to **\$3,700.00**.

Payment should be made payable to the **Board of County Commissioners** or "**BOCC**" and mailed to:

Seminole County
Development Services Department
Clerk to the Code Enforcement Board
1101 E. First Street
Sanford, Florida, 32771

If you have any questions, please feel free to contact me at the number below.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes
Clerk to the Code Enforcement Board

cc: CEO Cara Hill

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



March 10, 2020

VICTORIA E., MIGUEL A.,
MIGUEL & MARIA I. LEON
1208 HELEN ST.
APOPKA, FL 32703

CASE NO – 19-112-CEB
PARCEL I.D. NO – 17-21-29-512-0000-0540

Dear Property Owners:

Please be advised that because you did not pay the reduced lien amount of \$389.64 on or before November 23, 2019, as specified by the Seminole County Code Enforcement Board, the lien in your case reverted to **\$3,700.00**.

Payment should be made payable to the **Board of County Commissioners** or "**BOCC**" and mailed to:

Seminole County
Development Services Department
Clerk to the Code Enforcement Board
1101 E. First Street
Sanford, Florida, 32771

If you have any questions, please feel free to contact me at the number below.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes

Patricia A. Hughes
Clerk to the Code Enforcement Board

cc: CEO Cara Hill

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 19-112-CEB

Petitioner,
vs.

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON
PARCEL I.D. NO – 17-21-29-512-0000-0540

Respondents.

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Patricia A. Hughes, for Planning & Development Division/Code Enforcement, who, after being duly sworn, deposes and says:

I certify that on the 28th day of October, 2019, I mailed a true and correct copy of the Courtesy letter enclosing the Order Finding Compliance and Imposing Fine/Lien by First Class Mail, U.S. Postal Service to: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.

7019 0160 0000 7151 9294

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Rest	\$

Postmark Here

Postage \$

Total Postage and F

Sent To

Street and Apt. No.,

City, State, ZIP+4®

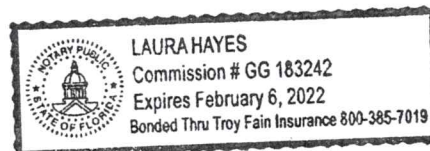
19-112-CEB ORD RED FINE
VICTORIA E MIGUEL A
MIGUEL & MARIA I LEON
1208 HELEN ST
APOPKA FL 32703

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Patricia A. Hughes
Patricia A. Hughes

rsonally known to me, acknowledged the foregoing
October, 2019.

Laura Hayes
Notary Public in and for the County and
State Aforementioned
My commission expires:



DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



October 28, 2019

VICTORIA E., MIGUEL A.,
MIGUEL & MARIA I. LEON
1208 HELEN ST.
APOPKA, FL 32703

CASE NO – 19-112-CEB
PARCEL I.D. NO – 17-21-29-512-0000-0540

Dear Property Owners:

On **October 24, 2019**, the Code Enforcement Board reduced your fine from \$3,700.00 to **\$389.64** providing you pay this amount within 30 days. If you do not pay the **\$389.64** on or before **November 23, 2019**, your fine will revert to the original amount of **\$3,700.00** and will constitute a **lien** on your property.

I am forwarding a certified copy of this Order for your records.

You may pay the reduced amount of **\$389.64** in person or by mail at the address listed below. If you will be paying by check, please make your check payable to the **Board of County Commissioners** or "**BOCC**".

Mail to: Clerk to the Code Enforcement Board
Seminole County
Development Services Department
1101 E. First Street
Sanford, Florida, 32771-1468

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes

Patricia A. Hughes
Clerk to the Code Enforcement Board

Enclosure: Order Finding Compliance and Imposing Fine/Lien

cc: CEO Cara Hill

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political
Subdivision of the State of Florida,

CASE NO. 19-112-CEB

Petitioner,

vs.

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON BY: _____
PARCEL I.D. NO – 17-21-29-512-0000-0540

CERTIFIED COPY
CLERK OF THE CODE
ENFORCEMENT BOARD
SEMINOLE COUNTY, FL

DATE: March 10, 2020

Respondents.
_____/

ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on October 24, 2019, and the Board having received evidence, and having noted that Respondents were not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondents.
- 2) The Respondents are the record owner(s) of and in custody and control of the property described as Tax Parcel I.D. # 17-21-29-512-0000-0540, located at 1208 HELEN ST., APOPKA, FL 32703, located in Seminole County and legally described as follows:

LOT 54 BEAR LAKE HILLS
PB 13 PG 37

- 3) By prior Order of this Board dated July 25, 2019, the Board found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (b).
- 4) The above-stated Order provided that a fine in the amount of \$50.00 per day would be imposed if the Respondents did not take certain corrective action by August 9, 2019.
- 5) An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after re-inspection on August 13, 2019.
- 6) An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after re-inspection on October 23, 2019.

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2024034945 Bk:10615 Pg:584-585(2Pgs)
REC: 04/19/2024 3:02:05 PM by jeckenroth
RECORDING FEES \$18.50

VICTORIA E., MIGUEL A., MIGUEL & MARIA I LEON

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents failed to timely correct the violation as required by the prior Order of the Board.

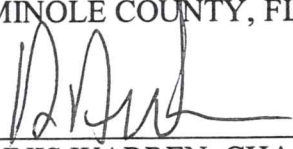
III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that a fine in the amount of **\$3,700.00**, for 74 days of non-compliance, from August 10, 2019, through and including October 22, 2019, at \$50.00 per day, is hereby reduced to the Administrative Costs totaling \$389.64. It is further Ordered that the reduced amount of **\$389.64** shall be paid by **November 23, 2019**, or the fine will revert to the original amount of **\$3,700.00** and be imposed as a **lien**.

The Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** again the land on which the violation exists and upon any other real or personal property owned by the Respondents.

DONE AND ORDERED this 24th day of October, 2019, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

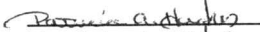


DENNIS WARREN, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 24th day of October, 2019, by Dennis Warren, who is personally known to me.





Patricia A. Hughes
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

I HEREBY CERTIFY that on this 28th day of October, 2019, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.



Clerk to the Code Enforcement Board

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political
Subdivision of the State of Florida,

CASE NO. 19-112-CEB

Petitioner,

vs.

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON
PARCEL I.D. NO – 17-21-29-512-0000-0540

Respondents.

_____ /

ORDER FINDING COMPLIANCE AND IMPOSING FINE/LIEN

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on October 24, 2019, and the Board having received evidence, and having noted that Respondents were not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondents.
- 2) The Respondents are the record owner(s) of and in custody and control of the property described as Tax Parcel I.D. # 17-21-29-512-0000-0540, located at 1208 HELEN ST., APOPKA, FL 32703, located in Seminole County and legally described as follows:

LOT 54 BEAR LAKE HILLS
PB 13 PG 37
- 3) By prior Order of this Board dated July 25, 2019, the Board found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (b).
- 4) The above-stated Order provided that a fine in the amount of \$50.00 per day would be imposed if the Respondents did not take certain corrective action by August 9, 2019.
- 5) An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after re-inspection on August 13, 2019.
- 6) An Affidavit of Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had been obtained after re-inspection on October 23, 2019.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents failed to timely correct the violation as required by the prior Order of the Board.

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that a fine in the amount of **\$3,700.00**, for 74 days of non-compliance, from August 10, 2019, through and including October 22, 2019, at \$50.00 per day, is hereby reduced to the Administrative Costs totaling \$389.64. It is further Ordered that the reduced amount of **\$389.64** shall be paid by **November 23, 2019**, or the fine will revert to the original amount of **\$3,700.00** and be imposed as a **lien**.

The Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** again the land on which the violation exists and upon any other real or personal property owned by the Respondents.

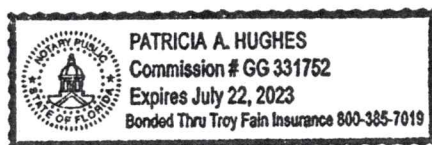
DONE AND ORDERED this 24th day of October, 2019, in Seminole County, Florida.

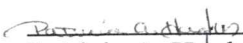
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


DENNIS WARREN, CHAIR

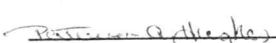
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 24th day of October, 2019, by Dennis Warren, who is personally known to me.




Patricia A. Hughes
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

I HEREBY CERTIFY that on this 28th day of October, 2019, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.


Clerk to the Code Enforcement Board

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

Case No. 19-112-CEB

Petitioner,
vs.

VICTORIA E. LEON, MIGUEL A. LEON, MIGUEL LEON, MARIA I. LEON
PARCEL ID # 17-21-29-512-0000-0540

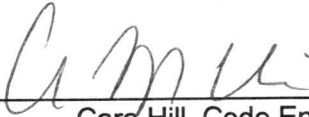
Respondent.
_____ /

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Cara Hill**, Code Enforcement Officer, Seminole County Sheriff's Office, who, after being duly sworn, deposes and says:

1. The Respondent was to have taken certain corrective action by or before **August 9, 2019**.
2. That on **July 25, 2019** the Board held a public hearing and issued its Order in the above-styled matter continuing this case.
3. That a re-inspection was performed and the Respondent was in compliance on **October 23, 2019**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the **uncultivated vegetation no longer remains on the property**.

FURTHER AFFIANT SAYETH NOT. DATED this 23rd day of **October 2019**



Cara Hill, Code Enforcement Officer

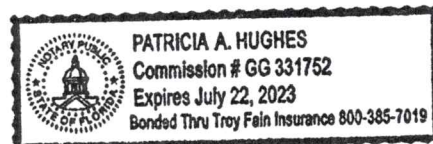
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 23rd day of **October 2019**, by **Cara Hill**, who is personally known to me and who did take an oath.



Notary Public in and for the County
and State Aforementioned
My commission expires:

2018CE003266
CMPLAFF.CEB



Affidavit for Reimbursement of Administrative Costs

The Seminole County Sheriff's Office requests that the Development Services Department petition the Code Enforcement Board to enter an order requiring the Respondent in the above-styled case to pay the procession costs incurred by this office during the processing of said case. The below items detail the activities and associated costs for investigating this case.

COSTS FOR RECORDING DOCUMENTS

of first page docs - 0 # of additional page docs - 0
(\$10.00 first page, \$8.50 each additional page)

TANGIBLE GOODS OR SERVICES			
Number of letters	Postage Rate	Type of Mail	Cost
	\$0.55	Regular mail	\$0.00
	\$6.73	Certified Mail	\$0.00
TOTAL TANGIBLE AND/OR SERVICE COSTS			\$0.00
The Clerk to the Code Enforcement Board has incurred actual costs in the amount of during the processing of this case. Said costs are supported and documented as listed above.			
Signature of Clerk: _____ Date: _____			

**CLERK TO THE CODE ENFORCEMENT BOARD
SEMINOLE COUNTY**

Affidavit for Reimbursement of Administrative Costs

CASE # 19-112-CEB Leon

The Clerk to the Code Enforcement Board requests that the Development Services Department petition the Code Enforcement Board to enter an order requiring the Respondent in the above-styled case to pay the procession costs incurred by this office during the processing of said case. The below items detail the activities and associated costs for investigating this case.

