DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

February 4, 2022

CERTIFIED MAIL RECEIPT # 70192970000125394474

SEBRON & VIRENA LANIER
2059 SIPES AVENUE
SANFORD, FL 32771

RE: 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) / 2059 Sipes Avenue, Sanford, FL 32771 / CASE # 22-00300005

Dear Property Owners,

A recent inspection of the above described property revealed the following conditions: The buildings located on parcel: 33-19-31-300-071A-0000 has been severely damaged by the elements of nature due to abandonment. The roof system, foundation piers, doors and windows including frames, 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. 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 structures unsafe, unsuitable for occupancy and detrimental to the health, safety, and welfare of the general public. The structures 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(s) to be a public nuisance. The following repairs are required in order to correct these conditions: the structure(s) 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 structures. The required repairs or demolition and removal of the structures 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 structures as a public nuisance before the Board of County Commissioners. If the Board of County Commissioners determines that the structures constitute a public nuisance, you will be summoned to appear before the Board of County Commissioners to show cause as to why such structures 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 don't hesitate to contact me directly.

Sincerely,

Bob Pike
Building Official
407-665-7460

Enclosure: Seminole County Code, Chapter 168

Reference Copy: Tax Certificate # 2021-835, LUCA 2 LLC, PO Box 52890, Sarasota, FL 34232