CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our wabest CERTIFIED MAIL® For delivery information, visit our wabest TWO HEADED EAGLE INC TWO HEADED	Extra Services & Fee Return Receipt (har. Return Receipt (elec. Certified Mail Restric Postage Second Synature Restrict Postage Total Postage and Fees \$	Street and Apt. No., or PO Bo	EXT Co	U 69 F	Sent To Street and Apt. No., or PO Box No. City, State, ZiP+4*	PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
35 FROF FR	PO 0552 0150	P82P 8.	I EPOE E2PC	ם סל בצ מבלו		liali

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

CASE NO. 22-23-CEB

Petitioner.

VS.

TWO HEADED EAGLE INC PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Respondent.	

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 20th day of November, 2024, I mailed a true and correct copy of the Courtesy letter confirming date for Special Request to be heard by First Class Mail, U.S. Postal Service to: Two Headed Eagle INC, 820 Lake Kathryn Circle, Casselberry, FL, 32707 and Jozef Nikollaj, Registered Agent, Two Headed Eagle INC, 820 Lake Kathryn Circle, Casselberry, FL, 32707.

Alexis Brignoni

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Alexis Brignoni, who is personally known to me, acknowledged the foregoing instrument before me this 20th day of November, 2024November 2024.

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

DEVELOPMENT SERVICES DEPARTMENT



CODE ENFORCEMENT

November 20, 2024

TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707 JOZEF NIKOLLAJ, REGISTERED AGENT TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707

CASE NO – 22-23-CEB PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Dear Property Owners:

Please be advised that the Board of County Commissioners will hear your Request for Reduction to address the (actual accrued) lien amount of \$82,600.00 on January 14, 2025 beginning at 9:30 a.m., or as soon thereafter as possible, in the BCC Chambers located at 1101 East First Street, Sanford.

If you have any questions regarding your violation, please call CEO Cara Hill at 407-665-1767. If you have any questions regarding this hearing, please give me a call at the number listed below.

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

Alexis Brignoni

Clerk to the Code Enforcement Board

Copy: CEO Cara Hill

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 22-23-CEB BCC NOH 12/10/24 JOZEF N JLLAJ REG AGENT TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707	A. Signature X
9590 9402 8877 4005 3411 80 2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 0975 5477 PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail® Collect on Delivery Collect on Delivery Collect on Delivery Restricted Delivery Insured Mail Mail Restricted Delivery Signature Confirmation Restricted Delivery Mail Restricted Delivery Domestic Return Receipt
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 vou. 22-23-CEB BCC NOH 12/10/24 TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707	A. Signature X
9590 9402 8877 4005 3411 97 2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 0975 5477 PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail □ Certified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery ■ Mail ■ Registered Mail Restricted Delivery □ Signature Confirmation ■ Signature Confirmation ■ Restricted Delivery ■ Signature Confirmation ■ Restricted Delivery ■ Domestic Return Receipt
MAIL® RECEIPT	22-23-CEB BCC NOH 12/10/24 TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE

U.S. Postal Se Domestic Mail Only 5477 For delivery information Certified Ma Ŋ 22-23-C 097 Extra Servic

Return R

Return R

Certified

Adult Sig

Auglt Sig JOZEF N TWO 820 LAI CASS Postage \$ Total Postab 170 Street and Apt. No., or PO Box No. City, State, ZiP+46 PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Street and Apt. No., or PO Box No. City, State, ZiP+4* PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

CASE NO. 22-23-CEB

Petitioner.

VS.

TWO HEADED EAGLE INC PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Res	ponden	τ.	

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 16th day of October, 2024, I mailed a true and correct copy of the Courtesy letter confirming date for Special Request to be heard by First Class Mail, U.S. Postal Service to: Two Headed Eagle Inc, 820 Lake Kathryn Circle, Casselberry, FL, 32707 and Jozef Nikollaj, Registered Agent, Two Headed Eagle Inc, 820 Lake Kathryn Circle, Casselberry, FL 32707.

Alexis Brignoni

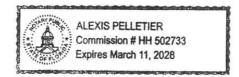
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Alexis Brignoni, who is personally known to me, acknowledged the foregoing

instrument before me this 16th day of October, 2024.

Notary Public in and for the County and

State Aforementioned My commission expires:



DEVELOPMENT SERVICES DEPARTMENT



CODE ENFORCEMENT

October 16, 2024

TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707 JOZEF NIKOLLAJ REGISTERED AGENT TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707

CASE NO – 22-23-CEB PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Dear Property Owners:

Please be advised that the Board of County Commissioners will hear your Request for Reduction on **December 10**, **2024** beginning at 9:30 a.m., or as soon thereafter as possible, in the BCC Chambers located at 1101 East First Street, Sanford.

If you have any questions regarding your violation, please call CEO Cara Hill at 407-665-1767. If you have any questions regarding this hearing, please give me a call at the number listed below.

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

Alexis Brignani

Clerk to the Code Enforcement Board

Copy: CEO Cara Hill

22-23-CEB
TWO HEADED EAGLE INC.
*UNASSIGNED, CHULUOTA FL 32766
(Commission District 1)
Tax Parcel ID # 21-21-32-5CF-9000-0010
Code Enforcement Officer: Cara Hill
Notice of Hearing: Posted

Violation:

Seminole County Land Development Code, Chapter 30, Part 65, Sec. 30.1245 Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

This case was originally heard by the Code Enforcement Board on April 28, 2022, and an Order was issued giving the Respondent a compliance date of May 16, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on May 17, 2022.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order issued on April 28, 2022, the Code Enforcement Board issue an Order imposing a lien in the amount of \$25,500.00 for 255 days of non-compliance from May 17, 2022, through and including January 26, 2023, and that the fine shall continue to accrue at \$100.00 per day for each day the violation continues or is repeated after January 26, 2023.

Cara Hill, Seminole County Code Enforcement Officer was present and testified on behalf of the County. Officer Hill gave a brief history of the case and stated that the recommendation would be the Code Enforcement Board issue an Order imposing a lien in the amount of \$25,500.00 for 255 days of non-compliance from May 17, 2022, through and including January 26, 2023, and that the fine shall continue to accrue at \$100.00 per day for each day the violation continues or is repeated after January 26, 2023.

Two Headed Eagle, Respondents were not present at this hearing.

MOTION BY DON PETERSON, SECONDED BY JANE HAMES TO APPROVE THE COUNTY'S REQUEST AND ISSUE AN ORDER INCREASING THE DAILY FINE AMOUNT TO \$100.00 PER DAY AND IMPOSING A LIEN IN THE AMOUNT OF \$25,500.00 FOR 255 DAYS OF NON-COMPLIANCE FROM MAY 17, 2022, THROUGH AND INCLUDING JANUARY 26, 2023, AND THAT THE FINE SHALL CONTINUE TO ACCRUE AT \$100.00 PER DAY FOR EACH DAY THE VIOLATION CONTINUES OR IS REPEATED AFTER JANUARY 26, 2023. The motion CARRIED by the following vote:

5 - Ayes: Bates, Hames, Ross-Andino, Peterson, and Warren

1 - Excused: Townsend

■ Attach this card to the back of the mallplace, or on the front if space permits. 1. 22-23-CEB AMOUNT DUE JOZEF NIKOLLAJ, REG AGENT TYO-HEAPED EAGLE INC 8.20 LAKE ATHRYN CIRCLE CASSELBERRY, FL 32707 ■ Service Type 9. 959 9402 8884 4005 9676 87 2. Action Number (National Professional P			 Complete items 1, 2, and 3. Print your name and address of that we can return the card 			A. Signature	Agent Address
JOZEF NIKOLLAJ, REG AGENT TW') HEADED EAGLE INC 820 LAKE THRYN CIRCLE CASSELBERRY, FL 32707 1. Article Number (Transfer from service labous) 9599 9402 8884 4005 9676 87 2. Article Number (Transfer from service labous) 9599 9402 8884 4005 9676 87 2. Article Number (Transfer from service labous) 9599 9402 8884 4005 9676 87 2. Article Number (Transfer from service labous) 9590 9402 8884 9005 9676 87 2. Article Number (Transfer from service labous) 9590 9402 8884 9005 9676 94 2. Article Number (Transfer from service labous) 1 22-23-CEB AMOUNT DUE TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASELBERRY, FL 32707 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service labous) 9590 9402 8884 4005 9676 94 2. Article Number (T			or on the front if space permits				
TWO HEADED EAGLE INC 820 LAKE *ATHRYN CIRCLE CASSELBERRY, FL 32707 **** *** *** *** *** *** ***			22-23-CEB AMOUN				
820 LAKE ATHRYN CIRCLE CASSELBERRY, FL 32707 9590 9402 8884 4005 9676 87 2. Article Number (immort from service label) 9580 9710 5270 1255 b0bb 47 2. Article Number (immort from service label) 9580 9720 987 7830-02-000-9033 SENDER: COMPLETE THIS SECTION © Complete Items 1, 2, and 3. Print your name and address on the reverse on the reverse on the we can return the card to you. Attach this card to the back of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the front of the mailpiece, or on the front of the mailp			30				
SENDER: COMPLETE THIS SECTION Control for Marie Suprison SENDER: COMPLETE THIS SECTION Control for Marie Service Trype Sended Marie Service Trype Sended Delivery SENDER: COMPLETE THIS SECTION Control for Marie Sended Marie Sended Marie Sended Delivery SENDER: COMPLETE THIS SECTION Control for Marie Sended Ma						RECEIVED	SEP 0 3 2024
9590 9402 8884 4005 9676 87 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 87 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 87 PS Form 3811, July 2020 PSN 7530-02-000-9053 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 mallplece, or on this financial from service initial process of the two can return the card to you. Attach this card to the back of the mallplece, or on this financial from service initial process of the two can return the card to you. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9500 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9500 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9500 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9500 9402 8884 4005 9676 94 2. Article Number (Triansfer from service initial) 9590 9500 9500 9500 9500 9500 9500 9500							
959 9402 8884 4005 9676 87 2. Anticle Number (firmster from service about 9 1 22-23 - CEB AMOUNT DUE TWO HEADED EAGLE INC CASSELBERRY, FL 32707 U.S. Postal Service* U.S. Postal Service* U.S. Postal Service* CERTIFIED MAIL® RECEIPT Domestic Mail Part Service Divery 10 1 22-23 - CEB AMOUNT DUE 10 1 2 2 2 3 - CEB AMOUNT DUE 10 2 2 2 3 - CEB AMOUNT DUE 10 2 2 3 - CEB AMOUNT DUE 10 2 3 -			CASSELDERAT, TES	, _ , _	•		
2. Ardice Number (Transfer from service labal) 9. 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 mailplece, or on the fine from items in from service labal) 1. 22-23-CEB AMOUNT DUE TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707 Service Type Address to the labal only Print your service labal Print your service lab				Description of		☐ Adult Signature Restricted Delivery Certified Mail®	☐ Registered Mail Resin Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 SENDER: COMPLETE THIS SECTION SENDER: COMPLETE THIS SECTION COMPLETE THIS SECTION ON DELIVERY 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 firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the back of the mailpiece, or on the firms if from service is boil to the firms in the firms if from service is boil to the firms in the fir						☐ Collect on Delivery	□ Signature Confirmation
PS Form 3811, July 2020 PSN 7530-02-000-9053 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 annotation this card to the back of the mailpiece, or on the front if annotation this card to the back of the mailpiece, or on the front if annotation the form the form the card to you. Attach this card to the back of the mailpiece, or on the front if annotation the form the fo						1 113	Hestricted Delivery
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 form if and the form i			1301	-			Domestic Seturn Recoi
# 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 form? If enance and address of the mailpiece, or on the form? If enance and add			F3 F0111 00 11, July 2020 F3N 73.	30-02-	000-9055		Domestic Hetari Necel
# 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 form? If enance and address of the mailpiece, or on the form? If enance and add			SENDER: COMPLETE THIS SE	СТІОІ	٧	COMPLETE THIS SECTION OF	N DELIVERY
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 malipiece, or on the firmy! If ence or the form it ence or the form						A. Signature	
Attach this card to the back of the mailpiece, or on the front if each or on t			Print your name and address o			X	
22-23-CEB AMOUNT DUE TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIRCLE CASELBERRY, FL 32707			Attach this card to the back of			B. Received by (Printed Name)	
22-23-CEB AMOUNT DUE TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASELBERRY, FL 32707 3. Service Type Certified Mail Feel 9590 9402 8884 4005 9676 94 2. Article Number (Transfer from service label) 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 5270 1256 606 9589 1710 1256 606 9589			or on the front if space			V	10 17/00
## RECEIVED SEP 0 4 2024 ## Profity Mail Express ## Registered Mail* ## Service Type ## Adult Signature Restricted Delivery ## Certified Mail Restricted Delivery ## Domestic Mail Only ## Prof delivery information, visit our website at www.usps.com* ## Certified Mail Fee ## Service Is Fee ## Cartified Mail Fee ## Service Is Fee ## Cartified Mail Fe			22-23-CEB AMOUN	T D	UE		
CASELBERRY, FL 32707 CASELBERRY, FL 32707			TWO HEADED EAG	LE I	AC.		
CASELBERRY, FL 32707 CASELBERRY, FL 32707			820 LAKE KATHRYN	CIR	CLE	RECEIVED SEP O	4 2024
### Septiment Mail Fee Service Type			CASELBERRY, FL	3270)7		
## Registered Mail Fee September Padut Signature Registered Mail Fee September Registered Mail Fee Registe			W. P			3. Service Type	☐ Priority Mail Evoress®
9590 9402 8884 4005 9676 94 2 Article Number (Transfer from service label) 9589 0710 5270 1255 505 5061 5061 5061 5061 5061 5061 506						☐ Adult Signature ☐ Adult Signature Restricted Delivery	 □ Registered Mail™ □ Registered Mail Restri
2 Article Number (Transfer from service label) 9589 0710 5270 1255 6066 male Mail Restricted Delivery PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Recei U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Stra Services & Fe Return Receipt the Certified Mail Fee Stra Service Balance Receipt to Certified Mail Fee Stra Service Return Receipt to Certified Mail Fee Stra Services & Fe Return Receipt to Certified Mail Fee Stra Service			9590 9402 8884 4005	9676	6 94	☐ Certified Mail Restricted Delivery	□ Signature Confirmatio
U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com To Betturn Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com To Betturn Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com To Betturn Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Services & Fe Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Service Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Service Return Receipt Domestic Mail Only For delivery information, visit our website at www.usps.com Certified Mail Fee Sextra Service Return Receipt Dome			2 Article Number (Transfer from service			☐ Collect on Delivery Restricted Deliver ☐ Insured Mail	
U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com®. Certified Mail Fee Strata Services & Fe Return Receipt (ht Adult Signature Ft Adult Signature Ft Adult Signature Ft Adult Signature Ft CASSELBERRY, FL 32707 Secret To Street and Apt. No., or PO Box No. City, State, 2/P-44* U.S. Postal Service CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com®. Certified Mail Fee Secret To Gertified Mail Fee Sector			Committee of the Commit			∃ ☐ Mail Restricted Delivery 00)	N
CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com®. Certified Mail Fee Extra Services & Fe Return Receipt (in and Signature Pr. Adult Signature Pr. Stotal Postage and CASSELBERRY, FL 32707 Sent To Street and Apt. No., or PO Box No. City, State, 2iP+48 CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com®. Certified Mail Fee Settra Service Return Receipt (in and No.) Settra Service Return Receipt (in and No.) Certified Mail Fee Settra Service Return Receipt (in and No.) Receipt Mail Only For delivery information, visit our website at www.usps.com®. Certified Mail Fee Settra Service Return Receipt (in and No.) Return Receip			PS Form 3811, July 2020 PSN 753	30-02-	000-9053		Domestic Return Recei
For delivery information, visit our website at www.usps.com*. Certified Mail Fee S	<u>+</u>	CERTIFIED MAI		m	CERT	IFIED MAIL® RECE	IPT
\$ Extra Services & Fe Return Receipt (file Return Receipt (file		For delivery information, visit	E 25 F N N AND NOW.	90	For deliver	y Information, visit our website at	www.usps.com®.
Extra Services & Fe Return Receipt (he Return R		Certified Mail Fee	THE THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON NAMED IN COLU		personal reservoir control	99	U W Jun
Cartified Mail Rest	ги	Extra Services & Fe	TER AMOUNT DUE	ru	Extra Service		
TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE Total Postage and CASSELBERRY, FL 32707 Sent To Street and Apt. No., or PO Box No. City, State, 2iP+48 TWO HEADED EAGLE INC Adult Sign Postage 820 LAKE KATHRYN CIRCLE Total Postage 820 LAKE KATHRYN CIRCLE Sent To Street and Apt. No., or PO Box No. City, State, 2iP+48 TWO HEADED EAGLE INC Street and Apt. No., or PO Box No. City, State, 2iP+48 City, State, 2iP+48		Refum Receipt (eli	KOLLAL DEC ACENT		Return Re	22-23-CEB AMOUNT	DUE
Postage 820 LAKE KATHRYN CIRCLE Total Postage and CASSELBERRY, FL 32707 Sent To Street and Apt. No., or PO Box No. City, State, 2IP+4* 820 LAKE KATHRYN CIRCLE Total Postage 820 LAKE KATHRYN CIRCLE Sometime of the control of the circle of the circl	ru	Adult Signature Ri Adult Signature Ri TWO H	FADED FACILINIC	~	Adult Sign	TWO HEADED EAGL	EINC
Total Postage and CASSELBERRY, FL 32707 Sent To Street and Apt. No., or PO Box No. City, State, 2IP+4* CASSELBERRY, FL 32707 Sont To Street and Apt. No., or PO Box No. City, State, 2IP+4*				7.	Postage 8	20 LAKE KATHRYN C	IRCLE
\$ Sent To Street and Apt. No., or PO Box No. City, State, ZiP+4* \$ Sent To Street and Apt. No., or PO Box No. City, State, ZiP+4*	71.0			-7	\$ Total Postag	CASSELBERRY, FL 32	2707
Street and Apt. No., or PO Box No. City, State, ZIP+4* City, State, ZIP+4*		9			\$ Sent To	-	
City, State, 2IP+4® City, State, 2IP+4® City, State, 2IP+4®	=0	Street and Apt. No., or PO Box No.				No., or PO Box No.	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		City, State, ZIP+4 ⁸		- LU			
		PS Form 3800, January 2023 PSN 75	See Reverse for Instructions		PS Form 3800.	January 2023 PSN 7530-02-000-9047Sc	e Reverse for Instruction

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

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

CASE NO. 22-23-CEB

Petitioner,

VS.

TWO HEADED EAGLE INC.
JOZEF NIKOLLAJ, REG AGENT
PARCEL I.D. NO – 21-21-32-5CF-9000-0010

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 26th day of August, 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: Two Headed Eagle Inc., 820 Lake Kathryn Circle, Casselberry, FL, 32707 and Jozef Nikollaj Reg Agent, Two Headed Eagle Inc, 820 Lake Kathryn Circle, Casselberry, FL 32707.

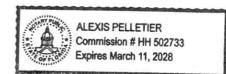
STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Alexis Brignoni, who is personally known to me, acknowledged the foregoing instrument before me this 26th day of August, 2024.

Notary Public in and for the County and

State Aforementioned My commission expires:

exis Brighoni



DEVELOPMENT SERVICES DEPARTMENT



CODE ENFORCEMENT

August 26, 2024

TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707 JOZEF NIKOLLAJ, REG AGENT TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707

CASE NO – 22-23-CEB PARCEL I.D. NO – 21-21-32-5CF-9000-0010

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 **\$82,700.00** for 827 days of non-compliance, from May 17, 2022 through and including **August 20, 2024**, at \$100.00 **per day**.

You may pay the lien amount of \$82,700.00 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 Brignoni Clerk to the Code Enforcement Board

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

SEMINOLE COUNTY, a political subdivision of the State of Florida

Case No. 22-23-CEB

Petitioner,

VS.

TWO HEADED EAGLE INC PARCEL ID #: 21-21-32-5CF-9000-0010 21-21-32-5CF-9000-0060

Respondent.	
	1

AFFIDAVIT OF COMPLIANCE

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

- That on April 28, 2022 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 **May 16. 2022.**
- That an inspection was made on August 20, 2024 which revealed that the
 corrective action ordered by the Board has been taken and that the unpermitted
 sign was removed from the property.

FURTHER AFFIANT SAYETH NOT.

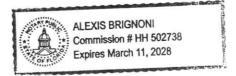
DATED this 22nd day of August 2024

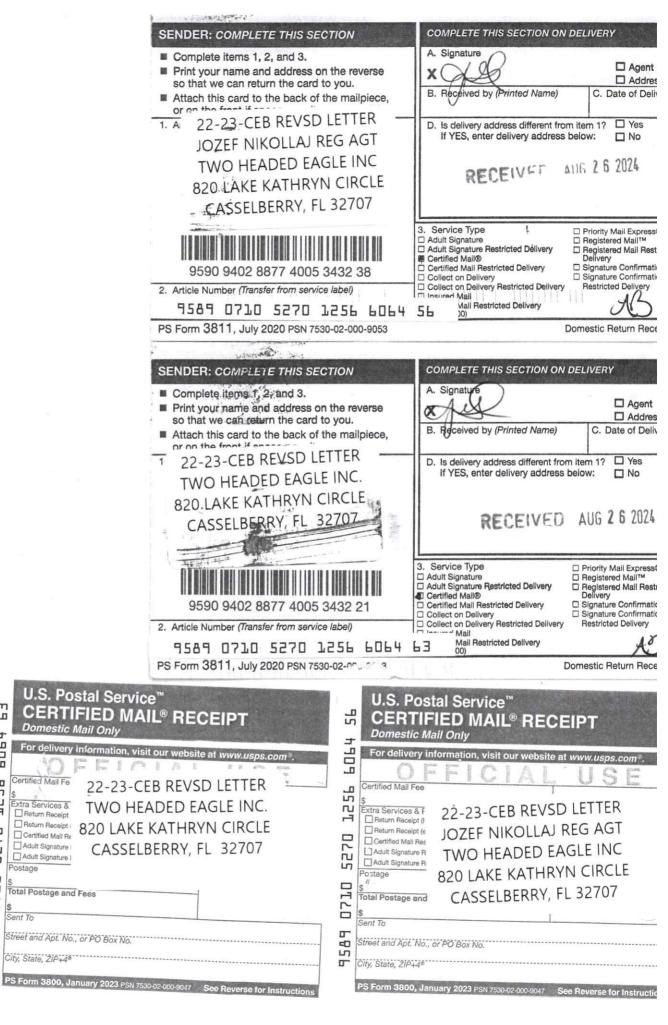
Cara Hill. Senior Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this **22nd** day of August, <u>2024</u>, by <u>Cara Hill</u> who is [X] personally known to me or [] has produced as identification

Notary Public in and for the County and State Aforementioned





_ J

Д

25

П

10

20

0

58

Certified Mail Fe

Extra Services &

Return Receipt

Return Receipt

☐ Certified Mail Re

Adult Signature

Adult Signature I

Postage

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

CASE NO. 22-23-CEB

Petitioner.

VS.

TWO HEADED EAGLE INC.
JOZEF NIKOALLAJ REG AGENT
PARCEL I.D. NO – 21-21-32-5CF-9000-0010

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 20th day of August 2024, I mailed a true and correct copy of the Courtesy letter enclosing the Revised Letter regarding Order Finding Non-Compliance and Imposing Fine/Lien Letter by First Class Mail, U.S. Postal Service to: Two Headed Eagle INC., 820 Lake Kathryn Circle, Casselberry, FL, 32707 and Jozef Nikollaj, Registered Agent, Two Headed Eagle INC, 820 Lake Kathryn Circle, Casselberry, FL 32707.

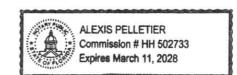
Alexis Brignoni

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Alexis Brignoni, who is personally known to me, acknowledged the foregoing instrument before me by means of physical presence, this 20th day of August 2024.

Notary Public in and for the County and

State Aforementioned My commission expires:



DEVELOPMENT SERVICES DEPARTMENT



CODE ENFORCEMENT

August 1, 2024

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707 JOZEF NIKOLLAJ REG AGT TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707

CASE NO – 22-23-CEB PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Dear Property Owners:

On January 26, 2023, the Code Enforcement Board entered its order imposing a lien on your property in the amount of \$25,500.00 \$81,500.00 for 815 days of non-compliance. The fine will continue to accrue at \$200.00 per day \$100.00 per day until you have corrected your violation.

Please call **CEO Cara Hill at 407-665-1767** as soon as you have corrected this violation so that compliance can be verified.

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

Alexis Brignoni Clerk to the Code Enforcement Board

Enclosure: Revised Letter Order Finding Non-Compliance and Imposing Fine/Lien

cc: CEO Cara Hill

	Complete items 1, 2, and 3. Print your name and address so that we can return the can Attach this card to the back of	d to you.		A. Signature X B. Received by (Printed Name)	Agent Address C. Date of Delive
	C	to		D. Is delivery address different fro	om item 1? Yes
	22-23-CEB OF			If YES, enter delivery address	The state of the s
	TWO HEADED EA 820 LAKE KATHRYI	GLE IN	VC.		
	CASSELBERRY, FL			RECEIVED	AUG 9 8 2024
	TEDERINI, I'L	. 527(]		
				3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery	☐ Priority Mail Express® Registered Mail™ gistered Mail Restri
	9590 9402 8877 400	1 1 5 3434	CONTROL OF	Certified Mail® Certified Mail Restricted Delivery Collect on Delivery	□ Signature Confirmation □ Signature Confirmation
	Article Number (Transfer from sen	vice label)		 □ Collect on Delivery Restricted Delivery □ Insured Mail 	
	7020 0090 0000 0	192	1522 —	☐ Insured Mail Restricted Delivery (over \$500)	90
	PS Form 3811, July 2020 PSN 7	530-02-0		- V	Domestic Return Recei
	SENDER: COMPLETE THIS	SECTIO	V	COMPLETE THIS SECTION O	N DELIVERY
	■ Complete items 1, 2, and 3.			A. Signature	□ Accet
	Print your name and addres so that we can return the ca			X /sel	☐ Agent ☐ Addres
	Attach this card to the back or	-14-	ailpiece,	B. Received by (Printed Name)	C. Date of Deliv
	1. Ar 22-23-CEB C			D. Is delivery address different f	
	TWO HEADED E				
	820 LA KATHR			RECEIVED	AUG 0 8 2024
	CASSELBERRY,	FL 32/0			
	, ,			3. Service Type	☐ Priority Mail Express
				☐ Adult Signature ☐ Adult Signature Restricted Delivery ■ Certified Mail®	 □ Registered Mail™ □ Registered Mail Rest Delivery
	9590 9402 8877 400	m, m		☐ Certified Mail Restricted Delivery ☐ Collect on Delivery	 ☐ Signature Confirmati ☐ Signature Confirmati rv Restricted Delivery
	2. Article Number (Transfer from as				Hestricted Delivery
	PS Form 3811, July 2020 PSN	7530-02-	000-9053	(over \$500)	Domestic Return Rece
U.S. Postal Service™ CERTIFIED MAIL Domestic Mail Only		25	CERT	ostal Service™ IFIED MAIL® RECE Mail Only	EIPT
For delivery information, visit or	ur website at www.usps.com®.	1.5	For del	22 22 655 655	com®.
Certified Mail Fee	AL USE	급	Certified M T	22-23-CEB ORDE	Econo
	B ORDER	0.1	Extra Servi Q	TWO HEADED EAGLE 20 LAKE KATHRYN CI	
Return Rei	LLAJ REG AGT ED EAGLE INC		Dotte: 6	CASSELBERRY, FL 32	
Certified N TWO HEADE Adult Signs Adult Signs Adult Signs	THRYN CIRCLE		☐ Adult Siç	- ISSEEDERIKTITE SE	'e
Postage CASSELBER	RY, FL 32707	90	Postage \$		
Total Postag			Total Postage a	nd Fees	
Sent To		밀	Sent To	1	
Street and Apt. No., or PO Box No.	***************************************	7		No., or PO Box No.	
City, State, ZIP+4 ³ PS Form 3800, April 2015 PSN 7530-02-0			City, State, ZIP+		
5 - 5 m 5 5 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7	00-9047 See Reverse for Instructions	N .	man distributed and a find a f		ee Reverse for Instruction

· 大學不過學者以後

SENDER: COMPLETE THIS SECTION

5

151

01,92

0000

0600

7020

COMPLETE THIS SECTION ON DELIVERY

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

CASE NO. 22-23-CEB

Petitioner.

VS.

TWO HEADED EAGLE INC.
JOZEF NIKOALLAJ REG AGENT
PARCEL I.D. NO – 21-21-32-5CF-9000-0010

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 1st day of August 2024, 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: Two Headed Eagle INC., 820 Lake Kathryn Circle, Casselberry, FL, 32707 and Jozef Nikollaj, Registered Agent, Two Headed Eagle INC. 820 Lake Kathryn Circle, Casselberry, FL 32707

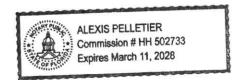
Alexis Brignori

STATE OF FLORIDA) COUNTY OF SEMINOLE)

Alexis Brignoni, who is personally known to me, acknowledged the foregoing instrument before me by means of physical presence, this 1st day of August 2024.

Notary Public in and for the County and

State Aforementioned My commission expires:



DEVELOPMENT SERVICES DEPARTMENT



CODE ENFORCEMENT

August 1, 2024

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707 JOZEF NIKOLLAJ REG AGT TWO HEADED EAGLE INC 820 LAKE KATHRYN CIRCLE CASSELBERRY, FL 32707

CASE NO – 22-23-CEB PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Dear Property Owners:

On **January 26**, **2023**, the Code Enforcement Board entered its order imposing a **lien** on your property in the amount of **\$25**,500.00 for 255 days of non-compliance. The fine will continue to accrue at **\$200.00 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 407-665-1767** as soon as you have corrected this violation so that compliance can be verified.

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

Alexis Brignoni Clerk to the Code Enforcement Board

Enclosure: Order Finding Non-Compliance and Imposing Fine/Lien

cc: CEO Cara Hill

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

CASE NO. 22-23-CEB

Petitioner,

VS.

TWO HEADED EAGLE INC. PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Respondents.

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on January 25, 2023, and the Board having received evidence and having noted that the Respondent was 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 Respondent.
- 2) The Respondent is the record owner of and in custody and control of the property described as Tax Parcel I.D. # 21-21-32-5CF-9000-0010, located at *UNASSIGNED, CHULUOTA FL 32766, located in Seminole County and legally described as follows:

LOTS 1 TO 5 (LESS W 15 FT FOR RD) BLK 90 NORTH CHULUOTA PB 2 PGS 54 TO 58

- 3) By prior Order of this Board dated April 28, 2022, the Board found the Respondent in violation of Seminole County Land Development Code, Chapter 30, Part 65, Sec. 30.1245.
- 4) The above-stated Order provided that a fine in the amount of \$100.00 per day would be imposed if the Respondent did not take certain corrective action by May 16, 2022.
- 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 reinspection on May 17, 2022

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents are in violation of Seminole County Land Development Code, Chapter 30, Part 65, Sec. 30.1245

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 \$25,500.00 for 255 days of non-compliance, from May 17, 2022 through and including January 26, 2023 at \$100.00 per day, and the fine shall continue to accrue at \$200.00 per day for each day the violation continues or is repeated past January 26, 2023.