DATE	PERSONNEL ACTIVITY	HOURS
6/5/19	Open case	0.50
6/5/19	Prepare agenda item	0.25
7/18/19	Prepare Findings of Fact	0.50
7/26/19	Prepare and mail letter with Findings of Fact	0.50
8/13/19	Prepare and mail letter w/ Affidavit of Non-Compliance / Notice of Hearing	0.50
10/17/19	Prepare agenda item	0.25
10/23/19	Prepare Lien Order - Non-Compliance	0.25
10/24/19	Prepare Lien Order - In Compliance	0.25
10/28/19	Prepare and mail letter w/ Lien Order In Compliance	0.50
	TOTAL HOURS	3.50
	HOURLY RATE	\$39.00
	TOTAL PERSONNEL COSTS	\$136.50

COSTS FOR RECORDING DOCUMENTS

of first page docs - 0 # of additional page docs - 0 \$ -
(\$10.00 first page, \$8.50 each additional page)

TANGIBLE GOODS OR SERVICES

Number of letters	Postage Rate	Type of Mail	Cost
	\$0.55	Regular mail	\$0.00
3	\$6.80	Certified Mail	\$20.40
		TOTAL TANGIBLE AND/OR SERVICE COSTS	\$20.40

\$156.90/
233.74/
389.64/

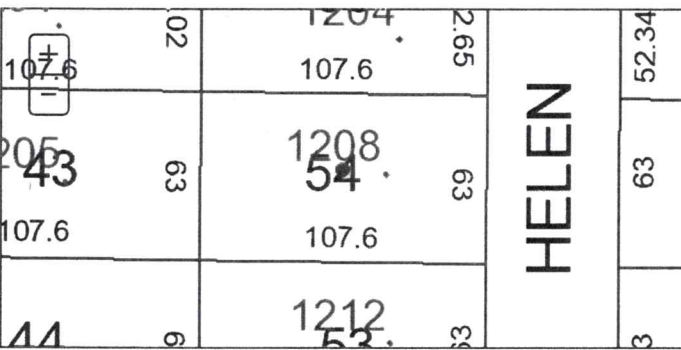
1
c

19-112-CEB

ment Board has incurred actual costs in the amount of **\$156.90**
ase. Said costs are supported and documented as listed above.

Signature of Clerk: Patricia C. Cunningham

Date: 10/24/19

		Property Record Card				
Parcel: 17-21-29-512-0000-0540		Property Address: 1208 HELEN ST APOPKA, FL 32703				
Parcel Information		Value Summary				
Parcel	17-21-29-512-0000-0540	2020 Working Values	2019 Certified Values			
Owner(s)	LEON, VICTORIA E - Tenants in Common :25 Spouse LEON, MIGUEL A - Tenants in Common :25 Spouse LEON, MIGUEL - Tenants in Common :25 Spouse LEON, MARIA I - Tenants in Common :25 Spouse	Valuation Method	Cost/Market Cost/Market			
Property Address	1208 HELEN ST APOPKA, FL 32703	Number of Buildings	1 1			
Mailing	1208 HELEN ST APOPKA, FL 32703-6813	Depreciated Bldg Value	\$60,263 \$59,963			
Subdivision Name	BEAR LAKE HILLS	Depreciated EXFT Value				
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$35,000 \$35,000			
DOR Use Code	01-SINGLE FAMILY	Land Value Ag				
Exemptions		Just/Market Value **	\$95,263 \$94,963			
		Portability Adj				
		Save Our Homes Adj	\$0 \$0			
		Amendment 1 Adj	\$0 \$0			
		P&G Adj	\$0 \$0			
		Assessed Value	\$95,263 \$94,963			
		Tax Amount without SOH: \$1,341.35				
		2019 Tax Bill Amount \$1,341.35				
		Save Our Homes Savings: \$0.00				
		* Does NOT INCLUDE Non Ad Valorem Assessments				
		Legal Description				
LOT 54 BEAR LAKE HILLS PB 13 PG 37						
Taxes						
Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
COUNTY BONDS	\$95,263	\$0	\$95,263			
ROAD DISTRICT	\$95,263	\$0	\$95,263			
SJWM(Saint Johns Water Management)	\$95,263	\$0	\$95,263			
FIRE	\$95,263	\$0	\$95,263			
COUNTY GENERAL FUND	\$95,263	\$0	\$95,263			
Schools	\$95,263	\$0	\$95,263			
Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	2/1/1991	02266	1901	\$47,000	Yes	Improved
QUIT CLAIM DEED	6/1/1984	01558	1753	\$100	No	Improved
QUIT CLAIM DEED	5/1/1982	01395	0500	\$100	No	Improved
WARRANTY DEED	10/1/1979	01246	0892	\$30,000	Yes	Improved
Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
LOT			1	\$35,000.00	\$35,000	
Building Information						

#	Description	Year Built Actual/Effective	Fixtures	Bed	Bath	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages										
1	SINGLE FAMILY	1960	5	1	1.5	864	1,298	864	CONC BLOCK	\$60,263	\$102,575	<table><tr><td>Description</td><td>Area</td></tr><tr><td>OPEN PORCH FINISHED</td><td>52.00</td></tr><tr><td>UTILITY UNFINISHED</td><td>80.00</td></tr><tr><td>UTILITY FINISHED</td><td>250.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>52.00</td></tr></table>	Description	Area	OPEN PORCH FINISHED	52.00	UTILITY UNFINISHED	80.00	UTILITY FINISHED	250.00	OPEN PORCH FINISHED	52.00
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UTILITY FINISHED	250.00																					
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Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04410	REROOF W/SHINGLES	County	\$2,000		3/1/2005
Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.					

