

**ORDINANCE NO. 2025-\_\_\_\_\_**

**SEMINOLE COUNTY, FLORIDA**

2                   **AN ORDINANCE AMENDING CHAPTER 95, HEALTH, PROPERTY  
4 MAINTENANCE, AND SANITATION, OF THE SEMINOLE COUNTY  
6 CODE OF ORDINANCES BY AMENDING PART 1 RELATED TO  
8 NUISANCES; PROVIDING FOR CODIFICATION IN THE SEMINOLE  
10 COUNTY CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING  
12 AN EFFECTIVE DATE.**

14                   **WHEREAS**, Chapter 95, Seminole County Code of Ordinances, addresses County code  
16 enforcement procedures regarding nuisance violations and the abatement thereof, as authorized by  
18 Chapter 162, Florida Statutes; and

20                   **WHEREAS**, the County Commission finds that the adoption of this ordinance is necessary  
22 to enhance the County's enforcement of certain codes and ordinances and to streamline the  
24 County's nuisance abatement procedures; and

26                   **WHEREAS**, the County Commission finds that the delegation of authority to the Code  
28 Enforcement Division Manager, or designee, to make determinations regarding nuisance  
30 violations and related abatements via a Notice to Remedy will expedite both the processing and  
32 implementation of such abatements; and

34                   **WHEREAS**, the County Commission finds that the delegation of authority to a Special  
36 Magistrate to consider and decide challenged nuisance determinations or abatements will assist  
38 the County to expedite the processing of such abatements while continuing to ensure that due  
40 process is provided to property owners; and

42                   **WHEREAS**, the County Commission finds that the revisions to the nuisance abatement  
44 process will provide a more expeditious method of enforcing County codes and ordinances  
46 equitably and effectively; and

48                   **WHEREAS**, the County Commission finds this Ordinance in compliance with state law  
50 and in the best interests of the public health, safety and welfare of the citizens of Seminole County.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**

28 **COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

30 **Section 1. Incorporation of Recitals.** The above recitals represent the legislative findings  
of the Seminole County Board of County Commissioners supporting the need for this Ordinance.

32 **Section 2. Revising Chapter 95, Health, Property Maintenance, and Sanitation.** Part  
1 (Nuisances) Chapter 95 (Health, Property Maintenance, and Sanitation), Seminole County Code,  
is hereby amended to read as follows:

34 **Chapter 95 – HEALTH, PROPERTY MAINTENANCE, AND SANITATION**

**PART 1. - NUISANCES**

36 **ARTICLE I. – NUISANCES**

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38 **Sec. 95.2. Definitions.** The following definitions apply to this Part:

40 *Abandoned.* Items that are no longer maintained, used, or claimed.  
42 *Abandoned vehicle.* Any vehicle as defined in this Section, including, but not limited to,  
any parts of vehicles, which are unusable as a form of transportation due to mechanical or structural  
insufficiencies, unless such vehicle is located within a legally permitted, permanent, enclosed  
structure or shrouded with a vehicle cover in a legally permitted, permanent carport.

44 *Code Enforcement Officer.* A person County Manager designated by the Board of County  
Commissioners who has a employees or agents of Seminole County whose duty it is to enforce  
46 codes and ordinances in the County, or any law enforcement officer as defined in Section  
943.10(1), Florida Statutes, or its successor provision.

48 *Code Inspector.* The person designated by the Board of County Commissioners to enforce  
the provisions of this Part. The term also includes, but is not limited to, Code Enforcement Officer

50 ~~and all County personnel designated by the appropriate Department Director or County Manager with responsibility to enforce codes and ordinances.~~

52 *Discarded.* Material that has been let go of, thrown away, or no longer maintained.

54 *Improved property.* Any lot, parcel, or area of land that has been deliberately altered from  
56 its natural condition through human action for an identifiable purpose in support of a lawful use  
or activity including, but not limited to, residential or commercial development, stormwater  
management, recreation, and agriculture. Abandonment, disuse, or foreclosure will not remove  
such property from classification as "improved". Excluded from this definition are public rights-  
58 of-way, publicly owned stormwater facilities, publicly owned landfills, and all publicly owned  
parks or natural land areas designated for passive recreational purposes. Property that does not fall  
60 within the scope of the preceding description will be considered "unimproved".