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 29th day of July 2024, in Seminole County, Florida, nunc pro tunc to the 26th day of January 2023.

> CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

DENNIS WARREN, CHAIR

STATE OF FLORIDA COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of physical presence this 26th day of January 2024, by Dennis Warren, who is personally known to me

> ALEXIS BRIGNONI Commission # HH 502738 Expires March 11, 2028

Alexis/Brignani Notary Public to and for the

County and State aforementioned.

My Commission Expires:

I HEREBY CERTIFY that on this 1 day of 2024, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents: TWO HEADED EAGLE INC., 820 LAKE KATHRYN CIR, CASSELBERRY, FL, 32707 and JOZEF NIKOLLAJ, REGISTERED AGENT, TWO HEADED EAGLE INC, 820-LAKE KATHRYN CIR, CASSELBERRY, FL 32707.

Clerk to the Gode Enforcement Board

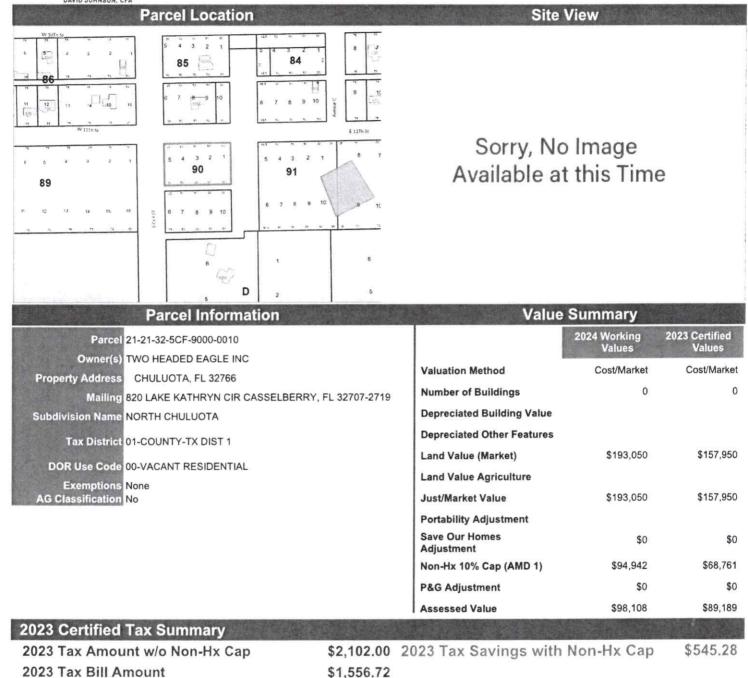
Property Record Card



Parcel 21-21-32-5CF-9000-0010

Property Address

CHULUOTA, FL 32766



* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 TO 5 (LESS W 15 FT FOR RD) BLK 90 NORTH CHULUOTA PB 2 PGS 54 TO 58

Name and Address of the Owner, where							
Taxes							
Taxing Authority			Assessmen	NEWSCHOOL STREET	Exempt Val		Taxable Value
ROAD DISTRICT				\$98,108 \$98,108		\$0 \$0	\$98,108 \$98,108
SJWM(Saint Johns Wa FIRE	ater Management)			\$98,108		\$0	\$98,108
COUNTY GENERAL F	UND			\$98,108		\$0	\$98,108
Schools	OND			193,050		\$0	\$193,050
Sales			4	193,030			¥100,000
Description		Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED		01/09/2019	09281	0217	\$160,000	Yes	Vacant
WARRANTY DEED		11/01/2001	04282	0103	\$70,000	No	Vacant
WARRANTY DEED		05/01/1985	01643	0220	\$7,200	Yes	Vacant
WARRANTY DEED		01/01/1958	00189	0436	\$3,000	No	Vacant
Land							
Method		Frontage	Dey	ith	Units	Units Price	Land Value
FRONT FOOT & DEPT	TH	150.00	NAME OF STREET	5.00		\$1,100.00	\$193,050
Building Info Permits Permit # Description				Agency	Amount	CO Bate	Permit Date
Other Feature	es		Year B	uilt	Units	Value	New Cost
Zoning							
Zoning	Zonling Descr		HUEST PERSONS	e Land Use	PERSONAL PROPERTY OF THE PERSON NAMED IN COLUMN	ure Land Use De	escription
Utility Inform	Low Density R	esidential	LDR		Sing	le Family-8400	
Fire Station Power		Water Provider	Sewer Prov	ider Garbage	Pickup Recyc	ele Yard Wa	ste Hauler
43.00 FPL	AT&T	FLORIDA GOVT	FLORIDA GOV	/T NA	NA	NA	NA
Political Rep		UTILITY AUTHORITY	UTILITY AUTH	HORITY ""			
Commissioner	US Congress	State House		State Senate	Teamer	Voting Precir	(e)
	IN ACTION OF THE PROPERTY OF THE PARTY OF TH		DIACENCIA	Dist 10 - Jason		82	
School Inform	Dist 7 - Cory Mills	Dist 37 - SUSAN	LAGENCIA	Dist 10 - Jason	ENTERNA DE LA SERVICIO		
Elementary School D		Middle School Distri			High School Di	Strict	
Walker	a and the control of	Chiles			Hagerty	STATE OF STA	
TTGINGS							
	Соруг	ight 2024 © Semi	nole County	Property Ap	praiser		

May 29, 2024 01:29 PM Page 2/2



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
TWO HEADED EAGLE INC

Filing Information

Document Number

P16000048458

FEI/EIN Number

81-2804063

Date Filed

06/01/2016

Effective Date

06/01/2016

State

FL

Status

ACTIVE

Principal Address

820 LAKE KATHRYN CR CASSELBERRY, FL 32707

Mailing Address

820 LAKE KATHRYN CR CASSELBERRY, FL 32707

Registered Agent Name & Address

NIKOLLAJ, JOZEF

820 LAKE KATHRYN CR

CASSELBERRY, FL 32707

Officer/Director Detail

Name & Address

Title P

NIKOLLAJ, JOZEF

820 Lake Kathryn Cir

Casselberry, FL 32707

Title VP

NIKOLLAJ, KRIST

820 LAKE KATHRYN CR

CASSELBERY, FL 32707

Title VP

NIKOLLAJ, MHILL 820 LAKE KATHRYN

CASSELBERRY, FL 32707

Annual Reports

Report Year	Filed Date			
2022	02/09/2022			
2023	02/13/2023			
2024	03/01/2024			

Document Images

03/01/2024 ANNUAL REPORT	View image in PDF format
02/13/2023 - ANNUAL REPORT	View image in PDF format
02/09/2022 - ANNUAL REPORT	View image in PDF format
02/05/2021 - ANNUAL REPORT	View image in PDF format
01/24/2020 ANNUAL REPORT	View image in PDF format
02/19/2019 - ANNUAL REPORT	View image in PDF format
01/10/2018 - ANNUAL REPORT	View image in PDF format
02/01/2017 - ANNUAL REPORT	View image in PDF format
06/01/2016 - Domestic Profit	View image in PDF format

Planta Labort Hant of State Hand on of Carpolations

11. 22-23-CEB

TWO HEADED EAGLE INC.
*UNASSIGNED, CHULUOTA FL 32766
(Commission District 1)
Tax Parcel ID # 21-21-32-5CF-9000-0010
Code Enforcement Officer: Cara Hill
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Part 65, Sec. 30.1245 Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

This case was originally heard by the Code Enforcement Board on April 28, 2022, and an Order was issued giving the Respondent a compliance date of May 16, 2022.

An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after re-inspection on May 17, 2022.

RECOMMENDATION: Based on the Findings of Fact, Conclusions of Law and Order issued on April 28, 2022, the Code Enforcement Board issue an Order imposing a lien in the amount of \$25,500.00 for 255 days of non-compliance from May 17, 2022, through and including January 26, 2023, and that the fine shall continue to accrue at \$100.00 per day for each day the violation continues or is repeated after January 26, 2023.

XI. CASES NOT HEARD BY THE BOARD

7. **22-44-CEB**

Complied Prior
MARIA L D & ALFONSO IBARRA
1187 SAWMILL CT, WINTER PARK, FL 32792
(Commission District 1)
Tax Parcel ID # 26-21-30-509-0000-0170
Code Enforcement Officer: Tamara Judges
Notice of Hearing: Posted

Violation:

1. Seminole County Land Development Code, Chapter 30, Sec. 30.1349 (e) All fences shall be maintained in their original upright condition.

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

Petitioner,

VS.

CASE 22-23-CEB

TWO HEADED EAGLE INC.

PARCEL ID #: 21-21-32-5CF-9000-0010 21-21-32-5CF-9000-0060

Respondents.

AFFIDAVIT OF POSTING OF NOTICE OF HEARING

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

- That the statements set forth herein are based upon personal knowledge. 1.
- That there is cause to believe that a violation of the Seminole County 2 Code currently exists at CR 419-vacant, Seminole County, Florida, and a Statement of Violation has been issued alleging such violation. A hearing has been scheduled regarding this alleged violation.
- That the undersigned Senior Code Enforcement Officer posted a Notice of 3. Hearing and a copy of the Statement of Violation and Request for Hearing on the above stated property on January 13, 2023.

FURTHER AFFIANT SAYETH NOT.

DATED this 13th day of January 2023

ara Hill. Senior Code Enforcement Officer

STATE OF FLORIDA **COUNTY OF SEMINOLE**

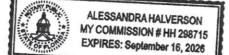
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 13th day of January, 2023, by Cara Hill who is /as identification. [x] personally known to me cr [] has produced

Notary Public in and for the County and

State Aforementioned

My commission expires:

202105003525



SEMINOLE COUNTY, a political subdivision of the State of Florida, CASE NO. 22-23-CEB

Petitioner,

VS.

TWO HEADED EAGLE INC. PARCEL I.D. # 21-21-32-5CF-9000-0010

RE: *UNASSIGNED, CHULUOTA FL 32766

Respondent.

AFFIDAVIT OF POSTING NOTICE OF HEARING

- I, Patricia A. Hughes, Clerk to the Code Enforcement Board for Seminole County, Florida, hereby deposes and says:
 - That pursuant to Florida Statute 162.12, a NOTICE OF HEARING was posted at 1. Seminole County Services Building, 1101 East First Street, Sanford, Florida, on January 13, 2023 regarding Respondent: TWO HEADED EAGLE INC.

Patricia A. Hughes

STATE OF FLORIDA COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of physical presence this 13th day of January 2023, by Patricia A. Hughes, who is personally known to me.

