

Development Services Regular Agenda Items

Board of County Commissioners Meeting
June 10, 2025

1208 Helen Street, Apopka – Request for Total Waiver of Liens

- Code Enforcement Violations: Uncultivated Vegetation and Rubbish. Two County code enforcement liens totaling \$195,104.40.
- Request to reduce the Liens to \$0.00.
- Applicant brought the Property into compliance.

Lien 1 Summary (Case #19-113-CEB)

- Violation: The Property was originally cited for the Rubbish violation in January 2019.
- July 25, 2019: The CEB issued a Findings of Fact, Conclusions of Law and Order requiring compliance by August 9, 2019, of a daily fine of \$100/ day may be imposed.
- October 24, 2019 (compliance hearing): The CEB issued an Order Finding Non-Compliance and Imposing Fine/Lien of \$7,600.00 for 76 days of non-compliance which will continue to accrue at \$100/ day until brought into compliance. The Affidavit of Compliance states the violation was rectified as of October 24, 2024. Lien 1 totals \$190,739.83.

Lien 2 Summary (Case 19-112-CEB)

- Violation: The Property was originally cited for the Uncultivated Vegetation in January 2019.
- July 25, 2019: The CEB issued a Findings of Fact, Conclusions of Law and Order requiring compliance by August 9, 2019, of a daily fine of \$50/ day may be imposed.
- October 24, 2019 (compliance hearing): The CEB issued an Order Finding Compliance and Imposing Fine/Lien ordering the fine of \$3,700.00 for 74 days of non-compliance be reduced to the administrative costs of \$389.64 if paid by November 23, 2019, or the original fine amount will revert to \$3,700.00. As the reduced fine was not paid, Lien 2 totals \$4,364.57.

FINANCIAL SUMMARY

Property tax parcel #:	17-21-29-512-0000-0540	
Property address:	1208 Helen Street, Apopka, FL 32703	
Ownership date:	February 8, 1991	
Conveyance type:	Warranty Deed	
Purchase amount:	Unknown	
2024 Assessed Value	\$165,212.00	
	Lien 1	Lien 2
Daily fines accrued:	\$190,200.00	\$3,700.00
Administrative Costs:	\$539.83	\$664.57
Total:	\$190,739.83	\$4,364.57
Collective amount of Liens(w/ Admin Costs):	\$195,104.40	
Amounts paid or credited against Lien to date:	\$0.00	

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

- (a) The amount of the lien as compared to the value of the property:
 - The amount of the Liens exceeds the 2024 certified assessed value of the Property.
- (b) The actions taken, or not taken, by the property owners in attempting to abate the violation(s):
 - The Applicant stated they had to evict the family member causing the violations, and reports being unaware of the code enforcement issues upon the Property until April 2024. The uncultivated vegetation was rectified the day of the compliance hearing. The Applicant rectified the rubbish in April 2024.
- (c) The amount of staff time expended:
 - The non-compliance period spanned approximately 5 years with a collective 29.75 hours of staff time were expended, per staff affidavits.

Request for Reduced Amount:

The Applicant requests that the Board make an exception to its established guidelines and reduce the total amount secured by the lien (\$195,104.40) to \$0.00. The Applicant requests that the Board additionally consider the following:

1. Medical and Financial hardship: Esther Melton (POA) states that Applicant Miguel A. Leon has ongoing medical expenses to where they wouldn't be able to pay the Liens and has provided documentation illustrating hardship.
2. The amount of the Liens exceeds the value of the Property.
3. Administrative costs: Applicant requests a waiver of the administrative costs.

Applicant Requested Action:

The Applicant requests that the Board consider and make a final determination on Applicant's request for a total waiver of the two code enforcement Liens to \$0.00 and, should the Liens be reduced, authorize the Chairman to execute a Satisfaction of Lien upon payment of the approved reduced amount(s), if any.