



**COUNTYWIDE  
MAY 2021  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	2,959
Inspections Performed	7,539
Certificates of Occupancy Issued	96

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	9
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	0
Rezones	0
PD Rezones	3
Small Site Plans	4
Site Plans	2
Subdivision – PSP	0
Subdivision – Engineering	1
Subdivision – Final Plats	1
Minor Plat	0
Land Split	2
Vacates	1
Variances	8
Special Exceptions	0
Special Events, Arbor, Minor Amendments (Misc.)	4
New Code Enforcement Cases Opened	15

**Kudos from our Customers**

To Tony Coleman, Alex Perez, Brittany Barker, Jennifer Emanuel and all Inspectors – *“Your people have a sincere concern for the residents and the businesses in your county. Seminole County is the most organized and friendliest department in the state.”* – Christopher, Builder

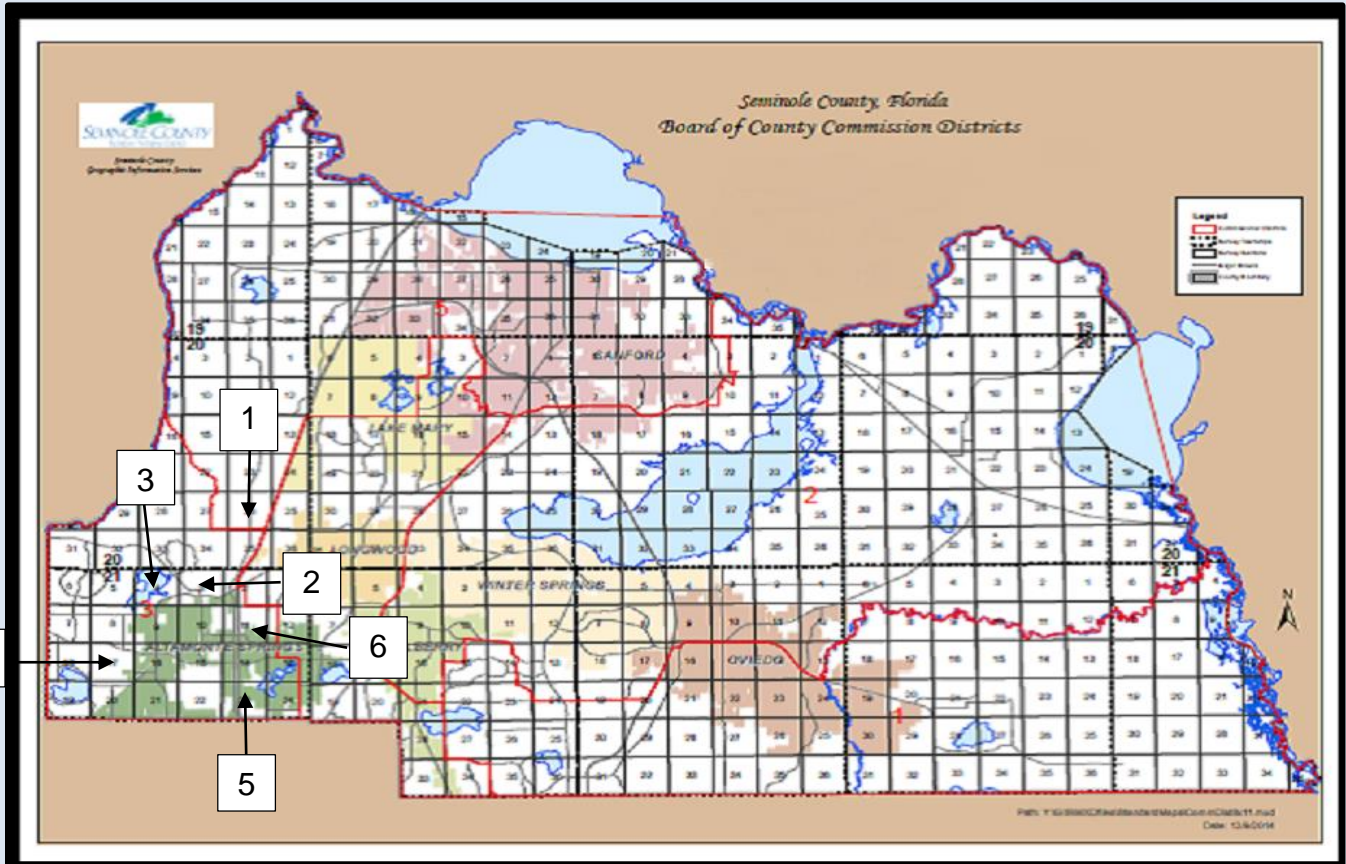
To Julie Hebert, Mary Robinson and Angi Kealhofer – *“The ladies were a great assistance today. I appreciate it very much.”* – Tony, Alliance Building Supply

