

RESOLUTION
of the
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

ISSUING AN ORDER DECLARING THE EXISTENCE OF A PUBLIC NUISANCE AT 1655 EE WILLIAMSON ROAD, LONGWOOD, FL 32779; DECLARING THE NATURE OF THE PUBLIC NUISANCE, DESCRIBING THE LAND, BUILDING, STRUCTURE, POOL OR PREMISES UPON WHICH SUCH PUBLIC NUISANCE EXISTS, NAMING THE OWNERS OF SUCH LAND; DESCRIBING THE CORRECTIVE ACTION REQUIRED TO ABATE SUCH PUBLIC NUISANCE; SETTING A DATE CERTAIN BY WHICH SUCH CORRECTIVE ACTION SHALL BE COMPLETED; AND AUTHORIZING SEMINOLE COUNTY STAFF TO PURSUE THE NECESSARY ACTION SHOULD THE RECORD OWNERS FAIL TO DO SO BY THE DATE SET FORTH HEREIN.

WHEREAS, DUSTIN D. DITTMER, DANIEL H. DITTMER, JOHGHYUN PETERSON & ROBERT J. PETERSON are the Record Owners of, and in custody and control of, the property and structure and pool located at 1655 EE Williamson Road, Longwood, Seminole County, Florida 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
Tax Parcel I.D. # 35-20-29-501-0000-0030; and

WHEREAS, the above referenced structure and pool are unoccupied and has been severely damaged by the elements of nature due to abandonment; and

WHEREAS, the doors and windows including frames, interior partition walls and rear wall 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; and

WHEREAS, electrical service to the structure and pool have been disconnected. The electrical, plumbing and mechanical systems have been removed or are damaged beyond

GRANT MALOY, SEMINOLE COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 2023084987 Bk:10506 Pg:1464-1468(5Pgs)
REC: 09/13/2023 3:42:33 PM by jeckenroth
RECORDING FEES \$44.00



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; and

WHEREAS, the condition and location of the property is currently unsafe, promotes loitering, and creates a sanctuary for nuisance wildlife, transients and drug users; and

WHEREAS, pursuant to Section 168.2, Seminole County Code, the District Commissioner was noticed of the above findings on December 1, 2022; and

WHEREAS, pursuant to Section 168.2, Seminole County Code, notice of the above findings were transmitted to the owners of record of the above referenced structure and pool, on December 1, 2022 and January 12, 2023, via certified mail; and

WHEREAS, the Record Owners: (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

WHEREAS, the Seminole County Building Official certified the above factual issues on April 24, 2023; and

WHEREAS, on May 23, 2023, the Seminole County Board of County Commissioners (Board) determined that the above-described unoccupied structure and pool are unsuitable for occupancy, and is dangerous and unsafe; the Board further determined that this structure and pool creates a fire hazard and a hazard to the safety and health of the general public, and declared the unoccupied structure and pool to be a Public Nuisance as defined in Section 168.1, Seminole County Code; and

WHEREAS, the Board ordered that the structure and pool be repaired or rebuilt in compliance with the current Florida Building Code; the Board further ordered that in the alternative, the Nuisance could be abated through demolition of the offending structure and pool; and

WHEREAS, the Board's findings, Declaration of Public Nuisance and required corrective action were included in a "Notice of Determination of Public Nuisance" which was filed with the Clerk of the Circuit Court of Seminole County; and recorded in the official land records of Seminole County; and

WHEREAS, the Notice of Determination of Public Nuisance was served upon the Record Owners of the property and structure and pool described herein, together with a summons to appear at a Public Hearing on September 12, 2023, to show cause if any, why such land, building, structure, pool or premises should not be declared a Public Nuisance, and why the corrective action of abatement specified herein should not be taken, in compliance with Sections 168.5 and 168.6, Seminole County Code; and



WHEREAS, the Board on September 12, 2023, held a public hearing to provide the Record Owners, or any interested person, the right to present any relevant or material facts or evidence as to why such land, building, structure, pool, or premises does not create a Public Nuisance or why the cost of the abatement of this Nuisance should not be paid for by the Record Owners of this land, building, structure, pool or premises or why the cost of the abatement of this Nuisance should not be assessed against such land or premises; and

WHEREAS, after said public hearing, the Board determined that the conditions described in the Notice of Determination of Public Nuisance continue to exist.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THAT:

1. The above Recitals are true and correct, and are incorporated herein as legislative findings.
2. Pursuant to Section 168.7, Seminole County Code, the following Order is hereby issued:

A. Declaration of Public Nuisance.

There hereby exists a Public Nuisance on the following property:

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 BOOK 12 PAGE 52 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA further described as 1655 EE WILLIAMSON ROAD, LONGWOOD, FL 32779.

B. The Nature of the Public Nuisance.

1. The structure and pool located on parcel: 35-20-29-501-0000-0030 have been severely damaged by the elements of nature due to abandonment;
2. The doors and windows including frames, interior partition walls and rear wall 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 and pool 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; and

4. The condition and location of the property as is promotes loitering and creates a sanctuary for nuisance wildlife, transients and drug users.

C. Record Owners.

The Record Owners of the above-described property, according to the property records in the Seminole County Property Appraiser's Office are:

DUSTIN D. DITTMER
DANIEL H. DITTMER
JOHGHYUN PETERSON
ROBERT J. PETERSON
1553 WINTER SPRINGS BLVD
WINTER SPRINGS, FL 32708

D. Required Corrective Action.

In order to abate the Public Nuisance the following action is required:

- (a) Repair or rebuild the structure and pool in compliance with the current Florida Building Code; or
- (b) Demolish the building and pool and remove the building and pool from the property, and clear the property of all associated trash, debris and rubbish.

E. Deadline for Completion of Corrective Action.

The Record Owners of the above-described property will have until October 12, 2023, to take the required corrective action to abate the Public Nuisance.

F. Authorization for County Staff to take Corrective Action.

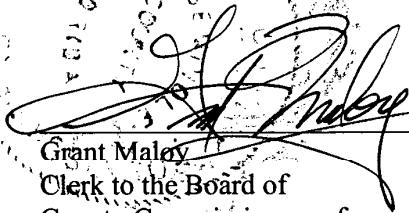
1. If the Record Owners do not accomplish the Required Corrective Action by October 12, 2023, the Board hereby authorizes Seminole County Staff to perform such Required Corrective Action as authorized by Sections 168.8 and 168.9, Seminole County Code.
2. The cost of the Required Corrective Action, together with the cost incurred in the administration of the public nuisance certification, in the searching of the public records to determine the Record Owners and in serving the Notice of Determination of Public Nuisance, as specified in Section 168.6, Seminole County Code, will be assessed against the Record Owners of the affected property and will become a lien against the affected property as provided in Section 168.8 and Section 168.10, Seminole County Code.



ADOPTED this 12th day of September 2023.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA


Grant Maloy
Clerk to the Board of
County Commissioners of
Seminole County, Florida


By: 
Amy Lockhart, Chairman

Date: 9-12-23

For the use and reliance
of Seminole County only.

As authorized for execution by the
Board of County Commissioners at its
September 12, 2023 regular meeting.

Approved as to form and
legal sufficiency.


County Attorney

Authority: Chapter 168, Seminole County Code.

