



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

BUILDING DIVISION

Permits Issued	2,121
Inspections Performed	5,881
Certificates of Occupancy Issued	83

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	7
Inspections Performed	206

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	5
Land Use Amendments	2
Rezones	1
PD Rezones	3
Small Site Plans	1
Site Plans	2
Subdivision – PSP	2
Subdivision – Engineering	2
Subdivision – Plats	1
Minor Plat	1
Land Split	0
Vacates	1
Variances	8
Special Exceptions	1
Special Events, Arbor, Minor Amendments	8
New Code Enforcement Cases Opened	30

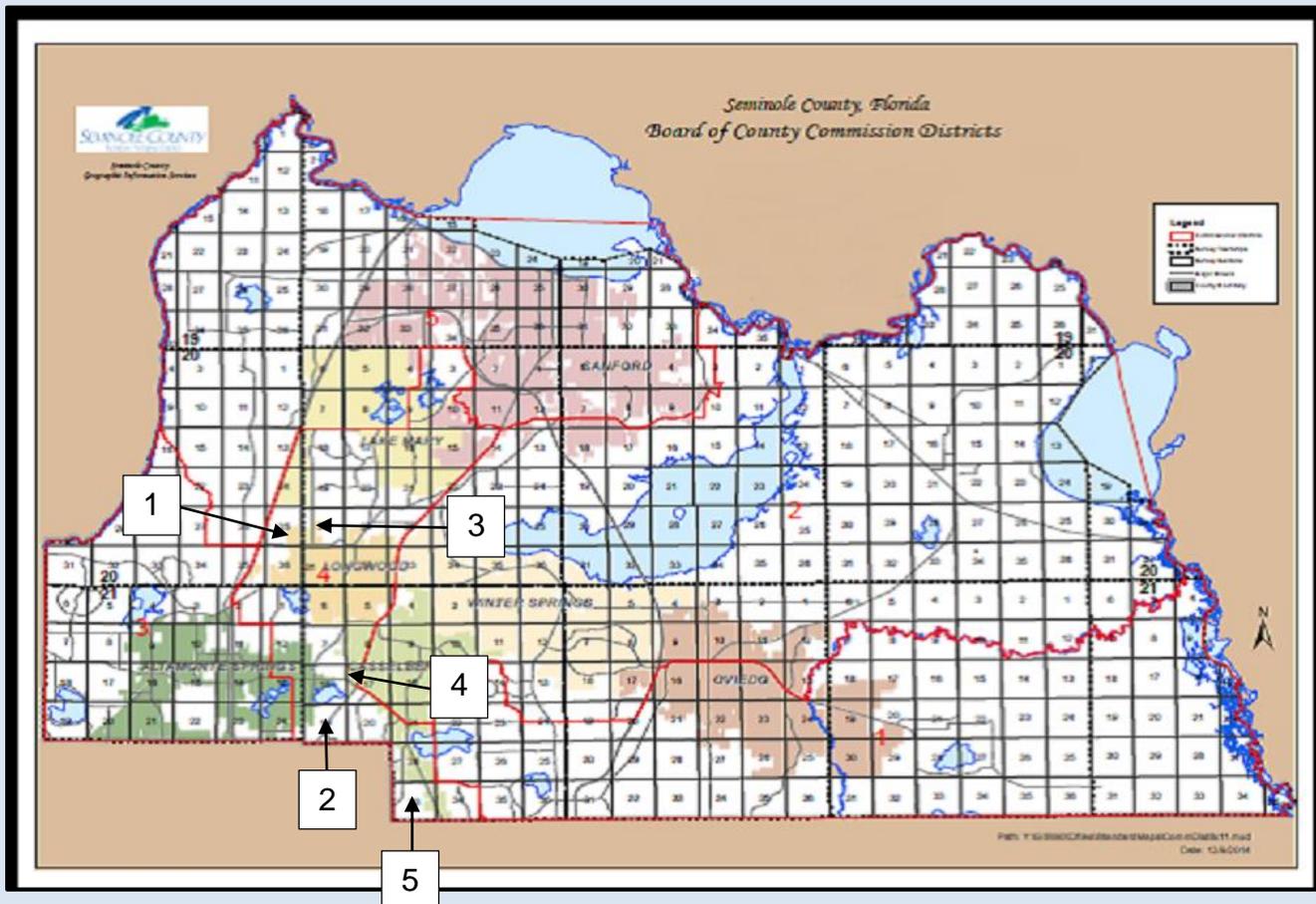
Kudos from our Customers

“Despite of her busy schedule, Joy Giles always tries to help and get things done. Thank you Joy for all your help” – *Anonymous Design Professional*