Extra Features				
Description	Year Built	Units	Value	New Cost
No Extra Features				

Zoning			
Zoning	Zoning Descriptionun	Future Land Use	FutureLandUseDescription
R-1	Single Family-8400	MDR	Medium Density Residential

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 19-112-CEB

Petitioner,
vs.

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON
PARCEL I.D. NO - 17-21-29-512-0000-0540

Respondents.

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Patricia A. Hughes, for Planning & Development Division/Code Enforcement, who, after being duly sworn, deposes and says:

I certify that on the 23rd day of September, 2019, I mailed a true and correct copy of the Lien letter enclosing the Affidavit of Non-Compliance and Notice of Hearing by First Class Mail, U.S. Post Office, to: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, Parcel I.D. NO - 17-21-29-512-0000-0540, Seminole County, FL, 32703.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Patricia A. Hughes</i> ☐ Agent ☐ Addressee
1. Article Number (Transfer from service label) 19-112-CEB AFF OF NON COMP/NOH 10/24/19 VICTORIA E & MIGUEL A LEON MIGUEL & MARIA I LEON 1208 HELEN ST APOPKA FL 32703	B. Received by (Printed Name) <i>Rishen Leon</i> C. Date of Delivery <i>9/23/19</i>
 9590 9402 5082 9092 4781 76	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7019 0160 0000 7151 9614	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

LAURA HAYES
Commission # GG 183242
Expires February 6, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



September 23, 2019

VICTORIA E., MIGUEL A.,
MIGUEL & MARIA I. LEON
1208 HELEN ST.
APOPKA, FL 32703

CASE NO – 19-112-CEB
PARCEL I.D. NO – 17-21-29-512-0000-0540

Dear Property Owners:

Please be advised that on July 25, 2019, the Code Enforcement Board of Seminole County issued its Findings of Fact, Conclusions of Law and Order in the above-referenced case. The Order specifically found your property in violation of:

It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (b) – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses.

This property is located at 1208 HELEN ST., APOPKA, FL 32703. The Board required compliance with its Order by August 9, 2019. I am enclosing a certified copy of the Affidavit of Non-Compliance which has been filed by the Code Enforcement Officer.

This item will be heard by the Code Enforcement Board at its regularly scheduled meeting on **Thursday, October 24, 2019, at 1:30 p.m.**, at the County Services Building, Room 1028, located at 1101 East First Street, Sanford, Florida.

At the time of the upcoming hearing, your fine will have run for **76 days**, from August 10, 2019, through and including October 24, 2019, at **\$50.00 per day** which totals **\$3,800.00**.

Seminole County will be requesting the Board issue an order to be recorded in the Public Records of Seminole County imposing a **lien** against this property in the amount of **\$3,800.00**, with the fine continuing to accrue at **\$50.00 per day** until compliance is obtained.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

Patricia A. Hughes
Clerk to the Code Enforcement Board

Enclosure: Affidavit of Non-Compliance

cc: CEO Cara Hill

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of
Florida,

CASE NO. 19-112-CEB

Petitioner,

vs.

VICTORIA E, MIGUEL A, MIGUEL & MARIA I LEON
PARCEL ID #: 17-21-29-512-0000-0540

Respondent.

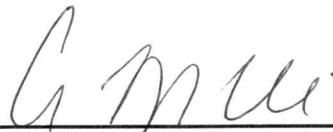
AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Cara Hill, Code Enforcement Officer, Seminole County Sheriff's Office**, who after being duly sworn, deposes and says:

1. That on **July 25, 2019**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **August 9, 2019**.
3. That a reinspection was performed on **August 13, 2019**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that the **uncultivated vegetation remains on the property**.

FURTHER AFFIANT SAYETH NOT.

DATED this 13th day of **August 2019**



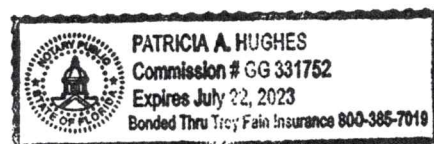
Cara Hill, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 13th day of **August 2019**, by **Cara Hill**, who is personally known to me and who did take an oath.



Notary Public in and for the County
and State Aforementioned
My commission expires:



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO. 19-112-CEB

Petitioner,
vs.

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON
PARCEL I.D. NO - 17-21-29-512-0000-0540

Respondents.

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Patricia A. Hughes, for Planning & Development Division/Code Enforcement, who, after being duly sworn, deposes and says:

I certify that on the 26th day of July, 2019, I mailed a true and correct copy of the Courtesy letter enclosing the Findings of Fact, Conclusions of Law and Order by First Class Mail, U.S. Postal Service to: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.


Patricia A. Hughes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

1. 19-112-CEB FOR
VICTORIA MIGUEL,
MIGUEL & MARIA LEON
1208 HELEN ST
APOPKA FL 32703



9590 9402 3752 8032 5176 07

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

wledged the foregoing

nd for the County and
red
pires:

2 Article Number (Transfer from service label)

7019 0160 0000 7197 9104

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

EBERT

n # GG 352612

y 8, 2023

toy Falm Insurance 800-385-7019

July 26, 2019

VICTORIA E., MIGUEL A.,
MIGUEL & MARIA I. LEON
1208 HELEN ST.
APOPKA, FL 32703

CASE NO – 19-112-CEB
PARCEL I.D. NO – 17-21-29-512-0000-0540

Dear Property Owners:

Please be advised that the Code Enforcement Board entered its Findings of Fact, Conclusions of Law and Order in your case giving you until **August 9, 2019** to correct your violation. If you do not correct your violation by this date, a fine in the amount of **\$50.00 per day** will begin to accrue and will continue to accrue until compliance has been obtained. I am enclosing a certified copy of this Order for your records.