TAMMY S. BRUSHWOOD Commission # GG 977287 Expires August 9, 2024 Bonded Thru Troy Fain Insurance 800-385-7019 Notary Public in and for the County and

State Aforementioned

My commission expires: 8/9/3024

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA CASE NO: 22-23-CEB

NOTICE OF HEARING

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707

NOTICE is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a hearing at 1:30 P.M., or as soon thereafter as possible, at its regular meeting on January 26, 2023, at the Seminole County Services Building, BCC Chambers, Room 1028, 1101 East First Street, Sanford, Florida, to consider whether to impose a lien on the above-named party's property, legally described as follows:

PARCEL I.D. # 21-21-32-5CF-9000-0010 *UNASSIGNED, CHULUOTA, FL 32766

The violation charged is, specifically:

1) Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

Persons are advised that, if they decide to appeal any decision made at this hearing, 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 record includes the testimony and evidence upon which the appeal is to be based.

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 407-665-7941.

SEMINOLE COUNTY CODE ENFORCEMENT DEVELOPMENT SERVICES DEPARTMENT 1101 EAST FIRST STREET SANFORD, FLORIDA 32771-1468 407-665-7403



DATED this A day of January 2023.



December 1, 2022

Dear Respondent(s)

The Code Enforcement Board hearing scheduled for December 1, 2022 was cancelled. Your case has been rescheduled for January 26, 2023 at 1:30 P.M.

We strongly encourage you to continue working toward compliance.

If you have any questions regarding the hearing please feel free to contact me at (407)665-7403.

Thank you and enjoy your day.

Patricia A. Hughes

. Prawin a . thighes

Clerk to the Code Enforcement Board

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

CASE NO. 22-23-CEB

Petitioner.

VS.

TWO HEADED EAGLE INC. PARCEL I.D. # 21-21-32-5CF-9000-0010

RE: *UNASSIGNED, CHULUOTA FL 32766

Respondent.		

AFFIDAVIT OF POSTING NOTICE OF HEARING

- I, Patricia A. Hughes, Clerk to the Code Enforcement Board for Seminole County, Florida, hereby deposes and says:
 - That pursuant to Florida Statute 162.12, a NOTICE OF HEARING was posted at 1. Seminole County Services Building, 1101 East First Street, Sanford, Florida, on November 18, 2022 regarding Respondent: TWO HEADED EAGLE INC.

Patricia A. Hughes

STATE OF FLORIDA COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of November 2022, by Patricia A. Hughes, who is personally known to me.

Notary Public in and for the County and

State Aforementioned My commission expires:

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

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA CASE NO: 22-23-CEB

NOTICE OF HEARING

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707

NOTICE is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a hearing at 1:30 P.M., or as soon thereafter as possible, at its regular meeting on December 1, 2022, at the Seminole County Services Building, BCC Chambers, Room 1028, 1101 East First Street, Sanford, Florida, to consider whether to impose a lien on the above-named party's property, legally described as follows:

PARCEL I.D. # 21-21-32-5CF-9000-0010 *UNASSIGNED, CHULUOTA, FL 32766

The violation charged is, specifically:

1) Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

Persons are advised that, if they decide to appeal any decision made at this hearing, 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 record includes the testimony and evidence upon which the appeal is to be based.

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 407-665-7941.

SEMINOLE COUNTY CODE ENFORCEMENT DEVELOPMENT SERVICES DEPARTMENT 1101 EAST FIRST STREET SANFORD, FLORIDA 32771-1468 407-665-7403



DATED this day of November 2022.



September 23, 2022

Dear Respondent(s)

The Code Enforcement Board hearing scheduled for September 22, 2022 was cancelled. Your case has been rescheduled for January 26, 2023 at 1:30 P.M.

We strongly encourage you to continue working toward compliance.

If you have any questions regarding the hearing please feel free to contact me at (407)665-7403.

Thank you and enjoy your day.

Patricia A. Hughes Clerk to the Code Enforcement Board

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

Petitioner.

VS.

CASE 22-23-CEB

TWO HEADED EAGLE INC.

PARCEL ID #: 21-21-32-5CF-9000-0010 PARCEL ID#: 21-21-32-5CF-9000-0060

Respondents.

AFFIDAVIT OF POSTING OF NOTICE OF HEARING

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

- 1. That the statements set forth herein are based upon personal knowledge.
- 2. That there is cause to believe that a violation of the Seminole County Code currently exists at Vacant Parcels on CR 426, Seminole County, Florida, and a Statement of Violation has been issued alleging such violation. A hearing has been scheduled regarding this alleged violation.
- That the undersigned Senior Code Enforcement Officer posted a Notice of Hearing and a copy of the Statement of Violation and Request for Hearing on the above stated property on September 9, 2022.

FURTHER AFFIANT SAYETH NOT.

DATED this 9th day of September 2022

Cara Hill, Senior Code Enforcement Officer

STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 9th day of September, 2022, by Cara Hill who is [x] personally known to me or [] has produced ______ as identification.

Notary Public in and for the County and

State Aforementioned

My commission expires: 9/16/2011

ALESSANDRA HALVERSON
MY COMMISSION # GG 218528
EXPIRES: September 16, 2022
Bonded Thru Notary Public Underwriters

SEMINOLE COUNTY , a political subdivision of the State of Florida,	CASE NO. 22-23-CEB
Petitioner, vs.	
TWO HEADED EAGLE INC. PARCEL I.D. # 21-21-32-5CF-9000-0010	
RE: *UNASSIGNED, CHULUOTA FL 32	766
Respondent.	
AFFIDAVIT OF PO	OSTING NOTICE OF HEARING
I, Patricia A. Hughes, Clerk to the Chereby deposes and says:	Code Enforcement Board for Seminole County, Florida
Seminole County Services	atute 162.12, a NOTICE OF HEARING was posted a Building, 1101 East First Street, Sanford, Florida, or g Respondent: TWO HEADED EAGLE INC.
	Patricia A. Hughes
STATE OF FLORIDA) COUNTY OF SEMINOLE)	
	nowledged before me by means of physical presence a A. Hughes, who is personally known to me.
	Notary Public in and for the County and State Aforementioned My commission expires:

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA CASE NO: 22-23-CEB

NOTICE OF HEARING

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707

NOTICE is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a hearing at 1:30 P.M., or as soon thereafter as possible, at its regular meeting on September 22, 2022, at the Seminole County Services Building, BCC Chambers, Room 1028, 1101 East First Street, Sanford, Florida, to consider whether to impose a lien on the above-named party's property, legally described as follows:

PARCEL I.D. # 21-21-32-5CF-9000-0010 *UNASSIGNED, CHULUOTA, FL 32766

The violation charged is, specifically:

1) Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

Persons are advised that, if they decide to appeal any decision made at this hearing, 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 record includes the testimony and evidence upon which the appeal is to be based.

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 407-665-7941.

SEMINOLE COUNTY CODE ENFORCEMENT DEVELOPMENT SERVICES DEPARTMENT 1101 EAST FIRST STREET SANFORD, FLORIDA 32771-1468 407-665-7403



DATED this ____ day of September 2022.

SEMINOLE COUNTY, a political subdivision of the State of Florida,	CASE NO. 22-23-CEE
Petitioner, vs.	
TWO HEADED EAGLE INC. PARCEL I.D. NO – 21-21-32-5CF-9000-0010	and the control of th
Respondents.	Supposed to be August 19th
	to match letter

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 19th day of September 2022 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: TWO HEADED EAGLE INC., 820 LAKE KATHRYN CIR, CASSELBERRY, FL, 32707.

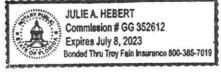
Patricia A. Hughes

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Patricia A. Hughes, who is personally known to me, acknowledged the foregoing instrument before me by means of physical presence this 19th day of September, 2022.

Notary Public in and for the County and State Aforementioned

My commission expires:



DEVELOPMENT SERVICES DEPARTMENT



CODE ENFORCEMENT

August 19, 2022

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707

CASE NO – 22-23-CEB PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Dear Property Owners:

Please be advised that on April 28, 2022, 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:

Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

This property is located at *UNASSIGNED, CHULUOTA FL 32766. The Board required compliance with its Order by May 16, 2022. 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**, **September 22**, **2022**, **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 129 days, from May 17, 2022 through and including September 22, 2022, at \$100.00 per day which totals \$12,900.00.

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 **\$12,900.00**, with the fine continuing to accrue at **\$100.00** per day until compliance is obtained.

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

Patrice a Maghes

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		Transcon

CASE NO. 22-23-CEB

Petitioner,

VS.

TWO HEADED EAGLE INC.
PARCEL ID #: 21-21-32-5CF-9000-0010
PARCEL ID #: 21-21-32-5CF-9000-0060
Respondent.

AFFIDAVIT OF NON-COMPLIANCE

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

- That on April 28, 2022, the Code Enforcement Board held a public hearing and issued its Order in the above-styled matter.
- That, pursuant to said Order, Respondent was to have taken certain corrective action by or before May 16, 2022.
- That a re-inspection was performed on May 17, 2022.
- 4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that the **unpermitted sign remains on the properties.**

FURTHER AFFIANT SAYETH NOT.

DATED this 19th day of May, 2022

ara Hill Senior Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 19th day of May, 2022, Cara Hill who is [X] personally known to me or [] has produced ______ as identification

Notary Public in and for the County and State Aforementioned



For delivery information, visit our website at I	PT .
Cartified Mail Restricted Delivery Sant To	THE PERSON NAMED
Cartified Mail Restricted Delivery Sant To	
Postage Total Postage an 22-23-CEB FOF TWO HEADED EAGLE INC Sent To 820 LAKE KATHRYN CIR CASSEL REPRY ELECTRONICA CONTROL C	Postmark Here
CASSELUCION EL 20707	;
Street and Apt. N City, State, 2IP+4	

U.S. Postal Service

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

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

CASE NO. 22-23-CEB

Petitioner.

VS.

TWO HEADED EAGLE INC.
PARCEL I.D. NO – 21-21-32-5CF-9000-0010

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 2nd day of May 2022, 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: TWO HEADED EAGLE INC., 820 LAKE KATHRYN CIR, CASSELBERRY, FL, 32707.

Patricia A. Hughes

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Patricia A. Hughes, who is personally known to me, acknowledged the foregoing instrument before me by means of physical presence, this 2nd day of May 2022.

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



DEVELOPMENT SERVICES DEPARTMENT



CODE ENFORCEMENT

May 2, 2022

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707

CASE NO – 22-23-CEB PARCEL I.D. NO – 21-21-32-5CF-9000-0010

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 **May 16, 2022** 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 the unpermitted sign from the vacant parcels.

Please call Code Enforcement Officer Cara Hill at 407-665-1767 as soon as you have corrected this violation so that compliance can be verified.