To Marie Magaw – *“Great customer service.”* – Buddy, Homeowner

**DISTRICT THREE  
MAY 2021  
DEVELOPMENT SERVICES  
PROJECTS**



**DRC / PRE-APPLICATIONS AND  
PROJECTS STARTING CONSTRUCTION**



**Note: Site locations are approximate**

**DRC / PRE-APPLICATIONS**

1. **EE WILLIAMSON RD PLAZA PRE-APPLICATION** – Proposed Future Land Use Amendment and Rezone for a shopping plaza on 1.46 acres in the M-1 Zoning District; located on the south side of EE Williamson Road, east of Shariff Court; Parcel I. D. # 35-20-29-501-0000-002C; (Vidyadhar Brahmbdatt, Pre 1675, LLC, Applicant); (21-80000044); (Annie Sillaway, Project Manager) – (Comments Only – May 12, 2021 DRC meeting)
2. **MOHAWK LN (120) TOWNHOMES PRE-APPLICATION** – Proposed Rezone for a 7 unit townhome development on 1.20 acres in the RM-1 Zoning District; located at the south end of Mohawk Lane, south of W State Road 434; Parcel I. D. # 03-21-29-505-0X00-0120; (Aytekin Gencay, GNC Trading, LLC, Applicant, and Mark Meinhart, MCI, Consultant); (21-80000046); (Joy Giles, Project Manager) – (May 19, 2021 DRC meeting)