52 *Junk Vehicles.* A vehicle that is dismantled, wrecked, junked, nonoperating, or any  
combination of such conditions. Evidence that a vehicle is a junk vehicle may include, but is not  
62 limited to, factors such as:

64 (1) Motor vehicle, vehicle, or vessel is wrecked, not operational as evidenced by  
vegetation underneath as high as the motor vehicle, vehicle, or vessel body or frame, refuse or  
66 debris collected underneath or the motor vehicle, vehicle, or vessel is used solely for storage  
purposes.

68 (2) The motor vehicle, vehicle, or vessel body frame is partially dismantled, visibly  
having no engine, transmission or other major parts or has major parts which are visibly  
70 dismantled.

(3) The motor vehicle, vehicle, or vessel has no valid license tag.

72       (4)    The motor vehicle, vehicle, or vessel is in any physical state rendering it not  
operational, or physically or mechanically incapable of being moved under its own power as  
74    designed by manufacturer, or legally not permitted to be operated on the public streets.

76       (5)    The motor vehicle, vehicle, or vessel does not have affixed a current and valid  
~~automobile~~ license tag.

78       *Lands or premises.* Any real property, whether improved or unimproved, except, that as  
used in relation to, or in connection with, Section 95.3(b) of this Code, these terms mean any  
80    unimproved real property lying within a radius of 75 feet from any structure and any improved  
property regardless of distance from a structure. As it relates to this paragraph, the term "structure"  
means any building, either permanent or temporary, which can be used for housing, business,  
82    commercial, office or industrial purposes and does not refer to signs, fences, swimming pools,  
utility, accessory or agricultural buildings.

84       *Remains or rubble of a structure.* The remains or rubble of a structure, which has been  
burned, stricken by other casualty, demolished, or exists in a state of excessive disrepair or decay  
86    similar to and including, but not limited to, extreme exterior dilapidation, broken, missing, rotting  
or collapsed windows, doors, walls, or roof.

88       *Rubbish.* Useless waste material or any items no longer fit to be used, including, but not  
limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete  
90    rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces  
or of motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or  
92    dismantled watercraft, abandoned or discarded tires, unusable furniture, discarded or unusable  
appliances.

94        *Stagnant or foul water.* Water having any of the following characteristics: not flowing or  
moving; dirty, grossly offensive, or obstructed water with foreign matter that may provide a  
96        breeding area for mosquitoes, rodents, snakes, or other species of insect or animal; constituting a  
habitat for disease bearing organisms; or serving as a host for algae or other growth indicative of  
98        water that is not disinfected.

100        *Structure.* Any building, either permanent or temporary, that can be used for housing,  
business, commercial, office, or industrial purposes, but not including signs, fences, or swimming  
pools. The term also includes utility, accessory, and agricultural buildings as it relates to Section  
102        95.3(c) Remains or Rubble of a Structure, but not to Section 95.3(b) Uncultivated Vegetation.

104        *Swimming pool.* Any structure that is intended for swimming or recreational bathing,  
including, but not limited to, in-ground, aboveground, and on-ground swimming pools, hot tubs,  
and non-portable spas.

106        *Uncultivated vegetation.* All unmaintained vegetation that has grown in an uncontrolled  
manner to more than ~~eight (8)~~twelve (12) inches in height or that is liable to produce an unhealthy  
108        or unsanitary condition or becomes a harboring place for mosquitoes, vermin, or vectors. This term  
does not include controlled plants and gardens, trees, palms, active crops or pasture lands  
110        associated with bona fide agricultural uses.

112        *Unsecured swimming pool.* Private swimming pools, hot tubs and spas capable of holding  
water more than 24 inches (610 mm) in depth lacking any of the following: (1) being completely  
surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground  
114        level measured on the side of the barrier away from the pool; (2) the gates and doors in such  
barriers are self-closing and self-latching; (3) the self-latching device is at least 54 inches (1372  
116        mm) above the bottom of the gate; and (4) the release mechanism is located on the pool side of the

gate. Spas or hot tubs with a safety cover that complies with American Society for Testing  
118 Materials (ASTMF) 1346, as this standard may be amended or replaced are excluded from this  
definition.

