



# SEMINOLE COUNTY, FLORIDA

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

## Legislation Details (With Text)

**File #:** 2023-478  
**Type:** Consent Item **Status:** Passed  
**File created:** 4/21/2023 **In control:** Board of County Commissioners  
**On agenda:** 5/23/2023 **Final action:** 5/23/2023  
**Title:** Issue a determination that the unoccupied structure and pool located at (1655) EE Williamson Road, Longwood, are Public Nuisances 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 August 8, 2023 for a "Show-Cause" public hearing, as prescribed in Sections 168.5-168.7, Seminole County Code. District3 - Constantine (Liz Parkhurst, Project Manager).

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Location Map of Property, 2. Property Appraiser Office data information, 3. Photographs of Property, 4. Memorandum to District Commissioner, 5. Certified Letter to Record Property Owner, 6. Revised Certified Letter to Record Property Owner, 7. Building Officials Certified Findings of Public Nuisance, 8. NoticeofDeterminationofPublicNuisance.ADA.pdf

Date	Ver.	Action By	Action	Result
5/23/2023	1	Board of County Commissioners	approve	Pass

### Title:

Issue a determination that the unoccupied structure and pool located at (1655) EE Williamson Road, Longwood, are Public Nuisances 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 August 8, 2023 for a "Show-Cause" public hearing, as prescribed in Sections 168.5-168.7, Seminole County Code. District3 - Constantine (**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 structure and pool located at (1655) EE

Williamson Road, Longwood are Public Nuisances; (2) authorize the Building Official to notice the owner(s) of this determination and set a date of August 8, 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 structure and pool located at (1655) EE Williamson Road, Longwood 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 this structure and pool are a Public Nuisance under the provisions of Chapter 168, Seminole County Code.

The Building Official was able to contact the record owners of this property. A timeline of notification attempts follows below:

DUSTIN D. & DANIEL H. DITTMER and JOHGHYUN PETERSON & ROBERT J. PETERSON

Mailing Address: 1553 Winter Springs Blvd, Winter Springs, FL 32708

Property Address: (1655) EE Williamson Road, Longwood

Parcel ID: 35-20-29-501-0000-0030

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

- Certified and First-Class Letters sent: December 1, 2022
- Certified Mail Receipt returned: December 19, 2022
- First-Class Letter not returned
- Certified and First-Class Revised Letters sent: January 12, 2023
- Certified Mail Receipt returned: January 20, 2023
- First-Class Letter not returned
- Certified and First-Class Letters notifying of May 23, 2023 sent: April 21, 2023

- As of the preparation of this agenda memorandum, the Certified Mail and/or First-Class Letters with Notice of Hearing have not been returned
- Property was posted with the notice of hearing on April 21, 2023

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

If the Board determines that the structure and pool at (1655) EE Williamson Road, Longwood, constitutes 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:**

Recommend the Board of County Commissioners issue a determination that the unoccupied structure and pool located at (1655) EE Williamson Road, Longwood, are Public Nuisances, 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 August 8, 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.