



Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 24 2014 KH/JP

AGENDA ITEM

June 4, 2014

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Community, Environmental and Development
Services Department

CONTACT PERSON: Robert Spivey, Manager
Code Enforcement Division
(407) 836-4221

SUBJECT: June 24, 2014 – Consent Item
Resolutions for Special Assessment Lien(s) Demolition (4)

Pursuant to Orange County Code, Chapter 9, Section 9-278, Residential Property Maintenance Code, Assessment and Lien, authorizes Orange County, 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 of County Commissioners by Resolution to place Special Assessment Liens on properties to recover the cost of demolition. The properties listed below had structures that were 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 13-0146	5	Stephen J. Comeau	\$4,471.77
A 13-0147	5	Stephen J. Comeau	\$3,987.40
A 13-0148	5	Stephen J. Comeau	\$4,420.50
A 13-0149	5	Stephen J. Comeau	\$6,461.91

Copies of the Resolutions for the Special Assessment Liens are on file and available for review in the Code Enforcement Division.

Page Two
June 24, 2014 – Consent Item
Resolutions for Special Assessment Lien(s) Demolition (4)

* Administrative cost to process and collect on these cases has been added.

ACTION REQUESTED: Approval of 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, Residential Property Maintenance, and approval to file Claim of Special Assessment Liens by Resolution for unsafe structures demolished by Orange County. District 5

JVW/RS:jr

JUN 24 2014 KH/MP

**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 13-0146

WHEREAS, on October 04, 2005, the Board of County Commissioners adopted the International Property Maintenance Code, 2003 edition (IPMC), with amendments as the Orange County Residential Property Maintenance Code (OCRPMC) by Ordinance No. 2005-13;

WHEREAS, the OCRPMC, 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 OCRPMC;

WHEREAS, this Resolution is authorized by the procedures established by Orange County Code;

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 located at:

ADDRESS: 18981 Lansing Street – Mobile Home B
LEGAL: UNRECORDED PLAT BITHLO RANCHES ANNEX TR 9 DESC AS BEG
AT E1/4 COR OF SEC 27-22-32 S 419.36 FT S 89 DEG W 166.59 FT N
418.36 FT TO PT ON N LINE OF SE1/4 N 89 DEG E 166.59 FT TO POB
IN SEC 27-22-32 SE1/4
PARCEL ID#: 21-22-32-0735-00-090
DISTRICT: 5

Unincorporated Orange County, Florida

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

NAME: Stephen J. Comeau
ADDRESS: 18949 Lansing St.
Orlando, FL 32833

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

AMOUNT: **\$4,471.77**
SERVICE DATE: 2/19/2014

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 _____ DAY OF JUN 24 2014 2014.

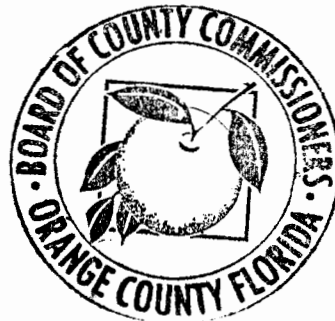
ORANGE COUNTY, FLORIDA

BY: *[Signature]*
Orange County Mayor

DATE: *6.24.14*

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: *[Signature]*
Deputy Clerk



JUN 24 2014 KHNP

**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 13-0147

WHEREAS, on October 04, 2005, the Board of County Commissioners adopted the International Property Maintenance Code, 2003 edition (IPMC), with amendments as the Orange County Residential Property Maintenance Code (OCRPMC) by Ordinance No. 2005-13;

WHEREAS, the OCRPMC, 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 OCRPMC;

WHEREAS, this Resolution is authorized by the procedures established by Orange County Code;

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 located at:
ADDRESS: 18981 Lansing Street – Mobile Home C
LEGAL: UNRECORDED PLAT BITHLO RANCHES ANNEX TR 9 DESC AS BEG AT E1/4 COR OF SEC 27-22-32 S 419.36 FT S 89 DEG W 166.59 FT N 418.36 FT TO PT ON N LINE OF SE1/4 N 89 DEG E 166.59 FT TO POB IN SEC 27-22-32 SE1/4
PARCEL ID#: 21-22-32-0735-00-090
DISTRICT: 5
Unincorporated Orange County, Florida
3. The name and address of the last known owner(s) of record of such parcel, lot or tract is (are) the following:
NAME: Stephen J. Comeau
ADDRESS: 18949 Lansing St.
Orlando, FL 32833
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

AMOUNT: **\$3,987.40**
SERVICE DATE: 2/19/2014

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 _____ DAY OF JUN 24 2014.

