

January 12, 2023

CERTIFIED MAIL RECEIPT: 70211970000150761799

DUSTIN D. DITTMER & DANIEL H. DITTMER
JOHGHYUN PETERSON & ROBERT J. PETERSON
1553 WINTER SPRINGS BLVD
WINTER SPRINGS, FL 32708-3802

RE: 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
EE Williamson Road, Longwood, FL 32779 (old Aquatic Center) / CASE # 22-00300010

Dear Property Owners,

A recent inspection of the above-described property revealed the following conditions: 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. 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. 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. The condition and location of the property as is promotes loitering and creates a sanctuary for nuisance wildlife, transients and drug users. These conditions render the structure and pool unsafe, unsuitable for occupancy and detrimental to the health, safety, and welfare of the general public. The structure and pool are a health and fire hazard due to inadequate maintenance, dilapidation, and abandonment.

In accordance with Chapter 168, Seminole County Code, I find the above-mentioned structure and pool to be a public nuisance. The following repairs are required in order to correct these conditions: 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 and pool. The required repairs or demolition and removal of the structure and pool must begin within thirty (30) days and be completed within ninety (90) days after the date of this notice. Note that a building permit is required prior to beginning any repairs or demolition. If you fail to begin the corrective repairs or demolition activities within thirty (30) days and fail to complete the repairs or demolition within ninety (90) days, I will proceed with certification of the structure and pool as a public nuisance before the Board of County Commissioners. If the Board of County Commissioners determines that the structure and pool constitute a public nuisance, you will be summoned to appear before the Board of County Commissioners to show cause as to why such structure and pool should not be declared a public nuisance and why you, as the owners of the property, should not bear the cost of abatement of the nuisance.

If you have any questions or suggestions, please do not hesitate to contact me directly.

Sincerely,



Bob Pike
Building Official
407-665-7460

Enclosure: Seminole County Code, Chapter 168