

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 #

19-113-CEB

CASE NUMBER

Cara Hill

CODE ENFORCEMENT OFFICER

DATE OF DOCUMENT	DATE OF RECORDING	DOCUMENT	INDEX NO.
3/19/19		STATEMENT OF VIOLATION AND REQUEST FOR HEARING <i>(submitted by Code Enforcement Officer)</i>	1
6/5/19		NOTICE OF HEARING – July 25, 2019	2
6/5/19		BOARD LETTER	3
6/5/19		AFFIDAVIT OF MAILING	4
7/25/19		EXHIBIT 1 BY CEO	5
7/25/19		FINDINGS OF FACT – COMPLY BY 8/9/19 - \$100.00/DAY	6
7/26/19		LTR W/FOF	7
7/26/19		AFFIDAVIT OF MAILING	8
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9/20/19		LTR W/AFF OF NON-COMP/NOH -10/24/19	10
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10/24/19		ORDER IMPOSING LIEN - \$7,600.00 – CONT TO ACCRUE @ \$100.00/DAY	12
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CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 19-113-CEB

Petitioner,
vs.

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

Respondents.

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Alexis Brignoni, 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, 1108 Doris Street, Altamonte Springs, FL, 32714-7221.

[Handwritten Signature]

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">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.		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>[Signature]</i></p> <p>B. Received by (Printed Name) C. Date of Delivery 11/7</p> <p>D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
19-113-CEB AFF / AMT DUE MIGUEL LEON, HEIR, MARIA I, & MIGUEL A LEON 104 DORIS STREET ALTAMONTE SPRINGS, FL 32714-7221		<p>RECEIVED NOV 12 2024</p> <p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority <input type="checkbox"/> Registered <input type="checkbox"/> Registered Delivery <input type="checkbox"/> Signature <input type="checkbox"/> Signature Restricted</p>	
2. Article Number (Transfer from service label) 9589 0710 5270 0953 3090 73		Restricted Delivery	

dged the foregoing

ic in and for the County and
mentioned
ion expires:

ALEXIS PELLETIER
Commission # HH 502733
Expires March 11, 2028

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



November 5, 2024

MIGUEL A LEON, MIGUEL LEON, HEIR & MARIA I LEON
1104 DORIS STREET
ALTAMONTE SPRINGS, FL 32714-7221

CASE NO – 19-113-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.

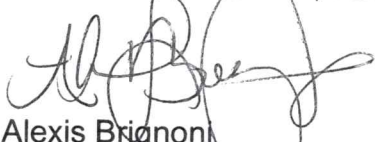
Therefore, your **lien** totals **\$190,300.00** for 1903 days of non-compliance, from August 9, 2019 through and including **October 23, 2024**, at \$100.00 **per day**.

You may pay the lien amount of **\$190,300.00** 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 Brignoni
Clerk to the Code Enforcement Board

Enclosure: Affidavit of Compliance
cc: Code Enforcement Officer Cara Hill

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

Case No. 19-113-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 **October 24, 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 **rubbish 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



SARAH HAMILTON
Commission # HH 379609
Expires May 9, 2027

Café: 2018CE003266

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 19-113-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:

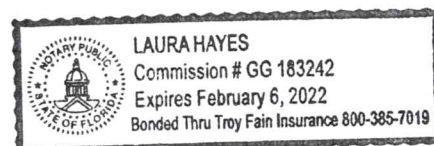
I certify that on the 28th day of October, 2019, I mailed a true and correct copy of the Courtesy letter enclosing the Order Finding Non-Compliance and Imposing Fine/Lien by First Class Mail, U.S. Postal Service to: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.

Patricia A. Hughes
Patricia A. Hughes

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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

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



7019 0160 0000 7151 9096

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)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature	\$ _____

Postage
\$ _____

Total Postage: 19-113-CEB ORD IMP LIEN
VICTORIA E & MIGELA LEON
MIGUEL & MARIA LEON
1208 HELEN ST
APOPKA FL 32703

Sent To
City, State, ZIP

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

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



October 28, 2019

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

CASE NO – 19-113-CEB
PARCEL I.D. NO – 17-21-29-512-0000-0540

Dear Property Owners:

On **October 24, 2019**, the Code Enforcement Board entered its order imposing a **lien** on your property in the amount of **\$7,600.00** for 76 days of non-compliance. The fine will continue to accrue at **\$100.00 per day** until you have corrected your violation. I am enclosing a certified copy of this Order for your records.

