

MEMORANDUM

Date: March 28, 2024

To: Commissioner Andria Herr, District 5

From: Bob Pike, Building Official

Through: Rebecca Hammock, Development Services Director  
Sandy Riley, Building Division Manager

RE: Public Nuisance

LEGAL: LOTS 23 + 24 BLK 10 LOCKHARTS SUBD PB 3 PG 70  
2710 W 22nd Street, Sanford, FL 32771  
CASE # 24-300009

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In accordance with Chapter 95, Section 95.15, Seminole County Code of Ordinances, an investigation has been completed of the unoccupied building that is located on the above described property. The Owner of Record as shown on the current Tax records is FAYETH REALTY ENTERPRISES, LLC.

The unoccupied building constitutes a Public Nuisance for the following reasons:

1. The building located on parcel: 35-19-30-517-1000-0230 has/have 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 as is promotes loitering and creates a sanctuary for nuisance wildlife, transients and drug users. The condition and location of the property as is promotes loitering and creates a sanctuary for nuisance wildlife, transients and drug users. These conditions of the property in an unsecured state render the structure unsafe, unsuitable for occupancy and detrimental to the health, safety, and welfare of the general public.

The Owner of Record will be notified as to the condition of said property by Certified Mail, Return Receipt. As further developments occur, your office will be notified.

Should you have any further questions or comments regarding this matter, please do not hesitate to contact me.