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

Patria a thighes

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. 22-23-CEB

Petitioner,

VS.

TWO HEADED EAGLE INC. PARCEL I.D. NO. – 21-21-32-5CF-9000-0010

Respondents.	
	/

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS MATTER came before the Code Enforcement Board of Seminole County for hearing on April 28, 2022 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 is the record owners of and in custody and control of the property described as Tax Parcel I.D. # 21-21-32-5CF-9000-0010 located at *UNASSIGNED, CHULUOTA, FL 32766, located in Seminole County and legally described as follows:

LOTS 1 TO 5 (LESS W 15 FT FOR RD) BLK 90 NORTH CHULUOTA PB 2 PGS 54 TO 58

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents are in violation of Seminole County Code Chapter 30, Part 65, Section 30.1245.

III. <u>ORDER</u>

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 May 16, 2022. 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 May 16, 2022 or is repeated after compliance.

22-23-CEB TWO HEADED EAGLE INC.

The Respondents are further ordered to contact Code Enforcement Officer Cara Hill at (407) 665-1767 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 28th day of April, 2022, in Seminole County, Florida.

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

DENNIS WARREN, CHAIR

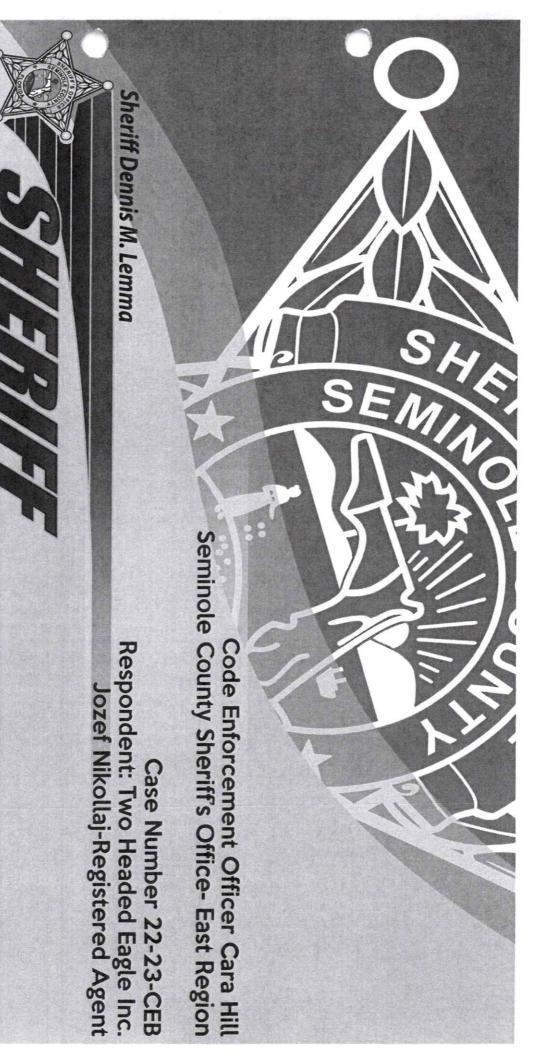
STATE OF FLORIDA) COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of physical presence, this 28th day of April 2022 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 copy of this Order has been furnished by ce HEADED EAGLE INC., 820 LAKE KATHR	ertified and regular	
	Clerk to the	Code Enforcement Board





SEMINOLE COUNTY

22-23-CEB

Two Headed Eagle Inc.

Jozef Nikollaj-Registered Agent
21-21-32-5CF-9000-0010
21-21-32-5CF-9000-0060

Vacant Parcels-Chuluota
Seminole County, Florida

Violation Charged:

Seminole County Land Development Code Chapter 30, Part 65, Section 30.1245- Uses Permitted

A sign which advertises or announces a business where the business is not located is not a permitted use in an R-1 zoning district

22-23-CEB

Two Headed Eagle Inc. Jozef Nikollaj-Registered Agent

Case Surhmary

Initial inspection:

12/07/2021

Notice(s) to respondent:

12/07/2021 (Verbal), 12/15/2021, 01/07/2022

Compliance date(s):

12/13/2021 (Verbal), 01/03/2022, 01/21/2021

Follow up inspection(s):

12/14/2021, 01/04/2022, 01/24/2022, 04/27/2022

Results of follow up inspection:

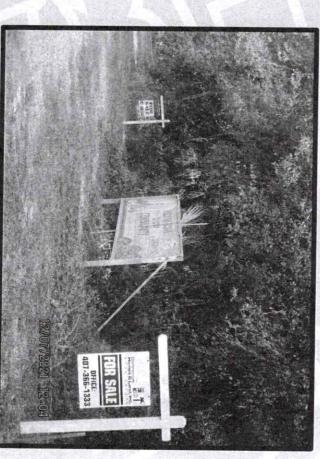
on the subject properties.

The violation of an unpermitted business sign remains

22-23-CEB

Jozef Nikollaj-Registered Agent Two Headed Eagle Inc.





Digital images taken by Officer C. Hill 12/07/21

*These images accurately depict the violation on the dates in which they were taken.

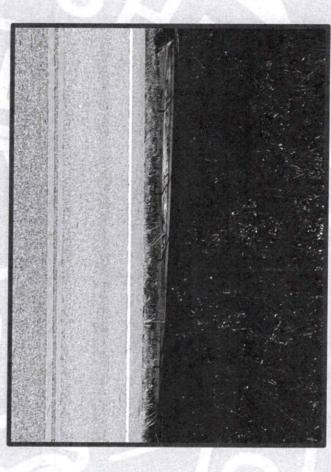
22-23-CEB Two Headed Eagle Inc. Jozef Nikollaj-Registered Agent



Digital image taken by Officer C. Hill 12/14/21

*These images accurately depict the violation on the dates in which they were taken.

Jozef Nikollaj-Registered Agent Two Headed Eagle Inc. 22-23-CEB

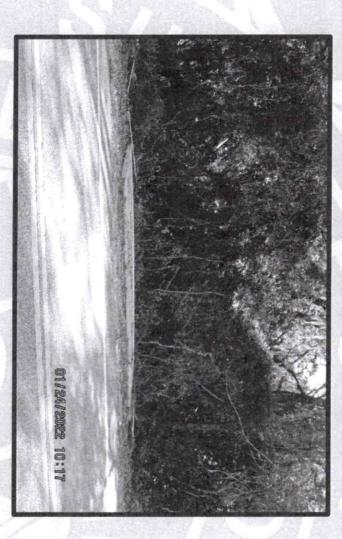


Digital image taken by Officer C. Hill 01/04/22

*These images accurately depict the violation on the dates in which they were taken.

22-23-CEB

Jozef Nikollaj-Registered Agent Two Headed Eagle Inc.



Digital image taken by Officer C. Hill 01/24/22

*These images accurately depict the violation on the dates in which they were taken.

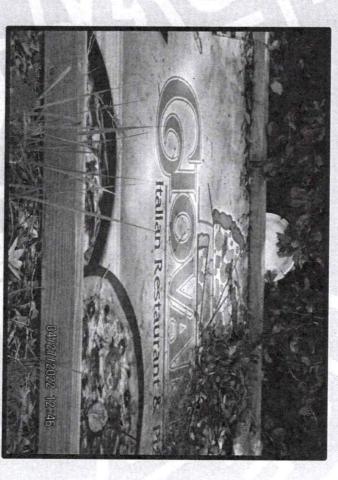
Two Headed Eagle Inc. 22-23-CEB



Digital image taken by Officer C. Hill 04/27/22
*These images accurately depict the violation on the dates in which they were taken.

Jozef Nikollaj-Registered Agent Two Headed Eagle Inc. 22-23-CEB





Digital images taken by Officer C. Hill 04/27/22

*These images accurately depict the violation on the dates in which they were taken.

22-23-CEB

Two Headed Eagle Inc.
Jozef Nikollaj-Registered Agent

The suggested recommendation by the Code Enforcement Officer is:

determined that the Respondent(s), Two Headed Eagle Inc. /Jozef Nikollaj-Registered Based on the testimony and evidence presented in case number 22-23-CEB, it is Agent are:

- (a) the owners of record of the property, located at the Vacant Parcels-Appraiser's records; Chuluota, located in Seminole County, as determined by the Property
- (b) in possession or control of the property; and
- (c) is in violation of Seminole County Land Development Code Chapter 30, Part 65, Section 30.1245-uses unpermitted in an R-1 zoning district.

22-23-CEB
Two Headed Eagle Inc.
Jozef Nikollaj-Registered Agent

And it is further recommended that the Code Enforcement Board:

Issue an Order for the Respondent(s) to correct the violation on or before midnight of May 16, 2022

Remove unpermitted sign from the vacant parcels In order to correct the violation, the Respondent(s) must:

for each day the violation continues, or is repeated after compliance If the respondent(s) does not comply with the Order, a fine of \$100.00 will be imposed

407-665-1767 to arrange for an inspection of the property to verify compliance. Prepared for Hearing date of 04/28/22 The Respondent(s) must contact Code Enforcement Officer C. Hill at