Please call **CEO 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: Order Finding Non-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. 19-113-CEB

Petitioner,

vs.

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

Respondents.

ORDER FINDING NON-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 the 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 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

- 3) By prior Order of this Board dated July 25, 2019, the Board found the Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (a).
- 4) The above-stated Order provided that a fine in the amount of \$100.00 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.

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

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 (a).

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that a fine is imposed in the amount of **\$7,600.00** for 76 days of non-compliance, from August 10, 2019 through and including October 24, 2019 at \$100.00 per day, and the fine shall continue to accrue at **\$100.00** per day for each day the violation continues or is repeated past **October 24, 2019**.

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

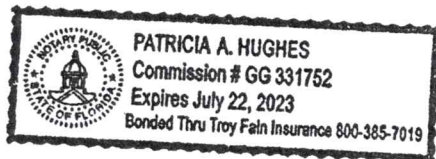
DONE AND ORDERED this 24th day of October, 2019, in Seminole County, Florida.

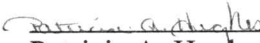
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA


DENNIS WARREN, CHAIR

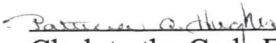
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

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


Clerk to the Code Enforcement Board



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

	2020 Working Values	2019 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$60,263	\$59,963
Depreciated EXFT Value		
Land Value (Market)	\$35,000	\$35,000
Land Value Ag		
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><th>Description</th><th>Area</th></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
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

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 19-113-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 20th 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. Postal Service and by Certified Mail to: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.

Patricia A. Hughes
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, or on the front if space permits.

1. Article

19-113-CEB AFF OF NON COMP/NOH 10/24/19
VICTORIA E & MIGUEL A LEON
MIGUEL & MARIA I LEON
1208 HELEN ST
APOPKA FL 32703



9590 9402 5082 9092 4782 13

2. Article Number (Transfer from service label)

7019 0160 0000 7151 9577

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Victoria Leon

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Victoria Leon

C. Date of Delivery

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

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

and the foregoing instrument

for the County and State

ires:

G 183242

6, 2022

Insurance 800-385-7019

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



September 20, 2019

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

CASE NO – 19-113-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 (a) – Rubbish. Useless waste material or any items no longer fit to be used, including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances.

This property is located at 1208 HELEN ST, APOPKA FL 32703-0000. 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 **\$100.00 per day** which totals **\$7,600.00**.

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 **\$7,600.00**, with the fine continuing to accrue at **\$100.00 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. 19-113-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 **rubbish remains on the property**.

FURTHER AFFIANT SAYETH NOT.


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



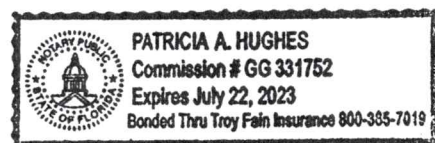
Cara Hill, Code Enforcement Officer

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:



FINE STARTS	DATE OF COMPLIANCE	DAYS OF NON-COMPLIANCE		DAILY RATE
8/10/2019	10/24/2019	76		\$100.00
AMOUNT DUE:				\$7,600.00

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 19-113-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
Patricia A. Hughes

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>1. Complete items 1, 2, and 3.</p> <p>2. Print your name and address on the reverse so that we can return the card to you.</p> <p>3. Attach this card to the back of the mailpiece, or _____</p> <p>A. 19-113-CEB FOR VICTORIA, MIGUEL, MIGUEL & MARIA LEON 1208 HELEN ST APOPKA FL 32703</p>	<p>A. Signature <u>[Signature]</u> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Miguel A. Leon</u> C. Date of Delivery _____</p> <p>D. Is delivery address different from item 4? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: _____</p>
<p>Barcode: 9590 9402 3752 8032 5176 14</p> <p>Article Number (Transfer from service label) 019 0160 0000 7197 9111</p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

I, Julie A. Hebert, in and for the County and mentioned on expires:

JULIE A. HEBERT
Commission # GG 352612
Expires July 8, 2023
Insured Thru Troy Fain Insurance 800-385-7019

S Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT



July 26, 2019

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

CASE NO – 19-113-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 **\$100.00 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 any useless waste materials or any items which are no longer fit to be used including but not limited to yard trash, paper, cardboard, metal, lumber, household furnishings, appliances, etc.

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. 19-113-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 (a).

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 **\$100.00 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)

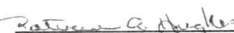
The foregoing instrument was acknowledged before me this 25th day of July, 2019, by Dennis Warren, who is personally known to me.





