



Legislation Text

File #: 24-1414, **Version:** 1

Interoffice Memorandum

DATE: September 12, 2024

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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

CONTACT: Franklin Santos, Assistant Manager

PHONE: : (407) 836-4258

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 3, 5, and 6

A 24-0104 A 19-0266 A 18-0113 A 18-0149
(Neighborhood Services Division)

PROJECT: Resolutions for Special Assessment Liens - 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 had a structure that was demolished at the expense of the County with associated costs as indicated.

BUDGET: N/A

BCC Mtg. Date: October 8, 2024

**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 24-0104**

WHEREAS, on November 18, 2014, the Board of County Commissioners adopted the International Property Maintenance Code, 2012 edition (IPMC), with amendments as the Orange County Property Maintenance Code (OCPMC) by Ordinance No. 2014-29;

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. 2014-29,

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 24-0104 located at:

ADDRESS: 1410 N DEAN RD
LEGAL: S 334 FT OF N 501 FT OF SE1/4 OF NE1/4 (LESS E 48 FT FOR RD) OF SEC 19-22-31
PARCEL ID#: 19-22-31-0000-00-024
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: CHAINES LAND TRUST C/O NATARAJA MANAGEMENT LLC TRUSTEE
ADDRESS: 4800 S APOPKA VINELAND RD
ORLANDO, FL 32819

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: \$718,735.64
SERVICE DATE: 07/08/2024

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 8 DAY OF October, 2024.

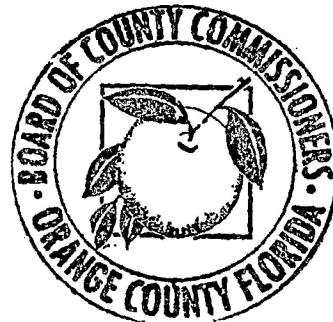
ORANGE COUNTY, FLORIDA

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

DATE: October 8, 2024

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

BY: *Jennifer Ann Kinney*
Deputy Clerk



BCC Mtg. Date: October 8, 2024

**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 19-0266**

WHEREAS, on November 18, 2014, the Board of County Commissioners adopted the International Property Maintenance Code, 2012 edition (IPMC), with amendments as the Orange County Property Maintenance Code (OCPMC) by Ordinance No. 2014-29;

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. 2014-29,

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

8. The foregoing recitals are true and correct and are incorporated herein.
9. 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 19-0266 located at:

ADDRESS: 2206 Rouse Rd
LEGAL: THE S 104 FT OF E 628 FT OF SW1/4 OF NW1/4 OF SEC 16-22-31
PARCEL ID#: 16-22-31-0000-00-016
DISTRICT: 5

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

NAME: SAMOSKA ESTHERANN
ADDRESS: 2206 ROUSE RD
ORLANDO, FL 32817

11. 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: \$22,937.80
SERVICE DATE: 06/24/2022

12. 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.
13. 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.
14. Effective Date. This Resolution shall become effective on the date of its adoption.

ADOPTED THIS 8 DAY OF October, 2024.

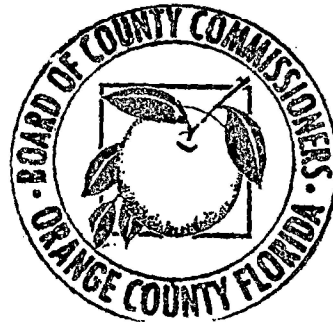
ORANGE COUNTY, FLORIDA

BY: Raymond B. Bwalya
for Orange County Mayor

DATE: October 8, 2024

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

BY: Jennifer Ann Kinzy
Deputy Clerk



BCC Mtg. Date: October 8, 2024

**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 18-0113**

WHEREAS, on November 18, 2014, the Board of County Commissioners adopted the International Property Maintenance Code, 2012 edition (IPMC), with amendments as the Orange County Property Maintenance Code (OCPMC) by Ordinance No. 2014-29;

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. 2014-29,

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 18-0113 located at:

ADDRESS: 2531 BARKWATER DR, F
LEGAL: TYMBER SKAN ON THE LAKE SECTION 3 CONDO CB 2/51 UNIT F
BLDG 29
PARCEL ID#: 09-23-29-9403-29-006
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: KAKKAR SUNAINA; SABHARWAL DHRUV
ADDRESS: 958 111TH AVE NE APT 1102
BELLEVUE, WA 98004

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: \$10,284.91
SERVICE DATE: 06/22/2022

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 8 DAY OF October, 2024.

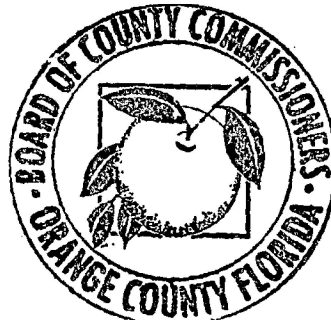
ORANGE COUNTY, FLORIDA

BY: Raymond B. Brown
for Orange County Mayor

DATE: October 8, 2024

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

BY: Jennifer Jan-Kinzy
Deputy Clerk



BCC Mtg. Date: October 8, 2024

**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 18-0149**

WHEREAS, on November 18, 2014, the Board of County Commissioners adopted the International Property Maintenance Code, 2012 edition (IPMC), with amendments as the Orange County Property Maintenance Code (OCPMC) by Ordinance No. 2014-29;

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. 2014-29,

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 18-0149 located at:

ADDRESS: 4166 Tymberwood Ln
LEGAL:
PARCEL ID#: 09-23-29-9403-00-001
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: TYMBER SKAN ON THE LAKE OWNERS ASSN SEC THREE INC
ADDRESS: 1101 MIRANDA LN STE 102
KISSIMMEE, FL 34741

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: \$9,859.91
SERVICE DATE: 06/22/2022

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 8 DAY OF October, 2024.

ORANGE COUNTY, FLORIDA

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

DATE: October 8, 2024

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

BY: *Jennifer Ann-Klives*
Deputy Clerk

