



Legislation Text

File #: 26-0469, Version: 1

Interoffice Memorandum

DATE: March 9, 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, 3, and 6. (Neighborhood Services Division).

A 22-0042 A 24-0080 A 24-0124 A 24-0126 A 24-0141

PROJECT: Resolutions for Special Assessment Lien Demolition

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 BATES DERRICK ESTATE, CITRINITE MICHAEL, and CHAMBERLIN CHRISTINE L; NEWTON.

		KIMBERLY D	
A 24-0126	3	PUGH BETTY A	\$23,781.94
A 24-0141	6	MENDOZA LYDIA C ESTATE	\$33,356.37

**BUDGET:** N/A

BCC Mtg. Date: April 21, 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 22-0042**

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 22-0042 located at:

ADDRESS: 1670 S Central Ave  
LEGAL: LAKE JEWELL HEIGHTS 3/2 LOT 67  
PARCEL ID#: 21-21-28-0044-00-670  
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: BATES DERRICK ESTATE  
ADDRESS: 650 PALIO CT  
OCOEE, FL 34761

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: \$14,565.26  
SERVICE DATE: 12/18/2025

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 21 DAY OF April, 2026.

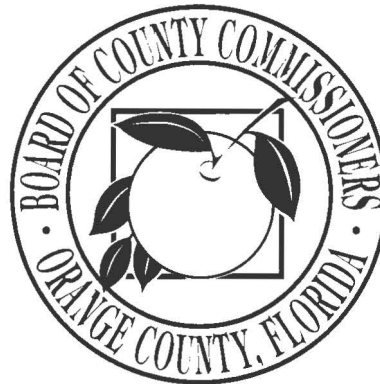
ORANGE COUNTY, FLORIDA

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

DATE: April 21, 2026

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

BY: *Jennifer Ann Kline*  
Deputy Clerk



BCC Mtg. Date: April 21, 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 24-0080**

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 24-0080 located at:

ADDRESS: 4416 ROSSMORE DR  
LEGAL: EDEN PARK ESTATES Y/25 LOT 14 BLK B  
PARCEL ID#: 29-21-29-2386-02-140  
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: CITRINITE MICHAEL  
ADDRESS: 4416 ROSSMORE DR  
ORLANDO, FL 32810

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: \$32,606.73  
SERVICE DATE: 12/31/2025

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 21 DAY OF April, 2026.

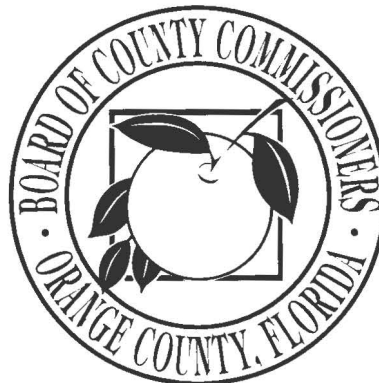
ORANGE COUNTY, FLORIDA

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

DATE: April 21, 2026

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

BY: *Jennifer Ann Kinney*  
Deputy Clerk



BCC Mtg. Date: April 21, 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 24-0124**

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 24-0124 located at:

ADDRESS: 3612 S GOLDENROD  
LEGAL: N1/4 OF NE1/4 OF NW1/4 (LESS RD ON E) OF SEC 14-23-30  
PARCEL ID#: 14-23-30-0000-00-007  
DISTRICT: 3

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

NAME: CHAMBERLIN CHRISTINE L; NEWTON KIMBERLY D  
ADDRESS: 904 SHEILA PL  
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: \$27,978.68  
SERVICE DATE: 12/15/2025

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 21 DAY OF April, 2026.

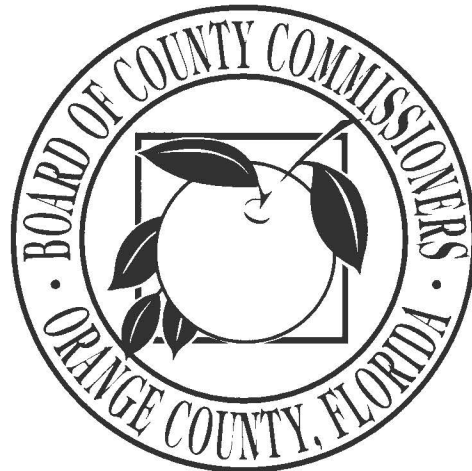
ORANGE COUNTY, FLORIDA

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

DATE: April 21, 2026

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

BY: *Jennifer Ann Kucy*  
Deputy Clerk



BCC Mtg. Date: April 21, 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 24-0126**

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 24-0126 located at:

ADDRESS: 9520 1ST AVE  
LEGAL: TAFT E/4 LOTS 6 & 7 BLK A TIER 4 & E1/2 OF VAC ALLEY ON W  
THEREOF & N1/2 OF VAC R/W ON S OF LOT 6  
PARCEL ID#: 01-24-29-8516-40-706  
DISTRICT: 3

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

NAME: PUGH BETTY A  
ADDRESS: 13700 KANSAS AVE  
ASTATULA, FL 34705

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: \$23,781.94  
SERVICE DATE: 12/15/2025

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 21 DAY OF April, 2026.

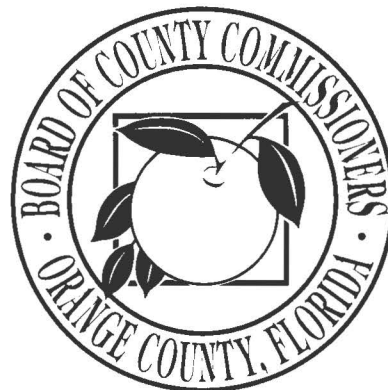
ORANGE COUNTY, FLORIDA

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

DATE: April 21, 2026

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

BY: *Jennifer Ann Kuntz*  
Deputy Clerk



BCC Mtg. Date: April 21, 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 24-0141**

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 24-0141 located at:

ADDRESS: 1908 S RIO GRANDE AVE  
LEGAL: HAMMELL & PIDGEON SUB K/52 LOTS 4 5 & 6  
PARCEL ID#: 03-23-29-3292-00-040  
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: MENDOZA LYDIA C ESTATE  
ADDRESS: 1908 S RIO GRANDE AVE  
ORLANDO, FL 32805

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: \$33,356.37  
SERVICE DATE: 09/16/2025

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 21 DAY OF April, 2026.

ORANGE COUNTY, FLORIDA

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

DATE: April 21, 2026

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

BY: *Jennifer Ann Kinney*  
Deputy Clerk

