

BUILDING OFFICIAL'S CERTIFIED FINDINGS OF A PUBLIC NUISANCE SEMINOLE COUNTY, FLORIDA

On this date, April 24, 2023, the Seminole County Building Official certified the following findings:

A. Property Information:

1. Address: (vacant) EE Williamson Road, Longwood, FL 32779
2. Legal Description: 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
3. Tax ID Number: 35-20-29-501-0000-0030
4. The Owners of Record as shown on the current Tax Records are: DUSTIN D. DITTMER, DANIEL H. DITTMER, JOHGHYUN PETERSON & ROBERT J. PETERSON.

B. Structure Determined to be Unsafe: The entire building and pool.

C. Findings:

1. The above referenced structure and pool are unoccupied and has been severely damaged by the elements of nature due to abandonment;
2. The roof system, foundation piers, doors and windows including frames, interior partition walls and porch 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 is currently unsafe, promotes loitering, and creates a sanctuary for nuisance wildlife, transients and drug users.
5. Pursuant to Section 168.2, Seminole County Code, the District Commissioner was noticed of the above findings on December 1, 2022;
6. 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, via certified mail;

7. The owners 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.

D. Basis for findings:

The above findings are based on an examination of the following evidence:

1. Physical Site Inspection; and
2. Photographs (attached hereto)

E. Determination:

Based on the above Findings, I hereby determine that the above-described unoccupied structure and pool are unsuitable for occupancy, and are dangerous and unsafe. This structure(s) creates a fire hazard and a hazard to the safety and health of the general public, and hereby declared to be a public nuisance as defined in Section 168.1, Seminole County Code.



Bob Pike, Building Official
Seminole County
Date: April 24, 2023

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I **HEREBY CERTIFY** that on this day, 24th day of April, 2023, the foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, by Bob Pike (name of person acknowledging), who is personally known to me.



Elizabeth Parkhurst
Notary Public to and for the
County and State aforementioned.
My Commission Expires:

