

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Proposal to condemn three unoccupied/dilapidated structures that have been certified by the Seminole County Building Official as nuisance structures.

DEPARTMENT: Planning & Development **DIVISION:** Building & Fire Inspection

AUTHORIZED BY: Don Fisher *[Signature]* **CONTACT:** Larry G. Goldman *[Signature]* **EXT.** 7460

Agenda Date <u>05/13/03</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION: Determine that a public nuisance exists with regard to the stated properties and authorize Staff to proceed with condemnation processes pursuant to Chapter 168, Seminole County Code.

BACKGROUND:

The following three structures were deemed to be nuisance structures due to their dangerous and unsafe dilapidated condition.

- | | | | |
|----|-----------------|----------------------------|------------|
| a. | 2361 Center St. | Owner: G.W. Riggins | District 5 |
| b. | 2575 426 S.R. W | Owner: Gregory E. Williams | District 1 |
| c. | 1061 Blake St. | Owner: James Wilkes | District 4 |

The owners of record for the above properties did not respond within 30 days to the condemnation notices that were sent by certified mail and posted upon each structure; nor had they responded to any attempt by the County to contact them in the previous two months.

The aforementioned structures are vacant and dilapidated and have been deemed Nuisance Structures. The first step in having these structures demolished is pursuant to County Ordinance Section 168.3 that the Building Official certify to the Board of County Commissioners through this document that the structures are a public nuisance.

If the Board determines that the existence of a public nuisance is established, a written notice of such determination shall be filed with the Clerk of the Circuit Court.

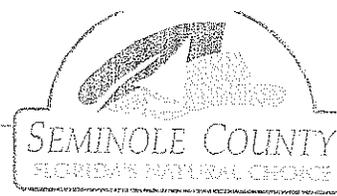
Reviewed by: Co Atty: _____ DFS: _____ Other: _____ DCM: <i>[Signature]</i> CM: <i>[Signature]</i> File No. <u>cpdb01</u>

A Public hearing, pursuant to Section 168.7, shall be set allowing owners to present any relevant or material facts on evidence as to why such structures should not be demolished.

Attachments: Memos to Commissioners
Letters to Owners
Photographs

PLANNING AND DEVELOPMENT DEPARTMENT

BUILDING AND FIRE INSPECTIONS



February 17, 2003

CERTIFIED 7002 0510 0000 8538 6159

G. W. Riggins
2361 Center ST.
Sanford, FL 32771

SUBJECT: CONDEMNATION PROCEEDINGS

Dear Mr. Riggins:

Pursuant to Seminole County Code, Chapter 168, this memo serves as written notice that the structures at;

2361 Center St.
Sanford, FL 32771
Midway Subdivision

have been deemed a public nuisance and shall require the owner to begin, within thirty (30) days, and complete within ninety (90) days, the needed improvements and repairs to comply with building code or the demolition and removal of the public nuisance or undertake the appeal process as outlined in Section 168.7 of the County Code as referenced below.

Sec. 168.7 Public Hearing.

(a) At the time fixed for said public hearing, the owner of such land, building, structure or premises or any interested person shall have the right to present any relevant or material facts or evidence as to why such land, building, structure, or premises does not create a public nuisance or why the cost of the abatement of said nuisance should not be paid for by the owner of said land, building, structure or premises or why the cost of the abatement of said nuisance should not be assessed against such land or premises.

(b) If, after said hearing, the Board determines that the condition exists as set forth in the notice, the Board shall issue an order by resolution declaring the nature of the public nuisance, describing the land, building, structure or premises upon which such public nuisance exists, naming the owner of such land and premises, if known, and describing the corrective action required to abate such public nuisance and setting a date certain by which such corrective action shall be completed.

(c) If, after said hearing, the Board determines that the conditions set forth in the notice do not exist, then such notice to the owner should be considered forthwith null and void and of no effect and no action shall be taken by the County in regard to such conditions. Notice of such determination shall be forthwith sent to the owner of such land, building, structure or premises, if known. (§ 7, Ord. No. 80-16, 5-13-80).