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



19-1113-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(a)**

**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 (a)- Rubbish**

Code Enforcement Officer: Cara Hill

19-113-CEB
VICTORIA E., MIGUEL A., MIGUEL &
MARIA I. LEON

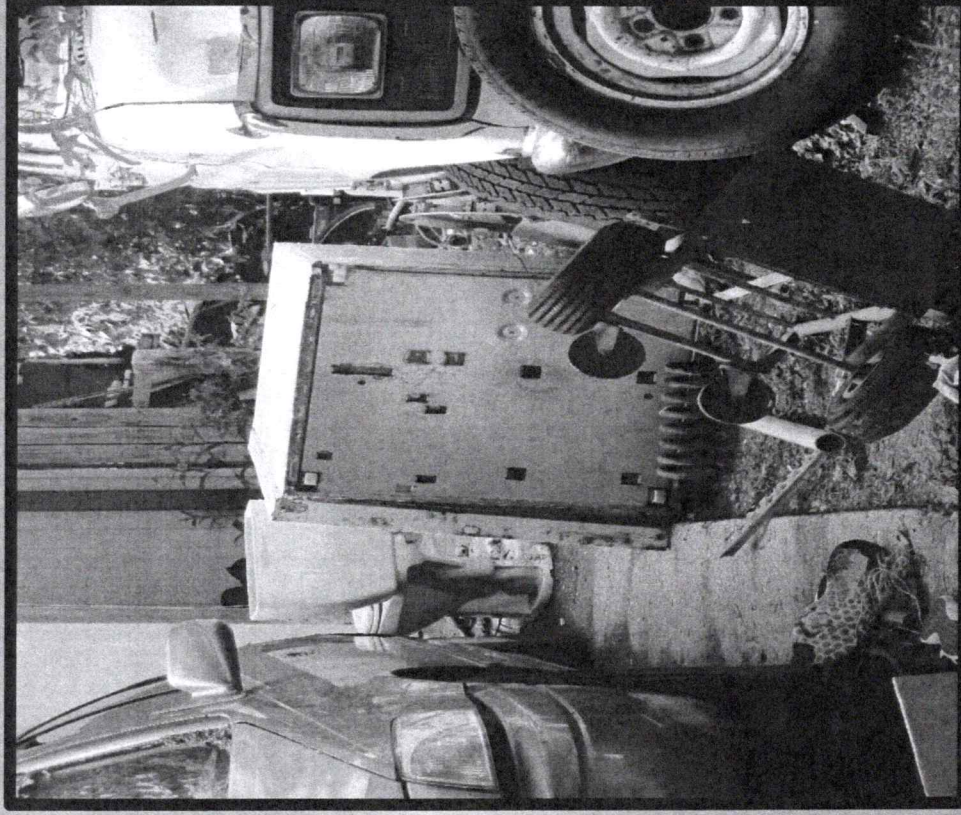
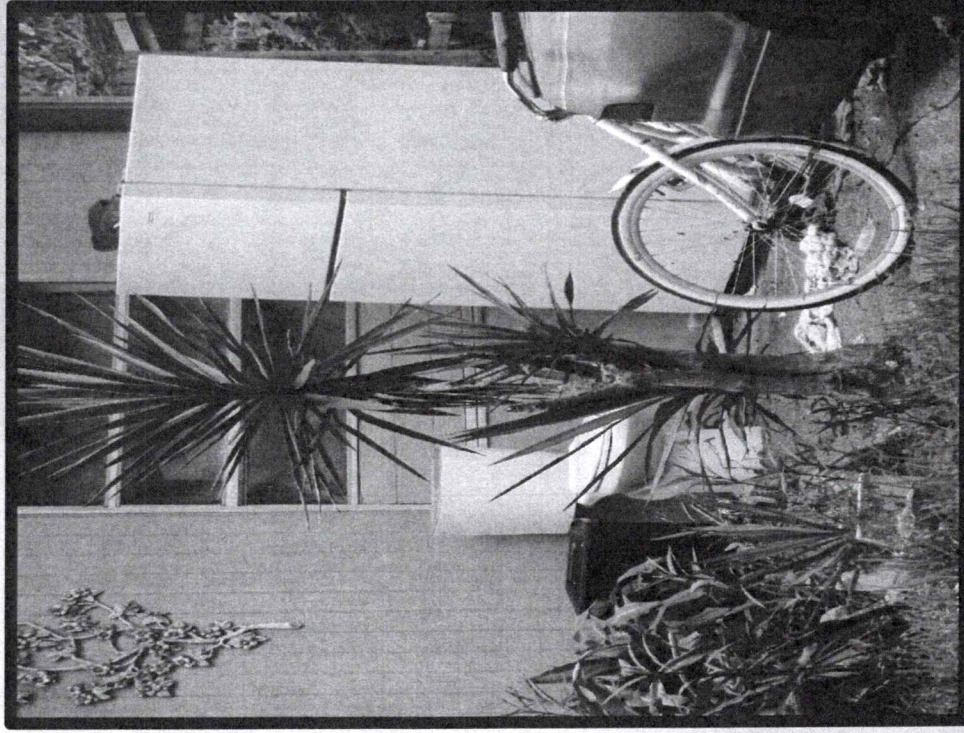
Case Summary

