



**COUNTYWIDE  
AUGUST 2019  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	2,054
Inspections Performed	6,697
Certificates of Occupancy Issued	97

**DEVELOPMENT REVIEW ENGINEERING DIVISION**

Flood Plain Reviews	6
Inspections Performed	259

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	10
Land Use Amendments	0
Rezones	1
PD Rezones	3
Small Site Plans	0
Site Plans	3
Subdivision – PSP	3
Subdivision – Engineering	1
Subdivision – Plats	3
Minor Plat	1
Land Split	1
Vacates	0
Special Events, Arbor, Special Exceptions, Minor Amendments	12

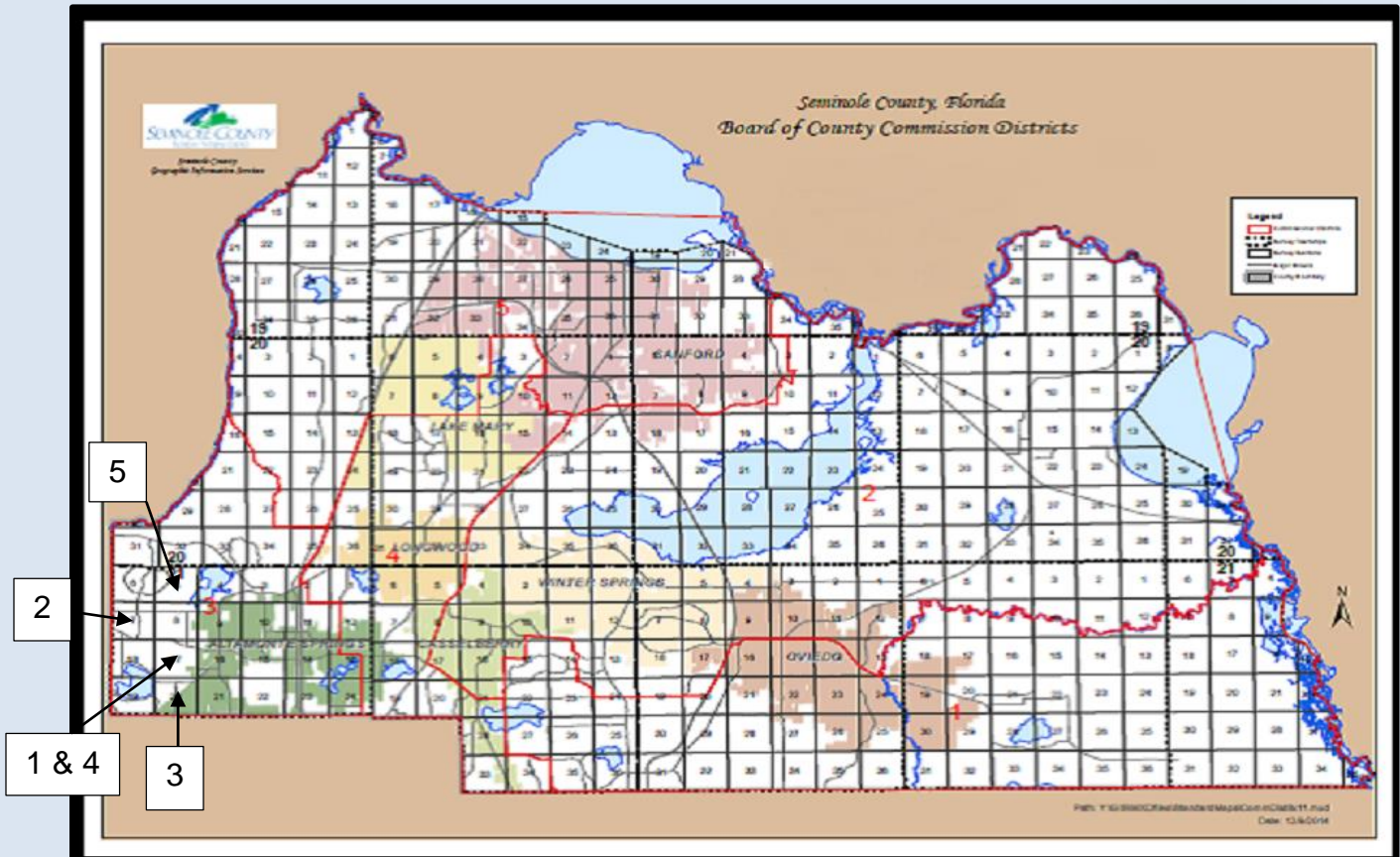
**Kudos from our Customers**

(To Steve Kulchawick) – “I appreciate Steve’s willingness to take the time and listen to our concern and most importantly, communicate with the Building Official for determining a way to inspect the work put in place prior to Hurricane Dorian. His extra effort is noteworthy” – *Kency M*