In order to correct the violation, the following remedial action is required:

Remove the uncultivated vegetation in excess of eight (8) inches in height and/or which has been allowed to grow in an unmaintained manner.

Please call **Code Enforcement Officer Cara Hill at 407-665-1713** as soon as you have corrected this violation so that compliance can be verified.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



Patricia A. Hughes
Clerk to the Code Enforcement Board

Enclosure: Findings of Fact, Conclusions of Law and Order

cc: Code Enforcement Officer Cara Hill

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political
Subdivision of the State of Florida,

CASE NO. 19-112-CEB

Petitioner,
vs.

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON
PARCEL I.D. NO. – 17-21-29-512-0000-0540

Respondents.
_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on July 25, 2019 and the Board having received evidence and having noted that Respondents were not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to the Respondents.
- 2) The Respondents are the record owners of and in custody and control of the property described as Tax Parcel I.D. # 17-21-29-512-0000-0540 located at 1208 HELEN ST., APOPKA, FL 32703, located in Seminole County and legally described as follows:

LOT 54 BEAR LAKE HILLS
PB 13 PG 37

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents are in violation of Seminole County Code Chapter 95, Section 95.4, as defined in Section 95.3 (b).

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that the Respondents shall correct the above-stated code violation on the above described property no later than midnight on August 9, 2019. If the Respondents do not comply with the Order, a fine of **\$50.00 per day** will be imposed for each day the violation continues past August 9, 2019, or is repeated after compliance.

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON

The Respondents are further ordered to contact Code Enforcement Officer Cara Hill at (407) 665-1713 to arrange for an inspection to verify compliance with this Order.

The Order may be recorded in the official land records of Seminole County.

DONE AND ORDERED this 25th day of July, 2019, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


DENNIS WARREN, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 25th day of July, 2019, by Dennis Warren, who is personally known to me.




Patricia A. Hughes
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

I HEREBY CERTIFY that on this 26th day of July, 2019, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.


Clerk to the Code Enforcement Board



19-112-CEB

**VICTORIA E., MIGUEL A.,
MIGUEL & MARIA I. LEON**

17-21-29-512-0000-0540

1208 Helen Street

Seminole County, Florida

Violation Charged

Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(b)

**Description of violation: It shall be unlawful for any person to
accumulate, dump or cause or allow to be placed, or otherwise to cause
or allow to exist on any lands or premises any nuisance as defined in**

Section 95.3 (b)- Uncultivated vegetation.

Code Enforcement Officer: Cara Hill

19-112-CEB

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON

Case Summary

Initial inspection:

11/30/18

Notice(s) to respondent:

01/02/19, 03/19/19

Compliance Date(s):

02/02/19, 04/03/19

Follow up inspections:

02/12/19, 04/04/19

Results of re-inspections:

The uncultivated vegetation remains on the property.



19-112-CEB
VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON



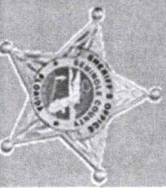
Photos taken by CEO C. Hill on 11/30/18



19-112-CEB
VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON



Photos taken by CEO C. Hill on 04/04/19



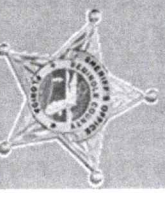
19-112-CEB

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON

THE SUGGESTED RECOMMENDATION IS:

Based on the testimony and evidence presented in case number **19-112-CEB**, it is determined that the Respondents, **VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON** are:

- (a) the owners of record of the property, located at **1208 Helen Street**, located in Seminole County, as determined by the Property Appraiser's records;
- (b) in possession or control of the property; and
- (c) in violation of **Seminole County Code Chapter 95, Section 95.4 as defined in 95.3 (b)**



19-112-CEB

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON

AND IT IS FURTHER RECOMMENDED THE CODE ENFORCEMENT BOARD:

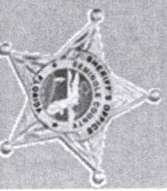
Order the Respondent to correct the violation on or before **August 9, 2019.**

In order to correct the violation, the Respondent shall:

Remove the uncultivated vegetation that is in excess of eight (8) in height.

If the Respondent does not comply with the Order, a fine of **\$50.00** will be imposed for each day the violation continues, or is repeated after compliance.

The Respondent must contact Cara Hill, Code Enforcement Officer at 407-665-1713 to arrange for an inspection of the property to verify compliance.





Property Record Card

Parcel: 17-21-29-512-0000-0540

Property Address: 1208 HELEN ST APOPKA, FL 32703

Parcel Information

Parcel	17-21-29-512-0000-0540
Owner(s)	LEON, VICTORIA E - Tenants in Common :25 Spouse LEON, MIGUEL A - Tenants in Common :25 Spouse LEON, MIGUEL - Tenants in Common :25 Spouse LEON, MARIA I - Tenants in Common :25 Spouse
Property Address	1208 HELEN ST APOPKA, FL 32703
Mailing	1208 HELEN ST APOPKA, FL 32703-6813
Subdivision Name	BEAR LAKE HILLS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	

Value Summary

	2019 Working Values	2018 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$59,963	\$55,744
Depreciated EXFT Value		
Land Value (Market)	\$35,000	\$32,000
Land Value Ag		
<u>Just/Market Value **</u>	\$94,963	\$87,744
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$94,963	\$87,744

Tax Amount without SOH: \$1,256.48

2018 Tax Bill Amount: \$1,256.48

Save Our Homes Savings: \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 54
BEAR LAKE HILLS
PB 13 PG 37