Property Record Cara



Sales

Parcel

21-21-32-5CF-9000-0010

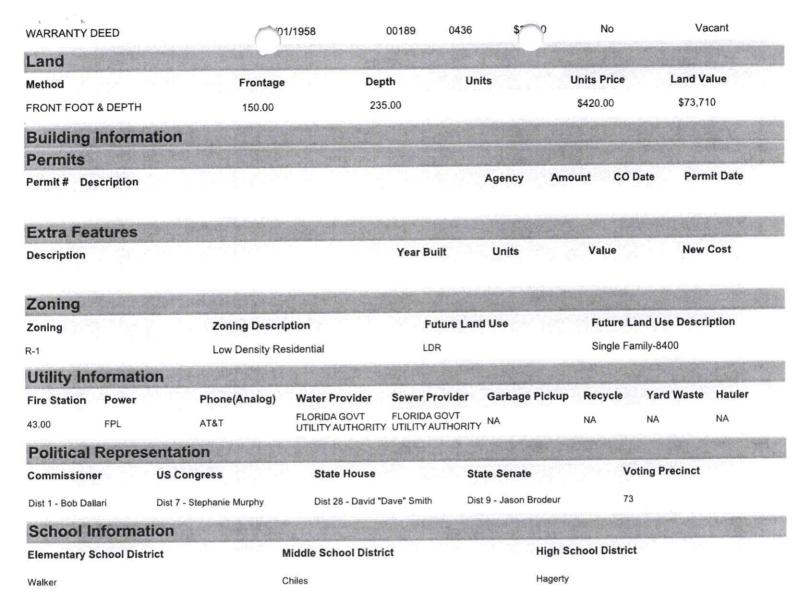
Property Address

CHULUOTA, FL 32766

arcel Information		Value Summary		
Parcel 21-21-32-5CF-9000-0010			2022 Working Values	2021 Certified Values
Owner(s) TWO HEADED EAGLE INC		Valuation Method	Cost/Market	Cost/Market
Property Adrress CHULUOTA, FL 32766		Number of Buildings	0	0
Mailing 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707-2719		Depreciated Bldg Value		
Subdivision Name NORTH CHULUOTA		Depreciated EXFT Value		
Tax District 01-COUNTY-TX DIST 1		Land Value (Market)	\$73,710	\$73,710
DOR Use Code 00-VACANT RESIDENTIAL		Land Value Ag		
Exemptions None		Just/Market Value	\$73,710	\$73,710
Symmetric Bernin		Portability Adj		
Agricultural No Classification		Save Our Homes Adj	\$0	\$0
5 6 - 4 5 5 4	331.4	Amendment 1 Adj	\$0	\$0
	10.4%	P&G Adj	\$0	\$0
6 7 8 9 110 to 1000.	6 7 8 9 1	Assessed Value	\$73,710	\$73,710
	** * *	2021 Tax Amount without	Exemptions: \$1	,016.80
ИТн		2021 Tax Bill Amount:	\$1	,016.80
5 4 3 2 1	5 4 3 2	2021 Tax Savings with Ex		.00
90 13 15 10 6 7 8 9 10	91 6 7 8 9	Legal Description LOTS 1 TO 5 (LESS W 15 F BLK 90 NORTH CHULUOTA PB 2 PGS 54 TO 58	CHARLES AND A STATE OF THE PARTY OF THE PART	
	7			

Taxes	MAN AND RANGE BY THE RESERVE OF THE SECOND S		Control of the Contro	DESCRIPTION OF THE PERSON NAMED IN
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	
ROAD DISTRICT	\$73,710	\$0	\$73,710	
SJWM(Saint Johns Water Management)	\$73,710	\$0	\$73,710	
FIRE	\$73,710	\$0	\$73,710	
COUNTY GENERAL FUND	\$73,710	\$0	\$73,710	
Schools	\$73,710	\$0	\$73,710	

			DISCOURT STATE OF THE PARTY OF	DESCRIPTION OF THE PROPERTY OF		
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/09/2019	09281	0217	\$160,000	Yes	Vacant
WARRANTY DEED	11/01/2001	04282	0103	\$70,000	No	Vacant
WARRANTY DEED	05/01/1985	01643	0220	\$7,200	Yes	Vacant



CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com*.	RECEIPT
For delivery information, visit our	
O IL (O	website at www.usps.com®.
Certified Mail Fee	
Extra Services & Fees (check box, add fee as appropriate) [Return Receipt (hardcopy)	ropriate)
Return Receipt (electronic) \$	Postmark
Certified Mail Restricted Delivery \$	Here
Postage	
Total Postage 22-23-CER SOV & NOH 4/28/22	IOH 4/28/22
	E INC
_	N CIR
Street and Ap CASSELBERRY FL 32707	32707
City, State, Zi	

		THE R. P. LEWIS CO., LANSING STREET, SQUARE, S
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	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 X	C. Date of Delivery
1. Ar	D. Is delivery address different from item 17 If YES, enter delivery address below:	ritem 12 C Yes below: No
4 22-23-CEB SOV & NOH 4/28/22 TWO HEADED EAGLE INC 820 LAKE KATHRYN CIR CASSEL BERRY FL 32707		
9590 9402 7145 1251 1545 96 2 Article Number Transfer from 1124	 6 0 0 0 0 0 0 0	□ Priority Mail Express® □ Registered Mail™ □ Registered Mail Restricts Delivery □ Signature Confirmation □ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	(over \$500)	Domestic Return Receipt

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

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

CASE NO. 22-23-CEB

Petitioner,

VS.

TWO HEADED EAGLE INC. PARCEL I.D. NO – 21-21-32-5CF-9000-0010

Res	pond	dents	3.			

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 25th day of March 2022 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: TWO HEADED EAGLE INC., 820 LAKE KATHRYN CIR, CASSELBERRY, FL, 32707.

Patricia A. Hughes

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

Patricia A. Hughes, who is personally known to me, acknowledged the foregoing instrument before me by means of physical presence this 25th day of March 2022.

Notary Public in and for the County and

State Aforementioned My commission expires:



DEVELOPMENT SERVICES DEPARTMENT



CODE ENFORCEMENT

March 25, 2022

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707

CASE NO – 22-23-CEB PARCEL I.D. NO – 21-21-32-5CF-9000-0010

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 407-665-1767**. If you have any questions regarding this hearing, please give me a call at the number listed below.

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

Position a cheghes

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 - 22-23-CEB

Petitioner.

VS.

TWO HEADED EAGLE INC.
PARCEL I.D. NO – 21-21-32-5CF-9000-0010

RE: *UNASSIGNED CHULUOTA, FL 32766

Respondents.

NOTICE OF HEARING

TWO HEADED EAGLE INC. 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707

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, April 28, 2022**, 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. Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

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 25th day of March 2022.

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

Rossia a Magker

CODE ENFORCEMENT BOARD SEMINOLE COUNTY, FLORIDA

Case No. 22-23-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 Land Development Code, Chapter 30, Part 65, Section 30.1245-Uses Permitted in a R-1 zone.

LOCATION/ADDRESS WHERE VIOLATION EXISTS: 21-21-32-5CF-9000-0010 21-21-32-5CF-9000-0060

Vacant Parcels-Chuluota
Commissioner's District 1

Vacant Parcels-Chuluota
Seminole County

Sheriff's CSA: 35 (legal description attached)

NAME AND ADDRESS OF OWNER: Two Headed Eagle Inc.

Jozef Nikollaj-Registered Agent

820 Lake Kathryn Circle Casselberry, FL 32707

DESCRIPTION OF VIOLATION: Signs which advertise or announce a business where the business is not located is not a permitted use in an R-1 zoning district.

DATE VIOLATION FIRST OBSERVED: 12/07/21

DATES NOTICES OF VIOLATION ISSUED: 12/07/21 (Verbal), 12/15/21, 01/07/22 DATES VIOLATION TO BE CORRECTED: 12/13/21 (Verbal), 01/03/22, 01/21/22

DATE OF REINSPECTION: 12/14/22, 01/04/22, 01/24/22

INSPECTION RESULTS: The unpermitted Giovanni's Restaurant sign 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 27th DAY OF January 2022

Cara Hill, Senior Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 27th day of January 2022, by Cara Hill who is [x] personally known to me or [] has produced ______ as identification.

Notary Public in and for the
County and State Aforementioned

CAFÉ REPORT #: 2021CE003525

PATRICIA A. HUGHES
Commission # GG 331752
Expires July 22, 2023
Bonded Thru Trey Fein Insurance 800-385-7010

1

Property Record Card



Parcel Property Address 21-21-32-5CF-9000-0010 CHULUOTA, FL 32766

Parcel Information Value Summary 2022 Working 2021 Certified Parcel 21-21-32-5CF-9000-0010 **Values Values** Owner(s) TWO HEADED EAGLE INC Cost/Market Cost/Market Valuation Method Property Adrress CHULUOTA, FL 32766 0 **Number of Buildings** Mailing 820 LAKE KATHRYN CIR CASSELBERRY, FL 32707-2719 Depreciated Bldg Value Subdivision Name NORTH CHULUOTA **Depreciated EXFT Value** Tax District 01-COUNTY-TX DIST 1 \$73,710 Land Value (Market) \$73,710 Land Value Ag DOR Use Code 00-VACANT RESIDENTIAL Just/Market Value \$73,710 \$73,710 **Exemptions** None Portability Adj Agricultural No Classification \$0 Save Our Homes Adj \$0 \$0 Amendment 1 Adj \$0 P&G Adj \$0 \$0 8 9 10 Assessed Value \$73,710 \$73,710 \$1,016.80 2021 Tax Amount without Exemptions: 117h \$1,016.80 2021 Tax Bill Amount: \$0.00 2021 Tax Savings with Exemptions: * Does NOT INCLUDE Non Ad Valorem Assessments 3 410 90 **Legal Description** 91 LOTS 1 TO 5 (LESS W 15 FT FOR RD) **BLK 90** NORTH CHULUOTA PB 2 PGS 54 TO 58 16 14 9 10

Assessment Value	Exempt Values	Taxable Value	
\$73,710	\$0	\$73,710	
\$73,710	\$0	\$73,710	
\$73,710	\$0	\$73,710	
\$73,710	\$0	\$73,710	
\$73,710	\$0	\$73,710	
	\$73,710 \$73,710 \$73,710 \$73,710	\$73,710 \$0 \$73,710 \$0 \$73,710 \$0 \$73,710 \$0	\$73,710 \$0 \$73,710 \$73,710 \$0 \$73,710 \$73,710 \$0 \$73,710 \$73,710 \$0 \$73,710

Sales							
Description	Date	Book	Page	Amount	Qualified	Vac/Imp	
WARRANTY DEED	01/09/2019	09281	0217	\$160,000	Yes	Vacant	
WARRANTY DEED	11/01/2001	04282	0103	\$70,000	No	Vacant	
WARRANTY DEED	05/01/1985	01643	0220	\$7,200	Yes	Vacant	

WARRANTY DEED 000 No Vacant 01/01/1958 00189 0436 Land Method Units **Units Price Land Value** Frontage Depth FRONT FOOT & DEPTH \$420.00 \$73,710 150.00 235.00 **Building Information Permits Permit Date CO Date** Permit # Description Agency Amount **Extra Features** Description Year Built Units Value **New Cost** Zoning

Zoning Description Future Land Use Future Land Use Description

R-1 Single Family-8400 LDR Low Density Residential



WARNING NOTICE OF CODE VIOLATION

ISSUED TO: Two Headed Eagle Inc.
Registered Agent: Jozef Nikollaj, 820 Lake Kathryn Circle, Casselberry, FL 32707
IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT: Vacant Parcels PARCEL ID: 21-21-32-5CF-9000-0010 & 21-21-32-5CF-9000-0060
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: Seminole County Land Development Code Chapter 30, Part 65, Section 30.1245
Described as: Prohibited Signs-Free Standing signs which advertises or announces business where the business is not located is not a permitted use in an R-1 zoning district.
CORRECTIVE ACTION REQUIRED:
Remove the free standing Giovanni's Restaurant sign from the vacant parcels.
FAILURE TO CORRECT THE VIOLATION(S) BY 01/03/2022 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.