Initial inspection:	11/30/18
Notice(s) to respondent:	01/02/19 and 03/19/19
Compliance Date(s):	02/02/19 and 04/03/19
Follow up inspections:	02/12/19 and 04/04/19
Results of re-inspections:	The rubbish remains on the property.

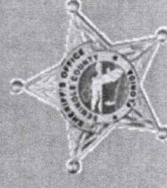


19-113-CEB

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



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



19-113-CEB
VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON

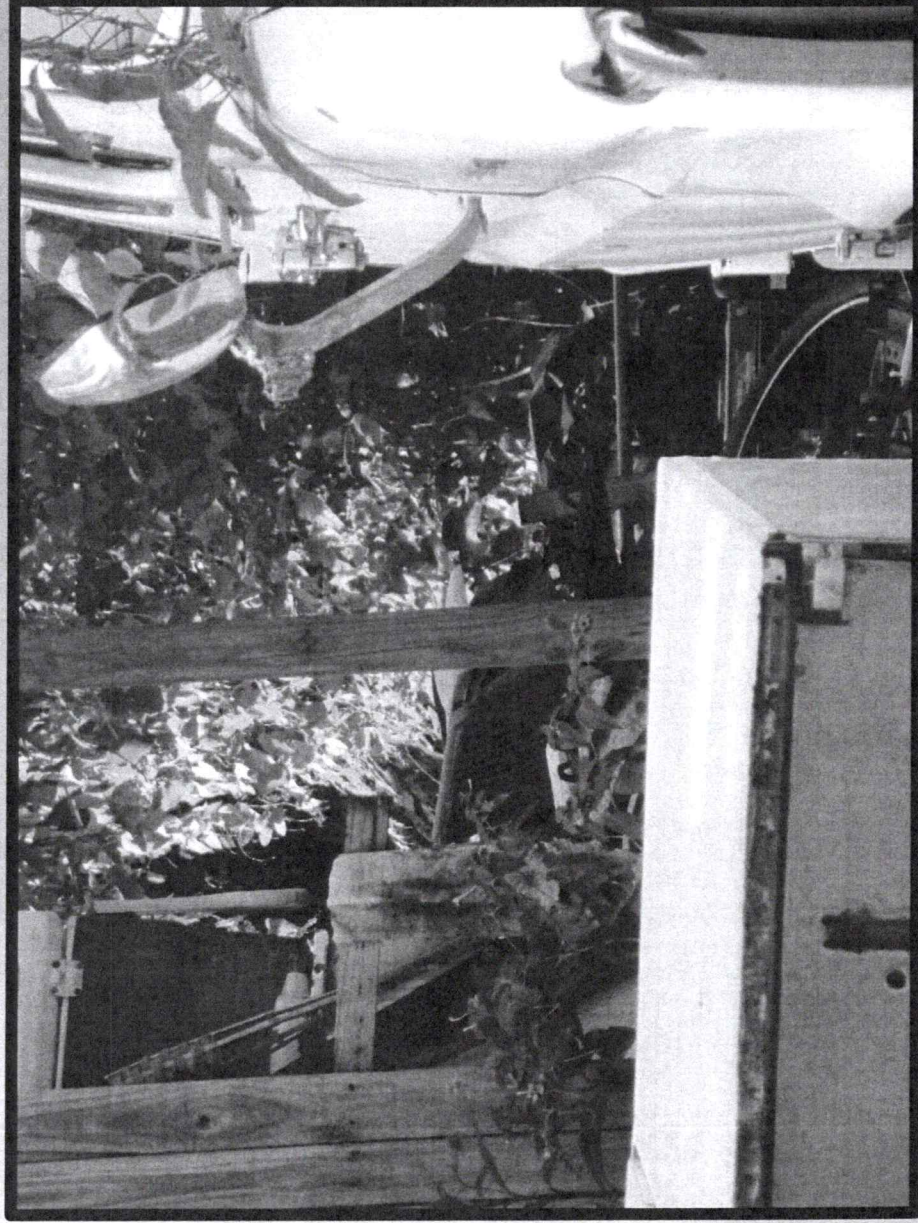
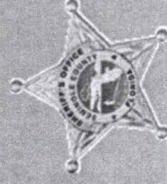