120 *Unusable.* Items that are no longer fit to be used or do not operate as originally intended.

122 *Vehicle.* A machine used to transport, pull, push, or propel people, animals or other matter  
124 along the ground, in the air, or on a body of water, including machines propelled by horses or  
similarly capable animals, designed to travel along the ground or water for the purposes of  
transporting persons or property or pulling machinery, including, but not limited to, automobiles,  
trucks, boats, watercraft, trailers, aircraft, motorcycles, and tractors.

126 Vehicle cover. A weather-resistant cover manufactured for the intended purpose of  
covering a vehicle exposed to outdoor elements. Vehicle covers shall be opaque and fit the vehicle  
128 being covered. Vehicle covers shall be maintained in good condition with no fading, tearing, rips,  
or holes. Vinyl or canvas tarpaulin, or other covers not designed for use as a vehicle cover, shall  
130 be prohibited.

132 *Violator.* Any person or property owner who has control or appears to have control of a  
property or circumstance of an alleged code violation, such as a property owner, tenant or business  
owner.

134 **Sec. 95.3. Nuisances declared.** It is hereby declared and determined by the Board of  
County Commissioners of Seminole County that the following will constitute, either individually  
136 or in any combination, nuisances when existing upon lands or premises in the unincorporated area  
of Seminole County:

138 (a) Rubbish.

(b) Uncultivated vegetation.

140 (c) The remains or rubble of a structure.

142 (d) Abandoned or discarded volatile, corrosive, poisonous, or noxious chemicals,  
liquids, or substances.

144 (e) Abandoned or junk vehicle; provided, however, that an abandoned or junk vehicle  
kept within an enclosed garage or ~~attached~~ shrouded with a vehicle cover in a legally permitted,  
permanent carport, or on the premises of a legally operating business enterprise when necessary to  
146 the functioning of such business operated in a lawful place and manner, or in a permitted or lawful  
storage area maintained in a lawful place and manner will not be deemed a violation.

148 (f) Stagnant or foul water.

150 (g) An unsecured swimming pool.

152 (h) Any other material or condition tending by its existence and/or accumulation to  
endanger or adversely affect the health, safety, lives, or welfare of the citizens of Seminole County.

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**Sec. 95.5. - International Property Maintenance Code adopted.**

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154 (c) *Technical Amendments.* The following sections of the IPMC are hereby revised or  
156 deleted as follows:

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158 (13) Section 107 "Violations" is deleted in its entirety and replaced with the  
following:

160 1. ~~It shall be unlawful for any person, corporation, or other entity to be in violation~~  
~~of any provision of this code. Violations shall be deemed a strict liability offense.~~

162 2. ~~Violations of the IPMC shall be prosecuted by the County by any lawful means~~  
~~available including, but not limited to, actions before the code enforcement board~~

164 or special magistrate to impose a daily fine for noncompliance and/or for abatement  
166 of nuisances, civil code enforcement citation, and by an independent action before  
168 a court of law. Penalties and additional County remedies for violations hereof shall  
170 be as provided under section 1.8 of the County code.

172 ~~3. In the event that a person fails to comply with an order rendered by the code enforcement board or special magistrate which determines that a nuisance exists, the County manager, or his or her designee, is hereby authorized to take lawful steps including, but not limited to, instituting an appropriate proceeding at law or in equity to restrain, correct, remove, abate, terminate or eliminate such violation, or to require removal or termination of the unlawful occupancy of the structure in violation of this IPMC. If the County causes the conditions constituting the violation to be remedied, any expenses incurred by the County to remedy the violation including, but not limited to, all applicable costs, interest, administrative expenses, and attorney's fees. The County's action to correct the nuisance shall be at the expense of the owner(s), in accordance with Chapters 95 and 168, Seminole County Code. The County's liens created as a result of the County's elimination or removal of a nuisance may be foreclosed in accordance with Chapters 95 and 168, Seminole County Code.~~

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1. It shall be unlawful for any person, corporation, or other entity to be in violation of any provision of this code. Violations shall be deemed a strict liability offense.

