

NOTICE OF DETERMINATION OF PUBLIC NUISANCE SEMINOLE COUNTY, FLORIDA

Re: PARCEL I.D. NO – 18-21-29-507-0D00-0090
1516 BEAR WOODS LANE
APOPKA, FL 32703

SAMUEL NOH
1516 MAGNOLIA DRIVE
APOPKA, FL 32703-7843

THIS MATTER came before the Seminole County Board of County Commissioners for hearing on December 13, 2022. The Board having received evidence, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

1) **SAMUEL NOH** is the record owner of, and in custody and control of, the property and structures located at 1516 Bear Woods Lane, Apopka, Seminole County, Florida and legally described as follows:

LOT 9 BLK D PARADISE POINT 3RD SEC PB 9 PG 74

Tax Parcel I.D. # 18-21-29-507-0D00-0090

- 2) The above referenced structures are unoccupied and has been severely damaged by the elements of nature due to abandonment;
- 3) The roof system, 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 structures have 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;

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2022135382 Bk:10362 Pg:777-779(3Pgs)
REC: 12/16/2022 12:58:05 PM by jeckenroth
RECORDING FEES \$27.00

1

Certified Copy - Grant Maloy
Clerk of the Circuit Court and Comptroller
Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
eCertified at 12/19/2022 12:41:48 -05:00
eCertified Id: FDB7-CCL7-303S
Page 1 of 3

- 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 10, 2022;
- 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 10, 2022, 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 (c) did not undertake the appeal process pursuant to Sections 168.2 and 168.7, Seminole County Code; and
- 9) The Seminole County Building Official certified the above findings on October 27, 2022.

II. CONCLUSION OF LAW

The Seminole County Board of County Commissioners determines that the above-described unoccupied structures are unsuitable for occupancy, and is dangerous and unsafe. These structures create 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 structures 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 structures.



- 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 structures described herein, together with a summons to appear at a Public Hearing on February 14, 2023, to show cause if any, why such land, buildings, structures 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 13th day of December 2022, in Seminole County, Florida.

ATTEST:


Grant Maloy
County Commissioners of
Seminole County, Florida

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.


County Attorney

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 
Amy Lockhart, Chairman

Date: 12/13/2022

As authorized for execution by the
Board of County Commissioners at its
December 13, 2022 regular meeting.