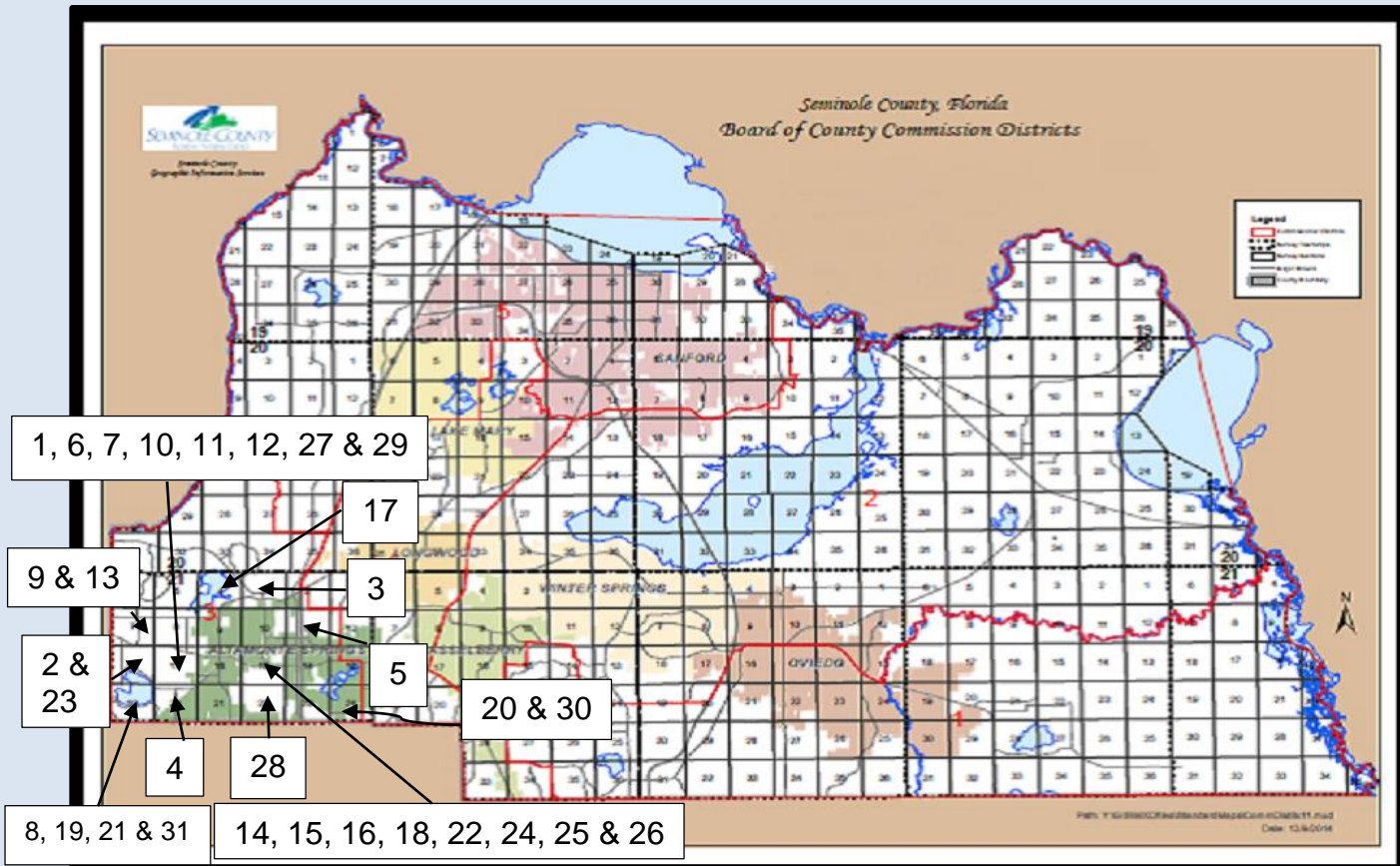
## **DRC / PRE-APPLICATIONS - Continued**

3. **TD BANK LONGWOOD PRE-APPLICATION** – Proposed Site Plan for parking, sidewalks, and ADA changes at the existing bank on 1.50 acres in the OP Zoning District; located northeast of E Lake Brantley Drive and N State Road 434; Parcel I. D. # 04-21-29-300-003F-0000; (Chris Haines, Infinity Engineering Group, LLC, Applicant); (21-80000055); (Annie Sillaway, Project Manager) – *(May 26, 2021 DRC meeting)*
4. **STRIVE AT BEAR LAKE SITE PLAN** – Proposed Site Plan for exterior parking, sidewalk, and an ADA ramp on 0.92 acres in the A-1 Zoning District; located southwest of Bear Lake Road and Cub Lake Drive; Parcel I. D. # 21-06000010; (Keith Silverman, V3 Construction, LLC, Applicant); (21-06000010); (Dagmarie Segarra, Project Manager) – *(Comments Only – May 26, 2021 DRC meeting)*
5. **ORANGWOOD LOWER CAMPUS EXPANSION PRE-APPLICATION** – Proposed Site Plan and possible Amendment to the existing Special Exception to construct a new 2-story classroom and gymnasium on 5 acres in the R-1AA Zoning District; located north of Trinity Woods Lane and Wymore Road; Parcel I. D. # 23-21-29-300-010A-0000; (John McCully, Orangewood Lower Campus Christian Elementary School, Applicant, and Luke Classon, Appian Engineering, LLC, Consultant); (21-80000050); (Angi Kealhofer, Project Manager) – *(Comments Only – May 26, 2021 DRC meeting)*

## **DRC PROJECTS STARTING CONSTRUCTION**

6. **DOUGLAS AVE (851) HANDICAP PARKING SMALL SITE PLAN** – Small Site Plan to add 2 handicap parking spaces on 1.21 acres in the OP zoning district.

