



SEMINOLE COUNTY, FLORIDA

COUNTY SERVICES
BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA
32771-1468

Legislation Details (With Text)

File #: 2023-394
Type: Consent Item **Status:** Passed
File created: 3/30/2023 **In control:** Board of County Commissioners
On agenda: 5/9/2023 **Final action:** 5/9/2023
Title: Issue a determination that the unoccupied structures located at 2059 Sipes Avenue, Sanford, are a Public Nuisance and authorize the Building Official to: (1) serve notice of this determination, pursuant to Sections 168.5 and 168.6, Seminole County Code; and (2) set a date of June 27, 2023 for a "Show -Cause" public hearing, as prescribed in Sections 168.5-168.7, Seminole County Code. District5 - Herr; (Liz Parkhurst, Project Manager).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map of Property, 2. Property Appraiser Office data information, 3. Photographs of Property.pdf, 4. Memorandum to District Commissioner, 5. Certified Letter to Record Property Owner, 6. Building Official Certified Findings of Public Nuisance, 7. Notice of Determination

Date	Ver.	Action By	Action	Result
5/9/2023	1	Board of County Commissioners	approve	Pass

Title:

Issue a determination that the unoccupied structures located at 2059 Sipes Avenue, Sanford, are a Public Nuisance and authorize the Building Official to: (1) serve notice of this determination, pursuant to Sections 168.5 and 168.6, Seminole County Code; and (2) set a date of June 27, 2023 for a "Show-Cause" public hearing, as prescribed in Sections 168.5-168.7, Seminole County Code. District5 - Herr; **(Liz Parkhurst, Project Manager)**.

Division:

Development Services - Building

Authorized By:

Rebecca Hammock

Contact/Phone Number:

Bob Pike - 407-665-7460

Background:

Pursuant to Chapter 168, Seminole County Code, the Building Official is requesting that the Board: (1) issue a determination that the structures located at 2059 Sipes Avenue, Sanford are a Public Nuisance; (2) authorize the Building Official to notice the owners of this determination and set a date of June 27, 2023 for a "Show-Cause" public hearing, in

accordance with Sections 168.5-168.7, Seminole County Code.

The Building Official's certified findings are attached to this Agenda Memorandum, finding that the structures at 2059 Sipes Avenue, Sanford are: unoccupied and unsuitable for occupancy; dangerous and unsafe; a fire hazard; and a hazard to the safety or health of the general public, all by reason of inadequate maintenance, dilapidation, and abandonment. Based on the foregoing, the Building Official has hereby declared these structures are a Public Nuisance under the provisions of Chapter 168, Seminole County Code.

The Building Official was unable to contact the record owners of this property. A timeline of notification attempts are listed below:

SEBRON & VIRENA LANIER

2059 Sipes Avenue, Sanford

Parcel ID: 33-19-31-300-071A-0000

Legal Description: SEC 33 TWP 19S RGE 31E S 60 FT OF W 132 FT OF S 1/4 OF NW 1/4 OF NW 1/4 OF SW 1/4 (LESS RD)

- Certified and First-Class Letters sent out: February 4, 2022
- Certified Mail returned undeliverable: February 14, 2022
- First Class Letter returned undeliverable: February 14, 2022
- Certified and First-Class Letters notifying of May 9, 2023 BCC meeting sent out: March 30, 2023
- Certified Mail returned undeliverable: April 12, 2023
- As of the preparation of this agenda memorandum, the First-Class Letter with Notice of Hearing have not been returned
- Property was posted with the notice of hearing on March 31, 2023

Currently there are no open code enforcement violations cited against this property.

If the Board determines that the structures at 2059 Sipes Avenue, Sanford, constitute a Public Nuisance, the Notice of Determination of a Public Nuisance and a summons for the "Show-Cause" public hearing will be served upon the record owners, or posted and published in a paper of general circulation in Seminole County, pursuant to Section 168.6, Seminole County Code.

Staff Recommendation:

The unoccupied structures located at 2059 Sipes Avenue, Sanford, are a Public Nuisance, and authorize the Building Official to: (1) serve notice of this determination, pursuant to Sections 168.5 and 168.6 Seminole County Code and (2) set a date of June 27, 2023 for a "Show-Cause" public hearing, as prescribed in Sections 168.5-168.7,

Seminole County Code, based on the Building Official's certified findings.