

# **NOTICE OF DETERMINATION OF PUBLIC NUISANCE SEMINOLE COUNTY, FLORIDA**

Re: PARCEL I.D. NO – 35-19-30-517-1000-0230      FAYETH REALTY ENTERPRISES LLC  
2710 W 22ND STREET                                      PO BOX 1483  
SANFORD FL 32771    SANFORD, FL 32772

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THIS MATTER came before the Seminole County Board of County Commissioners for hearing on February 11, 2025. The Board having received evidence, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

## I. FINDINGS OF FACT

1)      **FAYETH REALTY ENTERPRISES LLC** is the record owner of, and in custody and control of, the property and structure located at 2710 W 22<sup>nd</sup> Street, Sanford, FL 32771, Seminole County, Florida and legally described as follows:

LOTS 23 + 24 BLK 10 LOCKHARTS SUBD PB 3 PG 70  
Tax Parcel I.D. # **35-19-30-517-1000-0230**

2)      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;

3)      The exterior walls, doors and windows including frames, and interior partition walls have been removed or are damaged beyond reasonable repair, are in imminent danger of collapse, and are in violation of the currently adopted 1991 Standard Housing Code, Section 305;

4)      Electrical service to the structure has been disconnected. The electrical, mechanical and plumbing 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;

- 5) The condition and location of the property is currently unsafe, promotes loitering, and creates a sanctuary for nuisance wildlife, transients and drug users;
- 6) Pursuant to Section 168.2, Seminole County Code, the District Commissioner was noticed of the above findings on March 28, 2024;
- 7) 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;
- 8) 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
- 9) The Seminole County Building Official certified the above findings on December 10, 2024.

## II. CONCLUSION OF LAW

The Seminole County Board of County Commissioners determines 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 is hereby declared to be a Public Nuisance as defined in Section 168.1, Seminole County Code.

## III. ORDER

- A) Corrective Action: Based on the above-stated Findings and Conclusion of Law, it is hereby Ordered that the structure must be repaired or rebuilt in compliance with the current Florida Building Code. In the alternative, the nuisance may be abated through demolition of the offending structure.

- B) Filing: The Notice of Determination of Public Nuisance shall be filed with the Clerk of the Circuit Court of Seminole County upon execution by the Chairman of the Board of County Commissioners; and shall be recorded in the official land records of Seminole County.
  
- C) Notice to Show Cause: A copy of this Notice of Determination of Public Nuisance shall be served upon the record owner of the property and structure described herein, together with a summons to appear at a Public Hearing on April 22, 2025, to show cause if any, why such land, building, structure, or premises should not be declared a Public Nuisance and why the corrective action of abatement specified herein should not be taken.

**DONE AND ORDERED** this 11<sup>th</sup> day of February, 2025, 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.  
Approved as to form and  
legal sufficiency.

As authorized for execution by the  
Board of County Commissioners at its  
February 11, 2025 regular meeting.

\_\_\_\_\_  
County Attorney