FINAL NOTICE OF CODE VIOLATION

ISSUED TO: Two Headed Eagle Inc.
820 Lake Kathryn Circle, Casselberry, FL 32707
IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT: Vacant Parcels PARCEL ID: 21-21-32-5CF-9000-0010 & 21-21-32-5CF-9000-0060
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: Seminole County Land Development Code Chapter 30, Part 65, Section 30.1245
Described as: Prohibited Signs-Free standing signs which advertise or announces a business is not located is not a permitted use in an R-1 zoning district.
CORRECTIVE ACTION REQUIRED:
Remove the dilapidated sign from the property.
FAILURE TO CORRECT THE VIOLATION(S) BY 01/21/2022 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.



FINAL NOTICE OF CODE VIOLATION

	Headed Eagle Inc.
Registered Agent	: Jozef Nikollaj, 820 Lake Kathryn Circle, Casselberry, FL 32707
	WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT: PARCEL ID: 21-21-32-5CF-9000-0010 & 21-21-32-5CF-9000-0060
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 r	ubble of a structure
d. Abandoned	or discarded volatile, corrosive, poisonous or noxious chemicals, liquids, or substances
carport, or o business ope	vehicles; provided, however, that an abandoned vehicle kept within an enclosed garage or attached in the premises of a legally operating business enterprise when necessary to the functioning of such a grated in a lawful place and manner, or in a permitted or lawful storage area maintained in a lawful anner shall not be deemed a violation
f. Stagnant or f	oul water
g. An unsecure	d swimming pool
	aterial or condition tending by its existence and / or accumulation to endanger or adversely affect the y, lives, and/or welfare of the citizens of Seminole county
AND/OR	
☑ Code/Section:	Seminole County Land Development Code Chapter 30, Part 65, Section 30.1245
Described as:	Prohibited Signs-Free standing signs which advertise or announces a business is not located is not a permitted use in an R-1 zoning district.
CORRECTIVE ACT	ION REQUIRED:
	idated sign from the property.
	ECT THE VIOLATION(S) BY 01/21/2022 MAY RESULT IN THE ISSUANCE OF A CITATION TER MAY BE TURNED OVER TO THE CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE.
	CTION 162.09 (2) (a) FLORIDA STATE STATUTE: The Code Enforcement Board or Special Magistrate hat fines up to \$250.00/day, \$500.00/day for repeat violation and up to \$5,000.00 for an irreparable or on.
not corrected by t	FION 162.06 (2) FLORIDA STATE STATUTE STATES: If the violation is corrected and then recurs or is the specified timeframe determined by the issuing code enforcement official, the case may be ode Enforcement Board or Special Magistrate even if the violation has been corrected prior to the earing.

Property Record Card



Parcel Property Address

21-21-32-5CF-9000-0010 CHULUOTA, FL 32766

rcel Informat	tion				Value Summary		
Parcel	21-21-32-5CF-9000-0010					2022 Work Value	
Owner(s)	TWO HEADED EAGLE INC				Valuation Method	Cost/Market	Cost/Market
Property Adrress	CHULUOTA, FL 32766				Number of Buildings	0	0
Mailing	820 LAKE KATHRYN CIR CASSELBERRY, FL 32707-2719				Depreciated Bldg Value	U	.0
Subdivision Name	NORTH CHULUOTA				Depreciated EXFT Value		
Tax District	01-COUNTY-TX DIST 1				Land Value (Market)	\$73,710	\$73,710
DOR Use Code	00-VACANT RESIDENTIAL				Land Value Ag		
Exemptions	None				Just/Market Value	\$73,710	\$73,710
Agricultural	N-				Portability Adj		
Agricultural Classification	No				Save Our Homes Adj	\$0	\$0
C D 6	x x x x x	#3	8 3		Amendment 1 Adj	\$0	\$0
- 5	5 N 9 5			1015	P&G Adj	\$0	\$0
(4 (**) 15 (6)	5 7 8 9 10	6	7 8	9 1	Assessed Value	\$73,710	\$73,710
(= r> £)	, , , , , , , 5_	4.1	4 5	- 8	2021 Tax Amount without	Exemptions:	\$1,016.80
11761					2021 Tax Bill Amount:		\$1,016.80
	5 4 3 2 1	5	4	3 2	2021 Tax Savings with Ex *Does NOT INCLUDE Non Ad Vai		\$0.00
14 th 16	90	6	7	8 9	Legal Description LOTS 1 TO 5 (LESS W 15 F BLK 90 NORTH CHULUOTA PB 2 PGS 54 TO 58	T FOR RD)	

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$73,710	\$0	\$73,710
SJWM(Saint Johns Water Management)	\$73,710	\$0	\$73,710
FIRE	\$73,710	\$0	\$73,710
COUNTY GENERAL FUND	\$73,710	\$0	\$73,710
Schools	\$73,710	\$0	\$73,710

Sales							
Description	Date	Book	Page	Amount	Qualified	Vac/Imp	
WARRANTY DEED	01/09/2019	09281	0217	\$160,000	Yes	Vacant	
WARRANTY DEED	11/01/2001	04282	0103	\$70,000	No	Vacant	
WARRANTY DEED	05/01/1985	01643	0220	\$7,200	Yes	Vacant	

WARRANTY DEED 01/01/1958 00189 0436 3,000 No Vacant Land Method Frontage Depth Units **Units Price Land Value** FRONT FOOT & DEPTH 235.00 150.00 \$420.00 \$73,710 **Building Information Permits** Permit # Description CO Date **Permit Date** Agency Amount **Extra Features** Description Year Built Units Value **New Cost** Zoning Zoning **Zoning Description Future Land Use Future Land Use Description**

LDR

Low Density Residential

Property Record Card



Parcel 2
Property Address

21-21-32-5CF-9000-0060 CHULUOTA, FL 32766

arcel Information					Value Summary		
Parcel 21-21-32-5CF-9000-0060						2022 Work	
Owner(s) TWO HEADED EAGLE INC					V-1	Value	Sale and in the Communication
Property Adrress CHULUOTA, FL 32766					Valuation Method	Cost/Market	Cost/Market
Mailing 820 LAKE KATHRYN CIR				Number of Buildings Depreciated Bldg Value	0		
Subdivision Name NORTH CHULUOTA					Depreciated EXFT Value		
Tax District 01-COUNTY-TX DIST 1					Land Value (Market)	\$73,710	\$73,710
DOR Use Code 00-VACANT RESIDENTIAL					Land Value Ag		
Exemptions None					Just/Market Value	\$73,710	\$73,710
					Portability Adj		
Agricultural No Classification					Save Our Homes Adj	\$0	\$0
5 5 5 5	13	2	3 "	3 -	Amendment 1 Adj	\$0	\$0
11TH	_				P&G Adj	\$0	\$0
5 4 3 2 1				2	Assessed Value	\$73,710	\$73,710
90		, 4	91		2021 Tax Amount without	Exemptions:	\$1,016.80
8 8 5 5 5	- [٠.		2021 Tax Bill Amount:		\$1,016.80
		5 7	á	9	2021 Tax Savings with Exe	Company of the Compan	\$0.00
14 15 16 S 6 7 8 9 10					Legal Description		
	7	. ,		3	LOTS 6 TO 10 (LESS W 15 F BLK 90 NORTH CHULUOTA PB 2 PGS 54 TO 58	T FOR RD)	
6		1					
977							
	o l	2					

Taxes						
Taxing Authority	THE REST	Assessment Va	lue	Exempt Values	Taxable Value	
ROAD DISTRICT		\$73,710		\$0	\$73,710	
SJWM(Saint Johns Water Management)		\$73,710		\$0	\$73,710	
FIRE		\$73,710		\$0	\$73,710	
COUNTY GENERAL FUND		\$73,710		\$0	\$73,710	
Schools		\$73,710		\$0	\$73,710	
Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/09/2019	09281	0217	\$160,000	Yes	Vacant
WARRANTY DEED	11/01/2001	04282	0103	\$70,000	No	Vacant

Method Fntage Depth **Units Price Land Value** FRONT FOOT & DEPTH າວປ.00 235.00 \$420.00 \$73,710 **Building Information Permits** Permit # Description Agency Amount CO Date **Permit Date Extra Features** Description Year Built Units Value **New Cost** Zoning Zoning **Zoning Description Future Land Use Future Land Use Description**

LDR

Low Density Residential



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation TWO HEADED EAGLE INC

Filing Information

Document Number

P16000048458

FEI/EIN Number

81-2804063

Date Filed

06/01/2016

Effective Date

06/01/2016

State

FL

Status

ACTIVE

Principal Address

820 LAKE KATHRYN CR CASSELBERRY, FL 32707

Mailing Address

820 LAKE KATHRYN CR CASSELBERRY, FL 32707

Registered Agent Name & Address

NIKOLLAJ, JOZEF

820 LAKE KATHRYN CR

CASSELBERRY, FL 32707

Officer/Director Detail

Name & Address

Title P

NIKOLLAJ, JOZEF

820 LAKE KATHERYN

CASSELBERRY, FL 32707

Title VP

NIKOLLAJ, KRIST

820 LAKE KATHRYN CR

CASSELBERY, FL 32707

Title VP

NIKOLLAJ, MHILL

820 LAKE KATHRYN CASSELBERRY, FL 32707

Annual Reports

Report Year	Filed Date		
2019	02/19/2019		
2020	01/24/2020		
2021	02/05/2021		

Document Images

02/05/2021 ANNUAL REPORT	View image in PDF format
01/24/2020 ANNUAL REPORT	View image in PDF format
02/19/2019 ANNUAL REPORT	View image in PDF format
01/10/2018 ANNUAL REPORT	View image in PDF format
02/01/2017 ANNUAL REPORT	View image in PDF format
06/01/2016 Domestic Profit	View image in PDF format

Hards Department of State Division of Corporations



WARNING NOTICE OF CODE VIOLATION

ISSUED TO: Two Headed Eagle Inc.
820 Lake Kathyrn Circle, Casselberry, FL 32707
IN ACCORDANCE WITH SEMINOLE COUNTY CODES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY LOCATED AT: Vacant Parcels PARCEL ID: 21-21-32-5CF-9000-0010 & 21-21-32-5CF-9000-0060
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: Seminole County Land Development Code Chapter 30, Part 65, Section 30.1245
Described as: Prohibited Signs-Free Standing signs which advertises or announces business where the business is not located is not a permitted use in an R-1 zoning district.
CORRECTIVE ACTION REQUIRED:
Remove the free standing Giovanni's Restaurant sign from the vacant parcels.
FAILURE TO CORRECT THE VIOLATION(S) BY 01/03/2022 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 he che 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 reversible 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 cheduled board hearing.
DATE. 12/15/2021 CASE #. 2021CE003525 OFFICED. C. Hill