



**COUNTYWIDE
MARCH 2018
DEVELOPMENT SERVICES
OPEN FOR BUSINESS INDICATORS**

BUILDING DIVISION

Permits Issued	2,560
Inspections Performed	6,681
Certificates of Occupancy Issued	34

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	11
Inspections Performed	197

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	11
Land Use Amendments	2
Rezones	0
Rezones – PD	2
Small Site Plans	4
Site Plans	4
Subdivision – PSP	0
Subdivision – Engineering	2
Subdivision – Plats	1
Minor Plats	0
Land Split	0
Vacates	1
Special Events, Arbor, Special Exceptions, Minor Amendments	7

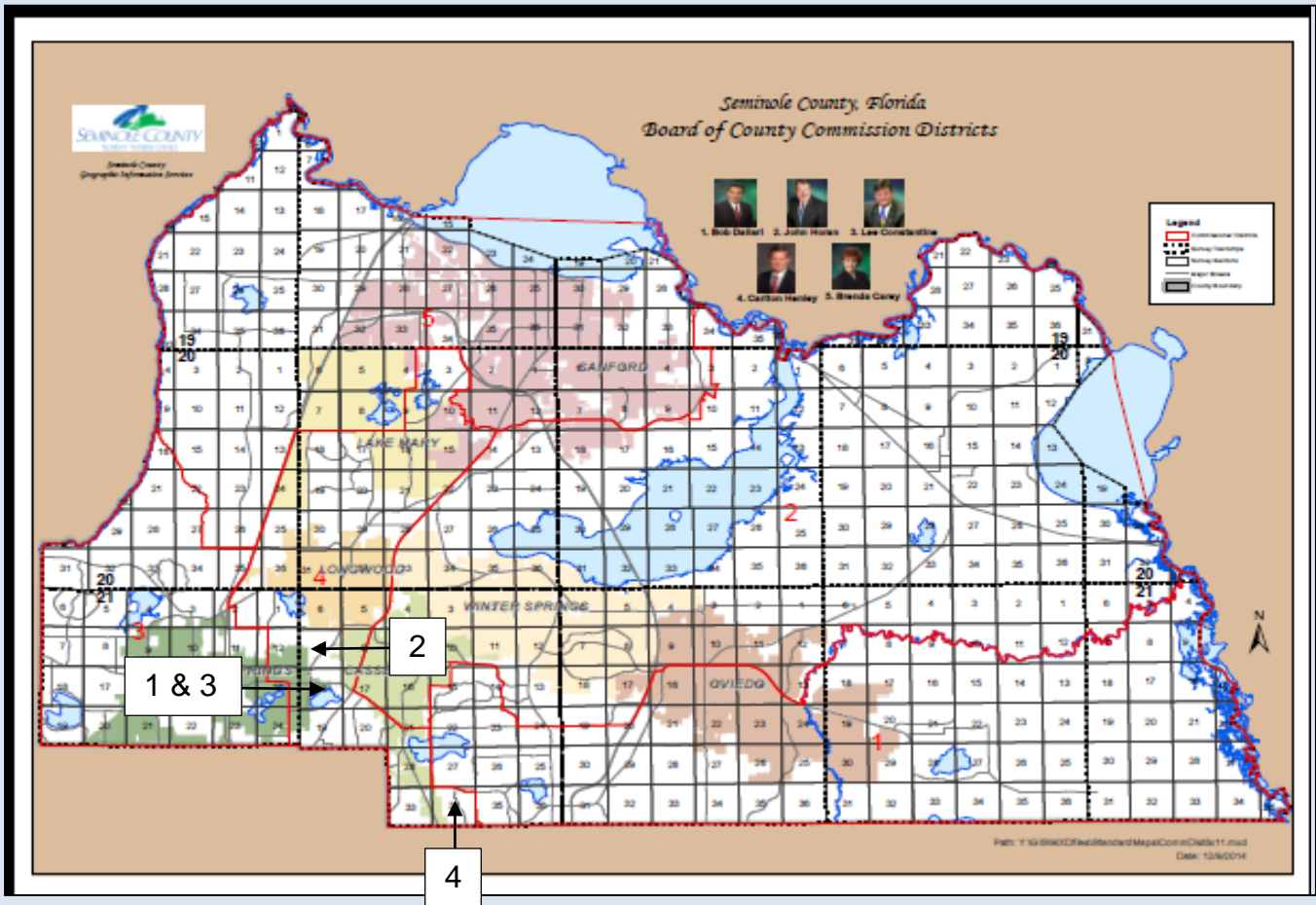
Kudos from our Customers

“Steve Frazier was readily available, approachable, patient, and provided instructive information. His valuable insight helped us build a home as good as it could be instead of just meeting minimum requirements.” *Irwin & Patricia.*

DISTRICT FOUR MARCH 2018 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **JACKSON ST (134) PRE-APPLICATION** – Proposed Rezone from R-1 to R-2 to build a duplex on a 0.2 acre vacant lot; located on the northwest corner of Jackson Street and Morse Street; Parcel I. D. # 18-21-30-507-0000-1140; (Marlon Reliford, LJRJ Enterprises, Applicant); (18-8000012); (Danalee Petyk, Project Manager). (March 14, 2018 DRC meeting)

