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SEMINOLE COUNTY, FLORIDA

**In Re: Parcel I.D. No. 35-20-29-501-0000-0030
1655 EE WILLIAMSON ROAD
LONGWOOD, FL 32779**

**Owners: JOHGHYUN PETERSON & ROBERT PETERSON
DANIEL H. DITTMER REVOCABLE TRUST
DUSTIN D. DITTMER, DANIEL H. DITTMER
1553 WINTER SPRINGS BLVD
WINTER SPRINGS, FL 32708-3802**

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
ORDER IMPOSING LIEN FOR COST OF PUBLIC NUISANCE ABATEMENT**

THIS MATTER having come before the **SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS**, for hearing on the 27th day of August, 2024, and the Board having received evidence, hereby issues the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT

1. Johghyun Peterson, Robert J. Peterson, Daniel H. Dittmer Revocable Trust, Dustin D. Dittmer, and Daniel H. Dittmer, are the record owners of, and in custody and control of, the property located at 1655 EE Williamson Road, Longwood, FL 32779, Seminole County, Florida (the “Property”) and legally described as follows:

LOT 3 & THAT PT OF LOT 4 LYING W OF I-4 (LESS BEG 86 FT S & 72 FT E OF NW COR LOT 3 RUN S 59 FT E 58 FT N 65 FT W 58 FT S 6 FT TO BEG & E 208.71 FT OF W 258.71 FT OF S 108.71 FT OF LOT 3 & W 20 FT OF LOT 3 & BEG INT W R/W I-4 & S R/W E E WILLIAMSON RD RUN N 88 DEG 17 MIN 17 SEC W 346.86 FT S 50.03 FT S 88 DEG 17 MIN 17 SEC E 109.68 FT S 30 DEG 18 MIN 45 SEC E 27.94 FT S 14 DEG 48 MIN 04 SEC E 43.62 FT E 21 FT S 174.07 FT E 101.81 FT TO WLY R/W I-4 N 17 DEG 20 MIN 29 SEC E ON R/W 296.35 FT TO BEG) & N 100 FT OF LOTS 9 & 10 LYING W OF I-4 (LESS W 258.71 FT) DES PINAR ACRES PB 12 PG 52 ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL I.D. NO.: **35-20-29-501-0000-0030**

2. The above referenced property had a structure and pool that were unoccupied and had been severely damaged by elements of nature due to abandonment;

JOHGHYUN PETERSON & ROBERT J. PETERSON
DANIEL H. DITTMER REVOCABLE TRUST
DUSTIN D. DITTMER, DANIEL H. DITTMER
1655 EE WILLIAMSON ROAD, LONGWOOD FL 32779

3. Pursuant to Chapter 168, Seminole County Code, the appropriate notice and hearing have been provided and held, including, but not limited to:

- a.) Notice of Determination of Public Nuisance adopted by the Seminole County Board of County Commissioners on May 23, 2023, and recorded at Official Records Book 10449, Pages 325-327, Public Records of Seminole County, Florida.
- b.) Amended Notice of Determination of Public Nuisance adopted by the Seminole County Board of County Commissioners on August 8, 2023, and recorded at Official Records Book 10487, Pages 1274-1276, Public Records of Seminole County, Florida.
- c.) A hearing on Resolution No. 23-R-98, a Resolution of the Seminole County Board of County Commissioners adopted September 12, 2023 and recorded at Official Records Book 10506, Pages 1464-1468, Public Records of Seminole County, Florida, which issued an Order declaring the existence of a Public Nuisance on the property, describing necessary abatement, and authorizing Seminole County staff to pursue abatement if the Property Owners failed to take action.
- d.) Certificate of Cost of Abatement for the property in the amount of One Hundred Sixty-Four Thousand, Eight Hundred Eighty-Seven Dollars and 25/1000 Dollars (\$164,887.25) dated June 7, 2024. A copy of said Certificate is attached hereto as Exhibit A.

4. The property owners did not timely request a hearing to contest the amount as stated in the Certificate of Costs of Abatement.

CONCLUSIONS OF LAW

The Seminole County Board of County Commissioners have determined, in accordance with Chapter 168, Seminole County Code, and after reviewing the evidence and the Testimony of the September 12, 2024 hearing, that the above described Property was declared a Public Nuisance, the property owners failed to abate the Public Nuisance, and Seminole County staff abated the Public Nuisance at a cost to the County of One Hundred Sixty-Four Thousand, Eight Hundred Eighty-Seven Dollars and 25/1000 Dollars (\$164,887.25).

ORDER

Order Imposing Lien: Based on the above Findings and Conclusions of Law, it is Ordered that a lien against the Property for the cost of Public Nuisance Abatement in the amount of One Hundred Sixty-Four Thousand, Eight Hundred Eighty-Seven Dollars and 25/1000 Dollars (\$164,887.25) is hereby imposed.

JOHGHYUN PETERSON & ROBERT J. PETERSON
DANIEL H. DITTMER REVOCABLE TRUST
DUSTIN D. DITTMER, DANIEL H. DITTMER
1655 EE WILLIAMSON ROAD, LONGWOOD FL 32779

Interest on Lien: This lien will bear interest at the current statutory rate of interest per annum, as provided by Florida Statutes for judgements.

Filing: This Order Imposing Lien for the Cost of Public Nuisance Abatement shall be filed with the Clerk of the Circuit Court of Seminole County, Florida upon execution by the Chairman of the Board of County Commissioners, and shall be recorded in the Official Land Records of Seminole County, Florida.

DONE AND ORDERED this 27th day of August, 2024, in Seminole County, Florida.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

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

By: _____
JAY ZEMBOWER, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its August 27, 2024,
regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Exhibit A – Certificate of Cost of Abatement