# DISTRICT THREE AUGUST 2019 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note: Site locations are approximate**

1. **W LAKEVIEW CIR (1148) PRE-APPLICATION** – Proposed Rezone from R-1AA to R-3A and a Small Scale Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for a Multi-Family Dwelling on 1.25 acres; located on the north side of W. Lakeview Circle, east of Academy Drive; Parcel I. D. # 17-21-29-502-0A00-0130; (Ansar Ahmed, c/o Mark Raponi, Resource Realty Services, Applicant); (19-80000072); (Mary Robinson, Project Manager). (August 7, 2019 DRC meeting)
2. **BALMY BEACH MARKETPLACE LOT 2 SITE PLAN** – Proposed Site Plan for a 6,800 square foot commercial building on 1.0 acre in the Balmy Beach PD zoning district; located southwest of Balmy Beach Drive and E. Semoran Boulevard; Parcel I. D. # 07-21-29-300-0220-0000; (Linda Kassof, Taurus CD, Applicant, and Jason Mahoney, NV5, Inc., Consultant); (19-06000037); (Kathy Hammel, Project Manager). (Comments Only – August 7, 2019 DRC meeting)

## DRC / PRE-APPLICATIONS – Continued

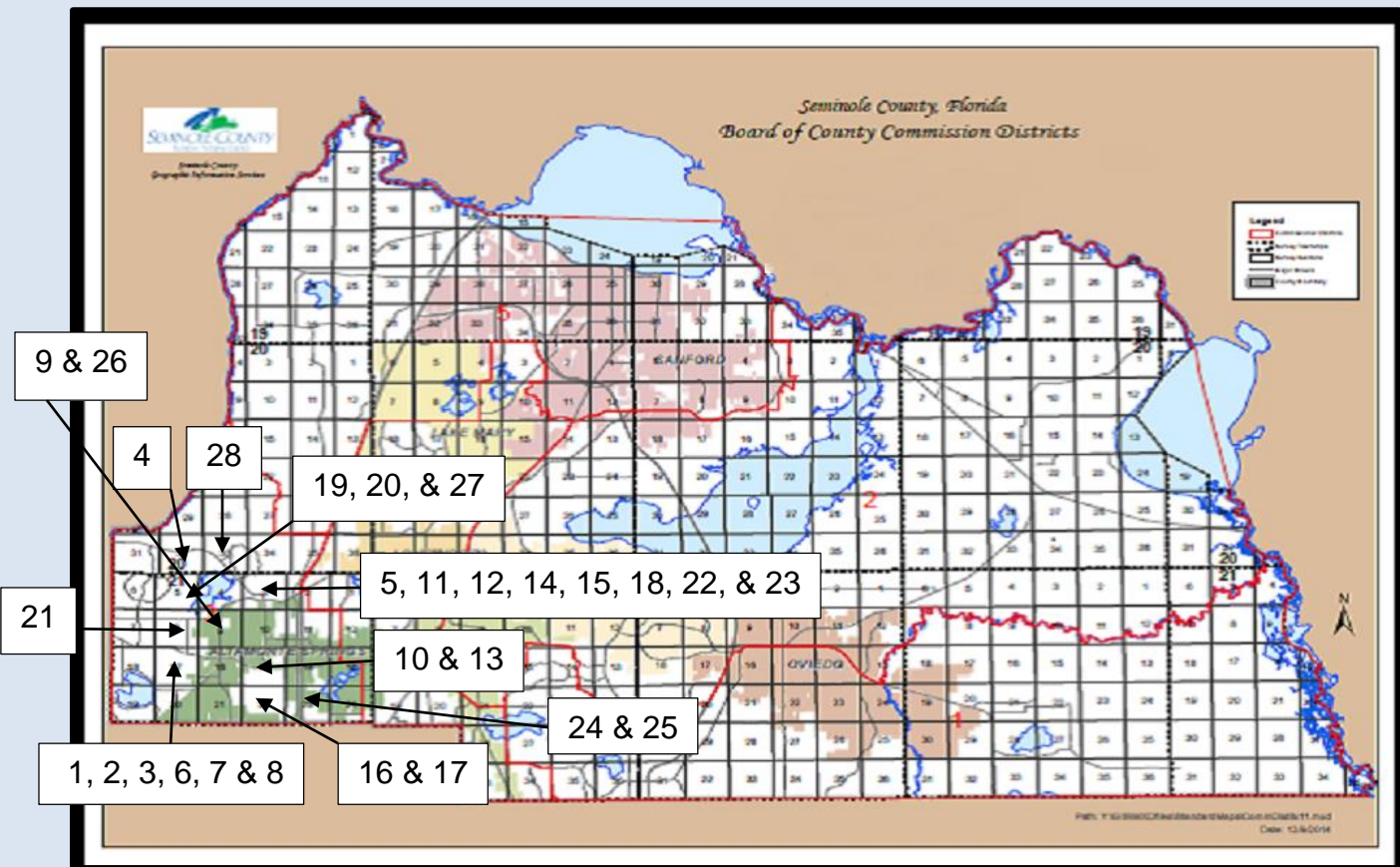
3. **BEAR LAKE RD (LOT 8A) PRE-APPLICATION** – Proposed Future Land Use Amendment from Low Density Residential (LDR) and Commercial (COM) to COM and Rezone of 1.12 acres from R-1A, A-1, and C-1 to C-1 for a commercial building; located on the west side of Bear Lake Road, north of Maitland Boulevard; Parcel I. D. # 20-21-29-300-008A-0000; (Judy Bowles, Applicant, and Jeffrey Bloom, NAI Realvest, Consultant); (19-8000078); (Matt Davidson, Project Manager). *(Comments Only – August 7, 2019 DRC meeting)*