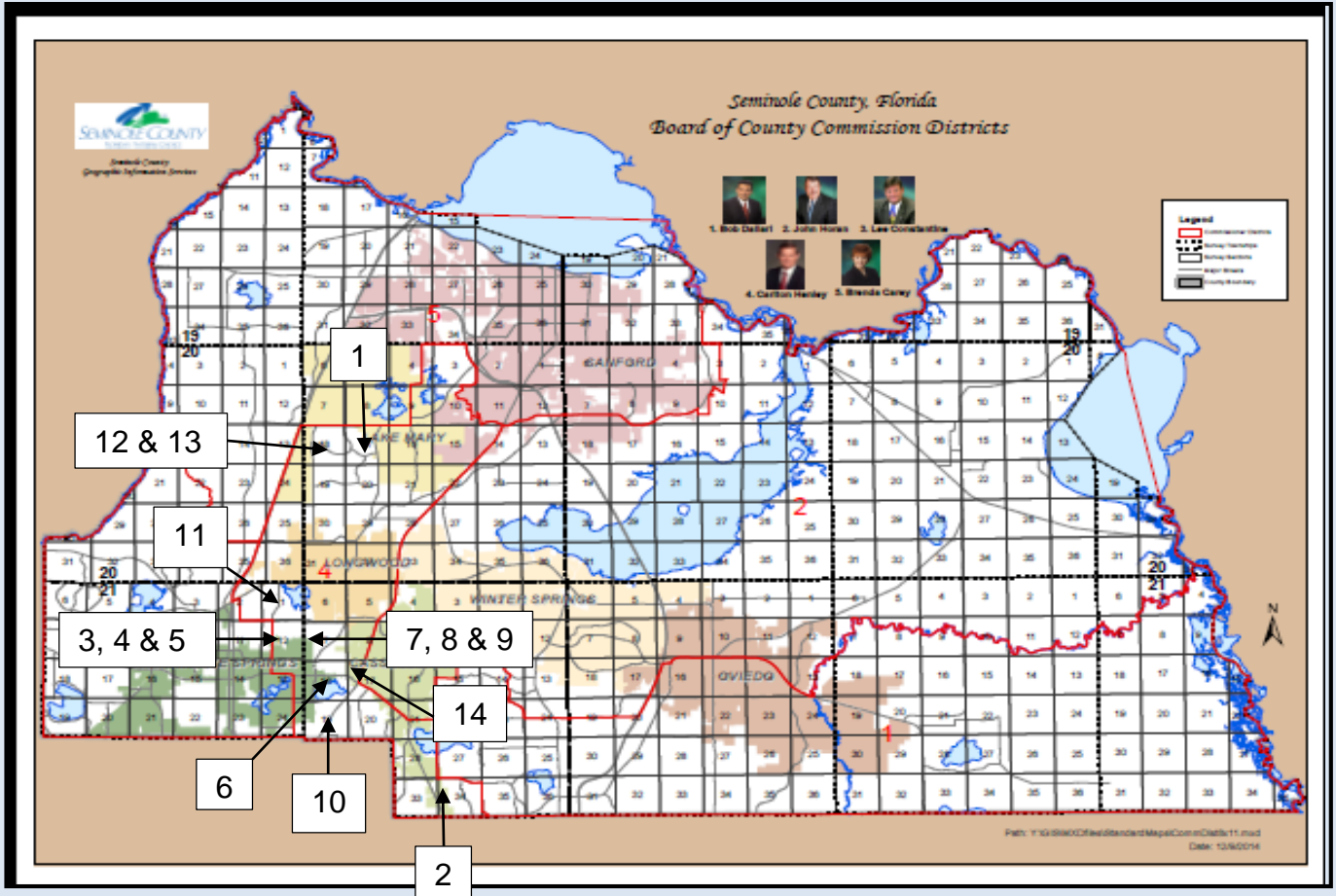
DRC / PRE-APPLICATIONS – Continued

2. **NESTLE CASSELBERRY FACILITY EXPANSION PRE-APPLICATION** – Proposed Site Plan to expand a warehouse facility with parking on 4.47 acres in the M-1 zoning district; located on the southeast side of Lyman Road; Parcel I. D. # 07-21-30-521-0000-0060++; (Dennis Julio, Nestle Waters North America, Applicant, and Majid Kalaghchi, SK Consortium, Consultant); (18-20500008); (Danalee Petyk, Project Manager). *(Comments Only – March 14, 2018 DRC meeting)*
3. **WELLS AVE (LOT 6) PRE-APPLICATION** – Proposed Site Plan to construct a 5,500 square foot building for office, warehouse and brewery uses on 0.47 acres in the C-2 zoning district; located on the southeast corner of the Division Street and Wells Avenue intersection; Parcel I. D. # 18-21-30-515-0B00-0060; (Dan Marsden, Marsden Construction Co., Applicant); (18-80000014); (Joy Giles, Project Manager). *(Comments Only – March 21, 2018 DRC meeting)*
4. **HOWELL BRANCH RD (3728) PRE-APPLICATION** – Proposed Special Exception to serve alcohol at an existing barbershop on 1.73 acres in the C-2 zoning district; located west of the Howell Branch Road and Betty Street intersection; Parcel I. D. # 34-21-30-300-009F-0000; (Jonathan Hernandez, All Starz Cuts, Applicant); (18-80000016); (Angi Kealhofer, Project Manager). *(Comments Only – March 21, 2018 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

None for District 4

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION

March 7, 2018

None for District 4

CODE ENFORCEMENT SPECIAL MAGISTRATE

March 8, 2018

1. **402 E SPRINGTREE WAY** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of May 10, 2018, 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. **1483 CHILEAN LN** – Construction without the required permits. Tom Helle, Inspector. *Respondent requested an extension to the compliance date and requested that the fines accrued to-date be waived. Order entered extending compliance date to May 10, 2018 and waiving all accrued fines to-date.*

CODE ENFORCEMENT SPECIAL MAGISTRATE – Continued
March 8, 2018

3. **616 E HIGHLAND ST** – Construction without the required permits. Tom Helle, Inspector. *The Respondent complied prior to the hearing.*

BOARD OF COUNTY COMMISSIONERS
March 13, 2018

Countywide item:

EDUCATIONAL SYSTEM IMPACT FEE RESOLUTION & INTERLOCAL AGREEMENT – Consider an Educational System Impact Fee Time of Collection/Payment Resolution and First Amendment to the Educational System Impact Fee Interlocal Agreement between the City of Longwood, Seminole County and the School Board of Seminole County; Countywide (Paul Chipok, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
March 22, 2018

