



Legislation Text

File #: 26-0571, Version: 1

Interoffice Memorandum

DATE: April 2, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Brandy Driggers, Manager

PHONE: (407) 836-4221

DIVISION: Neighborhood Services Division

ACTION REQUESTED:

Approval and execution of Orange County, Florida, Resolutions Establishing Special Assessment Liens for Abatement Services and approval to record Special Assessment Liens for unsafe structures demolished by Orange County, pursuant to Orange County Code, Section 9-278. Districts 2 and 6. (Neighborhood Services Division).

A 25-0073 A 25-0110 A 24-0115

PROJECT: Resolutions for Special Assessment Lien(s) Demolition (3)

PURPOSE: Pursuant to Orange County Code, Chapter 9, Section 9-278, Property Maintenance, Assessment and Lien, the County is authorized, by order of the Code Enforcement Board and Special Magistrate, to have unsafe structures demolished through an independent contractor when not done voluntarily by the owner after sufficient notice. Further, the regulation allows the Board by Resolution to place Special Assessment Liens on properties to recover the cost of demolition. The properties listed below had a structure that was demolished at the expense of the County with associated costs as indicated.

Table with 4 columns: Case No., Dist.#, Property Owner, Amount*. Rows include Hicks Angelique Gabriele, Lopez Fernando Alberto; Garcia Linda, and Colon Lydia.

BUDGET: N/A

BCC Mtg. Date: May 19, 2026

**RESOLUTION OF THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
REGARDING CLAIM OF SPECIAL ASSESSMENT LIEN
PURSUANT TO SECTION 9-278 OF THE ORANGE COUNTY CODE
RESOLUTION NO. A 25-0073**

WHEREAS, on April 9, 2024, the Board of County Commissioners adopted the International Property Maintenance Code, 2021 edition (IPMC), with amendments as the Orange County Property Maintenance Code (OCPMC) by Ordinance No. 2024-04;

WHEREAS, the OCPMC, as adopted with amendments, is codified at Section 9-277 of the Orange County Code;

WHEREAS, Section 9-278 of the Orange County Code establishes procedures to recover costs borne by Orange County in repairing or demolishing buildings or structures pursuant to the OCPMC;

WHEREAS, this Resolution is authorized by the procedures established by Ordinance No. 2024-04,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

1. The foregoing recitals are true and correct and are incorporated herein.
2. The benefited property (herein referred to as "Property") to which Orange County demolished the following building or structure in Unincorporated Orange County, Florida for case number A 25-0073 located at:

ADDRESS: 3000 CLARCONA RD, UNIT 666
LEGAL: YOGI BEARS JELLYSTONE PK CAMP RESORT (APOPKA) 3347/2482
UNIT 666
PARCEL ID#: 27-21-28-9805-00-666
DISTRICT: 2

3. The name and address of the last known owner(s) of record of such parcel, lot or tract is (are) the following:

NAME: HICKS ANGELIQUE GABRIELE
ADDRESS: 3000 CLARCONA RD LOT 666
APOPKA, FL 32703

4. The amount of the assessment, cost including, but not limited to the following:
Labor, services, and material for demolishing the building or structure
Hand delivering or mailing the Notice of Assessment
Recording this claim of Special Assessment Lien
Recording a satisfaction of Special Assessment Lien

Administrative cost

TOTALING: \$23,523.32
SERVICE DATE: 02/11/2026

5. WHEREAS A NOTICE OF THE ASSESSMENT WAS SENT BY CERTIFIED MAIL (RETURN RECEIPT REQUESTED), WHEREAS SAID ASSESSMENT WAS NOT PAID WITHIN THIRTY (30) DAYS AFTER THE RETURN OF THE RECEIPT, THEREFORE THIS RESOLUTION TOGETHER WITH A CLAIM OF SPECIAL ASSESSMENT SHALL BE RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY.
6. Authorization is hereby given by the Board of County Commissioners to Orange County Staff to initiate legal proceedings to collect on this lien after the lien is recorded in the Official Records of Orange County, Florida.
7. Effective Date. This Resolution shall become effective on the date of its adoption.

ADOPTED THIS 19 DAY OF May , 2026.

ORANGE COUNTY, FLORIDA

BY: *Ronald B. Bwalya*
for Orange County Mayor

DATE: May 19, 2026

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Jennifer Ann-Kline*
Deputy Clerk



BCC Mtg. Date: May 19, 2026

**RESOLUTION OF THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
REGARDING CLAIM OF SPECIAL ASSESSMENT LIEN
PURSUANT TO SECTION 9-278 OF THE ORANGE COUNTY CODE
RESOLUTION NO. A 25-0110**

WHEREAS, on April 9, 2024, the Board of County Commissioners adopted the International Property Maintenance Code, 2021 edition (IPMC), with amendments as the Orange County Property Maintenance Code (OCPMC) by Ordinance No. 2024-04;

WHEREAS, the OCPMC, as adopted with amendments, is codified at Section 9-277 of the Orange County Code;

WHEREAS, Section 9-278 of the Orange County Code establishes procedures to recover costs borne by Orange County in repairing or demolishing buildings or structures pursuant to the OCPMC;