4. **OVERLAND RD (9170) SPECIAL EXCEPTION PRE-APPLICATION** – Request to expand a current Special Exception to allow a total of 100 wrecked vehicles to be stored on 1.68 acres in the C-2 zoning district; located on the west side of Overland Road, south of S. Orange Blossom Trail; Parcel I. D. # 17-21-29-5BG-0000-028F; (Susan Walsh, TAHH, LLC, Applicant); (19-80000087); (Kathy Hammel, Project Manager). *(Comments Only – August 21, 2019 DRC meeting)*

## DRC PROJECTS STARTING CONSTRUCTION

5. **UTILITIES INC WEKIVA WTP IMPROVEMENTS SMALL SITE PLAN** – Small Site Plan to upgrade Wastewater Treatment Plant on 38.07 acres in the Wekiva Hunt Club PD.

# BOARD ITEMS



*Note: Site locations are approximate*

## PLANNING AND ZONING COMMISSION August 7, 2019

None for District 3

## CODE ENFORCEMENT SPECIAL MAGISTRATE August 8, 2019

1. **9170 OVERLAND 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. *Findings of Fact entered giving the Respondent a compliance date of October 10, 2019, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

**CODE ENFORCEMENT SPECIAL MAGISTRATE – Continued**  
**August 8, 2019**

2. **9170 OVERLAND 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. *Findings of Fact entered giving the Respondent a compliance date of September 8, 2019, 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. **9170 OVERLAND RD** – Special Exception violation. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of October 10, 2019, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
4. **801 S SWEETWATER BLVD** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of October 10, 2019, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
5. **121 VAGABOND WAY** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of November 14, 2019, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
6. **3050 HOLLIDAY AVE** – Operation of a business in an R-1A and R1-AA zoning is not a permitted use. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 9, 2019, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
7. **9170 OVERLAND RD** – Construction without the required permits. Vicki Hathaway, Inspector. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$2,800.00 to the Administrative Costs of \$447.37 provided the reduced amount is paid by September 7, 2019. If payment has not been received by the date specified, the fine will revert to the original amount of \$2,800.00 and be recorded as a lien.*
8. **1221 GAY ST** – Construction without the required permits. Vicki Hathaway, Inspector. *Respondent requested an extension to the compliance date. Order entered extending compliance date to October 10, 2019.*