DISTRICT FOUR DECEMBER 2019 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

1. **NORTHRIDGE RESERVE PRELIMINARY SUBDIVISION PLAN** – Proposed Preliminary Subdivision Plan for six (6) single family residential lots on 3.42 acres in the R-1AAA zoning district; located on the west side of Northridge Drive, east of I-4; Parcel I. D. # 25-20-29-300-0050-0000; (Zachary Miller, Miller Construction Services, Applicant, and Thomas H. Skelton, P.E., American Civil Engineering Co., Consultant); (19-55100015); (Danalee Petyk, Project Manager). (December 4, 2019 DRC meeting)

2. **S US HWY 17-92 (9202) PRE-APPLICATION** – Proposed Site Plan for a retail center on 0.79 acres in the M-1 zoning district; located northwest of U.S. Highway 17-92 and Candace Drive; Parcel I. D. # 19-21-30-514-0B00-0120; (Rudy Arribas, Arribas Bros., Applicant, and Kim Deddens, Kim Deddens Design, Consultant); (19-80000108); (Danalee Petyk, Project Manager). (December 11, 2019 DRC meeting)

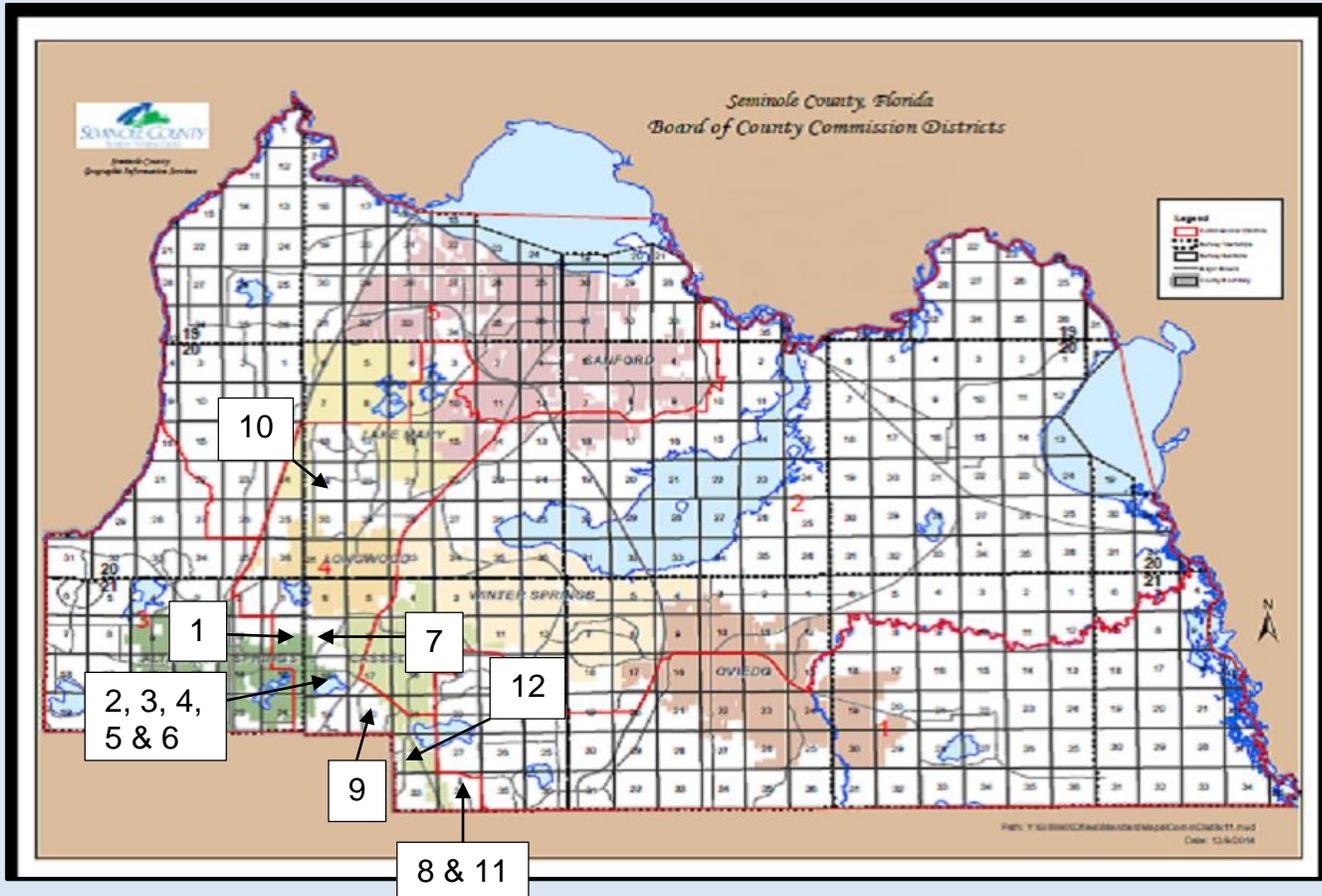
DRC / PRE-APPLICATIONS

3. **ORTHODOX CHURCH OF ST. STEPHEN PHASE III PRE-APPLICATION** – Proposed Site Plan for a temple on 5.95 acres in the A-1 zoning district; located on the southeast corner of Lake Emma Road and Freyer Drive; Parcel I. D. # 30-20-30-300-003M-0000; (Gust Mecera, Applicant); (19-80000116); (Danalee Petyk, Project Manager). *(December 18, 2019 DRC meeting)*
4. **LOWES FERN PARK TOOL RENTAL ADDITION PRE-APPLICATION** – Proposed Site Plan for a tool rental facility at an existing home improvement retail store on 12.81 acres in the C-2 zoning district; located on the east side of U.S. Highway 17-92, southwest of Fernwood Boulevard; Parcel I. D. # 17-21-30-300-0220-0000; (Travis Spicer, Lowes, Applicant, and Jill Minton, CPH, Inc., Consultant); (19-80000114); (Danalee Petyk, Project Manager). *(Comments Only – December 18, 2019 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

5. **SNOOK MEDICAL OFFICE (FKA CONTEMPORARY WOMENS CARE) SITE PLAN** – Site Plan for a medical office on 0.84 acres in the RP zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION December 4, 2019

None for District 4

CODE ENFORCEMENT BOARD December 5, 2019

1. **902 EVERGREEN 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. Dorothy Hird, Code Enforcement Officer. *Findings of Fact on a Repeat Violation entered imposing a fine in the amount of \$800.00. It was further ordered if the violation is repeated after December 5, 2019, the fine shall be increased to \$100.00 per day and will continue to accrue at \$100.00 per day until compliance is obtained. The property was in compliance at the time of the hearing.*

CODE ENFORCEMENT BOARD – Continued
December 5, 2019

2. **PINE ST** – 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. *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.*

3. **1325 E ALTAMONTE 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. Dorothy Hird, 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.*

