

BUILDING OFFICIAL'S CERTIFIED FINDINGS OF A PUBLIC NUISANCE SEMINOLE COUNTY, FLORIDA

On this date, December 10, 2024, the Seminole County Building Official certified the following findings:

A. Property Information:

1. Address: 2710 W 22ND ST, SANFORD FL 32771
2. Legal Description: LOTS 23 + 24 BLK 10 LOCKHARTS SUBD PB 3 PG 70
3. Tax ID Number: 35-19-30-517-1000-0230
4. The Owner of Record as shown on the current Tax Records is:
FAYETH REALTY ENTERPRISES LLC.

B. Structure Determined to be Unsafe: The entire single-family residence.

C. Findings:

1. The above referenced structure is unoccupied and has been severely damaged by the elements of nature due to abandonment and removal of exterior walls without the required permits
2. The exterior walls, doors and windows including frames, and interior partition walls have been removed or are damaged beyond reasonable repair and are in violation of the currently adopted 1991 Standard Housing Code, Section 305;
3. Electrical service to the structure has been disconnected. The electrical, plumbing and mechanical systems have been removed or are damaged beyond reasonable repair. These conditions constitute a potential fire hazard and are in violation of the currently adopted 1991 Standard Housing Code, Sections 302 and 304;
4. The condition and location of the property is currently unsafe, promotes loitering, and creates a sanctuary for nuisance wildlife, transients and drug users.
5. Pursuant to Section 168.2, Seminole County Code, the District Commissioner was noticed of the above findings on March 28, 2024;
6. Pursuant to Section 168.2, Seminole County Code, notice of the above findings were transmitted to the owner of record of the above referenced structure, on March 27, 2024, via certified mail;
7. The owner of record: (a) did not commence corrective action within thirty (30) days of transmittal of the notice of such findings; (b) did not complete the necessary action within ninety (90) days of transmittal of such findings; and (c) did not undertake the appeal process pursuant to Sections 168.2 and 168.7, Seminole County Code.

D. Basis for findings:

The above findings are based on an examination of the following evidence:

1. Physical Site Inspection; and
2. Photographs (attached hereto)

E. Determination:

Based on the above Findings, I hereby determine that the above-described unoccupied structure is unsuitable for occupancy and is dangerous and unsafe. This structure creates a fire hazard and a hazard to the safety and health of the general public, and hereby declared to be a public nuisance as defined in Section 168.1, Seminole County Code.



Bob Pike, Building Official
Seminole County
Date: December 10, 2024

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, 10th day of December, 2024, the foregoing instrument was acknowledged before me by means of physical presence or online notarization, by Bob Pike (name of person acknowledging), who is personally known to me.



Ruth Golsteyn
Notary Public to and for the
County and State aforementioned.

My Commission Expires:

