

# Development Services Regular Agenda Items

Board of County Commissioners Meeting  
September 23, 2025

# 1208 Helen Street, Apopka – Request for Reduction of Liens

- Code Enforcement Violations: Uncultivated Vegetation and Rubbish. Two County code enforcement liens totaling \$195,104.40.
- Request to reduce the Liens to \$2,500.00 or Administrative Costs totaling \$1,204.40.
- Previous Owner(s) brought the Property into compliance. Applicant is continuing to work on the Property to avoid further violations.

# Lien 1 Summary (Case 19-112-CEB)

- Violation: The Property was originally cited for the Uncultivated Vegetation in January 2019.
- July 25, 2019: The CEB issued a Findings of Fact, Conclusions of Law and Order requiring compliance by August 9, 2019, of a daily fine of \$50/ day may be imposed.
- October 24, 2019 (compliance hearing): The CEB issued an Order Finding Compliance and Imposing Fine/Lien ordering the fine of \$3,700.00 for 74 days of non-compliance be reduced to the Administrative Costs of \$389.64 if paid by November 23, 2019, or the original fine amount will revert to \$3,700.00. As the reduced fine was not paid, Lien 1 totals \$4,364.57.

## Lien 2 Summary (Case #19-113-CEB)

- Violation: The Property was originally cited for the Rubbish violation in January 2019.
- July 25, 2019: The CEB issued a Findings of Fact, Conclusions of Law and Order requiring compliance by August 9, 2019, of a daily fine of \$100/ day may be imposed.
- October 24, 2019 (compliance hearing): The CEB issued an Order Finding Non-Compliance and Imposing Fine/Lien of \$7,600.00 for 76 days of non-compliance which will continue to accrue at \$100/ day until brought into compliance. The Affidavit of Compliance states the violation was rectified as of October 24, 2024. Lien 2 totals \$190,739.83.

## FINANCIAL SUMMARY

<b>Property tax parcel #:</b>	<b>17-21-29-512-0000-0540</b>	
<b>Property address:</b>	<b>1208 Helen Street, Apopka, FL 32703</b>	
<b>Ownership date:</b>	<b>June 3, 2025</b>	
<b>Conveyance type:</b>	<b>Quit Claim Deed</b>	
<b>Purchase amount:</b>	<b>Unknown</b>	
<b>2024 Assessed Value</b>	<b>\$165,212.00</b>	
	<b>Lien 1</b>	<b>Lien 2</b>
<b>Daily fines accrued:</b>	<b>\$3,700.00</b>	<b>\$190,200.00</b>
<b>Administrative Costs:</b>	<b>\$664.57</b>	<b>\$539.83</b>
<b>Total:</b>	<b>\$4,364.57</b>	<b>\$190,739.83</b>
<b>Collective amount of Liens(w/ Admin Costs):</b>	<b>\$195,104.40</b>	
<b>Amounts paid or credited against Lien to date:</b>	<b>\$0.00</b>	

# Review Criteria: As the Deputy County Manager determined this request did not fail threshold SCC criteria, the following was evaluated:

- (a) The amount of the lien as compared to the value of the property:
  - The amount of the Liens exceeds the 2024 certified assessed value of the Property.
- (b) The actions taken, or not taken, by the property owner(s) in attempting to abate the violation(s):
  - For case #19-112-CEB, the violation of Uncultivated Vegetation was corrected by the prior property owner(s) on the day of the lien hearing. The Property was in violation approximately 2.5 months.
  - For case #19-113-CEB, the violation of Rubbish continued approximately 5 years. The Rubbish was removed from the Property by the prior property owner(s) as of October 24, 2024.
- (c) The amount of staff time expended:
  - The non-compliance period spanned approximately 5 years with a collective 29.75 hours of staff time were expended, per staff affidavits.

# Request for Reduced Amount:

The Applicant requests that the Board make an exception to its established guidelines and reduce the total amount secured by the Liens (\$195,104.40) to \$2,500.00 or total Administrative Costs of \$1,204.40. The Applicant requests that the Board additionally consider the following:

1. Community Improvement: Applicant states the “when I acquired the property, it was in extremely poor and hazardous condition” reporting that conditions of the Property posed a serious risk to the surrounding neighborhood. Applicant states he “fully remedied the property interior and removed all animal waste”.
2. Administrative costs: Applicant is not requesting a reduction or waiver of Administrative Costs.
3. Applicant states that “given the substantial cleanup and repair costs I have personally undertaken” they would like the Board’s consideration for reducing accrued costs.

## Applicant Requested Action:

The Applicant requests that the Board consider and make a final determination on Applicant's request for a reduction of the two code enforcement Liens to the total Administrative Costs of \$1,204.40 and, should the Liens be reduced, authorize the Chairman to execute Satisfactions of Liens upon payment of the approved reduced amount(s), if any.