Photo taken by CEO C. Hill on 11/30/18

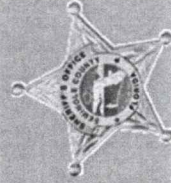


19-1113-CEB

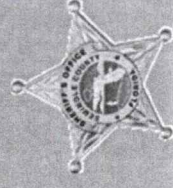
VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON



Photos taken by CEO C. Hill on 02/12/19



19-113-CEB
VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON



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

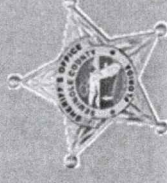
19-113-CEB

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

THE SUGGESTED RECOMMENDATION IS:

Based on the testimony and evidence presented in case number **19-113-CEB**, it is determined that the Respondent, **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 (a)**



19-113-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 rubbish from the subject property.

If the Respondent does not comply with the Order, a fine of **\$100.00** 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.

Prepared by Cara Hill for hearing date of 07/25/19



		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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"></td> <td style="width: 20%; text-align: center;">2019 Working Values</td> <td style="width: 20%; text-align: center;">2018 Certified Values</td> </tr> <tr> <td>Valuation Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: center;">\$59,963</td> <td style="text-align: center;">\$55,744</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: center;">\$35,000</td> <td style="text-align: center;">\$32,000</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td><u>Just/Market Value **</u></td> <td style="text-align: center;">\$94,963</td> <td style="text-align: center;">\$87,744</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>P&G Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: center;">\$94,963</td> <td style="text-align: center;">\$87,744</td> </tr> <tr> <td colspan="3" style="padding-top: 10px;"> Tax Amount without SOH: \$1,256.48 <u>2018 Tax Bill Amount</u> \$1,256.48 Save Our Homes Savings: \$0.00 </td> </tr> <tr> <td colspan="3" style="padding-top: 5px;">* Does NOT INCLUDE Non Ad Valorem Assessments</td> </tr> </table>			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 <u>2018 Tax Bill Amount</u> \$1,256.48 Save Our Homes Savings: \$0.00			* Does NOT INCLUDE Non Ad Valorem Assessments		
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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																																																
																																																
Legal Description																																																
LOT 54 BEAR LAKE HILLS PB 13 PG 37																																																
Taxes																																																
	Assessment Value	Exempt Values	Taxable Value																																													
Taxing Authority																																																
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	<u>02266</u>	<u>1901</u>	\$47,000	Yes	Improved																																										
QUIT CLAIM DEED	6/1/1984	<u>01558</u>	<u>1753</u>	\$100	No	Improved																																										
QUIT CLAIM DEED	5/1/1982	<u>01395</u>	<u>0500</u>	\$100	No	Improved																																										
WARRANTY DEED	10/1/1979	<u>01246</u>	<u>0892</u>	\$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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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

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 #

19-113-CEB

CASE NUMBER

Cara Hill

CODE ENFORCEMENT OFFICER

[illegible]

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 19-113-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 and Development Division/Code Enforcement**, who, after being duly sworn, deposes and says:

I certify that on the 5th day of June, 2019, I mailed a true and correct copy of the Statement of Violation, Board Letter and Notice of Hearing by First Class Mail, U.S. Postal Service and by Certified Mail to: VICTORIA E., MIGUEL A., MIGUEL & MARIA I. LEON, 1208 HELEN ST., APOPKA, FL, 32703.

