



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32801-1393

## Legislation Text

**File #:** 26-0291, **Version:** 1

### Interoffice Memorandum

**DATE:** January 27, 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 20-0019 A 22-0236 A 19-0255 A 24-0081 A 24-0106

**PROJECT:** Resolutions for Special Assessment Lien(s) Demolition (5)

**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.

<u>Case No.</u>	<u>Dist.#</u>	<u>Property Owner</u>	<u>Amount*</u>
A 20-0019	2	KONIECZKO LAWRENCE W	\$54,055.40
A 22-0236	2	BRAVE DEVELOPMENT INVESTMENTS LLC	\$15,362.26
A 19-0255	6	NORTHWESTERN LEARNING CENTER INC	\$22,828.13

A 24-0081	6	NORTHWESTERN LEARNING CENTER INC	\$199,871.01
A 24-0106	6	GOLDEN INVEST GROUP INC	\$13,728.35

**BUDGET: N/A**

BCC Mtg. Date: March 10, 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 20-0019**

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 20-0019 located at:

ADDRESS: 5512 Grand Canyon Dr  
LEGAL: CANYON RIDGE PHASE 2 20/56 LOT 17  
PARCEL ID#: 31-21-29-1171-00-170  
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: KONIECZKO LAWRENCE W  
ADDRESS: PO BOX 5924  
WINTER PARK, FL 32793

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: \$54,055.40  
SERVICE DATE: 03/25/2025

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 10 DAY OF March, 2026.

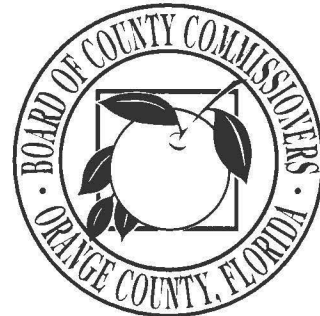
ORANGE COUNTY, FLORIDA

BY: *Bruce B. B. B. B.*  
for Orange County Mayor

DATE: March 10, 2026

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

BY: *Lemmy John - Kuntz*  
Deputy Clerk



BCC Mtg. Date: March 10, 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 22-0236**

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 22-0236 located at:

ADDRESS: 3611 WESTWOOD ROAD  
LEGAL: PINE RIDGE ESTATES SECTION TWO X/94 LOT 14 BLK G  
PARCEL ID#: 12-22-28-7051-07-140  
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: BRAVE DEVELOPMENT INVESTMENTS LLC  
ADDRESS: 618 E SOUTH ST STE 500  
ORLANDO, FL 32801

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: \$15,362.26  
SERVICE DATE: 09/19/2025

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 10 DAY OF March, 2026.

ORANGE COUNTY, FLORIDA

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

DATE: March 10, 2026

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

BY: *Jennifer Ann Lewis*  
Deputy Clerk



BCC Mtg. Date: March 10, 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 19-0255**

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 19-0255 located at:

ADDRESS: 1630 S Rio Grande Ave  
LEGAL: TROPICAL PARK S/114 LOT 10 BLK A  
PARCEL ID#: 34-22-29-8748-01-100  
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: QUALITY RESIDENTIAL HOLDINGS II LLC  
ADDRESS: PO BOX 3147  
ORLANDO, FL 32802

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: \$22,828.13  
SERVICE DATE: 10/03/2025

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 10 DAY OF March, 2026.

ORANGE COUNTY, FLORIDA

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

DATE: March 10, 2026

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

BY: *Jennifer Ann Kinney*  
Deputy Clerk



BCC Mtg. Date: March 10, 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 24-0081**

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 24-0081 located at:

ADDRESS: 2332 N HIAWASSEE RD  
LEGAL: S1/2 OF SE1/4 OF SE1/4 OF NE1/4 OF SEC 14-22-28 (LESS E 50 FT  
FOR R/W)  
PARCEL ID#: 14-22-28-0000-00-018  
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: NORTHWESTERN LEARNING CENTER INC  
ADDRESS: 2332 N HIAWASSEE RD  
ORLANDO, FL 32818

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: \$199,871.01  
SERVICE DATE: 06/27/2025

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 10 DAY OF March, 2026.

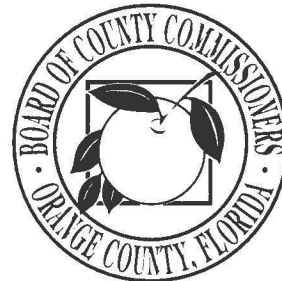
ORANGE COUNTY, FLORIDA

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

DATE: March 10, 2026

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

BY: *Jennifer Ann Kinney*  
Deputy Clerk



BCC Mtg. Date: March 10, 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 24-0106**

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 24-0106 located at:

ADDRESS: 1432 19TH STREET  
LEGAL: CLEAR LAKE VIEWS J/145 LOTS 14 & 15 BLK 6  
PARCEL ID#: 03-23-29-1402-06-140  
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: GOLDEN INVEST GROUP INC  
ADDRESS: 13631 41ST AVE STE 1A38  
FLUSHING, NY 11355

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: \$13,728.35  
SERVICE DATE: 10/03/2025

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 10 DAY OF March, 2026.

ORANGE COUNTY, FLORIDA

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

DATE: March 10, 2026

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

BY: *Jennifer John-Kinney*  
Deputy Clerk