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
COUNTY BONDS	\$94,963	\$0	\$94,963
ROAD DISTRICT	\$94,963	\$0	\$94,963
SJWM(Saint Johns Water Management)	\$94,963	\$0	\$94,963
FIRE	\$94,963	\$0	\$94,963
COUNTY GENERAL FUND	\$94,963	\$0	\$94,963
Schools	\$94,963	\$0	\$94,963

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	2/1/1991	02266	1901	\$47,000	Yes	Improved
QUIT CLAIM DEED	6/1/1984	01558	1753	\$100	No	Improved
QUIT CLAIM DEED	5/1/1982	01395	0500	\$100	No	Improved
WARRANTY DEED	10/1/1979	01246	0892	\$30,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$35,000.00	\$35,000

Building Information

--

#	Description	Year Built Actual/Effective	Fixtures	Bed	Bath	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages										
1	SINGLE FAMILY	1960	5	1	1.5	864	1,298	864	CONC BLOCK	\$59,963	\$99,938	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>52.00</td> </tr> <tr> <td>UTILITY UNFINISHED</td> <td>80.00</td> </tr> <tr> <td>UTILITY FINISHED</td> <td>250.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>52.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	52.00	UTILITY UNFINISHED	80.00	UTILITY FINISHED	250.00	OPEN PORCH FINISHED	52.00
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Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
04410	REROOF W/SHINGLES	County	\$2,000		3/1/2005

Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Extra Features				
Description	Year Built	Units	Value	New Cost
No Extra Features				

Zoning			
Zoning	Zoning Descriptionun	Future Land Use	FutureLandUseDescription
R-1	Single Family-8400	MDR	Medium Density Residential

SEMINOLE COUNTY – CODE ENFORCEMENT CASE INDEX OF DOCUMENTS

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON

RESPONDENT(S)

1208 HELEN ST., APOPKA, FL 32703

LOCATION OF VIOLATION

17-21-29-512-0000-0540

TAX PARCEL ID #

19-112-CEB

CASE NUMBER

Cara Hill

CODE ENFORCEMENT OFFICER

[illegible]

LAURA HAYES
Commission # GG 183242
Expires February 6, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

June 5, 2019

VICTORIA E., MIGUEL A.,
MIGUEL & MARIA I. LEON
1208 HELEN ST.
APOPKA, FL 32703

CASE NO – 19-112-CEB
PARCEL I.D. NO – 17-21-29-512-0000-0540

The Seminole County Code Enforcement Board was created by Chapter 53 of the Seminole County Code as authorized by Chapter 162, Florida Statutes. The purpose of this Board is to facilitate the enforcement of the codes in force in Seminole County by means of a Board composed of seven citizens who can quickly and fairly reach decisions concerning alleged violations of these codes.

Seminole County has requested that you be called before this Board to determine whether you are in violation of its codes as alleged in the enclosed Statement of Violation and Request for Hearing. A Notice of Hearing is also enclosed setting the time, date and place of the public hearing.

You may appear at the hearing in person or you may be represented by counsel to present your side of the case. You have the right to call witnesses on your behalf and will have an opportunity to cross-examine all other witnesses. If you do not appear, the Board may proceed without you. Should the Board determine that a violation exists, it has the power to issue orders to take whatever steps are necessary to bring a violation into compliance, including the power to fine you and create a lien on your property up to two hundred and fifty dollars (\$250.00) for each day the violation continues past the date set for compliance by the Board's order. **If the violation is corrected and then recurs or if the violation is not corrected by the time specified by the Code Officer, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing.**

If you have any questions regarding your violation, please call **Code Enforcement Officer Cara Hill at 407-665-1713**. If you have any questions regarding this hearing, please give me a call at the number listed below.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



Patricia A. Hughes
Clerk to the Code Enforcement Board

Enclosures: Statement of Violation/Request for Hearing
Notice of Hearing

cc: CEO Cara Hill

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

SEMINOLE COUNTY, a political subdivision
of the State of Florida,

CASE NO – 19-112-CEB

Petitioner,

vs.

VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON
PARCEL I.D. NO – 17-21-29-512-0000-0540

RE: 1208 HELEN ST., APOPKA, FL 32703-0000

Respondents.

_____ /

NOTICE OF HEARING

**VICTORIA E., MIGUEL A.,
MIGUEL & MARIA I. LEON
1208 HELEN ST.
APOPKA, FL 32703**

NOTICE is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at **1:30 p.m.**, or as soon thereafter as possible, at its regular meeting on **Thursday, July 25, 2019**, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property. Specifically:

- 1) It shall be unlawful for any person to accumulate, dump or cause or allow to be accumulated or dumped or cause or allow to be placed, or otherwise to cause or allow to exist on any lands or premises any nuisance as defined in Section 95.3 (b) – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses.**

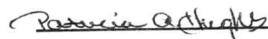
FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE PLANNING AND DEVELOPMENT/CODE ENFORCEMENT BOARD OFFICE AT (407) 665-7403.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, PER SECTION 285.0105.

DATED this 5th day of June, 2019.

Patricia A. Hughes
Clerk to the Code Enforcement Board
Seminole County, Florida

 _____

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

CEB NO. 19- 112 -CEB

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Statute Chapter 162, and Chapter 53 Seminole County Code, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: Seminole County Code Chapter 95, Section 95.4. It shall be unlawful for any person to accumulate, dump, or cause or allow to be accumulated or dumped, or place or cause or allow to be placed, or to otherwise to cause or allow to exist on any lands or premises any nuisance as defined in **Section 95.3 (b)** – Uncultivated vegetation.