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. 19-113-CEB SOV & NOH 7/25/19
VICTORIA E. & MIGUEL A. LEON
MIGUEL & MARIA I. LEON
1208 HELEN ST.
APOPKA, FL 32703



9590 9402 3752 8032 8121 39

2. Article Number (Transfer from service label)

017 1070 0001 1243 5542

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☐ Agent
☐ Addressee

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

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

Patricia A. Hughes

Patricia A. Hughes acknowledged the foregoing

Patricia A. Hughes in and for the County and
notioned in expires:

AYES

Domestic Return Receipt on # 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 – 19-113-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 – 19-113-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

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 (a) – Rubbish. Useless waste material or any items no longer fit to be used, including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances.**


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. 19-113 -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 (a) – Rubbish.**

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

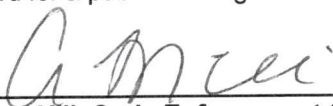
NAME AND ADDRESS OF OWNER: Victoria E., Miguel A., Miguel & Maria I. Leon
1208 Helen Street
Apopka, FL 32703

DESCRIPTION OF VIOLATION: Useless waste material or any items no longer fit to be used, including but not limited to discarded household, chemicals, yard trash, paper, cardboard, metal, lumber, concrete, rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or motor vehicle or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances.

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 rubbish 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

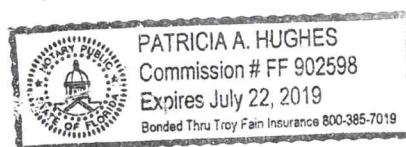
STATE OF FLORIDA)
COUNTY OF SEMINOLE)


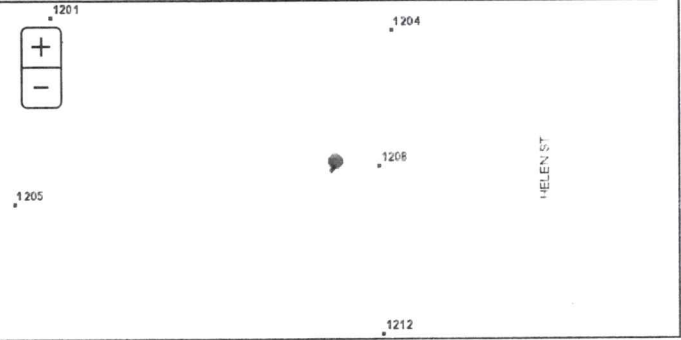
The foregoing instrument was acknowledged before me this 19th day of March 2019 by Cara Hill, who is personally known to me.



Notary Public in and for the
County and State Aforementioned

CAFÉ REPORT #: 2018CE003266



		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	2019 Working Values	2018 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																																			
Property Address	1208 HELEN ST APOPKA, FL 32703-6813	Number of Buildings	1																																			
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Subdivision Name	BEAR LAKE HILLS	Depreciated EXFT Value																																				
Tax District	01-COUNTY-TX DIST 1	Land Value (Market)	\$35,000																																			
DOR Use Code	01-SINGLE FAMILY	Land Value Ag																																				
Exemptions		Just/Market Value **	\$94,963																																			
		Portability Adj																																				
		Save Our Homes Adj	\$0																																			
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		Assessed Value	\$94,963																																			
		Tax Amount without SOH: \$1,256.48																																				
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		Save Our Homes Savings: \$0.00																																				
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LOT 54 BEAR LAKE HILLS PB 13 PG 37																																						
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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

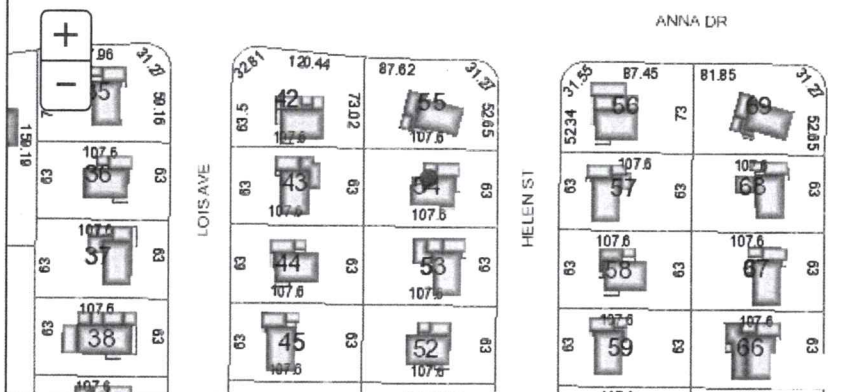
Tax Amount without SOH: \$1,256.48

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

Building Information

Is Bed/Bath count incorrect? [Click Here.](#)

#	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	\$57,656	\$96,094	Description	Area
												OPEN PORCH FINISHED	52.00
												OPEN PORCH FINISHED	52.00
												UTILITY FINISHED	250.00
												UTILITY UNFINISHED	80.00

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				



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

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 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.

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