WHEREAS, this Resolution is authorized by the procedures established by Ordinance No. 2024-04,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

1. The foregoing recitals are true and correct and are incorporated herein.
2. The benefited property (herein referred to as "Property") to which Orange County demolished the following building or structure in Unincorporated Orange County, Florida for case number A 25-0110 located at:

ADDRESS: 2502 SCHOPKE
LEGAL: THE E 396 FT OF N 130 FT OF N1/2 OF SE1/4 OF NW1/4 (LESS E 136
FT THERE OF & LESS N 30 FT FOR R/W) IN SEC 31-20-28
PARCEL ID#: 31-20-28-0000-00-012
DISTRICT: 2

3. The name and address of the last known owner(s) of record of such parcel, lot or tract is (are) the following:

NAME: LOPEZ FERNANDO ALBERTO;GARCIA LINDA
ADDRESS: 7620 REDWING RD
GROVELAND, FL 34736

4. The amount of the assessment, cost including, but not limited to the following:
Labor, services, and material for demolishing the building or structure
Hand delivering or mailing the Notice of Assessment
Recording this claim of Special Assessment Lien
Recording a satisfaction of Special Assessment Lien

Administrative cost

TOTALING: \$71,544.93
SERVICE DATE: 10/02/2025

5. WHEREAS A NOTICE OF THE ASSESSMENT WAS SENT BY CERTIFIED MAIL (RETURN RECEIPT REQUESTED), WHEREAS SAID ASSESSMENT WAS NOT PAID WITHIN THIRTY (30) DAYS AFTER THE RETURN OF THE RECEIPT, THEREFORE THIS RESOLUTION TOGETHER WITH A CLAIM OF SPECIAL ASSESSMENT SHALL BE RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY.
6. Authorization is hereby given by the Board of County Commissioners to Orange County Staff to initiate legal proceedings to collect on this lien after the lien is recorded in the Official Records of Orange County, Florida.
7. Effective Date. This Resolution shall become effective on the date of its adoption.

ADOPTED THIS 19 DAY OF May, 2026.

ORANGE COUNTY, FLORIDA

BY: *Ramona B. Brown*
for Orange County Mayor

DATE: May 19, 2026

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Jennifer Ann Kinney*
Deputy Clerk



BCC Mtg. Date: May 19, 2026

**RESOLUTION OF THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
REGARDING CLAIM OF SPECIAL ASSESSMENT LIEN
PURSUANT TO SECTION 9-278 OF THE ORANGE COUNTY CODE
RESOLUTION NO. A 24-0115**

WHEREAS, on April 9, 2024, the Board of County Commissioners adopted the International Property Maintenance Code, 2021 edition (IPMC), with amendments as the Orange County Property Maintenance Code (OCPMC) by Ordinance No. 2024-04;

WHEREAS, the OCPMC, as adopted with amendments, is codified at Section 9-277 of the Orange County Code;

WHEREAS, Section 9-278 of the Orange County Code establishes procedures to recover costs borne by Orange County in repairing or demolishing buildings or structures pursuant to the OCPMC;

WHEREAS, this Resolution is authorized by the procedures established by Ordinance No. 2024-04,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

1. The foregoing recitals are true and correct and are incorporated herein.
2. The benefited property (herein referred to as "Property") to which Orange County demolished the following building or structure in Unincorporated Orange County, Florida for case number A 24-0115 located at:

ADDRESS: 1842 S RIO GRANDE AVE
LEGAL: CLEAR LAKE SHORES M/32 LOT 56
PARCEL ID#: 03-23-29-1400-00-560
DISTRICT: 6

3. The name and address of the last known owner(s) of record of such parcel, lot or tract is (are) the following:

NAME: COLON LYDIA
ADDRESS: 1812 37TH ST
ORLANDO, FL 32839

4. The amount of the assessment, cost including, but not limited to the following:
Labor, services, and material for demolishing the building or structure
Hand delivering or mailing the Notice of Assessment
Recording this claim of Special Assessment Lien
Recording a satisfaction of Special Assessment Lien

Administrative cost

TOTALING: \$19,263.12
SERVICE DATE: 10/08/2025

5. WHEREAS A NOTICE OF THE ASSESSMENT WAS SENT BY CERTIFIED MAIL (RETURN RECEIPT REQUESTED), WHEREAS SAID ASSESSMENT WAS NOT PAID WITHIN THIRTY (30) DAYS AFTER THE RETURN OF THE RECEIPT, THEREFORE THIS RESOLUTION TOGETHER WITH A CLAIM OF SPECIAL ASSESSMENT SHALL BE RECORDED IN THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY.
6. Authorization is hereby given by the Board of County Commissioners to Orange County Staff to initiate legal proceedings to collect on this lien after the lien is recorded in the Official Records of Orange County, Florida.
7. Effective Date. This Resolution shall become effective on the date of its adoption.

ADOPTED THIS 19 DAY OF May, 2026.

ORANGE COUNTY, FLORIDA

BY: *Raymond B. Brown*
for Orange County Mayor

DATE: May 19, 2026

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Jennifer Ann-Kline*
Deputy Clerk