4. **1325 E ALTAMONTE 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. *Findings of Fact entered giving the Respondent a compliance date of December 26, 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.*

5. **122 JACKSON ST** – 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. *Findings of Fact entered finding Respondent in compliance at the time of the hearing and imposing a fine in the amount of \$100.00 per day if the violation is repeated after the hearing.*

6. **122 JACKSON ST** – 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. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of December 26, 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
December 5, 2019

7. **161 OAK AVE** – 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. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$18,100.00 to the Administrative Costs of \$496.49 provided the reduced amount is paid on or before January 23, 2020. If payment has not been received within the specified time, the fine will revert to the original amount of \$18,100.00 and be recorded as a lien.*

8. **3331 ALENA CT** – 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. Tamara Judges, Code Enforcement Specialist. *The Respondent complied prior to the hearing.*

BOARD OF ADJUSTMENT
December 9, 2019

9. **2225 HUNTERFIELD RD** – Request for a Special Exception for a proposed 128-foot communication tower and thirty-four (34) variances to the required separation distance from properties with a single-family land use and/or zoning classification in the R-1A (Single Family Dwelling) district for property located on the north side of Hunterfield Road, approximately 150 feet west of Oxford Road; BS2019-09 and BV2019-97 (Mary Doty Solik, Applicant) (Kathy Hammel, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
December 10, 2019

Countywide items:

ENCLAVE AT ALAFAYA APARTMENTS – Volusia Housing Finance Authority "Area of Operation" Authority for Bond Issues in Seminole County; (Atlantic Housing Partners, Applicant); Countywide; (Rebecca Hammock, Project Manager) – *Approved*

LEGAL SERVICES AGREEMENT FOR COLLECTION OF FINES AND FEES RELATED TO REGISTRATION AND MAINTENANCE OF FORECLOSURE PROPERTIES – Legal Services Agreement between Break Point Law, LLC and Seminole County for the Collection of fines and fees related to Registration and Maintenance of Foreclosure Properties; Countywide; (Rebecca Hammock, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE
December 12, 2019

10. **944 W CHARING CROSS CIR** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of March 12, 2020, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

11. **4952 ARDMORE DR** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*

12. **755 WOODSIDE RD** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of March 12, 2020, 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 COUNTY COMMISSIONERS

No second meeting in December