2. Violations of the IPMC shall be prosecuted by the County by any lawful means available including, but not limited to, actions before the code enforcement board or special magistrate to impose a daily fine for noncompliance, abatement of

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nuisances, civil code enforcement citation, and by an independent action before a court of law. Penalties and additional County remedies for violations hereof shall be as provided under section 1.8 of the Seminole County Code.

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3. In the event that a nuisance exists, the County manager, or designee, is hereby authorized to take lawful steps including, but not limited to, instituting an appropriate proceeding at law or in equity to restrain, correct, remove, abate, terminate or eliminate such violation, or to require removal or termination of the unlawful occupancy of the structure in violation of this IPMC. County actions to correct nuisances in accordance with the County Code shall follow the relevant processes as provided in Chapters 95 and 168, Seminole County Code. If the County causes the conditions constituting the violation to be remedied, any expenses incurred by the County to remedy the violation including, but not limited to, all applicable costs, interest, administrative expenses, and attorney's fees, may be imposed as a lien upon the property in accordance with Chapters 95 and 168.

The County's action to correct the nuisance shall be at the expense of the owner(s), in accordance with Chapters 95 and 168, Seminole County Code. The County's liens created as a result of the County's elimination or removal of a nuisance may be foreclosed in accordance with Chapters 95 and 168, Seminole County Code.

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**Secs. 95.6—95.10. Reserved.**

**ARTICLE II. - REMOVAL OF NUISANCES FROM PROPERTY**

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**Sec. 95.12. Notice to remove Remedy.**

210 (a) If the Code Inspector Enforcement Division Manager, or designee, finds and  
determines that a nuisance as described and declared in Section 95.3 exists, ~~the enforcement officer~~  
212 ~~the Code Enforcement Division Manager, or designee, shall notify provide~~ the owner(s) of the  
property, and the ~~person or persons causing the violation~~ violator, if other than the property  
214 owner(s), ~~with a Notice to Remedy as required in Chapter 162, Florida Statutes, as amended, and~~  
~~the violator of the violation and directing that the nuisance be corrected remedied.~~

216 (b) The ~~notice~~ Notice to Remedy shall be provided ~~by certified mail or hand delivery~~  
in the same manner as authorized under Chapter 162, Florida Statutes.

218 (c) The Notice to Remedy shall also be posted upon the property in a conspicuous place  
visible from the street, and:

220 (1) Be at least eight and a half (8.5) inches by eleven (11) inches in dimension.

222 (2) Include a sufficient description by address and/or legal description to  
identify the property upon which the nuisance exists.

224 (3) Include a description of the nuisance to be remedied.

226 (4) Include a statement that the Code Enforcement Division Manager, or  
designee, has directed that the nuisance be remedied.

228 (5) State, in bold and conspicuous letters, that if the described nuisance is not  
remedied within 15 days of the posting of the notice, the Code Enforcement Division  
Manager, or designee, may remedy the nuisance or cause the nuisance to be remedied; that  
owner shall be responsible for any costs incurred to remedy the nuisance; and that a lien  
230 may be recorded on the property for said costs, and any associated administrative charges  
or fines.

232 (6) Include a preliminary, nonbinding estimate of the cost to remedy the  
nuisance. The estimated cost shall be based upon actual costs incurred to remedy the  
nuisance.

234 (d) *Fines for subsequent nuisance abatements.*

236 (1) A second nuisance abatement on the same property for a violation of section  
95.3 within 12 months from the date of the first nuisance abatement shall carry a fine of  
one hundred dollars (\$100.00), which shall be assessed to the owner(s) of the property in  
addition to any costs incurred by the County to remedy the nuisance and included in the  
Certification of Costs affidavit issued in accordance with Section 95.14.

240 (2) Following two (2) nuisance abatements on the same property for violations  
of Section 95.3 within 12 months from the date of the first nuisance abatement, each  
subsequent nuisance abatement within that 12-month period shall carry a fine of two  
hundred dollars (\$200.00), which shall be assessed to the owner(s) of the property in  
addition to any costs incurred by the County to remedy the nuisance and included in the  
Certification of Costs affidavit issued in accordance with Section 95.14.