LOCATION/ADDRESS WHERE VIOLATION EXISTS: 17-21-29-512-0000-0540
1208 Helen Street
Seminole County
(legal description attached)

Commissioner's District 3
Sheriff's CSA: 61

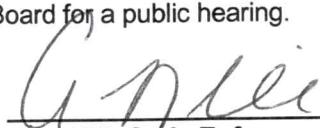
NAME AND ADDRESS OF OWNER: Victoria E., Miguel A., Miguel & Maria I. Leon
1208 Helen Street
Apopka, FL 32703

DESCRIPTION OF VIOLATION: Uncultivated vegetation including weed, grass, and undergrowth or dead or living vegetative matter that is growing in an uncontrolled manner or is not regularly maintained and is in excess of eight (8) inches in height.

DATE VIOLATION FIRST OBSERVED: 11/30/18
DATES NOTICES OF VIOLATION ISSUED: 01/02/19, 03/19/19
DATES VIOLATION TO BE CORRECTED: 02/02/19, 04/03/19
DATE OF REINSPECTION: 02/12/19, 04/04/19
INSPECTION RESULTS: The uncultivated vegetation remains on the property.

Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that the above described violation continues to exist, that attempts to secure compliance with the Code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for a public hearing.

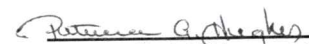
DATED THIS 19th DAY OF March 2019



Cara Hill, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 19th day of March 2019 by Cara Hill, who is personally known to me.

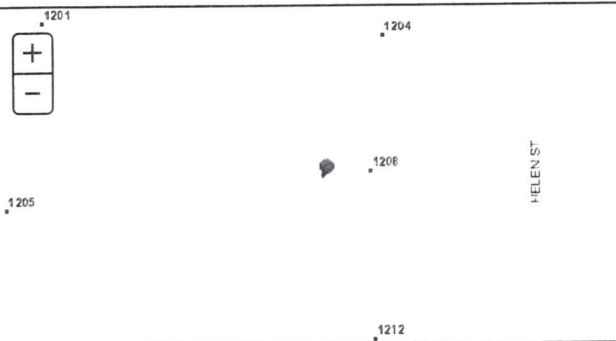


Notary Public in and for the
County and State Aforementioned

CAFÉ REPORT #: 2018CE003266



138

		Property Record Card																																				
Parcel: 17-21-29-512-0000-0540		Property Address: 1208 HELEN ST APOPKA, FL 32703																																				
Parcel Information		Value Summary																																				
Parcel	17-21-29-512-0000-0540	Valuation Method	2019 Working Values Cost/Market																																			
Owner(s)	LEON, VICTORIA E - Tenants in Common :25 Spouse LEON, MIGUEL A - Tenants in Common :25 Spouse LEON, MIGUEL - Tenants in Common :25 Spouse LEON, MARIA I - Tenants in Common :25 Spouse	Number of Buildings	1																																			
Property Address	1208 HELEN ST APOPKA, FL 32703-6813	Depreciated Bldg Value	\$59,963																																			
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Subdivision Name	BEAR LAKE HILLS	Land Value (Market)	\$35,000																																			
Tax District	01-COUNTY-TX DIST 1	Land Value Ag																																				
DOR Use Code	01-SINGLE FAMILY	Just/Market Value **	\$94,963																																			
Exemptions		Portability Adj																																				
		Save Our Homes Adj	\$0																																			
		Amendment 1 Adj	\$0																																			
		P&G Adj	\$0																																			
		Assessed Value	\$94,963																																			
		Tax Amount without SOH: \$1,256.48 2018 Tax Bill Amount: \$1,256.48 Save Our Homes Savings: \$0.00																																				
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Building Information																																						

#	Description	Year Built Actual/Effective	Fixtures	Bed	Bath	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	1960	5	1	1.5	864	1,298	864	CONC BLOCK	\$59,963	\$99,938	Description	Area
												OPEN PORCH FINISHED	52.00
												UTILITY UNFINISHED	80.00
												UTILITY FINISHED	250.00
												OPEN PORCH FINISHED	52.00

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
04410	REROOF W/SHINGLES	County	\$2,000		3/1/2005

Permit data does not originate from the Seminole County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Extra Features

Description	Year Built	Units	Value	New Cost
No Extra Features				

Zoning

Zoning	Zoning Descriptionun	Future Land Use	FutureLandUseDescription
R-1	Single Family-8400	MDR	Medium Density Residential



Property Record Card

Parcel: 17-21-29-512-0000-0540

Property Address: 1208 HELEN ST APOPKA, FL 32703-6813

Parcel Information

Parcel	17-21-29-512-0000-0540
Owner(s)	LEON, VICTORIA E - Tenants in Common :25.00 Spouse LEON, MIGUEL A - Tenants in Common :25.00 Spouse LEON, MIGUEL - Tenants in Common :25.00 Spouse LEON, MARIA I - Tenants in Common :25.00 Spouse
Property Address	1208 HELEN ST APOPKA, FL 32703-6813
Mailing	1208 HELEN ST APOPKA, FL 32703-6813
Subdivision Name	BEAR LAKE HILLS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	

Value Summary

	2019 Working Values	2018 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$57,656	\$55,744
Depreciated EXFT Value		
Land Value (Market)	\$32,000	\$32,000
Land Value Ag		
Just/Market Value **	\$89,656	\$87,744
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$89,656	\$87,744