Regards,

Larry G. Goldman,
Building Official/Fire Official

LGG/dv

cc



2361 CENTER ST



2361 CENTER ST.



Department of Planning and Development
1101 East First Street
Sanford, FL 32771
Phone: (407) 665-7423
FAX: (407) 665-7407

Memorandum

Date: February 14, 2003
To: Grant Maloy, Commissioner, District 1
From: Larry G. Goldman, Building Official/Fire Official 
Re: **CONDEMNATION OF UNOCCUPIED STRUCTURE**
(For information only)

Pursuant to Seminole County Ordinance Section 168.1, this memo is notice that Condemnation Action is being taken with regard to structure(s) located at:

Parcel ID: 29-21-31-502-0000-0110
Owner of Record: Gregory E. Williams
Property Address: 2575 426 SR W
Subdivision Name: James Benjamin Subdivision
Structure type: Single Family Dwelling

cc Kevin Grace, County Manager
Don Fisher, Director, Planning & Development Department



February 17, 2003

CERTIFIED 7002 0510 0000 8538 6166

Mr. Gregory Williams
9981 Nob Hill Ln.
Sunrise, FL 33351

SUBJECT: CONDEMNATION PROCEEDINGS

Dear Mr. Williams:

Pursuant to Seminole County Code, Chapter 168, this memo serves as written notice that the structures at;

2575 426 SR W
James Benjamin Subdivision

have been deemed a public nuisance and shall require the owner to begin, within thirty (30) days, and complete within ninety (90) days, the needed improvements and repairs to comply with building code or the demolition and removal of the public nuisance or undertake the appeal process as outlined in Section 168.7 of the County Code as referenced below.

Sec. 168.7 Public Hearing.

(a) At the time fixed for said public hearing, the owner of such land, building, structure or premises or any interested person shall have the right to present any relevant or material facts or evidence as to why such land, building, structure, or premises does not create a public nuisance or why the cost of the abatement of said nuisance should not be paid for by the owner of said land, building, structure or premises or why the cost of the abatement of said nuisance should not be assessed against such land or premises.

(b) If, after said hearing, the Board determines that the condition exists as set forth in the notice, the Board shall issue an order by resolution declaring the nature of the public nuisance, describing the land, building, structure or premises upon which such public nuisance exists, naming the owner of such land and premises, if known, and describing the corrective action required to abate such public nuisance and setting a date certain by which such corrective action shall be completed.

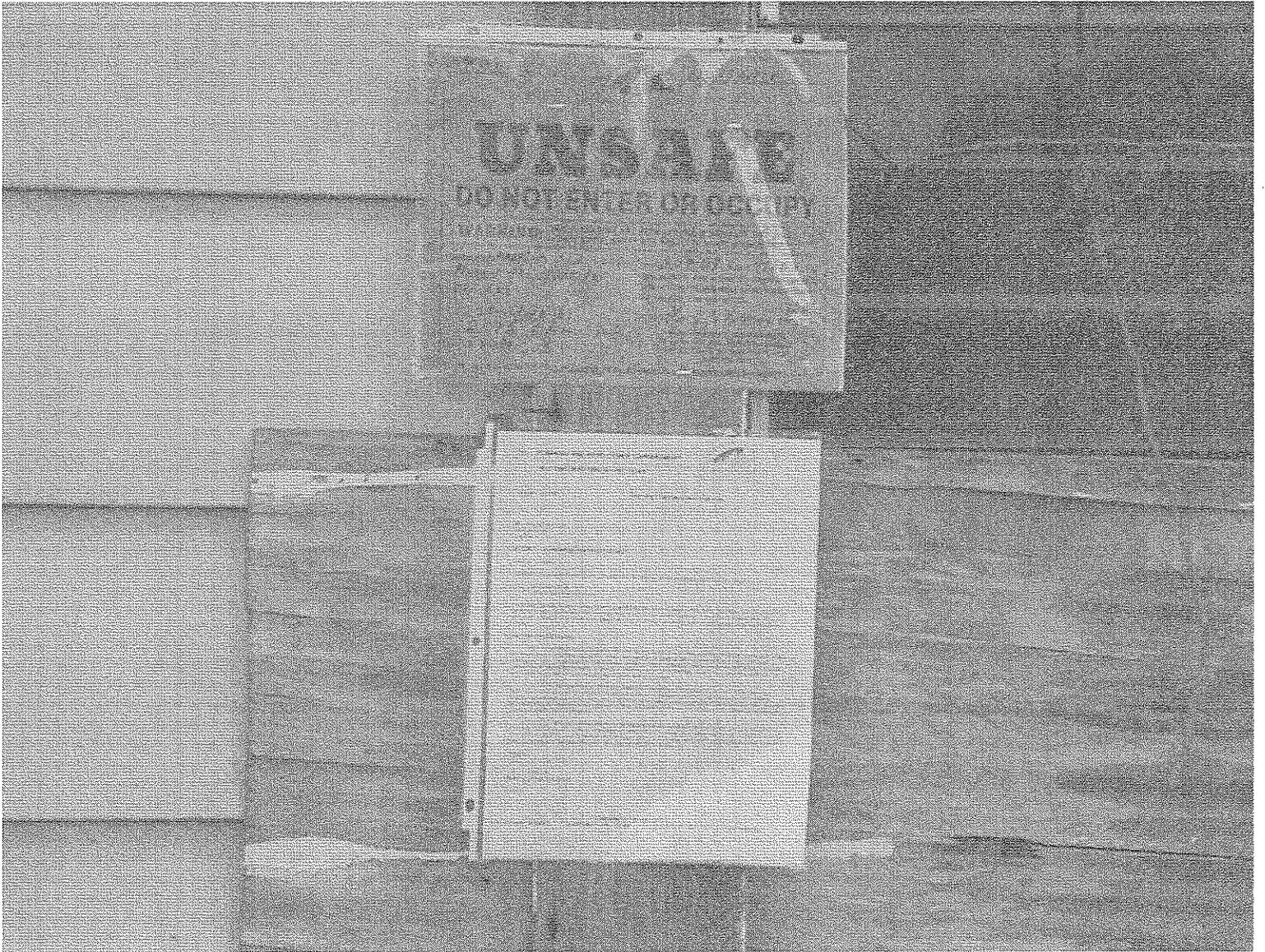
(c) If, after said hearing, the Board determines that the conditions set forth in the notice do not exist, then such notice to the owner should be considered forthwith null and void and of no effect and no action shall be taken by the County in regard to such conditions. Notice of such determination shall be forthwith sent to the owner of such land, building, structure or premises, if known. (§ 7, Ord. No. 80-16, 5-13-80).