246 (e) *Appeal.*

248 (1) *Filing of appeal.* The alleged violator subject to a Notice to Remedy may  
file a written appeal with the Code Enforcement Clerk challenging the nuisance  
determination. Appeals shall be hand delivered or postmarked within 15 days of the Notice  
to Remedy being posted. Upon timely receipt, the Code Enforcement Clerk will schedule  
the appeal for a hearing before the Special Magistrate as soon as reasonably practical  
thereafter.

254 (2) *Appellate hearing.*

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(A) The County shall provide clerical staff as may be reasonably required by the Special Magistrate to conduct hearings and perform his or her duties. All hearings shall be open to the public and minutes shall be kept of all hearings.

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(B) Each case before the Special Magistrate shall be presented by the Code Enforcement Division Manager, or designee, and, if necessary, with the assistance of the County Attorney. All relevant evidence shall be admitted.

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(C) The Special Magistrate shall not be bound by formal rules of evidence. Irrelevant, immaterial, or unduly repetitious evidence shall be excluded, but all other evidence of a type of commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a trial in a court of law within the state. The Special Magistrate shall be bound by the interpretations of the Board of County Commissioners concerning the provisions of the codes, ordinances, resolutions and regulations.

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(D) Each party to the hearing shall have the right to call and examine witnesses, introduce exhibits, cross-examine opposing witnesses, impeach witnesses and rebut evidence. The general public shall not be entitled to present evidence, although members of the general public may be called as witnesses by either party.

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(E) The alleged violator has the right, at his/her own expense, to be represented by an attorney at any hearing.

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(F) All testimony before the Special Magistrate shall be under oath and shall be recorded. Minutes shall be kept of all hearings of the Special Magistrate by the Code Enforcement Clerk or designee, and all hearings and proceedings shall be open to the public. Per Section 286.0105, Florida Statutes, notices of meetings and hearings must advise that a record is required to appeal. The County shall include in the notice of any code enforcement meeting or hearing, if notice of the meeting or hearing is required, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this Section do not apply to the notice provided in Section 200.065(3), Florida Statutes.

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(G) The burden of proof shall be with the County to show by greater weight of evidence that a nuisance exists and that the alleged violator committed, allowed, or was responsible for maintaining the violation.

(H) If notice has been provided to the alleged violator of the hearing (which shall be as required by Chapter 162, Florida Statutes), the hearing may be conducted and an order rendered in the absence of the alleged violator.

(I) At the conclusion of the hearing, the Special Magistrate shall either affirm (in whole or in part) or dismiss the nuisance determination and shall issue a written order reflecting their determination.

(3) Remedy of nuisance following appellate hearing. If the appeal is denied, the nuisance must be immediately remedied. If the nuisance is not remedied within three days of the Special Magistrate's decision at the appeal hearing or the date of the order, whichever is earlier, the Code Enforcement Division Manager, or designee, may cause the nuisance to be remedied.

(f) If the alleged violator fails to appeal the nuisance determination or correct the nuisance within 15 days of the posting the Notice to Remedy, the Code Enforcement Division Manager, or designee, may cause the nuisance to be remedied.

**See. 95.13. Determination of nuisance by Code Enforcement Board or Special Magistrate(s).** Upon receipt of a complaint filed by a Code Enforcement Officer, the Code Enforcement Board or the Special Magistrate(s) shall conduct a hearing to determine if a nuisance exists and what steps must be taken to remove the nuisance in accordance with the provisions of the Florida Statutes and the Seminole County Code.

### Sec. 95.14. Elimination of nuisance.

(a) If the Code Enforcement Board or Special Magistrate(s) has issued an order determining that a nuisance exists, the violator shall take immediate action to comply with the Code Enforcement Board's or Special Magistrate's order and remove the nuisance. If the violator(s) has/have not removed the nuisance either within the time designated for compliance by the Code Enforcement Board or the Special Magistrate(s), the Development Services Director, or his or her designee, may place, or cause to be placed, a notice of violation placard upon the property in violation in a conspicuous and easily visible location.