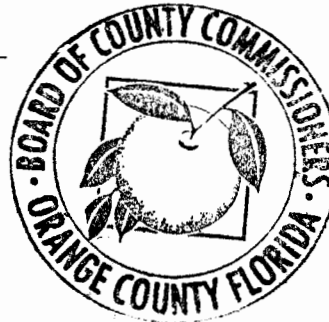
ORANGE COUNTY, FLORIDA

BY: *Bo Salcedo*
Orange County Mayor

DATE: *tu 6.24.14*

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Kate Smith*
Deputy Clerk



**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 13-0148

WHEREAS, on October 04, 2005, the Board of County Commissioners adopted the International Property Maintenance Code, 2003 edition (IPMC), with amendments as the Orange County Residential Property Maintenance Code (OCRPMC) by Ordinance No. 2005-13;

WHEREAS, the OCRPMC, 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 OCRPMC;

WHEREAS, this Resolution is authorized by the procedures established by Ordinance No. 2005-13;

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 blighted structure within the boundaries set by the Neighborhood Stabilization Program (NSP) located at:
 - ADDRESS: 18981 Lansing Street – Mobile Home A
 - LEGAL: UNRECORDED PLAT BITHLO RANCHES ANNEX TR 9 DESC AS BEG AT E1/4 COR OF SEC 27-22-32 S 419.36 FT S 89 DEG W 166.59 FT N 418.36 FT TO PT ON N LINE OF SE1/4 N 89 DEG E 166.59 FT TO POB IN SEC 27-22-32 SE1/4
 - PARCEL ID#: 21-22-32-0735-00-090
 - DISTRICT: 5

Unincorporated Orange County, Florida
3. The name and address of the last known owner(s) of record of such parcel, lot or tract is (are) the following:
 - NAME: Stephen J. Comeau
 - ADDRESS: 18949 Lansing St.
Orlando, FL 32833
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

AMOUNT: **\$4,420.50**
SERVICE DATE: 2/19/2014

- 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 _____ DAY OF JUN 24 2014 2014.

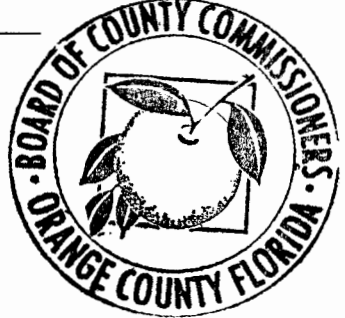
ORANGE COUNTY, FLORIDA

BY: [Signature]
Orange County Mayor

DATE: 6.24.14

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: [Signature]
Deputy Clerk



JUN 24 2014 KH/VP

**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 13-0149

WHEREAS, on October 04, 2005, the Board of County Commissioners adopted the International Property Maintenance Code, 2003 edition (IPMC), with amendments as the Orange County Residential Property Maintenance Code (OCRPMC) by Ordinance No. 2005-13;

WHEREAS, the OCRPMC, 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 OCRPMC;

WHEREAS, this Resolution is authorized by the procedures established by Orange County Code;

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 located at:

ADDRESS: 18925 Lansing Street – A.K.A. 18939 Lansing Street
LEGAL: UNRECORDED PLAT BITHLO RANCHES ANNEX TRACT 7 ALSO DESC AS COMM
E1/4 COR SEC 27 22 32 RUN S 419.36 FT W 331.59 FT TO POB TH W 280.09 FT N 14
DEG E 157 FT N 27 DEG E 115 FT N 49 DEG E 93 FT N 65 DEG E 129.27 FT S 366.27
FT TO POB & TRACT 8 DESC AS BEG 166.59 FT W OF E1/4 COR OF SEC 27-22-32
RUN S 418.63 FT W 16.5 FT N 366.27 FT N 65 DEG E 44.73 FT S 84 DEG E 18.82 FT N
35.52 FT TO PT ON N LINE OF SE1/4 TH E 105.91 FT TO POB
PARCEL ID#: 21-22-32-0735-00-070
DISTRICT: 5
Unincorporated Orange County, Florida

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

NAME: Stephen J. Comeau
ADDRESS: 18949 Lansing St.
Orlando, FL 32833

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

AMOUNT: \$6,461.91
SERVICE DATE: 2/19/2014

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 _____ DAY OF JUN 24 2014 2014.

ORANGE COUNTY, FLORIDA

BY: [Signature]
Orange County Mayor

DATE: 6.24.14

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: [Signature]
Deputy Clerk