4. **902 EVERGREEN AVE** – All fences shall be maintained in their original upright condition. Missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of April 20, 2018, 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. **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 entered giving the Respondent a compliance date of April 6, 2018, 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. **1225 AMANDA 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. *Findings of Fact entered giving the Respondent a compliance date of April 6, 2018, 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

March 22, 2018

7. **106 PLYMOUTH AVE** – 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. 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 March 29, 2018.*
8. **106 PLYMOUTH AVE** – Auto repair is not a permitted use or a use allowed by Special Exception in an R-3 residential zone. 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 March 29, 2018.*

BOARD OF ADJUSTMENT

March 26, 2018

9. **103 MERCURY ST** – Request for: (1) a side yard (east) setback variance from twenty-five (25) feet to fifteen (15) feet and; (2) a side yard (south) setback variance from twenty-five (25) feet to ten (10) feet for a shed in the R-3 (Multiple-Family Dwelling) district for property located on the southeast corner of the intersection of Sanford Avenue and Mercury Street, more particularly known as 103 Mercury Street; BV2017-129 (George Watkins, Applicant) (Paul Ashworth, Project Manager) – *Approved*
10. **106 S. LAKEWOOD CIR** – Request for: (1) a rear yard setback variance from thirty (30) feet to two (2) feet, and (2) a side yard (north) setback variance from seven and one-half (7 ½) feet to one (1) foot for a shed in the R-1A (Single Family Dwelling) district for property located on the west side of S. Lakewood Circle, approximately 80 feet south of N. Lakewood Circle, and more particularly known as 106 S. Lakewood Circle; BV2018-23 (John and Susan Hall, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
11. **901 NORTH ST**– Requests for a (1) side street (east) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence and (2) a fence height variance from six and one-half feet (6 ½) to seven (7) feet in the R-1AA (Single Family Dwelling) district for property located on the south side of North Street, approximately 530 feet east of Seminole Avenue, and more particularly known as (901 North Street); BV2017-133 (Sharon & Mike Haw, Applicant) (Paula Archer, Project Manager) – *Approved*
12. **100 WINDSONG CT** – Request for a side street (east) setback variance from twenty-five (25) feet to ten (10) feet for a privacy fence in the PD (Planned Development) district for property located on the north side of Windsong Court, approximately 250 feet south of Morning Glory Drive, and more particularly known as (100 Windsong Court); BV2018-22 (Catherine Coe, Applicant) (Paula Archer, Project Manager) – *Approved with conditions*
13. **3895 LAKE EMMA RD** – Request for a Special Exception for an Alcoholic Beverage Establishment in the C-2 (Retail Commercial) district for property located on the east side of Lake Emma Road, approximately 300 feet south of Lake Mary Boulevard, and more particularly known as 3895 Lake Emma Road; BS2018-02 (Gene Bouck, Applicant) (Paul Ashworth, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS

March 27, 2018

Countywide items:

EDUCATIONAL SYSTEM IMPACT FEE VESTED RIGHTS PROCESS – Consider the Resolution amending Section 30.30 of the Seminole County Administrative Code Educational System Impact Fee Vested Rights Process; Countywide (Paul Chipok, Project Manager) – *Approved*

IMPACT FEE RESOLUTION AND SECOND AMENDMENT WITH CITY OF LONGWOOD – Consider the proposed Resolution of the Seminole County Board of County Commissioners amending Resolution No. 2003-R-142 pertaining to time of payment of certain impact fees and water and sewer connection fees for the City of Longwood, and the Second Amendment to the Library System Impact Fee Interlocal Agreement between Seminole County and the City of Longwood. Countywide (Paul Chipok, Project Manager) – *Approved*

14. **NUISANCE ABATEMENT LIEN REQUEST - 6625 S HWY 17-92** – Approve the certified costs incurred by the County to abate the unoccupied structures located at 6625 S. US HWY 17-92, Fern Park, FL 32730 and issue a lien against the property for the certified costs incurred in the amount of \$11,946.86. (Liz Parkhurst, Project Manager) – *Approved*