(b) The notice of violation placard shall:

(1) Be at least eighteen (18) inches by twenty-four (24) inches in dimension.

322 (2) ~~Include a sufficient description by address and/or legal description to identify the property upon which the violation exists.~~

324 (3) ~~Include a description of the violation to be corrected.~~

326 (4) ~~Include a statement that the Code Enforcement Board has ordered that the violation be corrected.~~

328 (5) ~~State, in bold and conspicuous letters, that if the described violation is not corrected within fifteen (15) calendar days of the posting of this notice, then the Development Services Director may order the violation to be corrected, and impose a lien upon the property for the actual cost of such correction.~~

330 (6) ~~Include a preliminary, nonbinding, minimum estimate of the cost of correction if the Development Services Director is required to cause the violation to be corrected. The estimated cost of correction shall be based upon the then current rate as may be established by the Board of County Commissioners and is intended to provide notice to the owner(s), agent, custodian, lessee or occupant of the estimated cost of correction.~~

332 (c) ~~Concurrently with the posting of the notice of violation placard upon the property, the Development Services Director, or his or her designee, shall deliver, or cause to be delivered, by certified mail or hand delivery, a notice of violation to the owner(s) containing the information set forth in subsection (b).~~

338 (d) ~~If the owner(s) fails/fail to correct the nuisance within fifteen (15) days after posting of the sign and mailing of the notice, the Development Services Director, or his or her designee, may cause the nuisance to be immediately corrected by removing, abating, terminating, or eliminating the nuisance.~~

344 **Sec. 95.1513. - Correction of imminently hazardous nuisance conditions.**

346       (a)     In situations involving nuisance conditions requiring immediate, direct action to  
346     eliminate hazards imminently dangerous to the health, safety or welfare of the public, the County  
346     may, upon the authorization of the ~~Development Services Director~~ Code Enforcement Division  
348     Manager, or ~~his or her~~ designee, cause the nuisance to be immediately ~~corrected by abating,~~  
348     ~~terminating, removing, or eliminating the nuisance~~ remedied. The County's action to correct the  
350     nuisance shall be at the expense of the owner(s).

352       (b)     Within ~~five (5)~~ seven days after the County has ordered the correction of an  
352     immediately imminently hazardous nuisance in accordance with subsection (a), the ~~Development~~  
352     Services Director Code Enforcement Division Manager, or ~~his or her~~ designee, shall give the  
354     owner(s) alleged violator notice of said correction according to the procedures detailed in Section  
354     95.12. In addition to the requirements of Section 95.12, the notice shall explain that the property  
356     contained hazards requiring immediate correction, that the nuisance has been corrected, and that  
356     the property owner(s) alleged violator(s) has/have ~~thirty~~ (30) days from the date of receiving the  
358     certification of costs to either make payment to the County or file a written request with the County  
358     for a hearing before the ~~Board of County Commissioners~~ Special Magistrate at which the owner(s)  
360     alleged violator(s) shall have an opportunity to show cause why costs of correction should not be  
360     assessed against the property.

362       **Sec. 95.1614. Certification of costs.** After ~~Except for removal and destruction of junk~~  
362     vehicles, after a nuisance has been corrected as provided in this Part, the ~~Development Services~~  
364     Director Code Enforcement Division Manager, or ~~his or her~~ designee, shall certify by affidavit all  
364     expenses incurred by the County in correcting said nuisance plus any administrative charges or  
366     fines as provided in this Section. A copy of the certification shall be sent by regular mail and  
366     certified mail to the last known address of the owner(s) alleged violator(s), which copy shall

368 constitute a demand for the payment of such costs. Except as specifically provided in Section  
95.1715, payment shall be due within thirty (30) days of receiving the certification. Costs incurred  
370 in the removal and destruction of junk vehicles must be paid to the person designated by the Board  
of County Commissioners to remove and destroy them by the owner of the junk vehicle.

