

NOTICE OF DETERMINATION OF PUBLIC NUISANCE SEMINOLE COUNTY, FLORIDA

Re: PARCEL I.D. NO – 35-20-29-501-0000-0030
(1655) EE WILLIAMSON ROAD
LONGWOOD, FL 32779

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

THIS MATTER came before the Seminole County Board of County Commissioners for hearing on May 23, 2023. The Board having received evidence, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

1) **Dustin D. Dittmer, Daniel H. Dittmer, Johghyun Peterson and 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**

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

- 3) The doors and windows including frames, interior partition walls and rear wall of the building 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;
- 4) 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;
- 5) The condition and location of the property is currently unsafe, promotes loitering, and creates a sanctuary for nuisance wildlife, transients and drug users;
- 6) Pursuant to Section 168.2, Seminole County Code, the District Commissioner was noticed of the above findings on December 1, 2022;
- 7) 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, on December 1, 2022 and January 12, 2023, via certified mail;
- 8) 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; and
- 9) The Seminole County Building Official certified the above findings on April 24, 2023.

II. CONCLUSION OF LAW

The Seminole County Board of County Commissioners determines that the above-described unoccupied structure and pool are unsuitable for occupancy, and is dangerous and unsafe. This structure and pool create a fire hazard and a hazard to the safety and health of the

general public, and is hereby declared to be a Public Nuisance as defined in Section 168.1, Seminole County Code.

III. ORDER

- A) Corrective Action: Based on the above-stated Findings and Conclusion of Law, it is hereby Ordered that the structure and pool 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.
- B) Filing: The Notice of Determination of Public Nuisance shall be filed with the Clerk of the Circuit Court of Seminole County upon execution by the Chairman of the Board of County Commissioners; and shall be recorded in the official land records of Seminole County.
- C) Notice to Show Cause: A copy of this Notice of Determination of Public Nuisance shall be 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 August 8, 2023, to show cause if any, why such land, building, structure and pool or premises should not be declared a Public Nuisance and why the corrective action of abatement specified herein should not be taken.

DONE AND ORDERED this 23rd day of May 2023, in Seminole County, Florida.

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: _____

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by the
Board of County Commissioners at its
May 23, 2023 regular meeting.

County Attorney