Regards,

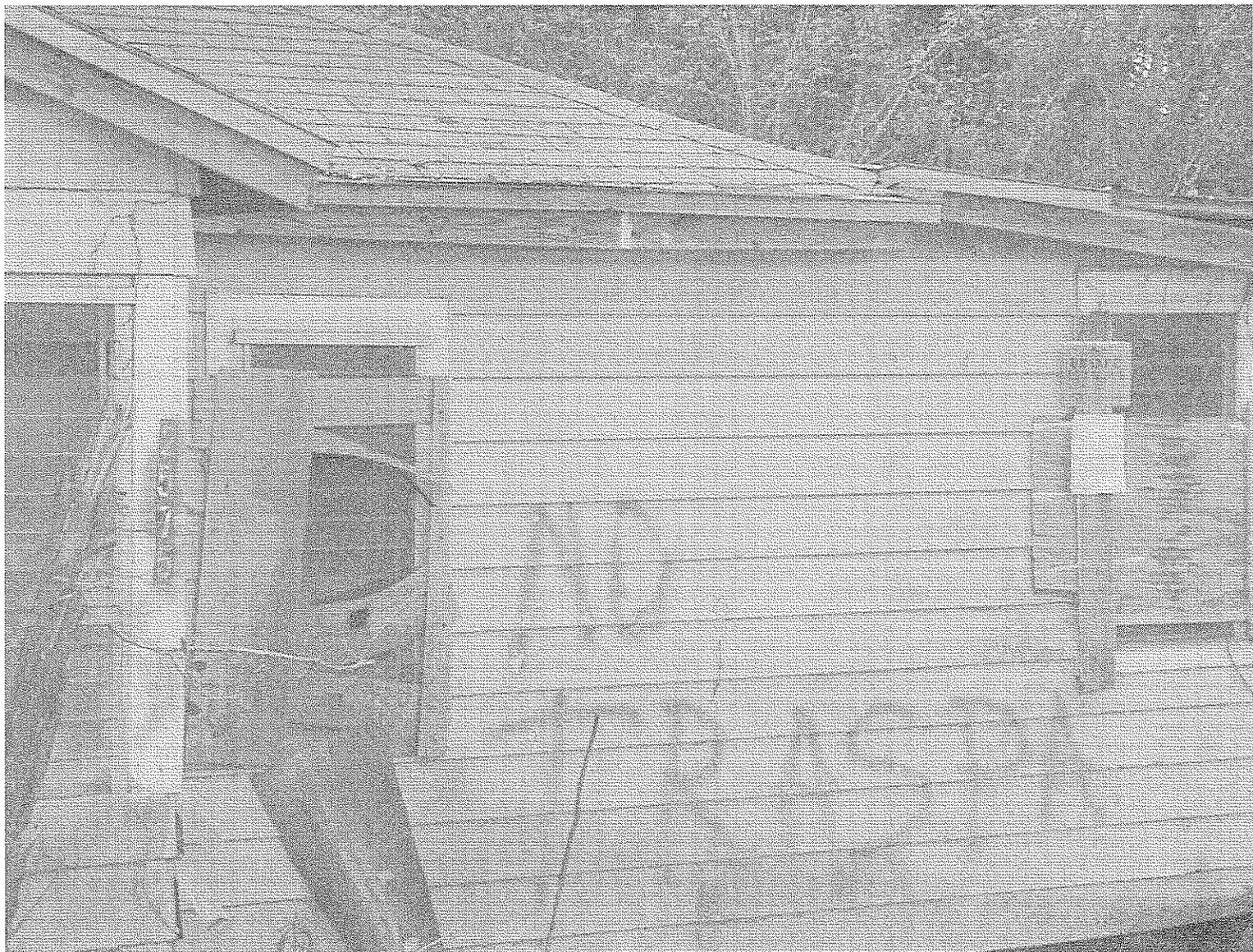
Larry G. Goldman,
Building Official/Fire Official

