

Code Enforcement Chapter 53 Work Session

Board of County Commissioners

August 26, 2025

Agenda

- Background
- Code Enforcement Transition Key Action Items
- Chapter 53 – Code Enforcement and Proposed Changes
- Recommendations and Next Steps

Background

- April 2024: Code Enforcement Working Group established
- September 24, 2024: Commission approves Code Enforcement transition from Sheriff's Office
- January 14, 2025: Commission approves Code Enforcement transition plan
- May 13, 2025: Commission adopts International Property Maintenance Code

Key Action Items

- ✓ Adoption of the International Property Maintenance Code (IPMC)
- ✓ Recruitment for Division Manager
- ✓ Recruitment for Field Supervisor
- ✓ Recruitment for Code Enforcement Officers
- ✓ Budget Finalized: Budget Process
- ✓ Fleet and Facilities
- ✓ Standard Operating Procedures, CE Training Program, and current case review
- ✓ Code Amendments: Chapter 53

Key Action Items: Ongoing

- Interim IT Program Set-Up
- Develop and Deploy a User-Friendly Public Portal
- Overhaul Internal Case Management Process
- Review recommendations to Chapters 40, 95, 120, 168, and Administrative Code: September 23, 2025 BCC Meeting
- New Division Launches: October 1, 2025

F.S. 162 – County or Municipal Code Enforcement

162.02 Intent.—It is the intent of this part to promote, protect, and improve the health, safety, and welfare of the citizens of the counties and municipalities of this state by authorizing the creation of administrative boards with authority to impose administrative fines and other noncriminal penalties to provide an equitable, expeditious, effective, and inexpensive method of enforcing any codes and ordinances in force in counties and municipalities, where a pending or repeated violation continues to exist.

Seminole County Code Chapter 53 – Code Enforcement

The Chapter of County Code that establishes the County Code Enforcement program, including Code Enforcement Board and Special Magistrate, enforcement procedures, and code citation program.

Summary of Changes to Chapter 53

- Delegates some authority to the County Manager (Part 1, 53.3)
- Standardizes the rules/procedures for Code Board and Special Magistrate (Part 2)
- Returns the lien reductions process to Special Magistrate (53.17)
- Revises maximum possible fines as authorized by Florida Statute (53.16)
- Removes the “recommended” fines table (53.16 (d))
- Revises the citation process (Part 3)

53.3 Definitions - County Manager

- Defines the County Manager's authority and role in designating and overseeing staff responsible for the code enforcement process
- Enhances efficiency in designating staff for enforcement responsibilities across various County departments

CH. 53, Part 2 – Code Enforcement Board and Special Magistrate

- 53.8 - Clarifies that the Code Enforcement Board and Special Magistrate possess the same authority as outlined in Florida Statutes Chapter 162

53.17 - Reduction of Liens

- Transfers lien reduction authority to the Special Magistrate
 - Establishes minimum requirements and criteria for lien reduction application submissions
 - Sets forth the required factors that the Magistrate shall consider in evaluating lien reduction applications
- Authorizes the Code Enforcement Manager and County Attorney's Office to execute lien releases and satisfactions
- Promotes more efficient case resolution and closure

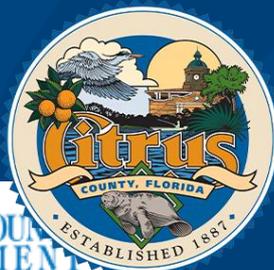
F.S. 162.09 - Administrative Fines; Costs of Repairs; Liens

162.09 (2)(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed \$1,000 per day per violation for a first violation, \$5,000 per day per violation for a repeat violation, and up to \$15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

53.16 - Revised Fine Schedule

- Up to \$1,000/day for initial violation
- Up to \$5,000/day for repeat violation
- Up to \$15,000 for a violation deemed irreversible or irreparable

Sample jurisdictions...



Citrus
Flagler
Hillsborough
Miami Dade
Orange
Pinellas
Volusia



Hillsborough
County Florid



53 Part 3 - Updated Citation Process

- Contested citations will be heard by the Code Enforcement Board or Special Magistrate
- Obsolete citation schedule removed and replaced with an updated version
- Updates incorporate violations related to the International Property Maintenance Code (IPMC), Florida Fire Prevention Code (FFPC), environmental regulations, and other applicable codes
- Establishes procedure for hearing of contested citations by the Special Magistrate

Recommendations and Next Steps

- Review proposed changes and prepare ordinance for subsequent advertisement and public hearing at the September 9, 2025, BCC meeting
- The Code Enforcement Working Group will present recommended changes to Chapters 40, 95, 120, 168, and the County Administrative Code on September 23, 2025