

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Staff request for authorization to abate two structures deemed to be Public Nuisances

DEPARTMENT: Planning & Development DIVISION: Building & Fire Inspection

AUTHORIZED BY: Don Fisher CONTACT: Larry G. Goldman EXT. 7460

Agenda Date 09/23/03 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Authorize Staff to abate the subject Public Nuisances by entering the properties, demolishing the structures, and clearing the debris, if such nuisances are not removed by the respective property owners by October 12, 2003.

BACKGROUND:

The Board of County Commissioners, at its regularly scheduled meeting of May 13, 2003, upon request from the Building Official, declared that the two herein described properties are Public Nuisances.

Description of Properties:

- a. 2575 426 S.R. W. Owner: Gregory E. Williams District 1
- b. 1061 Blake St. Owner: James Wilkes District 4

Public notice was published in the Orlando Sentinel for four consecutive weeks on August 14th, 21st, 28th and September 4th, 2003, advising of the September 23, 2003 Public Hearing regarding this item.

Condemnation notices were sent by certified mail and posted upon each structure. Neither owner of record has responded to these notices.

Chapter 168 of the Seminole County Code authorizes the County to eliminate public nuisances.

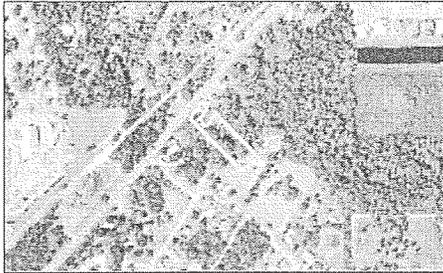
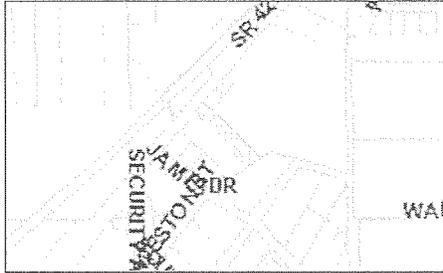
Reviewed by:	
Co Atty:	<i>KZC</i>
DFS:	
Other:	
DCM:	<i>SS</i>
CM:	<i>[Signature]</i>
File No.	<u>ph130pdb01</u>

PARCEL DETAIL	<input type="button" value="REAL ESTATE"/> <input type="button" value="PERSONAL PROPERTY"/> <input type="button" value="LAND"/> <input type="button" value="SALES SUMMARY"/>																															
 Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407.665.7506																																
<p align="center">GENERAL</p> Parcel Id: 07-21-30-506-0000-0080 Tax District: 01-TX DIST 1 - COUNTY Owner: WILKES JAMES K Exemptions: Address: 637 N BENTALOU ST City,State,ZipCode: BALTIMORE MD 21216 Property Address: 1061 BLAKE ST Subdivision Name: BLAKES REVISION LULA Dor: 01-SINGLE FAMILY			<p align="center">2003 WORKING VALUE SUMMARY</p> Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$5,925 Land Value Ag: \$0 Just/Market Value: \$5,925 Assessed Value (SOH): \$5,925 Exempt Value: \$0 Taxable Value: \$5,925																													
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1061 Blake Street



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	<p align="center">GENERAL</p> <p>Parcel Id: 29-21-31-502-0000-0110 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: WILLIAMS GREGORY E Exemptions:</p> <p>Address: 9981 NOB HILL LN</p> <p>City,State,ZipCode: SUNRISE FL 33351</p> <p>Property Address:</p> <p>Subdivision Name: JAMES BENJAMIN SUBD Dor: 01-SINGLE FAMILY</p>		<p>2003 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$320</p> <p>Land Value (Market): \$42,336</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$42,656</p> <p>Assessed Value (SOH): \$42,656</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$42,656</p>																				
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2575 426 S.R. W.



RESOLUTION NO _____

SEMINOLE COUNTY, FLORIDA

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING OF SEPTEMBER 23, 2003.

WHEREAS, The Board of County Commissioners declared that a public nuisance existed on the following described property, to wit:

LEG LOT 11 (LESS SLY 52 FT OF NLY 111 FT OF ELY 80 FT) BEN JAMES SUBD, PB 6 PG 1

At their regularly scheduled meeting of May 13, 2003, and

WHEREAS, the owner of the above mentioned property is Gregory E. Williams.

WHEREAS, a legal notice was published in the Orlando Sentinel for four consecutive weeks on August 14, August 21, August 28 and September 4, 2003.

WHEREAS, a notice was posted in a conspicuous place on the above-described property prior to the public hearing; and

WHEREAS, the Board of County Commissioners held a public hearing and has determined that the public nuisance still exists on the above described property.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

1. There hereby still exists a public nuisance on the following property:

LEG LOT 11 (LESS SLY 52 FT OF NLY 111 FT OF ELY 80 FT) BEN JAMES SUBD, PB 6 PG 1

2. The nature of the public nuisance is:

- (a) The building has been severely damaged by fire and/or elements of nature due to abandonment.
- (b) Exterior and interior doors, roofing materials, roof flashing, window glass, window screens and window frames are damaged beyond reasonable repair.
- (c) Electrical service has been disconnected due to inactivity. Electrical panels, electrical receptacles, electrical lights and switches are damaged to the extent that they are a hazard.
- (d) There is trash and debris inside and outside the building.
- (e) This condition constitutes a potential fire hazard.

3. The owners of the above-described property, according to the property records in the Seminole County Property Appraiser's Office are:

Gregory E. Williams
9981 Nob Hill Lane
Sunrise, FL 33351

4. The following action is required to abate the Public Nuisance:

(a) Demolish the building and remove the building from the property, and clear the property of all trash, debris, and rubbish, including out building and pads.

5. The owners of the above-described property shall have until October 12, 2003, to take corrective action to abate the public nuisance or thereafter, Seminole County shall go upon the property upon which the public nuisance exists and shall demolish the building and remove the building from the property and clear the property of all trash and debris to abate the public nuisance. The cost incurred in the administration of the public nuisance certification, in the searching of the public records to determine the record owners and in serving the notice as specified in Section 168.6, Seminole County Code, shall be assessed against the owners and the affected property as provided in Section 168.10, Seminole County Code.

ADOPTED THIS _____ day of _____, 2003

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

ATTEST:

MARYANNE MORSE
Clerk of the Board of
County Commissioners of
Seminole County, Florida

By: _____
DARYL G. MC LAIN, CHAIRMAN
Board of County Commissioners
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637 N. Bentalou St.
Baltimore, MD 21216

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