LGG/dv

cc



2575 426 S.R.W.



2575 426 S. R.W.



Department of Planning and Development
1101 East First Street
Sanford, FL 32771
Phone: (407) 665-7423
FAX: (407) 665-7407

Memorandum

Date: February 14, 2003
To: Carlton Henley, Commissioner, District 4
From: Larry G. Goldman, Building Official/Fire Official *LGG*
Re: **CONDEMNATION OF UNOCCUPIED STRUCTURE**
(For information only)

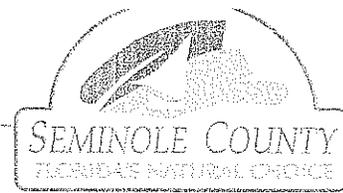
Pursuant to Seminole County Ordinance Section 168.1, this memo is notice that Condemnation Action is being taken with regard to structure(s) located at:

Parcel ID: 07-21-30-506-0000-0080
Owner of Record: James K. Wilkes
Property Address: 1061 Blake St.
Subdivision Name: Blakes revision Lula
Structure type: Single Family Dwelling

cc Kevin Grace, County Manager
Don Fisher, Director, Planning & Development Department

PLANNING AND DEVELOPMENT DEPARTMENT

BUILDING AND FIRE INSPECTIONS



February 17, 2003

CERTIFIED 7002 0860 0002 2620 5006

Mr. James Wilkes
637 N. Bentalou St.
Baltimore, MD 21216

SUBJECT: CONDEMNATION PROCEEDINGS

Dear Mr. Wilkes:

Pursuant to Seminole County Code, Chapter 168, this memo serves as written notice that the structures at;

1061 Blake St.
Blakes Revision Lula, Subdivision

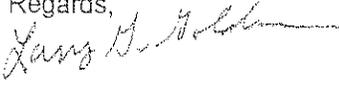
have been deemed a public nuisance and shall require the owner to begin, within thirty (30) days, and complete within ninety (90) days, the needed improvements and repairs to comply with building code or the demolition and removal of the public nuisance or undertake the appeal process as outlined in Section 168.7 of the County Code as referenced below.

Sec. 168.7 Public Hearing.

(a) At the time fixed for said public hearing, the owner of such land, building, structure or premises or any interested person shall have the right to present any relevant or material facts or evidence as to why such land, building, structure, or premises does not create a public nuisance or why the cost of the abatement of said nuisance should not be paid for by the owner of said land, building, structure or premises or why the cost of the abatement of said nuisance should not be assessed against such land or premises.

(b) If, after said hearing, the Board determines that the condition exists as set forth in the notice, the Board shall issue an order by resolution declaring the nature of the public nuisance, describing the land, building, structure or premises upon which such public nuisance exists, naming the owner of such land and premises, if known, and describing the corrective action required to abate such public nuisance and setting a date certain by which such corrective action shall be completed.

(c) If, after said hearing, the Board determines that the conditions set forth in the notice do not exist, then such notice to the owner should be considered forthwith null and void and of no effect and no action shall be taken by the County in regard to such conditions. Notice of such determination shall be forthwith sent to the owner of such land, building, structure or premises, if known. (§ 7, Ord. No. 80-16, 5-13-80).

Regards,

Larry G. Goldman,
Building Official/Fire Official

LGG/dv

cc



1061 BLAKE ST.



1061 BLAKE ST