## BOARD ITEMS



**Note:** Site locations are approximate

## PLANNING AND ZONING COMMISSION

May 5, 2021

Countywide items:

**MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending Chapter 120 (Road Impact Fees) of the Seminole County Land Development Code to revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *This item was continued to the June 2, 2021 meeting*

**FIRE AND RESCUE IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending Chapter 110 of the Seminole County Land Development Code to revise and update the Fire and Rescue Impact Fee provisions; and also, to revise and update the Fire and Rescue impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 2, 2021 meeting*

**PLANNING AND ZONING COMMISSION – Continued**  
**May 5, 2021**

Countywide items (continued):

**LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending Chapter 115 of the Seminole County Land Development Code to revise and update the Library Impact Fee provisions; and also, to revise and update the Library Impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 2, 2021 meeting*

**WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE AMENDMENT** – Consider a Resolution amending Section 20.45 of the Seminole County Administrative Code to revise and update the water and wastewater connection fees; Countywide (Rebecca Hammock, Project Manager) – *This item does not require action by the P & Z Commission and was provided to the P & Z for informational purposes only. It will be reviewed and considered by the Board of County Commissioners at the June 22 BCC meeting.*

**BOARD OF COUNTY COMMISSIONERS**  
**May 11, 2021**

Countywide items:

**MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending Chapter 120 (Road Impact Fees) of the Seminole County Land Development Code to revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *This item was continued to the June 22, 2021 meeting*

**FIRE AND RESCUE IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending Chapter 110 of the Seminole County Land Development Code to revise and update the Fire and Rescue Impact Fee provisions; and also, to revise and update the Fire and Rescue impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 22, 2021 meeting*

**LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending Chapter 115 of the Seminole County Land Development Code to revise and update the Library Impact Fee provisions; and also, to revise and update the Library Impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 22, 2021 meeting*

**WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE AMENDMENT** – Consider a Resolution amending Section 20.45 of the Seminole County Administrative Code to revise and update the water and wastewater connection fees; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 22, 2021 meeting*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

**May 13, 2021**

1. **3622 LEOTA DR** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of July 14, 2021, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
2. **2705 DORADO CT** – Construction without the required permits. Vicki Hathaway, Inspector. Findings of Fact entered giving the Respondent a compliance date of July 14, 2021, with a fine of \$50.00 per day until compliance is obtained. *The property was not in compliance at the time of the hearing.*
3. **111 MOHAWK LN** – Construction without the required permits. Vicki Hathaway, Inspector. Findings of Fact entered giving the Respondent a compliance date of July 14, 2021, with a fine of \$50.00 per day until compliance is obtained. *The property was not in compliance at the time of the hearing.*

**BOARD OF ADJUSTMENT**

**May 24, 2021**

4. **1280 CARDINAL CT** – Request for (1) a rear yard setback variance from thirty (30) feet to five (5) feet and (2) a side yard (east) setback variance from seven and one-half (7½) feet to two (2) feet for a carport in the R-1A (Single Family Dwelling) district; BV2021-33 (Patricia Hackett, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS**

**May 25, 2021**

None for District 3

**CODE ENFORCEMENT BOARD**

**May 27, 2021**

5. **317 OAKHURST ST** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Dorothy Hird, Code Enforcement Officer. *Order Finding Compliance on a Repeat Violation and Imposing Fine/Lien entered reducing the accrued fine from \$900.00 to the Administrative costs of \$364.55 provided the reduced amount is paid on or before June 28, 2021. If payment has not been received within the time specified, the fine will revert to the original amount of \$900.00 and be recorded as a lien. The property was in compliance at the time of the hearing.*
6. **3622 LEOTA DR** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Cara Hill, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$10,200.00, with the fine continuing to accrue at \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

**CODE ENFORCEMENT BOARD – Continued**

**May 27, 2021**

7. **440 FOREST LAKE DR** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien on a Repeat Violation in the amount of \$5,700.00, with the fine continuing to accrue at \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