**BOARD OF COUNTY COMMISSIONERS**  
**August 13, 2019**

None for District 3

## CODE ENFORCEMENT BOARD

August 22, 2019

9. **116 ALHAMBRA 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. *Findings of Fact entered finding Respondent in compliance at the time of the hearing and imposing a fine in the amount of \$50.00 per day if the violation is repeated after the hearing.*
10. **564 TULANE DR** – Abandoned vehicles. Any vehicle as defined in this Section, including, but not limited to, any parts thereof, which are unusable as a form of transportation due to mechanical or structural insufficiencies, unless said vehicle is located within a legally permitted, permanent, enclosed structure or legally permitted, permanent carport. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 8, 2019, 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. **111 MOHAWK LN** – 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. *Findings of Fact entered giving the Respondent a compliance date of September 22, 2019, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
12. **111 MOHAWK 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. *Findings of Fact entered giving the Respondent a compliance date of September 22, 2019, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
13. **316 CLEMSON 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 finding Respondent in compliance at the time of the hearing and imposing a fine in the amount of \$50.00 per day if the violation is repeated after the hearing.*
14. **118 MOHAWK 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. *Findings of Fact entered giving the Respondent a compliance date of October 24, 2019, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

**CODE ENFORCEMENT BOARD – Continued**  
**August 22, 2019**

15. **2484 W SR 434** – All fences shall be maintained in their original upright condition. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 8, 2019, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

16. **122 SPRING CHASE CIR** – 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 September 8, 2019, with a fine of \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

17. **122 SPRING CHASE CIR** – 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 finding Respondent in compliance at the time of the hearing and imposing a fine in the amount of \$50.00 per day if the violation is repeated after the hearing.*

18. **121 VAGABOND WAY** – Accessory structures are not permitted on a vacant parcel without a primary structure in an RM-1 zone. Cara Hill, Code Enforcement Officer. *Order entered continuing this item to the February 27, 2020 hearing date.*

19. **2660 ORANGE CT** – 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 in the amount of \$5,050.00, 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.*

20. **2660 ORANGE CT** – 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 \$10,100.00, 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.*

21. **1171 HOMEWARD LN** – Outside storage is not a permitted use in an R-1A zone. Cara Hill, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

**CODE ENFORCEMENT BOARD – Continued**  
**August 22, 2019**

22. **118 MOHAWK 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.*
23. **118 MOHAWK LN** – Contractor storage yard is not a permitted use in an RM-1 zone. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*
24. **233 WOOD LAKE DR** – The storing and/or keeping of a dumpster in an R-1AA zoned property is not a permitted use or a use allowed by Special Exception in a residential zone. Dorothy Hird, Code Enforcement Officer. *The Respondent complied prior to the hearing.*
25. **233 WOOD 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. Dorothy Hird, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

**BOARD OF ADJUSTMENT**  
**August 26, 2019**

26. **2201 E. CLASSIC CT** – Request for a rear yard setback variance from thirty (30) feet to twenty (20) feet for an addition in the R-1AA (Single Family Dwelling) district; BV2019-64 (Dom Carbonaro, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
27. **206 ALBRIGHTON CT** – Request for a rear yard setback variance from fifteen (15) feet to eight (8) feet for a solid roof screen room in the PD (Planned Development) district; BV2019-72 (Corliss Lynch, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS**  
**August 27, 2019**

Countywide item:

**CODE ENFORCEMENT LIEN AMNESTY PROGRAM** – Consider a Resolution to establish a one-time Code Enforcement Lien Amnesty Program beginning on January 1, 2020 and ending on July 1, 2020. (Mary Moskowitz, Project Manager) – *Approved*

28. **NUISANCE DETERMINATION REQUEST FOR 351 W HORNBEAM DR** – Issue a determination that the unoccupied structure located at 351 W Hornbeam Drive, Longwood, is a Public Nuisance 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 for a "Show-Cause" public hearing, as prescribed in Sections 168.5-168.7, Seminole County Code. (Liz Parkhurst, Project Manager) – *Approved*