372 **Sec. 95.1715. Right to hearing after corrective action taken.**

(a) Prior to the expiration of the time that payment for correction of a nuisance by the  
374 ~~Board of County Commissioners~~ Code Enforcement Division Manager is due, the ~~owner(s)~~ alleged  
violator(s) shall have the right to have a hearing before the ~~Board of County Commissioners~~  
376 Special Magistrate to show cause, if any exists, why the costs and charges incurred by the County  
under this Part are excessive or unwarranted. Nothing contained in this Section shall be construed  
378 to disturb or permit a review of prior orders entered by the Code Enforcement Board or the Special  
Magistrate(s) ~~or the Board of County Commissioners; provided, however, that if the County has~~  
380 corrected an imminently hazardous nuisance on property pursuant to Section 95.1513, the ~~owner(s)~~  
alleged violator(s) may challenge the necessity of the County's action to correct said nuisance. In  
382 the event that the ~~Board of County Commissioners~~ Special Magistrate finds that the immediate  
correction of a nuisance under Section 95.1513 was not necessary, no costs shall be assessed  
384 against the ~~owner(s)~~ alleged violator(s) for the correction.

(b) A request for a hearing must be in writing, and either hand delivered or mailed to  
386 the Code Enforcement Clerk ~~must be served upon the Development Services Director, or his or~~  
~~her designee~~, prior to the time that payment for the correction of a nuisance is due, and must be  
388 attached to a copy of the certification of costs. Upon the filing of a ~~proper~~ written request for a  
hearing, liability for payment of the certification costs shall be suspended until the conclusion of  
390 the hearing before the ~~Board of County Commissioners~~ Special Magistrate. Any costs assessed by

the ~~Board of County Commissioners~~ Special Magistrate shall be due within ten (10) days of the  
392 hearing.

**Sec. 95.1816. Lien created.** If the owner(s) fails to make payment within the time  
394 specified by this Part, the certification of costs assessed against the affected land, as described in  
Section 95.1614, shall be recorded in the official land records of the County and shall create and  
396 constitute an order and a lien against such land, payable to the County. More than one (1) lot or  
parcel of land, by whomever owned, may be joined in any foreclosure action if assessed under the  
398 provisions of this Part. Property subject to a lien may be redeemed at any time prior to sale by its  
owner by paying the total amount due under the corresponding lien including all interest, court  
400 costs, advertising costs and reasonable attorney's fees. Where a lien recorded pursuant to this  
Article has been paid in full, including all applicable costs, interest, administrative expenses, and  
402 attorney's fees pursuant to this Part, a satisfaction or release of lien shall be executed by the ~~County~~  
~~Manager or designee~~ Code Enforcement Division Manager and shall be recorded by Seminole  
404 County staff.

**Sec. 95.1917. Administrative expenses.**

406 In addition to the actual cost of correcting the violation pursuant to Sections 95.1412 and  
95.13, the County may also assess charges for administrative expenses incurred in securing and  
408 monitoring the services of a private contractor to correct the violation.

**Sec. 95.2018. Injunctive relief.** In addition to any other action authorized by law, the  
410 Board of County Commissioners may bring suit to restrain, enjoin, or otherwise prevent any  
violation of this Part.

412 **Secs. 95.19—95.20. Reserved.**

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414        **Section 3. Codification.** It is the intention of the Board of County Commissioners that  
the provisions of this Ordinance will become and be made a part of the Seminole County Code,  
416 and that the word “ordinance” may be changed to “section”, “article”, or other appropriate word  
or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such  
418 intention, except that Sections 1, 3, 4 and 5 of this Ordinance are not to be codified.

420        **Section 4. Severability.** If any provision or application of this Ordinance to any person  
or circumstance is held invalid, then it is the intent of the Board of County Commissioners that  
such invalidity will not affect other provisions or applications of this Ordinance that can be given  
422 effect without the invalid provision or application and, to this end, the provisions of this Ordinance  
are declared severable.

424        **Section 5. Effective date.** This Ordinance will take effect upon filing a copy of this  
Ordinance with the Department of State by the Clerk to the Board of County Commissioners.

426        **BE IT ORDAINED** by the Board of County Commissioners of Seminole County, this  
\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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GRANT MALOY  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

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JAY ZEMBOWER, Chairman

JBN/kw  
10/20/25