8. **9381 JUNIOR AVE** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

9. **230 SCARBOROUGH CV** – Stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of July 22, 2021, with a fine of \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

10. **9250 OVERLAND DR** – The storage of heavy equipment and recreational campers is not a permitted use in the C-2 zoning. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of July 22, 2021, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

11. **9250 OVERLAND DR** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of July 22, 2021, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

12. **9250 OVERLAND DR** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of July 22, 2021, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

## CODE ENFORCEMENT BOARD – Continued

May 27, 2021

13. **3201 SAND LAKE RD** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Dorothy Hird, Code Enforcement Officer. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$1,950.00 to the Administrative Costs of \$386.57 provided the reduced amount is paid on or before June 28, 2021. If payment has not been received within the time specified, the fine will revert to the original amount of \$1,950.00 and be recorded as a lien.*
14. **572 FORDHAM AVE** – Stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected. Cara Hill, Code Enforcement Officer. *Order Finding Compliance entered, imposing a lien in the amount of \$2,250.00.*
15. **140 RONNIE DR** – Fences or walls missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality. Dorothy Hird, Code Enforcement Officer. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$800.00 to the Administrative Costs of \$455.35 provided the reduced amount is paid on or before June 28, 2021. If payment has not been received within the time specified, the fine will revert to the original amount of \$800.00 and be recorded as a lien.*
16. **101 GERRY DR** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*
17. **219 NOB HILL CIR** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*
18. **101 GERRY DR** – Stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*



**CODE ENFORCEMENT BOARD – Continued**

**May 27, 2021**

19. **9381 JUNIOR AVE** – Outside storage is not a permitted use in the R-1A zoning. Cara Hill, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

20. **502 W FAITH TER** – Stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected. Dorothy Hird, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

21. **9450 BEAR LAKE RD** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Cara Hill, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

22. **110 LONG LEAF LN** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

23. **1184 N FLORAL WAY** – Unsecured swimming pool. Private swimming pools, hot tubs and spas capable of holding water more than 24 inches (610 mm) in depth that are not completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool and where the gates and doors in such barriers are not self-closing and self-latching and where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, and where the release mechanism is not located on the pool side of the gate. Exception: Spas or hot tubs with a safety cover that complies with American Society for Testing Materials (ASTM) 1346, as may be amended or replaced. Dorothy Hird, Code Enforcement Officer. *Ownership of the property changed.*

24. **101 GERRY DR** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

25. **110 LONG LEAF LN** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

**CODE ENFORCEMENT BOARD – Continued**

**May 27, 2021**

26. **101 GERRY DR** – All fences shall be maintained in their original upright condition. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

27. **575 FOREST LAKE DR** – The remains or rubble of structure, which has been burned, stricken by other casualty or demolished, or exists in a state of excessive disrepair or decay similar to and including, but not limited to, extreme exterior dilapidation, broken, missing, rotting or collapsed windows, doors, walls and/or roof. Cara Hill, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

28. **230 LAKE DESTINY TRL** – Stagnant or foul water. Water not flowing or moving and/or dirty, grossly offensive or obstructed with foreign matter that may provide a breeding area for mosquitoes, rodents, snakes, or other species of insect or animal, or which constitutes a habitat for disease bearing organisms; and which is a host for algae or other growth indicative of water that is not disinfected. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

29. **575 FOREST LAKE DR** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Cara Hill, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

30. **502 OAK LN** – Unsecured swimming pool. Private swimming pools, hot tubs and spas capable of holding water more than 24 inches (610 mm) in depth that are not completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool and where the gates and doors in such barriers are not self-closing and self-latching and where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, and where the release mechanism is not located on the pool side of the gate. Exception: Spas or hot tubs with a safety cover that complies with American Society for Testing Materials (ASTMF) 1346, as may be amended or replaced. Dorothy Hird, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

31. **9450 BEAR LAKE RD** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Cara Hill, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*