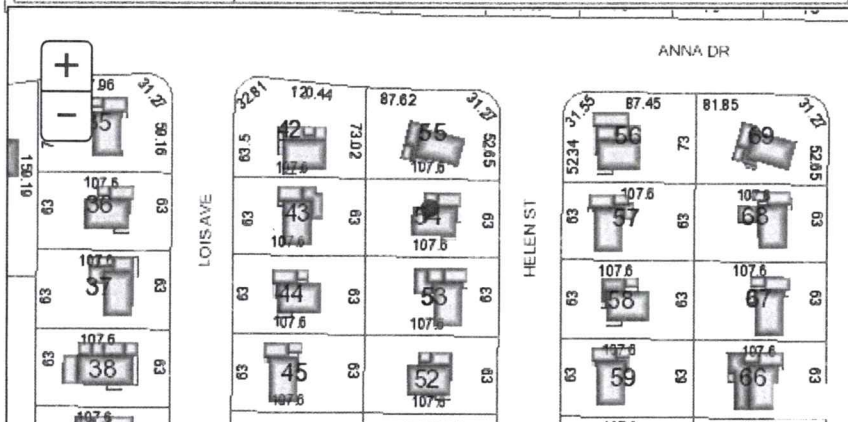
Tax Amount without SOH: \$1,256.48

2018 Tax Bill Amount \$1,256.48

Tax Estimator

Save Our Homes Savings: \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments



Legal Description

LOT 54
BEAR LAKE HILLS
PB 13 PG 37

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$89,656	\$0	\$89,656
Road District	\$89,656	\$0	\$89,656
Fire	\$89,656	\$0	\$89,656
Schools	\$89,656	\$0	\$89,656
SJWM(Saint Johns Water Management)	\$89,656	\$0	\$89,656
County Bonds	\$89,656	\$0	\$89,656

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	2/1/1991	02266	1901	\$47,000	Yes	Improved
QUIT CLAIM DEED	6/1/1984	01558	1753	\$100	No	Improved
QUIT CLAIM DEED	5/1/1982	01395	0500	\$100	No	Improved
WARRANTY DEED	10/1/1979	01246	0892	\$30,000	Yes	Improved

[Find Comparable Sales](#)

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$32,000.00	\$32,000



WARNING NOTICE OF CODE VIOLATION

ISSUED TO: Victoria E., Miguel A., Miguel, & Maria I. Leon

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT:
1208 Helen Street, Apopka, FL 32703 Parcel ID: 17-21-29-512-0000-0540

IS IN VIOLATION OF SEC. 95.4 OF THE SEMINOLE COUNTY CODE, AS DEFINED IN SEC. 95.3 AND DESCRIBED AS:

- ☒ a. Rubbish
- ☒ b. Uncultivated vegetation on improved property more than 8" in height
- ☐ c. Remains or rubble of a structure
- ☐ d. Abandoned or discarded volatile, corrosive, poisonous or noxious chemicals, liquids, or substances
- ☐ e. Abandoned vehicles; provided, however, that an abandoned vehicle kept within an enclosed garage or attached carport, or on the premises of a legally operating business enterprise when necessary to the functioning of such a business operated in a lawful place and manner, or in a permitted or lawful storage area maintained in a lawful place and manner shall not be deemed a violation
- ☐ f. Stagnant or foul water
- ☐ g. An unsecured swimming pool
- ☐ h. Any other material or condition tending by its existence and / or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of Seminole county

AND/OR

☐ **Code/Section:**

Described as:

CORRECTIVE ACTION REQUIRED:

Remove all rubbish from the property including but not limited to abandoned appliances, yard trash, paper, cardboard, metal, lumber, concrete rubble, household furnishings, dismantled or motor vehicles, machinery, broken or abandoned trailers, wrecked/dismantled watercraft, etc

FAILURE TO CORRECT THE VIOLATION(S) BY 02/02/2019 MAY RESULT IN THE ISSUANCE OF A CITATION
AND/OR THE MATTER MAY BE TURNED OVER TO THE CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE.

PURSUANT TO SECTION 162.09 (2) (a) FLORIDA STATE STATUTE: The Code Enforcement Board or Special Magistrate has the power to levy fines up to \$250.00/day, \$500.00/day for repeat violation and up to \$5,000.00 for an irreparable or irreversible violation.

CHAPTER 162 SECTION 162.06 (2) FLORIDA STATE STATUTE STATES: If the violation is corrected and then recurs or is not corrected by the specified timeframe determined by the issuing code enforcement official, the case may be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the scheduled board hearing.

DATE: 01/02/2019 CASE #: 2018CE003266 OFFICER: C. Hill PHONE: 407-665-1713



FINAL NOTICE OF CODE VIOLATION

ISSUED TO: Victoria E., Miguel A., Miguel & Maria I. Leon

IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT:
1208 Helen Street, Apopka, FL 32703 Parcel ID: 17-21-29-512-0000-0540

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AND/OR

☐ **Code/Section:**

Described as:

CORRECTIVE ACTION REQUIRED:

Remove all rubbish from the property including but not limited to abandoned appliances, yard trash, paper, cardboard, metal, lumber, concrete rubble, household furnishings, dismantled or motor vehicle parts, machinery, broken or abandoned trailers, wrecked/abandoned watercraft etc. Remove the uncultivated vegetation from the property.

FAILURE TO CORRECT THE VIOLATION(S) BY 04/03/2019 MAY RESULT IN THE ISSUANCE OF A CITATION
AND/OR THE MATTER MAY BE TURNED OVER TO THE CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE.

PURSUANT TO SECTION 162.09 (2) (a) FLORIDA STATE STATUTE: The Code Enforcement Board or Special Magistrate has the power to levy fines up to \$250.00/day, \$500.00/day for repeat violation and up to \$5,000.00 for an irreparable or irreversible violation.

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DATE: 03/19/2019 CASE #: 2018CE003266 OFFICER: C. Hill PHONE: 407-665-1713