




MEMORANDUM

Date: December 1, 2022

To: Commissioner Lee Constantine, District 3 Commissioner

From: Bob Pike, Building Official 

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

RE: Public Nuisance

LEGAL: 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 1651 EE Williamson Road, Longwood, FL 32779 / CASE # 22-00300010

In accordance with Chapter 168, Seminole County Code, an investigation has been completed of the unoccupied building and pool that are located on the above described property. The Owners of Record as shown on the current Tax records are DUSTIN D. & DANIEL H. DITTMER, JOHGHYUN PETERSON & ROBERT J. PETERSON.

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

1. The building 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 of the building 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.
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 Owners 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.